

THE MISSION

JANUARY 2019

# STATEMENT



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THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION





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 Riverwalk is proposed for the northeast corner of 5th Street & 25th Avenue SW, immediately north of the Mission Safeway.

# COMMUNITY NEWSLETTER MAGAZINE READERSHIP STATS

- 95% believe newsletter magazines are a credible source of community news.
- 90% read their newsletter magazines and value staying aware of community news.
- 90% believe newsletter magazines strengthen their connection to the community.
- The dominant source for community news awareness remains newsletter magazines.
- There is implicit trust between businesses that advertise in community newsletters and residents.
- There is an average of 2 readers per household.
- 68% of newsletter magazine readers are female.
- Millennial, Gen X, and Baby Boomer readership is evenly distributed.
- 65% of respondents are married or common law.
- 70% of respondents own their homes.
- 85% of households surveyed have 2 or more residents.

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## PRESIDENT'S REPORT

### Annual General Meeting

The Annual General Meeting was held on Wednesday, November 21. There was lots to celebrate this year as was evident from the reports presented. We were also celebrating our 40th anniversary of being an incorporated community association and the 30th year of our community centre.

The following is the new board for the next year: Bob Lang – President, Rock Williams – Secretary, Josh Lyttle – Treasurer, Nicole Butz - Communications Director, Shannon MacLeod – Environment Director, Marilyn Williams – Heritage Director, Sapna Sharma – Planning and Development Director, Shauna De'Andrea and Melissa Parcels – Co-Social Directors and Ken Hryciw, Erika Ladouceur, Amanda West and Kate Zago as Directors-at-Large.

Sander Jansen, Amanda West and Stephen Barley were presented with a Community Hero Award. More details are provided elsewhere in this issue.

The food and beverages as usual were great. Servus Credit Union provided a donation towards the food. Fourth Street Pizza provided the pizzas at a discount and Purple Perk provided the coffee at no charge.

Many people helped make the last year very successful. We thank everyone who helped make this happen.

### Thank you to retiring board members

A number of people stepped down from the board at the AGM or during the year. They were Jane Pugh (Vice President), Jane Kubke (Communications Director) and Sander Jansen (Planning and Development Director). We thank them for everything they have done for the organization and the community. We are better off as a result of their contributions.

### Looking for a new Vice President

We have a vacancy on our board for Vice President. This is a very important position. I would be pleased to sit down with you if you are interested in exploring taking on this role. E-mail me at [cbmca.president@gmail.com](mailto:cbmca.president@gmail.com).

### Many popular community events continue in the New Year

We are very lucky to have many ongoing events from September to July.

Jazz is usually the first Wednesday (second Wednesday in January). We have great Calgary jazz musicians playing many different styles of jazz including their own compositions. We had a full hall for the December jazz event. We encourage you to come early, enjoy a beverage and get a good seat. Our theme on January 9th is "Jazz at the movies" and sees the talented Tricia Edwards returning.

Our potlucks are fun and a great way to meet and talk to other community people. There is good food accompanied by great conversations. The wonderful ambience of our hall really adds warmth to these cool evenings. At our December potluck we had a special surprise: Elis Hiebert brought her guitar and song books and we had a great sing a long.

Board game nights are inexpensive evenings of fun. They are held on one Saturday a month. Dates vary.

The relatively new regular event is trivia night, which we hold at Joyce on 4th. We compete with venues all over North America. We frequently do very well.

Dates and details are elsewhere in this newsletter.

### Time to renew your membership

In 2013, we introduced the new plastic membership card. We do not reissue new cards for renewals but provide a new expiry date sticker. You can use your card for the Membership Affinity Program through which you can get discounts from local merchants. Details on this program are elsewhere in this newsletter. There also is a membership form in this newsletter, which you can use to renew your membership or buy your new membership.

### Condolences to the Jan Pugh family

On December 2, Mike Gerencir, father of Jan Pugh, passed away. We were sorry to hear that and send Jan and her family our condolences.

### Community connection to new children's book

Sander Jansen and his wife Jo Stratton have written a new children's book to help children understand and relate to people with disabilities. We congratulate them on this initiative. They are raising funds to help publish the book. More information is on our Facebook page.

### Proposed development at 25th Avenue and 5th Street SW

Although we do not yet know when the public hearing

on this matter will be held, this is a major planning and development file for us. Since the beginning of this process, the community association has made it clear we do not support this land use change to accommodate a building that would be three times as high as allowed under the current land use. However, we also have made it clear we are not against the proposed use – seniors living.

In November, we met with Even Woolley, Councillor for Ward 8 (area of our community west of 4th Street SW) to discuss this matter. In December, we met with Jeromy Farkas, Councillor for Ward 11 (area of our community east of 4th Street SW). Neither Councillor gave us a black and white answer as to where they stand. Councillor Woolley noted increased cost of land means more developers will be asking for what we call spot "up-zoning". He likes the use. He noted the increased assessment would result in increased property taxes being collected. Councillor Farkas said he always reserves taking a position until the public hearing. Nevertheless, we had a good discussion with both Councillors and it was worthwhile meeting with them. There are 15 people on City Council, which means eight of those 15 will make the decision one way or the other. We will continue to make our case.

Ultimately there will be a public hearing of City Council to approve or not to approve the land use change that is required in order for the proposed development to be built. This means this will be a political decision. We will let you know when the public hearing is scheduled (in 2019). Anyone interested can submit a letter prior to the hearing and can speak for five minutes at the hearing. We will keep you informed as we find out when that is going to happen.

The current land use is M-C2 with a height limitation of 16 metres and a FAR (Floor Area Ratio) of 2.5. They are applying for land use district MU-1, which allows a height of 45 meters and FAR of 7.5: around three times the current approved land use. While we support increased density and the Area Redevelopment Plan supports increased density, historically as already stated, the number one planning and development issue in our community has been height. Our message has been consistent over the years when proposals such as this one come forward.

## COMMUNITY POTLUCK DINNER

Sunday, January 13, 6 pm



CLIFF BUNGALOW-MISSION  
COMMUNITY CENTRE  
2201 CLIFF STREET SW



Come with friends & family and bring a dish to share with your neighbours.

For more info:  
[cbmca.socialevents@gmail.com](mailto:cbmca.socialevents@gmail.com)



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# The Mission Statement

The views expressed by contributors to the *Mission Statement* are not necessarily those of the CBMCA board or its associates.



## Contact us

Cliff Bungalow - Mission Community Association  
462, 1811 4 Street SW, Calgary Alberta T2S 1W2  
403 245 6001

[www.cliffbungalowmission.com](http://www.cliffbungalowmission.com)

Look for us on Facebook, not to mention Twitter and Instagram (CBM\_CA)!

## We value your contributions

The *Mission Statement* exists to facilitate communication among residents of Cliff Bungalow-Mission. We welcome your story ideas, articles, letters, announcements and photos. Submissions may be emailed to [cbmca.editor@gmail.com](mailto:cbmca.editor@gmail.com) in .doc, .pdf or .jpg formats. You may also mail (or drop off) your submission to us at the UPS Store: 482, 1811 4 Street SW, Calgary T2S 1W2. Please put *Mission Statement* on the envelope and be sure to include your name, address and telephone number.

The CBMCA reserves the right to edit submissions for accurate content, consistency and length. All photographs require the name of the photographer and credit for the image, along with the names of the individuals within. Permission to publish the photograph or image is required. We do not guarantee the publication of all submissions.

## Cliff Bungalow - Mission Community Association Board List 2018-2019

President	Bob Lang	<a href="mailto:cbmca.president@gmail.com">cbmca.president@gmail.com</a> 403-229-2762
Vice President	VACANT	<a href="mailto:cbmca.facility@gmail.com">cbmca.facility@gmail.com</a>
Secretary	Rick Williams	<a href="mailto:cbmca.secretary@gmail.com">cbmca.secretary@gmail.com</a>
Treasurer	Josh Lyttle	<a href="mailto:cbmca.treasurer@gmail.com">cbmca.treasurer@gmail.com</a>
Planning and Development	Sapna Sharma	<a href="mailto:cbmca.development@gmail.com">cbmca.development@gmail.com</a>
Environment	Shannon MacLeod	<a href="mailto:cbmca.environment@gmail.com">cbmca.environment@gmail.com</a>
Heritage	Marilyn Williams	<a href="mailto:cbmca.heritage@gmail.com">cbmca.heritage@gmail.com</a>
Social	Melissa Parcels & Shauna De'Andrea	<a href="mailto:cbmca.socialevents@gmail.com">cbmca.socialevents@gmail.com</a>
Communications	Nicole Butz	<a href="mailto:cbmca.editor@gmail.com">cbmca.editor@gmail.com</a>
Directors-at-Large	Ken Hryciw Kate Zago Erika Ladouceur Amanda West	

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# JANUARY COMMUNITY CALENDAR

All events are at the Cliff Bungalow - Mission Community Centre (2201 Cliff St SW) unless otherwise noted.

### Jazz Concerts

Featuring talented local artists playing in our historic venue. Discount for CBMCA members.

- Wednesday, January 9 - Trish Edwards - Jazz at the Movies (this is one week later than usual)
  - Wednesday, February 6 - Esteban Herrera
- Doors at 7:30pm, music starts at 8pm. We recommend you arrive early, enjoy a beverage and get a good seat.

### Potlucks

Bring something to share and meet your neighbours. All are welcome including the kids.

Next potluck is Sunday, January 13, 6pm. The February date is Sunday, February 10.

### Trivia Night

Thursday, January 24 at 7pm at **Joyce on 4th**. Join us for a fun evening as we compete with other locations in Canada and the US. Help us be the #1 location again! February date is Thursday, February 28.

### Board Game Nights

Saturday, January 26, 7pm. Bring a board game and some snacks. Cash bar. No entry charge. February date is Saturday, February 16.

### Movie Night

Periodic. TBA.

### History Book Sales

Copies of our community history book "Cliff Bungalow - Mission, a Heritage Community" can be obtained at all community events at the community centre. \$30 per copy.

**Check out our website regularly for new events and other information not available at time of newsletter publishing.**

[www.cliffbungalowmission.com](http://www.cliffbungalowmission.com)

## BOARD GAME NIGHT

Saturday, January 26, 7 pm



**CLIFF BUNGALOW-MISSION COMMUNITY CENTRE**  
2201 CLIFF STREET SW



Bring your favourite board game if you have one, and a snack  
Beverages available for cash purchase

Look for us on Facebook, Twitter and Instagram (#cbmca)



**THE RESOLUTE**  
**19%**

Half of North American adults typically make New Year resolutions. About 22% will fail after a week, 40% after a month, 50% after three months, 60% after six months, and 81% after two years. Kudos to you, 19%!



# New Board Member Melissa Parcels

We would like to welcome Melissa Parcels to our board as one of our new co-social directors.

Melissa Parcels is a 7x award winning and nominated dental hygienist and business owner/entrepreneur. She owns and operates Solo, The Dental Hygiene Spa here in Mission since 2012 and also founded a private dental college; M. Dent College in 2013 also in Mission.

She was born and raised in Hamilton, Ontario and moved to Calgary in 2008 after getting married. She is active in her community and church, passionate about helping and serving her city when and where she can. She is a mentor with Futurpreneur and loves seeing small businesses grow and enjoys cultivating meaningful relationships.

CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION PROUDLY PRESENTS

# TRIVIA NIGHT

AT THE JOYCE ON 4TH  
*Thursday*

**January 24th, 2019**

**TEASE YOUR BRAIN!**

Join us at 7 pm and test your knowledge!  
Free to participate - Food and Drink Specials

MORE INFO AT: [www.cliffbungalowmission.com](http://www.cliffbungalowmission.com)

## MEMBERSHIP AFFINITY PROGRAM

### Use your membership card to save!

Did you know that you can save money by showing your Cliff Bungalow – Mission Community Association membership card at local businesses? The shops and restaurants listed below offer discounts and special offers to CBMCA members. Just show your up to date membership card!

- clear float spa: 105, 1800 – 4 St SW, 10% discount (except for the Theta Membership)
- European Bakery: 515 – 17 Ave SW, 10% off all items
- Expedia Cruise Ship Centres: 615A – 17 Ave SW, \$50 discount towards a \$1500 Travel Package
- Famoso Neapolitan Pizzeria: 105, 2303 – 4 St SW, 10% off food and beverages
- 4th Street Liquor & Wine, 1809 – 4 St SW, 10% off all items
- Landmark Centre Second Cup: 506 – 17 Avenue SW, free upsize on beverages, every Sunday CBMCA member seniors get a free small coffee or tea with purchase of a baked item, 10% discount on catering order, free delivery with purchase over \$50.
- Lorenzo's Pizza: 515 – 17 Ave SW, 10% off on pick up orders and 5% off on delivery orders
- Mission Insurance: 305, 2204 – 2 St SW, 587-317-2040, \$25 to \$50 Visa/MC Gift Card with purchase of life, health, disability or travel insurance.
- Momentum Health Mission: 909, 2303 – 4 St SW, 25% off initial assessment (includes massage), 15% off all products they sell, free gait assessment.
- Peking Dragon: #105, 601 – 17 Ave SW, 15% on Pick Up items on orders over \$30.00
- Rideau Pharmacy: 1801 – 4 St SW, 15% off Front Store items (excludes prescriptions)
- The Tech Shop: 2424 – 4 St SW, 10% off regular priced footwear / accessories, 15% off regular priced apparel
- UPS Store: 1811 – 4 St SW, 5% off all products and services (excludes Canada Post products)
- Yann Haute Patisserie: 329 – 23 Avenue SW, 10% off patisseries.

Do you own or manage a business and would like to be part of this program? Please contact [cbmca.editor@gmail.com](mailto:cbmca.editor@gmail.com). Residents may purchase a membership by using the membership form in this newsletter or online at our website [www.cliffbungalowmission.com](http://www.cliffbungalowmission.com), click on "Get Involved."

## THE CLIFF BUNGALOW - MISSION JAZZ SERIES PRESENTS

Cliff Bungalow - Mission Jazz Series presents...

Wednesday, January 9, 2019

Tricia Edwards, keys  
Jim Brennan, sax  
Mario Ochoa, bass  
Hector Murillo, congas  
Luis "elPana" Tovar, drums

Doors at 7:30 p.m., Music at 8:00 p.m.  
\$15 at the door  
(\$10 for CBM members, students and seniors)

Cliff Bungalow - Mission Community Centre  
2201 Cliff Street SW, Calgary, Alberta  
[cliffbungalowmission.com/events](http://cliffbungalowmission.com/events)

**No reservations taken; rush seating only**

**We recommend you come early, enjoy a beverage and get a good seat.**

Think of some of the most iconic and memorable melodies of the last hundred years—"My Favourite Things", "Round Midnight", "I Could Have Danced All Night",

"Days of Wine and Roses"—and more. The movies and music and jazz have had a long and happy relationship through the years. Join the Tricia Edwards Quintet as they present "Jazz at the Movies", a selection of favourite movie tunes presented with a smooth latin jazz twist. Come prepared to hum along and maybe even dance a little. Featuring Tricia Edwards on keys, Jim Brennan on sax, Mario Ochoa on bass, Hector Murillo on congas and Luis "elPana" Tovar on drums.

### Performance Schedule: 2018/ 2019

January 9	Trish Edwards
February 6	Esteban Herrera
March 6	Deb Rasmussen and Glennis Houston
April 3	Lorna MacLachlan
May 1	Wendy Lomnes
June 5	Rubim De Toledo with Montuno West

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# Our Community Hall is Available for Rental

If you're looking for a venue to host a meeting or event, our beautiful, conveniently-located heritage building might be just what you're looking for.

**Location:**  
2201 Cliff St. SW

**Capacity:**  
The hall has two areas, which can be used as one big hall or divided by a rolling partition. Both parts together can fit 104 people standing or 80 seated (sufficient chairs and tables for 80 are included in the rental).

**Facilities:**  
Kitchen with stove, oven, fridge and microwave (dishes, utensils, coffeemaker, kettle, etc. not provided). There is also a wet bar with double fridge with glass doors. There is a big screen to use for presentations/films (projector not provided).

**Restrictions:**  
Smoking and the consumption of alcohol are not permitted in the hall.

**Rental fees:**  
\$200 for either 9 am to 4 pm (except during school days) or from 5 pm to 11 pm. The rate is reduced to \$120 per rental if renting 12 or more times per year. There is also a charity rate of \$75 per rental for charitable organizations with charitable number.

If you wish to enquire about availability for a meeting or event you have in mind, please contact our hall rental coordinator, Zahra, by e-mail at: zahra\_minoosepehr@hotmail.com

Please provide two or more exact dates and times, in order of preference. Please also indicate what your intended use will be. Zahra will let you know about available dates, and once agreed, she will confirm the hall reservation back to you, and payment will be due within 10 days of confirmation.

## Cliff Bungalow - Mission Community Association

462, 1811 4 Street SW  
Calgary, AB T2S 1W2



 **Membership Form**  
(Please Print Clearly)

Name (1) \_\_\_\_\_

Name (2) \_\_\_\_\_

Name (3) \_\_\_\_\_

Street Address \_\_\_\_\_

Suite/Unit # \_\_\_\_\_ Postal Code \_\_\_\_\_

Phones (1) \_\_\_\_\_ (2) \_\_\_\_\_ (3) \_\_\_\_\_

Email (1)\* \_\_\_\_\_

Email (2)\* \_\_\_\_\_

Email (3)\* \_\_\_\_\_

Membership Cost: Single \$10 \_\_\_\_ Family \$20 \_\_\_\_ Payment type: Cash \_\_\_\_ Cheque \_\_\_\_

New \_\_\_\_ or Renewal \_\_\_\_ If Renewal, provide your Card# \_\_\_\_\_ Purchase Date \_\_\_\_\_

\*Your e-mail addresses will be used by CBMCA to inform you of community events and important community matters

## TIME TO RENEW YOUR MEMBERSHIP

Our membership year is AGM to AGM. The AGM was on Wednesday, November 22, 2017, so if you have not renewed your membership, now is the time to do so.

You do not get a new card every year. The plastic membership card is permanent. You get a new date sticker when you renew your membership.

Having a CBMCA membership has become more popular partly because of the Membership Affinity Program. All you have to do is show your up-to-date membership card to obtain discounts. See details of this program elsewhere in this newsletter.

To purchase or renew your membership, just fill in the membership form elsewhere in this newsletter and send it in with your cheque to the address on the form.



## The Hudson's Bay Company Department Store

200 8 Avenue S.W., Downtown Commercial Core

Article and images provided courtesy of City of Calgary's Inventory of Historic Resources

The Hudson's Bay Company Department Store (1913), built 1911-13, and significantly expanded in 1929 and 1956-57, is a monumental, six-storey, commercial-style building, clad in ornamented, cream-coloured terra cotta. The store is noted for its elegant arcade which wraps around the east and south facades. With its landmark presence, it is a prominent contributor to the concentration of late 19th- and early 20th-century commercial structures that compose the Stephen Avenue National Historic District.

The store's design was the first of its kind in Calgary - constructed on a monumental scale, incorporating steel and reinforced concrete construction technology that was sheathed in terra-cotta cladding, and banks of elevators allowing it to rise six stories. Reminiscent of the arcades lining the famous Rue de Rivoli in Paris, it is the only known example of its type in North America.

The prototype for the company's expansion programme of new stores, it was repeated in Vancouver (1913-16), Victoria (1913-21), and Winnipeg (1926). With the decline of its traditional role as fur trader, the Hudson's Bay Company greatly expanded its retail operations in Western Canada by introducing this new class of modern department store based on the Calgary example.

Since opening, the store has been a primary hub of retail and social activity in the city. Historically, the store offered 40 departments, including large grocery division, a regional shipping department and myriad of on-site amenities and services. These amenities including public telephones, a telegraph and cable office, post office, bank, travel desk, beauty parlours, circulating library, reading/writing rooms, auditorium, and men's smoking lounge. The sixth-floor, 275-seat dining room, was fitted with high-quality Elizabethan-style furnishings and finishes, making it one of the most attractive restaurants in the city. Such amenities made the store not only a retail establishment but also an important meeting place and social destination.

1. Edwardian commercial style building with a steel-and-concrete frame and terra cotta tile façade. The arcade (covered walkway) is supported by columns of Quebec granite and paved with terrazzo tiles.
2. View of the East and North elevations from the corner of 7 Ave S.W. and 1 ST S.W. Part of the Stephen Avenue National Historic District.
3. 6th Floor Elizabethan Dining Room, no date, Glenbow Archives NA-2037-25.
4. View of the northeast corner of the original 1913 portion of the store, May 1920, Glenbow Archives ND-8-278.

# Community Hero Awards Presented at Annual General Meeting

One of the things we do at every Annual General Meeting is recognizing one or more individuals who have made significant contributions to Cliff Bungalow – Mission. These awards are sponsored by Toole Peet Insurance, our insurance broker, and are presented by the Federation of Calgary Communities, the umbrella organization for community associations in Calgary. At the November 21<sup>st</sup> AGM, three people were recognized. The presentations were made by Leslie Evans, Executive Director of the Federation of Calgary Communities. The following is the text of the presentations.

## Amanda West



Amanda West started volunteering in the community before she became a Board member and before she moved into the community. Her friend Lorna Dysart, one of our then Board members, got her involved with Mission Possible. When Lorna moved to Langley, BC, Amanda moved into Lorna's suite in the community.

Four years ago, she became a Director at Large on the Board. Three years ago she became Treasurer. During the last four years, Amanda has been involved with many of our events and activities. She is dependable and well organized. She loves the fun side of the community but also supports the important work of all the other things going on that impact the quality of life in Cliff Bungalow – Mission.

In late January, Amanda will be moving back to Vancouver as her job here will be finished. We want to publically thank Amanda for all her contributions to this community before she leaves. We also want to recognize her as a Community Hero.

## Stephen Barley

Stephen Barley is truly an unsung Community Hero. Even though he no longer lives in the community, he has continued to maintain the garden in front of this building. He started doing this about 30 years ago when he and his wife Kathleen lived in the community, about the time a portion of this building became out community centre. Due to rising rental costs, they had to find accommodation elsewhere but he has continued to come back on a regular basis during each summer doing something he really enjoys.

While he was unable to come tonight, we want to publically thank him for his contributions to this community and to recognize him as a Community Hero.

## Sander Jansen



Sander Jansen has been Planning and Development Director for four years. This is a very important position because of all the planning and development proposals that get circulated to Cliff Bungalow - Mission and the potential impacts they have on this community. Sander has done an excellent job. He has effectively communicated the community's position both to the City and to developers. He has been an excellent chair of the Planning and Development Committee making sure all points of view are heard. He has done all this in a friendly and even-handed manner.

During his time on the Board, he has got married and this summer they had a daughter. We congratulate him and his wife Jo Stratton who also has served on the Planning and Development Committee

He is stepping down tonight. We thank him for his contributions to this community. We also want to recognize him as a Community Hero.

# LETTER OF COMMENT

## Riverwalk

### Senior Living

#### LOC2018-0143

In light of recent correspondence from residents with concerns over the development proposal at the corner of 5th Street and 25 Avenue, CBMCA will re-print the letter of comments to the City of Calgary on this file, outlining our position.

The CBMCA is pro-densification. We believe that inner-city communities each play an important role in accommodating the expected doubling in population over the next 60 years. However, we believe that densification can be achieved under current policies and in sensible ways. At nearly three-times the allowable height, the CBMCA is opposed to application LOC2018-0143 for the reasons described below:

- **We value good planning practices:** We strongly believe that it is the City's responsibility to provide a stable planning regime that provides residents with a sense of security as to what the future of Calgary looks like. The practice of spot upzoning is in direct conflict with this responsibility. Approving the proposed land use amendment effectively implies that the City hands over its planning function to developers, who now are in charge of deciding where increased height is 'acceptable' and 'desirable'. Ad hoc height relaxation introduces a level of unpredictability that is inappropriate from the perspective of community residents, contradictory to good city planning, and could unintentionally set a precedent – moving even further away from a planned approach to sensible densification.
- **Our ARP continues to be a valid planning document:** The application is in direct conflict with the objectives, policy and intent of the Cliff Bungalow ARP, which calls for sensible densification and a maximum height of 16 meters on the proposed site. The Cliff Bungalow ARP is the result of a seven-year process, hundreds of person hours and thousands of hours of volunteer capital, and was developed with

the intent of accommodating inevitable growth while retaining the essential character and livability. We note that the Applicant questions the validity of the ARP – this is both disingenuous and incorrect.

- **Disingenuous** because it shows how little in tune the Applicant is with the community. In June, 2016 the CBMCA organized a community-wide workshop to hear directly from residents what they think of certain planning matters. The majority of respondents (85%) agreed that the ARP should be respected by the City and developers at all times. Of the people that agreed, 64% strongly agree, while 10% of the respondents don't believe that ARPs need to be taken into consideration at all times. Taken together, these results show that ARPs are still considered valid documents in guiding future developments and conversations with developers.
- **Incorrect**, because the Cliff Bungalow ARP has, in fact, been reviewed by Planning and aligned to current LUB 1P2007 and the MDP, and is used by administration as the relevant statutory planning document. Also, the ARP is a values-based document. Those values are still relevant and up to date and very much reflective of the language and intent of the MDP.
- **Densification doesn't equal tall buildings exclusively:** At an average density of 8,945 people/km<sup>2</sup>, Cliff Bungalow-Mission already is Calgary's third most dense community, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example, Chinatown at 8,274 people/km<sup>2</sup> and Beltline at 8,999 people/km<sup>2</sup>). Cliff Bungalow-Mission is one of the most desired communities exactly for that reason – its ability to accommodate many people and small businesses while retaining a sense of place and cultural context. The introduction of excessively tall buildings (Cliff Bungalow currently has no building reaching 45 meters), does not align with these attributes and is likely to compromise the unique character of the community. Tall buildings have few if any benefits. There is a growing body of evidence that shows that they have poor environmental performance, threaten the social cohesion of communities, lead to poorer health outcomes, degrade the public realm and adversely affect the human scale of a city. This is being echoed by community residents. Results from our most recent community-wide workshop show that the majority of respondents (84%) agree that densification (i.e. taller buildings) should happen within existing allowed zoning, as opposed to spot upzoning. Of the people who

agreed, 72% strongly agree, while 16% didn't express real concerns with spot upzoning. This shows to us that height remains a concern and that height relaxation is not desirable when being proposed.

- **We already deliver on the MDP targets:** Our community exceeds the MDP densification targets. The amount of people living and working in the community today is 50% beyond what the City asks us to accommodate. And if we would fully build out to existing zoning as approved under the ARP our density would be three times as high as the target. The argument raised by the Applicant that "as this Plan [ARP] no longer aligns with current city-wide objectives, the project team has looked to higher order policy documents including the Municipal Development Plan (2009)..." is simply incorrect and unfortunate, as it wrongfully suggests that the proposed development is necessary to deliver on "higher order policy".
- **We value honest communication:** We raise some concern in relation to the concepts that the Applicant introduces in its external communications for justifying the increased height (<https://www.riverwalkseniors.com/wp-content/uploads/2018/06/18.05.31-Vision-Brief-v.1.0-WEB.pdf>). The Applicant suggests that the site across 25 Avenue SW is a proposed *Future Comprehensive Plan Area*. This is both speculative and misleading, as this appears "self-proposed" and to our knowledge doesn't have policy backing. We genuinely hope that the City does not make planning decisions based on speculative notions raised by developers and we hope that the Applicant is transparent and truthful about the speculative nature of concepts like *Future Comprehensive Plan Areas* when it uses this in conversations with external stakeholders.
- **We value facts:** We are aware that councillors have argued that increased density should be situated around corridors or main streets. It is disingenuous to consider 25 AVE SW as either a corridor or a main street. The City's own traffic studies and Main Streets program confirms this fact.

#### Going forward

This letter is not meant to suggest broad-based opposition to change or to the proposed use – quite the contrary. We've been welcoming much change in our community in recent years. Much of this change has been within the parameters of community values, reason and the ARP while contributing to the City's objec-

tive of densification. We also take this development very seriously – that's why we organized two community-wide workshops for two years in a row – reaching more than 150 community residents in person – with the objective of hearing the community's stance on planning matters like height relaxation. Taking their input, and based on the rationale above, we strongly believe that the proposed development, at 45 meters and an FAR of 7.5, is out of place and harmful.

The MDP is the guiding document of planning for the City of Calgary. In section 2.3.2 it states as its objective: "Respect and enhance neighbourhood character and vitality. The "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood." Currently, the proposed development is surrounded by two to three story residences and businesses. The site also acts as a transition from the commercial area on 4th Street to the east and a gateway into the community from Elbow Drive and 4th Street to medium height residential use. There are strong indications that the scale of the suggested development is not compatible with the surrounding neighbourhood and the objective of the MDP.

We welcome conversations with the City and the Applicant to envision collectively what the proposed use could look like, while celebrating and respecting the community context and MDP objectives. For example, if the Applicant is set on a 45 meter building, we would be happy to explore opportunities south of 25 AVE SW (on the Mission side), or as part of policy in the concept plan for the Holy Cross site – areas where the proposed development would be supported by existing zoning.

We would also like to invite you to read our attached community workshop "What we heard" documents, as a testament to our community engagement efforts which figure prominently in imagineCALGARY, the MDP and the Cliff Bungalow ARP.

Kind regards,  
Sander Jansen  
Director, Development and Planning Committee  
Cliff Bungalow-Mission Community Association

<sup>1</sup> Gifford, 2007; NCR, 2011 and Loomans, 2014

<sup>2</sup> MDP asks for 100 people + jobs / hectare. Our community currently accounts for 157.

<sup>3</sup> MDP asks for 100 people + jobs / hectare. Existing zoning allows for 298.

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Submit your community photos for a chance to be featured on the newsletter cover each month. You may also be featured on our social media accounts!

## Photos must be:

- Vertical orientation
- JPEG format
- 300 DPI or higher
- 6.3 x 8.2 inches in dimension
- NOT taken on a phone

Email your photos to  
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