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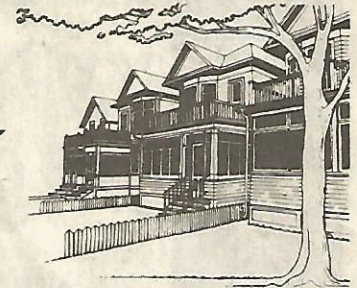
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THE MISSION STATEMENT



The Newsletter of the Cliff Bungalow-Mission Community Association • March/April 2003



Peace Rally and March

by CL Roche, Photographs courtesy of Bob Lang

About 5000 Calgarians, a good many of them neighbours and fellow Cliff Bungalow-Mission residents, joined millions of other people in an international peace rally on February 15th. The peace march and rally sought to raise awareness about the results of existing sanctions, called for Bush and Blair to back off Iraq, and issued a unified plea for peace. They started at Millenium Park and headed south for 17th Avenue, then went east along 17th back to 4th for a final leg over to Memorial Park. What an inspiration to see that many people standing together for something so vital to the future of our world.

I was inside the bank when the first police car stopped out front with its lights flashing; as I stood at the teller, there came another and another. Back outside, the clamour to my left arose as a roar and I saw the VW bus leading the way, just as a conversation from the day before clicked in, remembering that there was to be some kind of a peace rally at Memorial Park. This was something bigger than I've ever seen! History was happening and I was part of it! I was witness to a worldwide demonstration that brought together hundreds of thousands of citizens from some 500 cities around the globe.

Stilled in amazement, my fright that there might be war, and a certain pride in being a Canadian sharing a piece of humanity, I stood at the side-

lines awed. Imagine all these individuals walking together intent on a message that demonstrates the will of ordinary people, that there be no war in Iraq and more efforts at peace. People watched from apartment windows and the doorways of businesses; there were those who stopped to see from right where they stood, and then others who just jumped into the sway of the crowd. Energy bred in anti-war sentiment spread in a chorus of slogans and songs that echoed the messages on the signs and placards.

Protesters shouting slogans, carrying signs, and singing in the street... And on the sidelines, each of us free to move on but also sharing a spirit that sparked hope for keeping peace while forcing the realization that more war is a distinct possibility. The parade of people marching towards me came in an assembly that stretched from sidewalk to sidewalk, and further back than my eye could see – they came with purpose and pride, and I ran against a crowd, even far onto the sidewalk, racing to call a friend with a camera. Interrupting a merchant watching the street activities, I begged use of a phone, dialed Bob Lang and urged him to run for the sake of this story, "A peace protest, you have to get to the corner of 5th Street and



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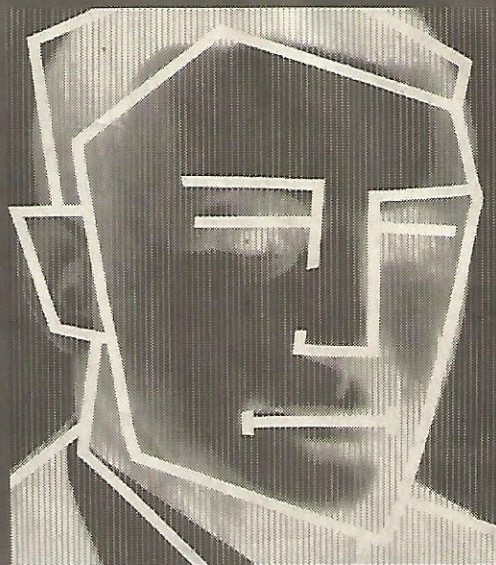
March/April 2003

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Red Man/Black Cartoon Painting by Chris Cran 1990



THE MISSION STATEMENT

Published bi-monthly by Flexys Systems Publishing Ltd. for the Cliff Bungalow-Mission Community Association

March/April 2003

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Cliff Bungalow-Mission Community 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.

The CBMOA mailing address is
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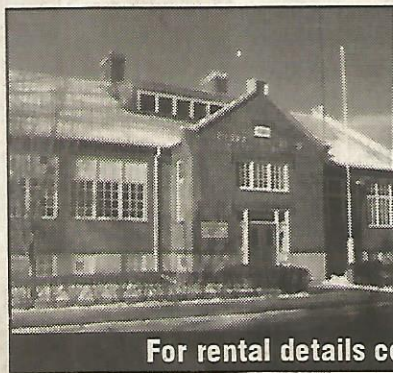
It's right away with your camera! More people than I can begin to estimate; hurry and I'll meet you there!"

Led by individuals with bullhorns and orange safety vests, they marched: ordinary, everyday kinds of people, families, business people and even some aldermen, students and retirees, people with babies, children with painted faces, teens with friends, dog-walkers, and guys in costumes. Some people played drums and others offered food to the crowd, elderly veterans carried signs beside little kids, and the mixed mass of voices flowed through the crowd, as songs carried back through their ranks and new slogans caught the ear. Walking back to meet Bob, I walked alongside an astonishingly diverse mix of demonstrators and I was part of it, proud of being a Canadian and pleased to see so many like me who care we not go into a war.

With homemade handheld signs and huge banners, the demonstrators brought attention to rising global issues and fear. "No blood for oil," "Enough Bushshit," "No war in Iraq," "Canadians for Peace," "Don't send our kids," and the one that struck me most and stays on my mind, "46% of Iraqis are under 16." Amidst cries of "Hold back, no war against Iraq" and old anti-war folk songs, the marchers proceeded on to Memorial Park to finish the rally up with some rousing speeches. Standing together listening to the speakers, we turned our thoughts to people around the world who want the same things we do... a world that is safe for children and for us, wherever we happen to live.

Although this story will be "old news" by the time you are reading this

issue of The Mission Statement, there's no way to tell yet what will happen as a result of the Saturday peace rallies staged around the world. As of this morning, not quite as of the end of February, Bush still wants war according to the press and the Iraqi foreign minister has been quoted saying Iraq has supplies and men to go ten years if they have to... A friend's son was at a rally in Denver that got tear-gassed and the world-media reported several violent collisions between demonstrators and police in more places than I can list... Here in Calgary, with friends and neighbours, we marched peacefully to rally against the horrors of war, joining hundreds of thousands of other Canadians who did it the same way. It was an incredibly important effort and signals to me our solidarity as global citizens - even if the all-powerful politicians missed the message, millions noticed.



Excellent Meeting Space Available

Our smoke and alcohol-free Community Association space is available to suitable groups for meetings, seminars and celebrations at modest rentals days, evenings and weekends. Two bright and airy interconnected rooms of 750 sq. ft. each, one having carpet, a small kitchen and a serving bar and the other having a hardwood floor. The facility comes complete with tables and chairs. The facility situated in a park-like setting convenient to public transportation.

For rental details contact Martin Bober at 261-4819

Dalgleish Gallery grand unveiling

Within our community a new creative centre has emerged. It is the brains of Alberta artist Keith Dalgleish and it breathes art with a capital 'A'. Dalgleish Gallery, the newest member of Roxboro Mall brings both original contemporary and historical fine art to the neighbourhood. Painting, drawing, photography, ceramics, sculpture and glass exhibited in group and solo shows are what one can expect to experience at the small but quaint gallery. Here established and emerging artists exist alongside one another exuding individual strength, beauty and curiosity.

Besides enjoying the benefits of handmade images and objects, the Dalgleish Gallery offers services such as picture hanging, custom reproductions, rental and art instruction. What makes this new art gallery extra special is that Keith himself is a practising fine artist and formally a performing artist. He believes that the business of art is paramount in a city as fortunate as Calgary. "For an artist to grow and prosper in this city means understanding the needs and interests of those keen on buying original art. Art is just another

commodity, it has its unique qualities, however it is still a form of exchange. Most art in Calgary, whether it's critically demanding or merely decorative ends up in someone's home or in an office, both of which consider the colour of the wall and the style of the sofa."

Dalgleish more than enjoys the idea of bringing together the artist and the consumer. "They learn from each other." Dalgleish sees himself as the product of a more than 20 year pursuit of the arts in Alberta. He studied dance at Grant MacEwan College for four years and visual art at the Alberta College of Art and Design for an additional four. He's built a dance company and established himself as a visual artist. In the last four years he's ventured into interior decorating where he came face to face with the buying public. With these combined experiences the 40-year-old is confident he has something to offer and share with Calgarians and the residents of Cliff Bungalow-Mission.

We are happy to welcome Keith Dalgleish as a regular contributor to the Mission Statement! Look forward to his future articles on art and art in Calgary.



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GALLERY HOURS: TUES THRU THURS 11AM - 4PM / FRI 11AM - 8PM / SAT & SUN 10AM - 5PM

We would like to invite the residents and business owners of Mission and Mount Royal to join us for cocktails & culture

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FEBRUARY 14 - 23 - Hearts in Arts Gallery Exhibit

FEBRUARY 21 —Diana Chaplin — Jazz

FEBRUARY 28 —Andrea Petrity and Suzin Skylar — A jazz flavoured duo with a unique repertoire

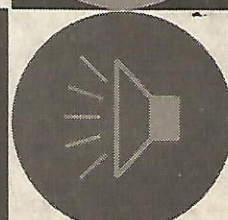
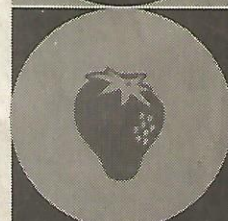
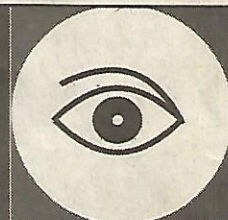
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President's Message

by Tiro Clarke

As usual, my message in this edition touches on a number of issues, in no particular order.

Traffic

Although the consensus is that the recent conversions to two-way traffic have been successful, I have heard one or two voices of dissent. However, it seems to me that these dissenting views are focused largely on parking near intersections, rather than the actual traffic flow. The problem is that vehicles (particularly the larger variety) park too close to intersections, thereby impeding the view of drivers. If this is the case, then perhaps our next efforts should be directed towards improving visibility for drivers when approaching and negotiating intersections.

Graffiti

I have been speaking with our police liaison officers about graffiti in our neighbourhood. While there has been good progress in battling this problem, it still exists. I would specifically point out graffiti which is directed at development projects in Mission (see photos elsewhere in this issue). All other concerns aside, this kind of graffiti does absolutely nothing to enhance our substantive positions or our credibility on development matters. Please be vigilant and report any extra-curricular painting activities to the police.

Ingersoll 10 Development

There has been considerable discussion and activity concerning the Ingersoll 10 development project on the east side of 4th Street, between 20th and 21st Avenues, which recently received City approval. This project has attracted attention largely because of its size and its initial plan to

close the alley/lane between 20th and 21st Avenues. Unfortunately, after certain changes to the project were made (ex. no alley/lane closure) the process between our Development Committee and the developer bogged down. The Board, after consulting with representatives of our Development Committee and with the developer, resolved to take no further position with respect to this matter. Factors affecting this decision included the considerable drain on volunteer time which the process was involving (at the expense of our other functions) and the likelihood of success in the event of continued involvement.

Board Composition

Some people have expressed the concern that there is a developer on our Board, namely Kirk Lively. My response to this is multi-fold. First, we are not sailing uncharted waters – when I started volunteering on the Board there was a developer who was also a director and who, in fact, chaired the Development Committee. Second, to restrict Board membership on the basis of occupation is a dangerous idea, one which is open to capricious extension.

By way of example, if our community values pedestrian traffic over vehicular traffic, why not prohibit vehicle owners from the Board? What about minimum or maximum income levels? I'll move on to the third point, being that our Board was elected at the AGM where nobody chose to run against Kirk Lively. Not a single person. Let's remember that our membership has complete control over who is elected to the Board.

Finally, conflicts have been and will continue to be dealt with as and when they arise. Any director or committee member who has a personal stake in a matter shall not be present or vote on that matter. On all other matters our Board currently consists of 12 directors, each of whom has only one vote.

An encouraging aspect about the interest in our Board is the knowledge that it should translate into future involvement!

Miscellaneous

We need help with this newsletter – photographers, writers and delivery. Look for our ad elsewhere in this issue, or contact our editor, Cindy Roche or our Volunteer Coordinator, Jenni Myllynen, at volunteercbmca@yahoo.ca.

Alderman King

While there's talk in the media of a City Council deferring decisions on a whole range of things because of disagreements, I wanted to let you know I'm focused on improving accountability to you, the taxpayer, at all levels. And since a lot is happening in our ward, I thought it might be helpful to look at Ward 8 issues that are getting attention.

Traffic is always major! The communities of Cliff Bungalow-Mission, Elbow Park and Mount Royal have all now received agreement to proceed with traffic plans to make them more livable communities. This has been achieved by a close working relationship between the communities, myself and City administration so that community needs can be understood and met. The conversion to two way of 2nd and 5th Streets seems to be very popular in the area, although some minor changes may still be necessary to accommodate commuters.

Land use developments also play a major role in the ward, especially in the Beltline and Mission areas. So all in all it looks like a busy construction season in the ward, and few residents will be wanting the City to do more!

Community Coffee, Tea and Treats Open House

Sunday March 23rd
1:00 - 4:00 pm
CBMCA Community Centre
2201 Cliff Street

Meet members of the CBMCA Board, your neighbours and familiarize yourself with what we do and what we'd like to do... Count yourself in and bring a friend!

In cooperation with GGC – Calgary Area – 3rd Whitewind Pathfinders



Street conversions

by Bob Lang

There were predictions of chaos when the City converted our one-way streets to two-way traffic. That has not occurred. No doubt you will find people who still do not like the two-way streets but overall the streets have performed very well and as we had expected.

Rick Sample, Project Manager for the Inner City Transportation Study Implementation, told me that while there were calls just after implementation of the two-way operation, they quickly died off. They estimate that there were about 100 calls, e-mails and letters to the Aldermen's offices, calls to the call centre and calls to the City's Transportation staff on the conversions from the time of the implementation of 2nd Street to year-end. Most calls, but not all, were negative. Considering the volume of traffic on our streets, that is not bad.

David Mackie, Traffic Director for Elbow Park Residents Association, told me: "I personally find that the streets are wonderful. The traffic drives more slowly. I get a better sense of the community and the buildings. Also the mobility increase is great." He also noted that "As Director of Traffic for Elbow Park, I have not had any direct complaints made to me from residents. The conversion has not impacted Elbow Drive or Elbow Park with increased traffic of any sort." He has talked with three taxi drivers and they indicated the increased mobility allows them to get to their destinations much quicker.

Jeff Holloway, Traffic Director for Mount Royal Community Association reports that: "The feedback from Mount Royal seems to be that the conversion was a great success."

Basically, most of the feedback from our community has been the same. For example, one resident of Roxboro House has noted that it takes her less time to get home from downtown. This does not mean that there won't be fine-tuning over time. We have already noted that the centre line on 2nd Street is too far to the east side of the street and that makes it more difficult for bicycle riders. This will be changed sometime this year.

One resident who lives on the 300 block of 21st Avenue SW has noted that entering 2nd Street is quite scary, particularly from her lane across from Holy Cross Lane. Her main concern is reduced visibility caused by the increase in parking on 2nd Street. This is an example of a situation that the City will consider when they review the functioning of the street.

The City has set up a monitoring program on the conversions. For example, they plan to do a number of traffic counts in March, weather permitting. This will take place not only in our community but also in neighbouring communities. We will keep you posted as we obtain information on what is happening.

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YOUR BOARD

Board roles and goals

Tiro has lived in Mission with his wife Kathleen since 1996, where they have seen their family grow with the additions of Dan the Dog, Micaëla and Winston. "We love the inner city environment and the diversity of people, buildings and natural environment that it hosts."

Tiro Clarke's involvement with the Community Association started in 1997, as Treasurer (where it became apparent why Kathleen handles the family finances) and has been President since November, 2001. Tiro wants to build upon the foundations laid over many years by former President, Bob Lang, and his goals include diversifying roles and responsibilities so that no single person is saddled with too much responsibility or, quite frankly, vested with too much control.

"I strongly believe that in order to volunteer their time and skills, people need to know exactly what is expected of them. As well, I would like to ensure that the Board of the Community Association is transparent and truly representative of our community and the broad spectrum of interests that it hosts. Once the roles and responsibilities of the Board and its various committees are properly diversified and defined, our Community Association and all its activities should be representative and sustainable over the long term." The best way to contact Tiro is by email (tiro1@telus.net) or telephone (297-9488).

Bob Lang, Past President and member on the CB-M Board for 19 years. He was instrumental in the growth of the CBMCA and has been involved in numerous groups that address the concerns of this area's residents and business community. Specific to Cliff-Bungalow Mission, Bob's efforts obtained use of the former Cliff Bungalow School as our hall, started this newsletter which has become an excellent communication vehicle, and initiated the project of historic street signs recognizing the original names.

Bob also actively pursued the City of Calgary to review the Cliff Bungalow and the Mission Area Redevelopment Plans, and led this community and those surrounding it through the process that is resulting in the conversion of the one-way streets to two-way operation. Finally, mention must be made that Bob was founder and continues as an active member of the team that organizes the Lilac Festival, the largest street fair in Calgary,

that has taken place every year since 1990 on 4th Street.

Robert Giles, External VP Communications is the former Director responsible for reporting on environmental concerns in Cliff Bungalow-Mission and has been largely instrumental in bringing the community compost to fruition. He sees the objectives for his new role on the board as including the creation of a system for orderly and widespread communication within Calgary's print and broadcast media, keeping them informed of newsworthy items about our community.

Robert would also like to work more closely with the BRZ, our business friends and neighbours, to better enable us to speak with one voice on issues and concerns affecting our community.

Eilish Hiebert, Internal Communications, has lived in Cliff Bungalow-Mission Community for two plus years. She became involved with the CBMCA last year when she stepped in as Secretary and took on the tasks. Always fascinated by this area, Eilish enjoys its bustling busyness, community activism, vibrant energy, proximity to public transit and great walks, and its sheer convenience. Eilish works as a freelance editor and writer, as well as being a partner in the family business.

Georgia Hoffman Treasurer, has been a resident of this area since the mid-1970's. She is responsible for managing and safeguarding our financial resources.

Georgia's primary duties are maintaining accurate financial records, issuing cheques (together with the President), and making bank deposits. She also prepares budgets and financial plans in cooperation with other Board members, manages grants, oversees fund-raising activities, monitors investments, and develops and reviews our financial procedures. She can be reached via the CBMCA mailing address.

Kirk Lively, Secretary, is looking forward to fulfilling his obligations on the board and to this community. Citing a background/education in International marketing and construction, Kirk hopes that over this next year he can lend his knowledge and expertise to help in shaping this community as it continues to grow. He has lived in Calgary since 1988 and first came to live in the Mission area in the mid 90's, when he discovered and began to appreciate the community for all its beauty.

Marika Styba's portfolio as Development Director is action oriented, fast paced and sometimes controversial. She has served on the Board for nearly five years and chairs the development committee, made up of approximately nine residents who review applications for development permits in the community - everything from retrofits of older buildings to new projects.

With the growing diversity of our community, Marika's concerns are centered on the complex issues of traffic, parking and density, and her goals for this year are to look closely at our community and create strategies to cope with changes. Marika looks forward to meeting residents to discuss how these changes have and will affect life in Cliff Bungalow-Mission. She is also interested in forging more ties with the 4th Street BRZ since their goals often overlap with ours and there is much we can do in the way of complimentary-efforts.

Marty Bober (261-4819) is the three-time Facilities Director who takes care of our hall, rents the space to groups, and helps other board members and committees get things done! Marty has lived in the community for nearly 15 years and involved as a volunteer for more than 10. In particular he handles a lot for the beer garden at the annual Lilac Festival.

His priorities for 2003 are to focus on increasing the number of Hall rentals, as well as growing our beer garden with exciting entertainment, more volunteer participants and a higher than ever number of ticket sales. Marty has enjoyed living in this area, and believes that the more people get involved and interested, the more they'll talk, and the better the community we'll share.

Jenni Myllynen, Membership and Volunteer Co-ordinator, believes it is important and possible to create a strong sense of community in a growing city and rapidly developing neighbourhood. She joined the CBMCA to get to know neighbours and the people she sees on the street enjoying what CBM has to offer. Jenni intends that her success will be "measured by the opportunities residents are presented with to have fun meeting fellow CBMissionites, whether that's in writing a newsletter article, greening the community, selling your junk, or swilling some beer at the Lilac Festival".

She invites anyone and everyone to join us, offer ideas and work with others

Board roles and goals cont. from 7

to make CBM an even better place to live. If you have any questions or ideas, contact Jenni at volunteerCBMCA@yahoo.com or 229-4479.

Jo Anne Ouellet brings exciting ideas into her role as the new Director of Programs and looks forward to organizing more activities and event opportunities for families and individuals to get together. Jo Anne loves the character and trendiness of this community, that you can go out the door and be anywhere or get anything you want within five minutes. She began volunteering as a teenager, developed her skills for events and fundraising through participation on social committees in college and at work, and is excited about being involved in the Cliff Bungalow-Mission Community Association.

Keren Houlgate, Director-at-Large, is now focusing on more social and membership related board activities, and is looking forward to diversifying her many talents in different directions over 2003. Keren has given the board her time and service for several years, and made a significant contribution in analyzing the community survey last year, and, of course, all the accounting she took care of for us in the role of treasurer.

She currently sits on the newsletter committee, assisting with the final proof on each issue and ensuring the Mission Statement has a representative voice. Keren enjoys the community's offerings and proximity to things, appreciates its character and historic uniqueness, and hopes to use her position on the board to help other residents of the area to see it too.

Cindy Lynn Roche, Director-at-Large and Editor of the Mission Statement, has lived just off 4th Street for three years and vividly remembers her first visits to the neighbourhood when she moved to

Calgary 5 years ago. She started attending board meetings last February when she replaced Janet Alford as editor in an effort to put together a stronger paper. This year she's on the board as a director and said she, "hopes to offer a reasonable voice to the mix, to put enthusiasm and ideas into action as the community association pursues new activities, and to maybe make another new friend or two along the way". Cindy can be reached by email at clroche@telusplanet.net or telephone 228-6443.

Traditional treats for St. Patrick's Day

Irish Breakfast Scones

1 1/2 c Whole wheat pastry flour
1/3 c Wholemeal flour
3/4 c Wheat bran
1 t Baking powder
2 tb Soy margarine
2 tb Corn syrup
1 c Potato or soy milk

Mix dry ingredients. Add margarine and mix well. Add the syrup and enough milk

to make a loose dough. Turn onto a floured board and knead until smooth. Roll out into a square with a thickness of about 3/4 inch. Cut dough in half, then into quarters and then to eights. Bake on a lightly floured baking sheet at 400F for approximately 20 minutes. Cool on a wire rack. Split and serve with whole fruit preserves.

Yield: 16 scones. Total calories per serving-79 Fat-2grams

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Thank you Mission community for your overwhelming enthusiasm and support!
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The Cedar Palace affair

My relationship with my 1912 house

by Ali Gregory

"OK, we'll buy", I said, "but only on Cliff Street SW opposite the park". Ha! That should do the trick, I thought. We had been having that daily/hourly/more frequently seemingly, discussion that many 'aliens' must have: should we stay or should we go? I didn't want to buy a property and thus make another step in the dreaded direction of commitment to Calgary. What would I tell my mother? No way would one of those eight cute little houses be for sale right now and at the right price. Brilliant plan. Brilliant.

Blast. May 2000. Snow. Bloody house for sale. Made an appointment to see it with, obviously, absolutely no intention, on my part, to like it let alone buy the thing.

Blast. House so neglected for so long I felt sorry for it. Plus, great location. Location, location, location. And it needed looking after. A little over our price limit. But, well... The interest was there. The affair with the Cedar Palace was inevitable.

June 2000. Took possession. And the fun started. If there is one thing I have learned it is this: feeling sorry for a house is not a good reason to buy it. A recent e-mail from a friend, one of those - forward this to five friends and something bizarre will happen to you - variety, said that regardless of how hot and steamy a relationship is at first, the passion fades, and there had better be a lot of money to take its place. This bears an uncanny resemblance to my relationship with this house.

Of course, when I embark on any new relationship I have, like many others I am sure, a few reservations; a few points I hope to improve (as I see it). Of course these are ignored at the outset. In this case, fashion sense. Seventies. And a bad case. This house was hit hard. The seventies was when it earned the name Cedar Palace - no further explanation is required. OK. Total make-over. And, like Trinny and Susannah on "What Not To Wear", I chose a style that is not trendy but which fits the house, I hope.

Houses, like people, have baggage-not emotional but structural. And not obvious at first. The story of the construction of these old houses is fascinating. Cement arrived in Calgary in about 1910. Prior to that, foundations were built from sandstone quarried locally. After 1910, sandstone became outmoded but was occasionally used. An architect at the time suggested that a heavy sandstone foundation looked ridiculous supporting a flimsy wood frame house bought from a catalogue and constructed in a couple of days. He had a point.

The places were so cold that dirt and leaves were used to plug holes between walls and floor and between the inner and outer skins of the walls. These interesting, quaint facts, and romantic tales of pioneers short of materials and money, are essential when trying to come to terms with a collapsed foundation wall and copious desiccated compost appearing out of walls and falling from a loft barely supported by inadequate joists. That is just a taster, a teaser.

There's much, much more. As any owner of a ninety-year-old house will tell you, the problems are on so many levels, buried under layers of bad renovations, cheap materials, paneling and purple paint (in this case). Out of loyalty, I am not going to divulge the intimate details of my house's condition. Nor the lengthy cures administered by a procession of colorful characters, some drunk, some high, some both, some with even less idea about plumbing than I have. There are many, many tales that could, but won't, be told, though the WC linked up to the hot water tank does deserve a mention. Tropical.

And yet I stick with it. Like a real affair, it is sometimes great and sometimes indescribably awful. The full spectrum of emotions is covered, love to hate and back again and often all within the course of a single day. Blast.

February 2003. Snow. Bloody house for sale. The end of the affair is inevitable. Somebody has made an appointment. I hope they don't like it, ss let alone want to buy it. They want a second showing.

Blast.



LETTERS

Chaos and carnage

In spite of dire predictions of traffic chaos and road carnage, after first-day confusion, the transitions to two-way traffic on streets and avenues has proceeded serenely. The changes in signalling and good signage promote safety and convenience for drivers and pedestrians alike. No more 5th and 2nd Streets raceways, nor wrong-way motorists on 25th and 26th Avenues.

Our entire community is grateful to our dedicated CBMCA Board members who spent more than a decade lobbying the changes. And way to go City of Calgary for implementing them so smoothly!

Robert Giles

The two-way street conversion has done anything but "traffic calming and better flow". Entering 2nd Street (which is quite scary at any access because of parked vehicles) is now most dangerous opposing Holy Cross Lane. With the conversion came an added parking spot on the south side of the subject roadway. And, as mentioned in the development section of January/February Mission Statement, "traffic on Holy Cross Lane could be a problem as we anticipate additional traffic coming down First Street from 25th Avenue".

Well, the Holy Cross Lane/2nd Street intersection has become busy and is made frightening by reduced visibility since it is not possible to see through a truck and some of them are high and wide. Drivers must be on the roadway to see around stationary vehicles and yield to Holy Cross Lane vehicles. My suggestion five years ago that the intersection could use lights is no longer amusing!

Lynn M. Carter, CBM Resident



by Marika Styba

Twin Rental Towers (100 block 25th/26th Avenue SW)

Great West Life has applied for two residential towers at this site. The application is dependent on re-zoning of the current PE (Public Park, school and recreation) designation along the riverbank and will require another block meeting as it infringes on what little PE land remains within our community. Density, traffic and construction are also still areas of concern. The developer has offered to bring the contractor and someone to speak about traffic at the next block meeting. We are negotiating as much of this section to be landscaping even if it is re-designated. The portion that contains the bike-path is being offered to the City and would need to be subdivided from the other portion that will potentially be

Development Updates

RM-7; the subdivision would be dependent on a successful land use change.

610, 24th Ave SW – Infill Application

A resident in Cliff Bungalow is looking to subdivide their extra wide lot to accommodate a new single family home. The application is in keeping with the infill guidelines and the ARP. The project is sensitive and will be a welcome addition to the block.

1st St SW- Holy Cross landscaping behind '67 Wing

The application for the landscaping has been separated from the patio. The landscaping has no issue surrounding it so it should now be approved quickly. The patio is a more difficult issue given concerns around access, hours and the possibility of liquor service. We have agreed to meet with the applicant and the planner to establish some appropriate guidelines for the application.

Holy Cross Center - Application for small driving school

A small driving school was applied for and approved for an office in the Grey Nun's building. According to the planner it would

hold a maximum of two or three students at a time. Impact should be negligible.

Holy Cross Center - Application for Commercial School

An application has been submitted to open a Bible College in the '67 Wing. While this portion of the application is within the guidelines, they wish to also accommodate a dormitory in the same building. The bylaw only allows for this type of housing at the Grey Nun's building. We are hoping they reconsider the location for the dorms, as it was not the intention of the bylaw to increase the amount of shared accommodation on the site.

21st Ave & 4th St SW - Ingersoll Mixed Commercial/residential project

The Board passed a motion in December to inhibit the Development Committee from pursuing an appeal of the project. Those who voted in favor felt that we would not be fruitful in gaining any more changes. The project was approved.

321, 19th Ave SW - 18 unit residential condos

This building will hopefully be considered

Cont. on page 11

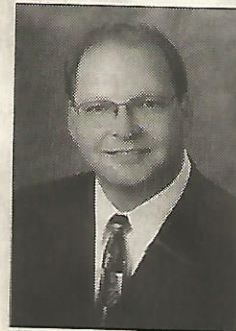
Dr. Jacqueline CHUDIAK



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Development cont.

a success story. It is three and a half stories and will take up the empty lot and one house east of the Crown (formerly Leah manor, more formally the Athlone). The most innovative feature was the access to the underground parking. It would be a lift set in a structure that would appear like a garage. This will leave additional room for landscaping and will prevent cars from exiting too quickly into the lane.

Empty lot on 5th St/19th Ave SW

We believe that there has been renewed interest in developing the site. The property is actually zoned RM-2 and the last we spoke the owner wanted to develop an apartment building, which would not be allowed under the current zoning. We are eager to see what is being proposed.

St. Mary's Land Use redesignation

This item recently went to City Council. The vote was split evenly so the motion to designate PE failed. Like the designation on the site, the City would have been on the hook to compensate for loss of value due to RM-5 zoning in place. Instead the Direct Control was approved and if all goes well we should see the school plans. I have been told that the project has gone to tender, suggesting that they are costing out the project. The St. Mary's Society is hoping to find a small location on site where a commemorative statue of Mother Mary Greene can be erected to remind of the historic nature of the site. As well, there is a small movement afoot to make use of bricks salvaged and tucked away when they were tearing down the old school, so you'll have to keep an eye for the on-going developments.

35 Unit Condo (317 - 323 18th Avenue SW)

We withdrew the appeal on this property. The concessions were made on building materials, landscaping and façade that made the difference. This project has come a long way since the previous plan. The developer has committed to drilling instead of pile driving which should be more sensitive to the neighbors. We are still looking for a good home to move the brick 1905 bungalow. It is a quiet Rouleauville gem and we would rather see it moved than demolished. Since the project was approved, it is our understanding that they will commence marketing the project.

Sidenote

Just a little request on behalf of our pedestrians and four-legged friends. The

DEVELOPMENT

Mission Area Redevelopment Plan

by Bob Lang

Some of you may be wondering what is happening in regards to the review of the Mission Area Redevelopment Plan. Recent residents may wonder what is an Area Redevelopment Plan. So, we will attempt to provide a short summary answer to both questions.

An Area Development Plan (ARP) is a statutory document that results from long-range community-based planning studies and approval by City Council. It provides land use policies for a specified area and frequently deals with other issues such as transportation and open space. A key component of an ARP is land use districts or zoning and redevelopment guidelines.

Our community has two ARP's, one for Cliff Bungalow (west of 4th Street) and one for Mission (east of 4th Street). The first ARP for Mission was approved in 1982 while the first ARP for Cliff Bungalow was approved in 1984. After an extensive and successful review process, the Cliff Bungalow ARP was revised in 1993. Unfortunately, the Mission ARP is still 1982 vintage and a long and difficult review process has yet to yield a good revised document.

In each case, in order to kick start the review process, the community association held block meetings in the respective areas. The Mission Area block meetings were held in May 1998. This led to the City initiating their review process in the fall of 1999. In early 2000, an open house and a visioning exercise were held. At this point there was great hope on the part of community residents that we would make real progress. The fundamental issue the community had identified was that the 1982 Mission ARP encouraged the leveling of Mission and replacing the historic buildings with building six stories in height in most of Mission and even up to 17 stories in amount of glass and snow/ice on sidewalks continues to make walking in our community treacherous. If you can help keep the sidewalks clear or know someone who can please be a good neighbour; our community relies heavily on maintaining a safe and friendly pedestrian environment.

height at the southern end of Mission.

The 1982 ARP also does not have much in development guidelines such as the ones that are in the revised Cliff Bungalow ARP. There were many other related issues raised, including loss of mature vegetation and loss of relatively affordable housing.

Unfortunately, the process has bogged down since early 2000. In the fall of 2000, a draft ARP document was circulated for comments. While there were some good proposals in that document (e.g. lower building heights), there were several issues it did not address in a clear manner. In addition, many of the non-resident landowners did not agree with reducing their redevelopment potential.

In spite of this, a lot of good work has been done that does assist in better understanding the community, past and present. The community completed a building inventory that documents every building in the community. The community has had social and oral history projects done. The community worked with the Faculty of Environmental Design of the University of Calgary on a Townscape analysis project. And the community worked with the City and four architects on the Mission Urban Design Project. We now have a wealth of information that should help people understand the importance of the historic aspects of Mission to this community and the City as a whole. We even have some concepts that could address some of the redevelopment issues.

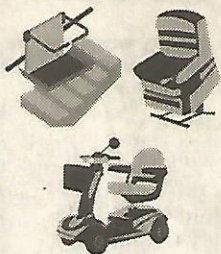
During much of 2002, there was a City advisory committee set up in an attempt to see if there could be consensus on the future of development in Mission. Unfortunately it was very slow going and the City decided to pull the plug and proceed on their own in redrafting a new Mission ARP document. So that is where we are. We are waiting on the City to prepare and circulate the new draft for comments. At that point, there will be some type of consultation, probably an Open House. Then it will go to the Calgary Planning Commission on its way to a public hearing at City Council. We will keep you posted on what is happening and when.

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Bellydancing for fun and fitness at the Nat Christie

by Lison McCullough

They file into the studio. One by one, in pairs or groups. Some have stretchy exercise pants and T-shirts. Some wear harem pants. Most have coin scarves tied at their hips over long skirts or sarongs. They talk and visit and laugh amongst themselves. The more practiced hold themselves a little higher - a sense of accomplishment and pride about them. The newbies look around a little nervously and wonder what's in store. Suddenly exotic music fills the air and they all move in time to an ancient rhythm that began far away from this bustling contemporary prairie city.

The Nat Christie Centre - home to Alberta Ballet dancers by day - is home to Calgary belly dancers by night - and to be fair also to students of the marital art Tae-Kwon Do - in the neighbouring studio. Led by the indomitable 'Chereefa' who has been teaching the dance form for nearly twenty years - the last dozen years at the Nat Christie, the group of women enjoy both the fitness benefits and camaraderie this wonderful activity affords.

Chereefa also known as Cathy Miller is the Executive Director of the Arthritis Society of Calgary and knows full well the healthy benefit of physical activity and lives it by example. She got involved in studying the dance when she worked at the Y and took a bellydance class. She was hooked and the rest is history. She says what attracts women to the dance is that it is basically a lot of fun and a great way to make sure you get together with friends for visiting and exercise. What she enjoys most is the fact that any woman can do it - any age, any body type, any fitness level. "I get a real kick out of people learning and having a good time," she says, "It's also an opportunity for women to explore their sensuous side as well."

She stresses that's what so wonderful about bellydance is that anyone can learn and that a dance background is not required; only the desire to move your body to music in a unique expression of one's femininity. She feels there's no necessarily 'right' or 'wrong' way to do it - just different ways. Some women really get into it, making or buying beautiful costumes and accessories. One or two every year go on to dance professionally or to teach also.

"Bellydance attracts women from all walks of life - I've had moms, accountants, doctors, students and all ages - as young as sixteen right up to a gal in her eighties and we have the most beautiful studio in town to dance in; it's great," Chereefa concludes. "And you get to choose an exotic dance name for yourself; what could be more fun?"

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City of Calgary Survey

Mission Property Owners and Residents

Please circle your answer.

A. Parks

1. Based on the following categories, how often do you use Public parks and/or Public open space in your community?

- a) frequent use (visit more than 11 times per month)
- b) regular use (2 to 10 times per month)
- c) rare use (less than twice per month)
- d) never use (0 times per month)

2. From the following list, please indicate which answer best describes the main reasons you usually visit/use the parks/open space in your community:

- a) to relax
- b) to socialize
- c) to participate in recreation/sport/leisure activities
- d) to enjoy nature
- e) to walk dog
- f) other (please specify)

3. Given limited resources, Calgary Parks would like to know what kinds of parkland, open space or amenities should be a priority. From the following list, please indicate which would be a priority for you in your community:

- a) natural areas and/or riverbank improvements
- b) pathways
- c) playfields (soccer, softball, etc.)
- d) small parks with trees and benches
- e) special parks for specific activities (skateboarding, bird watching, etc.)
- f) boulevard improvements, and public tree planting
- g) other (please specify)

4. Do you feel that the parks and/or open spaces in your area meet the diverse needs of your community? Which of the following three statements best describes your feelings?

- a) I feel the needs of my community are well met.
- b) I feel that although my needs are met, some people's requirements are not.
- c) There are ways in which parks could better address the needs of my community.

5. What would you like to see addressed in terms of changes or improvements to parks, open spaces or park amenities in your community?

B. Social Issue Questions

1. What do you feel are the relevant

social issues in Mission? Please check your top three answers.

- Pedestrian Safety
- Personal or property safety
- Affordable Housing
- Lack of Amenities
- Lack of social/recreational activities
- Lack of Community Spirit or Services
- Lack of Employment
- Lack of Child/Youth Activities
- Age, Cultural, Religious or Income Discrimination
- Other?

Please add your comments?

What are the strengths of your community?

C. Police Questions

1. What is your most pressing policing concern in order of priority to you?

- a) Prostitution
- b) Traffic
- c) Break & Enters
- d) Homeless Issues
- e) Drugs
- f) Theft from Vehicles
- g) Bar Noise
- h) Graffiti
- i) Gang Related Issues

2. Please add any other policing concern issues.

D. Personal Information

1. Are you Female or Male

2. How old are you?

Under 30 40-55 56+

3. How long have you lived in Mission?

4. What is your Postal Code?

Please send your survey results to Jack Scissons at:

The City of Calgary

Land Use Planning Division #8117

Attn Jack Scissons

P.O. Box 2100 Station M

Calgary, Alberta T2P 2M5

Fax: (403) 268-3542

E-Mail: jack.scissons@gov.calgary.ab.ca

CALGARY POLICE

Vehicle crime

As the weather warms up, Calgaryans are more active and spend more time outside. This includes criminals, which means an increase in vehicle break-ins. The Calgary Police Service recommends a few precautions to reduce your chance of becoming a victim.

Make your vehicle less attractive to thieves

- When leaving your vehicle, even for a minute, take your purse or wallet with you and lock the doors.
- Store valuables out of site.
- If you have a removable stereo face, remove it and take it with you.
- Limit the number of CDs in your car – they are untraceable once stolen.
- Don't leave anything in your vehicle overnight.

Secure your vehicles and belongings at home

- Make a record of all your belongings and their serial numbers to keep in a safe place at home.
- Keep a copy of your vehicle insurance and registration at home as well as in your wallet.
- Park in your garage. If you don't have one, park close to a window to make your vehicle a less tempting target for thieves.
- If possible, install a motion detector light where your car is parked.

What to do if you become a victim

If you become a victim of a car prowling, it's important to call police immediately, regardless of the extent of loss or insurance coverage. "It's important that the police are informed about all car break-ins or attempted break-ins," says Detective Colin Adair of the Stolen Property Unit. "These incidents are rarely isolated. Thieves often work for several days or weeks in a row. The more information we get, the more quickly we are able to catch them."

Provide police with as much information as you can: where and when the incident occurred, what damage was done, what was taken and a list of serial numbers and descriptions of the stolen items.

Provided by Jim Amsing, Community Liaison Officer, Calgary Police Service

**Cliff
Bungalow
Mission**
*A Vibrant
Community*



In today's hectic world, there are few things as important to us as our community. The places that we live, where we spend our leisure time, where our children grow up, where we meet our friends - these are the things in life that really matter. Our communities are more than just districts to commute out of everyday - they are vibrant and active places that we all take pride in.

Part of this pride comes in the form of your community newsletter, the Mission Statement. Within its pages can be found the issues and concerns that are at the heart of Cliff Bungalow - Mission residents. It embodies a coming together and sharing of information that is important to those who live here and is vital to maintaining that community spirit.

When you read this newsletter, remember that the businesses who advertise are your friends and neighbours who care enough about Cliff Bungalow Mission to support the Mission Statement with their advertising dollars. The next time you are in the establishment of one of our advertisers let them know that you appreciate their support of your community.

If you have a local business, why not take this opportunity to tell your neighbours about what you can offer them? Your community newsletter is an excellent place to promote your business!

Too often we forget how important it is to have the support and understanding of our neighbours. To be a part of a larger community is a great thing. Don't take for granted what this community has done for you. Instead, perhaps it's time to give something back. Think about it.

Nicole Shaw, Publisher
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Changes to Elbow Drive

By Tiro Clarke

While we get used to the conversion of some of our roads to 2-way traffic, changes are soon to come along Elbow Drive. The project is aimed towards enhancing the residential character of Elbow Drive and improving safety for all users, while still allowing for large traffic volumes. The unenviable task of bringing harmony to those competing criteria falls largely to the landscape architecture firm of Carsen McCulloch Associates Ltd. While it remains to be seen whether these issues are in fact reconcilable, Phase 1 of the planned changes is in progress and includes the following:

- a 'gateway' element at 5th Street and Elbow Drive
- treed medians along Elbow Drive, where the road width permits
- new trees at certain locations along Elbow Drive
- improved street lighting scheme

Newsletter Volunteers

To ensure the continued success of the Mission Statement, your community newsletter, we need volunteers for the following duties:

- **Newsletter contributors:** Ever want to see your name in print? Get tongues wagging with one sensational story, or express yourself in a regular column. Get published sharing your thoughts and ideas. Contributions are required every two months.
- **Photographers:** share your photos of CBM to help us accentuate and personalise the newsletter.
- **Distribution Co-ordinator:** share your organisational skills by co-ordinating delivery volunteers, updating the volunteer roster, and overseeing the newsletter mail out. This will require approximately five hours of your time every two months.
- **Distribution volunteers:** enjoy two hours of exercise every two months delivering the newsletter to our friendly neighbourhood businesses and distribution sites. Get some fresh air, walk the dog, and meet your neighbours!

Contact Jenni at volunteerCBMCA@yahoo.com or 245-6001 to get involved.

- enlarged landscaped island between 29th and 30th Avenues
- reconfiguration of 29th Avenue intersection to a standard 'T' intersection
- improved crosswalks and crosswalk alignments
- removal of the free-flow right-turn lane at 30th Avenue
- partial reconfiguration of a 3-metre wide multi-use pathway through Woods Park

The detailed design work is scheduled to happen from January to March with construction to take place in the summer of 2003.

More information can be had by going on the internet and visiting www.calgary.ca/ roads, then following the links to current major projects, inner city transportation system management strategy, Elbow Drive. Alternatively, contact Cristal McLean at Carson McCulloch Associates, 234-8544, extension 230.

March 2nd, 2:00 pm St Mary's School Legacy Group
March 10th, 7:30 pm Inner City Coalition
March 13th, 7:30 pm Development Committee
March 23rd Community Tea & Treats
March 27th, 7:30 pm - CBMCA Board
April 3rd, 7:30 pm Development Committee
April 16th, 7:30 pm Development Committee
April 24th, 7:30 pm - CBMCA Board

Lilac Festival Volunteers

Residents of Cliff Bungalow-Mission know we live in the best neighbourhood in Calgary. And there's an annual nine-block long party to prove it! The Lilac Festival gives the rest of the city a chance to enjoy our community and marvel at our great fortune. One of the biggest street events in Calgary, this year's Festival will be on Sunday, May 25th, and the Cliff Bungalow-Mission Community Association will be at the heart of the action. Our Beer Tent is party central, and in addition to being an important fundraising event for the Association, it provides numerous opportunities for you to get involved and enjoy the day. The

URBANE GARDENER

Community compost

by Robert Giles

Remember this? After blathering on in last September's Mission Statement about the glories and benefits of community-wide composting we had the rug yanked from under us when site permission was withdrawn.

Well, the good news is that we now have permission for an alternative site the location of which is still under wraps until all the I's are dotted and T's crossed. Once jinxed, twice shy. Suffice it to say it will be located conveniently for drop off of basic materials for composting and collection of finished compost, free, a season later. Rather than repeating all the do's and don'ts here, a large sign will be installed at the site stating procedures for delivery of required materials (and those verboten!) and eventual collection of compost.

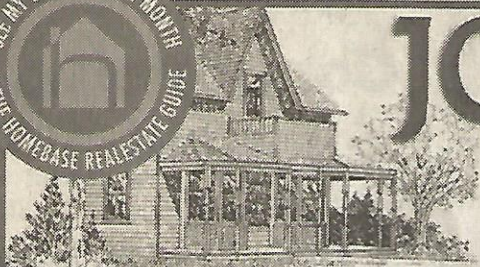
We hope to be up and running by the time the May-June Mission Statement hits the streets. Then, as Sherlock Holmes was wont to say, "All will be revealed!"

SEE BLUCESSMYTH
(formerly Moon)
CBMCA Lilac Festival
Beer Garden
May 25th, 2:00 pm

fun starts at noon and ends at 7:00 pm, and to keep the party going we need lots of help. We have numerous two and a half hour shifts available for the following roles:

- **Set-up and take-down** before and after the event
- **Bar attendant**- gain fast friends by taking tickets and pouring beer!
- **Cash box**
- **Clean up and table service**- a highly under-rated role. Think of it as mingling!

To participate, get your name on the hottest list in town by contacting Jenni at volunteerCBMCA@yahoo.com or 245-6001



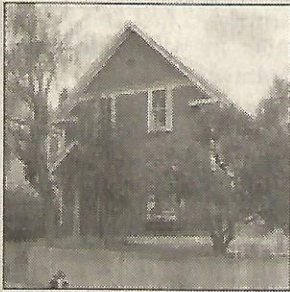
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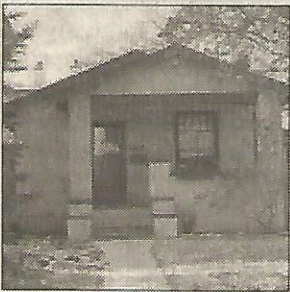
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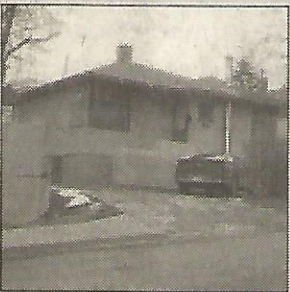
Inglewood Across from Bow River "Realtor owned" Wow. Gorgeous. Stained glass, hardwood floors, high ceilings, major character and all restored. Plus it is legally suited w/ separate electrical, furnaces, etc. Bsmt. has 9' ceiling. 100'x130' lot w/ room for house on either side or large enough for 11 luxury condos. 4bdms front suite, 2 back. Huge living & dining rms. **\$750,000 - Joy Dupre "Not just a Heritage Home Specialist"**



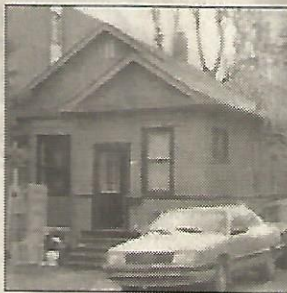
Bankview Open floor plan, stunning flower garden, well freed. RM-5 zoning, 1090 sq. ft. **\$219,500**
Joy Dupre "Not just a Heritage Home Specialist"



Mission 2 bedroom bungalow, high ceilings and character. Backing on park & playground **\$219,500**
Joy Dupre "Not just a Heritage Home Specialist"



Bankview Investment 2 bedroom bungalow with mother in law suite. 40 x 100 ft. lot. Quiet location, walk to 17 Avenue **\$219,500**
Joy Dupre "Not just a Heritage Home Specialist"



Mission Investment Property Prime location RM7. Mostly land value. **\$239,000**
Joy Dupre "Not just a Heritage Home Specialist"



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