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THE MISSION STATEMENT



The Newsletter of the Cliff Bungalow-Mission Community Association • November/December 2003

If You Love This Neighbourhood

Mark your calendar for Nov 12th and Dec 8th, when the blueprint for Mission's future will be under review. Cliff Bungalow-Mission Community Association believes it's a bit rushed! The 'Area Redevelopment Plan' shows how future buildings will be constructed, re-developed or rebuilt in our area.

Strange blueprints!

In Cliff Bungalow-Mission, the blueprint is split! Even though these two communities were naturally combined, we have a 1990's revised blueprint (ARP) for west of 4th St. Cliff Bungalow, which protects the character in our community. The second blueprint is the revision of the original 1982 blueprint (ARP) for East of 4th Street.

Mission ARP (the present concern)

ARP for Mission (4th Street to river, east and south; and 17th Ave. on the north) is being updated in an era of explosive growth opportunity. This has spawned a plethora of developers, wanting to make the Mission area more 'successful' and more dense. The proposed ARP may also make Mission less desirable in which to live.

Three Public Viewpoints

In public deliberation on any subject, there are at least three viewpoints. If the voice in this article speaks more loudly, it is because of the passion of many Mission residents who live here because of our diversity of housing, much of it affordable; the , picturesque treed streets; small businesses, green areas and the river environment.

"This should be kept a vibrant, unique, inner-city neighbourhood," said Alderman Madeleine King, "with lots of mixed use, street-level activity, preservation of old buildings, and urban greenery."

"Surely nobody is naïve enough to believe that this area is not going to develop?" poses developer Kirk Lively, formerly of

Mission ARP

(Area Redevelopment Plan)
Important Meeting
with City Planning's Jack Scissons

Wednesday, November 12th, 7:30 p.m.
At Community Hall 2201, Cliff Street SW
(two blocks west of 4th Street on 22nd Avenue)

If you love Mission, please come!

AGM

Notice of Annual General Meeting
Cliff Bungalow-Mission Community Association

Wednesday, November 26th, 8:30 pm

Community Hall 2201, Cliff Street SW
(two blocks west of 4th Street on 22nd Avenue)

The meeting will report on activities of your Community Association over the past year, and elections will be held for Board positions. See nomination process inside this newsletter.

Become involved in your Community Association, by attending this meeting and buying a membership at the door, entitling you to vote!

We look forward to seeing you there!





Ingersoll 10 Development Corp. "If you want to influence how a neighbourhood develops," said Lively, "communities need to work with the City."

City planner Jack Scissons maintains that the City worked longer with our Community Association than with any other in Calgary.

"This area has been designated as an apartment zone since 1982, so we're not introducing anything new," said Jack. "When the City has any new plan, we balance the needs of the area with city-wide needs. In Mission, many houses are 100 years old, some poorly maintained." Changes need to be made to Mission, according to Scissons.


Madeleine King told the City she is preparing letters to send out to homeowners, to see if they want to take advantage of some Federal programs for upgrading, with provincial funds added.

Cont. on page 11

| | |
|---|---|
| Pool |  |
| Fitness |  |
| Weights |  |
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THE MISSION STATEMENT

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

November/ December 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 CBMCA mailing address is
462, 1919B - 4th Street SW
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www.cliffbungalowmission.ca

Living in this Amazing Community

By Barb Goodwin, Editor

Coming out of Safeway one day, I spotted one of my favourite neighbourhood friends, George.

A wonderful Santa-like creature, George had been recently ousted from his home in a garage a few doors down the alley from where I live.

"How's that sore foot coming along?" I asked, as George hobbled through the parking lot with a cast to his knee.

"Getting better every day," he replied cheerfully.

"May I offer you a ride?" I asked, hopefully.

"No thanks," he said, and proudly added, "I need the exercise."

The next time I saw George I was coming out of the liquor store and he was seated on a bench guarding his belongings in his cart.

"Let me carry your purchases home for you, put the bag in my cart," he in-

structed.

On the way to my house we talked about the economy, politics and life in general. I think there's a strong possibility he really is Santa Claus.

I want to publish your stories. Email me at spellist@yahoo.com or mail them to The Editor, Cliff Bungalow-Mission Community Association, Box 462, 1919B - 4th St. SW, Calgary, AB T2S 1W4



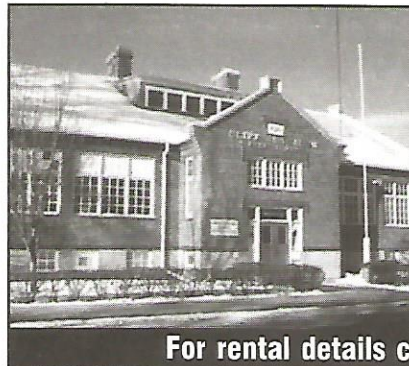
Wanted! Volunteer Newsletter Delivery Coordinator

A few hours every two months. Duties include:

- Checking with publisher to make sure boxes of published newsletters are picked up or received by newsletter editor before or at beginning of every second month.
- Arranging bi-monthly deliveries by following the system - already set up - for volunteers, including making sure volunteers pick up newsletters at editor's house; liaising with volunteer coordinator.
- Facilitating count by volunteers and newsletter folding as needed for Canada Post routes still not transferred to volunteers.
- Finding backup, if volunteer deliverer unavailable
- Supplying hall archives
- Monitoring and keeping updated: volunteer lists, contact numbers, route maps, numbers delivered, route changes.
- Receiving and dealing with concerns of newsletter volunteer deliverers.



Barb Goodwin (left), new 'Mission Statement' Editor, with Nicole Hankel (and African Grey Tycho) from Flexys Systems Publishing and Able Printing who handle all the advertising, printing and publishing of our 'Mission Statement.'



Excellent Meeting Space Available

Situated in a park-like setting convenient to 4th Street and public transportation, our smoke and alcohol-free Community Association Hall is available to groups for meetings, seminars and celebrations at modest rates. Day, evening or weekend functions can be held in 1,500 sq. ft. of space where there is hardwood floor on one side and the other boasts carpeting, a small kitchen and a counter area. For further rental details contact Martin Bober at 261-4819.

For rental details contact Martin Bober at 261-4819

Board Positions

President – The President provides leadership to the Board, the Association, and the Cliff Bungalow – Mission community. As the leading “public face” of the Association, the President is the spokesperson, enthusiastically carrying the vision, working towards the mission, and building the open, honest, welcoming culture of the Association.

Eilish Hiebert has declared candidacy for this position.

Vice President, Internal Community Communications – The Vice-President, Internal holds primary responsibility for all avenues of communication between the Association and the residents of Cliff Bungalow - Mission. This VP leads the volunteers who do the newsletter and the website. This is the person who builds connection between the Association and the community.

No-one has yet declared candidacy for this position.

Vice President, External Communication and Liason – The Vice-President, External holds primary responsibility for representing the Association to external organi-

zations and institutions (city, politicians, neighbouring communities, etc.), and for building effective relationships with those in a position to significantly impact the Association. This is the person who builds the connection with influencers outside the boundaries of the community.

Marika Styba has declared candidacy for this position.

Treasurer – The Treasurer is accountable for the stewardship of the Association’s financial resources, in collaboration with the Financial Committee. This includes overseeing and coordinating financial and funding activities, as well as establishing and maintaining processes to enhance and safeguard financial health.

Georgia Hoffman holds this position.

Secretary – The Secretary keeps the people and process records of the Association, including minutes of Board meetings, and a database of members and volunteers. This is the person who keeps us organized.

No-one has yet declared candidacy for this position.

Volunteer and Membership Director – The Volunteer and Membership Director works to ensure that the Association is a great place for people to volunteer, and to belong. This is the person who takes good care of our people.

No-one has declared candidacy for this position.

Development Director – The Development Director, in collaboration with the Development Committee, oversees and coordinates the Association’s response to development initiatives; promoting, protecting, and advocating on behalf of the unique character of the community.

Robert Jobst has declared candidacy for this position.

Programs Director – The Programs Director manages volunteers involved in organizing events and programs delivered for the enjoyment and benefit of the Community. The programs offered will depend on the interests of the volunteers involved – there are lots of possibilities.

Cindy Roche has declared candidacy for this position.

Environment Director – The Environment Director holds primary responsibility for the Community Allotment Garden, the development and protection of Community green spaces, and other Community environmental concerns.

Bart Batty presently holds this position.

Facility Director – The Facility Director cares for the Community Centre. This includes coordinating the stocking, maintenance, and continual enhancement of the Centre, and liaison with other building stakeholders.

Martin Bober presently holds this position.

Past President – The Past President provides continuity, sharing knowledge and expertise to ensure the smooth functioning of the Board and the Association. The Past President is a voting Board Member.

Tiro Clarke automatically assumes this position.

Members Emeritus/Associate Members – Members Emeritus and Associate Members play a mentorship role, advising the President and Board Members by providing expertise in specific areas. These positions are non-voting.

Barb Goodwin is presently a member at large, holding the newsletter Editor position.

Bringing you up to speed

By Tiro Clarke, President

Streets and Sidewalks...

We continue to hear concerns about our streets and sidewalks becoming blocked off during construction projects. The Elements of Mission project took away the sidewalk along 2nd Street. Our goal is to have these projects provide covered walkways.

Annual General Meeting

Our Annual General Meeting is Wednesday, November 26, 2003. Your presence and involvement is essential. There are several vacant Board positions, which would provide the right people the opportunity to exercise their skills for the benefit of our Community.

Garden

The Community Association has changed the financial relationship between the Board and the Community Garden. Until recently, the Board handled all the garden finances. Now, the Community Garden will pay rent directly to the Community Association, but will be autonomous regarding financial matters. Early reports on this revised arrangement indicate that it is work-

ing well and, the Board believes it will reduce the accounting procedures.

Welcome

Welcome to Barb Goodwin, who has signed on as our new Editor. I know that Barb will continue the Mission Statement with her own fingerprints all over it!

Thank you

Eilish Hiebert has done wonders in keeping this Newsletter running, both on the production and delivery sides. As previous volunteers (recently, Cindy Roche and Rob Jobst) can attest, this is a grinding, thankless job and must be recognized. Thanks, Eilish!

Mission Area Redevelopment Plan (“ARP”)

I can’t stress enough the importance of the proposed new Mission ARP. This is the document, which will shape future development in the Mission Community. Please take note of the meetings and discussions and get involved with the process. Please express your views. If you want to review the draft, give me a call at 444-1162.

News Flash – Mission ARP

As we go to press, The Mission Statement has learned that the schedule for the review and approval of a new Area Redevelopment Plan for Mission has changed. Unfortunately we cannot report on what the new schedule will be but, we do not expect it to be delayed more than a month or two.

The final draft of the new Mission ARP was going to the Calgary Planning Commission in October 2003 before going onto City Council on December 8, 2003 for a public hearing and final approval. Calgary Planning Commission is a City Council appointed committee made up of five City administration people, 3 members of City Council (includes the Mayor but he rarely attends) and three citizen members (usually with development experience). They review the technical merits of development proposals and any statutory planning documents like Area Redevelopment Plans. They pass the ARP onto City Council

with their recommendation(s).

The delay centres around some studies the City has commissioned for the ARP review. One report deals with the economic feasibility of the proposals in the June 2003 draft ARP document such as bonusing. Another report deals with a parking study done on 4th Street SW.

We also know the City will send two letters to landowners of properties in Mission. One will deal with the funding options for building owners to renovate their buildings and keep the rents affordable. The second indicates the City will allow land owners to change the land use district from the current RM-6 to a lower density and lower height land use through this Mission ARP review and approval process. We hope landowners will consider these options.

We are pleased that there will be a little more time for the people who value this community to work on getting City Council



Stephen & Kathleen Barley, volunteer gardeners, moved away because they felt they could no longer afford to live here.

to see this vision. Please participate in this process. There is a special meeting on Wednesday, November 12 at 7:30 pm in the community centre. The City will be on hand to provide a progress report and to answer your questions.

Letter to the Editor

Madam editor, friends, and neighbours!

The details of the Area Redevelopment Plan proposed by the City of Calgary for the Mission district occupy quite a few pages in this issue of the Mission Statement. These details are scary.

The City wants 9 story buildings - 12 stories on some sites - and a pathway driven along the west bank of the river right down to 25th Avenue on the opposite bank to the pathway through Lindsay Park.

Today Mission is unique. Our area is rich in historic and not so historic buildings that provide many affordable places to live. Some buildings are comfortably shabby, some have recently been revived with a coat of paint, and some have been renovated into condos. Here in Mission we ordinary people can afford to live in wonderful places.

Also here in Mission, right in the middle of our large city, Lindsay Park and the tangled Elbow River banks preserve a lively ecosystem full of wildlife: beaver, muskrat, snowshoe rabbit, warblers and other songbirds, several types of ducks, and the noisy geese in the Elbow River valley. Have you been there lately? Today it is amazing. Tomorrow it will be gone.

This is what our future looks like: the next time you visit Lindsay Park walk west across the bridge at 21st Avenue and take a long look at the west bank of the river between Holy Cross Lane and 21st Av-

enue. Imagine the construction completed and the new building looming over your head - this is what the ARP will give us.

Once on this plot of land there were apartment houses, not elegant, but surrounded by trees and affordable. Certainly, the pathway on the riverbank was crumbling dangerously and did need repair.

However, what did we get? Every tree and bush torn out, the riverbank covered with stone captured in wire baskets, and as an afterthought a few mats with grass and a couple of bushes plunked on top. Can you see any self-respecting bird wanting to build a nest in that industrial wasteland?

It gets better. The building under construction in this block is to be a large lump of a structure built to the extreme edges of the lot with parking insufficient to meet even the current ARP guidelines.

The City is proposing this future for all of Mission. City planners talk about "pedestrian" culture, about "transferring density" from one site to another, about "stepped back and set back buildings"; about affordable housing and it, all



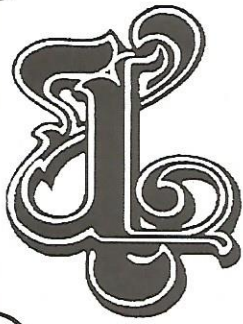
Some Board Members : Georgia Hoffman, Bob Lang, Barb Goodwin, Tiro Clarke and Marika Styba

sounds very attractive. But it's not real.

The reality the City will give us is traffic-choked streets lined with nine story buildings – all strung along a dead river where not even a goose can make a living.

It doesn't matter if you are owner or renter; this is the time to act. If you hate this future as much as I do, please write your objections to Jack Scissions, the Senior Planner in the Land Use Planning Division of the City of Calgary. Jack's address is P.O. Box 2100, Station M #8117, T2P 2M5 and his email is jack.scissions@calgary.ca Send a copy to Alderman Madeleine King as well, whose email is mking@gov.calgary.ab.ca

Keren Houlgate



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Liquor and Vitamins

4th Street has no shortage of liquor stores, including some long-term. Tucked between Casablanca and the Wild Bird Store in the 21st Avenue mall, Steven Chung's awning says 'Mission Wine and Liquor Merchants.' Inside this early 90's store is, amazing glass art, with sparkling patterns by local artist Rick Silas. Along with pleasant background music, you can browse through the large selection of liquor, wines and beers. Owner Steven and staff person Ryan love working in the store's relaxed atmosphere.

Bustling 4th Street Liquor and Wine, at 4th Street and 18th Avenue also opened in the early 90's. With its lively, friendly staff, huge product selection, Harry Young describes his stock as 'affordable'.

Bin 905, an exclusive wine store between 23rd and 24th Avenue, is a newcomer on 4th Street. It sells specialty: wines — from \$600 bottles and hard-to-find labels; to reputed stock. It has an almost sensuous atmosphere of dark wood and pungent wines, "Privatization of the market has given Alberta one of the best wine selections in the world," said staff person Brad.

All the liquor storeowners were sur-

prised, but concerned, about the new liquor store proposed for the Roxboro Mall.

Across from Bin 905, between the bank and Nellie's, 4th Street is losing 'Luscious' card store, as it relocates to 19th Street N.W. Owner Keltie's specialty card-designer sister will have her computer in the same space as the shop.

Although there may still be a 'Chocolate' sign on the awning at 2100-4th Street, Source Vitamins just moved across 4th Street from beside the Tivoli, and is selling health products. Owner Stefan Pyno's wife, Saratvadee (Sara) is offering Traditional Thai Massage.

The Inner Evolution on the 24th Avenue side of the Holy Cross Site is quite the leader in services besides Yoga classes, offering drop-in. Residents can attend lectures on 'Body Talk,' meditation, and Qi (pronounced 'Chi') Gong breathing, among other subjects.



From top: Manager Harry Young outside 4th St. Liquor Store, with its amazing window array of posters about events in the local arts field; Ryan, Mission Liquor Store; Steven Chung, Mission Liquor; Bin 905 staff members, Rebecca Moore, Brad Royale and Karen Ralph

Community Exploring Affordable Housing

By Bob Lang

In reviewing the Mission ARP, the community identified affordable housing as an issue. The community is diverse including the economic groups living in the community. One of the reasons is the variety of housing available, including that which is reasonably priced.

We have been losing a lot of this affordable housing through conversion of rental buildings into and construction of condominiums. This process characterized as gentrification.

The June 2003 draft Mission ARP has proposes the building of units 400 ft² or less through bonusing, or allowing the developer additional height and density if they build these smaller units. Would these

be truly affordable? There was an ad for a 355 ft² condo in Mission priced at \$115,900.

The community is exploring ways that affordable housing can be provided. We are doing research and talking to the experts including Terry Roberts, Executive Director of the Calgary Homeless Foundation. We are not looking at a homeless shelter but housing for people who do not have a large income.

Marika Styba and I recently attended a symposium put on by Canada Mortgage and Housing Corporation with support from the City and the Province. We learned what is happening and to network with people who have expertise. We are in the preliminary stages, but we wanted to let you know that we are exploring options available to us.

Call for Nominations For Board of Directors

Cliff Bungalow-Mission Community Association
Annual General Meeting
Wednesday, November 26th, 2003

If you wish to stand for election for a Board of Directors position, or wish to nominate another person as candidate, please submit your written and signed application — containing your contact information —

Volunteer Coordinator
Cliff Bungalow-Mission Community Association
Box 462, 1919B — 4th Street SW
Calgary T2S 1W4

Nominations will not be accepted from the floor. See job descriptions of Board of Director positions on our website at www.cliffbungalowmission.ca.

Follow the Community Association link to read snapshots and detailed outlines of Board members' responsibilities.

Fast Facts

- At last count, in our community:
- almost 50% of our residents are between 20 and 34 years old
 - almost 20 percent are 55+ years old
 - 78 percent of dwellings are rental

Must Reads

Local resident author-by-the-river Bill Longstaff's latest book may be particularly pertinent to this newsletter issue: *Confessions of a Matriarchist (Rebuilding society on feminine principles)*.

Points to Ponder

City planning guru Jane Jacobs wrote: "Many city 'residential' streets shelter, along with their dwellings, all kinds of commercial and working uses, and these can and do fit in well, so long as the street frontage...is no greater, say, than that taken up by the typical residence... The street has a visual character which is consistent and basically orderly as well as various." *The Death and Life of Great American Cities*, 1961



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Community Events

Wednesday, November 12, 7:30 pm
ARP (Area Redevelopment Plan)
Important Meeting
Cliff-Bungalow Mission Community Centre

Wednesday, November 26, 8:00 pm
CBMCA Annual General Meeting
Cliff-Bungalow Mission Community Centre

November 20 & December 11
CBMCA Board Meetings
Cliff-Bungalow Mission Community Centre



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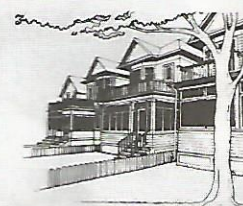
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What can individuals do to help?

- Be personally responsible – avoid parking in disabled parking stalls even if just for a minute.
- Pass along the message to family and friends to help increase the understanding of the need for maintaining the disabled stalls for those who need them.
- Don't abuse a handicapped parking placard (i.e. using a family member's placard)

Cliff Bungalow-Mission Community Association

Membership Form



Name: _____

Address: _____ Postal Code: _____

Phone (home): _____ Phone (work): _____

Membership type: (memberships are valid for 1 year from date of purchase)

- Regular Single (\$6) Regular Family - 2 adults at same address (\$10)
 Senior Single (\$4) Full-time Student (\$4) Unemployed (\$4)

Names of Children (if any): _____

(No charge for children if parent is a member)

Please send cheque, made payable to "CMCA" and form to
1919B - 4th St. SW, Suite 462, Calgary AB T2S 1W4 or drop off at Mailboxes Etc. (1919B - 4th St. SW, Suite 462)

News from Madeleine King

By Madeleine King, Alderman

This fall season has seen a great deal of “traffic calming” activities in some parts of the ward. Many of you question why you’re not seeing similar activity in your area, and still others are asking why we’re spending your tax dollars slowing traffic down when there’s still lots of work needed on the major network to help traffic flow better.

Since the Go Plan, the Council’s decision in 2000 for the inner city was to preserve the quality of life in the established communities, not encourage any more traffic into the downtown core and persuade commuters to use major arterial routes by eliminating traffic lights and putting in major interchanges.

Some inner city projects such as Elbow Drive, 5th & 2nd Streets SW were identified at that time as well as the need for Mount Royal and Elbow Park community traffic plans. As many of you know, it takes time to study the issues, canvass the grassroots and come up with workable solutions; that’s what I’ve been involved with. Now those plans are being implemented with budgets approved which are only a fraction of what’s spent on the citywide network.

Next on our agenda are the ward 8 communities west of 14th Street.

I attended a conference in Edmonton on

Strategies for Urban Sustainability that was sponsored by both our cities. Unfortunately it prevented me from attending Eau Claire’s AGM and a Glencoe Stormsewer meeting. But the conference was an important milestone in the movement towards cities’ receiving more recognition from other orders of government. So how does this affect you, and will it mean more taxes?

In the past couple of decades we’ve seen a lot of downloading of responsibilities from provinces and the federal government onto the shoulders of municipalities. While we applaud those governments eliminating their deficit budgets, it isn’t sustainable for property taxes to carry the full burden. So across the country municipalities have been putting infrastructure on hold. It’s estimated Canada’s infrastructure deficit is in the order of \$60 billion. In our city, we’ve been assessing the costs of improving our aging infrastructure as contrasted with building new facilities; in a city growing as fast as ours we need to do both. And from the perspective of an inner city ward we have to make sure our facilities don’t just rot get replaced by new projects in the suburbs!

The new ideas hopefully do not mean increases in the total tax burden – rather a “tax shift”. Questions include getting a percentage of the federal fuel tax, and

The Development Report was not received in time to go to press, therefore anyone wishing a copy of this month’s Development Report should email Marika Styba at marikasmission@yahoo.ca

doing so without the provinces taking a portion as it flows through their bureaucracies.

The conference attracted large numbers of decision-makers from across the country. As we move forward this fall to consider our city’s budget crunch, it’s helpful to know we can work with others to find solutions to a growing problem.

Do continue to keep calling and emailing my office – we serve you best when we understand your needs!

Fate of the Rouleau House still uncertain

Last issue reported that Rouleau House was under threat of demolition, but there have been discussions to see if a kinder fate for this historic building can be arranged.

We inspected the building and found that, while needing cosmetic assistance, the building was sound and fit for future use. The City and Province sent letters to the owners indicating options available to them.

Unfortunately, the Minister of Community Development has declined to designate the house without the owner’s support. The City has received no response to their letter. We are still hopeful that the owner will consider these options.

The owner will give the house away if it is moved at no expense to them. They also may sell it. The key to any of these options is to find an appropriate long-term use for the building. Alderman Madeleine King is very supportive of this objective.

We need your help in identifying a specific use, group or individual, even if they do not have the capital funds available at this time

Please contact any of the following: Jim Bowman, chair of Les amis de la maison Rouleau / Friends of the Rouleau House, at 228-0827, Bob Lang at 229-2762, Marika Styba at 245-3935 or Alderman King at 268-2430.

Letter to Madeleine King

We live in the Erlton area, and enjoy reading the Mission Statement: In the recent edition, however, we read in the Development Report (p10), some positive reaction to the idea to open 22nd Ave. SW to Macleod Tr. We appreciate your opposition to this proposal and strongly support your position, but would like to make a few additional comments.

The Statement says “...residents of Erlton believe it would be great for them...”. Maybe some residents believe this, but we were at the recent meeting where the developer presented their early plans, and must say that many Erlton residents are opposed to the idea. Because the Mission Statement helps influence personal positions on developments, we hope the misleading statement can be corrected sometime in the future.

It makes no sense for the communities of Erlton or Mission to open 22nd Ave. to Macleod in an effort to relieve traffic on 25th Ave. (except for the 50 metre

stretch between Macleod Tr. and the bridge over the Elbow River!). It will increase traffic where we live, but have no other impact on the local area except for access to the Talisman center. Therefore, we see nothing positive in the concept.

We agree that an alternative entrance to the Talisman Center near 22nd Ave. might help the traffic there, and support relocating the entrance – but not if it also opened up the residential areas south of the Center.

If we can do anything to help prevent 22nd Ave. from opening up, please let us know. Regarding the comment about an overpass for 25th Ave. over MacLeod, we agree there are many higher priorities, such as moving the C-train line. We support the comment that “this is not a good thing” for such an inner city neighbourhood.

Thank you for your opposition to the idea, and please keep it up!

Geoff & Jacky Granville



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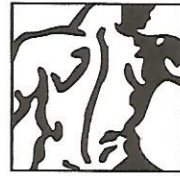
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If You Love This Neighbourhood cont. from 1

According to Scissons, Ron Ghitter, represents developers and is attempting to create balance between opposing viewpoints.

Forced out!

Affordable places to rent are disappearing, according to displaced residents Volunteer gardeners Stephen and Kathleen Barley, who rented for 13 years but have now moved to the northeast, when their building 'went condo'. They say, one bedroom apartments are going for over \$160,000. The pair still comes down and takes care of the Community Association Garden, Shaw Park and others. They wanted to stay...

Our own Marika Styba has worked for over 5 years with development issues in the community. She will move too, saying, "House prices are way beyond our reach". Other great losses to our community are playwright Sandra Dempsey, writers, musicians, and many fascinating people, forced out. When questioned about this, Jack Scissons speaks of Mission land prices going up astronomically, because of our proximity to downtown, to 4th Street and 17th Ave., to Lindsay Park, the Talisman Centre, the Elbow River. While acknowledging there are differing perceptions around, Scissons said he will be happy to respond to any concerns.

"This ARP provides for some affordable housing," said Scissons, "housing for students and seniors, with federal money provided. Madeleine King, said Scissons, "is making an effort to inform homeowners.

But many of our residents are moving out now, because they have to.

Proposed ARP

There are some creative ideas in this proposed revised ARP, three quarters of which seem fairly acceptable. Your Community Association has submitted comments about the other quarter, which, if passed, produces serious concerns. "Who monitors use of these ARP types of conversion ideas?" ask residents. Jack Scissons maintains that City regulation staff does this well.

Since the City does not own any land in this area for parks, they are proposing in the Mission ARP that developers can build higher structures if they provide park land, or river access. This is called 'bonusing.'

"As a developer, I love this ARP, because of 'bonusing.'" said developer Kirk Lively. "I am in the business of constructing beautiful buildings and height is not the main consideration."

Yet, to many Mission residents, height is a big issue.

"If developers are given more height, adds Kirk, "it makes it worth our while to build, and we can use bonusing to supply affordable housing, save old buildings and designate park space."

Some community members are suspicious about 'bonusing' which will permit 12 storey buildings on the St. Monica's School site, the St. Mary's school site, and the Holy Cross site — everywhere else in Mission, nine storey buildings are permitted. The ARP suggests that by bonusing, a path could be formed along the entire West bank of the Elbow River. This would make our beautiful wooded valley less conducive to plants and habitat. To compare 'natural' and 'man-made' river banks, visit the 'river bank repair' along the Elements of Mission construction site at 21st Ave.

The community is waiting for a remedy for the rather dangerous river path between 21st Avenue and Holy Cross site..

While this ARP appears innocently creative, it is the implementation and monitoring which appears to be the problem, according to some.

If you've read this far ...

These ARP arrangements between the City and developers are beginning to look lopsided.

"Early in the Mission ARP talks," said CBMCA President Tiro Clarke, "we signed a Letter of Understanding, signed by city planning, the Alderman and our Community Association, to allow input from citizens, city and developers." This process was working well, until it was halted for a year (by the City); resumed

now with development becoming quite frenetic. Our historic community has become a valuable commercial and residential destination. "Now, there seems to be a great rush to pass this ARP," said Tiro Clarke. "That worries me."

Jack Scissons claims, that the City has met all the goals of the Agreement: timeline, sensitivity to redevelopment, guidelines. The only discrepancy, according to Scissons, is that the City does not want downzoning. It would appear that there is disagreement on the Agreement.

Worried?

Many CBMCA residents are presently very concerned. Bob Lang, involved in this the ARP process, cannot understand the rush to have this the amended ARP developed approved before the end of 2003. The City appeared to provide no publicity to call for inclusion of residents in the Mission ARP revision process.

So this is your chance to become involved!

We have an ARP meeting at the Community Hall, Cliff Street at 7:30 pm Wednesday, November 12th . Mission ARP is supposed to go for approval to City Hall December 8th.

Please get involved in this process. For a copy of our concerns, phone 229-2762.

Jack Scissons will respond to, any concerns sent to him in writing, with a name on it, by e-mail to jack.scissons@calgary.ca, or by fax, at 268-3542. If you would like a copy of the ARP, or to voice your concerns, please phone Jack Scissons' City office 268-5498, or Alderman Madeleine King at 268-1627.

The Urbane Gardener

By Robert Giles

The fine summer blessed our community garden's tomato crop this year. The light frosts of September put the kibosh to the plants but spared the fruit with the result that loads of tomatoes were available for our friends at the Mustard Seed. Bart Batty delivered a couple of full boxes every few days with the greenies ripening slowly in our greenhouse. Very gratifying for all concerned.

2004 will likely see the re-entry of our garden into the Calgary Horticultural Society Competition. Bart had his hands full this year since taking over as garden generalissimo but with the energetic help

of Ian Miller, Adrian Salole and Georgina Jamieson among others, the perimeter display beds have come into their mature glory. With careful tending, they should continue to flourish. The hardy climbing roses by the entrance zoomed and flowered for months.

The forever green project, whereby trees are donated free for public use spaces like parks, prompted our gardeners to apply for nine more trees for Aberhart Park. If we are successful, the planting will take place in Spring 2004. Among the trees requested are Japanese Lilacs and Russian Olive, both of which bear scented flowers. There is no truth to the rumour that their fragrance is to counteract the 'aroma' of our hard-digging gardeners.

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