THE MISSION STATEMENT

The Newsletter of the Cliff-Bungalow-Mission Community Association **Volume #2 March / April 2005**

Mission ARP Hearing Delayed Until April 18

We should not have been so confident in the last Mission Statement about when the Mission Area Redevelopment Plan (ARP) will be presented to City Council. Alderman King will be unable to attend in March, necessitating a delay in the public hearing to Monday, April 18th. The hearing begins at 9:30 a.m. in Council Chambers (main floor, City Hall). We don't know where the ARP will be on the agenda, but since this is the second referral from previous hearings, it should be near the beginning of the day's business. Check the City's public notices, which appear in the Calgary Herald and the Calgary Sun on Thursdays, for formal notification.

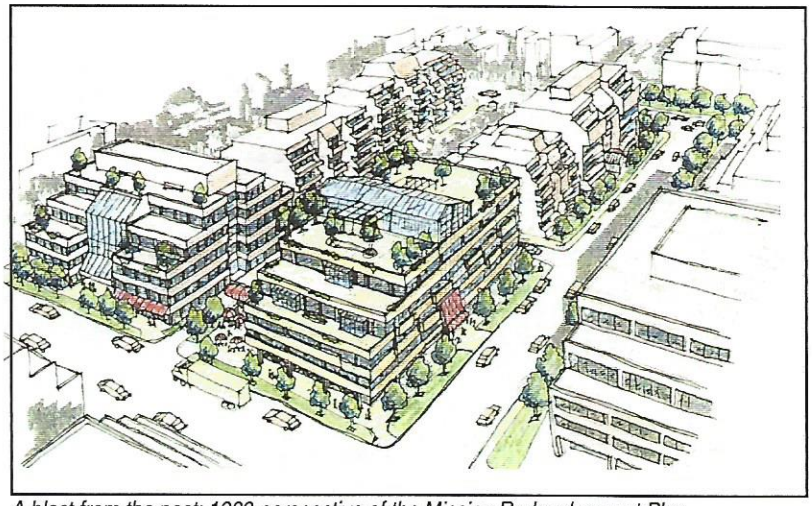
The Ongoing Debate Over Building Height

Over the past five months, representatives of the Cliff Bungalow-Mission Community Association, the 4th Street BRZ, the Holy Cross Centre and the group "Concerned Mission Property Owners" have participated in an ARP review process. The facilitator has prepared a report summarizing the results.

Agreement has been achieved on several points, but the key outstanding issue is the permissible height of new developments in the residential area of the community north of 25th Avenue SW. The current ARP allows at least six storeys, with up to eight storeys between 2nd and 4th Streets SW. The revised ARP prepared by City administration would allow new developments up to eight storeys throughout all of Mission north of 25th Avenue SW. The Concerned Mission Property Owners are advocating up to 12 storeys. They do not think retention of older lower rise buildings is desirable. The Community Association disagrees. We believe new development should be compatible with the older buildings that provide the ambience that makes this community special and attracts people to live and shop here. We propose the maximum allowable height for new developments be five storeys.

The Community Association does not object to density but does object to high rise development. Statistics show that all the redevelopment that has taken place to date has not translated into increased population, as

continued on page 4



A blast from the past: 1982 perspective of the Mission Redevelopment Plan.
Credit: City of Calgary

Alberta Centennial – a Non-Event?

Where is this Centennial? Even the media is apparently seeking it. One outlet recently described it as "the biggest non-event since Y2K". Perhaps some momentum will build before September 2005, which is the actual Centennial month.

We were encouraged to apply to the Calgary Foundation for funding to proceed with some great community initiatives for Centennial. We hit a few snags, however, which mean that we have to postpone the two best ideas:

- Robert Giles, the father of our successful community garden in Aberhart Park at 24 Ave. and 1st Street SW, had a marvelous plan to create a 'Railway Garden' at the newly-relocated Rouleau House (behind Alberta Ballet at 18-19 Ave. and 1st St. SW). Although well-planned and researched, Heritage Planners tell us that the Railway Garden, echoing Canadian National Railway's historic garden, cannot take place just yet – in fact, not for another two summers! This is due both to the time needed for the Rouleau House move and renovations, and to the stringent rules which must be satisfied in any changes proposed to sites with historical designation. Watch out for this project in the next few years.

- Lison McCullough's great idea for gigantic historic photos to be posted on blank building expanses, possibly along 4th Street. This will require extensive technical and materials research, permissions, estimates, and lots of legwork – by volunteers who work full-time, so we're postponing its implementation till next year.

If you're interested in becoming involved in either of these projects, please phone Sherry at 245-6001, Ext. 33. In the meantime, we'll see you at our own Alberta Centennial Party, Sports Day and Historic Treasure Hunt at the Community Hall this September! ■

Black Tie Gala - April 9, 2005

HOLLYWOOD NIGHTS

The Metropolitan Centre

You are Invited to Join Us

- Champagne Reception: 6:30 p.m.
  Sit-down Dinner & Dance to follow

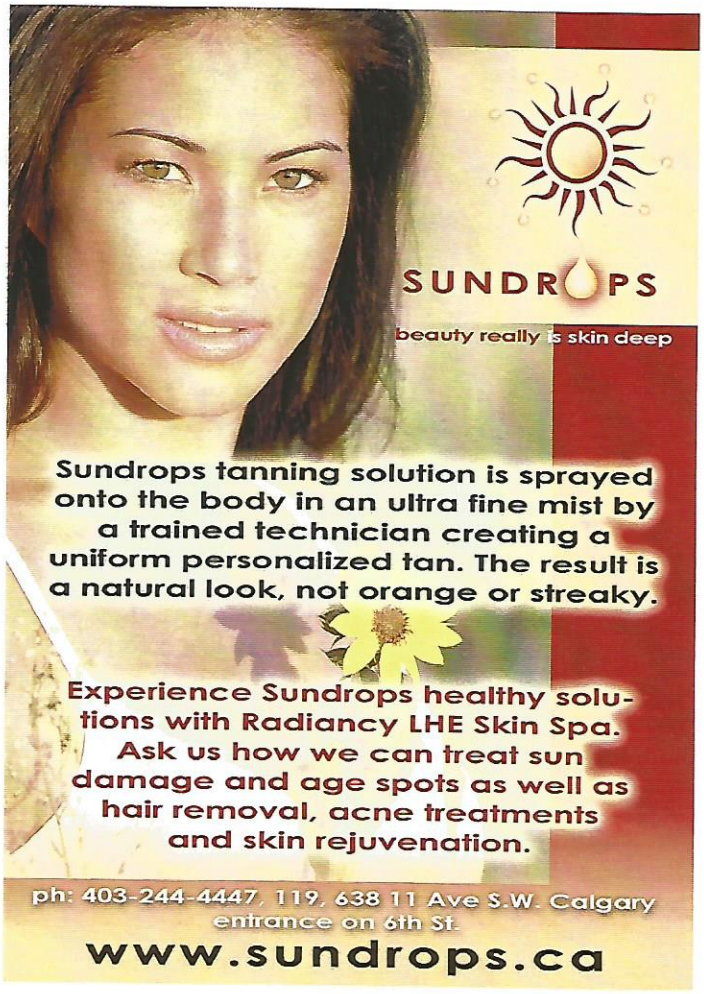
Su Ling Goh, host of *"Inside Entertainment"*, which airs nationally Saturday evenings on Global TV will MC

New this year: MovieOke

Plus...Reigning Calgary Princesses and Queens will model in a Fashion Show. You can bid on their outfits!
- Silent Auction - Live Band -

Proceeds to the Ogilvie Schizophrenia Research Fund and to the Independent Living Resource Centre

FOR TICKETS: (403) 261-5686



Brunch is Back Again Saturdays and Sundays

4th the people street

SPECIALS*

- Sun., Mon., and Tue. Evenings
  $3.95 Coronas & Pacificos
- Wednesday Evenings
  $4.95 Sangria & Mojitos
- Thursday Evenings
  $4.25 Draft Beer

* Valid until March 31st

St. Patrick's Day

Mojito Specials All Day

- Live Entertainment on Weekends
- Salsa Dance Lessons Sunday Evenings
  Please call us for more information.

LATIN CORNER

Lunch, Dinner & Happy Hour Daily
For Reservations Call (403) 228-5377

2116 - 4th Street SW (formerly 4th Street Rose)

Our 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.

March / April 2005

Cliff Bungalow-Mission Community Association:
462, 1919B – 4th St. SW, T2S 1W4

Contact us at 245-6001:

President
Eilish Hiebert
ext. 39

Events & Volunteer Director
Sherry Barkase
ext. 33

Secretary & Membership
Bill Longstaff
ext. 40

Facility Manager
Pat Maiani
ext. 41

Development Director
Rob Jobst
ext. 32

Newsletter Editor
Sharon Thomson
ext. 31
editor@cliffbungalowmission.ca

Advertising Sales Executive
Paula Raftree
261-5686 paularaftree@hotmail.com

CBMCA website:
www.cliffbungalowmission.ca

PUBLISHER
This Newsletter is published by The Hard DiskCafe
a division of
Public Internet Terminals Inc.
261-5686 marketingplans@shaw.ca

Hard Disk Cafe
117, 638 - 11th Avenue S.W.
Calgary, AB T2R 0E2

Letters

Re: Historic "Tokenism" Mars New School, Jan/Feb. *Statement*

O.K., it was an opinion, but wasn't it a tad harsh? Tearing down a magnificent old school was a heartbreak for all of us (I still believe they could have saved the façade – they do this in numerous other cities!) But we now have to move on. The mourning period is over.

Considering some of the rumours flying around prior to and during its construction ('they'll sell it for condos,' 'it's going to be turned over for a large profit') it seems to me that the Catholic School Board have taken great pains, care and attention to detail and have gone to a lot of trouble to replicate the original building and stay true to what they had promised.

Granted, communication throughout the planning, demolition and building phases has been abysmal, but the end product really is nowhere as bad as it was painted in the January Opinion column.

-- P.N. QUINN

I, too, was among the saddened to see St. Mary's reduced to rubble. Nor was I ever convinced that the rehabilitating of the existing structure would have cost 50% more, as alleged, than demolition and building anew.

But Jeez, give the building time to mellow! Let the wind and weather soften the contrast between old and new over the years. A parallel is a newly landscaped area which looks stark and unnatural; giving it a few years to mature and soften makes all the difference. I'm not all that thrilled with the present look of Our Lady of Lourdes, either, though passing the site on a daily basis, I am impressed by the care and solidity that went into its construction — unlike a lot of just-within-the-code examples far too numerous to mention. If the landscaping is done with sensitivity, the building will surely be enhanced.

In my opinion, the project doesn't deserve the all-round condemnation Mr. Jobst dished out.

-- ROBERT GILES

Thanks to Rob Jobst for doing the piece on St. Mary's; he expressed the feelings of many of us who are passionate about preservation. I couldn't express how upset I was a couple of weeks ago when I drove by the almost completed school, but cried instead. Mr. Jobst's reference to the "macabre" is what I felt ... the bits and pieces of what was once a proud grand dame were severed and have now been attached to a badly developed clone. St. Mary's will always break my heart. Many of us worked so hard to save it, and it was such a tremendous loss for Calgarians. *--DIANNE ABBOTT*

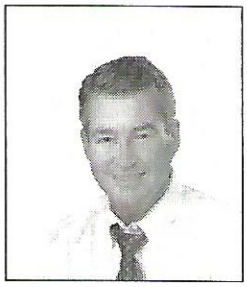
One Thumb Down, Two Thumbs Up

As a newsletter delivery person, I am discouraged to see our community so messy. There's rubble lying around while construction is going on and abandoned by builders and contractors who no longer drive through the area. In addition there are plastic bags, cigarette packages, gum packages and loose paper strewn about.

I walked stairs this week that I'll avoid another time. Many residences are simply unkempt. I do hope there will be some effort to tidy junky yards when street cleaning takes place.

On a more positive note, I am tickled with the addition of the vibrant Mercato Gourmet Cultura to Fourth Street. The outlet offers delectables that residents of Cliff Bungalow Mission may otherwise drive around town to locate. Too, it provides an upbeat atmosphere for families, teens and couples.

-- LYNN CARTER



Lee Richardson, MP

Calgary Centre
105, 1410 11th Avenue SW
Calgary, AB T3H 4G5
Tel (403) 244-1880
Fax (403) 245-3468

Tell us what you think

If you have comments on this newsletter or on issues affecting our community, we want to hear from you! Write to us at Editor, Cliff Bungalow-Mission Community Association, 462, 1919B-4th St. SW, Calgary, AB T2S 1W4 or e-mail us at editor@cliffbungalowmission.ca. Letters may be edited for length and clarity.

Opinions expressed in this newsletter are not necessarily those of the publisher or associates of the Hard Disk Cafe.

Comings & Goings

Walking down 4th St. past all the holes in the ground, it is easy to feel as though more businesses are moving out of our neighbourhood than are moving in. In fact, many new businesses have opened up in the past few months, and they're not all restaurants. Down at 4th St. and 19th Ave., **Walkin' Around** opened its doors in December. Partners Frankie Eng and Storm Moore chose Mission to open their shoe store because of the vibrancy of the neighbourhood and the (appropriately) pedestrian environment. Their focus is on trendy but comfortable footwear designed to appeal to 25-55 year olds or for those who, like me, aren't as sartorially adventurous as the **Gravity Pope** crowd. Frankie, a former buyer for R&R who knows our community well after working for eight years at the now-defunct Tony Roma's (corner of 4th St. and 23rd Ave.) told me that they are looking forward to introducing themselves to as many of their new neighbours as possible during Lilac Festival.

Further south in the Wild Bird Store mall, **Second to None Meats** has replaced long-time neighbourhood butcher 4th St. Meats. Owners Bob and Arlene Choquette specialize in chemical free (no hormones or steroids), grass-fed beef, chicken, turkey, elk and bison, as well as a good selection of wild seafood. After apprenticing as a meat cutter and working in the grocery industry for several years, Bob decided to take the plunge into a business of his own when he learned last year that 4th St. Meats was up for sale, and considered it a prime location. Those who have a fondness for buying "Jam Lady" jams and mustards on the street at Lilac Fest will find an extensive selection here, as well as a couple of varieties of Janice Beaton cheeses. The store is reportedly enjoying a growing clientele, and it is nice to see an independent alternative to Safeway–now all we need is a bakery to go along with it.

Still on the theme of chemical free living, **Saje** has taken up residence next to neighbourhood fixture **Nellie's**, in the space briefly occupied by the **Perfect Pita**. Owner Karen Ruddock has opened the first permanent Calgary location of this B.C.-based company, which specializes in "natural wellness" products such as skin care and aromatherapy. Products are 100% natural, with no synthetic chemicals, fragrances or preservatives. When I stopped by at 1:00 p.m. on a Wednesday, I was impressed by the number of people in the store–bothmen and women.

Neighbourhood techies will be disappointed at the closure of **Nexus Computer Books** at 311-17 Ave., reportedly one of the best sources around for computer manuals. No word where they might have gone. Book buyers might take partial comfort in the news that a second hand book store is rumoured to be opening soon in the space vacated by the **Dollar Store**. – *SHARON THOMSON*

More "Comings and Goings" in the next issue.

ARP

continued from Page 1

larger units are being occupied by fewer people per unit. We aspire to be an urban village like other parts of Calgary's inner city, and like diverse neighbourhoods in mature cities like Montreal and Toronto — not a high rise area that is devoid of history and sense of community. Mission occupies a very small area, and turning it entirely over to high rise development would have little impact on the overall density of Calgary, so why destroy the character that residents repeatedly tell us they value?

Make Your Opinion Heard

The Facilitator's Report will go to City Council at the April 18th hearing, along with a report from City Administration. The Community Association will also make a written submission. Any member of the public may make a submission. Submissions from individuals are a powerful way of letting City Council know that an issue is of real concern to residents. A copy of your submission must be submitted to the City Clerk by the deadline date advertised on Thursdays in our local newspapers. It is also a good idea to provide copies of your submission to individual members of City Council via fax, e-mail or letter mail. Presentations should focus on planning issues. Each speaker is allowed five minutes at the hearing.

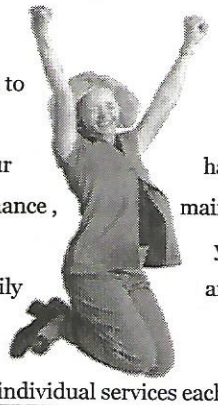
If you have any comments or questions, please contact Bob Lang at 229-2762 or at rvlang@aol.com. – *BOB LANG*

Advertise in the Lilac Festival Issue

Book your space Now! Call Paula at 261-5686

Computer Help

Get a maintenance contract and relax!



We will create a maintenance contract to suit your needs. We specialize in after-hour and weekend maintenance, therefore we do not interfere with your daily activities.

We will remove viruses and spyware, clean and upgrade hardware, do preventive maintenance and optimize your system so that you are more productive and efficient.

Or you can select individual services each time you need us.

PC cleaning	**19.95**
Ram Installation	**24.95**
I/O Card Installations video / Audio / Network Card	**29.95**
Computer Set-up CPU / Monitor / Printer	**39.95**
Digital Camera Installation	**44.95**
Anti Virus Installation Bundle	**89.95**

Additional parts costs may apply. No refund on labour.

ODYSSEY IT PROFESSIONALS

Monthly, Bi- Monthly or Customized Maintenance Contracts.

605-9920

President's Message

While the country's west coast was sodden and the east coast was white, Calgary was June in January 2005! People were strolling up and down ever-changing 4th Street, with its (many) new businesses popping up. Walking past the houses on the side streets, an unwelcome vision suddenly appears – of 12-storey buildings replacing these character houses, from 25 Ave. all the way north to 17 Ave.!

How often do people enjoy a leisurely stroll through the high rises of Calgary's west downtown core? Shadows, wind tunnels, no street life to speak of ...

Residents will know by now that the Mission Area Redevelopment Plan, first written in 1982 and now hopelessly out of date, is in the final stages of revision. This document will be the blueprint for building and development in our area for the next 30 years, and is going to City Council for approval on April 18. One of the most striking (and contentious) areas under review concerns the height of new buildings. See Bob Lang's summary of the positions being taken by various stakeholder groups on page 1 of this newsletter.

You will find this issue of the Mission Statement preoccupied with development. Although it may make for repetitive reading to some, it is a reflection of the pressure residents are currently feeling over the changes taking shape. If you love the remaining architectural character of this neighbourhood and wish to see it developed in a way which preserves that character, please come to City Hall Council Chambers on April 18 at 9:00 a.m. or so — for a more definite time, please phone Bob at 229-2762. Oh yes, and wear something red!

Community Participation

As the Mayor proclaims the importance of membership in community associations, we at CBMCA have two bittersweet announcements about members. David Bernier, who put together our Construction Blues concerns, and Melanie Rock, who worked so hard on our ARP (Area Redevelopment Plan) have welcomed their first child, son Émile Philip Rock-Bernier. Unfortunately, we've already lost them as community members. They've left Mission after a heartbreaking year in which they saw huge building developments going up all around their neat bungalow, which is now itself slated for demolition. Our loss will be their new neighbourhood's gain.

Just after Émile's birth, longtime Mission resident Mary Claire Carlson died. She first learned she had cancer over a quarter of a century ago. Since that time, she has been a professional teacher, tireless community Board member, Condo Board President, hiker, traveller, neighbour and friend to many. Cancer finally caught up with Mary Claire. Go to your well-earned rest, Mary Claire. We will miss you!

Life goes on. We welcome residents as community association members, and encourage you to fill out the membership form in this newsletter. It's a way to have your voice heard, and to belong to a body with the well-being of the community at its heart.

And finally, some apologies ...

- to our new Volunteer and Events Director, Sherry Barkase, for omitting her from the introductions in my last column (Jan./Feb. Statement). Sherry chose Mission as home after living on two other continents, and has all kinds of ideas for social events to bring people together. Welcome to the neighbourhood, Sherry!
- for any inconvenience caused by our already-cumbersome community association phone system (245-6001) going on the blink during an electrical failure on February 8. If you have left messages for us on this number which were not returned, it may be because they were lost. Please be patient and try again!

— EILISH HIEBERT

Volunteers Needed for Community Casino, April 9-10

The Community Association has been assigned the dates of April 9 and 10 for its next casino. This is our largest fundraiser, used to pay for operation of our community centre. The success of this endeavour depends entirely on participation from community members.

Previous experience is not required. Participants can choose from three shifts: late morning to suppertime; evening to closing time; and a late shift (from about 9:00 p.m.) for those interested in counting all the money from the gaming tables. Snacks and non-alcoholic beverages are provided. When not busy, you can read, watch a video, do homework, or get to know your fellow volunteers and neighbours. We can pay for baby-sitting if needed, or provide a ride to and from the Blackfoot Casino where our event is located.

Come and join us at this worthwhile event! Participants must sign a volunteer form in advance so we can make our final submission to the Alberta Gaming and Liquor Commission. To obtain your form, please contact Bob Lang at 229-2726 or rvlang@aol.com.

4th Street Liquor & Wine

"This wine is too good for toast-drinking, my dear. You don't want to mix emotions up with a wine like that. You lose the taste."

Ernest Hemingway 1898-1961

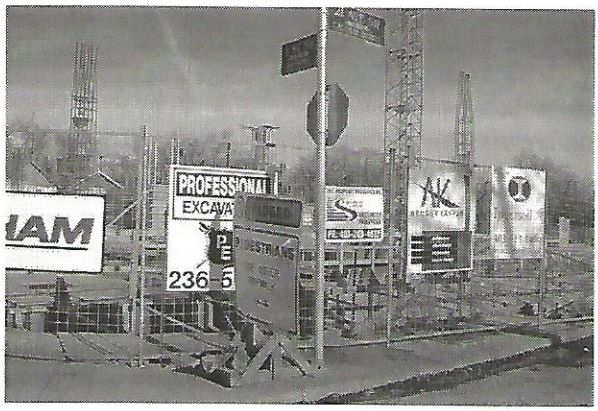
5% OFF
YOUR NEXT PURCHASE
with this coupon
not valid with any other offer or coupon

4th the people street

"Your convenient neighbourhood liquor store."
1809 - 4th Street SW

Inner City Communities, Aldermen Discuss Construction

Readers who attended our "Construction Blues" open house last fall will recall that the Community Association promised to relay your concerns to our Alderman. Apparently, we are not facing these problems in isolation, and on February 11, inner city Aldermen Madeleine King, Joe Ceci and Druh Farrell met to discuss these issues with ~50 representatives from affected communities. City planning, traffic and land use staff were also in attendance. Community presentations focussed on three areas:



- enforcement of existing bylaws and guidelines - often, the onus is on the community rather than the City to police these.
- changes to development plans after review by the community, both before approval and during construction. These changes are often very significant, but are not shared with the community after the initial circulation.
- construction practices.

Cliff Bungalow-Mission was responsible for the presentation on construction practices. All of the recommendations arising from our Construction Blues open house were forwarded to the aldermen ahead of time, and heeded. Our presentation distilled the problems created by current construction practices to noise, blocked access to existing homes (including lane and sidewalk closures), the effect on parking and traffic flow, and sub-standard landscaping. This was graphically illustrated with large-screen projections of infractions within our community.

Common Themes Identified

It was amazing to see how consistently these problems were experienced by all those in attendance. Two other communities remarked that they had flagged similar landscaping concerns in a pending development permit circulation; many others identified with problems of access, sidewalk closures, parking and detour signs.

Alderman King has proposed a series of workshops with representatives from affected communities to develop solutions. In the meantime, we have been assured that construction enforcement will be tightened up. A parallel move is afoot to have each development permit include an implementation plan to set out how construction will proceed. We are hopeful that our amalgamated show of concern will make it difficult for the City to rubber stamp changes to development plans, or plans contravening bylaws and guidelines in the future. Be assured that we have more clout with the combined efforts of many, rather than with each complaining individually.

– EILISH HIEBERT

Legal Status for Communities?

T hree years ago our community association established a study group to examine the possibility of obtaining legal status for urban communities. This initiative was prompted by the lack of rights urban communities have in the affairs that affect them. For example, in the process of developing an Area Redevelopment Plan, the affected community has no legal standing. Its residents are supplicants to the city bureaucracy.

This contrasts with rural communities, where as few as 300 residents can incorporate as a village under the Municipal Governance Act and gain considerable autonomy over their affairs. This is an inheritance from the days when most Albertans lived on farms and in villages. Today, most of us live in cities. Our community, Cliff Bungalow-Mission, has 5700 residents yet we have no right to incorporate or indeed to obtain any kind of autonomy. The Act has failed to keep up with Alberta's transformation from a rural to an urban society.

The initiative was presented to Area Council #1, the inner city branch of the Federation of Calgary Communities. The council approved the concept, requesting that the group pursue a study to investigate whether urban communities elsewhere have some form of legal relationship with their cities. The group approached the Political Science Department of the University of Calgary, which agreed to do the research, and a grant was obtained from The Calgary Foundation to fund a study.

The university's work is now complete and a report, "A Study of the Current Status of Urban Communities," by Stan Drabek and Chris Northcott, is available on the Federation of Calgary Communities website at www.calgarycommunities.com under "Community Planning". Hard copies have been distributed to all Calgary community associations, MLAs and aldermen, the mayor and the Alberta Ministers of Community Development and Municipal Affairs.

The report offers some intriguing and encouraging results. Urban communities in a variety of countries have formal relationships with their cities that give them considerable say over their local affairs. The relationships are enabled in various ways: by council ordinance in Portland, Oregon, by city charter in Honolulu, Hawaii, and by national legislation in Auckland, New Zealand, and Edinburgh, Scotland.

Legal standing for urban communities is not pie-in-the-sky. It already exists, just not in Canada. The report suggests powerful possibilities for Alberta. The study group is now busy publicizing the report, and the next phase of the initiative is on Area Council #1's agenda for 2005. If you are interested in the report or the initiative, please call Bill Longstaff at 245-9587.

– BILL LONGSTAFF

Dr. Marni E. Brydon, MDCM. CCFP
& Dr. M Davidson
Family Medicine and Obstetrics

are accepting new patients

101, 1711 - 4th Street S.W., Calgary

(403) 228-3667
Fax 228-3660

4th the people Street

Massive Project Planned for 20th Ave.

It should come as a surprise to no one that dealing with development issues continues to be the most active and demanding area for the community association. In addition to some issues that have carried over from last year, the development committee is dealing with two new proposals that would radically alter almost half a city block in Mission.

Colonnade Phases 2 & 3

The largest of these new developments would be undertaken by Ingersoll 10, whose Colonnade **phase 1** building is emerging from the ground at the north-east corner of 4th Street and 21st Avenue. Many of you will recall that this work site was shut down for several months last summer due to a rumoured lack of funds. Construction resumed for a period and saw the structure make its way to grade, but as I write this in early February work has again been shut down for over two weeks.

Proposed new Pasera Corporation development Le Beau.

Nevertheless, the developer recently stated his intention to proceed with **phases 2 & 3.** They will be built simultaneously, as they would share the same massive underground parkade. Phase 2 would be a seven-storey mixed-use structure with ground floor retail and six residential floors (46 units) to be constructed directly north of phase 1 at the corner of 4th Street and 20th Avenue. It will look very much like its predecessor but will not be an identical twin, as the first building will have second-floor offices and a total of eight floors. The **phase 3** building is proposed as a six-storey, 100-unit residential building that will stretch along 20th Avenue to the east of the phase 2 building. Got all that? Think of it as an L-shaped block of buildings running the full block of 4th Street between 21st and 20th and then extending about two-thirds of the way down 20th towards 2nd Street.

The development committee communicated a number of comments, suggestions and concerns to the developer, including a request to drop the height of the phase 3 building from six floors to five. Things are still at an early stage with this proposal, and with Ingersoll 10 apparently unable to finish its first project it seems doubtful that we'll see anything happen with the subsequent phases any time soon.

Le Beau (21st Ave.)

On that same block, directly to the east of the construction-challenged Colonnade phase 1 (and across the lane from the proposed phase 3, if you're keeping track), Pasera Corporation has purchased the site that was cleared of four houses last year by Waverley Developments for their "The Standard" condo project. That plan bit the dust and now Pasera has obtained the two bungalows to the east of that site, giving them a large parcel on 21st Avenue between 2nd and 4th Streets. Proposed as a **six-storey, 58-unit condominium project,** Le Beau is fairly conventional in overall form, but with a few stylish touches that will be unique to Mission. Again, we've communicated our desire for a decrease in height, as well as several modifications such as private entrances for ground-floor suites and an increased number of visitor parking stalls off the lane.

In fairly short order that block of 21st Avenue (north side) has gone from having eight houses to having only two. Throw in the loss of the Déjà Vu consignment store and Paros Greek restaurant and you have a streetscape that is virtually unrecognizable from the way it appeared just two years ago.

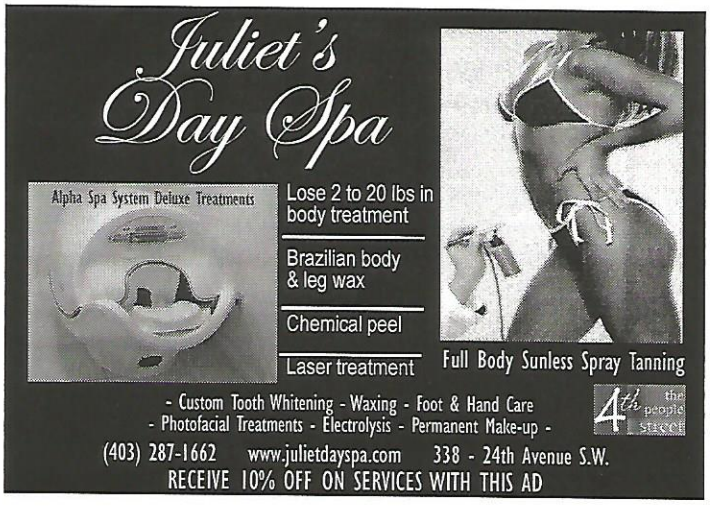
Assessing projects of this massive scale is a daunting task and pits the instinctual reaction to save what will be lost against the practical goal of gaining the most from what is almost always an unavoidable change. Some will grieve the loss of the older, smaller buildings and hate the larger modern edifices that replace them. Others will see value in replacing what are often decrepit buildings with something new and well-maintained.

Some other notes...

- Ingersoll 10, as if they haven't got enough on their plate, have apparently bought the site (and approved development plans) on 22nd Avenue where Palcor Developments recently razed four houses to make way for its six-storey "The Mission" condo project. It's hard to imagine Ingersoll would tackle this project at the same time as its ambitious multi-phase Colonnade development, so the land on 22nd Avenue might sit vacant for a long, long time.
- An affected neighbour launched an appeal against the City's approval of a 14-unit townhouse development at 5th Street and 21st Avenue but was unsuccessful in halting or modifying the project, which will go ahead in the near future with the demolition of three houses.
- Developers submitted revised plans for a proposed condo on the former site of the Mount Royal Daycare at 602 24th Avenue. Just as with the first plan, the development committee objected vehemently to the proposal on matters too numerous to detail here. The City is currently assessing the submission and we have made it clear that we will appeal the project if it is approved.
- We have it on good authority that Sable Developments, who are fin ishing up their Taymar condo conversion on 19th Avenue, have pur chased the **Roxboro Mall** at the base of the Roxboro condo tower on 4th Street between 25th and 26th Ave. Details are scarce at the mo ment, but the word is that they plan to spruce it up, attract a bunch of spiffy new tenants, and make it the retail gateway to Mission.

That's all for now. Don't hesitate to call me if you have questions or concerns about local development, or if you'd like to volunteer with our committee. You can call me at 541-0070 or e-mail to jobstr@shaw.ca.

– ROB JOBST



4th Street BRZ News

417, 1711 4 th St. SW Calgary, AB T2S 1V8 P 229-0902 F 229-0920
www.4streetcalgary.com e-mail: jenrempel@4streetcalgary.com

Booths are going fast!

To date we have sold over 100 vendor booths for the 2005 Lilac Festival. Businesses interested in having booths in front of their store should call us or fill out the registration form at www.lilacfestival.net.

Lilac Festival Registration is now available on-line!

We have uploaded all of the vendor registration forms for artisans and outside businesses to the Lilac Festival website, as well as all of the CRHA food forms and requirements. If you know someone who is interested in participating as a vendor, refer them to our site at www.lilacfestival.net.

Welcome to these new 4th Street businesses

- Mercato – 2224-4th St
- Masters Gallery – 2115-4th St.

What to do if you are a victim of graffiti

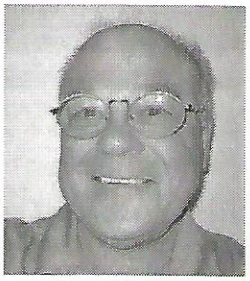
1. Record the graffiti by taking a photograph. Make a note of the time, location, and person who took the photograph either on the back of the photo, or as part of the file name. If there is no means to take a photograph, one can be obtained by the next step ...

2. Report the graffiti to the Calgary Police Service at 266-1234, and an investigation will take place. If photographs have been taken by the victim, those photos can be e-mailed to the Graffiti Unit at cpsgraffiti@calgarypolice.ca. If you do not wish to have the Police investigate but want the City to have the information for tracking purposes, contact the City at 268-CITY (2489). Your call will be forwarded to Bylaw Services, and an officer will be assigned. They will take pictures of the graffiti and provide you with abatement alternatives.

3. Remove the graffiti. Expedient and consistent removal of the graffiti is the formula that has proven to be most effective. It has been proven that if the graffiti is removed within 72 hours, this substantially reduces its potential for reappearing. If the graffiti does reappear, consistent removal has also proven to be effective. We advise the use of recycled paint (available free through cpsgraffiti@calgarypolice.ca) to aid in this.

Mission Dental Group actually has a **mission.**

We are here to help you have the whitest brightest smile you can have, the healthiest gums you can have and the most comfortable teeth you can have. And we attempt to accomplish that with as close to no pain as is humanly possible.



Dr Jack Haman

Over 41 years experience serving dental patients with a gentle caring approach

We offer the following:

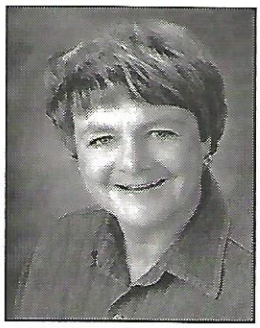
• a courteous and friendly staff • inexpensive whitening • caps, veneers and white fillings • dentures and denture relining • validated parking • payment plans through Care Credit

Give us a call. We'll do our best to please you and fulfill your dental needs.

MISSION 4th the people street DENTAL GROUP

404, 2303-4 St. SW. T2S 2S7 ph. 228 2110

Proposed Demolition on 17th Ave



A big issue in Ward 8 during the last few months has been the proposed demolition of the Mount Royal block on 17th Avenue and 7th Street SW. We are looking at possibly losing everything on the south side of 17th Avenue from 7th Street all the way west to the Second Cup building. The two art galleries, the Mercury bar and the Fiasco ice cream parlour are slated for demolition to be replaced by a Shopper's Drug Mart, which would move from its current location round the corner on 8th Street.

This proposal has raised many issues. How can we best preserve the nature and quality of "The Red Mile" as we know and love it? Is this progress and should we be standing in its path? Should developers be allowed to demolish their own properties if they so wish? Should they be allowed to rent out their buildings to whomever they wish?

The community association and the BRZ (business owners) have both had a chance to review the plans, and both have expressed concerns about how the proposal might damage the unique nature of that part of 17th Avenue. There has been a real outpouring of support for the current look and feel of the block from residents and business owners.

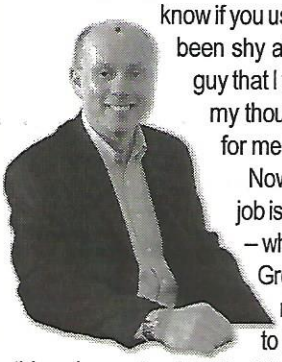
I have been working with the developer to help him understand this response. Just before Christmas he assured me he would submit a new proposal early in 2005 that would better reflect what people are wanting. Representatives of Shoppers Drug Mart also flew in for a meeting with me so that they could better understand the needs of this area.

Several of Calgary's most special 'people places' are within Ward 8 – 4th Street, Marda Loop, and 17th Avenue to name but a few. We need to try to ensure they remain as well loved as they are now – both as popular places to go and also as financially successful local businesses.

If you would like to be kept up to date on this or other issues, let me know your email address; Jennifer at 268-2431 will be pleased to take the information. — *MADELEINE KING, Alderman Ward 8*

Debate Over Education

As readers will know, I ran in the provincial election campaign as an Alberta Liberal – an absolutely partisan position to take and, as you know if you used to listen to my radio show, I've never been shy about expressing my opinion. Old radio guy that I was, I'm used to talking. Actually putting my thoughts into print is a bit of an adjustment for me.



Now that I've been elected, however, my job is to represent everyone in Calgary Currie – whether you voted Liberal, Conservative, Green, New Democrat, Alberta Alliance or not at all. In that sense, part of my job is to be non-partisan, and for the most part this column should reflect that. On the other hand, you elected an Opposition MLA. That means you weren't happy with the status quo and you expect me to shake things up. So I wouldn't be doing my job if this column never criticizes the government.

For example, I hear from many constituents who are concerned about whether their sons and daughters will be able to get into college or university in Calgary; whether they'll receive a quality education; and whether they'll be able to afford it. The government's announcement of a one-year tuition freeze barely begins to address those concerns, and it's part of my job – as the Official Opposition Advanced Education Critic and your MLA – to hold them to account on that.

Here's what else is happening:

The spring session of the Legislature is underway as of March 1. Expect a great deal of debate about post-secondary education.

Some constituents have been enquiring about the Mission Area Redevelopment Plan. This is a city issue – not a provincial one – but I can assure you Alderman King is aware of your concerns and will support the community's wishes on height restrictions.

The Calgary Health Region this month held its first Open House to share its plans for the existing Children's Hospital site once the new Children's Hospital opens. Residents liked what they saw. Plans are to make it an outpatient facility for various health conditions, generating a level of traffic and parking that the surrounding neighbors should find acceptable. Expect another Open House this fall. For more information, call the CHR or my office. I welcome your questions and comments anytime, on any issue. My office number is 246-4794, or e-mail me at Calgary.Currie@assembly.ab.ca.

— *DAVE TAYLOR, MLA Calgary Currie*

Federal Budget Fever

The tabling of a new Federal Budget always seems to get Calgarians talking. This may have something to do with so-called "budget surpluses". Finance Minister Goodale's projections were out by $9.1 billion this year.

Let's remember that Governments don't create wealth, they simply raise money through taxes. Whenever they report a "surplus", it just means that they've taxed too much.

In fact, the Liberal government is collecting approximately $1,500 more in taxes per Canadian and spending roughly $17 million more per year than it did ten years ago, and this on questionable items like the gun registry.

A recent TD Bank report showed that Canadian workers' real take home pay has risen by mere 3.6 per cent since 1989. The report also noted that the staggering tax load faced by middle income Canadians is forcing both parents to work to make ends meet.

The Conservative Party believes that the government must focus its resources on protecting our environment, defending our borders and adequately funding our social programs. Calgary Centre constituents are telling us that they want tax relief now.

Let me know your views on the Federal Budget. Our address is: suite 105, 1410 11th Ave SW Calgary, T3C 0M8 or phone (403) 244-1880 e-mail address is Richardson.L@parl.gc.ca.

— *LEE RICHARDSON, MP Calgary Centre*

Advertise in the Lilac Festival Issue
Book your space Now! Call Paula at 261-5686

Community Activists Plan Last Stand Against City Hall!

A group of citizens are planning one final attempt to preserve what remains of the rapidly disappearing quality of life in Mission before the new Mission Area Redevelopment Plan is implemented. The concerned residents of Mission and Cliff Bungalow feel that despite the six years of "consultation with the community", the proposed Mission ARP does not address neighbourhood development issues and will create even more problems for beleaguered residents.

Among the recommendations that Calgary City Council is expected to approve on April 18th is that the entire community north of 25th Avenue permit commercial and residential construction up to eight stories. The exception is the Holy Cross Hospital site, where high rise development will be permitted. The community has vociferously objected to this, stating that five storey buildings are the maximum we would like to see.

Though it appears harmless and benevolent, the proposed ARP will destroy Mission's immunity from bad redevelopment by encouraging increased residential and commercial density. Though the plan acknowledges the historic nature of many neighbourhood structures, there is no provision for their protection. Any remaining homes and character buildings from Mission's earliest days as one of Calgary's first communities won't stand up against the economic attraction of high density redevelopment. Hundreds of residents will continue to be displaced as they are evicted prior to demolition of their residences, or forced to flee the noise and dust of the constant construction and destruction next door.

Architects, developers and city planners promise that after the ARP is implemented, they will be able to build a new, shinier community, where more and more people can enjoy the few remaining mature trees, while walking along the paved pathways of the Elbow River in the shadows of the Holy Cross high rises. They point to existing examples of their work in progress: the new Shopper's Drug Mart, the brand new replica of the old St. Mary's School, and the new promenade just south of the Lindsay Park Bridge, where every tree has been removed to allow views of the newly expanded Talisman Centre by the residents of the bright new orange and yellow condo complex.

For information, search www.calgary.ca for "Mission Area Redevelopment Plan", or e-mail us at savemissioncommunity@yahoo.ca. A meeting is scheduled in the Cliff Bungalow/ Mission Community Hall for 7:30 p.m., Wednesday March 30th. *– PAT MAIANI*

Community Calendar

March 11 Skiing at Lake Louise

Dust off your downhill skis and join us on the slopes! Please contact Sherry a.s.a.p. to register (245-6001, ext. 33). A group discount may be available depending upon the number of people who attend. Transportation to and from Lake Louise will be arranged through car pools.

June 25 Garage Sale, 10:00 a.m. to 3:00 p.m.

Location: CBMCA Hall, corner of Cliff St. and 22 Ave. SW

Spring is the time to clean out your attic, garage or spare room and get your saleable items to the community hall. Tables will be available for $10.00, and if you don't want to haul your unsold possessions home at the end of the day, we will arrange for pick-up by a worthy charity. Refreshments and face painting for children will be available. Table space may be limited, so register early by leaving a message for Sherry at 245-6001 ext. 33.

May 29 Join us at the Lilac Festival!

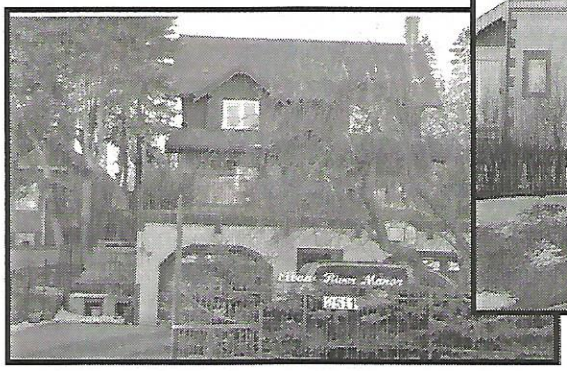
This year we will have a Latin band in our Community Association Beer Garden. We are looking for volunteers to help with all aspects of the day in the beer garden. This is the perfect opportunity to meet other community residents. To be a part of this great event by contributing a few hours of your time please leave a message for Sherry (245-6001 ext 33).

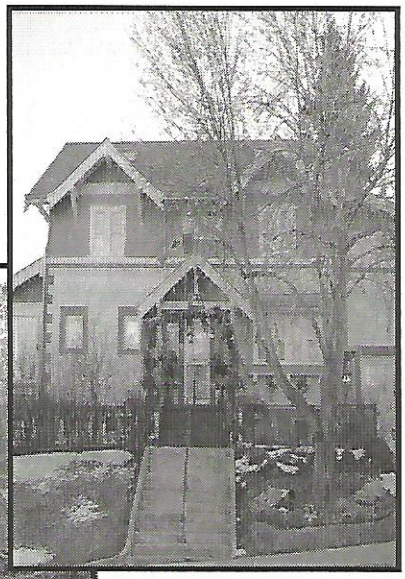
Are We Becoming the Bed & Breakfast Capital of Calgary?

What a nice place to wake up, in a strange city ... when you've showered and breakfasted and been oriented by your knowledgeable host/hostess to the area's features and history, you can take a leisurely walk. You can wander along the Elbow River, or to Triangle Park or Aberhart Park and adjacent community garden, or along the bluff by Cliff Bungalow School. When you've had your walk, you can drop into one of the 4th Street coffee shops and read the paper before you explore the many funky shops. What's not to love about this! And many people do love it enough to come back — to our Bed and Breakfasts.

If you stroll by the intersection at Elbow and 5th St., right outside the Safeway entrance is Elbow River Manor, just being renovated by new owners, but still a B&B. Like many, this B&B is not usually identified as such.

If you take the next left turn up the hill off 25th Avenue behind Safeway, look across the street. You'll see the 'Twin Gables' that gave this B&B its name. With eclectic architecture, exquisite site, garden, indoor arboretums, nooks and crannies and original features, this B&B is designated a Provincial Historic Resource. Hosts Deirdre and Harold bought this within the last few years, and their enthusiasm and welcome is warm and genuine.





If you walk a few blocks southeast, you'll find 'Westways', the original B&B in our area. Host Jonathan runs the show with a distinctly British flavour in this delightful tall, thin, house with the flags flying.

So when your out-of-town or out-of-country guests arrive, and you don't have enough room to put everyone up, you have several glorious B&Bs to choose from — right outside your own door! – P.N. QUINN

MISSION
WINE & LIQUOR MERCHANTS

Monday - Thursday 12:00 - 11:00 pm
Friday - Saturday 11:00 am - 12:00 am
Sunday & Holiday 12:00 - 9:00 pm

2100 4 St. SW
(beside Casablanca Video)
228-6040

a great selection of hand-picked wines!

4th the people

italian gourmet cultura™
MERCATO
dal 1974

Experience a taste of Italy

NOW OPEN
Monday to Friday.... 9 a.m. - 7 p.m.
Saturday ..... 9 a.m. - 6 p.m.
Sunday ..... 11 a.m. - 5 p.m.

2224 - 4 Street S.W. 263-5535
4th the people street

It's where you belong!

Talisman Centre

SOOOO CLOSE!

Calgary's best membership value!

Programs and services for all ages and abilities – aquatics, sports, wellness and nutrition

NEW! Cooking classes for healthy eating and active lifestyle in our Sears nutrition kitchen.

- **meeting rooms**
- **special event facility rentals**
- **full healthy lifestyle catering**

Proud to be part of your community!

403-233-8393
www.talismancentre.com

Second to None
MEATS
Our Name Says it All

Our Guarantee to You
is the best customer service and quality product.

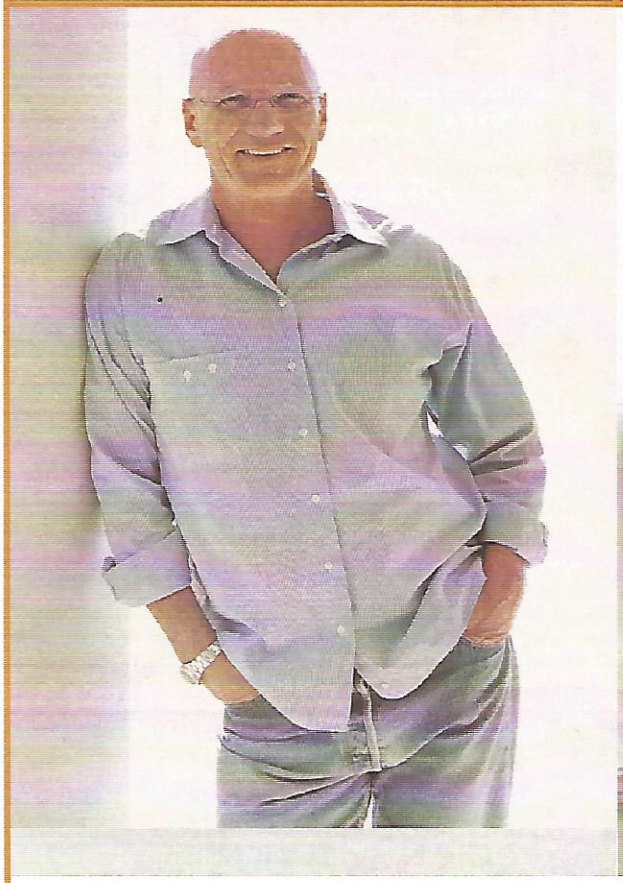
We specialize in providing a selection of natural products and a healtheir alternative to commercial beef and poultry. Join the slow food movement. Take time to prepare a succulent natural, chemical free, grass fed steak that's well aged. We feature a wide variety of *Jam Lady's* products which is well known for its high quality and was authorized by the Alberta government as our "Cencentennial Jam".

Bay 3, 2100-4th Street S.W.
(beside Ducky's Pub)
ph. 245-6662

4th the people street

rouleau
PREMIUM APARTMENTS

CALGARY'S PREMIUM APARTMENT RENTALS



Now Pre-Leasing!

Premium Features Include:

- Air Conditioned 1 Bedroom, 1 Bedroom + Den, 2 Bedroom Suites
- In Suite Laundry • Fireplace in 2 Bedroom Suites • Fitness Facility
- Media Room • Heated Underground Parking

REALSTAR
MANAGEMENT LIMITED

Contact the Rouleau Leasing Office today for more information.

#102, 104-26th Avenue SW | Calgary, AB | T2S 0L9

Phone: 403.244.1003 | E-mail: rouleau@realstar.ca | Web: rentrouleau.ca

Show Suites
Now Open