

THE MISSION

JULY 2020

# STATEMENT



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THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION

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**2201 CLIFF STREET SW**

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For more information please contact us at  
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We look forward to seeing you on April 28!



# Consider Our Community Hall For Your Next Event

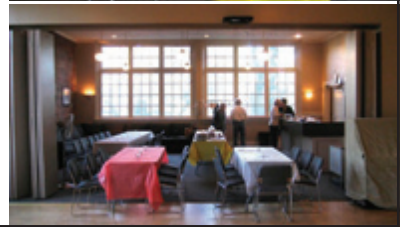
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Rental fees range from \$75 (for charitable organizations) to \$200.

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.



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# JULY COMMUNITY CALENDAR

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

Due to COVID-19, we have no scheduled community events in the hall to the end of August. We cancelled or rescheduled most events that were originally scheduled to that time. The following is the latest information we have at time of writing (early June) and subject to change.

## Jazz Nights

Wednesday, September 2

Start of new jazz season from September 2020 to June 2021

## Saturday Jazz Nights

Originally scheduled for Wednesdays; April 1, May 6, June 3. Now rescheduled to Saturdays; September 26, October 24, November 28

## Spring Fling

Rescheduled to Saturday, September 12 (Fall Fling)

## Potlucks

Scheduled to restart on Sunday, September 13

## Pathway and River Clean Up

Rescheduled to Saturday, September 19

## Board Game Nights

Scheduled to restart on Saturday, September 19

## Lilac Festival

Rescheduled to Sunday, September 20

## Trivia Nights

Scheduled to restart on Thursday, September 24

## Neighbourhood Watch

Rescheduled to Tuesday, September 29

This schedule can change depending on what is allowed and the restrictions in place at that time. We will update as required. 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).

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## **Things Have Changed and Will Continue to Change – Please Sign Up for Email Updates**

We all know how things have changed and are continuing to evolve due to COVID-19. CBMCA is continuing to try to keep up with the changes and make sure we are compliant with current rules. The newsletter is not frequent enough to communicate things that are changing in regards to the community association and the community centre. We also share the Cliff Bungalow School building with the Montessori School of Calgary, so we need to be compliant not only as a community association but also in conjunction with the school and the rules they must follow. In order for us to keep you up to date, please register your email address near the bottom of the first page of our website at [www.cliffbungalowmission.com](http://www.cliffbungalowmission.com).

## **The Community Centre is Closed for Most Activities Until August 31**

While our community hall must remain closed, some specific activities are allowed with limitations, such as day camps. At the time of writing, the music teacher associated with the Montessori School is planning a summer day camp. To learn more about this, go to <https://shinemusiccamp.ca/>.

We are hoping that some of our regular community activities can start up in September but at the time of writing (early June) we do not know if that will happen and under what rules. For example, our allowed capacity would be severely limited under the current two metre social distancing rule. The community calendar elsewhere in this newsletter is subject to change. This is another reason to sign up for email updates.

## **I Received a Question About the Donations We Made**

A community resident wondered how we were able to make those donations we listed in the last newsletter. In addition to community-specific allowed uses of gaming funds (e.g. community centre expenses), all AGLC registered organizations such as ourselves are able to make donations to other not-for-profit organizations subject to certain limitations and rules. We followed those rules and did those one-time donations during this COVID-19 time.

## **Bilingual Stop Signs Graffiti**

On or around May 22, seven of the bilingual stop signs along 2nd Street SW were vandalized with black spray

paint. This is very upsetting, but we know this community has been very supportive of our rich history and our efforts to recognize that history. However, it does point out that we all need to be observant on what is going on around us so we can help report situations like this and note the circumstances.

The black paint was removed on May 23, but the City removed all seven signs as there are reflective portions on the signs that make them visible at night and that were removed during the clean up. They will be replaced, this time with a graffiti resistance coating.

## **300 Block 25 Avenue SW**

Last month, I 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.

On May 13, we met online with the proponents of this proposal. The proposed building is almost exactly the same as the previous two applications (subject to the new land use rules). On May 27, we met online with Councillor Jeromy Farkas and had a good discussion with him. Sometime in the future this matter will go to a public hearing of City Council where anyone can submit written comments and can make a five-minute verbal presentation.

The community association opposes this application as noted in an article elsewhere in this newsletter penned by our planning and development director Rob Jobst. Several of the adjacent condo buildings also oppose this application.

One key difference for this application is that the applicant is totally responsible for community consultations. That's usually in the form of a marketing style of consultation. We were blindsided by this for the Riverwalk building consultation (5th Street and 25th Avenue SW). So, note this key change in the process and take that into account if you provide feedback to the applicant.



# Take a Deep Breath

Dolphins are known for their ability to spend a large amount of time underwater without having to come up for air. Shockingly, sloths are able to spend more time underwater than a dolphin. Dolphins need to come up for air about every ten minutes, whereas a sloth can last about forty minutes due to their ability to slow their heart rate.

At some point in the future, we may send out one or more emails updating you on where things are and what you can do. Again, another reason to register your email address on our website.

### Congratulations, Shannon and Scott

On May 5, Shannon MacLeod and Scott McKenna welcomed baby girl Presley into their world. Shannon is a director at large on the board and Scott used to be on our planning and development committee. Congratulations, Shannon and Scott.

### Looking for a New Environment Director

We currently have a vacancy on the board for the environment director. If someone is interested in exploring taking on this role, please contact me at [cbmca.president@gmail.com](mailto:cbmca.president@gmail.com). We can set up an online meeting at a mutually agreeable date and time.

### Ted Best

Last month we noted that we are working on recognition of the efforts of Ted Best and his wife Bette to create what is known unofficially as Goose Park (26th Avenue and 1st Street SW) and to recognize those who worked on the Promenade along 26th Avenue SW. We have approval from AGLC for use of gaming funds and have submitted applications to the City. We will keep you posted.

## 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).

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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	Ted Knudtson	<a href="mailto:cbmca.vicepresident@gmail.com">cbmca.vicepresident@gmail.com</a>
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Heritage	Marilyn Williams	<a href="mailto:cbmca.heritage@gmail.com">cbmca.heritage@gmail.com</a>
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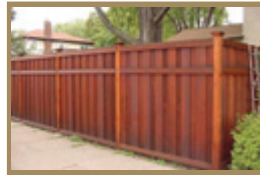
Did you know that you can save money by showing your Cliff Bungalow – Mission Community Association membership card at local businesses? The shops and restaurants listed below offer discounts and special offers to CBMCA members. Just show your up to date membership card!

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- 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."



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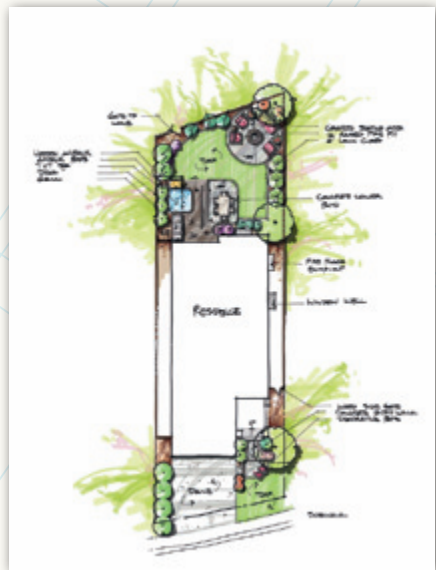


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Rouleau House  
May 2017, CHI



Rouleau House  
Restored  
May 2020, CHI

# Rouleau House: Restoration Revealed

Built in 1885 in the Queen Anne Free Classic style, Rouleau House at 141-18th Ave SW is the oldest surviving building in Calgary's historic Mission district.

The original home site was part of a two quarter-section block of land secured by Father Albert Lacombe and Father Hippolyte Leduc for the Oblates of Mary Immaculate in 1883. Acquired as homesteaded land, it was transferred to the Oblates who had it subdivided into lots with the intent of establishing a Roman Catholic Francophone settlement south of Calgary. The village of Rouleauville (later Mission) was named after the home's most prominent owner, noted physician, surgeon and benefactor to the community, Dr. Édouard-Hector Rouleau, along with his brother, Judge Charles-Borromée Rouleau.

The charming home featured a simple gable-fronted structure and had a kitchen at the rear. The tall bay windows, ornamental fretwork in the gable, and narrow-segmentally arched windows reflect the Italianate and Second Empire architectural styles, which were popular in central Canada at the time. The Glenbow's historic photo was published in the book "Picturesque Calgary" in 1900 (p. 133).

The home was constructed for businessman Edwin R. Rogers on Lot 27, which later became the La Chamriere Restaurant parking lot. It was sold to Édouard in 1887, who, a year later, had the home moved two lots over to 114 St. Joseph's St (now 18th Ave SW) and extended. In 1905 it was sold to the McHugh family. The home functioned as a private residence, and at times a boarding house. It survived a fire in 1950, then was slated for demolition in 2003.

"Countless letters poured in to city hall from concerned community members as soon as the news of the application for the house's demolition broke out into the public in 2003. In addition, articles on the house and

its history became common as the dispute on its preservation grew bigger. The 'Les Amis de Maison Rouleau' or 'Friends of the Rouleau House' was quickly formed and urged more citizen involvement on the issue. With the help of the Calgary Civic Trust, requirements were met and the relocation of the house was approved and supported by the city in March of 2005. City documents deemed the Rouleau house on the "A" List of the City of Calgary Inventory of Potential Historic Sites and merits preservation and designation as a Municipal Historic Resource." (Source: rouleauhousecalgary.synthasite.com)

The City moved the house again (in 2005) onto a new foundation at its current location adjacent to St Mary's Parish Hall and the historic CNR railway station, now home to Alberta Ballet. The rear kitchen was removed. It sat empty and boarded up until restoration began in the spring of 2019 on the heels of the Enoch Sales fire in nearby Victoria Park. The CBC (Feb 12, 2019) reported that the \$1.45 million restoration included replacing the siding, the roof, electrical and mechanical systems.

While a new tenant has not been formally announced, according to City documents, Rouleau House is situated on property included in the Alberta Ballet lease agreement, that expires in 2035. Alberta Ballet previously commissioned a feasibility study to determine if the site was suitable for their future growth plans. (Source: City of Calgary LAS2014-25 ATTACHMENT 5 Historic Buildings Snapshot).

Heritage Calgary relayed that Rouleau House may be brought forward to City Council for municipal designation this fall.

*(Additional Sources: City of Calgary, Inventory of Historic Resources, and the Calgary Historical Walking Tour: Mission and Cliff Bungalow, 2001)*



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UPDATES IN THE COMMUNITY HALL

# Community Association Opposes Over-Sized Condo Application

by Rob Jobst

It's déjà vu all over again. A 25th Avenue condo project that the community association opposed several years ago (but which never received development approval due to a technicality) has been resurrected. The 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 floor-area-ratio (FAR) of the project – the total usable floor area of the building divided by the gross area of the lot – would also increase from 3.5 to 4.5.

Put simply, the developer is seeking the City's approval to develop a taller, larger building than it could under the current zoning. If that sounds familiar, it's because we recently went through this process with the Riverwalk senior living facility that is now under construction directly north of the Safeway. In that case, the City approved the developer's application to rezone the property and erect a building three times the previously-allowable height.

As with the Riverwalk project, The Cliff Bungalow-Mission Community Association (CBMCA) will be vigorously opposing this latest application for spot upzoning in our community. Here, in brief, are the reasons why we believe that the City of Calgary should deny approval for this rezoning application:

### **It is in direct conflict with the objectives, intent and policy of the Mission Area Redevelopment Plan (ARP)**

Spot upzoning is not good planning. It is arbitrary and damaging to change land use for a small parcel at variance with a comprehensive community-wide plan.

The zoning that was established in 2006 for the majority of Mission was designed to protect, encourage and perpetuate the unique character of the neighbourhood. City Council, in setting a maximum height of five floors in that Direct Control zone, acknowledged that considerable density could be achieved in Mission while respecting and conforming to the existing scale and traditions in the community.

### **It is not sensitive to its context and will not complement adjacent properties**

The context of the application site on the north side of 25th Avenue consists of two- to five-storey buildings – including Edwardian era houses – for almost the entire length of 25th Avenue in Mission. The XOLO building, across the alley to the north of the application site, perfectly conforms in spirit and built form to the present zoning and would be very negatively affected, thrown into shadow and overlooked by an oversized and incompatible new development.



Land use zoning by definition means there are boundaries where the City and stakeholders have defined the uses, forms and allowables that protect and enhance neighbourhood character. One of those boundaries is 25th Avenue.

### **It will destroy heritage homes and further diminish the community's stock of affordable housing**

This project would result in the loss of four of the few remaining Edwardian-era heritage houses in Mission. It would also cause the loss of affordable dwellings and the diminishment of housing diversity – and the diversity of people – in the community.

### **It does not represent a sound approach to community building**

Spot upzoning of this sort is a highly counterproductive practice that – rather than upholding a stable planning framework – introduces a level of unpredictability which is confusing to community residents, contradictory to good city planning, and could set a damaging precedent, moving us even further away from a planned approach to sensible densification.

In summary, the CBMCA believes that this proposal for piecemeal zoning is antithetical to sound planning practices and detrimental to neighbouring properties and the community as a whole. A great many developers have built successful projects under Mission's existing Direct Control land use – soon to be joined by the developers of a 5-storey rental project just to the west of this site – and we see no reason that this applicant cannot develop a successful project within that same framework.

*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).*



# Tick Season is Here

by Dr. Christian Jones

As a Veterinarian in Calgary, I get asked nearly daily about parasite prevention for dogs and cats. I would like to briefly talk about ticks and tick prevention for your furry family members. Ticks are the most common external parasite of dogs in the Calgary area. Tick season locally is typically from April to October, but they are active anytime the weather is above four degrees. You do not need to leave the city to come across ticks, as every year I see numerous dogs come in to have ticks removed after being in Fish Creek park or in off-leash areas. Ticks are parasites in the same family of spiders who get nutrients by latching onto an animal or person and feeding on their blood. An adult tick will be roughly the size of a sesame seed so are difficult to see, but will grow as they feed, with some getting larger than a raisin. Ticks can both cause irritation and discomfort to a pet, as well as transmit numerous diseases, such as Lyme Disease. Make sure to check your animal for ticks after going for walks in grass longer than 4 inches (10 cm), or after your animal comes in contact with trees or bushes. Ticks will tend to attach between the toes, in the ear, armpit, and groin areas of animals, but can attach anywhere. For the best prevention methods, talk to your vet about products that repel and/or kill these parasites before they can transmit diseases. If you find a tick on your pet, call your vet, as we will want to remove the tick and send it to the lab to test for Lyme disease.

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# Bridges

## from the Past to the Future

by Anne Naumann

Calgary River Valleys (CRV) was formed in 1990 at the request of Calgary City Council as the River Valleys Committee (RVC) and was placed under the Parks Foundation Calgary's umbrella. It was created to provide an opportunity for Calgarians to participate in the development of policies and projects to manage use of Calgary's river valley system. We consider ourselves the "Voice of Our Rivers".

Our volunteer-run organization was extensively involved in the Plan-It Calgary process that resulted in the development of the "Principles and Design Considerations for River Crossings" that form Appendix B in the Calgary Transportation Plan (CTP).

### Green Line LRT and Deerfoot Trail Bridges

Recently, CRV was invited to provide feedback on two important City of Calgary projects regarding proposed bridges to span the Bow River: the Green Line LRT and the Deerfoot Trail Expansion project. Anytime a new bridge is being considered, city planners need to keep in mind that a bridge is human development within a watercourse ecosystem. Our river valleys are a valuable natural asset, are the homes for fish, migratory birds, and other wildlife, and we need to protect these areas as much as possible when considering bridge projects. We appreciate the challenges the City teams face trying to balance competing interests to provide the best planning recommendations, so seek to inform them so that they are aware of all possibilities.

For the Green Line LRT, CRV provided a submission to the Green Line Committee regarding the change to a bridge versus a tunnel to cross the Bow River. Our submission was guided by the Principles for River Crossings from the CTP. You can find more information about the Green Line LRT at: <https://engage.calgary.ca/greenline> Key points we raised included:

- Emphasizing the environmental and social aspects of a bridge instead of a tunnel need to be balanced with the economic aspects,
- Asking whether the new bridge location was determined as being the best for a bridge crossing or was the location chosen based solely on the previously



planned tunnel alignment,

- Noting there are already 12 bridges within 2.5 km of the proposed new LRT bridge site downtown, and each bridge represents additional cumulative impacts on the river ecosystem,
- Noting any new bridge should be built to withstand significant flooding and riverbed erosion, and it also presents an opportunity after construction to restore some of Calgary's degraded riverbanks to improve wildlife habitat, and
- Requesting that technical documentation supporting the recommendation for the bridge location be made publicly available.

Next month we will let you know more about our involvement with the Deerfoot Trail project.

### Reimagining Stewardship Programs

As with so many things in 2020, CRV is investigating ways of conducting our projects in a modified way to protect our staff, volunteers, and the public. For the last several years we have set up an interactive booth at the Creekfest event hosted by the Friends of Fish Creek Provincial Park Society. This year, the Friends of Fish Creek are having to adapt and change so that they can offer their 10th annual Creekfest event to the public, as Creekfest-Reimagined. CRV will be joining other partner organizations from across the city so each can showcase the amazing work they are doing in support of the environment, education and recreation in our beloved green spaces.

Creekfest-Reimagined will start on Saturday, July 18 and continue for a full week of virtual, educational offerings. If you are interested in being made aware of our virtual programming, you can join our contact or membership list at: <http://calgaryrivervalleys.org/membership-donations/>.

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