

MARCH 2024

YOUR OFFICIAL COMMUNITY NEWSLETTER

the WSCR news

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65 West Pt Cl SW



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UNIVERSITY OF
CALGARY

At-Risk for Mental Illness Research Program

Seeking participants for youth mental health studies

- Do you feel something is not quite right and you are concerned about recent changes in your thoughts, behaviour or experiences?
- Are you 12-30 years old?

Our studies offer monitoring, education and/or interventions.

For more info, please contact: 403-210-8740 or napls@ucalgary.ca

The University of Calgary Conjoint Health Research Ethics Board has approved these research studies (REB20-0983, REB20-2133, REB21-0535)

FIGHTCLUB MEETS NIGHTCLUB

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WEST 85TH

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What does the WSCRCA do?

- We run youth and family related programs.
- We are your voice at City Hall. Dealing with planning and development proposals, traffic, parks and recreation, and a direct voice to our local City Councillor.
- We support community initiatives and events. Community clean up, Charity Stampede Breakfast, community garden, and so much more!

Community Association Versus Residents Association

The community of West Springs/ Cougar Ridge encompasses several subdivisions, some of which have a Residents or Homeowners Association. Both play an important, but different role, in the community.

COMMUNITY ASSOCIATION	RESIDENTS ASSOCIATION
✓ Membership is voluntary	✓ Membership is mandatory
✓ Represents all households in the WSCRCA boundaries	✓ Annual fees registered against property title. Fees must be paid in full prior to the sale of the home.
✓ Organizes community wide events and programs	✓ Maintains the landscaping and other amenities in the public green spaces for a specific subdivision

Check out our website, www.wscr.ca, for all that we do! Want to stay up to date and have early access to all our events and offerings? Become a member!

Become a West Springs Cougar Ridge Community Association Member

\$25 per Household or \$15 for Seniors

That gets you:

- Priority registration and discounts for WSCRCA run program and events.
- Support for a more vibrant community by supporting community-based initiatives.
- Members only emails.
- The right to vote at the AGM if you are a WSCR resident.

You can still become a member even if you do not live in the community!

Purchase your membership online at www.wscr.ca.





Become a Member


We have strong community spirit in West Springs Cougar Ridge. Do your part and join the Community Association and, if you can, volunteer to make it even stronger – we can always use more help and it's a great way to meet residents of your community! Visit wscr.ca for more information.

FOLLOW US ON

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 Instagram: @wscrca

 Website: <https://wscr.ca>



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WSCRC Soccer

With winter weather in full swing and the holiday season firmly behind us, preparations for our summer soccer program are in full swing. The WSCRC volunteers are already well into the early planning for our 2024 program.

Registration closes Sunday, March 24.

Our program provides local community-based grassroots soccer for those born from 2014 to 2022. Our U4 and U6 age groups are gender mixed. U8 and U10 age groups offers separate programs for boys and girls.

More details can be found on our website: www.wscr.ca/soccer/. Our program runs on volunteers, and parents fill most of these roles. Volunteer positions require little knowledge of soccer, and many positions can be shared by more than one person. It is a fun way to get out and meet neighbours and get involved in the community. WSCRC wants our volunteers to have an enjoyable experience and provides support and instruction throughout the season.

We had a great 2023 season and are looking forward to an even better 2024.

Do not hesitate to reach out to us with any questions at soccer@wscr.ca.

Thank you in advance for your support.

Kim Paw and Steve Berman

WSCRC Soccer Coordinator Volunteers

Blindfolded Brainiac

Rajveer Meena holds the world record for memorizing the most digits of Pi at 70,000! To put his impressive feat into perspective, if we were to write down 70,000 decimal places of Pi, it would stretch over 21 kilometres in length. So, not only did Rajveer showcase an incredible memory, but he also managed to do it while blindfolded.





EXECUTIVE COMMITTEE

Position	Name	Email
President	Angelina Marian	president@wscr.ca
Vice President	Karla Gibson	vicepresident@wscr.ca
Secretary	Vacant	secretary@wscr.ca
Treasurer	Tenzin Sangalabrang	treasurer@wscr.ca
Board Executive Assistant	Kaitlin Mitchell	admin@wscr.ca

COMMITTEES

Committee	Member(s) <i>*Bold font indicates Board Director</i>	Email
Charity Casino	Eileen Teasdale Kimberly Paw	casino@wscr.ca
Communications	Heather Zaba	communications@wscr.ca
Newsletter	Brianna Norgaard	newsletter@wscr.ca
Family Programs	Vacant	
Membership	Eileen Teasdale	membership@wscr.ca
Planning and Development	Joe Healey Eileen Teasdale Denis Ho Linda Nesset Patrick Sinclair Yvonne Harper Renee Alessio	planning@wscr.ca
Sponsorship	Taiwo Adetola Latosia Campbell-Walters	sponsorship@wscr.ca
Treasurer Coordinator	Samantha See	
Website Editor	Caroline Anderson	
Soccer	Kimberly Paw Steve Berman	soccer@wscr.ca
Skating	Kimberly Paw	skating@wscr.ca
Volunteers	Vacant	
Community Recycling Event	Faheem Ahmed Angelina Marian	communityrecycling@wscr.ca
Traffic	Denis Ho	traffic@wscr.ca
Recycling Event	Faheem Ahmed	communityrecycling@wscr.ca
Building Safer Communities Group	Heather Zaba	safercommunity@wscr.ca
Stampede Breakfast	Justin Barrett	
Community Garden	Vacant	
Directors at Large	Paul Ghazar Zoe Agashae	

WSCRCA Board Meetings

Meetings are typically held on the second Wednesday of every month in the upstairs community room of the Calgary Co-op on 85 Street SW, however, we are presently meeting via Zoom video conferencing. Anyone in the community is welcome to attend these meetings. If you would like to discuss a particular issue or idea, please notify our secretary by email a week before the meeting at secretary@wscr.ca.

The WSCRCA Planning and Development Committee meets on the fourth Wednesday of the month. Currently meetings are held via Zoom video conferencing. Anyone in the community is welcome to attend, and if you are interested in attending, please email planning@wscr.ca.

WSCR Babysitters Group



You can stay in touch with your community by following us on Facebook and joining this FB Group. It's a great way to grow our community and keep up to date on what is happening in WSCR.

The WSCR Babysitters Group: A place where parents can find local babysitters, as well as where local babysitters, aged 12 to 25, can add themselves to the list to find jobs. Follow this group here: <https://www.facebook.com/groups/wscrbabysitters/>.

Follow the main WSCRCA page here: <https://www.facebook.com/wscrca/>.

SCAN HERE TO VIEW ADDITIONAL CONTENT: NEWS, EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE

WEST SPRINGS



COUGAR RIDGE



Come Grow with Us!

WSCR Community Garden Bed Rentals

The WSCR Community Garden beds are open and available to rent on our website at <https://wscr.ca/whats-happening>.

Community gardening is a great way to help get you moving, and the WSCR community garden offers a relaxing place where you can meet your neighbours. In addition, community gardening is a great way to help reduce your grocery bill. With the rising cost of food, paying less to eat is something we can all benefit from.

Join the WSCR Community Garden:

- We welcome all skill levels from beginners to expert gardeners
- Great social activity for you and your family/friends
- Helps build a sense of community with you and your neighbours
- Nourishes your body and spirit
- Gardening tools and water access are included
- We also grow vegetables for the Calgary Food Bank in our philanthropic beds

Bed rentals cost \$50 for the season, and the fee includes access to water on-site, plus use of the tools in our fully stocked sheds. Current gardeners get first access during the annual renewal period, and individuals can rent up to two beds. At the time of writing, we have beds available, but they get rented quickly as the weather warms up. So don't delay—sign up for your bed today!

For more details, visit <https://wscr.ca/whats-happening>.

For gardening tips, visit our public FB page: WSCR Community Hub and Garden.

For any other details, please email us at communitygarden@wscr.ca.

See you there!

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Smoked Salmon and Cucumber Bites



Are you searching for an appetizer to serve at your upcoming get-together? Why not give Smoked Salmon and Cucumber Bites a shot! These elegant and tasty bites are ideal for any springtime event, whether it's a laid-back brunch or an Easter dinner!

Ingredients:

- Smoked salmon slices
- Cucumber
- Cream cheese
- Dill (optional)
- Lemon juice (optional)
- Black pepper

Instructions:

1. Thinly slice the cucumber into rounds.
2. Spread a layer of cream cheese on each cucumber slice.
3. Top the cream cheese with a piece of smoked salmon.
4. Garnish with a sprig of dill and a squeeze of lemon juice.
5. Season with black pepper to taste.
6. Arrange the bites on a platter and serve chilled.

Short-Term Rental Business Licence Changes in Effect



Changes making short-term rental practices in Calgary safer are now in effect. As of January 1, 2024, Council's approved amendments to the Business Licence Bylaw governing short-term rental business licences are aimed at bolstering accountability, ensuring safety and fostering a positive community impact. These revisions represent a step forward in the City's commitment to responsible short-term rental practices. These changes, approved by Council last June, are applicable to both new applicants and renewing hosts and operators.

All current and prospective short-term rental hosts are required to have a business licence to provide temporary accommodation for compensation.

Key changes to the business licence application include:

- Proof of the property owner's consent, and if located in a condo, proof of the condominium board's consent, for the short-term rental to be offered to guests for compensation.
- A fire safety plan, which includes the floor plan required to be posted inside the short-term rental.
- A fire inspection to ensure safety standards are met and to validate the allowable number of guests.
- Proof of liability insurance coverage for the short-term rental.
- A review of the property for prior concerns.

For more information, visit [Calgary.ca/webinar](https://calgary.ca/webinar) to watch recorded webinars on navigating the new business licence requirements for short-term rentals, as well as how to improve short-term rental impacts to condo boards.

To learn more about short-term rentals in Calgary visit [Calgary.ca/str](https://calgary.ca/str). Have questions about short-term rental licensing? Contact the Planning Service Centre to connect with a member of their planning team before you apply.

Calgary Animal Services - Pet Licensing



Calgary Animal Services emphasizes the importance of licensing your pets. Licensing your pet is not only a legal requirement but also a crucial step in ensuring their quick and safe return if they happen to get lost. The cost for licensing a cat is \$21 per year and for a dog it is \$44 per year.

Licensing your pet ensures your participation in the City's First Ride Home program. If your pet becomes lost, rather than incurring fees for both pet retrieval and lacking a license, your animal will be safely returned to you without any additional cost. Peace officers will personally attempt to deliver your pet to your home using the information linked to their license. This eliminates the need for your pet to be brought to the Animal Services Centre, reducing the stress for both you and your pet, and the potential for added fees after the first day at the shelter.

For more information on pet safety, licensing, and other services provided by Calgary Animal Services, please visit calgary.ca/pets.



THE COOKIES ARE COMING!

They're chocolate... and vanilla... and very tasty!

Watch for Girl Guide cookies being sold in your neighbourhood in March and April, and please buy some if you can! By supporting Girl Guide cookie sales, you are supporting the amazing Girl Guide programs we have right here in our Sunset Hills District.

Girl Guide programs for Sparks, Embers, Guides, Pathfinders and Rangers are extremely popular in our community. Girls in Guiding enjoy camping, hiking, sleepovers, chemistry, engineering, campfires, community service, field trips, crafts, songs, and much more. Of course, they also practice communication skills and money management skills when they sell Girl Guide cookies to friends, to neighbours, and to the public!

To learn more about Girl Guides in our area, or to find out where you can pick up some delicious cookies, contact sunsethillscookies@gmail.com.



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WEST SPRINGS COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
January	24	20	16	\$666,500	\$667,500
December	23	7	10	\$554,900	\$538,500
November	23	12	14	\$719,900	\$715,000
October	23	23	16	\$747,450	\$741,150
September	23	11	18	\$775,000	\$768,250
August	23	15	12	\$520,500	\$508,250
July	23	24	21	\$699,900	\$695,000
June	23	24	28	\$599,450	\$609,000
May	23	27	18	\$697,350	\$733,500
April	23	19	23	\$954,900	\$949,650
March	23	29	26	\$659,700	\$650,000
February	23	18	8	\$876,950	\$862,000

To view more detailed information that comprise the above
MLS averages please visit wsp.mycalgary.com

COUGAR RIDGE COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
January	24	3	5	\$729,900	\$715,000
December	23	7	0	\$0	\$0
November	23	2	5	\$710,000	\$703,000
October	23	3	7	\$849,900	\$865,000
September	23	15	9	\$750,000	\$750,000
August	23	6	6	\$780,000	\$770,000
July	23	15	9	\$669,500	\$696,500
June	23	4	6	\$754,850	\$770,000
May	23	20	24	\$742,500	\$779,500
April	23	20	16	\$677,000	\$700,000
March	23	11	12	\$694,450	\$698,900
February	23	11	9	\$699,000	\$710,000

To view more detailed information that comprise the above
MLS averages please visit cgr.mycalgary.com


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Annual Sponsorship Benefits	BRONZE \$250 - \$499	SILVER \$500 - \$999	GOLD \$1,000-\$1,999	PLATINUM \$2,000 and up
Count of sponsor's promotional shares on WSCRCA social media	2	4	8	12
Count of sponsor's promotional shares via community mass email	0	2	3	4
Opportunity to sponsor major events	No	No	Yes	Yes
Logo on WSCRCA Sponsor page	Yes	Yes	Yes	Yes
Frequency of rotating logos on all WSCRCA website pages	Low	Med	High	High
Sponsor logo on event banners	Yes	Yes	Yes	Yes
Sponsor logo on all community mass emails	No	No	No	Yes
Sponsor website link on WSCRCA website	Yes	Yes	Yes	Yes
WSCRCA sticker crest provided to sponsor	Yes	Yes	Yes	Yes

Learn more about sponsoring your local WSCRCA Community Association at www.wscr.ca/sponsors.

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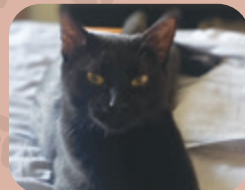
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ST. MARTIN'S CHURCH: An Anglican Community: 1009 Prominence Way SW in Patterson Heights. Sunday service at 10:00 am (in-person and on Zoom). Sunday School each week. ESL Conversation Club on Tuesdays from 9:30 to 11:00 am. Sandwich Making - Wednesdays at 1:00 pm. Easter Services: Good Friday - 10:00 am and Easter Sunday - 10:00 am.

THE HOUSE THAT BUILT ME RENOVATIONS: Our company specializes in developing unfinished basements. Services include in-house interior decorating consultation, framing, drywalling/taping/mudding, painting, floor levelling, sub-floor and flooring installation, heated floors and bathroom construction. Contact Terry at 587-580-6075 if you would like a quote for your upcoming project.

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2024 Property Assessment

The 2024 property assessment values are based on a July 1, 2023, market valuation date and the property's physical condition on December 31, 2023. The total value of the 2024 Assessment Roll is \$387 billion, an increase of \$35 billion from last year. Overall, the typical residential property market value change is a ten per cent increase over the previous year, while the typical non-residential market value change is three per cent. The 2024 median single residential assessment is \$610,000, compared to \$555,000 in 2023. The 2024 median residential condominium assessment is \$295,000 compared to \$255,000 in 2023.

When property assessments arrive, most residents will notice that their property's value has increased from last year due to vigorous sales and market demand. Calgary's housing market remains strong with robust sales indicating continued strength and real estate market confidence throughout the city.

2024 Customer Review Period

The Customer Review Period is an important time for property owners to check, compare, and review their assessment for accuracy, fairness, and equity. To do so, property owners are encouraged to take the time to visit calgary.ca/assessment to access our secure online Assessment Search tool to review their residential property details and property market trends report; compare their property with other similar properties.

For more info go to Calgary.ca/assessment or call 403-268-2888.

WINNIE IS CANADIAN

In World War I, Canadian soldier Harry Colebourn adopted a black bear cub, Winnipeg (Winnie). Donated to the London Zoo in 1914, Winnie captured the heart of Christopher Robin Milne. He named his teddy bear after her, inspiring A. A. Milne's creation of the timeless Winnie the Pooh stories. The rest is cuddly, whimsical history!





MARK YOUR CALENDARS



Mark your calendars, this is one concert not to be missed.

Saturday, April 13th

KOBO TOWN

with Opening Act **Corbie Dorner**

Kobo Town is a Juno-winning Canadian Caribbean entertaining music group led by Trinidadian Canadian singer and songwriter Drew Gonsalves. Based in Ontario, the band has been described as "an intoxicating blend of lilting calypsonian wit, dancehall reggae and trombone-heavy brass" (Guardian) and a "unique, transnational composite of rhythm, poetry and activist journalism." (Exclaim!) From their home in Toronto, the group has brought their distinct calypso-inspired sound to audiences across the world, from Port-of-Spain to Paris and from Montreal to Malaysia.

Calypso is a style of Caribbean music that originated in Trinidad and Tobago and is characterized by highly rhythmic and harmonic vocals. Immediately brooding and joyous, intensely poetic and highly danceable, Gonsalves' songs betray deep roots in Caribbean folk music. The band's songs have been covered by Santana and Calypso Rose, among others, and Kobo Town has become a lively favourite on the summer festival circuit.

Opening act, Corbie Dorner is an accomplished musician on multiple instruments and he showcases his versatility as a keyboard player, having worked with notable recording artists and earning recognition as the Keyboard Player Of The Year by the Calgary Blues Music Association. With his ability to play and sing anything he hears, Corbie consistently mesmerizes crowds. It has been said that Corbie embodies the essence of musical talent and entertainment.

Visit our website to get your tickets or @BowValleyMusicClub at ShowPass.

OUR NEXT LIVE CONCERT DATE

APRIL 13 - DOORS OPEN AT 7:00 PM

SINGLE TICKETS - \$30 + tax

STRATHCONA CHRISTIE ASPEN COMMUNITY CENTRE



Canada Council
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www.bowvalleymusicclub.org

@bowvalleymusic



Why your neighbours choose David when it's time to sell their home.

36% faster

When it's time to sell your home, David sells it **36% faster**. David's listings averaged **14 days** on market vs the rest of the market at 22 days.*

101.1% more

David's listings sell for more! David's listings have sold at **101.1%** of list price on average vs the rest of the market at 100.4%.*

460 sold since 2012

With **460 sales** dating back to 2012, David continues to establish himself as the top producing Realtor here on the Westside.

* MLS data. Calendar 2023. Detached Homes in the Westside - the combined communities of West Springs, Aspen Woods, Springbank Hill, Discovery Ridge, Signal Hill, Christie Park, Strathcona, Coach Hill, Patterson & Cougar Ridge

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