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PALLISER, BAYVIEW, PUMP HILL REAL ESTATE ACTIVITY

		SINGLE FAMILY HOMES	PRICE	CONDOS	PRICE
BAYVIEW	Active	2	\$1,995,000 - \$1,999,000	0	—
	Sold	1	Mid \$1,650,000s	0	—
PUMP HILL	Active	5	\$1,259,000 - \$1,998,000	0	—
	Sold	2	Low \$1,000,000 Mid \$1,150,000s	0	—
PALLISER	Active	4	\$675,000 - \$849,900	3	\$349,900 - \$549,900
	Sold	1	Mid \$650,000s	3	High \$290,000s Mid \$350,000s

2023 PBPCA Board of Directors

President	Sam Swain President@pbpcommunity.ca
Treasurer	Virander Mahajan
Vice President	Sushma Mahajan
Director at Large	Jay Nelson
Director Maintenance and Life Cycle	Cal Melrose
Directors at Large	Jay Nelson, Sara Dosanjh Evans
Rink Team Lead	Trevor Brown
PBP Community Coordinator	Jean Kipp

pbpcam@pbpcommunity.ca | 403-281-1908

PBPCA Announces Position on Glenmore Landing Development by RioCan

The PBPCA board learned more about the planned RioCan development at their May 2 board meeting and we will be sharing additional details with the community across our social media platforms and on our website at www.pbpcommunity.ca. In addition, Urban Systems, who is RioCan's interdisciplinary community consulting firm, will be posting updates to their website.

As fellow PBP community members, we appreciate the concern expressed by our members both in person and via email. We are all affected and concerned by the changes proposed by RioCan. However, the PBPCA's role in the Glenmore Development process is limited by our charitable status charter. As a registered charity, the law states that we cannot oppose, or change the law, policy, or decision of any level of government in Canada, in this case, the approval by the City of Calgary.

The City of Calgary approved the sale of their surplus lands to RioCan with the express purpose of leveraging the investment in the Max Yellow BRT with nearby residential development with a focus on creating a place where people can live, work, shop, and play within walking and cycling distance. This was voted on and approved by Calgary's City Council in 2015. As such, we must remain a neutral party to the developmental process. However, this does not mean that we cannot help our residents express their support, concerns, or opposition to RioCan's plans.

The PBPCA's mission is to connect the residents of the PBP and surrounding communities. So, while we strongly encourage community members to reach out and share their concerns, our role is to bring the community together and help support meaningful initiatives. This can be done by coordinating events, communicating updates through our social media channels, and making our facilities available for gatherings of interested groups in favour or in opposition to all/some of the proposed developments. Given the current state of the RioCan development initiatives, you have two areas of recourse. The first is through the Ward 11 Councilor, Kourtney Penner. The Councilor can be reached at 403-268-2430, or through email at ward11@calgary.ca. The second is through the City of Calgary's Planning Department; you can visit <https://www.calgary.ca/development/contacts.html> or call 403-268-5311.

Sincerely,

Sam Swain

PBPCA President on behalf of the PBPCA Board of Directors

President@pbpcommunity.ca

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Community Crime Beat – March 2023 Year-to-Date

by John Kipp

For the Year 2023	Palliser	Bayview Including Glenmore Landing	Pump Hill	Haysboro	Oakridge	Braeside
Assault (Non-domestic)	3	0	2	8	3	2
Commercial Robbery	0	0	0	0	1	0
Street Robbery	0	0	0	0	0	1
Violence 'Other' (Non-domestic)	0	1	0	3	0	0
Break and Enter - Dwelling	0	0	0	1	2	0
Break and Enter - Commercial	0	0	0	5	0	1
Break and Enter - Other Premise	0	0	0	3	0	0
Theft of Vehicle	1	0	0	5	3	2
Theft from Vehicle	12	0	1	20	2	12
Totals	16	1	3	45	11	18
12-Month Average Crime per Capita	7.49	9.32	5.79	16.43	4.60	5.93

Source: Calgary Police statistical reports

Calgary's Safest Communities – March 2023 Year-to-Date

by MyCalgary.com with average calculated by John Kipp

	February 2023	March 2023	12-Month Average
Cougar Ridge	0.14	0.43	0.30
Evergreen	0.28	0.23	0.32
Royal Oak	0.17	0.34	0.37
Bonavista Downs	0	0	0.36
Hamptons	0.41	0.27	0.34
Citadel	0.40	0.20	0.38
Parkland	0.27	0	0.41
Discovery Ridge	0.47	0	0.39
New Brighton	0.38	0.23	0.41
Chaparral	0.08	0.08	0.41
Average	1.39	0.90	6.34

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

PALLISER



BAYVIEW



PUMP HILL



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Membership is 12 months from date of purchase.

We / I live in: Palliser Bayview Pumphill Other

Name: _____

Additional household members' names (ages for kids): _____

Full Address: _____

Phone: _____ Cell/SMS: _____

Email*: _____

Contact Preference: Phone Email

I agree that PBPCA may send me emails about PBP events, programs, or current affairs.

*We value your privacy. We will not rent or sell your email address.

The PBP community holds many successful functions each year thanks to the tremendous help of our volunteers. If you would like to become involved, please indicate below where you would be interested in volunteering:

- Board Member
- Family Skate Days
- Garden Maintenance
- Casino

Check your most up to date news about your community on Facebook and Instagram!

 **@PBPCcommunityassociation**
 **@pbp_community**



JOIN THE PBCA HERE!

PBPCA Hall Rentals

2323 Palliser Drive SW - 403.281.1908
See www.pbpccommunity.ca/rentals



Our Main Hall (MH) is rated for 109 people & comes with folding tables & chairs. The MH has direct access to the rear patio, sports park, & playground. There is a 92" screen with a Wireless / Bluetooth HD projector and PA system available for rent. Free WIFI throughout the facility. \$43/hr.

Our kitchen is equipped with late model appliances, including an available WEBER propane BBQ for patio cooking.

Our Boardroom holds 37 people for meetings, classes, etc. It features an UHD 82" SMART TV with WIFI access to stream movies & programs. The BR also features a Yamaha sound system to enhance the TV. Rates for the BR are \$27/Hr.





Guess That Book!

1. A nurse accidentally time travels to the 18th century.
2. On Long Island, a bond salesman rents a bungalow next to a wealthy man.
3. Humans are artificially bred and sorted based on intelligence.
4. A former physics postdoctoral student goes on a road trip with his girlfriend.
5. A forbidden romance ruins the lives of two close-knit Yorkshire families.
6. The 200-year-old protagonist is interviewed by a reporter.

SCAN THE QR CODE FOR THE ANSWERS!



BRAIN GAMES

SUDOKU

9	2	6			7		8	
5			6	8	9	2	3	
1					5	9	6	
7	5		8		2	6		
		9	7			8		2
3	8		1					
		4		3		5	7	6
	7	3		6				4
	1	5		7				

SCAN THE QR CODE FOR THE SOLUTION



PBPCA Board Meets with RioCan and Urban Systems Regarding Glenmore Landing

by John Kipp

On May 2, the board welcomed several representatives from Urban Systems (RioCan's Calgary consultant), Noor Architecture, and RioCan via video stream from Toronto. The group was led by Mike Coldwell who is the principal at the Calgary office of Urban Systems and a senior planner. The group wanted to update the board with a presentation similar to what was seen on information boards at the April 26 open house, but with a little more narrative. About 220 residents attended the event and many filled out comment cards for Urban Systems. Halfway through the open house, Bayview represented about 39% of the attendees, Pump Hill had 17%, and Palliser had 16% based on a location map in the room.

About 40 residents from Haysboro attended the morning open house session at their community hall and several more attended the evening PBPCA session. No feedback was provided on the submitted comment cards but a little more clarity was provided on the preliminary concepts and the underlying vision for the Glenmore Landing redevelopment which is part of the RioCan five-year strategic plan.

RioCan, the owner of Glenmore Landing, is based in Toronto and is the second-largest real estate investment trust (REIT) in Canada. The REIT owns 289 primarily retail properties across Canada. In early 2022, RioCan unveiled its five-year strategic plan to re-imagine its retail holdings in the wake of online shopping and the recent pandemic, which are keeping a good many retail shoppers at home.

RioCan's strategy is to transform its premium retail centres serviced by transit into mixed-use destinations featuring residential development, entertainment, dining, and luxury stores. At the company's February 2022 investor presentation, president and chief executive officer Jonathan Gitlin said, "Mixed-use enables us to make the highest and best use of our properties while addressing the residential supply gap found in major markets." While the Glenmore Landing drawings and concepts are quite preliminary, the long-term plan for Glenmore Landing (15 to 20 years) is to convert it into an urban centre where people can live, work, play, eat, and shop within a fairly short walk.

Short-Term Development

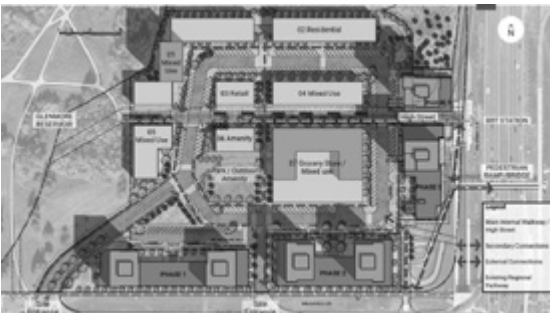


The short-term vision for Glenmore Landing starts with residential development in three phases, each separated by approximately five years. In short, Phase 1 along 90 Avenue SW will be completed in the next five years, while Phase 2 and Phase 3 will follow five and ten years later.

Each residential complex (phase) is estimated to contain about 400 units with an average of 1.8 residents per household. As such, each phase would add approximately 720 residents to PBP, which has a current population of approximately 6,000 based on the 2016 census. While the majority will be condominiums, RioCan will set aside approximately 10% of those units as subsidized rentals as part of the City of Calgary's mandate to incorporate non-market housing as part of the sale of 5.5 acres surrounding the shopping centre.

The height and look of the buildings are still preliminary but could be as high as 20 stories with ground level retail services. Parking will be underground directly under the residential towers. Jacob Lackman, the Noor architect, and project manager at the meeting noted that the building drawings at this point are conceptual and have no balconies or windows — essentially “blocks” meant to show where the buildings will stand.

Long-Term Development



RioCan's long-term vision for Glenmore Landing imagines a gradual redevelopment of the current shopping centre footprint with greater retail density balanced with pedestrian accessibility through and along the development to give it a more urban character. More residential development is ultimately imagined for the south end of the development. RioCan insists that the residential development will be phased in based on residential demand.

Next Steps

RioCan is still working on their Land Use Redesignation and Draft Plan of Subdivision to the City of Calgary and are currently negotiating for the purchase of the 5.5 acres surrounding the current Glenmore Landing shopping centre. These documents are necessary before the City's planning department considers the necessary permits over the summer. Once that process is largely complete and the plans have evolved somewhat, Urban Systems will plan further community engagement opportunities in the fall of 2023 before the City Council considers the final submissions later this year.

PBPCA to Encourage Block Parties with Free Access to Equipment

by John Kipp

At the April PBPCA board meeting, President Sam Swain moved that the community association acquire a good-sized propane grill and pop-up tent to make available to PBP neighbourhoods who want to organize block parties. The addition of these two items will complement the Weber 3-burner BBQ which the PBPCA acquired last year.

“I think it's a good way to encourage those kinds of community events,” said Sam, who recently assumed the president's position in February. “Part of the PBPCA mission is to help create engagement opportunities, so if we can supply equipment free of charge to facilitate food preparation for a street party, I think that's a good use of our funds.” The board voted unanimously to support the motion and all of the equipment should be available by the middle of May.

If you're planning a neighbourhood party this summer and would like to use the equipment listed, please drop an email to pbpcam@pbpccommunity.ca.



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		Properties		Median Price	
		Listed	Sold	Listed	Sold
April	23	1	1	\$1,650,000	\$1,650,000
March	23	1	1	\$1,298,880	\$1,250,000
February	23	2	1	\$1,649,900	\$1,585,000
January	23	2	0	\$0	\$0
December	22	0	1	\$1,149,000	\$1,107,500
November	22	1	0	\$0	\$0
October	22	0	1	\$650,000	\$636,500
September	22	2	1	\$1,089,900	\$1,025,000
August	22	0	2	\$2,135,000	\$2,076,000
July	22	1	3	\$849,900	\$827,500
June	22	1	1	\$2,750,000	\$2,850,000
May	22	4	0	\$0	\$0

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

Confronting Fear and Maintaining Authenticity

by Mary-Jo Lough, PBPCA Member and Artist

During COVID in 2021, I was supposed to have a solo art show at LOFT112, however, it was canceled twice (thankfully, in retrospect) before it finally went ahead in October. I say thankfully because I had been creating work with a focus on what I thought people would like rather than what resonated with me.

A few things happened. Firstly, I created uninspired work that bored me to death while creating it. Secondly, working this way established a period of deep-seated imposter syndrome for me. Truthfully, I was an imposter, because I was creating art that was not connected to me at all on any level. Through practicing this way, my fear of not being enough, and not being considered a “real artist” was fortified. The fear and confusion were extremely frustrating and artistically debilitating. By the time I was given the third date for my show in 2021, I said “I’m going to create a collection of work that I love! I am going to make this for me; I am going to throw myself into the process and be 100% engaged, and if I don’t sell one piece, I will hang it all in my house proudly.” This was the birth of the DIVERGENT collection – a collection of work that visually represents how I navigate the world as a person with ADHD.

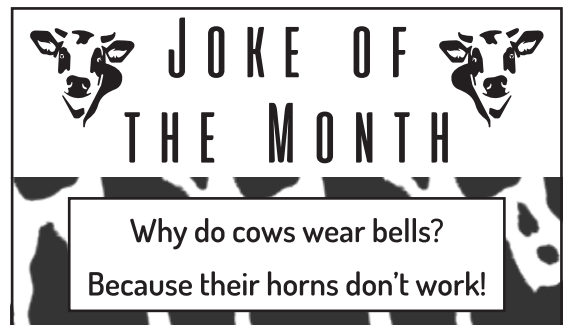
I was extremely nervous when the show opened. Although I had a lowkey confidence in the collection, it was all me. If it only received polite nods and smiles, then my fears would be justified. However, to date, this collection has been my most popular, with only one piece remaining! The discussions I had with people who attended the show and how deeply they were drawn into this collection solidified the fact that being authentic is the key to creating sincere and powerful work.

I have reflected on the DIVERGENT collection and how it came together. The lowkey confidence I referenced above existed because I was in “the zone” while creating each piece. I have come to realize that the only way I attain harmony during my process is by getting out of my own way, relying on the methods I have always gravitated toward (aka trusting my intuition), and providing myself with absolute trust. Additionally, and most likely more importantly, I was one hundred percent okay with failing, which I think is the magical and elusive key to “getting in the zone.” In my opinion, a lack of fear or the ability to get in the zone is not about confidence or believing you will succeed; it’s found in the acceptance that failure is a distinct possibility, understanding that you will survive failure if it happens, and moving forward anyway.

Creating art that is genuine and honest requires being comfortable with uncertainty and fear, which directly mirrors the elements of living an authentic life. I have learned this lesson, but the knowledge doesn’t persist, as I have had to learn it repeatedly – both in and outside the studio. It’s human nature to grasp for certainty, avoid vulnerability, and want situations, relationships, and people to be permanent. But it’s the moments when you’re able to let go that lead to the most meaningful and profound moments. Nelson Mandela stated it simply and concisely: “May your choices reflect your hopes, not your fears.” I keep this quote posted in my studio as a daily reminder to not be intimidated by fear.



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	Properties	Median Price			
		Listed	Sold	Listed	Sold
April	23	6	4	\$324,950	\$348,500
March	23	9	9	\$399,900	\$400,000
February	23	5	2	\$506,950	\$495,000
January	23	5	5	\$309,900	\$310,400
December	22	3	6	\$379,450	\$356,375
November	22	4	2	\$444,000	\$435,500
October	22	5	6	\$579,900	\$566,500
September	22	5	4	\$317,250	\$310,000
August	22	5	6	\$321,950	\$322,500
July	22	6	5	\$349,900	\$348,000
June	22	11	8	\$367,400	\$371,200
May	22	9	12	\$454,450	\$455,000

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

PUMPHILL COMMUNITY REAL ESTATE ACTIVITY

	Properties	Median Price			
		Listed	Sold	Listed	Sold
April	23	4	2	\$1,099,000	\$1,075,500
March	23	5	1	\$1,200,000	\$1,195,000
February	23	1	1	\$1,075,000	\$1,080,000
January	23	0	0	\$0	\$0
December	22	0	0	\$0	\$0
November	22	1	2	\$849,450	\$825,000
October	22	1	1	\$629,900	\$635,000
September	22	1	0	\$0	\$0
August	22	2	2	\$2,023,400	\$1,867,500
July	22	2	1	\$850,000	\$870,000
June	22	3	2	\$1,314,450	\$1,300,000
May	22	2	3	\$1,389,000	\$1,275,000

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

Lemon Chicken Salad

by Jennifer Puri

Nothing says fresh like lemons.

Believed to have originated about eight million years ago, lemons are a hybrid between a bitter orange and a citron. The lemon's ancestors are the mandarin orange, pomelo, and citron, but the lemon is the most used of the citrus fruits.

Lemons start small and green but turn yellow as they grow and ripen. A lemon tree, properly cared for, can live up to a hundred years and can produce six hundred pounds of lemons per year. Lemons play an important economic and cultural role in our world. They are used to make medicines, beauty products, candles, cleansers, preservatives, and even invisible ink.

Regarded as one of the world's healthiest foods, lemons are rich in Vitamin C and fiber and are an important ingredient in the preparation of food such as tarts, meringues, liqueurs, the flavouring and seasoning of poultry, fish, and of course lemonade.

The acidity of lemons is perfect for salad dressings as shown in this lemon chicken salad recipe.

Prep Time: 25 minutes

Cook Time: 35 minutes

Marinade Time: 6 to 24 hours

Servings: 3 to 4

Ingredients:

- 3 boneless, skinless chicken breasts
- 1/3 cup fresh lemon juice
- 2 garlic cloves, finely chopped
- 1 tbsp. Dijon mustard
- 1 tsp. Worcestershire sauce
- ¾ tsp. salt
- ½ tsp. coarse black pepper
- ¾ cup extra virgin olive oil
- 2 tbsp. honey
- 1 large head of organic romaine lettuce
- ½ pint of cherry tomatoes
- 1 cup seedless black olives
- 2 cups seasoned croutons
- 1 cup grated parmesan cheese

Directions:

- Prepare lemon dressing by combining lemon juice, garlic, Dijon mustard, Worcestershire sauce, salt, pepper, honey, and olive oil in a small bowl. Stir well or pour dressing into a small blender and blend for about one minute. Transfer dressing into a Mason jar for easy storage.
- Place chicken breasts on a cutting board and pat dry with a paper towel. Use a mallet to flatten any parts of the breasts that are more than ¾ inch thick. Transfer chicken breasts to a bowl and add 3 to 4 tablespoons of lemon dressing. Cover and refrigerate for a minimum of six hours or a maximum of 24 hours. Refrigerate remaining lemon dressing.
- Pre-heat oven to 400 degrees Fahrenheit.
- Remove chicken from marinade and place in a large non-stick frying pan. Allow the breasts to brown or caramelize, approximately two minutes on each side.
- Place browned chicken breasts on a baking sheet lined with foil. Bake uncovered until cooked, about 25 minutes or until a meat thermometer placed in the thickest part of the breast reads 165 to 170 degrees Fahrenheit. Remove from oven, cover, and let sit for about 10 minutes.
- In a large bowl, prepare salad by tearing romaine lettuce into bite size pieces. Add cherry tomatoes, olives, croutons, and lemon dressing to taste. Portion salad on four plates and add sliced chicken breasts topped with a little lemon dressing to each one. Sprinkle with parmesan cheese, garnish with lemon slices, and serve.



Bon Appétit!





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