

# THE MISSION STATEMENT

SEPTEMBER 2020



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

THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION



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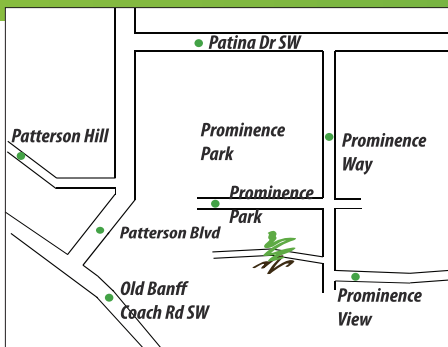
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## MISSION COMMUNITY REAL ESTATE ACTIVITY

## CLIFF-BUNGALOW COMMUNITY REAL ESTATE ACTIVITY

	Properties Listed	Properties Sold	Median Listed Price	Median Sold Price
Jul-20	0	0	\$0	\$0
Jun-20	0	0	\$0	\$0
May-20	0	0	\$0	\$0
Apr-20	0	0	\$0	\$0
Mar-20	1	1	\$589,900	\$580,000
Feb-20	0	0	\$0	\$0
Jan-20	0	0	\$0	\$0
Dec-19	0	1	\$898,900	\$835,000
Nov-19	0	0	\$0	\$0
Oct-19	1	1	\$679,000	\$610,000
Sep-19	1	0	\$0	\$0
Aug-19	1	0	\$0	\$0

To view more detailed information that comprises the above MLS averages please visit [miss.mycalgary.com](http://miss.mycalgary.com)

	Properties Listed	Properties Sold	Median Listed Price	Median Sold Price
Jul-20	3	1	\$569,000	\$510,000
Jun-20	1	0	\$0	\$0
May-20	2	1	\$829,000	\$800,000
Apr-20	2	0	\$0	\$0
Mar-20	0	1	\$895,000	\$857,500
Feb-20	1	1	\$869,000	\$825,000
Jan-20	1	0	\$0	\$0
Dec-19	0	1	\$799,000	\$755,000
Nov-19	2	0	\$0	\$0
Oct-19	1	0	\$0	\$0
Sep-19	2	1	\$849,000	\$822,500
Aug-19	1	1	\$848,888	\$830,000

To view more detailed information that comprises the above MLS averages please visit [cli.mycalgary.com](http://cli.mycalgary.com)



## PRESIDENT'S REPORT

### Keep Up to Date – Please Sign Up for Email Updates

The newsletter is not frequent enough to communicate things that are changing on short notice in regards to the community association and the community centre. So, in order for us to keep you up to date, please register your e-mail address near the bottom of the first page of our website. Our e-mail list is then updated to include your e-mail address. The website address is [www.cliffbungalowmission.com](http://www.cliffbungalowmission.com). Thank you.

### September Community Events

There are three community events in September. The first jazz event of the 2020-2021 season will take place on Wednesday, September 2. Tickets must be purchased online. There will be a small in-person audience. The rest of the audience will be online. People attending in person will need to wear a mask. Either bring your own or purchase one at the door for \$1 cash. In addition to larger spacing between chairs, we have purchased a screen to be placed between the performers and the audience. If you live together, you can sit beside each other by moving two chairs together. More details elsewhere in this newsletter.

The second community event is the Neighbourhood Watch meeting on September 29 that will be entirely online. Please register online: [https://cbm\\_neighbourhood\\_watch.eventbrite.com](https://cbm_neighbourhood_watch.eventbrite.com). More details elsewhere in this newsletter.

The third community event is the postponed Spring Fling and now is called Fall Fling. Due to COVID-19 it has become an online silent auction. We have lots of great donations from local businesses. The link to the online auction is <https://app.galabid.com/cbmcaonlineauction>. Net proceeds will go towards making the community building wheelchair accessible.

### Community Centre Update

During this COVID-19 period, we have not been renting our hall to outside rentals. We will continue that practice until at least December 31.

### Seeking an Environment Director

Our Environment Director position is still vacant. So, we are seeking a volunteer to take over this position. If you would like to explore this opportunity to serve your community, please contact myself, Bob Lang, at [cbmca.president@gmail.com](mailto:cbmca.president@gmail.com). I will set up a Zoom meeting with you.

### 300 Block 25 Avenue SW

In recent newsletters, we have noted that for the third time that an application has been submitted to the City for a land-

use change covering 306 to 312 – 25 Avenue SW. The proposed Land Use District is MU-1 with a FAR (Floor Area Ratio) of 4.5 and a height of 24 metres. This would allow up to seven stories. Current Land Use allows up to five stories. 3.5 FAR and a height of 15 metres. Four houses (three built in 1910 and one built in 1911) would be torn down to accommodate a new building. These houses currently have several suites each.

At some point, this proposed land-use change will go to a Public Hearing of City Council where anyone can submit written comments and can make a 5-minute verbal presentation. It may take place this fall. We will send out an e-mail when we know the date and how you can voice your opinion on this matter. We are exploring other ways we can let you know what is happening and voice your opinion.

### Other Inner-City Communities are also Under Redevelopment Pressure

City Council recently approved a 12-storey development in the heart of Inglewood. The proposed building is totally out of character from the historic streetscape of Inglewood. Former Development Director of Cliff Bungalow – Mission, Marika Styba, is a flower shop owner on 11th Street SW in Beltline. She posted the following on Facebook:

“Big buildings in commercial districts create no upshot for communities. They do not provide more business. They benefit the developer and the city by way of more taxes that don't stay in the community of said larger project. As a small biz owner in the densest inner-city community for 25 years, we have watched a steady decline in walk-in business despite all the new towers. More density does not equal more benefits. When will people get this! So, discouraging to see developers pushing so hard to destroy our inner city.”

So, you see other inner-city communities are experiencing the same development pressures we are. Food for thought.

### Bilingual Stop Signs Update and New Bilingual Face Masks

The bilingual stop signs that were graffitied this spring have all been replaced. The cleaning process



to remove the black paint also removed the reflective material. They are now totally bilingual. See the bottom two lines on these new signs – Pas De Stationnement A Moins De 5m / No Parking Within 5m.

Suzanne de Courville Nicol, our liaison with the Calgary Francophone community, purchased bilingual face masks – Stop Arret Le Virus. See the picture of both the new bilingual stop signs and the bilingual face masks.

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# SEPTEMBER COMMUNITY CALENDAR

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

The following is the latest information we have at time of writing (early August) and is subject to change.

General information on how Jazz events will occur: Online ticket purchase will be required. See elsewhere for the links to purchase tickets. There will be limited in-person attendance tickets available. The rest of the attendance will be online. People attending in person will be required to wear a mask. Bring your own mask or purchase one at the door for \$1 cash. Ticket purchase links will be sent out by email, so please register on our website, [www.cliffbungalowmission.com](http://www.cliffbungalowmission.com), and go to the bottom of the first page to register.

Jazz Nights – Wednesday, September 2 – start of new jazz season from September 2020 to June 2021. Doors open at or before 7:30 pm. Music starts at 8:00 pm.

- Wednesday, September 2 - Tricia Edwards
- Wednesday, October 7 - Viviane Martin

Saturday Jazz Nights – Originally scheduled on Wednesdays; April 1, May 6, and June 3. Now rescheduled to Saturdays; September 26, October 24, November 28. Doors open at or before 7:30 pm. Music starts at 8:00 pm.

- Saturday, September 26 - Cancelled
- Saturday, October 24 - Johanna Sillanpaa

Fall Fling – Spring Fling reformatted to an online silent auction. Details elsewhere in this newsletter. Link to site: <https://app.galabid.com/cbmcaonlineauction>.

Potlucks – Cancelled until further notice

Board Game Nights – Cancelled until further notice

Lilac Festival – Postponed until June 6, 2021

Trivia Nights – Cancelled until further notice

Neighbourhood Watch – rescheduled to Tuesday, September 29. This will be online. Register at [https://cbm\\_neighbourhood\\_watch.eventbrite.com](https://cbm_neighbourhood_watch.eventbrite.com).

This schedule can change depending on what is allowed and the restrictions in place at that time. We will update as new information is available. To receive updates via email, register your email address online near the bottom of the first page of our website, [www.cliffbungalowmission.com](http://www.cliffbungalowmission.com).

## YOUR CITY OF CALGARY



### Safely Dispose of Household Hazardous Waste

Household hazardous items such as propane tanks, oil and chemicals don't belong in your carts. If a container has a hazardous symbol, bring it to a household hazardous drop-off location, even empty containers. Other hazardous items include bear spray canisters, paint and paint cans, automotive batteries, nail polish and remover, and gas or oil.

- Store items in a safe place out of reach of children and pets until you can dispose of them
- Place leftover chemicals in a clearly labeled, sealed container – use the original container if possible
- Take these items to a City landfill or designated fire station for safe disposal
- Reduce your hazardous waste by choosing greener alternatives, like shaving soap instead of aerosol shaving cream

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403-242-4688  
for information

Other Calgary Manor Village Life Center locations: Varsity • Huntington Hills • Rocky Ridge • Fish Creek Park • Currie Green (under development)

# 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	Ted Knudtson	<a href="mailto:cbmca.vicepresident@gmail.com">cbmca.vicepresident@gmail.com</a>
Secretary	Rick Williams	<a href="mailto:cbmca.secretary@gmail.com">cbmca.secretary@gmail.com</a>
Treasurer	Lucy Arellano	<a href="mailto:cbmca.treasurer@gmail.com">cbmca.treasurer@gmail.com</a>
Planning and Development	Rob Jobst	<a href="mailto:cbmca.development@gmail.com">cbmca.development@gmail.com</a>
Environment	VACANT	<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	<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	Shannon MacLeod Mo Saipour Brandon Hossack	

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## MEMBERSHIP AFFINITY PROGRAM

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!

- A8 Financial: 305, 2204 – 2 St SW (Holy Cross Centre), Tel 587-317-2040, 10% off Tax and Bookkeeping services.
- clear float spa: 105, 1800 – 4 St SW, 10% discount (except for the Theta Membership)
- Economy Glass: 101 17 Ave SW, \$10 off auto glass excluding rock chips and 10% off residential glass
- 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
- 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 Spa Wellness: 2206 – 2 St SW, 10% off members for all treatments
- UPS Store: 1811 – 4 St SW, 5% off all products and services (excludes Canada Post products)
- Without Co: #103 – 2115 4 St SW, 10% Discount
- 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."

### Cliff Bungalow-Mission Community Association

## TIME TO RENEW YOUR MEMBERSHIP!

Your membership not only supports the CBMCA but it gives you access to discounts at participating businesses through the Membership Affinity Program (details elsewhere in this newsletter). Our membership year is AGM to AGM so this year's renewal deadline is **November 20, 2020**. To purchase or renew your membership, just fill in this form and either:

- 1) mail it with your cheque to 462, 1811 4 Street SW, Calgary, Alberta, T2S 1W2 or;
- 2) bring to the AGM at the community hall (2201 Cliff Street SW) on November 20 (doors open at 6 pm).

name _____			<b>MEMBERSHIP TYPE</b>	
address _____			<input type="checkbox"/> \$10 single	<input type="checkbox"/> \$20 family
postal code _____			<input type="checkbox"/> new	<input type="checkbox"/> renewal
phone (home) _____	(cell) _____	(business) _____	card no. _____	purchase date _____
email (used only to inform you of community events and important community matters) _____				
			<b>PAYMENT</b>	
			<input type="checkbox"/> cash	<input type="checkbox"/> cheque

# DEVELOPMENT & PLANNING REPORT

by Rob Jobst

## A Busy Summer of Development Activity in the 'Hood

The Planning and Development Committee of the community association has been busy with a number of private and City-led initiatives over the past several months. Here is a "Coles Notes" update on the status of those projects.

### 25th Avenue Condo – Application for Additional Height

As previously reported, this application calls for rezoning the properties at 306-312 25th Avenue from the current maximum height of 15-metres (5-storeys) to allow construction of a 24-metre (7-storey) building. The Cliff Bungalow-Mission Community Association (CBMCA) opposes this latest application for spot upzoning in our community for the following reasons:

- It is in direct conflict with the objectives, intent, and policy of the Mission Area Redevelopment Plan (ARP)
- It will destroy heritage homes and further diminish the community's stock of affordable housing
- Mission can already easily exceed the City's density goals within the current 5-storey maximum
- No "density bonusing" in the form of community improvement projects is being offered for this additional building height.

We expect the application for a land use amendment to go to a public hearing of City Council sometime this fall, where anyone can submit written comments and make a 5-minute verbal presentation for or against the application. We will let you know when that public hearing is scheduled.

### Safeway Liquor Store (504 Elbow Drive SW)



Sobeys, the parent company of Canada Safeway, has applied to convert the long-empty former drug store adjacent to their supermarket into a Safeway liquor store. The CBMCA strongly supports this type of adaptive re-use, believing it to be more environmentally responsible to repurpose a building than to add it to a landfill.

We find the external renovations to be quite attractive and the landscaping plan appears robust and well-considered. These improvements will go a long way to improving the appearance of that high-visibility corner at the southern gateway to our community.

It is a concern, however, that this proposal breaches the City's rule for 300 metres of separation from the nearest liquor store. The community is already well served with three liquor stores on 4th Street between 17th and 26th Avenues and it would be very unfortunate if this store – if approved and while not conforming to that 300m rule – were to force one of those other long-established shops to go out of business.

### Nest Apartments (1801 1 Street SE)



The CBMCA has offered its support to a proposal from the developer to change the use of the “Nest” project from condos to long-term rental. Having lost so many rental apartments in our community to “condo-ization” in the late 1990s and early 2000s, it would be welcome to see more rental added to the inventory of local housing stock. Our understanding is that the units would also be relatively affordable, which would benefit the community.

### **2nd Street “Complete Street” Project**

The City is upgrading the existing bikeway along 2 Street SW from 10th Avenue to 26th Avenue. Plans call for the roadway to be resurfaced with upgrades being made to the shared driving and cycling lanes and the installation of curb extensions to make it safer for people to cross the road.

### **Among the Changes You’ll See Are:**

- Painted bike lanes along both sides of the road
- Parking all moved to the west side of 2 Street SW
- A new all-way stop at 2 Street and 26 Avenue SW
- The net loss of approximately 9 parking stalls and one 20-minute loading zone in that 25-block stretch
- The conversion of a Park Plus paid zone – approximately 19 stalls – into hybrid (free) parking spaces.

The City of Calgary’s website states that “these changes will improve the walking and cycling experience, provide better access and connections to key destinations in this area, and connect to the existing cycle track and pathway system.” The CBMCA supports these enhancements to our pedestrian and cycling infrastructure as promoting both public safety and a more equitable multi-modal transportation network.

*Curious about the goings-on in our community? Got a tip? Want to volunteer with our committee? Contact me at [cbmca.development@gmail.com](mailto:cbmca.development@gmail.com).*

Disclaimer: The opinions expressed within any published article, report or submission reflect those of the author and should not be considered to reflect those of Great News Media and the Cliff Bungalow-Mission Community and/or Residents’ Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

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# Fall Fling

If we have not met, let me introduce myself. My name is Melissa, and I am your community Social Director. It has been my pleasure since early 2019 to plan fun events, assist in running our wonderful jazz nights and host our popular community fundraiser, Spring Fling.

As we know, 2020 has looked much different than planned, but we are adapting to the new normal. We are getting creative on our social events, which means our postponed Spring event, now Fall Fling, will be going virtual. That’s right! We are now hosting this event online as a silent auction. Because of the COVID restrictions and keeping everyone’s safety at the utmost importance, we as a board thought this is a safe and fun alternative to fundraise for our event.

The proceeds of the auction will go towards putting a new wheelchair lift/ramp in the building, which allows greater access in and out of the building for people with mobility limitations and use wheelchairs.

### **How It Works**

Instead of an in-person gathering, you can go online to our auction page where you can view, bid, and win the auction item you desire by bidding the highest dollar amount before the bid closes. Our auction link is: <https://app.galabid.com/cbmcaonlineauction>. Happy bidding!

### **Auction Time**

The auction will open on September 1, 2020, at 1:00 pm and close on September 30, 2020, at 9:00 pm.

### **Auction Methods of Payment**

We accept cash (at time of item pick up), or a cheque (made out to Cliff Bungalow Mission Community Association).

### **Auction Items**

Myself, as well as our awesome team on the board, collected and collaborated with local vendors, sponsors, restaurants, and small businesses to get you some wonderful items. All of the items are posted and are accompanied by a photo so you can see the full item and description along with dollar value for the item.



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## LEARN ABOUT NEIGHBOURHOOD WATCH IN CLIFF BUNGALOW - MISSION

**TUESDAY SEPTEMBER 29, 2020 @ 7:00 PM**

**REGISTER NOW:**

**[CBM\\_NEIGHBOURHOOD\\_WATCH.EVENTBRITE.COM](https://cbm_neighbourhood_watch.eventbrite.com)**



Join us for an information session and learn about how the CBMCA is working to implement a new Neighbourhood Watch program.

Please note that this is a virtual event. Register in advance by visiting:

[https://cbm\\_neighbourhood\\_watch.eventbrite.com](https://cbm_neighbourhood_watch.eventbrite.com)

Once registered, you will be sent the Zoom meetings information.

Please contact us at [cbmca.watch@gmail.com](mailto:cbmca.watch@gmail.com) with any questions.

We look forward to seeing you on September 29!

## Consider Our Community Hall For Your Next Event

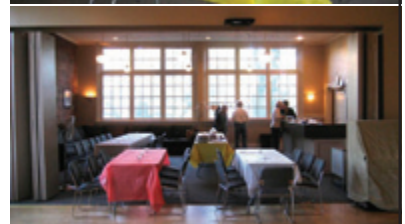
**2201 Cliff Street SW**

Hosting a meeting or special event? Our beautiful, conveniently-located heritage building might be just what you're looking for!

Featuring huge windows on two sides and heritage brick, the hall can be used as one large space or divided by a rolling partition. It can accommodate 104 people standing or 80 seated (chairs and tables are included). Facilities include a kitchen (with stove, oven, fridge and microwave), a wet bar (with double, glass door fridge) and a big screen to use for presentations and films.

Rental fees range from \$75 (for charitable organizations) to \$200.

For more information, contact our hall rental coordinator, Zahra, at [zahra\\_minoosepehr@hotmail.com](mailto:zahra_minoosepehr@hotmail.com). Please provide two or more dates and times, in order of preference, and indicate what your intended use will be.





# BUSINESS CLASSIFIEDS

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## THE CLIFF BUNGALOW - MISSION

### JAZZ SERIES PRESENTS

## Jazz under the Cliff with Vivian Martin Quartet

Wednesday October 7, 8:00 pm

Cliff Bungalow - Mission Community Centre  
2201 Cliff Street SW

Cover: \$15

Tickets on sale online – see bottom of this message

This event will have both a small in-person audience and an online audience. Tickets to be bought online for both. If you are part of the live audience, please bring your ticket. Masks are required – bring your own or purchase at the door for \$1.

Vivian Martin – Vocal

Neil McVey – Guitar

Stefano Valdo – Bass

Robin Tufts – Drums

Viviane Martin has been gracing the jazz scene in Canada for 30 years. With and long-time friends and musical partners; Stefano Valdo on bass, Neil McVey on guitar and Robin Tufts on drums they are bringing a playful and adventurous spin on jazz standards and more. Sit back and enjoy this musical ride filled with the joy and love of jazz.

*"She brings warmth, intensity, a resonant tone and fluid, idiosyncratic phrasing to her interpretations of both standards and more offbeat material." – Festival Int'l De Jazz De Montreal*

Tickets go on sale on September 1, 2020.

**CLIFF BUNGALOW JAZZ SERIES PRESENTS**

**NEIL MCVEY**  
GUITAR  
**STEFANO VALDO**  
BASS  
**ROBIN TUFTS**  
DRUMS

*Viviane Martin*

**Wednesday October 7, 2020**

Doors open: 7:15 pm  
Show starts: 8:00 pm  
Tickets Available Event Brite \$15.00  
cliff bungalow - mission community centre 2201 cliff st sw

### Ticket Links

- For in-person attendance: <https://www.eventbrite.ca/e/116515610327>
- For online attendance: <https://www.eventbrite.ca/e/116524113761>

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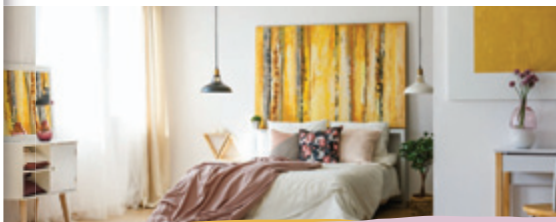
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