

THE MISSION

MARCH 2019

STATEMENT



www.cliffbungalowmission.com

THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION



Photo by Ken Hryciw



RIVERWALK

Senior Living

An innovative senior living residence is proposed near you! 528 25 AV SW



Website: riverwalkseniors.com
Email: info@riverwalkseniors.com
Phone: 587-747-0317

Seniors have many decisions to make when planning for their future housing needs: from downsizing, deciding on whether to be close to family, choosing a large or small community, and even deciding on the timing of transitions. It is a process.

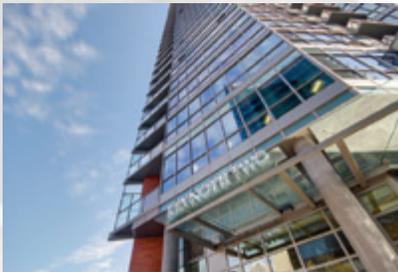
While every person must choose what suits their needs best, Riverwalk's continuum of care would ease those sometimes difficult transitions, enabling seniors to thrive in a safe, supportive and welcoming community. It would allow residents to age-in-place, avoid social isolation, benefit from its wellness programs, and have the freedom to meet their daily needs both within an amenity-rich building and broader community by way of the convenient, walkable, and accessible streets of Cliff Bungalow-Mission.



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Celebrating home ownership is another huge part of what the Plintz Real Estate team does. “We help people buy and sell their homes,” says Plintz. “But more importantly, we help them own their homes. We stay connected long after we hand over the keys.” Since the beginning, about 1,000 sales ago, Plintz and his team have been building long-term relationships.

Although they have been recognized for several record sales over the past few years, despite the economic slowdown, they focus on being a team that cares and delivers, not one that sets sales records. But they enjoy doing that too!

Dennis Plintz
403-608-1112
dennis@plintz.com

Luke Nichols
403-991-8110
luke@plintz.com

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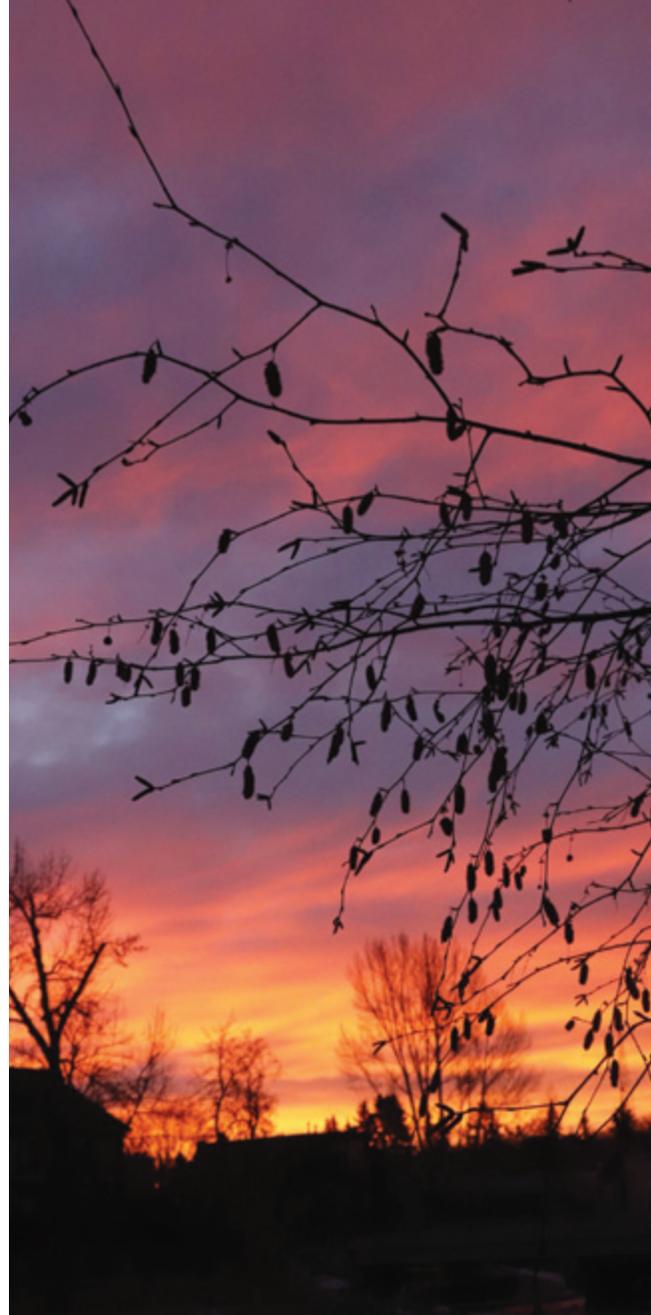
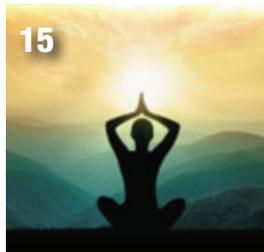
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Disclaimer: The opinions expressed within any published article, report or submission reflect those of the author and should not be considered to reflect those of Great News Media and the Cliff Bungalow-Mission Community and/or Residents' Association.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

Great News Media and the Cliff Bungalow-Mission Community and/or Residents' Association 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.

PRESIDENT'S REPORT

Spring Fling fundraiser - April 13

This is a fun event with food, drinks, music and a silent auction. We have confirmed the very popular Ad Hoc band that has an upbeat sound that gets everyone tapping their toes or dancing. If you would like to help with planning, set up, or obtaining silent auction items, please contact cbmca.socialevents@gmail.com.

Some changes on our CBMCA board

Amanda West has stepped down from the board as her work term in Calgary is over and she moved back to Vancouver. We thank her for all that she has done for this community and wish her all the best in the future.

Two new Directors-at-Large have been appointed to the Board: Lucy Arellano and Brendan Hossack.

New Membership Affinity Program supporter

Economy Glass, a long-time community business, has joined our Membership Affinity Program. Elsewhere in this newsletter is a listing all of the participants and what they offer our members. You just show your up-to-date membership card. Current memberships should have a sticker with "To AGM 2019"

Proposed development at 25th Avenue and 5th Street SW

This proposal went to planning commission on February 7. This is a technical review body that looks at major proposals like this. City administration's report to the commission recommended an amendment to the Cliff Bungalow ARP for the area between 4th and 5th Street SW and between 24th Avenue SW and Elbow Drive SW (equivalent to 26th Avenue SW). They are proposing a Special Study Area for that part of the community, which effectively up-zones a significant portion of the community. The Community-High Density building block from the city's Developed Areas Guidebook

would apply to that area of the community. In the hierarchy of city planning documents, the Developed Areas Guidebook is above ARPs. The Community – High Density building block is 10+ storeys. This proposal was not discussed with the community and only came to light in the city administration's report to the Calgary Planning Commission.

The current date of the public hearing of City Council is Monday, March 18. Council will either approve or not approve the land use change that is required for what is proposed to be built. This means this will be a political decision. Anyone interested can submit a letter prior to the hearing and can speak for five minutes at the hearing. We will also let you know what additional steps you can do to make your views known to City Council and some key points you can make. This will be critical to swaying how council responds to this proposal. Look elsewhere in this newsletter for more information.

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, so around three times the current approved land use. While we support increased density and the ARP 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.

This has been 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 that we are not against the proposed use – seniors living.

	515 21 Avenue SW \$1,598,000	Contemporary 3 bed / 3 bath, 2800 sqft developed, Sturgess Architecture townhome, customized by iconic interior designer Douglas Cridland. Urban living with 4th Street shops & restaurants and river pathways right around the corner
	Dazzling downtown and river valley views from this NW corner / top floor of Renfrew House. Vibrant 4th Street shops and restaurants, the Glencoe Club and a multitude of the City's most sought after amenities are part of the community.	
#709, 3204 Rideau Place SW \$425,000		
BRIAN MAHONEY & ASSOCIATES Realtors for your life 403.259.4141 FAX 403.592.8956 #10, 6020 - 1A STREET SW, CALGARY, AB, T2H 0G3  INFO@REALTORSFORYOURLIFE.COM		

MARCH COMMUNITY CALENDAR

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

Jazz Concert – Wednesday, March 6 @ 7:30pm

Featuring talented local artists playing in our historic venue. Details elsewhere in this newsletter. Next date is April 3.

Potlucks – Sunday, March 10 @ 6pm

Bring something to share and meet your neighbours. Good food and great conversations. All are welcome including the kids. The April date is Sunday, April 14

Board Game Night – Saturday, March 23 @ 7pm

Bring a board game and some snacks. Cash bar. No entry charge. Next date is Saturday, April 27.

Trivia Night – Thursday, March 28 @ 7pm

Join us for a fun evening at Joyce on 4th as we compete with other locations in Canada and the US. Help us be the #1 location! Next date is Thursday, April 25.

Movie Night – Sunday, March 31 @ 7pm

“Life Off Grid – A Film About Disconnecting”. We need help at 5 pm with the set up and making the popcorn.

Gentle Yin Inspired Yoga – Begins April 1 @ 7pm

This is a new event that will continue every other Monday until June 24. See details elsewhere in this newsletter.

Spring Fling – Saturday, April 13

Want to get involved? Have something for the Silent Auction? Contact cbmca.socialevents@gmail.com.

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



Marriage Restoration

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COMMUNITY POTLUCK DINNER

Sunday, March 10, 6 pm



CLIFF BUNGALOW-MISSION
COMMUNITY CENTRE
2201 CLIFF STREET SW

JOIN
US!

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

For more info:
cbmca.socialevents@gmail.com

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

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 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	cbmca.president@gmail.com 403-229-2762
Vice President	VACANT	cbmca.facility@gmail.com
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Directors-at-Large	Ken Hryciw Kate Zago Erika Ladouceur	Brandon Hossack Lucy Arellano

Joe Ceci
for Calgary-Buffalo
Fighting for you

Authorized by Alberta's NDP - 1-800-465-6587

  RachelNotley.ca



THE CLIFF BUNGALOW - MISSION JAZZ SERIES PRESENTS



CBM Jazz Series Presents
DG DUO

Deb Rasmussen & Glennis Houston
Sheldon Zandboer (piano), Jeremy Coates (bass),
Robin Tufts (percussion)

Wed, Mar 6
8 - 10 pm | Cover \$15
Cliff Bungalow-Mission Community Assn.
2201 Cliff St SW, Calgary

Cover: \$15 cash (Seniors, Students & CBMCA Members \$10)
Doors @ 7:30 pm; Music @ 8 pm
No reservations taken; rush seating only. Come early, enjoy a beverage & get a good seat.

Glennis Houston and Deb Rasmussen come together as the DG Duo to explore the harmonic possibilities of two voices at play. Two noted jazz vocalists, they perform their own original compositions and arrange familiar jazz, blues and pop tunes to uncover new harmonic and improvisational possibilities. Their joyful take on the interplay of two voices engages audiences and leaves them delighted.

Performance Schedule: 2018/ 2019

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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CLIFF BUNGALOW-MISSION
COMMUNITY ASSOCIATION ANNUAL

spring fling

SATURDAY, APRIL 13

Community Hall, 2201 Cliff St SW

6:30pm - Midnight

Ad Hoc Band playing at 8pm

Tickets \$10 at the door

Silent auction proceeds will go toward the
CLIFF BUNGALOW AND MISSION COMMUNITY
GARDENS

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!

- 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
- 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. Residents may purchase a membership by using the membership form in this newsletter or online at our website www.cliffbungalowmission.com, click on "Get Involved."

New Director-at-Large:



Brandon Hossack

Brandon was born and raised in southwest Calgary, attending Sir James Lougheed Elementary, AE Cross Junior High and Central Memorial High School(s). After he finished grade school he moved south to attend the University of Lethbridge where he completed a Bachelor of Science, majoring in Kinesiology. Brandon graduated in 2016 and returned to Calgary in hopes of finding work and living in his hometown again. He was able to find a job in healthcare, working closely with orthopaedic medicine in and around the hospitals of Southern Alberta. Most importantly, however, he found a great neighbourhood to live in – Cliff Bungalow-Mission.

BOARD GAME NIGHT

Saturday, March 23, 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



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_minosepehr@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.

CLIFF BUNGALOW - MISSION
COMMUNITY ASSOCIATION
PROUDLY PRESENTS

TRIVIA NIGHT

AT
THE JOYCE ON 4TH
Thursday

March 28th, 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

Photo: tytlat.com

Cliff Bungalow - Mission
Community Association
Presents

Spring Movie Night

**SUNDAY
MAR 31ST
7:00 pm**



Showing:
Life Off Grid

Free Admission for Members & Guests!
Free Popcorn and Pop!




**SARAH
SCOTT**
Re/Max Len T. Wong
& Associates

Call me first for
a complimentary
market analysis.

403-805-8027
sarahscott@lentwong.com

Cliff Bungalow – Mission Community Centre
2201 Cliff Street SW

“Life Off Grid – A film About Disconnecting”

A two-year journey exploring the lives of Canadians in every province and territory who have made the choice to disconnect. This film is about people who have chosen to build their lives around renewable energy, with beautiful, inspiring, and often challenging results.

Want to help? Come at 5 pm and help set up and make popcorn.

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







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Gentle Yin Inspired Yoga

April 1 – June 24 2019
 7:00-9:00 PM at 2201 CLIFF ST SW
 (every second Monday, BYO mats & props)



All donations will go to the
 Cliff Bungalow – Mission Community Association

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Хэлийг MUNDRET
ΝΙΔΙΩΜΑΤΙΚΟΣ THÀNH NGỮ

“Read the riot act”



Meaning: To be told to behave oneself or be harshly punished.

Origin: In 18th century England, this was an official document recited whenever a mob erupted. It officially gave the British government authority to declare a group of more than a dozen people a threat to the peace, and many who refused to disperse were killed.

LOC2018-0143 — Riverwalk Proposal at 25th Avenue and 5th Street SW



This proposal is going to a public hearing of City Council on Monday, March 18. You have an opportunity to make your views known to City Council. On the day of the hearing, you can speak to City Council for five minutes. They may or may not ask you questions. Comments should be short and to the point because of this time limit. A very effective way of getting your views across to City Council is to send each member of City Council an e-mail about a week to 10 days prior to the hearing date.

The following are some points the community association has made at various points in past months that might help you in your comments (personalize in your own words):

- The Cliff Bungalow – Mission Community Association (CBMCA) is not against the proposed use for this site – that of seniors living.
- We are not against change as some people are saying to our position on the matter. Indeed, this community has had a lot of change over the years, probably one of the communities with the most change in Calgary.
- The CBMCA is pro-densification. Inner-city communities each play an important role in accommodating the expected doubling in population over the next 60 years. However, we believe 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.
- The application is in direct conflict with the objectives, policy and intent of the current Cliff Bungalow Area Redevelopment Plan (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 liveability.
- Densification does not require tall buildings. Density is possible and desirable if the buildings are of modest height. At an average density of 8,945 people/km², 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 (for comparison Chinatown at 8,274 people/km² and Beltline at 8,999 people/km²). 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.
- In June 2016, the CBMCA organized a community-wide workshop to hear directly from residents what they think of certain planning matters. Most respondents (85%) agreed the ARP should be respected by the City and developers. The Cliff Bungalow 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 Municipal Development Plan (MDP).

- 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 City has done no City of Calgary public consultation on the proposed Special Study Area amendment to the Cliff Bungalow ARP. This is a significant portion of the community and there should be proper public consultation. The CBMCA offers their community hall for such consultation.
- Within the Special Study Area, there are some significant historic resources. The area includes three buildings identified on the City's Inventory of Evaluated Historic Resources (the Laurence Apartments, the Gordon Suites, and the Himmelman Boathouse).
- Within the Special Study Area, there are two major businesses that help anchor 4th street (Earl's and Wurst). They both suffered significant flood damage in 2013 and they invested significant funds to be able to reopen. In addition, while not on the City's Inventory of Evaluated Historic Resources, the Wurst location is in a historic building also (former Franzis Gasthaus with its iconic sign – still in use).
- There has not been proper public consultation by the City on possible provision of community benefits if this land use change is approved by Council. There should be a special consultation process by the City on this if Council decides it wishes to approve this land use change. The CBMCA offers their community hall for such consultation.
- There are many more points that you might put forward in your submission to Council, either verbally or by e-mail.

City Council Contact Information

- Mayor Nenshi - themayor@calgary.ca
- Ward 1 – Councillor Ward Sutherland – ward.sutherland@calgary.ca
- Ward 2 – Councillor Joe Magliocca – joe.magliocca@calgary.ca
- Ward 3 – Councillor Jyoti Gondek – jyoti.gondek@calgary.ca

- Ward 4 – Councillor Sean Chu – sean.chu@calgary.ca
- Ward 5 – Councillor George Chahal – george.chahal@calgary.ca
- Ward 6 – Councillor Jeff Davidson – jeff.davidson@calgary.ca
- Ward 7 – Councillor Druh Farrell – druh.farrell@calgary.ca
- Ward 8 – Councillor Evan Woolley – evan.woolley@calgary.ca
- Ward 9 – Councillor Gian-Carlo Carra – gian-carlo.carra@calgary.ca
- Ward 10 – Councillor Ray Jones – ray.jones@calgary.ca
- Ward 11 – Councillor Jeromy Farkas – jeromy.farkas@calgary.ca
- Ward 12 – Councillor Shane Keating – shane.keating@calgary.ca
- Ward 13 – Councillor Diane Colley-Urquhart – diane.colley-urquhart@calgary.ca
- Ward 14 – Councillor Peter Demong – peter.demong@calgary.ca
- City Clerk's Office – Laura Kennedy - cityclerk@calgary.ca

Notes: The location of this proposal is in Ward 8 (Councillor Evan Woolley), which is west of 4th Street SW in our community. Ward 11 (Councillor Jeromy Farkas) is east of 4th Street SW in our community. Submissions to the City Clerks Office become part of the official record of submissions. However, sending comments to each Council member makes sure they get our messages unfiltered.

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

SAMARITAN CLUB OF CALGARY SPRING SUPER SALE: Held on Saturday, April 27th, 2019 from 9AM to 1PM at the Hillhurst-Sunnyside Community Centre (1320 - 5th Ave NW). Includes collectables, clothing for all, books, toys, art, shoes, tools, jewelry, furniture, linens, household goods and much more. All proceeds to Calgarians in need.

BUSINESS CLASSIFIEDS

For business classified ad rates call Great News Media at 403-720-762 or sales@greatnewsmedia.ca

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NEIGHBOURHOOD CONFLICT? Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.



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