

mission statement



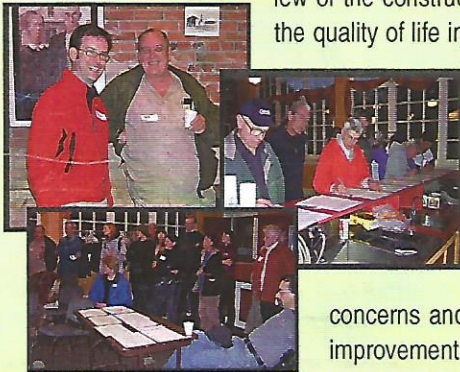
The Newsletter for Friends and Family of Cliff Bungalow Mission Community Association

Volume #1 November - December 2004

Construction Blues Meeting Report

By David Bernier and Bill Longstaff

Closed sidewalks, traffic interruptions and littered streets are only a few of the construction woes jeopardizing the quality of life in our community. In



response to the increasing frustration felt by our residents, the community association held a Construction Blues meeting to hear their

concerns and suggestions for improvement. A lively exchange of views resulted in a long list of both

problems and solutions. These fell into three major categories: planning concerns, off-site effects, and bylaw enforcement.

Planning Concerns

Many participants felt that the number of projects is excessive, that they should be more realistically scheduled and contingency planning should take in the big picture, i.e. the affect on the entire community.

The neighbourhood's traditional atmosphere should be respected and attempts to change it curbed. Downzoning from the RM6 and RM7 areas should be considered to maintain community character. There was a particular concern about closed sidewalks and pedestrian safety around construction sites. Many felt that covered

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ANNUAL GENERAL MEETING (AGM)

Cliff Bungalow-Mission Community Association
2201 Cliff St. SW (2 blocks west of 4th St. on 22nd Ave.)

FRIDAY NOVEMBER 26, 2004 7 p.m.

This meeting, followed by a wine and cheese social and entertainment, will report on activities of your Community Association over the past year, guaranteed NOT to be dull, and elections will be held for Board positions. Become involved by attending this meeting and buying a membership at the door, entitling you to vote. We look forward to seeing you there!

Call for Nominations for 2005 CBMCA Board of Directors

If you wish to stand for election for a Board of Directors position, or wish to nominate another person as candidate, please submit your written and signed application, containing your contact information, to 'Board Application', CBMCA, Box 462, 1919B - 4th St. SW, Calgary, AB T2S 1W4

Fine Arts Event

Friday November 12th and Sat. November 13th
at CBMCA Community Association

inside:

- 4 - In the Hood
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- 8 - Residents Offer Solutions
- 14 - 4th Street BRZ



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- Sat. Nov. 13 10:30am "Will I Outlive My Savings?" Seminar
 Thurs., Nov. 18 1 To 4 Christmas Tea & Bazaar
 Wed., Nov. 24 2:00pm Ogden House Kitchen Band - Entertainment

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Sneak Preview



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Mission Statement

"Cliff Bungalow-Mission Association exists to provide leadership, support and resources to protect and enhance the unique and diverse natural, architectural, historic and social environment of the community."

This Newsletter is published bi-monthly by The Hard DiskCafe for the Cliff Bungalow-Mission Community Association.

November / December 2004



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From the Editor's Desk

Our Ward 8 candidates Meeting was well attended by members of the community. The meeting was actually decided upon at our Construction Blue's meeting and was meant to get the candidates to 'step up to the plate' and tell us what they would do, if elected, to remedy some of the many trials and tribulations as put forward in the Construction Blues Meeting highlights in this newsletter.

The candidates, in alphabetical order, Alan Chamberlain,

Election Results

Madeleine King = 3040 votes
Steve Chapman = 2894 votes
Matt Urquhart = 573 votes
Alan Chamberlain = 402 votes

Steve Chapman, Madeleine King and Matt Urquhart, all agreed that we need more by-law officers to make sure developers adhere to guidelines, they also agreed that lack of adequate parking was a big issue and that we need to increase standards

for construction. Alan Chamberlain wants to see 'beat cops' to ward off criminal activity around construction sites and empty houses. Steve Chapman, former Mission Community Association member, says police don't have enough man power and that we need each development to have a project manager. Madeleine King pointed out that Bellline is getting another by-law officer and research shows that they will see improvement. Matt Urquhart supports growth in Ward 8 and advocates making developers more responsible by meeting with them on our behalf. We greatly appreciate the candidates giving us their time.

Letters Reconcilable Differences

As the revised Area Redevelopment Plan for Mission approaches completion, the city has struck a facilitation review process to reconcile differences between various parties. The idea has merit; the execution, unfortunately, does not.

The terms of reference for the process include two representatives from the community association, two from the 4th Street Business Revitalization Zone, two from the Holy Cross Centre, and two from something called the Concerned Mission Property Owners, a group that apparently represents developer interests. (I have owned property in Mission for 14 years, yet neither I nor any other property owner I have asked have previously heard of them.) Renters, who occupy 70 per cent of the dwellings in Mission, are accorded no specific representation at all, an exclusion reminiscent of the bad old days when only property owners could vote.

Representation by the BRZ is reasonable; twice the representation for developers over residents is blatant bias. Community association volunteers have devoted untold hours over six arduous years to meeting with city staff and assisting them with block meetings, open houses and

surveys in order to meld all of our residents' visions of our community's future into one. The city has now decreed that vision to be less important than that of a handful of investors. Thus does property trump people.

It is sad to see the ARP revision process conclude on such a plutocratic note. It does,

however, serve to remind us how important it is for urban communities like ours to obtain some form of formal legal standing in those local affairs that affect them, so that they may be brought within the purview of democratic process.

Sincerely, Bill Longstaff

Looking for Solutions

As someone who runs a business and lives in the Mission area I am puzzled by the head-in-the-sand Pollyanna attitudes expressed in the letters section of your last two editions. Let me relate to you what I deal with on a weekly basis in this area. To date we have had to deal with prostitutes and their clientele in the back stairway of our business on Fourth street.

Once a week our building management company has to get up on our roof and remove syringes that are thrown there by drug addicts from the roof of the building next door. We have had our plate glass windows smashed three times by thieves and not a day goes by where I am not hassled by crack-addled panhandlers for money. The park area that surrounds the Talisman Centre has evolved into what amounts to a shanty town, the same area where the body of a murdered sex-trade worker was discovered last month.

While the "red mile" allowed a few bars to make out like bandits other businesses dealt with lost revenue and property damage, not to mention the mass urination. We are forced to close our store during the Lilac festival because of rampant shoplifting. Then there are the traffic woes that seem to know no end.

That being said I continue to live and work in this area because there are many positive aspects as well and I realize that we are dealing with the inherit problems of inner city living. I know that many other businesses and residents of the area share these concerns and my hope is that our elected officials and the community members can find effective solutions to these problems. Perhaps some of the money spent installing concrete traffic barriers throughout Mount Royal could be redirected towards abject poverty and crime.

Sincerely Geoff Last

In The Hood

Welcome Tom Baker Cancer

The Holy Cross Center is pleased to celebrate its 5th year anniversary of our long-term care facility. This forty-two bed facility provides much needed high level care for seniors. This facility is in great demand and has won recognition for its excellent care.

We are proud to announce that, in keeping with our aging-in-place philosophy, thirty-one seniors assisted-living apartments have recently opened. This newly renovated, modern facility has proven highly popular. The assisted living apartments rent from \$1295.00 per month, which includes a one bedroom apartment, three meals a day plus snacks, 24 hour a day laundry and housekeeping services. Other amenities include a full service restaurant, indoor patio, a games and recreation area.

The seniors are able to access a wide range of services right on site. These include family physicians and medical specialists, dentist and orthodontist, pharmacy, yoga, health library (Integrative Health Service) and many other supportive services.

Due to popular demand, renovation is underway to provide more assisted living apartments.

The Holy Cross provides more than seniors' care and housing. In keeping with the mixed-use spirit there is a wide range of services on-site. The Reading Foundation provides training for children and adults with reading disorders. The Pilates and Triskele Yoga Center provides care for the body and the soul, Mount Royal College, Faculty of Complementary Health teach and train students

in a range of health care fields as well as continuing education for nurses and other health care providers. Right above Mount Royal College we have community services in the Family Therapy Program and the Adolescent Day Program.

We are very pleased to have the Tom Baker Cancer Center as one of the newest tenants at the



Holy Cross Center. This is Tom Baker's Center for Breast Health and

Breast Cancer Screening. Tom Baker will soon be expanding a number of other programs at the Holy Cross Center.

There are numerous health services at the Holy. These include the Acute Spinal Care Clinic, the Chronic Pain Clinic, the Cardiovascular Evaluation and Risk Assessment Clinic (C-era), orthodontic clinics, psychiatric and psychology clinics, numerous family physicians and medical specialists.

With all the renovations inside we are pleased with the landscaping outside. The work along Holy Cross Lane is nearing completion with a connecting pathway from 21st Ave. to the Holy Cross Lane, accessible by community residents.

The Holy Cross is pleased to be part of the revitalization of the Mission area. There is new life in the site helping to bring back people and business to 4th Street and to the community.

In the next Holy Cross Corner we will report, in more detail, the various community services available at the Holy Cross.

*By Nancy Chung, Manager
Holy Cross Center,
Ph: 209-4780*

Original 1912 Charm

Hosts Jonathon Lloyd and Graham McKay welcome you to this most prestigious Bed and Breakfast at 216-25th Avenue SW. This establishment was the first in Calgary and is always being improved upon, while maintaining its original arts and crafts style charm of 1912. Jonathon believes, 'If you can't beat 'em, join 'em when, 5 years ago, he took the roof off and added a third storey! It boasts 5 guest rooms each with their own ensuite baths and each room is named for an original street name in Mission.

Other features include, box beams, leaded glass windows, for china cabinets and hardwood floors. This is the only B&B in Calgary with AAA's triple diamond rating. Breakfast is served formally using cut crystal and bone china and is prepared by Jonathon who is an award-winning chef from the UK. Guests are encouraged to walk around Mission discovering shops and restaurants on 4th Street or perhaps to walk their dogs, as Westways is also the only B&B to allow pets. Visit their website at www.calgarywestways.com (see ad in this issue)

Fountains of Mission

It's been a year since The Fountains of Mission Retirement Residence opened its doors and judging from the number of seniors who have moved into the residence from the surrounding area, and made it their 'home', it is a welcome addition to our neighbourhood.

"The Fountains" is a unique blend of European design, elegance and comfort. The dynamic atmosphere is tangible from the moment you walk through the doors. Seniors can maintain their current lifestyle while enjoying the luxury of many fine services. Three delicious meals a day are prepared by our award winning chef, and served in an elegant dining room from 7am 'til 7 pm. Weekly house-keeping and linen service, a state of the art 24-hour emergency response system and

visiting health professionals are also included in the monthly rent. A continuum of care is in place should the need arise.

Jo-Anne Parks, the full time Social Director welcomes seniors in the surrounding communities to join them for

numerous social activities such as tai chi classes, bridge and musical entertainment.

Never ones to sit around, the ladies at The Fountains of Mission decided to raise money for charity and have a little fun. And so, the Mission Calendar Girls became a reality. Calendars go on sale near the end of October and profits will go to Aventa Addiction Treatment for Women.

Drop by for a tour (Monday thru Saturday) with Patty McEathron, Director of Marketing, have a cup of coffee, and pick up your calendar.



To Reserve Your Advertising space in the New Improved Mission Statement please call Paula Raftree, Advertising Sales Extraordinaire Hard Disk Cafe 261-5686.

Memorial Park Library

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www.calgarypubliclibrary.com

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ADULT PROGRAMS

TECHNOLOGY PROGRAMS

Register in person or call 221-2006 starting 2 weeks before the program date

Introduction to Internet – Part 1

Sat. Nov. 13
10:00 – 11:30 a.m.

Internet: Beyond the Basics – Part 2

Sat. Nov. 20
10:00 – 11:30 a.m.

Introduction to Microsoft Word

Sat. Nov. 6 or Sat. Dec. 4
10:00 – 11:30 a.m.

CyberSeniors – Join us for a four-week session of classes that teach computer basics in a relaxed, self-paced style.

Wed. Nov. 3, 10, 17 and 24
10:00 a.m. – 12:00 p.m.

Register in person or call 221-2006 starting Oct. 6

AUTHOR READING

“Alberta-Saskatchewan: Photographic Memories” by Faye Reineberg Holt

Thurs. Nov. 18
7:00 – 8:30 p.m.
No registration required

PLAY IT AGAIN SAM

Saturday movies
1:30 – 3:30 p.m.
Nov. 20 Calendar Girls (2003)
No registration required

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Nov. 16 San Francisco
Nov. 23 Romantic Palaces of Venice
Nov. 30 Canadian Rockies
Dec. 7 St. Moritz
No registration required

CHILDREN'S PROGRAM

Christmas Storytime – Share holiday stories and

songs with the whole family
Sat. Dec. 11
2:00 – 2:45 p.m.

Ages 2 – 6 years with parents/caregivers
Register in person or call 221-2006 starting Nov. 12

EXTENDED SUNDAY HOURS – to serve

you better, Memorial Park Library is now open 12:00 – 5:00 p.m. Sunday afternoons.

DVDs – check out our newest format! Memorial Park Library now carries a selection of adult and children's DVDs.

NEED CHRISTMAS GIFT IDEAS? – how about a gift certificate for a library membership or a Li-bear-ian stuffed teddy bear.

HOLIDAY CLOSURES – Nov. 11, Dec. 25, Dec. 26

*A valid Calgary Public Library card in your name is required to attend all programs.

CBC TV's National: Call for YOUR Road Stories!

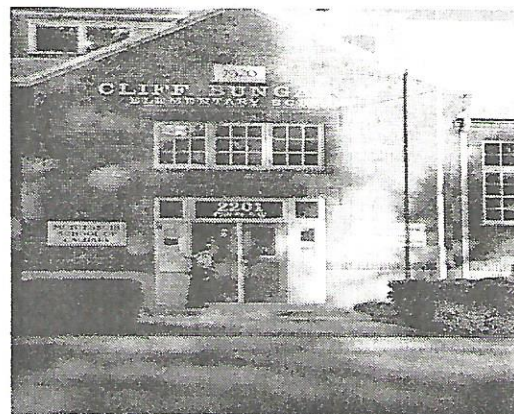
If you're a regular CBC TV news watcher, then you've probably seen "The National Road Stories" programs. Last year CBC visited a number of small towns and cities across the country. This year, CBC plans to visit the big cities, and is scheduled to broadcast from Calgary in mid-November 2004 (pretty soon!) Do you have story ideas?

- Would YOU like to tell Canadian viewers what it's like living in one of Canada's fastest growing cities?
- Or about the growing pains and successes coming out of our city's growth?
- Or about specific individuals who are making a difference and are unique Calgarians?

E-mail CBC with your story ideas, at roadstories@cbc.ca or call 1.800.565.1422

Excellent Meeting Space Available

Situated in a park-like setting convenient to 4th Street and public transportation, our newly redecorated smoke and alcohol-free Community Association Hall is available to groups for meetings, seminars and celebrations at modest rates. Your main floor meeting space in our heritage building features massive windows to allow loads of natural light. Day, evening or weekend functions can be held in 1500 sq.ft. of space where there is hardwood and carpeting, a small kitchen and a food and beverage serving area.



**FOR RENTAL DETAILS CONTACT
PAT MAIANI 245-6001 EXT. 41**

Greetings from your Alderman Ward 8

These last three years have been busy ones getting a stronger voice for the inner city. Our older residential communities need all the help they can get to keep (and maybe even improve) their quality of life, while the city's suburban growth continues at a fast pace. Some experts are telling us that inner city property taxes have been subsidizing the growing suburbs, and that if the City reverses that trend it would reduce our "urban sprawl". There's also some talk of the education portion no longer coming from property taxes – and that would be a wonderful help to residents of the inner city, and particularly to seniors and others on fixed incomes. It's great when your neighbourhood is becoming more popular – but not when that pushes up property taxes!

The main way City Council affects your property taxes is in the annual budget. Last year I organized for the City Administration to come to a budget open house in the ward to answer any questions you might have. For next year I'll do the same, and in a preliminary

discussion I voted to keep any increase at or below inflation. It's always a tough balance since most of the budget goes to police, fire, parks, roads, transit and other front line services. In backroom departments like information technology we have already made substantial savings

in the last 3 years. We are a very well-run city and we don't want to compromise that excellence.

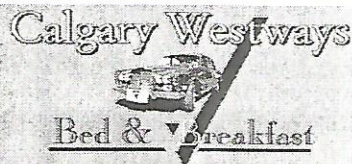
Thanks to all of you who've sent good wishes for my health. I'm so fortunate the prognosis is so good and I look forward to working for you for many years to come.

2005 is Alberta's Centennial!

We would like to leave a centennial legacy for our community, and are kicking around some ideas, like:

- Planting 100 trees in key areas (remember that 4th St. is already inventoried and replanting scheduled) – two people working on this
- Planting a period garden around the moved historic Rouleau House (beside Alberta Ballet) – one person working on this
- Co-operating with the 4th Street BRZ (Business Revitalization Zone) on horticulturally enhancing 4th Street (one person working on this)
- Co-operating with the 125-year-old FCJ Centre (19 Ave. & 1st Street) on the project (one person working on this).

If any of these projects 'turns your crank,' or if you have complementary ideas; or if you have an interest in volunteering to make any of these a reality, from investigating funding, or City bylaws affecting these, to working with like-minded people, to being part of the planning, please call 245-6001 Extension 34 and leave a message for Robert Giles. *We look forward to hearing from you!*



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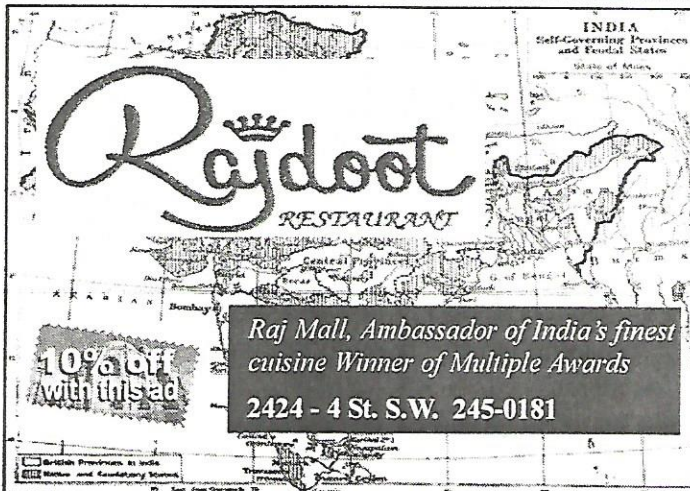
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Community News from your MLA

The Provinces decision to deregulate electricity 4 years ago was heavily criticized, with some people going so far as to predict that it would completely ruin Alberta's economy, and decimate the Alberta Advantage.

Making matters much worse at the time, was the fact that electricity prices almost immediately started skyrocketing up that year - and even though the reasons for that are very complex and deregulation had very little to do with most of it, the Provincial government got blamed for it anyway. Fortunately as of these past few months, wholesale electricity prices have begun settling back down to where they would have been, with or without deregulation, once inflation is factored in - and fortunately, the energy rebates the Province handed out, helped mitigate those higher prices as well.

And now, a major new report has just come out, which outlines the facts about what has really happened since deregula-

tion occurred, shedding a whole new light on the subject.

For starters, it is clear that Albertans dodged the major bullet of regularly occurring brownouts and blackouts and lack of supply which we certainly would have been experiencing by now, and which really can cost an economy billions of dollars in a hurry. Amazingly, nearly 40% of all new power generation built in Canada since 1999 has all been built in Alberta - entirely as a direct result of deregulation.

Furthermore, this massive amount of new generation, badly needed by the exploding Alberta population and economy, has been built without a single dime of taxpayer risk or debt being incurred - again, as a direct result of deregulation. With the rest of Canada's electricity shortages becoming more and more critical each day, and with other Provinces looking at going tens of billions of dollars into debt trying to head off their own

looming disasters, Alberta's strategy is looking more and more brilliant by the day.

Canada has about the 5th lowest power prices in the world, and Alberta has the cheapest non-hydro electrical generation prices in Canada, so we are now very well positioned as a Province to start seeing a much brighter future with plenty of extra electrical energy supply to attract new economic gains - that is, if our citizen-owned EnMax

company doesn't just keep raising our prices so much! Finally, again as a direct result of deregulation, we now are the number one Province in Canada in green renewable energy production (wind power) - and we are probably leading the country in our energy conservation initiatives as well.

All in all, it certainly is getting better all the time!

Jon Lord, MLA Calgary, Currie, 246-4794

Isolated Snow Flurries

You may have seen snow on one or two streets and buildings in Calgary during a hot spell! This was Reef Dog Productions filming of a made-for-tv movie called 'Cathy's Christmas,' on a few streets in our community. Alderman Madeleine King had arranged a meeting for communities with film companies a few months ago, discussing how to attract/keep the film business in Calgary.

Communities were vociferous that the benefit goes to the City, with no benefit seeming to come to specific communities. Reef Dog Productions surprised us by phoning and offering the community association a donation of \$500. We are so grateful and appreciative of Reef Dog Production's gesture. Thank you from 'The Cliff Bungalow-Mission Community Association!

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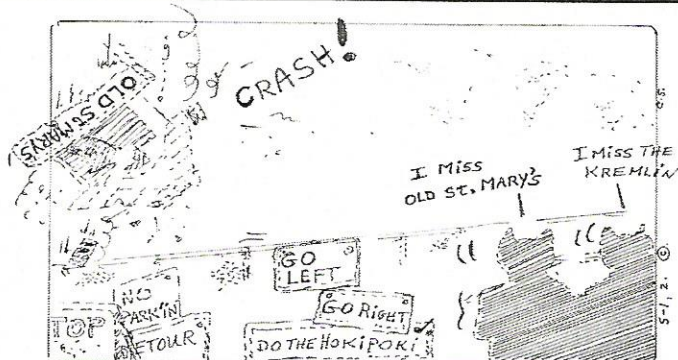
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ALBERT AND FRIEND BREAKFAST ON FOURTH ST.



Resident-offered Solutions to Construction

1. ROAD, SIDEWALK AND LANE CLOSURES:

Possible Solutions:

Safe convenient detour for pedestrians should be planned before public sidewalk closure. Detour should be suitable for all types of pedestrians including children, parents with baby strollers and people with limited mobility. (3)

If sidewalk must be closed, a temporary pedestrian lane should be created in the curbside parking lane (with appropriate barricades to separate people from traffic). Developer should pay the same fee to planning and transportation as he/she would, if the lane were appropriated for construction parking, but the lane should be devoted to pedestrians. (4)

Slow down the traffic!!

Covered walkways must be mandatory (6)

Avoid closure – stated in plans before approval. (3)

Improve organization of required closures, to avoid sloppy barricades, etc. Remove signs as soon as closure not required (a 'No through traffic' sign was on the boulevard of the S.E. corner of 1st St. SW and 25 Ave. for weeks (causes confusion to drivers). (3)

5. CONSTRUCTION INCONVENIENCING THE QUALITY OF LIFE OF NEIGHBOURING RESIDENTS

e.g. unannounced street closures, utility interruptions

Charge heavily the rich construction companies and distribute through lower taxes to residents. (2)

Trucks and equipment should not be allowed to block alleys and force people to squeeze past -> vision is obscured and traffic is dangerous especially for animals/pets.

Stop the construction!

Encourage newcomers to Calgary to move to the outlying areas, such as the towns surrounding Calgary, the more people scattered, the better.

7. CHANGES MADE TO DEVELOPMENT PLANS after APPROVAL

Circulate changes to community, community association – development committee before approval by City. (3)

Mandatory site visits by By-law officers to

The following are solutions offered by residents. (#) indicates number of people coinciding with the same written 'possible solution.'

2. CONSTRUCTION NOISE AND VIBRATION:

(pile driving, large trucks, heavy machinery etc.)

Though not vibration free, drilling is preferable to pile driving.

Construction times should start no earlier than 8 a.m.

Actually, the contractor at 25 Ave. beside 115-25 Ave. violated the relevant by-law several times by

starting the work before 7 and 8 a.m. as witnessed and recorded by Norman Lee AND Yumi Akimoto, who are living @ #605 unit 115-25 Ave. (Te. 390-1142).

Noise pollution from trucks, cranes etc.

What about concessions on our property tax for all the noise and mess of construction.

4. CONSTRUCTION DEBRIS AND GARBAGE LITTERING STREETS, GREEN SPACES AND NEIGHBOURING PROPERTIES

Construction sites should be cleaned up periodically to prevent debris and dirt from blowing all over. Project management should clean up public land frequently.

Streets should be cleaned of dirt weekly, preferably DAILY.

Waste bins should have hinged lids to prevent wind

from blowing debris into residential streets.

Stiffer fines for littering?

Sidewalks should be cleaned regularly; no choice but to walk through the mud.

Land sitting bare should be maintained to the same standard as occupied properties.

6. SAFETY CONCERNS REGARDING COMMUNITY RESIDENTS & VISITORS

e.g. cranes overhead, hazardous materials, pests

Sloppy sites and shoddy work practices, no safe sidewalks – all endanger residents, and the public.

Holy Cross Lane corner is very dangerous in the winter.

Better signage.

Crime, drugs, sex – empty houses should be torn down

City bylaw officers to inspect, on a regular basis, all construction sites.

3. CONSTRUCTION IMPACT EXTENDING BEYOND A SITE'S PERIMETER

e.g. construction overtaking parking, streets, lanes and sidewalks.

We have trucks loading from OUR driveway and parking in OUR parking lot!

This is a residential area, not industrial work should start after 8 a.m., especially on Saturdays (3)

Stop the construction! (We're full, thank you!)

Noise bylaw hours favor the interests of developers over decent quality of life for residents. Council and Mayor should decide whose best interests they represent. I don't think it's the 'little people' who elected them!

Do the cranes need lighted-up signs all night long? On top of the crane? The lights shine right in my bedroom window on my pillow. I think those lights should be turned off at a certain time of night and on say 7 or 8 a.m. I don't think these lights serve a purpose, except advertising for the construction companies.

Modify the magnitude of redevelopment. 2-6 unity buildings don't need pile driving! (6)

No pile driving; coring only. (2)

Plan for site access and materials storage and workers' vehicle parking should be provided as part of DP application process. Quality of life for close-by residents should take priority over developers' convenience. (3)

No more all-night noise permits.

Clean-up I have already had to repair a tire from screws left in the street. Garbage and construction materials should be cleaned on a daily basis. My dog eats stuff left by lunches etc. thrown on the ground.

The front of my house is a staging area for 3 different construction sites – keep it on their own property or pay ME for compensation.

Compensation must be paid to neighbours. (3)

Implementation in our Community.

8. DEVELOPMENT/ CONSTRUCTION CONCERNS DIRECTLY AFFECTING NEARBY PROPERTIES

e.g. damage to property, curbside parking by construction workers, lanes clogged by construction vehicles, noise, dirt, trespassing on private property

Require City bylaws and enforcement officers to ensure regulations complied with or penalties will be charged. (3)

9. OVERDEVELOPMENT OF CERTAIN HIGH-USE AREAS OF THE COMMUNITY

e.g. 21st Avenue SW:

- 3 projects east of 4th Street SW
- 3 projects west of 4th Street SW

Stage realistic number of projects

Sidewalks need to be kept open

New condos supply underground parking, so owners/residents should not be issued street parking passes.

Maintain and respect the atmosphere that's been here for years.

2-250 rental unit buildings on 25-26 Avenue east of 1st Street. How in the world did this get approved? What possible solution is there?

10. NOT BEING INFORMED BY/LACK OF FEEDBACK FROM THE BYLAW SERVICES IF THERE ARE ALL READY COMPLAINTS OR CONCERNS OVER A SPECIFIC CONSTRUCTION SITE

It was only after reading the newsletter and at this meeting hearing about all the criminal activity at the construction sites that I became aware of the problems. Taxpaying residents deserve a prompt resolution to these concerned.

I would like feedback from my own complaints, have they been addressed? What changes will be made?

11. DAMAGE OR THREATS TO PUBLIC & PRIVATE LANDSCAPING

Public tree protection bylaw should be enforced by periodic site visits and fines. (2)

Bigger trees = less damage – Those replacement trees for the poplars that were removed were twigs! Look at the trees Elbow Drive got.

12. LACK OF INPUT INTO CONDO CONVERSIONS & LACK OF ACKNOWLEDGMENT OF RENTERS IN THE COMMUNITY

Respect the existing atmosphere of the neighbourhood.

Condo boards need to unite. Strength in numbers.

Down zone the areas R 6&7 and have a moratorium on development.

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HAVE WE MISSED ANYTHING?

Get signs for reduced speed.

We need a larger collective voice like the residents opposing the slaughterhouse. The whole city knows about their issue.

Liaise with Federation of Calgary Communities to lobby for changes.

More bylaw officers and stiffer fines for developers.

Public construction related bylaws in our newsletter so we know how developers are supposed to behave.

Go back to one way streets.

Disallow traffic flowing into our neighbourhood during certain hours.

Better policing of prostitutes and drug addicts.

Editor's note: Thanks to all of you for coming out to voice your opinions at our September and October 'Construction Blues' meetings... the 2nd one with Ward 8 Aldermanic candidates. We will certainly be continuing our construction action in the new year. Watch this newsletter for details! Thanks for making these meetings happen to: David Bernie, Bill Longstaff, Eilish Hiebert and Marika Styba.

Mission ARP Update

As we reported in the last newsletter, the Mission Area Redevelopment Plan (ARP) was referred to a facilitated process. There are representatives from the Cliff Bungalow – Mission Community Association, a group called the Concerned Mission Property Owners the 4th Street BRZ and the Holy Cross Centre. The City has compiled a list of all the suggestions and issues submitted to City Council for the July 19th hearing. At the time of writing this, these issues had not yet been discussed so we do not really know how things will progress.

It is clear, however, that the community's vision for the future of Mission is different from the visions of the other groups participating in the facilitated process. The community's vision is what we call an urban village type of community while the other groups support an urban core type of community. To explain this in simple terms, the urban core model is being pursued by

the Beltline Communities of Connaught and Victoria with high rise buildings replacing older low rise buildings. The urban village model is being pursued by most other inner city communities including Hillhurst Sunnyside and Inglewood for example. This community is not against sensitive intensification but we are concerned about the form it takes including height and compatibility of building form and design.

One of the justifications being given to applying the urban core model to Mission is its proximity to downtown. We then wonder why Hillhurst Sunnyside does not have the same high-density land use districts that Mission has? Another argument for high density for Mission is that it is critical to the viability of 4th street merchants. We support the need for a viable 4th Street and have for many years (it was the community that initiated the Lilac Festival and worked with the merchants to make it a success) but disagree with the premise that high buildings are required

for this to happen. Our experience is that high buildings do not necessarily translate into high density. In 2003, for example, there was a 4.7% increase in the number of dwelling units in Mission. In contrast, there was 2.5% decrease in the number of people residing in Mission. There are similar statistics for the last three years and for the last 35 years. One the key reasons that some retailers' struggle on 4th Street is the high level of their rents. Another reason is that there are few retail units that are suitable for small retailers. Higher residential buildings cannot overcome these problems.

The public hearing of City Council on the Mission ARP has been delayed to January 10th.

Look for confirmation of this in the public notices that the City publishes in the Thursday newspapers. For further information on this matter, we now have uploaded the Community Association's July submission to City Council onto our website (www.cliffbungalowmission.ca). You can also find the proposed Mission ARP on the City's website (www.calgary.ca). We would appreciate any feedback and comments. You can e-mail me at rclang@aol.com or phone me at 229-2762. Bob Lang

Editor's note: Thanks to Bob Lang and Marika Styba for a ton of work done over many years on this ARP. Thanks also to Melanie Rock for donating her articulate talents in negotiating in the ARP facilitated process on our behalf.

We humbly apologize to Lynn Carter, our Environment Director, for neglecting to mention her tireless effort regarding collecting prize donations, judging, and delivering gifts to winners, during our garden competition. Thanks Lynn.

Cliff Bungalow – Mission Community Association New Membership Cards

Your new wallet size membership card comes with privileges including reduced rates for classified ads.

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or drop off at Mailboxes Etc. (1919B – 4th St. SW, Suite 462) www.cliffbungalowmission.ca

Candidates for 2005 CBMCA

Board (As of 15 Oct'04)

President:	Eilish Hiebert
VP Internal Communications:	-
VP External Communications:	Marika Styba
Secretary:	Bill Longstaff
Treasurer:	-
Development Director:	Rob Jobst
Environment Director:	-
Volunteer Director:	-
Programs Director:	Sherry Barkase
Facility Director	-
Past President	Tiro Clarke
Director-at-large	Robert Giles
Director-at-large	Barb Goodwin
Director-at-large	Georgia Hoffman
Director-at-large	Bob Lang

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Web Based Programmer looking for work. Troy 253-0926 or troy.a@telus.net

Passings of Former Community Board Members

We regret to report that three former members of the Board of Cliff Bungalow – Mission Community Association passed away.

Linda Graves

Linda Graves passed away suddenly on August 23, 2004 at the age of 58 years. Linda was secretary of the community association from 1991 to 1994. She volunteered for many years in other capacities including community flea markets, community socials and the Lilac Festival.

Jean Kanygin

Jean Kanygin passed away on September 1, 2004 at the age of 78 years. Jean was a life time member of the community association and a long time resident of the community. She was one of the original members of the community association when it was formed in 1978. The October 1979 community newsletter listed her as the Street Leader for Cliff Street where she lived. She raised a large family in this community; all of which went to Cliff Bungalow School that is now used as our community centre. She was active in the community association in various roles since its inception. In recent years, she could be seen walking around the community with her walker after surviving a very serious medical condition several years back. She loved to come to community socials, meetings and other community events even though it was difficult for her to navigate our stairs. She was part of our living history.

Pat Noble

Pat Noble passed away suddenly on October 5, 2004 at the age of 45 years. Pat was an active volunteer in the community for over 15 years. Much of that time he was Transportation Director. He actively participated in the GoPlan and the Inner City Transportation Study processes. He helped the community publish a transportation vision, much of which has been implemented. He volunteered in many other community activities including bingos, casinos and Lilac Festival. Pat's wife, Brenda, was also a key volunteer for the community including being Children's Program Director. Their three children were born while they lived in the community. In August, they moved to St Albert whose history is closely linked to that of Mission.

The Board of Cliff Bungalow – Mission Community Association extends its condolences to the families and friends of these three people who contributed so much to the community over many years. They will be sorely missed.

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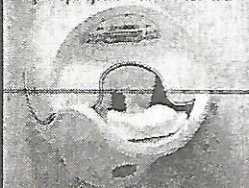
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Construction Blues Meeting Report

Continued from Page 1

walkways should be mandatory and sidewalk closures should be avoided at all cost. Any proposed interference with pedestrian and traffic flow and parking should be included in the development plan. Detours should be suitable for all pedestrians, including children, the elderly and people with disabilities and should ensure excellent street crossing visibility and effective lighting.

Planning must also ensure that on-site space is available for material storage, loading and construction crew parking. In the absence of on-site space, streets and sidewalks should at no time be considered as an alternate arrangement.

Traffic speed limits should be reduced appropriately to ensure safety around construction sites.

Off-site effects

All debris should be confined to the construction site. Sites and adjoining properties should be cleaned on a daily basis. Public landscaping must be protected. Bare land should be maintained to the same standards as occupied properties and unoccupied buildings should either be torn down or maintained and thoroughly secured; owners should provide private security to safeguard the neighbours against increased criminal activity.

A compensation protocol for neighbours should be included in the development plan. The City should act as an ombudsperson on behalf of the neighbours. All foundation piles should be drilled, not driven.

The residential nature of the area should be respected. Construction should be restricted to between 8:00 A.M. and 4:00

P.M., weekdays only. All-night noise permits should not be granted.

Bylaw Enforcement and Potential Conflict Resolution

Bylaw officers should inspect sites and surrounding areas frequently unannounced. Stiff fines should result from bylaw infractions.

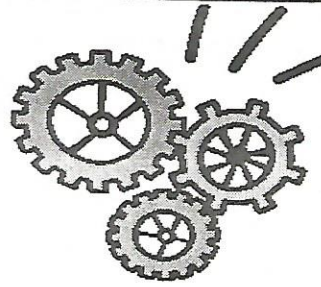
Changes from the approved plans should not be allowed without consultation with the community association and neighbours.

The site's safety marshal should be required to coordinate with the City on any safety matters.

Lines of communication between the City, neighbours, the community association and the developer should be clear. Direct contact numbers for the developer, the contractor and the relevant City business units should be posted on a highly visible sign on the site's perimeter fence. The City should provide prompt feedback to neighbours' concerns.

In Conclusion

The meeting participants instructed the community association to organize an election forum so residents could express their construction blues directly to the candidates for alderman in our ward in the 2004 civic election. The forum was held on October 6 and is discussed in the accompanying article by Barb Goodwin. In the coming weeks a group of community representatives will meet with our alderman to pursue our residents' concerns and work toward a more civilized approach to construction in our community.



By
Eilish Hiebert
President, CBMCA

From The Not So Oval Office

WE and THEY

"All good people agree, and all good people say,
All nice people, like us, are WE
And everyone else is THEY."

Rudyard Kipling

In a community like ours, however, WE and THEY need to live together, establish community values and standards, comply with laws, and ideally co-operate in keeping a neighbourhood viable, liveable, and safe. BUT who are WE? And who are THEY?

Community residents often consider themselves WE, 'all nice and good people,' who live here

Landlords often consider themselves WE, providing low-rental housing in long-owned buildings, before selling them to people who can afford to develop them into durable new buildings

Developers often consider themselves WE, benefitting the neighbourhood for the residents, and increasing our City's tax base, by financing larger, more profitable buildings

Businesses often consider themselves WE, bringing customers into our area to shop, dine and spend money, keeping the area prosperous

Calgarians from all areas of the city identify themselves as WE when proudly showcasing our historic area for their out-of-town visitors

City planners, officials, politicians and lawmakers consider themselves WE, when listening to all of the THEYS listed above, and considering the City as a whole. So, Mr. Rudyard Kipling, you sure

opened up a can of worms by your poem — written a long time ago!

Mission is evolving, its population changing at breakneck speed. This has an unsettling effect on the psyche of a neighbourhood — even one acknowledged largely as a longtime transitory neighbourhood. In Mission, we are facing something vital going to City Council soon: a blueprint for future development in Mission, known as the ARP (Area Redevelopment Plan), with requests to rezone for much higher density areas originally zoned in the 1980s for 5 or so storeys — north of 25th Avenue, East of 4th Street.

Eau Claire development along the river, just like Mission along much of the river — may have been the route chosen by those places at those times — high-rise after high-rise; but more development like this in Mission?

"No, thanks," say many Mission residents aware of such proposals. These residents profess to prefer developments with some 'street life,' a feature not presently encouraged by concentration of high-rise, self-contained condos, usually with one main entrance for all residents.

"We are moving too upscale," say many residents. "It's becoming exclusive," remarked another resident,

Continued on next page

comparing it to 'gated communities' in California. This sounds like a flat refusal to embrace change, yet, when probed further, it turns out to be fear of the disappearance of Mission's diverse community that is so distressing. Award-winning playwrights, authors, artists, students, self-employed entrepreneurs, all with unsteady, but proven rent-paying incomes, are some of those disappearing, to the detriment of our neighbourhood, say many residents. Yet it appears to be Mission's diversity that attracts developers in the first place!

One clear emergence from urban research is that when neighbours know each other, in and around their place of residence, the neighbourhood is healthier. They meet in stores, banks, coffee shops, paths, parks; dog walking, exercising, biking, strolling, their interactions and familiarity with neighbors making it a safer, more liveable, walkable, human, aware and caring community. One fear of rezoning is of huge condo towers, where a population equivalent to a village lives in one 'fortress,' as one resident dubbed such towers. In each 'tower,' the population becomes its own community — not a bad thing, but neither is it conducive to interacting with the larger surrounding community.

So how, then, can we facilitate responsible development in this Mission area, given all the players, stakeholders, business and city interests, and residents? We will be celebrating Alberta's Centennial in Mission without one of its beloved landmarks, St. Mary's School at 2nd Street and 19th Ave. SW. — 'Calgary's shame' it was called by one of the many people who worked so hard to save it. "If this had been Winnipeg," said one Mission resident, "the outside façade would have been saved, 'propped up,' with the new building taking place behind it." One end of the development

spectrum is to have buildings sinking into dereliction, taken over by crime, as happened in many U.S. cities in the past 20 years — before citizens embarked upon highly successful urban renewal movements. The other end is a 'concrete jungle,' as in Sao Paulo, Brazil, in unbridled development, with security systems and guards a booming business.

The way we are hoping to proceed in Mission in Calgary, as in many other inner-city neighbourhoods, is to agree on a way for City departments and developers to work together to proceed sensitively within the community. As a reader, you have probably looked with approval on some recent developments, and askance at others. While not all opinions are unanimous, many concur on buildings 'fitting in' with the wonderful geographic location and historic character of Mission. One young owner of a number of character houses in Mission came from Vancouver.

"I'd really like to see a team of design architects in place at the City here, like in Vancouver" he said. "There, every development permit is evaluated on how well it blends in with the surrounding architectural setting." Sadly, recent development in Calgary shows this not to be the case. A case in point is 'Elements of Mission' the orange and brown condo building at 22nd Avenue & 2nd Street by the Lindsay Park footbridge. This building would no doubt fit into another setting, but 8 out of 10 passersby we surveyed didn't see it fitting into Mission at all!

"Who built that monstrosity?" "Don't like the colours." "It's a blight on the landscape!" "Well, it's not bad, but it's not what I'd have built." According to the development committee that dealt with the developer over the permit, the xxxx developers who built this building never did appear to shift out of their 'WE' gear to work with

the community vision of the greater area. Comparable is the much more fitting 'Maisonneuve' condo development, on 2nd Street at 19th Avenue, where xxxx developers worked closely with the community, and north side of 23rd Ave., mid-block, between 4th and 5th Streets, where developer Randy Dean worked with the community. The community, also, tries to be responsible in its treatment of developers with respect for their efforts, whether or not they initially concur. 'Profit' is sometimes seen as a 'dirty word.' Sometimes it is. It is also an undeniable factor in the whole development business. Developers have to make money. They take huge risks. But few of them live where they develop. It is sometimes when the 'profit motive' is perceived by the community as overriding, that WE-THEY kicks in — on both sides!

Development is inevitable. As a

community, we have to accept that, however difficult it may be for some in the neighbourhood to see it changing. But in this century, in this country, in this city, in this district, as residents, we are lucky to have input into the process. We have a place at the table where the ARP, blueprint for future community development, is being discussed. We'd like to co-operate, as our community mission (pardon the pun) states "to preserve....." We'd like to co-operate with other stakeholders stated earlier. However, from all of us around the ARP table, perhaps what is required is a shift from our various 'WE' positions, to see 'THEY' as viable players. Together we hope to be able to do that.

Eilish Hiebert President, Cliff Bungalow-Mission Community Association
Reaction welcome! Please e-mail editor@cliffbungalowmission.ca

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4th Street BRZ News

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HUGE SUCCESS

AGM Wed., Oct 27th
7:00 p.m.
Cliff Bungalow-Mission
Community Centre
2201 Cliff St. SW

It was another successful Annual General Meeting. We will be seeing some new faces on the board this year and well as welcoming back some of our previous board members. It was an excellent evening filled with some great networking and socializing with our business neighbors.

Thank you!

A big thank you goes to this year's Board of Directors for your time and commitment to maintaining 4 th Street and all it has to offer.

Much needed info

The BRZ has made a quick reference phone guide for business owners along the street. Numbers varying from the Calgary Police and Aldermanic Offices as well as the BRZ numbers are outlined so you can refer to them in a pinch. If you are interested in receiving one of these just give the office a call.



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Snow Removal Contract Renewed for another year

The 4 th Street BRZ is pleased to announce that the snow removal contract has been renewed for another year. A big thanks to the guys at Tree-Mend-Us Landscapes for shoveling all that

snow for us every winter! If you wish to have snow from other parts of your property removed you may want to call these guys! **Contact Kelly Hansen at 244-0862 for a quote.**

Isolated Snow Flurries

You may have seen snow on one or two streets and buildings in Calgary during a hot spell! This was Reef Dog Productions filming of a made-for-tv movie called 'Cathy's Christmas,' on a few streets in our community. Alderman Madeleine King had arranged a meeting for communities with film companies a few months ago, discussing how to attract/keep the film business in Calgary.

Communities were vociferous that the benefit goes to the City, with no benefit seeming to come to specific communities. Reef Dog Productions surprised us by phoning and offering the community association a donation of \$500. We are so grateful and appreciative of Reef Dog Production's gesture. Thank you from 'The Cliff Bungalow-Mission Community Association!'

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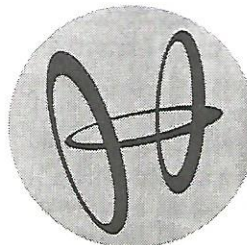
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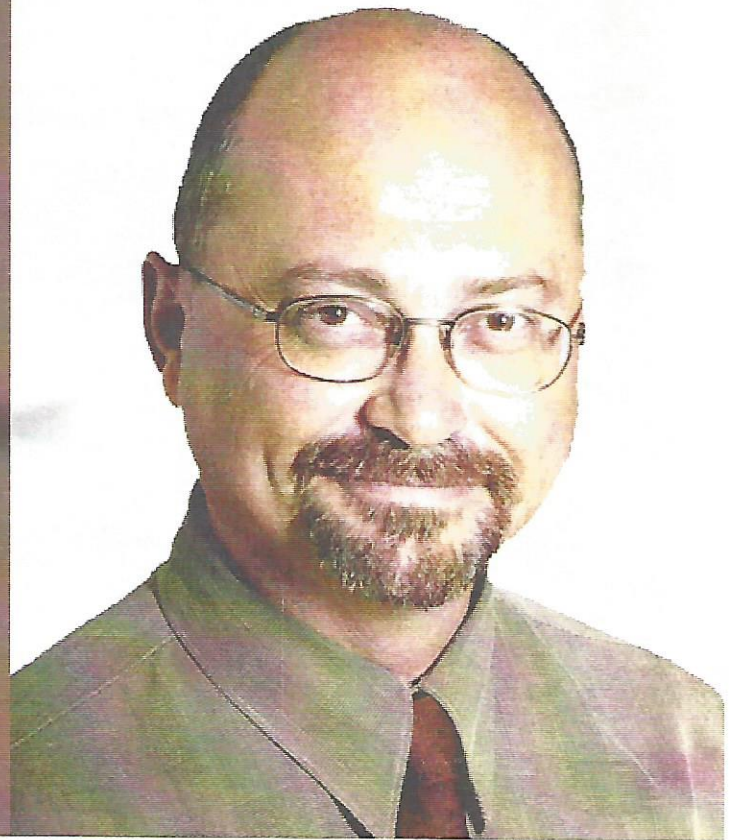
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