

THE MISSION

MARCH 2025

STATEMENT



www.cliffbungalowmission.com

THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION



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Epilepsy Awareness Month Shine a Light on Epilepsy

This March, let's unite in support of the 30,000 individuals living with epilepsy in Southern Alberta. Together, we can make a meaningful impact. Wear purple, light up spaces, and be part of the movement!



MARCH 26
Purple Day

Light up the Night in Violet Vibes! Light up your homes, offices, and public spaces in purple to show your solidarity.

Dress in Grape Glory! Show your support by wearing purple clothing or accessories on March 26th.



Spark a Purple Revolution! Be a part of the change! Donate or start a fundraiser.



epilepsycalgary.com



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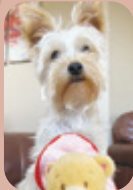
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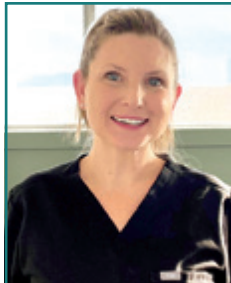


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The Mission Statement

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 X (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 2025

President	Bob Lang	cbmca.president@gmail.com 403-229-2762
Vice President	Rob Jobst	cbmca.vicepresident@gmail.com
Secretary	Rick Williams	cbmca.secretary@gmail.com
Treasurer	Lucy Arellano	cbmca.treasurer@gmail.com
Planning and Development	Vacant	cbmca.development@gmail.com
Environment Director	Vacant	cbmca.environment@gmail.com
Heritage Director	Sameena Darr	cbmca.heritage@gmail.com
Social Director	Vacant	cbmca.socialevents@gmail.com
Communications Director	Trina Lo	cbmca.editor@gmail.com
Directors at Large	Brandon Hossack Ted Knudtson Zaak Karim	Mo Saiepour Nick Kuhl Andrea Llewellyn

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

Keep Up to Date – Sign Up for Email Updates

Things can and do change, and quickly. The newsletter is not frequent enough to communicate things that are changing on short notice in regards to the community association, the community centre, and community events.

So, in order for us to keep you up to date, please register your email address near the bottom of the first page of our website. Our email list is then updated to include your email address. The website address is cliffbungalowmission.com.

Board Update

Environment Director Robin Thompson has stepped down from the board. We thank her for her contributions.

Post Pandemic Attendance High at Jazz on January 8

Before the pandemic it was not unusual for 100 or more people to attend our jazz events. However, that has not been happening since the pandemic, until the January 8 event featuring Lorna MacLachlan when the attendance was over 100. We ran out of chairs and some people had to stand. At the end of the program, there was a standing ovation.

All the jazz groups that play at our venue are local musicians. Many write jazz music, each has their own style, but all are very good. Next time we recommend you come early, enjoy a beverage, and get a good seat.

History Book Third Printing Available

The third printing of our award-winning history book is available for purchase at all our events at the community centre. This is a great way of learning the history of the community in which you live. They are great as gifts. We have sold over 700 books so far. Still only \$30 (cost recovery).

Casino 2025

Our next casino is scheduled for Friday, August 29 and Saturday, August 30. The venue this time is the Elbow River Casino which is walking distance from our community. This is an important fundraiser, and we need many volunteers. Contact me at cbmca.president@gmail.com to get more information and a volunteer sign-up form.

WE WANT YOU

RECRUITING DIRECTORS
2025



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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:** 10% off tax and bookkeeping services.
- **Clear Float Spa:** 10% discount (except for the Theta Membership).
- **Economy Glass:** \$10 off auto glass excluding rock chips and 10% off residential glass.
- **European Bakery:** 10% off all items.
- **Famoso Neapolitan Pizzeria:** 10% off food and beverages.
- **Firehouse Subs:** 10% discount.
- **Landmark Centre Second Cup:** 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:** 10% off on pick-up orders and 5% off on delivery orders.
- **Mission Wine & Liquor Merchants:** 5% off regular priced items.
- **Momentum Health Mission:** \$25 off initial assessment (includes massage), 15% off all products they sell, free gait assessment.
- **Rideau Pharmacy:** 15% off front store items (excludes prescriptions).
- **The Spa Wellness:** 10% off members for all treatments.
- **UPS Store:** 5% off all products and services (excludes Canada Post products).
- **Without Co:** 10% discount.
- **Yann Haute Patisserie:** 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 . Last year's AGM was Wednesday, November 20, 2024. 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
postal code _____			<input type="checkbox"/> new	<input type="checkbox"/> renewal
phone (home) _____	(cell) _____	(business) _____	card no. _____	purchase date _____
email (used only to inform you of community events and important community matters) _____			PAYMENT	
			<input type="checkbox"/> cash	<input type="checkbox"/> cheque

COMMUNITY CALENDAR

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

COMMUNITY POTLUCK DINNER

Sunday, March 9, 6 pm



CLIFF BUNGALOW-MISSION
COMMUNITY CENTRE
2201 CLIFF STREET SW

JOIN
US!

Come with friends & family and bring
a dish to share with your neighbours.

For more info:
cbmca.social.events@gmail.com

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

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, March 5 - Mark DeJong Trio
- Wednesday, April 2 - Jim Hutchison Jazz Works
- Wednesday, May 7 - Eric Allison, Cheryl Fischer
- Wednesday, June 4 - Aimee-Jo Benoit

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, March 9, 6:00 pm
- Sunday, April 6, 6:00 pm (one week earlier due to Easter)
- Sunday, May 3 (one week earlier due to Mother's Day)

Casino 2025 - Our next casino will take place on August 29 and 30, a Friday and Saturday. This is a major fundraiser for us as the money is used to pay for our community centre expenses. We need volunteers for these two days. Email Bob Lang at cbmca.president@gmail.com for more information or to sign up.

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*A comprehensive hearing assessment is provided to adults ages 19 and older at no cost. The results of this assessment will be communicated verbally to you. Depending on the province you're located in, an administrative fee may apply if a copy of an Audiological Report is requested. Some conditions apply, see clinic for details. Offer not valid in Quebec. Ask our hearing care professionals for more details. [1]Source: World report on hearing. Geneva: World Health Organization, 2021. License: CC

Keep being you **Love your ears**

The Cliff Bungalow - Mission Jazz Series Presents Jazz Under the Cliff with Jazz Hutch Quintet - Remembering Chet Baker

Wednesday, April 2, 8:00 pm
Cliff Bungalow – Mission Community Centre

Cover: \$20 (Seniors, Students, and CBMCA Members \$15).

Ticket sales start around 7:00 pm; Music starts at 8:00 pm.

No reservations taken; rush seating only.

We recommend you come early, enjoy a beverage, and get a good seat.

YYC Music Awards nominee vocalist Jazz Hutch and twice Juno-nominated Trumpeter Al Muirhead, backed by the outstanding Chris Tauchner on piano, Jeremy Coates on bass, and Andy Ericson on drums, will perform their distinctively smooth and swinging renditions of your favourite Chet Baker tunes.

Jazz Hutch (aka Jim Hutchison) – Vocals and Band Leader
Al Muirhead – Trumpet
Chris Tauchner – Piano
Jeremy Coates – Bass
Andy Ericson – Drums

***Poster:** If you have a bulletin board in your building, please print the poster and post it on your bulletin board.

Our award-winning community history book will be available for purchase at this event. Still only \$30. It makes a great gift. We have sold over 700 books so far.

Disclaimer: The opinions expressed within any published article, report, or submission reflect those of the author and should not be considered to reflect those of Great News Media or the Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

Great News Media and the Community and/or Residents' Association 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.

8:00PM to 10:00PM

Wednesday April 2nd 2025

Remembering Chet Baker
Cliff Bungalow-Mission Jazz Series

Jazz Hutch Quintet

www.jazzhutch.jimhutchison.ca

YYC Music Awards nominee vocalist Jazz Hutch and twice Juno-nominated Trumpeter Al Muirhead, backed by the outstanding Chris Tauchner on piano, Jeremy Coates on bass and Andy Ericson on drums, will perform their distinctively smooth and swinging renditions of your favourite Chet Baker tunes.



Doors open at 7:15PM

Cliff Bungalow – Mission Community Hall
2201 Cliff Street SW, Calgary

Tickets \$20 CASH at the door \$15 CBMCA Members and Seniors



WE WANT TO HEAR YOUR VOICE



The CBMCA wants to learn more about our wonderful neighbours in the Cliff Bungalow and Mission area and ensure we put the community first!

We would love to hear how you currently connect with the CBMCA and how we can improve.



Scan the QR CODE to complete the survey!

Redevelopment Pressures Continue to Mount

The goal of the CBMCA's Planning and Development Committee is to protect and enhance the character of the built environment in Cliff Bungalow-Mission by engaging with developers, property owners, and the City of Calgary to advocate for our community's built form, heritage, and overall livability. It also engages with City planners regarding planning legislation affecting the area, such as the soon-to-be-law West Elbow Local Area Plan.

2024 was a busy year for our volunteer committee. We worked with developers and property owners to achieve the best results possible for Cliff Bungalow-Mission, but our vision for the community is increasingly undermined by the City of Calgary's record of approving every application to upzone properties and build inappropriately oversized projects. We continue the fight to preserve the special character of the Mission District, but the losses are mounting, the heritage homes continue to fall, and the redevelopment pressures are growing.

Some Current Projects

Rezoning of Property – 608 22 Ave SW

An application to rezone the property at 608 22 Ave SW from M-CGd72 to M-C2 was approved by the City in early February. This will allow the applicant to demolish the heritage home on that lot, along with the small apartment building they own next door, in order to develop a five-storey apartment building on the combined site. We opposed this application and representatives of the CBMCA spoke against it at a public hearing of City Council.

Repositioning of Existing House and Construction of an Adjoining Home – 601 22 Ave SW

In one of the wackiest applications any of us have ever seen, this proposal would take the existing house on the southwest corner of 5 Street and 22 Avenue, turn it 90 degrees clockwise (so it would then be facing 5th), and then construct a new addition onto the north side of the existing house. The CBMCA opposed the applications to allow for this strange development, citing its negative impact on neighbouring properties and concerns about contextual setbacks, excess height, and failing to respect the scale and architecture of the existing heritage homes on this block within Cliff Bungalow's historical

conservation area. The City approved the application and the CBMCA will decide at a future meeting whether to appeal that decision.

Demolition of Heritage House and Construction of New Duplex – 1925 5A St SW

The CBMCA opposed this application due to the loss of a 'century home' on a very important and largely intact heritage streetscape as well as a design for the new building that did not "respect the historic style of homes in Cliff Bungalow or incorporate elements of the original building styles common to the community." The City approved this project and the CBMCA filed a notice to appeal that approval. The developer, hoping to avoid an appeal, has indicated that they will come back with revised plans prior to the appeal date.



1925 5A St SW – Rendering – Front

These items are just a small example of many projects – some of them quite massive – that are either moving forward or are proposed for our community. We'll bring you further updates in the next issue of *The Mission Statement*.



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Burns and Scalds

by Alberta Health Services

Each year Emergency Medical Services respond to emergencies involving young children who have sustained severe burns or scalds. These incidents often occur inside the child's own home. Common causes include a child accidentally tipping hot liquids onto themselves, touching hot surfaces such as stoves, or making contact with electrical outlets. Fortunately, incidents such as these can be avoided by taking preventative measures.

Degrees of Burn

- 1°: Affects only the top layers of the skin; appears red like a sun burn; discomfort is generally tolerable.
- 2°: Deeper and much more painful than 1° burns; broken skin or blisters commonly develop.
- 3°: Severe. The deepest layers of skin and tissue are injured; may appear charred or leathery.

First Aid for Burns

- Skin may continue to burn if not cooled. Immediately douse burns with large amounts of cold water.
- Cover the burn with a sterile dressing, or at least clean material to protect infection.
- Over-the-counter medications may be used for pain. Adhere to directions given on the label.
- Seek further medical attention, as required.

Prevention of Burns

- Check the temperature of your hot water tank. Temperatures as high as 60°C / 140°F will scald a child in just seconds.



- Use placemats instead of tablecloths. Tablecloths can be yanked downward causing hot drinks or food to spill on a child.
- Turn pot handles to the back of the stove and ensure cords from kettles, slow cookers, and other electrical appliances cannot be reached.
- Avoid picking up a child while holding any hot liquids.
- Ensure electrical outlets are made secure by installing commercially available safety devices which prohibit access.
- Keep children away from areas where appliances are in use (kettles, irons, hot stoves).

If you require immediate medical attention, call 911.

Call to Local Musicians

Cliff Bungalow - Mission Community Association

is on the lookout for local talent for paid musical opportunities at our community centre.

Please reach out to cbmca.editor@gmail.com

CBMCA Casino 2025 – We Need Volunteers

Cliff Bungalow – Mission Community Association has a casino on August 29 and 30, a Friday and Saturday. This is a major fundraising activity. The net proceeds we receive are used for specific types of expenses approved by AGLC such as the operating and maintenance expenses of our community centre.

We need volunteers for us to be able to do this casino. You can volunteer for a shift on one or both days or evenings. There are three shifts per day: one from around 11:00 am to a little after 7:00 pm, one a little before 7:00 pm to a little after closing, and the count room from around 11:00 pm to a little after closing (3:00 am).

The casino venue is Elbow River Casino located at 218 – 18 Ave SE. This venue is close to our community. While it is walking distance, we can arrange for transportation.

You can put food and non-alcoholic beverages on our tab. You are not allowed to gamble during our two-day event. You are not allowed to consume alcoholic beverages before or during your shift.

If you can help, please fill out the volunteer form as soon as possible as we need to submit a formal application two months ahead. You can get the form by emailing Bob Lang at cbmca.president@gmail.com. Get the form back to Bob Lang via email or by mail. The mailing address is 1811 – 4 Street SW, Suite 462, Calgary T2S 1W2. This address is the UPS Store so you can also drop the form off there.

Do not fill in the position box. Indicate via email or on back of the form your position and shift preferences and date availability if known. Bob will contact you to confirm these details. Also provide your email address if you are mailing the form.

If you have a friend or two that might be able to help, please contact them to see if they will and get them to fill out the volunteer form as well.

You can email Bob at cbmca.president@gmail.com or phone him at 403-229-2762.

Thanks so much.

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Tax season is here and below are some changes that will affect business taxes in 2025.

Transitioning to online mail for most business correspondence

Beginning in spring 2025, the Canada Revenue Agency (CRA) will make online mail the default for most business correspondence, delivering notices, and updates.

Changes for short-term rentals

New legislative changes require short-term rentals to be compliant with the short-term rental laws in the municipality/province in which they are located in order to claim deductions. Short-term rental hosts were required to comply with these applicable provincial and municipal registration, permit, license, and operating requirements by December 31, 2024.

The CRA is administering proposed capital gains inclusion rate legislation

On January 31, 2025, the Minister of Finance announced that the federal government is deferring—from June 25, 2024 to January 1, 2026—the date on which the capital gains inclusion rate would increase from one-half to two-thirds on capital gains realized annually above \$250,000 by individuals and on all capital gains realized by corporations and most types of trusts. The capital gains inclusion rate represents the portion of capital gains that is taxable.


For more information and other changes, visit www.canada.ca/en/revenue-agency.

9 PM
ROUTINE

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CHECKLIST

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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.

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