

AUGUST 2017

DELIVERED MONTHLY TO 3,750 HOUSEHOLDS

the MOUNT PLEASANT PULSE

THE OFFICIAL MOUNT PLEASANT COMMUNITY NEWSLETTER

DAY IN THE PARK

AUGUST 5TH

PAGE 7

6TH ANNUAL DOGGIE PADDLE

SEPTEMBER 4TH 6-8PM

PAGE 14





Mount Pleasant Community Karate Club

MOUNT PLEASANT COMMUNITY CENTRE

Register Now For Fall Start-Up 403-232-0228

Tuesdays

5:30-6:00 Chops (4,5,6 years old)

5:30-6:30 Family Class (7 years and older)



Thursdays

5:30-6:00 Chops (4,5,6 years old)

6:00-7:15 Family Class (7 years and older)

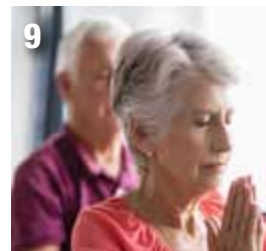
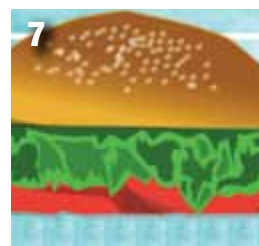
ALL CANADIAN KARATE UNION

www.acku.org

403-232-0228

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MOUNT PLEASANT COMMUNITY ASSOCIATION

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The opinions expressed within any published article, report or submission reflect those of the author and should not be considered to reflect those of the Mount Pleasant Community Association and Great News Publishing.

The information contained in this newsletter is believed to be accurate, but is not warranted to be so.

The Mount Pleasant Community Association and Great News Publishing do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.

IMPORTANT NUMBERS

ALL EMERGENCY CALLS 911	
Alberta Adolescent Recovery Centre	403-253-5250
Alberta Health Care	403-310-0000
AHS Addictions Hotline	1-866-332-2322
ATCO Gas – 24 Hour Emergency	403-245-7222
Calgary HEALTH LINK 24/7	811
Calgary Police – Non Emergency	403-266-1234
Calgary Women's Emergency Shelter	403-234-7233
Child Abuse Hotline	1-800-387-5437
Kids Help Line	1-800-668-6868
Child Safe Canada	403-202-5900
Distress/Crisis Line	403-266-4357
ENMAX – Power Trouble	403-514-6100
Poison Centre - Alberta	1-800-332-1414
HOSPITALS / URGENT CARE	
Alberta Children's Hospital	403-955-7211
Foothills Hospital	403-944-1110
Peter Lougheed Centre	403-943-4555
Rockyview General Hospital	403-943-3000
Sheldon M. Chumir Health Centre	403-955-6200
South Calgary Urgent Care Health Centre	403-943-9300
South Health Campus	403-956-1111
OTHER	
Calgary Humane Society	403-205-4455
Calgary Parking Authority	403-537-7000
SeniorConnect	403-266-6200
Calgary Kerby Elder Abuse Line	403-705-3250
Alberta One-Call Corporation	1-800-242-3447
City of Calgary	311
Social Service Info & Referral	211
Community Mediation Calgary Society	403-269-2707
RNR Lockworks Ltd.	403-479-6161
Road Conditions – Calgary	511
Weather Information	
Gamblers Anonymous	403-237-0654

PRESIDENT'S MESSAGE

Up until Monday we have had a dream summer with more days above 30C than I can remember in one summer. Stampede Week hits and you know we were due for rain, thunder and lighting. I hope that is in the past and the rest of the Stampede is as hot as the first weekend.

As I write this report I still do not have a Casino GM's name on the dotted line. I have had three feelers but no one as of yet throwing their hat in the ring. Maybe by the time you read this one will have agreed to take on the GM. If you are interested in volunteering a shift or two in December please get in touch with me and I will pass it on to whoever takes charge.

The swimming pool has been packed with people beating the heat with a cool dip. I am sure that Jamie Reid will push for a record year with attendance. It is a wonderful little bonus for our community to have an old but great pool in our back yard.

We enjoyed the Canada Celebrations at Confederation Park. However, the pancake breakfast line was a tad too long for this old dog to wait in line, so we cut the walk short and made breakfast for the family. The fireworks display on Centre Street Bridge was fantastic. All in all, a nice way to spend our 150th birthday.

Our AGM is approaching in October and we will be looking for some new blood on the Board. I was saddened to receive a resignation from our Soccer Director Cory Costanzo, as well as our Membership Director Bri Verstraten, and I have been informed that our Treasurer Kristen Phillips will not be returning after the AGM. I would like to personally thank all three for their efforts on the community's behalf. This will leave at least three positions open for next year so please give it some thought over the summer and contact either myself or VP Philip Carr, who will be taking over the Presidency, to show your interest. Obviously, the Treasurer's role is a larger time commitment, but it is a position we cannot operate without. Our board is considering whether to hire a soccer coordinator or cut the program back to MPCA residents only, to make the job less onerous. The community has recently purchased a new computer system that should also make life easier next year.

We are trying to arrange a Councillors' Forum for all the Ward 7 candidates, either at the hall or at a community close by. We will post it on the web site when a date is set.

I hope to see you all at a Day in the Park

Enjoy the rest of your summer.

Until next time.
Murray Anderson

ACTIVITIES AND EVENTS



August 2017

- August 5** Day in the Park
- August 22** Meet the Author *The Dark and Other Love Stories* by Deborah Willis
- August 23** Zoomers & Boomers Lunch
- Mon/Wed** Zumba 5:30pm Upper Hall
www.enoc1.zumba.com
- Mon/Wed** Flow Martial Arts to register
www.flowma.ca
- Friday** Fly Right Swing Friday Night Hop 8:30 pm
www.flyrightswing.com

For more details visit www.mPCA.ca

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Swimming Pool	Jamie Reid	403-992-7343	swimmingpool@mpca.ca
Hall Rentals	Nickie Brockhoff	403-282-1314	hallrentals@mpca.ca



Adult-Only

AFTERNOON GAMES

Our Wednesday afternoon games session are on hiatus until September. If you'd like to be reminded when we get back together, please contact Linda at (403) 289-8390 or lohanlon@telus.net. A big thank you to Linda F. for donating a bunch of new board games including Balderdash, Pictionary, Scruples, Globetrotters, and Monopoly!

Accessible City services and programs

The City offers a variety of accessible services and programs that benefit people with disabilities and seniors. Visit calgary.ca/accessibility.

Deadline for submissions is

10th

of the month for the next month's issue.

If you would like to write an article for the Pulse please email your MS Word doc submission to publicity@mpca.ca. Any photos for the cover would be greatly appreciated (greater than 1-3 MB for the cover). Deadline for submissions is the 10th of the month for the next month's issue.





MPCA

DAY IN THE PARK

AUG 5 FROM 12-3PM

Bouncy castles, games, music, and a BBQ

Free, family friendly event at the Mount Pleasant Community Hall



GREAT NEWS PUBLISHING 28 YEARS

Did you know that your restaurant can put a menu in our newsletter?



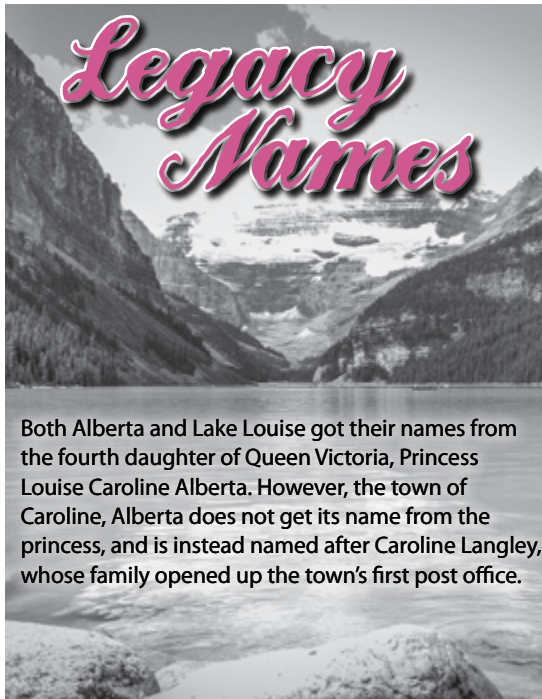
YOUR INSERT HERE

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403-263-3044
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87 Monthly Community Newsletters
391,000 Households

Legacy Names



Both Alberta and Lake Louise got their names from the fourth daughter of Queen Victoria, Princess Louise Caroline Alberta. However, the town of Caroline, Alberta does not get its name from the princess, and is instead named after Caroline Langley, whose family opened up the town's first post office.



Brent Alexander.ca

For Ward 7
Your Voice on Council

- Brent Alexander Campaign
PO Box 22388 Calgary, AB T2P 4J1
- info@BrentAlexander.ca
- @yycbrent
- BrentAlexanderWard7
- 587.432.6777



Fall Exercise Sessions Almost Full – Sign Up Today!

Mount Pleasant has received a \$300 ParticipACTION 150 grant to help promote exercise in our community. We'll have two options for you:

Our new program will be designed for those who wish a **moderate to high intensity** workout. Options will be given to allow people to exercise at the level needed to improve their fitness level. We'll know in later August if we can hold this class twice each week (Tuesdays after 11:30 a.m., Wednesdays after noon, and/or Thursdays before 3:00 p.m. If not, there will be weekly classes.

The participants in our existing program have progressed. It is now operating at an **easy to moderate intensity** level. Options are given in this class also to allow people to exercise at their optimal level. These classes are held Wednesday mornings from 11:00 to 11:45.

Our leader for both sessions is Madison Bischoff. She has had her American College of Sports Medicine Certified Personal Trainer (CPT) for 3 years and is in the process of obtaining her Canadian Society of Exercise Physiology Certified Exercise Physiologist designation. She worked for World Health as a CPT for just over a year and a half, at the Thrive Centre at the UofC (cancer patients and caregivers, primarily 55+), and has also worked with brain and spine injured individuals at ARBI (Association for the Rehabilitation of the Brain Injured). She has an undergraduate degree in Kinesiology and is currently working on her Masters.

The subsidized cost for both sessions if you sign up for all 15 classes is \$105. After the remaining two subsidized spots are filled, the cost is \$150 for 15 classes. Drop-in cost is \$12.00 per class. If you would like to sign up for either session, please contact Linda at lohanlon@telus.net or 403-289-8390.

Hoffman INSTITUTE

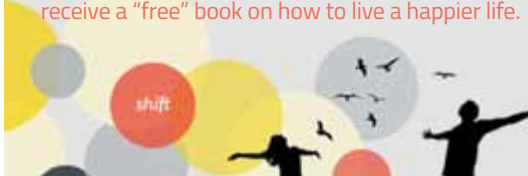
"The Hoffman Process helped me enormously. It was pivotal, enlightening and life-changing"

Brett Wilson - Dragon's Den judge, philanthropist and Hoffman Grad.

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- Release from negative behaviors
- Emotionally heal and forgive
- Discover your authentic self

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divine intervention

Eligible Entrepreneur

Our 6'1, fit and handsome bachelor is a catch. Driven, well educated and down-to-earth, this dynamic, well traveled and successful entrepreneur enjoys life with a very flexible schedule.

He loves outdoor sporting activities, staying fit, and spending time with family and friends.

He is looking for a very pretty, slim, feminine, smart, 5'5"+, activity loving lady (age 28-38) who wants to build a family.

Contact in confidence (fees paid by client)
info@divinematchmaking.com
divinematchmaking.com | 403-456-4870

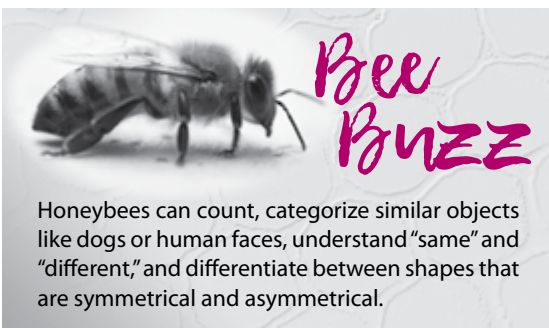


Mount Pleasant Playgroup offers a parent and tot playtime in the MPCA Lower Hall. Programs are held Monday through Friday from 9:00 am to 11:00 am, you can assist one or sometimes twice a week. Membership is open to all families with infants and pre-school aged children, and it's a great way to meet other parents in the

neighbourhood who have young children. This parent-run co-operative thrives entirely due to the voluntary participation of our fabulous member families.

Registration for the 2017-18 programs starts July 1st. If you are interested on joining us please visit the MPCA website - mpca.ca, under Our Community choose Mount Pleasant Playgroup and click on the "Click here To Register" button.

See you in September!



Honeybees can count, categorize similar objects like dogs or human faces, understand "same" and "different," and differentiate between shapes that are symmetrical and asymmetrical.

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Small Business Legal Centre

MPCA Business Memberships

A business membership includes:

- Free listing of your business in MPCA's online business directory
- Free listing of your business in MPCA's monthly newsletter which is delivered to all community households
- The right to attend and speak at MPCA's Annual General Meeting
- The ability to ask that items be added to the agenda at MPCA's monthly Board meetings and to address those items
- One year of FREE web hosting, sponsored by Blue Ocean Interactive Marketing.



Nominate a Community Builder

Do you know someone who did a lot to make Mount Pleasant the vibrant community it is today? Let's recognize her or him now so we don't forget what others have done for us. It might even inspire us to do our bit to keep the spirit going! If you would like to nominate someone as a "community builder", please contact Linda at lohanlon@telus.net or 403-289-8390.

YOUR COMMUNITY/CITY EVENTS AT A GLANCE...

The Market on Stephen Avenue – Tuesdays until Sept. 5, 11 am – 5 pm

Bring your enviro bags and coolers! You'll find up to 60 vendors; from fresh food (produce, breads, pastries, etc) spices, sauces, treats, art, fashion, jewelry and so much more! Found on Stephen Avenue between 1 Street East and 2 Street West. More info: inquiries@dmeinc.ca.

Honens Festival – Various Venues, Sept. 7 – Sept. 10

The award-winning Honens Festival returns for a four-day festival of music with a side of maple syrup! To mark Canada's 150th birthday, this celebration of piano showcases some of the country's brightest classical music stars alongside Honens Laureates through innovative performance projects and dynamic community concerts. More info: honens.com.

Beakerhead – Various Locations, Sept. 13 – Sept. 17

One of the world's most original spectacles of art, science and engineering, will erupt this September when the fourth annual Beakerhead hits Calgary. Look for mechanical creatures, multi-story art installations, famous and soon-to-be famous scientists and inventors, and performances by people and machines. The dose of quirky spectacle will include more than 65 events. More info: beakerhead.com.

Techstock 2017 - 3553 31 Street NW, Sept. 14

This is an annual event hosting 30+ start-up companies and researchers who showcase their innovations to the public. This year they explore how technology and social innovations are making a profound impact on our society and driving change in areas such as sustainability, health, education, gender equality and more. More info: innovatecalgary.com/events/techstock/

Railway Days – Heritage Park, Sept. 23 - 24

There is fun for the whole family at Railway Days! As one of the few sites in North America with two steam locomotives, our trains take centre stage for two days with demonstrations, hands-on activities, and exciting exhibits. More info: heritagepark.ca.

CALGARY PRIDE PARADE
6 AVE. AND 6 ST. SW
SEPTEMBER 3, NOON – 1:30

The signature Calgary Pride Parade is one of the most colourful celebrations of the year!
More info: calgarypride.ca.



Photo by JMacPherson

CIRCLE THE WAGONS
3951 TRASIMENE CRESCENT SW
SEPTEMBER 9, 11 AM – 11 PM

This year's traveling carnival of local food, beer, music, art and performers will be proudly hosted at Currie. Currie boasts Canadian Pride, and to help further amplify the celebratory energy from Canada's 150th anniversary. More info: circlethewagons.ca.



YW WALK A MILE IN HER SHOES
STEPHEN AVENUE AND OLYMPIC PLAZA
SEPTEMBER 19

Hundreds of men and women will step onto Stephen Ave. in high heels to show their support for women and children who are victims of family violence. More info: walkamile.ca.



SEPTEMBER

Boomers Zoomers

Next Lunch Wednesday, August 23rd

"Age is something that doesn't matter unless you are a cheese." – Luis Bunuel

Many thanks to Marion and Paul who entertained us in June with pictures, stories, and some historical notes from their trip to Antarctica. Also, many thanks to the volunteers (Nora, Yvette, Cindy, and Linda) who prepared a very tasty and economical lunch of ham and salads.

Summer is definitely here and we're looking forward to our annual pizza picnic in the park at our August lunch. We'll meet around 10:30 a.m. in the community hall park near 22 Ave. NW for some rousing games of bocce and to catch up on our neighbour's news. This is always a fun time that's well attended. It rained last year (the first time in our picnic history) but we were just as happy in the hall.

If you're age 60 or over, join us in the Upper Hall on the 4th Wednesday of each month (2nd Wednesday

in December) for a delicious hot meal followed by entertainment that varies each month (speaker, conversation, movie, games, etc.). Our doors open at 11:30, lunch is served around noon, and the entertainment follows. We can arrange rides to and from each lunch for people who have difficulty getting out. We want to meet you and are happy to provide this opportunity for you to socialize with your neighbours.

If you would like to be on our invitation list, please call Linda at 403-289-8390 or email lohanlon@telus.net. You can also take part if you're approaching age 60, if you wish to volunteer, or if you are accompanying a senior. Please pass this information on to anyone in the community who might enjoy the chance to get out for an adults-only social gathering.

Don't forget to save the 4th Wednesday of each month on your calendars now so you don't miss any lunches. Be sure to register in advance to ensure there's a seat available and we order enough food.



PLEASANT TIME DAYS TRIPS



Everyone Welcome!

Upcoming Trips:

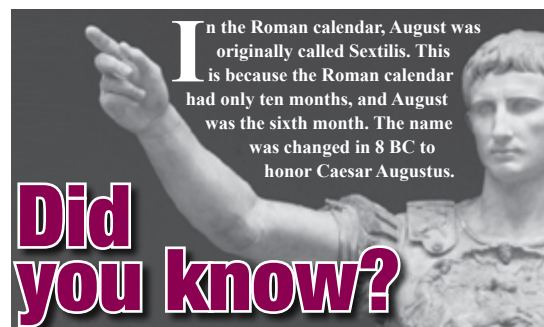
September (date to be determined), Fairville Hutterite Colony, Bassano: Estimated cost \$40 with 50 people; estimated cost with 30 people \$55, including lunch and tours. Agreement with the Colony still required. Cost will depend on the number of people joining the trip.

Tuesday, October 3, Thanksgiving at Aspen Crossing: Estimated cost \$80, including lunch and train. 10 seats only reserved.

Friday, November 17, Great Canadian Barn Dance: Cost \$82, including lunch and show. Only 4 seats remaining.

Thursday, November 30, Cariboo Magi at Rosebud Theatre: Subsidized cost with 50 people \$75; subsidized cost with 30 people \$89 (we usually get lots of people for Rosebud), including buffet lunch and show. Only 33 seats remaining. Cost will depend on the number of people joining the trip.

Payment will be requested once the costs are known. Call Linda at 403-289-8390 or email lohanlon@telus.net to book your trips.



Community Preparedness Building Safe Communities Program

As Calgarians we know that emergencies can affect our communities at any point. Many emergencies may not be preventable but we can minimize the risk by being prepared. Here is a list of ways you and your neighbours can be prepared.

1. Know your neighbours

If an emergency does arise, if you know your neighbours you can readily identify neighbours who may have special needs, mobility or those who need additional assistance in an event of emergency.

2. Know the potential risks and hazards in your community

The more residents are aware of areas in their community that are potential risks, the better prepared a community can be. Be proactive!

3. Know the evacuation routes

Knowing how to get of your neighbourhood can reduce traffic congestion and allow for emergency personal easy access.

Emergency numbers, Calgary and area:

- Ambulance, Fire, Police, Hazardous Materials Spills: 9-1-1
- Gas Emergency – ATCO Gas: 403-245-7222
- Electrical Emergency - ENMAX Power: 403-514-6100
- All other City services: 3-1-1
- Poison & Drug Information Service: 1-800-332-1414
- Calgary Emergency Management Agency 3-1-1: calgary.ca/cema





Mount Pleasant Pool Schedule

July 3 - September 4, 2017

TIME	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8:00-9:00am			Lane Swim				Closed
9:00-12:00pm			Swimming Lessons				Private Rentals
12:00-1:00pm			Swimming Lessons				Starts @ 12:30pm
1:00-8:00pm			Public Swim				Public Swim
8:00-10:00pm			Private Rentals				Private Rentals

6th Annual Doggie Paddle
Monday September 4th 6:00-8:00pm



Last 12 Months Mount Pleasant
MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$639,900	\$631,900
May 2017	\$549,800	\$495,000
April 2017	\$661,950	\$655,250
March 2017	\$589,000	\$577,500
February 2017	\$417,450	\$407,750
January 2017	\$612,450	\$584,225
December 2016	\$839,950	\$820,000
November 2016	\$450,000	\$415,000
October 2016	\$700,000	\$697,000
September 2016	\$557,400	\$545,500
August 2016	\$924,900	\$908,000
July 2016	\$475,000	\$480,500

Last 12 Months Mount Pleasant
MLS Real Estate Number of Listings Stats

	No. New Properties	No. Properties Sold
June 2017	10	7
May 2017	11	7
April 2017	11	6
March 2017	8	6
February 2017	3	2
January 2017	8	6
December 2016	3	4
November 2016	7	5
October 2016	7	3
September 2016	9	4
August 2016	2	3
July 2016	7	7

To view more detailed information that comprise the above
MLS averages please visit mountpleasant.great-news.ca

COMMUNITY ANNOUNCEMENTS

**Deadline – 1st of each month for
the next month's publication**
Contact news@great-news.ca

- ◆ Free announcements: lost/found, household items for sale, wanted, garage sale, student/senior services, etc.
- ◆ Forty word limit

CHILD SCIENTISTS WANTED! Ch.I.L.D. Research Group at the University of Calgary requires kids under 14 years to participate in fun game-like projects to help us understand how children develop language and social understanding. If interested call (403) 220-4955, email child@ucalgary.ca, or visit <https://psyc.ucalgary.ca/child/>

RELIVE CALGARY'S VIBRANT HISTORY: with Chinook Country Historical Society during the 27th annual Historic Calgary Week. From July 28th- Aug 11th get to know people's stories while visiting historic sites in the Calgary area.

CALGARY 55+ GAMES: From August 10th to 12th 2017, Calgary 55 Plus Games Association will be hosting the Calgary 55 Plus Provincial Championships. There will be 11 events. We need new members and volunteers. Go to www.calgary55plus.com for information.

27th ANNUAL CALGARY INTERNATIONAL FESTIVAL OF PINS: August 26-27. 9:00 A.M. to 5:00 P.M. Free Admission. Chapelhow Legion 606 38th Avenue N.E. Food donations to the Veteran's Food Bank are accepted during the Festival. Bring your pins to trade or sell, or purchase pins from vendors from across Canada. We have hourly door prizes and a silent auction.

LOVE TO SING? Vocal Latitudes may be the choir for you. A non-audition, World Music community choir, Vocal Latitudes meets Tuesday evenings from September-May in a convenient central location. Repertoire includes jazz, gospel, African, Canadian, Renaissance, pop, original contemporary. For more information, see www.vocallatitudes.org.

SAFE & SOUND

Backyard Fire Safety tips from your Calgary Fire Department

Enjoying a recreational fire in your backyard can be a great way to spend a summers evening. Here are some Safety and bylaw considerations for you.

- Always confirm that a Fire Ban is not in effect before starting a fire for recreational purposes.
- Fires may only be burned in fire pits between 10 a.m. and 1 a.m.

Rules for Fire Pits:

1. Backyard fire pits should be built into the ground, on brick or stone, or in a fire-proof container. Portable fire pits may be used on a deck as long as they sit on brick or stone, and not directly on your wooden deck. Always refer to the Fire pit manufacturer for approved fire pit locations.
2. Fire pits must be at least two metres away from your property line, house, garage, or fence.
3. Fire pits must **NOT** be under any trees, branches, plants or other materials that can catch fire.
4. All fires in your fire pit must be kept to a reasonable size; 1 metre high and wide.
5. **A mesh screen or "spark guard" is now required** in order to reduce the spread of embers. The openings of the mesh must not be greater than 1.24 cm.
6. Only burn clean, dry firewood.
7. **Do Not Burn:**
 - Wood that is painted, treated or contains glue or resin
 - Wet or green/fresh cut wood
 - Yard waste (cut grass or leaves)
 - Garbage
 - Rubber or plastic
 - Furniture
8. Always have a way to extinguish the fire in the event of an emergency. Easy options are having your watering hose or a bucket of water nearby.
9. All fires in your fire pit must never be left unattended.
10. Aside from safety considerations, not following these rules can lead to fines of \$500, \$1000 or even \$5000.

For more information go to Calgary.ca/fire.



**MLA Calgary-Klein
Craig Coolahan**
#9, 2400 Centre St NE
Calgary, AB, Canada T2E 2T9
📞 403-216-5430 📠 403-216-5432
✉ calgary.klein@assembly.ab.ca

Hello Calgary-Klein,

The Government of Alberta recently committed funding to Phase One of the Green Line LRT project, the largest single investment in public infrastructure projects in Calgary. The province will provide one-third of the total project cost, up to \$1.53 billion over eight years to support Stage 1. The funds will come from the Climate Leadership Plan.

Calgary City Council had approved the construction of Phase One of the Green Line, which will include the first 20 kilometres and 14 stations of the eventual 46-kilometre Green Line. As many of you know, our government campaigned to fund municipalities to ensure they have the right resources to fulfill infrastructure priorities, such as transit.

As such, the announcement of Phase 1 is a step in the

right direction. I'm very excited to see much-needed infrastructure getting built in Calgary. I am also admittedly let down that Phase One of the Green Line stops directly at the southern border of Calgary-Klein, at 16th Avenue and Centre Street North.

The Green Line was presented as a transformational project for the communities along Centre St N, and residents have been looking forward to welcoming increased transit infrastructure into their communities. Furthermore, I know that some contentious development proposals have justified themselves by pointing to the imminent construction of the Green Line, and some residents understandably feel short-changed now that the Green Line won't be arriving in the area for quite some time.

Phase 1 will open in 2026, with extensions added pending further funding. I understand the disappointment many in Calgary-Klein feel. The expectations regarding the Green Line were very high, and the timeline is much slower than any of us would like. While it's important to build things right the first time, I firmly believe that Calgary-Klein would benefit from the rapid construction of a Green Line. Population density exists along the entirety of the northern corridor, and the city's priority should be to service communities whom need it most.

As a government that supports inclusive, low-carbon, well-planned communities, I urge representatives at all levels of government to equip communities with both the funding and the planning resources they need. We share a common goal for the need of transit infrastructure for Calgary, in the push to offer healthy and-low carbon transportation that complements vibrant communities. Phase Two should happen sooner rather than later!

As always, our office is happy to hear from you, and may be reached at calgary.klein@assembly.ab.ca or 403-216-5430. I'll be available for the next *Coffee with Craig* at the Velvet Café (502 25 Ave NW) on Sept 9th from 10am-12pm.

Also, our second annual *Cool-down with Coolahan Family Pool Party & BBQ* will be happening on August 27th from 9 am-12 pm at the Mount Pleasant Pool (2310 6 St NW). Stop by with the kids for free pool admission and free food!

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Downtown Economic Summit

The downtown has long been Calgary's economic engine. Across the city, businesses and households depend on the success of our downtown. When the economy of our downtown falters, the financial impacts are felt throughout Calgary.

Until recently, the centre city generated 40% of Calgary's non-residential tax revenue and 25% of city-wide employment. Today, nearly 30% of downtown office space sits empty, and the situation is expected to worsen when construction wraps up on several new office towers.

Between 2016 and 2018, it is estimated that \$7.5 billion in the assessed value of downtown office space will be wiped out. The dramatic change in the downtown economy has knock-on impacts to all Calgarians, not only in a transfer of taxes to businesses outside the core, but also a steep reduction in transit and parking revenues.

To help mitigate the tax shift, Council supported \$45 million in one-time city-wide tax relief for businesses and set a 0% residential property tax increase in 2017. While these are important measures to provide short-term assistance, we need long-term solutions to address the root cause of Calgary's challenges – a struggling downtown economy.

Councillor Woolley and I, with guidance from Calgary Economic Development, initiated a Downtown Economic Summit in early 2017. The Summit brought together some of the most creative problem-solvers in Calgary to generate ideas for a more resilient, resourceful, and diversified downtown. We learned from the experiences of other

cities, like Denver and Pittsburgh, on ways to recover from structural recessions.

Calgary Economic Development presented the outcomes of the Summit to Council in June, with information on current economic and real estate challenges, as well as ways to move forward. They showed how the global economy is fundamentally shifting, which has a major impact on the downtown's reliance on a single industry.

The report recommended ways to attract new industries and businesses, promote more residential density in the core, encourage post-secondary institutions to locate downtown, and improve infrastructure to attract private investment.

To help bring these recommendations to life, Council approved \$10 million as a pilot from The City's reserves to create the Downtown Economic Investment Fund. This money will help The City respond quickly to innovative ideas, encourage and leverage private investment through strategic partnerships, invest in infrastructure, and work toward revitalising our core.

Not all is doom and gloom! The Conference Board of Canada estimates that Calgary's economy will grow by 2.3% in 2017, with 19,000 new jobs added by 2018. This is encouraging and means The City's investment can go even further to help improve our economy and get Calgarians back to work.

To sign up for updates on key community and Ward 7 issues, please visit www.DruhFarrell.ca.



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S B L C

Small Business Legal Centre

Real Estate tips from your neighbourhood lawyers

Summer is our busiest time of year for real estate purchases and sales. If you are among those in the process of buying or selling a home, here are some tips from us at Small Business Legal Centre, to help make your transaction as smooth and stress-free as possible. With our combined experience of over 30 years practicing real estate law in Calgary, we have seen many issues arise that could have been easily prevented.

We strongly recommend that you do what most people don't: take your real estate purchase and sale contract to your lawyer before you sign it and become bound to its terms. This is especially true if there are any added terms or conditions that are not part of the standard AREA form. It is a simple matter for us to review your contract with you and ensure that

items that are important to you are mentioned, that holdback provisions are clear and unambiguous, and that any conditions the buyer or seller may want, whether standard or unique, are accounted for. We can also give you timely advice like, "Don't agree to purchase without a real property report (RPR)", and, "Don't sign a purchase contract for a condo without a condition to review the bylaws and financial statements".

You will also want to know if there are any compliance or encroachment issues with the property. Sometimes buyers aren't provided with an RPR until the closing date, and if there is an issue, it's much more stressful and contentious for the parties than if the issue was caught early on. Perhaps the seller doesn't have an RPR with a municipal compliance stamp. This can take weeks or months and significant cash for the seller to obtain. Perhaps the RPR is outdated and there are issues with the current structures. We recently had a client who thought he was getting a large beautiful deck, but the deck had been built without a permit and was not in compliance with the land use bylaws. This was a serious prob-

lem for the seller and in the end, the deck had to be significantly cut back. On another occasion, a seller had built an elaborate rock feature over a utility right of way, that had to be removed at a cost of tens of thousands of dollars.

We mentioned "holdbacks", when the parties have agreed in their contract that if the seller doesn't fix some issue by the closing date, a holdback amount goes back to the buyer. A word of warning to buyers: you may not want the seller personally to take on a major construction project like replacing a roof, because the departing seller's standard of work may be lower than your own. When the seller did the work, but the buyer considers it terrible job, who gets the holdback? To prevent fights, high legal bills, and even lawsuits over this issue, we recommend either a price reduction, or agreeing on a professional who will do the work.

We hope the above is helpful information and wish you all a pleasant and peaceful real estate transaction. If we can be of assistance with your next real estate purchase, sale, or refinance, please give us a call!

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Real Estate and You - by Steve Zacher

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