

THE MISSION

JANUARY 2023

STATEMENT



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THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION

LOOKING BACK AT 2022



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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.



Cliff Bungalow - Mission Community Association Board List 2021-2022

President	Bob Lang	cbmca.president@gmail.com 403-229-2762
Vice President	Vacant	cbmca.vicepresident@gmail.com
Secretary	Rick Williams	cbmca.secretary@gmail.com
Treasurer	Lucy Arellano	cbmca.treasurer@gmail.com
Planning and Development	Zaak Karim	cbmca.development@gmail.com
Environment Director	Robin Thompson	cbmca.environment@gmail.com
Heritage Director	Vacant	cbmca.heritage@gmail.com
Social Director	Lucy Arellano	cbmca.socialevents@gmail.com
Communications Director	Vacant	cbmca.editor@gmail.com
Directors at Large	Brandon Hossack Catherine Carlyle	Mo Saiepour

CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION



SUBMIT YOUR PHOTOS

Send us your photos for the
Mission Statement

Email high resolution images to cbmca.editor@gmail.com

PRESIDENT'S REPORT

by Bob Lang

Keep up to Date

Sign up for email updates at the bottom of our website at www.cliffbungalowmission.com.

Unfortunately, we noticed an error with our emails where many people were not receiving them after having signed up. We apologize for the error and hope to correct this soon.

Annual General Meeting

The Annual General Meeting was held on Wednesday, November 23. The theme of our AGM was celebrating our community. We had lots to celebrate as was evident from the reports presented, and we had great food from 4th Street Pizza and Aida's Bistro. Many people helped the last year be so successful. We thank everyone who helped make this happen.

The following is the new Board for the next year: Bob Lang – President, Rick Williams – Secretary, Lucy Arellano – Treasurer, Zaak Karim – Planning and Development Director, John Mikhayel – Heritage Director, Lucy Arellano – Social Director, Isaiah Dobni – Volunteer Coordinator, and Directors at Large – Catherine Carlye, Brandon Hossack, and Mo Saiepour. The Vice President and Communications Director positions were not filled. If anyone is interested in exploring these positions, please contact me at cbmca.president@gmail.com.

Julian Warring, Nicole Butz, and Ted Knudtson were presented with Community Hero Awards. More details are provided elsewhere in this issue.

Thank You to Retiring Board Members

Several people stepped down from the Board at the AGM or during the year: Selin Bilgin, Julie Brache, Nicole Butz, Danning Huang, Rob Jobst, Ted Knudtson, Megan Park, and Melissa Parcels. We thank them for everything they have done for the organization and the community. We are better off because of their contributions.

New Person Now Dealing with Processing Memberships

We have a new person processing memberships. Her name is Brandy Braun. Thank you, Brandy for stepping up to take this on.

We Host Great Jazz Events

Our venue has hosted many wonderful Jazz events over many years. At the time of writing, we have just hosted an event on December 7. The attendance was similar to events before COVID, and the audience really enjoyed singer Deanne Matley. You can enjoy these events close to home at an inexpensive cost. Check out the list on our monthly Community Calendar elsewhere in this issue. There is a different group each month from September to June.

History Book Available at Community Events

We have sold over 650 copies of our award-winning history book. Learn about the history of your community in a very readable text with lots of pictures and maps. Cost is still \$30 (basically cost recovery). Copies are available at all events at the community centre.



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MEMBERSHIP AFFINITY PROGRAM

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!

- **A8 Financial:** 305 – 2204 2 St SW (Holy Cross Centre), Tel 587-317-2040, 10% off tax and bookkeeping services.
- **Clear Float Spa:** 105 – 1800 4 St SW, 10% discount (except for the Theta Membership).
- **Economy Glass:** 112 17 Ave SE, \$10 off auto glass excluding rock chips and 10% off residential glass.
- **Element Cafe:** 331-17 Ave SW, 10% discount.
- **European Bakery:** 515 – 17 Ave SW, 10% off all items
- **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.
- **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.
- **Rideau Pharmacy:** 1801 – 4 St SW, 15% off front store items (excludes prescriptions).
- **The Spa Wellness:** 2206 — 2 St SW, 10% off members for all treatments.
- **UPS Store:** 1811 – 4 St SW, 5% off all products and services (excludes Canada Post products).
- **Without Co:** 103 – 2115 4 St SW, 10% discount.
- **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."

Cliff Bungalow-Mission Community Association

TIME TO RENEW YOUR MEMBERSHIP!

Your membership not only supports the CBMCA but it gives you access to discounts at participating businesses through the Membership Affinity Program (details elsewhere in this newsletter.) Our membership year is AGM to AGM. This year's AGM is Wednesday, November 23, 2022. However, you can purchase a membership any time during the year.

To purchase or renew your membership, just fill in this form and mail it with your cheque to 462, 1811 4 Street SW, Calgary, Alberta, T2S 1W2.

name _____			MEMBERSHIP TYPE	
address _____			<input type="checkbox"/> \$10 single	<input type="checkbox"/> \$20 family
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email (used only to inform you of community events and important community matters) _____			<input type="checkbox"/> cash	<input type="checkbox"/> cheque

Development Report

A Busy Year of Development Proposals and Construction

The goal of the Planning and Development Committee is to protect and enhance the character of the built environment in Cliff Bungalow-Mission by engaging with developers and the City to advocate for established community guidelines during the review process for proposed development projects. It also engages with City planners regarding development legislation affecting the area. This committee is one of CBMCA's most important portfolios for its effect on our community's built form, heritage, and overall livability.

2022 was a busy year for the committee and the community. We worked closely with developers and homeowners to achieve the best results possible for Cliff Bungalow-Mission, despite facing challenges posed by the City's changing planning and development structure. The committee is not always successful in its efforts, but we are gratified to have developed a solid reputation for protection of the community balanced by real world concerns.

Completed Projects

The Beverly (2350 5 St SW). A five-storey, mid-market, rental apartment project with 35 suites. The developer compromised with the CBMCA to revise the exterior design, including the addition of brick cladding which makes for a better fit with community character. CBMCA wrote a Letter of Comment to the City but could not offer its support due to the demolition of heritage homes and a cottage school to accommodate the project.

Alicia Townhomes (538 23 Ave SW). A four-storey, 6-suite, luxury townhome project with some green attributes. The height, massing, and selected materials make this project a good fit within the existing character of Cliff Bungalow. Unfortunately, one heritage home was lost to allow for this development.

Proposed Projects Not Yet Under Construction

Arlington Street Investments – “Fishman’s” Project (615 17 Avenue SW). A five-storey retail and 15-storey condo tower with 178 units on the southeast corner of 17th Avenue and 5A Street. This project has been under consideration since before the pandemic. The

committee's concerns are about the development's height and massing. Positives include a public plaza space, generous setbacks, step-backs, new street trees, and the preservation of residential character on 5A Street.

The land use change to allow for the additional height and density has been approved by the City and the development application is pending.

Truman Homes – 1901 College (1901 5 Street SW).

A mid-market, multifamily condo of five storeys and 70 one, two, and three-bedroom units. The CBMCA is advocating for a deeper building setback from 5 Street, greater articulation of the east façade, and opportunities to minimize impacts on neighbouring residences. The land use change and the development permit application are under consideration by the City.

Mid- and high-rise buildings. These are located on the periphery or along higher density corridors:

- 1801 1 Street SE (apartments)
- 615 17 Avenue SW (condos)
- 211 17 Avenue SW (condos)
- 306 25 Avenue SW (luxury condos)
- 211/215 25 Avenue SW (condos)
- 206 26 Avenue SW (luxury condos)

Under Construction

The Block on 4th (1904 4 Street SW). A five-storey, mixed-use building that will feature 39 multifamily suites (rentals) and five retail storefronts. The overall design of the building is at odds with the character of both 4 Street and the community more broadly. This is a project where the committee's advocacy was unsuccessful.

Mission Flats (320 19 Avenue SW). A five-storey, rental building that will soon be home to 67 suites. This project exemplifies a good development for Mission in terms of height, massing, materiality, and design.

The Elva (320 25 Avenue SW). A five-storey, 61-unit rental building. We supported the use (rental), the increased density from the previously approved project on this site, the wide range of unit sizes, the attractive design, the quality materials, and many other thoughtful characteristics that make this a good fit for the community.

COMMUNITY CALENDAR

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

Riverwalk (528 25 Avenue SW). A 12-storey, senior-living complex with 141 suites. The CBMCA opposed the project because it required a land use redesignation that allowed for a building three times higher than previously allowable.

Semi-detached Home (617 Royal Avenue SW). The design aligns with the vision for Cliff Bungalow in terms of height and materiality, but not in terms of set-back. It's unclear if its architecture will blend in with neighbourhood character.

Detached House (636 23 Avenue SW). This is a great example of a new build, detached dwelling that is well aligned with the vision for Cliff Bungalow-Mission in terms of architectural design.

Restored Heritage Homes

- 2116 Cliff Street SW, full restoration
- 216 25 Avenue SW, full restoration

Photos and renderings of these projects can be found on our website.



Arlington Street Investment's "Fishman's" project (615 17 Avenue SW)



Truman Homes' 1901 College project (1901 5 Street SW)

The following is the latest information we have at time of writing (December) and is subject to change. Updates will be sent out by email. Please register for these emails at the bottom of our website at www.cliffbungalowmission.com.

Jazz Nights

First Wednesday from September to June (second Wednesday in January). Doors open at or before 7:15 pm. Music starts at 8:00 pm.

- **Wednesday, January 11** - Calgary Creative Arts Ensemble
- **Wednesday, February 1** - Rick Climans Quartet
- **Wednesday, March 1** - Tina Hart Quintet
- **Wednesday, April 5** - Viviane Martin
- **Wednesday, May 3** - Pat Belliveau Quartet
- **Wednesday, June 7** - Mari Jo de Waal Quintet

Potlucks

Regular potlucks are held in the hall. They start at 6:00 pm but we need help with set up at 5:00 pm. Bring something to share and get to know your neighbours. Sunday, January 15, 6:00 pm, Sunday, February 12, 6:00 pm.

SCAN HERE



**To View Additional
Mission Content**

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CBMCA INVITES YOU TO

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JANUARY 15, 2023 | 6 PM

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TRUDIE LEE PHOTOGRAPHY

Environment Committee Report: New Gardens, New Trees, New Initiatives

by Robin Thompson

The mission of the Environment committee is to increase the vibrancy of Cliff Bungalow-Mission through its green spaces and gardens, and advocate for Calgary's urban canopy.

Community Gardens, Innovative Raised Beds, and the Food Bank

The Mission community garden, located in William Aberhart Park (24 Avenue between 1 and 2 Streets SW) is our longest existing garden and has been managed for many years by the masterful gardener, Georgina Jameson. This year, 54 gardeners planted 33 individual and 10 shared beds. The gardeners also maintain the perennial beds surrounding the garden's enclosure. This summer and last, Peter Bartsch designed an innovative raised bed, made from concrete sidewalk pavers, that retains water, is the perfect height for seniors (or those of us with bad knees), and is pretty well indestructible. He's now built six and plans to construct more in 2023.

The Cliff Bungalow community garden, located to the north of the community hall/Montessori school (2201 Cliff Street SW) is ably managed by Natasha Kuzmak, who is always full of new ideas. This year we had eight gardeners planting 40 individual, eight charity, and two flower beds (for the bees).

Together, the community gardens of Cliff Bungalow-Mission donated zucchini, onions, potatoes, carrots, beets, cabbages, and green beans to the Calgary Food Bank.

New Fruit Trees in the Park

Late summer saw the planting of four trees in the park and in front of the community hall on Cliff Street. Placed between the community garden and the park and replacing a dead tree in front of the building, these trees (two pears, one apple, one cherry) were provided by the City and chosen for beauty and to attract pollinators. They may seem small now, but in 10 or 15 years these flowering trees are going to be beautiful! Many thanks to Nicole Edmond, Alison Gao, Kristen Trenker, Joanna Tzavaras, and Natasha Kuzmak for managing the project.

Cleanup Events

River and Pathway Cleanup

The annual river and pathway cleanup, in which we partner with the Erlton community association, was held

Friday, May 13. It was a little bit of a let-down for the 26 intrepid volunteers who showed up on a cold, weekday morning. The City allotted us a very small section of river that took about a half hour to do, making some volunteers wonder what they took the morning off for.

Next year will be a very different event. We're still working out the details, but I can tell you that the 2023 event will be held on a weekend and will finish with a family barbecue and entertainment.

Drop! Swap! Donate! Event (Formerly the Community Cleanup)

Every fall we partner with City of Calgary Waste and Recycling Services and Community Standards to give residents the chance to downsize, donate to a good cause, and save a trip to the landfill. This year's event, held September 18 in the Holy Angels school parking lot (1919 Cliff Street SW), was very successful. For the first time we were able to take metals and filled a long trailer. In just six hours we packed the Women in Need truck to bursting with donations and gathered more than 350 kg of electronics. The swap tables were busy all day and lots of great stuff found new homes.

Plans for an Exciting New Garden

If you spend much time at the park around our community centre, you might have noticed the overgrown area of ratty bushes and weed trees on the north side of the building. Next spring and summer we plan to convert this area to a community-oriented garden that will have two goals:

1. Interpretive. Showing what people in the neighbourhood might have planted when Calgary was young. Sourcing plants from the Reader Garden.

2. To attract pollinators and educate visitors about them. Sourcing plants from neighbourhood gardeners, the Calgary Horticultural Society, and garden centres.

We hope to involve the young Montessori students and gardeners from throughout our community in the planning, planting, and maintenance of what we hope will be a truly stunning garden in the years to come.

What Else is Coming Up for 2023?

So much! We're not just about gardens and cleaning up the community. The Environment committee is brimming with ideas for initiatives such as discouraging graffiti with thorny plants. If you would like to take part in any capacity, from helping to launch new ideas to playing in the dirt, please email me at cbmca.environment@gmail.com.

Community Hero Awards 2022

Each year at the AGM we recognize the contributions of some of our wonderful volunteers. Leslie Evans, Executive Director of the Federation of Calgary Communities, presented these Community Hero Awards on November 23.

Occasionally, someone not only identifies a need in the community but steps forward to initiate and follow through on the idea. One such individual is Julian Warring. During COVID, he noted there was no non-commercial seating on 4 Street, a place where one could sit and work on their computer without having to buy something. He set out to change that and obtained funding and hosted community consultations at our community centre soliciting ideas of location and colours. The community chose yellow and blue colours for the tables and chairs, which as it turns out are the colours of the Ukrainian flag. The table and chairs are located at the southwest corner of 4 Street and 20 Avenue SW. The community would like to recognize the contributions of Julian Warring in not only identifying a need but undertaking this project to make it a reality.



Julian Warring

Nicole Butz joined the Board as Communications Director in 2018. She has been an important part of the Board and many special events since then. She created our current website as the previous version was difficult to update and change. The community would like to recognize the many contributions of Nicole during her time on the Board.



Nicole Butz

Ted Knudtson is our outgoing Vice President. Ted joined the Board in 2019, a little before COVID-19 hit. When COVID arrived in 2020, Ted hit the ground with both feet running and he made a huge difference during this difficult time, in our community and the world. His contributions were very broad and extensive, and even mind boggling. The board thanks him for all his contributions to the community.



Ted Knudtson

Music, Parties, and Flu Shots!

It was a beautiful summer, leading into a glorious autumn, and CBMCA added some new events we hope to repeat in 2023.

All That Jazz

For years now, our Jazz Under the Cliff series has presented talented musicians from across the country. Despite continued COVID precautions, 2022 was a successful season, featuring jazz artists such as Jazz a la Carta, the Tina Hartt Quartet, Continuum, the Redline Trio, Johnny Summers, Sherry Kennedy, Deb Rasmussen, and Matley.

Already booked for the 2023 season are the Calgary Creative Arts Ensemble, the Rick Climans Quartet, Viviane, the Pat Belliveau Quartet, and the Mari Jo de Waal Quintet.

Held at the community centre at 2201 Cliff Street, Jazz Under the Cliff performances are \$15 for seniors, students, and CBMCA members. Please watch this space, along with the website and Facebook, for a full calendar in February.

Mission Possible

Every year since the 2013 flood, we've held a party in the park called Mission Possible. What began as an event to thank all the volunteers that helped us weather that event and to celebrate living through it, Mission Possible is now a family party held every Neighbour Day, June 1, at the park on Cliff Street. With live entertainment, booths, food, and a beer garden, it's a terrific way to meet your neighbours and spend some time away from the drudgery of everyday life.

Movies in the Park

This is our third year of showing movies in the park on Cliff Street and they are so much fun! This summer we showed The Goonies and Casablanca. Sitting on lawn chairs, with food truck fare and cold drinks at hand, and watching a movie on a big screen as night falls on Cliff Bungalow is not to be missed.

Community Yard Sale

One of our new events this year was a community yard sale in July. It was a bit last minute and the weather was crappy, but it was a good indicator of interest in that type of event.

Flu Clinic

Also new this fall was our flu clinic, held at the community centre. It was well attended and something we would like to do more of next year.

What do you think of CBMCA's events? Would you like to see more events like the community yard sale and flu clinic? Please send your thoughts to the Social Director, Lucy Arellano, at cbmca.treasurer@gmail.com.

The Cliff Bungalow - Mission Jazz Series Presents Jazz Under the Cliff

The band, based in Calgary, has been performing their brand of cool, funky jazz across Alberta for the past 18 years.

Blues and Latin elements are strong components of the group's sound, as they take jazz standards and perform them with their own unique twist! Some original tunes are often included for good measure.

Recent performances include the Canadian Jazz Festival, Calgary Jazz YYC Festival, National Music Centre, Arts Commons, and numerous jazz clubs, nightclubs, hotels, and corporate events.

The players are:

Rick Climans on saxes. Rick is a life-long saxophonist and teaching artist. He has played in diverse genres from jazz to rhythm and blues, and from pop/rock to synth wave to classical. Rick has performed across North

America, including New Orleans, San Francisco, Santa Barbara, Phoenix, and Toronto.

Morgan McKee on keyboards. Morgan has a strong musical pedigree having graduated from the iconic Berklee College of Music in Boston and is a highly sought after keyboard player. He has performed across the United States and Canada. He has also directed and performed in numerous theatrical productions.

Stefano Valdo on bass. After musical education in his native Italy, Stefano moved to California, immersing himself in the Los Angeles performing scene. He then moved to Calgary in 2006, where he has been an active player and instructor, along with being an adjunct professor of music at Ambrose University.

Robin Tufts on drums. Robin is one of the most sought-after drummers in Calgary. His musical approach to percussion and his versatility lends itself to any style of music, especially jazz. Besides being the main drummer in Rick's band, he performs with a huge array of performers, and dance companies, including the University of Calgary.

Rick Climans Quartet

Stefano Valdo
Bass

Morgan McKee
Keyboards

Rick Climans
Saxes

Robin Tufts
Drums



Wednesday February 1, 2023

Cliff Bungalow-Mission Community Centre

2201 Cliff St. SW, Calgary, Alberta

Doors open: 7:15 pm \$20 General Admission
Show starts: 8:00 pm \$15 CBMCA Members, Seniors

Tickets Available at the Door/Cash Only

Cliff Bungalow-Mission Jazz Series

Fly Safely on Your Vacation

from the Better Business Bureau

Are you thinking about traveling by air for a few days?

Before Clicking the Button to Buy Tickets, BBB Recommends the Following:

- Check current requirements for domestic and international travel. In Canada, look for Canadian travel advisories.
- Make sure everyone who is traveling has the appropriate ID. Make certain parties traveling together have a current compliant ID as required by the provinces or countries you're traveling to.
- Read all cancellation policies carefully. Not all situations require a full refund of the ticket value and fees if your flight is canceled. Each online travel agency, airline, and broker is different.
- Book tickets only after reviewing travel restrictions. Save time and stress by reading the updated status of restrictions on the Health Canada website.
- Consider trip insurance. Have a complete understanding of what the policy does and does not cover.
- Be an informed traveler. Refer to the Department of Transportation website for details on consumer issues, filing complaints, and other aviation information.
- Avoid hidden fees. Read the fine print!

Flying isn't the only aspect of your trip to consider.

Here Are Some Other Travel-Related Resources from BBB:

- **Rental cars:** Make your next car rental experience a little easier.
- **Hotel rooms:** Learn what to keep in mind when booking a hotel room.
- **Travel agents:** Know what to look for in a travel agent and find one near you.

During the holiday or any time of year, find ways to travel safely and avoid scams. If you plan to travel to or from Canada, check for travel advisories. Remember to report any suspicious activities to BBB Scam Tracker and sign up for Scam Alerts.

For more information go to [BBB.org](https://www.bbb.org).

Dogs at the Park in Cliff Bungalow

by Robin Thompson, Environment Director

The pandemic has seen a marked increase in dog ownership in Cliff Bungalow-Mission. Unfortunately, this has created issues with people allowing their dogs off leash in the park between the community hall/Montessori school and Holy Angels school on Cliff Street, and not picking up the poop in the winter. There have been a number of incidents with off-leash dogs running up to the school kids, people enjoying the park and other dogs.

The issue seems to derive from inadequate signage at the off-leash area, leading people to believe the entire park is off-leash. The off-leash area is only on the hillside south of the stairs going up the escarpment. We do not think this is about bad dog owners, but about education so we have been working with the City to install better signage, with a map, at the off-leash area and are putting up our own informational signs at the entrances to the park. We're hoping these signs will be installed soon.

Yes, we at CBMCA agree that the off-leash area on Cliff Street is a crappy place for dogs to play but it's the only available space in Cliff Bungalow. The City's goal for community green space is 10 percent and our neighbourhood has just 7 percent. That puts park space at a premium and makes it vital to ensure that our parks are happy places for all residents, not just a portion of the population. We are lucky in that Calgary has 156 off-leash parks — many more than Toronto — and there's a large off-leash area just across the river in Roxboro.

We've also requested new trash bins at either end of the park and will provide poop bags. Last winter, the poop left on the escarpment and in the park got totally out of hand and created a huge stink when the snow melted in the spring. Judging by the amount of poop already on the ground this winter, 2023 will be the same. To be honest, I'm not sure what to do about this except have a cleanup day in the spring.

Please note that according to the City's Responsible Pet Ownership bylaw, dogs are not allowed in the area between the schools (since it's a playing field). As pet owners ourselves, we don't want the City to ban dogs from the park and so we ask that you keep your dogs on a leash except for in the off-leash area.

If you would like to comment on the issue, or would like a detailed map of the park, please email me at cbmca.environment@gmail.com.

We Just Came from a 2022 CBMCA AGM That Blew Our Socks Off!

Community submission from Eilis Hiebert (former Community Board President)

What is visible to all of our eyes all year long, is evidence of excellent programming and financing (Lucy); results of 'seating on 4th St' initiatives (Julian), communication (Nicole, Ted) including 'Mission Statement'; building boom (Zak); environmental improvements (Robin), careful recording (Rick, with Rob checking on zoom!) ... these are just a few examples. Forming the backdrop to all of this is the tenacity, commitment, and endurance of Bob Lang as (grand)father of our community, embodying its history.

Unusual about Bob as a longtime leader is his openness to new ideas for our community and his ability to let go and let the suggester 'run with it'. And those elements are what keep this older, inner-city community current and viable in today's Calgary.

What Is Not Visible Becomes Visible at CBMCA AGM

The community vision where all the above is couched. Every single presenter mentioned the larger context in which his/her area operates, with measures taken to listen to you and me - to what we, as citizens, want, and the amazing amount of strategizing needed when you go beyond the surface, reaching the web of who 'controls' the power or the purse strings in the larger context of what the community vision wishes to do. Julian drew the vision, through aerials and maps, of people walking and interacting within the neighbourhood, offering more opportunities to coincide, hence places to sit, discuss, relax. Zak, working tirelessly with his team to keep in check the present 'multi-family' building boom, mentioned the over-arching vision of this inner-city community in the face of higher and higher storey demands. Robin had us look around the environment, at how we interact in leisure time, with our friends, and particularly our dogs, forming a vision of how we can improve our environment for all of us, helped by social media. Ted and Nicole head up the aspect of social media communication with their professional technical expertise, extremely effective in reaching individuals in our community.

So next time you notice something in our community contributing to your life and mine, whether it be a historic plaque denoting the past of a heritage building, yellow and turquoise chairs, a community bulletin board, a Facebook or Instagram post, a new bench in the park, or you are walking by trees on a sidewalk past a well-designed new building set back from the road, or you're reading your 'Mission Statement'; think of all of the above. Know there are dedicated teams of people working on our behalf to keep our Cliff Bungalow-Mission Community a wonderful urban village in which to live within our larger context of our city of Calgary.

Come to the next 2023 AGM (Annual General Meeting)! Taste the great food and find out which businesses support your community, keep an eye out for requests to attend, or to give your input to surveys, open houses, information sessions. Bring a dish and meet your neighbours at a delicious monthly Sunday potluck supper. Volunteer to become a Board member or to work with one of the above teams. You will feel vibrant, empowered, and involved as a member of the community where you have chosen to live!



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Mission Real Estate Update

Last 12 Months Mission

MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
November 2022	\$ 299,999	\$ 295,000
October 2022	\$ 304,450	\$ 297,500
September 2022	\$ 384,900	\$ 366,250
August 2022	\$ 349,900	\$ 342,000
July 2022	\$ 299,800	\$ 315,000
June 2022	\$ 345,000	\$ 340,000
May 2022	\$ 325,950	\$ 314,000
April 2022	\$ 309,900	\$ 298,750
March 2022	\$ 354,850	\$ 340,500
February 2022	\$ 290,000	\$ 270,000
January 2022	\$ 314,500	\$ 302,000
December 2021	\$ 359,944	\$ 342,750

Last 12 Months Mission

MLS Real Estate Number of Listings Update

	No. New Properties	No. Properties Sold
November 2022	4	13
October 2022	15	12
September 2022	14	12
August 2022	13	14
July 2022	14	11
June 2022	15	11
May 2022	26	22
April 2022	23	14
March 2022	21	20
February 2022	11	11
January 2022	12	13
December 2021	9	8

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

Cliff Bungalow Real Estate Update

Last 12 Months Cliff Bungalow

MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
November 2022	\$ 257,900	\$ 249,000
October 2022	\$ 799,900	\$ 792,500
September 2022	\$ 314,000	\$ 308,950
August 2022	\$ 474,900	\$ 462,450
July 2022	\$ 299,900	\$ 297,500
June 2022	\$ 178,000	\$ 178,000
May 2022	\$ 225,000	\$ 220,000
April 2022	\$ 260,000	\$ 252,000
March 2022	\$ 242,000	\$ 240,000
February 2022	\$ 299,900	\$ 287,500
January 2022	\$ 149,900	\$ 128,500
December 2021	\$ 249,999	\$ 243,500

Last 12 Months Cliff Bungalow

MLS Real Estate Number of Listings Update

	No. New Properties	No. Properties Sold
November 2022	4	5
October 2022	4	3
September 2022	9	6
August 2022	5	4
July 2022	4	4
June 2022	10	5
May 2022	6	5
April 2022	5	3
March 2022	8	5
February 2022	2	9
January 2022	4	1
December 2021	4	1

To view more detailed information that comprise the above
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