

THE MISSION

AUGUST 2018

STATEMENT



www.cliffbungalowmission.com

THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION



Win a new iPad:
ipad.mycalgary.com

1 and 2 BEDROOM SUITES NOW AVAILABLE but Don't Wait, Call Today!

1858 Sirocco Drive SW

Elegant Senior Living



THE MANOR VILLAGE AT SIGNATURE PARK

The Community with Heart® 403-249-7113 for your personal tour

2400 Sorrel Mews SW

Celebrating 15 Years!



THE MANOR VILLAGE AT GARRISON WOODS

The Community with Heart® 403-240-3636 for your personal tour

174 Ypres Green SW

Memory Care Available



THE STAYWELL MANOR AT GARRISON WOODS

The Community with Heart® 403-242-4688 for your personal tour

Other Calgary Manor Village Life Center locations: Varsity • Huntington Hills • Rocky Ridge • Fish Creek Park (opening July 2018) • Currie Green (under development)

How do you want to live?

INDEPENDENT ASSISTED LIVING MEMORY CARE

- Flexible meal plans
- Daily activities
- Exercise and wellness programs
- 24 hour onsite care teams



THE MANOR VILLAGE
LIFE CENTERS™

www.themanorvillage.com



DIVA SALONspa

\$20 OFF ANY HAIR SERVICE

West Mount Royal | 403.289.2626
divasalonspa.com

One voucher per visit. Only valid at our West Mount Royal locations. Not valid with any other promotion. No cash value. Present this ad at time of purchase.

Expires Sep 30, 2018. Valid towards any service of \$50 or more

\$10 OFF ANY SPA SERVICE

West Mount Royal | 403.289.2626
divasalonspa.com

One voucher per visit. Not valid on Express Services. Only valid at our West Mount Royal location. Not valid with any other promotion. No cash value. Present this ad at time of purchase.

Expires Sep 30, 2018
Valid towards any service of \$25 or more

AVEDA

DIVA SALONspa



WE FOLLOW THE ALBERTA DENTAL ASSOCIATION FEE GUIDE

DENTAL



FAMILY DENTISTRY DOWNTOWN

- + Direct Billing to Insurance
- + Validated Underground Parking
- + Evening & Saturday Hours

*All procedures performed by General Dentists

CALL NOW
403.984.9759



4TH STREET DENTAL

DR. CHRISTINA CLOAKWELL DR. VOLINDER DHESE

350 21 Ave SW, Calgary AB | 4thstreet@trecedental.com | www.4thstreetdental.com



Our Community Hall is Available for Rental

If you're looking for a venue to host a meeting or event, our beautiful, conveniently-located heritage building might be just what you're looking for.

Location:
2201 Cliff St. SW

Capacity:
The hall has two areas, which can be used as one big hall or divided by a rolling partition. Both parts together can fit 104 people standing or 80 seated (sufficient chairs and tables for 80 are included in the rental).

Facilities:
Kitchen with stove, oven, fridge and microwave (dishes, utensils, coffeemaker, kettle, etc. not provided). There is also a wet bar with double fridge with glass doors. There is a big screen to use for presentations/films (projector not provided).

Restrictions:
Smoking and the consumption of alcohol are not permitted in the hall.

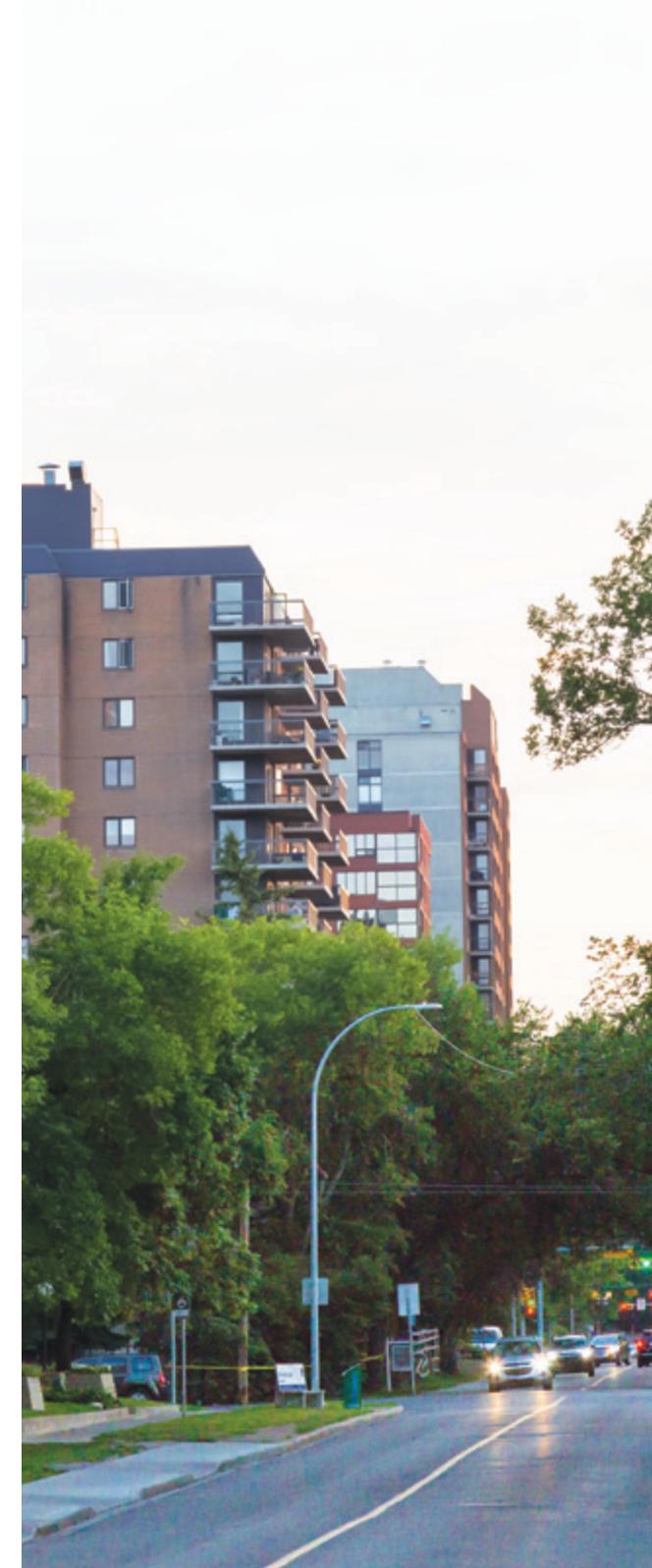
Rental fees:
\$200 for either 9 am to 4 pm (except during school days) or from 5 pm to 11 pm. The rate is reduced to \$120 per rental if renting 12 or more times per year. There is also a charity rate of \$75 per rental for charitable organizations with charitable number.

If you wish to enquire about availability for a meeting or event you have in mind, please contact our hall rental coordinator, Zahra, by e-mail at: zahra_minosepehr@hotmail.com

Please provide two or more exact dates and times, in order of preference. Please also indicate what your intended use will be. Zahra will let you know about available dates, and once agreed, she will confirm the hall reservation back to you, and payment will be due within 10 days of confirmation.

CONTENTS

- 7 **PRESIDENT'S REPORT**
- 9 **PRIDE PARADE**
- 10 **COMMUNITY CLEAN-UP**
- 11 **MISSION POSSIBLE 2018**
- 12 **CLIFF BUNGALOW - MISSION GETS MORE DIVERSE EVERYDAY**
- 16 **6TH FRANGLOFUN STAMPEDE BBQ**
- 18 **CALGARY PUBLIC LIBRARY**
- 19 **REAL ESTATE UPDATE**





CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION

462, 1811 4 Street SW
Calgary, Alberta T2S 1W2
403 245 6001
www.cliffbungalowmission.com

For hall rental information, please contact Zahra Minoosepehr at 403-975-0023 or zahra_minoosepehr@hotmail.com

Delivered monthly to 5,300 households and businesses for 5 years!

Editorial Submissions

cbmca.editor@gmail.com
All editorial content must be submitted by the 1st of the month for the following month's publication.

Advertising Opportunities

403-263-3044 | sales@great-news.ca
All advertisements must be submitted by the 1st of the month for the following month's publication.

Published by Great News Publishing

Serving Calgary communities for 29 years
84 newsletters reaching over 379,000 households in Calgary and surrounding areas.

#34-4550 112 Ave SE
Calgary, AB
T2C 2K2

Check out our website:
www.great-news.ca



The opinions expressed within any published article, report or submission reflect those of the author and should not be considered to reflect those of the Cliff Bungalow - Mission Community Association and Great News Publishing.

The information contained in this newsletter is believed to be accurate, but is not warranted to be so.

The Cliff Bungalow - Mission Community Association and Great News Publishing do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.



CENTENNIAL CAMPUS

**NOW ACCEPTING REGISTRATIONS FOR
INFANT/PRESCHOOL/KINDERGARTEN
GRADUATE PROGRAMS!**

Kids U provides educational programs that build strong brains necessary for lifelong success. Our curriculum team continually observes and evaluates the executive function level of each student, developing customized curriculums that maximize the learning capacity of left brain, right brain and movement.

**TOUR OUR CAMPUS AND FIND OUT WHY KIDS U
HAS BEEN VOTED CALGARY'S BEST PRESCHOOL!**

- * Option of childcare and preschool programs from 2 days/week to 5 days/week, half-days.
- * Large facility offering room to learn, play and move.
- * Features own chef to serve fresh, healthy meals.
- * Preschool starts as young as 1.5 years old.
- * Quality Infant-care programs for 0-24 months.
- * Full-day or half-day Kindergarten available.



**BOOK A TOUR ONLINE AND YOUR CHILD'S
NAME WILL BE ENTERED TO WIN**

\$5,000

TOWARDS THEIR RESP EDUCATION FUND.

Do not have to register to win.

See website for details.

BOOK TOUR ONLINE:

WWW.KIDSU.CA

1-855-80-KIDSU

CENTENNIAL LOCATION: 520 3 AVE SW

Voted Best Preschool by



PRESIDENT'S REPORT

Summer Activity Slowdown

As you will note when you check out our Community Calendar this month, there are no activities during August. This allows our volunteers to recharge their batteries and enjoy the summer. However, there will be a lot of activities in September. We hope you enjoy your summer as we enjoy ours.

Proposed Development at 25th Avenue and 5th Street SW

We are actively working on this file. The Planning and Development Committee met with the applicants during July (after this was written).

The site will need a change in Land Use (zoning) in order for what is proposed to be built. Ultimately there will be a Public Hearing of City Council to approve or not to approve the Land Use change. This is several months away. When the public hearing is scheduled, there will be an ad in a Thursday paper before the hearing. Anyone interested can submit a letter prior to the hearing and can speak for 5 minutes at the hearing. We will keep you informed as we find out what is happening when.

The current Land Use is M-C2 with a height limitation of 16 metres and a FAR (Floor Area Ratio) of 2.5. They are applying for Land Use District MU-1 which allows a height of 45 meters and FAR of 7.5, so around three times the current approved Land Use. While we support increased density and the Area Redevelopment Plan supports increased density, historically the number one development issue in our community has been height. This was confirmed during the review of the Area Redevelopment Plan and during two community-wide consultations in recent years. Obviously, this proposal does not respect this widely held position.

Looking for Some Good People for our Community Association Board

The next Annual General Meeting will take place on Wednesday, November 21. While it may seem a long time until then, it really is not. One of the things we need to do before then is to recruit some new people for the Board. Amanda West, our current Treasurer, will be stepping down as her current work contract will end in January and she will be moving to Vancouver. The Treasurer has an important oversight role. The formal accounting is done by a contract person but an understanding of this would be an asset. We currently have a

vacancy in the Vice President position. This is another important position. The person in this position could take on or help in any number of community activities. As you know, ours is a very active community association. We also could add one or two Directors at Large who take on special projects and help with others. If you are interested in exploring any of these opportunities, please contact me at cbmca.president@gmail.com.

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



www.kilbco.com

READY TO INCREASE YOUR CURB APPEAL?

Whether you need a border between your grass and existing garden or thinking of creating a new garden Kilbco can help. With a variety of colors, stamps and profiles, steel cable enforced landscape curbing is a cost effective and practical solution to residential and commercial properties. It will beautify your landscape and add value to your property.

It will not rust, rot or shift, and there are no seams for weeds to grow through.

Kilbco has poured over 100,000 linear feet of curbing in the past 9 years.

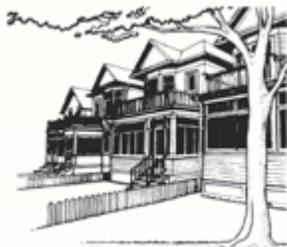


Locally Owned & Operated



Free Estimates 403-875-8463

The Mission Statement



The views expressed by contributors to the *Mission Statement* are not necessarily those of the CBMCA board or its associates.

Contact us

Cliff Bungalow - Mission Community Association
462, 1811 4 Street SW, Calgary Alberta T2S 1W2
403 245 6001
www.cliffbungalowmission.com
Look for us on Facebook, not to mention Twitter and Instagram (CBM_CA)!

We value your contributions

The *Mission Statement* exists to facilitate communication among residents of Cliff Bungalow-Mission. We welcome your story ideas, articles, letters, announcements and photos. Submissions may be emailed to cbmca.editor@gmail.com in .doc, .pdf or .jpg formats. You may also mail (or drop off) your submission to us at the UPS Store: 482, 1811 4 Street SW, Calgary T2S 1W2. Please put *Mission Statement* on the envelope and be sure to include your name, address and telephone number.

The CBMCA reserves the right to edit submissions for accurate content, consistency and length. All photographs require the name of the photographer and credit for the image, along with the names of the individuals within. Permission to publish the photograph or image is required. We do not guarantee the publication of all submissions.

The Home of OM
Drop-in \$10.00 Chair Massage W-F
REDISCOVER YOU
New Massage Treatment Times
Wednesday - Friday 11:00 - 7:00

Massage & Energy Healings | Yoga | Psychic / Medium Sessions & Classes | Shamanic Sessions | Meditations | Float Tank

Check out The Home of OM on MEETUP, dont miss another class.
2312 4th St. SW | thehomeofom.ca | 403-910-1809

Cliff Bungalow - Mission Community Association Board List 2017-2018

President	Bob Lang	cbmca.president@gmail.com 403-229-2762
Vice President	VACANT	cbmca.facility@gmail.com
Secretary	Rick Williams	cbmca.secretary@gmail.com
Treasurer	Amanda West	cbmca.treasurer@gmail.com
Planning and Development	Sander Jansen	cbmca.development@gmail.com
Environment	Shannon MacLeod	cbmca.environment@gmail.com
Heritage	Marilyn Williams	cbmca.heritage@gmail.com
Social	Sapna Sharma	cbmca.socialevents@gmail.com
Communications	Nicole Butz	cbmca.editor@gmail.com
Directors-at-Large	Ken Hryciw Kate Zago	

Summer Poem

"In winter I get up at night,
And dress by yellow candle-light.
In summer quite the other way
I have to go to bed by day."

– Robert Louis Stevenson
In Winter I get up at Night



AUGUST

COMMUNITY CALENDAR

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

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

Pride Parade

We have registered for a third year to walk in the Pride Parade on Sunday, September 2. Last two years we were the only community association to do so. We have a new banner for this event. Anyone is welcome to join us for this event. For more information, e-mail cbmca.treasurer@gmail.com.

Jazz Concerts

Featuring talented local artists playing in our historic venue. Discount for CBMCA members.

No concerts during July and August. Next event is on Wednesday, September 5.

Community Clean Up

Saturday, September 8, 9 am to 2 pm – this is your chance to drop off unwanted things that would normally go to the dump. There is also recycling of electronics and an exchange of still useful items you no longer want. Don't be late as the trucks leave sharp at 2 pm. For more information and to volunteer, contact Shannon at cbmca.environment@gmail.com

Potlucks

Bring something to share and meet your neighbours. Good food and great conversations.

Next potluck is Sunday, September 9, 6 pm.

Trivia Night

Next trivia night is Thursday, September 13 at 7 pm at **Joyce on 4th**. Join us for a fun evening as we compete with other locations in Canada and the US. Help us be the #1 location again!

Board Game Nights

Next board game night is Saturday, September 15, 7 pm

Movie Nights

Next film night is tentatively scheduled for Sunday, October 28.

History Book Sales

Copies of our community history book "Cliff Bungalow – Mission, a Heritage Community" can be obtained at

all community events at the community centre. \$30 per copy.

Check out our website regularly for new events and other information not available at time of newsletter publishing.

www.cliffbungalowmission.com



Pride Parade Sunday, September 2

The Cliff Bungalow - Mission Community Association will be walking in the annual Calgary Pride Parade for the third time this year! Mark the date in your calendars and join us on Sunday, September 2, 2018 for this annual celebration of the LGBTQ community here in Calgary. Times and marshalling location will be posted on our website and an e-mail will be sent out to our e-mail list.

We have been the only community association to participate in this event during the last two years. We would like to have more people join us. We have a new community banner for this year's event.

We hope that with your help, it will be the best one yet! Everyone is there to have fun, so let's help make it a great parade! For more information, please contact Amanda West at cbmca.treasurer@gmail.com.

Community Clean-up

Saturday, September 8, 2018

9:00am – 1:00pm

Back Parking lot of 2105 Cliff Street S.W.

Each year, we team up with the City of Calgary to help you get rid of unwanted household items and property waste. Last year, a record of one million kgs of waste and nearly 200,000 kgs of organics were collected. In addition to the City of Calgary's garbage trucks, we will have the following initiatives running.



volunteers needed

community cleanup day

SATURDAY, SEPT 8 | 9AM - 2PM

BACK PARKING LOT | 2105 CLIFF ST | HISTORIC HOLY ANGELS SCHOOL

- Drop off any unwanted household items for the dump
- Exchange useful items you no longer want
- Recycle old electronics and metals (includes old Xmas lights)
- Drop off yard waste and organics
- Bike collection for Syrian refugees

ITEMS NOT CLAIMED BEFORE 2PM WILL BE DONATED TO THE WOMEN IN NEED SOCIETY (WINS) AT THE END OF THE EVENT.

PROHIBITED:

- Tires
- Chemicals
- Home appliances (microwaves okay)
- Propane tanks
- Paint
- Liquids

NO ITEMS WILL BE RECEIVED AFTER 1:45PM.
MORE INFO OR TO VOLUNTEER: CBMCA.ENVIRONMENT@GMAIL.COM

Gentle Used Goods Donations

WINS accepts all gently used clothing (women's, men's, children's), household items, toys and furniture. Please ensure items are gently used and in working order. For ease of transport, it would be great if donations are in sealed boxes or bags.

Recycling

Recycle-ogic will be joining us to accept materials you can't put in your standard community recycling. Some examples of material that will be accepted by Recycle-Logic: cable boxes, modems/network switches, stainless steel kitchen appliances, extension cords, Christmas lights, stereo equipment/speakers, CD/DVD/DVR players, microfiche readers, microwaves, cell phones, network equipment, testing equipment, circuit boards, receivers (satellite & cable), uninterruptible power supplies, gaming consoles/games, projectors, VCRs.

Scrap Metal

Our friend Mike will be collecting tires, batteries, old broken bikes (usable ones can go to The Syrian Refugee Support Group), and all kinds of scrap metals except fridges.

Bikes

The Syrian Refugee Support Group will be on hand to collect gently used bikes and helmets for its bike program. The newcomers to our city need adult bikes and helmets for transportation and the children need to feel the wind in their face as they ride away from the memories of a horrific childhood. The Syrian Refugee Support Group has branched out to help not only those from Syria, but to any adult or child in need.

Free Table

Drop off what you don't need anymore! Pick up what you do! Think of it like a free garage sale. Fun for the whole family.

Super excited about the Community Clean-up and want to volunteer your time to help out on the day? Email cbmca.environment@gmail.com



Mission Possible 2018

Rain did not put a damper on Mission Possible 2018, which was held on June 16. We held it inside this year, where the acoustics are great.

We celebrated Neighbour Day, the resilience of the people of our community, and gave back to the Women In Need Society. This was the sixth Mission Possible, the first one being organized in a matter of days in 2013 as a result of the flood.

We had great burgers fresh off the grill along with delicious salads. A big thank you to the people of Original Joe's. This was the fourth time they have participated and we are very glad they did. They were joined again this year by Yann Haute Patisserie who provided samples of their wares. They are great community-minded businesses in our community.

Along with great food, there was great entertainment. It was kicked off by Jesse Shire followed by I am The Mountain and ended with Jory Kinjo.

As it was the fifth anniversary of the 2013 flood, we had a lot of politicians attending: Premier Notley with MLA's Kathleen Ganley and Joe Ceci, Mayor Nenshi, MP Kent Hehr and Councillors Jeromy Farkas and Even Woolley and Alberta Liberal Party leader David Khan.

This kind of event would not happen without the help of many people and organizations. We want to acknowledge those who helped this year. Some worked on the organizing committee, some worked in the background making arrange-

ments, making posters and getting supplies together and some worked on the day of the event. Some worked in all phases. They all helped create this special event for a special community. We also thank everyone who attended the event. You are why we do events like this. This kind of event helps build a strong sense of community.

The people who helped on the day of: Nicole Butz, Shelley Decker, David Frishman, Lynn Gaudet, Gordon Grant, Geraldine Gray, Georgia Hoffman, Ken Hryciw, Sander Jansen, Alexander Kelly, Blain Lamoureux, Bob Lang, Angela McKinnon, Bob Pearson, Sapna Sharma, Corine Smith, Jo Stratton, Amanda West, Debbie White and Rick Williams. We also had two volunteers through the City of Calgary recreation volunteers program: Janice Mei Jiang and Yuri Petric. Original Joe's people were Brad Lorne, Tristan Caverhill, Jaice Llewelyn and Brendan Paiha. Those who picked up and took back the barbeques were Ken Hryciw, Bob Pearson, Adam Coates and Trevor Ross.

The organizations that helped: Original Joe's, Yann Haute Patisserie, Banded Peak Brewery, Servus Credit Union (donation), The City of Calgary (park permit), ATCO Gas (BBQ), Green Event Services (helping to reduce the environmental impact) and Midtown Calgary Coop (donation).

We apologize if we have missed anyone. Please let us know.

Those who attended donated \$183 towards the Women In Need Society.

Cliff Bungalow-Mission Gets More Diverse Every Day

Planning Committee highlight report, June 2018

by Robin Thompson, Jim Bowman and Sander Jansen

119 & 121 24 Ave SW: The developer presented revised site plans for a five-storey apartment building that increased the setback from 3 to 4.5 metres, meaning the building now steps forward by 1.5 metres compared to neighbouring properties and eliminates shadowing concerns on the north side of 24 Ave SW.

4 St SW & 22 Ave SW (Masters Gallery site): The developer is seeking to consolidate the Masters Gallery site and the apartment building directly to the west, and develop a three- to four-storey building with retail on the ground floor and (possibly) housing/office space above. The committee celebrates mixed-use on 4 St SW, but encourages continued residential use at the current apartment site.

1904 4 St SW (Peking Dragon site): The developer is proposing a five-storey building with retail on the ground floor and apartments above. The renderings suggest the use of stucco, veneer and metal panels, and a black, white and yellow colour scheme. Though mixed-use (including residential component) is encouraged on 4 St SW, a number of suggestions for improvement were raised, including: choice of materials (ensure better alignment with community character), articulation (less “boxy”), better design on the south and north façade, increased setbacks on east side, less reliance on 19 Ave SW as loading zone, and parkade air vent noise mitigation measures.



528 25 Ave SW (Riverwalk Senior Living): The developer is proposing a 12-storey, 45 metre, continuum of care facility on the north-east corner of 25 Ave SW and 5 St SW. We are pro-densification, and believe inner-city communities each play a role in accommodating future growth of our city. However, at nearly three-times the allowable height, we believe the proposed development is insensitive for multiple reasons:

We value good planning practices: We don't consider 'spot upzoning' a desirable planning practice. It may unintentionally set a precedent, suggests developer-driven height relaxation in “random” places, and is in contrast with the City's responsibility to provide a stable planning regime.

Our ARP continues to be a valid planning document: The application is in direct conflict with the objectives, policy and intent of the Cliff Bungalow ARP, which calls for sensible densification and a maximum height of 16 metres on the proposed site. The value of the ARP was reiterated again at our most recent community-wide workshop, where the majority of participants (85%) agreed the ARP should be respected by the City and developers at all times.

Densification doesn't equal tall buildings exclusively: At an average density of 8,945 people/km², Cliff Bungalow-Mission already is Calgary's

third most dense community, yet its urban form remains ostensibly human-scale in comparison to its peer group. Cliff Bungalow-Mission is one of the most desired communities exactly for that reason – its ability to accommodate many people and small businesses while retaining a sense of place and cultural context. The introduction of excessively tall buildings does not align with these attributes and is likely to compromise the unique character of the community. This was reiterated again at our most recent community-wide workshop, where the majority of participants (84%) agree densification should happen within existing allowed zoning.

We already deliver on the MDP targets: Our community exceeds the Municipal Development Plan (MDP) densification targets. The amount of people living and working in the community today is 50% beyond what the City asks us to accommodate. If we would fully build out to existing zoning as approved under the ARP, our density would be three times as high as the target.

We value honest communication: The developer is justifying the excessive height by suggesting the site across 25 Ave SW is a proposed *Future Comprehensive Plan Area*. This appears self-proposed. We encourage the City to not make planning decisions based on speculative notions raised by developers and we genuinely hope the applicant is transparent and truthful about the speculative nature of concepts like *Future Comprehensive Plan Areas* when it uses this in conversations with external stakeholders.

135 24 Ave SW: The developer is proposing a 15 metres multi-residential building, comprising three stacked units and a parking level on the ground floor. After a constructive dialogue with the committee, the developer is considering reducing the garage area from two to one entrance doors, enhancing the pedestrian interface.

2 St SW (bike lanes): The City is proposing painted bike lanes on 2 St SW. To increase the cyclist's sense of security and prevent vehicles from encroaching on the bike lanes, the committee has recommended the City to consider separated bike lanes (i.e. physical barriers) – under the condition that parking is not compromised under this scenario.

The role of the Development committee is to protect and enhance the quality of life and the character of the built environment in Cliff Bungalow-Mission through advocacy and negotiation and by forming relationships with developers, community residents, property owners and city planners. The 12 person committee meets monthly.

SAFE & SOUND



Splash Safely This Summer

Summer and water go together like peanut butter and jam—how can you have one without the other?

Summers in Canada are earmarked for outdoor fun, such as swimming, boating and other water-related activities. As pleasurable as water can be, it has some serious risks. Here's how you and your family can reduce them.

Pool safety:

- Teach your child to swim. Always closely supervise children when they're in and near water.
- Have adequate barriers around backyard pools to keep everyone safe and secure.

Open water safety:

- Teach children to swim parallel to shore if caught in a water current.
- Never allow children to swim in a lake if an adult is not present; be within arms' reach at all times.
- Never let small children swim in rivers or other fast-moving water.

Boating safety:

- Life jackets are mandatory for all children and adults in Alberta while on a boat.
- Blow-up water rafts, mattresses or other devices are not safe replacements for a life jacket.
- Make sure your life-jackets are the right sizes for you and your children.

Diving safety:

- Diving headfirst into the water is not safe for children or adults without proper training and confirming water depths.
- Enter backyard pools, lakes and other bodies of water with unknown depths gradually and feet-first.

Cliff Bungalow - Mission Community Association

462, 1811 4 Street SW
Calgary, AB T2S 1W2



Membership Form

(Please Print Clearly)

Name (1) _____

Name (2) _____

Name (3) _____

Street Address _____

Suite/Unit # _____ Postal Code _____

Phones (1) _____ (2) _____ (3) _____

Email (1)* _____

Email (2)* _____

Email (3)* _____

Membership Cost: Single \$10 ____ Family \$20 ____ Payment type: Cash ____ Cheque ____

New ____ or Renewal ____ If Renewal, provide your Card# _____ Purchase Date _____

*Your e-mail addresses will be used by CBMCA to inform you of community events and important community matters

TIME TO RENEW YOUR MEMBERSHIP

Our membership year is AGM to AGM. The AGM was on Wednesday, November 22, 2017, so if you have not renewed your membership, now is the time to do so.

You do not get a new card every year. The plastic membership card is permanent. You get a new date sticker when you renew your membership.

Having a CBMCA membership has become more popular partly because of the Membership Affinity Program. All you have to do is show your up-to-date membership card to obtain discounts. See details of this program elsewhere in this newsletter.

To purchase or renew your membership, just fill in the membership form elsewhere in this newsletter and send it in with your cheque to the address on the form.

MEMBERSHIP AFFINITY PROGRAM

Use your membership card to save!

Did you know that you can save money by showing your Cliff Bungalow – Mission Community Association membership card at local businesses? The shops and restaurants listed below offer discounts and special offers to CBMCA members. Just show your up to date membership card!

- clear float spa: 105, 1800 – 4 St SW, 10% discount (except for the Theta Membership)
- European Bakery: 515 – 17 Ave SW, 10% off all items
- Expedia Cruise Ship Centres: 615A – 17 Ave SW, \$50 discount towards a \$1500 Travel Package
- Famoso Neapolitan Pizzeria: 105, 2303 – 4 St SW, 10% off food and beverages
- 4th Street Liquor & Wine, 1809 – 4 St SW, 10% off all items
- Landmark Centre Second Cup: 506 – 17 Avenue SW, free upsize on beverages, every Sunday CBMCA member seniors get a free small coffee or tea with purchase of a baked item, 10% discount on catering order, free delivery with purchase over \$50.
- Lorenzo's Pizza: 515 – 17 Ave SW, 10% off on pick up orders and 5% off on delivery orders
- Mission Insurance: 305, 2204 – 2 St SW, 587-317-2040, \$25 to \$50 Visa/MC Gift Card with purchase of life, health, disability or travel insurance.
- Momentum Health Mission: 909, 2303 – 4 St SW, 25% off initial assessment (includes massage), 15% off all products they sell, free gait assessment.
- Peking Dragon: #105, 601 – 17 Ave SW, 15% on Pick Up items on orders over \$30.00
- Rideau Pharmacy: 1801 – 4 St SW, 15% off Front Store items (excludes prescriptions)
- The Tech Shop: 2424 – 4 St SW, 10% off regular priced footwear / accessories, 15% off regular priced apparel
- UPS Store: 1811 – 4 St SW, 5% off all products and services (excludes Canada Post products)
- Yann Haute Patisserie: 329 – 23 Avenue SW, 10% off patisseries.

Do you own or manage a business and would like to be part of this program? Please contact cbmca.editor@gmail.com. Residents may purchase a membership by using the membership form in this newsletter or online at our website www.cliffbungalowmission.com, click on "Get Involved."



CUSTOMER SATISFACTION GUARANTEED



We specialize in all forms of landscape and Construction

- Decorative Concrete Curbing
- Custom Decks
- Fences
- Retaining Walls
- Irrigation
- Stamped and Exposed Concrete
- Bulk Topsoil Deliveries
- Through Tip Top Soil

GOT A PLAN?

AFFORDABLE CUSTOM LANDSCAPE PLANS



Free Estimates 403.256.9282
www.jacksonandjacksonlandscaping.ca



6th Franglofun Stampede BBQ

Cliff Bungalow – Mission Community Association partnered with Bureau de Visibilite de Calgary for the 6th Franglofun Stampede Barbeque held in our hall on Saturday, July 7. Around 100 people attended including lots of dignitaries, which is why we asked people to register ahead of the event due to limited space in our hall.

The food was cooked and organized by Amanda West who stepped into this role this year. Everyone raved about how good the food was and there were only scrapings left in the warmers when the meal was done. Special thanks to Amanda.

There were various types of entertainment including the annual line dance group. One could learn how to line dance each year at this event.

There was no rain and it was not as hot this year, which made the event pleasant temperature wise. However, lots of ice cold water was consumed along with other beverages.

Some of the people from our community who helped on the day of were: Amanda West, Ken Hryciw, Shauna D'Andrea, Gord Grant and Bob Lang.



Suzanne Nicol de Courville of Bureau de Visibilite de Calgary coordinated the Franco-ophone community groups and special guests. There also were many volunteers from the Francophone community but we do not have all their names to formally recognize them all. Celine Bosse led the volunteers setting up the room for the event. Claude Blanchard did the wonderful carved fruit platter. Dany Cote took pictures of the event. Thanks to all who helped!



BUSINESS CLASSIFIEDS

For business classified ad rates call Great News Publishing at 403-263-3044 or sales@great-news.ca

PLUMBING PARAMEDICS: Your community plumbing experts! Licensed, insured, and fully guaranteed! Specializing in residential plumbing and heating repairs. BBB accredited. Call today to experience our world class service! 403-452-2911. Ask about our seniors' discount.

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

LANDSCAPING & YARD CARE: Weekly mowing \$36, power-rake \$130, aeration \$75, mulch, rock or sod \$149. Window or gutter cleaning \$99, painting and staining. Conditions apply. BBB member. 4.5 Google star rating. Call 403-265-4769. YardBustersLandscaping.com.

LANDSCAPE CONSTRUCTION: Stone patios, rock walls, synthetic lawns, raised beds, decks and fences, lighting. Member of BBB. Licensed. Insured. Seniors' discount. Call 403-265-4769. YardBustersLandscaping.com.

THE GUTTER DOCTOR! Eavestrough repairs, cleaning, and replacements. Fascia, soffit, cladding, roofs, and siding. For over 15 years and 20,000 projects we have done the job right – and it's always guaranteed! Full liability insurance and WCB. A+ rated BBB member. Calgary's top award winner! www.gutterdoctor.ca, 403-714-0711.

K2 BOOKKEEPING: Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium-sized businesses. Twelve years of experience with QuickBooks and Simply Accounting, GST, payroll, WCB, filing, T4 filing, and competitive rates. Phone Katie 403-870-0737.

O'BRIEN'S CLEANING SERVICE Professional, top-quality, residential cleaning service that is reliable, efficient and meticulous. Let me know what your specific needs are so I can come up with a tailored plan for you! Now available for weekly, bi-weekly or monthly cleaning. Book now with Nicole at 587-284-1255.

NUTRITIONAL CHEF: In-home meal preparation service focusing on food as medicine for the body and soul. Custom-tailored to your needs. Featuring a network of certified holistic nutrition consultants. Addressing illness, allergy, recovery and to help you have the peace of mind of healthy meals in your home. Visit www.lovefood.ca or email lovefoodca@gmail.com.

MASSAGE THERAPY: Marty Meyer RMT would like to take this opportunity to thank all my clients who have followed me to The Home of OM in the Mission Square building, 2312 4th St. SW. Use the Mucho Burrito entrance. Offering \$10 drop-in chair massages on Wednesday to Friday from 11:00 - 5:00. Online bookings available at www.thehomeofom.ca.

FREE IPAD DRAW: Fill in our short survey at (www.ipad.mycalgary.com) about your COMMUNITY and enter our draw to win a free brand new iPad.

TOP TO BOTTOM HOME CLEANING: For total house cleaning, top to bottom exceptional service, working in the house cleaning business for over 20 years. Has a great eye for detail, meticulous, reliable and very hard working. Call Alannah at 587-834-0454.

Fastest Flyers
uncomplicated print marketing.

Experts in
design, print,
& targeted delivery

CALL NOW FOR YOUR FREE QUOTE
403-243-7518



CALGARY PUBLIC LIBRARY

New Central Library Features You Can See in Your Local Library!

Calgary Public Library is piloting new programs and services at libraries across the city, in anticipation of New Central Library's November 1 opening. From an Early Learning Centre focused on full-body play to software for booking New Central Library's 30+ meeting rooms, features at our newest building are being tested throughout our existing 20 libraries. Read more about these imaginative and innovative features—including furniture, a create space, and Library School—at calgarylibrary.ca/new-central-library (click on "news").

Enjoy Hundreds of Free Ultimate Summer Challenge Programs

Kids, families, and teens are invited to visit the Library this summer for more than 500 free programs—plus a chance at awesome prizes! Calgary Public Library has partnered

with 40 local organizations for workshops, performances, demonstrations, and large-scale installations, including Puppy Room, Discover Archaeology, Indigenous Drumming Circle, Rocket Building, Cowboy Sing-Along, Meet a Police Officer, Rabbit Hopping Show, and Zine Making. Ultimate Summer Challenge also includes six unique installations at libraries, like a teepee, sail boat, inflatable artichokes, and more! Visit calgarylibrary.ca/summer to see a full list of programs and to register for the challenge.

Did You Know? Art at the Library

Did you know Calgary Public Library provides space for community artists to display their work? Learn more about this initiative at calgarylibrary.ca/art-at-the-library. This free exhibit space enables Library visitors to participate in the creative life of their community, and presents community artists with a valued avenue for exhibiting their work locally.



Montessori School of Calgary

Pre-school and Elementary programs

Limited spaces available for Kindergarten this September!

- Child-centred holistic approach to education
- Proven high academic success
- Confident, resilient and responsible character formation

For more information: info@msofc.ca



2201 Cliff Street SW | 403 229 1011
montessorischoolofcalgary.ca
 AMI certified



Cliff Bungalow - Mission Real Estate Update

Last 12 Months Cliff Bungalow
 MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2018	\$895,000	\$870,000
May 2018	\$575,000	\$537,000
April 2018	\$1,250,000	\$1,195,000
March 2018	\$0	\$0
February 2018	\$1,250,000	\$1,200,000
January 2018	\$0	\$0
December 2017	\$0	\$0
November 2017	\$1,499,000	\$1,410,000
October 2017	\$1,399,000	\$1,350,000
September 2017	\$850,000	\$830,000
August 2017	\$1,425,000	\$1,350,000
July 2017	\$1,095,000	\$1,065,000

Last 12 Months Mission
 MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2018	\$388,800	\$377,900
May 2018	\$439,900	\$425,000
April 2018	\$449,900	\$440,000
March 2018	\$438,800	\$431,000
February 2018	\$404,900	\$395,000
January 2018	\$349,000	\$337,000
December 2017	\$454,900	\$445,000
November 2017	\$408,000	\$386,500
October 2017	\$458,000	\$450,000
September 2017	\$359,900	\$350,000
August 2017	\$450,000	\$437,500
July 2017	\$399,950	\$385,250

To view more detailed information that comprise the above MLS averages please visit cliff_bungalow.mycalgary.com or mission.mycalgary.com

SARAH SCOTT
 Re/Max Len T. Wong & Associates

Call me first for a complimentary market analysis.

403-805-8027
sarahscott@lentwong.com

WIN AN IPAD!

Fill in our short survey about your **COMMUNITY** and enter our draw to win a **FREE BRAND NEW IPAD.**

ipad.mycalgary.com



RECREATE YOUR SMILE IN INVISALIGN®

We use clear, plastic aligners instead of metal braces to straighten your teeth.



Kingsview DENTAL

NEW ALBERTA FEE GUIDE

Code	Treatment Description	2018 ADA Fee Guide Pricing	Kingsview Pricing
01103	New Patient Exam	\$101.48	\$101.48
02144	4 X- ray Bite Wings	\$78.37	\$78.37
11113	3 Units Scaling	\$201.48	\$201.48
11101	Polishing	\$59.84	\$59.84
12101	Flouride Treatment	\$28.99	\$28.99

Book your complimentary consult today!

- Direct Billing
- Accepting All Insurance
- Evenings and Saturday Appointments Available



Airdrie Clinic
Call: 403-980-7720



Calgary Clinic
Call: 403-244-3844

New Patients Welcome

info17@kingsviewdental.ca

www.kingsviewdental.ca



Valid only at:
2317 4th Street SW, T2S 3B4
Open 24 hours
403-228-9933
FREE PARKING for the first 1.5 hrs. (Must take free ticket)

NEW FABULOUS PIZZA SAVING

Buy any Pizza and get a 2nd Pizza of equal or lesser price for FREE with purchase of 21oz. drink. Choices of pizza is yours out of pepperoni, meatball, chicken, steak, teriyaki chicken, cheese, BLT, veggie.



Limited time only at participating restaurants. Plus tax where applicable. No cash value. One coupon, per customer, per visit. May not be combined with other offers, coupons or discount cards. Coupon must be surrendered with purchase. Void if transferred, sold, auctioned, reproduced or altered. SUBWAY is a Registered Trademark of Subway® IP Inc. ©2018 Subway IP Inc.



Valid only at:
2317 4th Street SW, T2S 3B4
Open 24 hours
403-228-9933
FREE PARKING for the first 1.5 hrs. (Must take free ticket)

**FABULOUS SANDWICH SAVINGS
FREE SANDWICH!**

Buy any Footlong and get a 2nd sub of equal or lesser price for FREE with purchase of 21oz. drink.



Limited time only at participating restaurants. Plus tax where applicable. No cash value. One coupon, per customer, per visit. May not be combined with other offers, coupons or discount cards. Coupon must be surrendered with purchase. Void if transferred, sold, auctioned, reproduced or altered. SUBWAY is a Registered Trademark of Subway® IP Inc. ©2018 Subway IP Inc.



Valid only at:
2317 4th Street SW, T2S 3B4
Open 24 hours
403-228-9933
FREE PARKING for the first 1.5 hrs. (Must take free ticket)

**FABULOUS SANDWICH SAVINGS
FREE PANINI OR WRAP!**

Buy any Panini or Wrap and get a 2nd of equal or lesser price for FREE with purchase of 21oz. drink.



Limited time only at participating restaurants. Plus tax where applicable. No cash value. One coupon, per customer, per visit. May not be combined with other offers, coupons or discount cards. Coupon must be surrendered with purchase. Void if transferred, sold, auctioned, reproduced or altered. SUBWAY is a Registered Trademark of Subway® IP Inc. ©2018 Subway IP Inc.