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Calgary  
**Humane**  
Society  
Connecting Lives

# Happy September!

We hope you all had a great summer! At Calgary Humane Society, we are winding down from another successful season of summer camps that saw hundreds of compassionate children and teens spend a summer learning how to care for animals.

Helping animals is a great way for kids to become involved with their community! Many children feel a connection to the natural world and enjoy learning about animals of all shapes and sizes, but these interactions build more than just knowledge! Research has shown that children who spend time with animals learn enhance many social skills including:

- **Empathy** – Empathy is considered by many psychologists to be the root of “pro-social” behavior. Pro-social behaviors are the behaviors that allow us to build relationships, maintain friendships and connect with our communities. Interacting with animals allows children to practice skills of non-verbal empathy as they try to understand how an animal is experiencing the world.

- **Compassion** – Empathy is a foundation for understanding others, but compassion moves those feelings into action. Through acting compassionately, children learn that they can have a profound impact on the community around them and that they play a key role in “creating the world they want to live in”.

- **Respect** – When children help others they learn more about why other people (and animals) sometimes need help, and why needing help is not a bad thing. Through helping animals, children learn that even the smallest fish deserves to have good food and a safe home by virtue of being a living, thinking, feeling being.

Are you looking for a great way for your child to become more involved in helping animals? We would love to help! While our minimum age to volunteer is 16 (for safety reasons) we have many great programs for kids of all ages!

- **Attend a youth program!** Children in our kids' clubs and youth programs get to participate in select animal interactions with carefully chosen animals and complete fun activities with animal loving peers!

- **Party with a purpose!** Check out Calgary Humane Society's birthday party program and spend your next birthday with us! Our experienced birthday staff lead the party for you – all you do is bring the cake and presents!

- **Collect donations/wish list items** – Another great way to get kids involved in helping is to raise funds or collect items for animals in need! Kids who collect donations for the shelter can book a special 'behind the scenes' tour with our humane education department too!

- **Take great care of your pets!** Your child can be an “ambassador” for great animal care by encouraging them to learn more about your pets and help with their care.

Looking for more information on our programs or more ideas on how to get your child involved in helping animals? Our Humane Education team would love to help! Visit [www.calgary-humane.ca](http://www.calgary-humane.ca) or call 403-205-4455 for more information.

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Calgary HEALTH LINK 24/7	811
Calgary Police – Non Emergency	403-266-1234
Calgary Women’s Emergency Shelter	403-234-7233
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Kids Help Line	1-800-668-6868
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Distress/Crisis Line	403-266-4357
ENMAX – Power Trouble	403-514-6100
Poison Centre - Alberta	1-800-332-1414
HOSPITALS / URGENT CARE	
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South Calgary Urgent Care Health Centre	403-943-9300
South Health Campus	403-956-1111
OTHER	
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City of Calgary	311
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Community Mediation Calgary Society	403-269-2707
RNR Lockworks Ltd.	403-479-6161
Road Conditions – Calgary	511
Weather Information	
Gamblers Anonymous	403-237-0654

## YOUR CITY OF CALGARY

### 2017 Municipal Election: Vote for your Mayor, Councillor, and School Board Trustee

This Fall Calgarians will vote for their Mayor, Councillors, and School Board Trustees in the 2017 Municipal Election. Voters can choose to cast their ballot during the Advance Vote from October 4 – 11, excluding October 9 (Thanksgiving) or on Election Day, October 16. There are many ways to vote, so be sure to check the website [www.electionscalgary.ca](http://www.electionscalgary.ca) for a complete list of voting options. Voting station locations will be available on-line after September 19, 2017, or you can watch the mail for your official Election Guide.

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Generous first-year rental incentive!

## Don't give your money the silent treatment

By Suzanne Smith-Demers – Consultant

Finances can be tough to talk about, but keeping your money issues a secret can be bad for your personal and financial health. A 2014 study\* asked people what their most difficult conversation would be and 44 percent said personal finances.

Silence around money encourages people to remain uninformed about financial options and strategies and to hide resulting financial errors. If we seldom know what our loved ones think about money, misunderstandings can fester.

Despite plenty of good reasons to open up, people often find that money is a difficult topic to discuss as it can come with an emotional attachment. The technical details of financial planning can be complex, but it also requires people to think about aging and their own mortality.

As with other hard-to-discuss topics, it's often easier to stay quiet than to admit that you're deep in debt or have another money-related problem. But studies show that talking about money can reduce feelings of financial stress and help you make better money decisions\*\*.

Of course, talking is easier said than done. When you're ready to open up, accept that the discussion will inevitably not just be about money, but also what it symbolizes. It helps to have a goal in mind about what you want the talk to accomplish, and to start conversations about money with professionals that you have no emotional connection with before sharing financial feelings with loved ones.

A great way to start your money conversation is by talking to your professional advisor. They can provide the financial knowledge and planning that will reduce stress and emotion making it easier to communicate your financial goals, dreams and concerns with others.

Sources:

\*<http://www.reuters.com/article/us-money-conversation-idUS-BREA2Q1UN20140327>

\*\*<https://www.psychologytoday.com/blog/in-therapy/201606/talking-about-money>

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## Ask Charles

**My elderly mother passed away at home. We are now selling her home; do we have to disclose that she died in the property?**

Potential buyers' different values, perceptions, and backgrounds will affect the significance of a potential "stigma". Some buyers won't care about a death occurring in the property, while others may be completely put off by it.

Simply put, you are not required to disclose her death to potential buyers.

Sellers are required to disclose certain defects to potential buyers, but a death occurring in a home is not a defect.

When a death occurs in a home, the property may be considered a "stigmatized property." A stigmatized property is one that has an unfavourable quality that *may* make it less attractive to some buyers. That quality, though, is unrelated to the physical condition or features of the property.

As a seller, you are not required to disclose stigma to potential buyers. Stigmas are different from material latent defects, such as un-remediated hidden flood damage or mould, which sellers *are* required to disclose.

Some stigmas include:

- a suicide or death occurred in the property
- the property was the scene of a major crime
- the address of the property has the wrong numerals
- reports that the property is haunted

Although you are not required to disclose stigma to potential buyers, because some buyers may have concerns about stigmas, those buyers can ask their real estate representative to ask your representative about possible stigmas. You don't have to answer their questions, but if you choose to, you must do so honestly.

If you decide not to answer, a buyer has to decide if they are comfortable proceeding without an answer. Remember that not answering may turn the buyer off of your property more than simply responding honestly; it will depend on the specific buyer, their particular concerns, background, and perceptions.

*"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.*



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**Calgary-Heritage  
Bob Benzen, MP**  
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403-253-7990  
bob.benzen@parl.gc.ca

Dear Constituents:

I hope all of you had a great summer with family and friends. As we enter the beginning of the fall season, I am happy to look back to share the most recent and upcoming initiatives of Alberta's government to make life of Albertans even better.

**Economy and Job Creation:**

Job creation and diversification is our government's top priority. In the last year, Alberta has created 48,000 full time jobs.

The government's **Petrochemical Diversification Program (PDP)** will result in nearly \$6 billion in private investment in petrochemicals and plastics and over 4,000 related jobs - for a \$500 million investment (in foregone natural gas royalties)

Besides two new petrochemical complexes with over 4,000 associated construction jobs, there are a number of projects advancing in Alberta that represent good jobs for Alberta tradespeople.

- Kinder MorganTMX – 15,000 jobs in BC and AB

- Enbridge Line 3 – 7,000 jobs
- Keystone XL – 5,000 jobs
- Oilsands projects and expansions including below – est. total 4,900 jobs
  - Cenovus Christina Lake Oil Sands Project Expansion
  - JACOS Hangingstone Expansion
  - Suncor Fort Hills
  - Harvest Black Gold Phase 1
  - AOSC Hangingstone Expansion
  - CNRL Horizon 3
  - CNRL Kirby North Oilsands expansion
  - Cenovus Foster Creek Oilsands
  - Cenovus Narrows Lake
  - Imperial Oil Aspen

**Anti-Racism Initiatives:**

- Our government is committed to making life better, promoting inclusion and mutual respect and it is clear that Albertans share our commitment.
- However, there is more work to be done to ensure that all Albertans are treated with respect and have opportunities to build successful lives for themselves and their families.
- We know that our strength is in our diversity, our sense of inclusion and our commitment to stepping up and helping one another.
- That is why we are reaching out to communities across Alberta to gather their input on racism in Alberta and on practical steps our government can take to fight racism, foster acceptance and promote inclusion and diversity today, tomorrow, and for generations to come.
- Several meetings throughout the province will be hosted this fall with community organizations working to combat racism.
- The government wants to hear from Albertans who are experiencing racism and find out from them if it's getting worse and work together on ways to fight it.
- There has been an increase in hate crimes across Alberta whether that is because racism is on the rise or not, or whether there's more support for people reporting these disturbing incidents but that's what that needs to be found out.
- A government website will be launched where Albertans can share the perspectives on how the government can support efforts to combat racism, foster acceptance, and promote an inclusive society where all Albertans are treated with respect.
- Together, we will continue to build a successful province and make life better for Albertans regardless of their faith, skin colour, or immigration status.
- It is a small group of people who don't represent Albertans or their/our values.

Dear Constituents,

Since the by-election in April, it has been an eventful few months. From my swearing in ceremony in Ottawa, to moving the constituency office in Calgary, to celebrating Canada's Birthday and attending Stampede events, it has been a whirlwind of activity as I have worked hard to hit the ground running with my new job as your MP.

Following the by-election in the spring, we moved the constituency office to a convenient location on the corner of Macleod Trail and Southland Drive [1010 - 10201 Southport Rd SW]. Our office hours are from 9 AM to 4 PM, Monday to Friday. I am available to meet with constituents to help navigate government services, and to listen to your concerns regarding issues facing our community.

This summer was particularly memorable as we celebrated the sesquicentennial of Canada's Confederation. Canada's 150 Birthday offered us an opportunity to reflect on our history and shared values, and to look optimistically towards the future.

Over the summer, I was able to take in many events in our community. From Stampede BBQ's and pancake breakfasts, to fun charity activities; I had a wonderful time meeting and talking with constituents. I can't thank our community associations and their volunteers enough for putting on such terrific events – you really bring our communities together and it wouldn't be possible without your hard work.

As autumn approaches, I am preparing to head back to Ottawa. Parliament will soon be sitting again and I will be doing my best to represent our great riding. If you have any thoughts about what is being debated or voted on in Parliament, please send me a note [bob.benzen@parl.gc.ca] or call my office at 403-253-7990. I always appreciate hearing from you and it helps me represent you better in Ottawa.

I hope you have a safe, fun, and memorable autumn.

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Brooklyn	17	403-968-9274	No
Clara	14	403-283-4412	Yes
Elizabeth	24	587-999-5901	Yes
Emma	19	587-439-7989	Yes
Erika	20	403-685-4645	Yes
Olivia	15	403-209-3957	Yes
Rachel	19	587-225-2256	Yes
Shelby	17	403-860-7994	Yes

**Calling All BABYSITTERS** Enroll free at [mybabysitter.ca](http://mybabysitter.ca) and choose the Calgary communities you would like to babysit in.

**Calling All PARENTS** Visit [mybabysitter.ca](http://mybabysitter.ca) and find available babysitters in and around your community.

**Disclaimer:** We recommend for your own peace of mind that references be checked when choosing your babysitter. This babysitter list is provided as a service to the community and is governed by the terms & conditions outlined at [mybabysitter.ca](http://mybabysitter.ca).

## COMMUNITY ANNOUNCEMENTS

**Deadline – 1<sup>st</sup> of each month for the next month’s publication**  
**Contact [news@great-news.ca](mailto:news@great-news.ca)**

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

**HOLY SPIRIT CWL CRAFT SALE:** Saturday, November 18th, 10 a.m. to 3 p.m. 10827 – 24th Street S.W. Over 40 tables of handcrafted gifts. Contact [hsawlcraftsale@gmail.com](mailto:hsawlcraftsale@gmail.com).

**CURLERS WANTED:** Day Ladies League – individuals and teams are welcome. For more information and registration dates email [www.ALDCurling@gmail.com](mailto:www.ALDCurling@gmail.com) or phone the ARC at 403-255-1252.

**NEED LEGAL HELP? FREE LEGAL CLINIC:** Wednesday October 18 9:30 am to 3:30 pm. Calgary Public Library, 616 Macleod Trail SE. Book an appointment: call 403-541-4804 between 8 am and 5 pm, Sept 27 to Oct 11. Space is limited.



## Lakeview Real Estate Update

### Last 12 Months Lakeview

### MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
July 2017	\$598,500	\$581,000
June 2017	\$874,900	\$875,000
May 2017	\$749,900	\$727,000
April 2017	\$639,900	\$655,000
March 2017	\$634,500	\$632,750
February 2017	\$695,000	\$680,000
January 2017	\$575,000	\$575,000
December 2016	\$649,900	\$623,500
November 2016	\$583,950	\$573,750
October 2016	\$699,900	\$675,000
September 2016	\$539,900	\$530,000
August 2016	\$548,900	\$535,000

## Last 12 Months Lakeview

### MLS Real Estate Number of Listings Update

	No. New Properties	No. Properties Sold
July 2017	9	6
June 2017	13	15
May 2017	23	11
April 2017	9	5
March 2017	6	8
February 2017	7	9
January 2017	8	3
December 2016	2	4
November 2016	4	2
October 2016	9	7
September 2016	8	11
August 2016	6	5

To view more detailed information that comprise the above MLS averages please visit [lakeview.great-news.ca](http://lakeview.great-news.ca)



Councillor, Ward 11  
**Brian Pincott**  
 P.O. Box 2100 Stn. M, #8001A  
 Calgary, AB T2P 2M5  
 ☎ 403-268-2430 🌐 [www.ward11calgary.ca](http://www.ward11calgary.ca)

### Ward 11 Summer Newsletter 2017

Welcome to your Ward 11 Summer Newsletter. There are a number of important updates to projects underway or coming up in this newsletter.

#### Event:

#### 61<sup>st</sup> Avenue Greenway Corridor Celebration & Thank You Event – July 29

After a long construction period, The City organized an event on Saturday, July 29 to celebrate the new features along 61<sup>st</sup> Avenue SW and thank the area businesses for their patience.

#### News:

#### ATCO Pipeline Natural Gas System Upgrade & Project Construction Notification from Acadia to 14 Street SW

Construction along 14 Street SW is on track to be complete by late August as per the original schedule. You can view the 14 Street SW projects on the ATCO website.

- The Project Notification is for the installation of a natural gas pipeline starting late July from Ancourt Road SE and 88 Avenue in Ward 9. Construction will continue westbound along 88 Avenue SE through Bonaventure Park. Construction will enter Ward 11 at MacLeod Trail between 86 Avenue SW and 90 Avenue SE, heading west along 89 Avenue and Hoover Place, finishing at 14 Street SW.

#### Green Cart Program & Collection

The Green Cart Program for single-family homes (up to and including fourplexes) continues to roll out across the city. Collection started in the SW on July 17. Learn about the program, collection, what goes in your cart and composting:

- How the Green Cart Program works
- Collection schedule
- Using your Green Cart
- What goes in the Green Cart
- Compostable bags and alternatives
- Composting facility

### Southwest Ring Road Project

The Southwest Ring Road Project is underway. The Government of Alberta is responsible for the design, construction, management and operation of Calgary’s Ring Road. For more information on the construction of the SWRR, the contractor KGL’s website contains information on construction, alignment maps and traffic detours.

- Pile Driving near 90<sup>th</sup> Avenue SW

KGL will be pile driving near 90 Avenue SW in the Transportation Utility Corridor for the future interchange of the SWRR and 90 Avenue SW. Residents in Oakridge and Lakeview may hear elevated construction noise until August 4<sup>th</sup>. KGL may be contacted directly at 403-242-0565 24 hours a day.

The City of Calgary is also beginning work to extend streets to connect Calgary’s road network to the ring road, while improving some existing roads to make sure the SWRR fits with our city’s road network.

- Anderson Road Widening

The City is widening Anderson Road SW from four to six lanes between the SWRR and Elbow Drive SW to improve the road network and east-west travel. Construction will begin in late July or early August. Construction of the noise barriers along Anderson Road will also start this year.

#### SW Transitway BRT Construction Update

Construction on the transit only lane in the road right of way at the southeast corner of the Crowchild Trail and Glenmore Trail SW interchange has started. This new lane will be used by BRT buses only during times of congestion on Crowchild Trail to the Glenmore Trail flyover. This construction is expected to be complete by October 2017.

We hope you’re having a great summer!



**Ripe cranberries will bounce like little rubber balls.**

# Ron Garnéau *Lakeview Specialist*

**#1 AGENT IN LAKEVIEW & LAKEVIEW VILLAGE\***



6027 Lockinvar Road SW  
5 Bed / 2.5 Bath  
\$828,800



2619 Lionel Crescent SW  
5 Bed / 2.5 Bath  
\$669,000



#526, 3130 -66 Ave SW  
3 Bed / 2.5 Bath  
\$479,000



#1301, 3240-66 Ave SW  
2 Bed / 2.5 Bath  
\$395,000



6702 Leaside Drive SW  
**\*SOLD\***



6901 Lamont Court SW  
**\*SOLD\***



6755 Livingstone Drive SW\*\*  
**\*SOLD\***



6826 Lowell Court SW\*  
**\*SOLD\***



6223 Longmoor Way SW  
**\*SOLD\***



6924 Lowes Court SW  
**\*SOLD\***



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\* May & June 2017

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**MOUNT ROYAL UNIVERSITY  
INNER RING ROAD CLOSURES  
ON JUNE 30**

For safety reasons, community traffic will be permanently rerouted along Richardson Way SW and Richard Road SW.

**EA** Faculty of Arts Building  
**EB** Bissett School of Business  
**EC** Roderick Mah Centre for Continuous Learning  
**ED** Taylor Centre for the Performing Arts  
**RLLC** Riddell Library and Learning Centre  
**R** Recreation



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2806 LINDEN DR SW  
3,175 SQ FT • LOT AND PLANS ONLY  
LISTED AT \$1,389,000

**LAKEVIEW**

3719 58 AVE SW  
1,580 SQ FT • COMPLETE REBUILD • 3 CAR GARAGE  
LISTED AT \$984,900

**LAKEVIEW**

2912 LINDSAY DR SW  
1,044 SQ FT • RENOVATED BUNGALOW  
LISTED AT \$669,900

**LAKEVIEW VILLAGE**

2805 LINDEN DR SW  
4,580 SQ FT • BACKING ON TO NORTH GLENMORE PARK  
LISTED AT \$2,299,000

**LAKEVIEW**

**SOLD**

3428 62 AVE SW  
SOLD ON JULY 22, 2017  
WAS LISTED AT \$575,000

**NORTH GLENMORE**

**SOLD**

2331 LINCOLN DR SW  
SOLD ON JULY 12, 2017  
WAS LISTED AT \$899,900

**LAKEVIEW**

**SOLD**

6203 LEWIS DR SW  
SOLD ON AUGUST 2, 2017  
WAS LISTED AT \$729,900

**Call me today for a FREE Home Evaluation!**



**DANIEL WEINER 403-389-7969**

daniel@DWSoldHomes.com www.DWSoldHomes.com

Not intended to solicit properties already listed for sale.

\*\*based on total combined mls sales in Lakeview, North Glenmore, and Lakeview Village since 2012  
† in the years 2013/2014



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