

THE MISSION

AUGUST 2026

STATEMENT



www.cliffbungalowmission.com

THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION

Dog Days of Summer Edition

Controversial 24th Ave development

Grant funds Triangle Park improvements

Volunteers create new shade garden

The historic Treend Residence

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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 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 2026

President	Bob Lang	cbmca.president@gmail.com 403-229-2762
Vice President	Rob Jobst	cbmca.vicepresident@gmail.com
Secretary	Curtis Keding	cbmca.secretary@gmail.com
Treasurer	Mo Saiepour	cbmca.treasurer@gmail.com
Heritage Director	Kaeleigh Doherty	cbmca.heritage@gmail.com
Communications Director	Vacant	cbmca.editor@gmail.com
Environment Director	Andrea Visser	cbmca.environment@gmail.com
Social Director	Hannah Hahn	cbmca.socialdirector@gmail.com
Planning and Development	Rob Currie-Wood Zaak Karim	cbmca.development@gmail.com
Directors at Large	Brandon Hossack Andrea Llewellyn	Nick Kuhl
Rentals		cbmca.rent@gmail.com

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 with your full name and description of the photo content.

PRESIDENT'S REPORT

New Season of Jazz Events Starts September 2

Our jazz season goes from September to June. The next season starts on Wednesday, September 2. These events are very popular, with great music performed by local musicians. More information is elsewhere in this newsletter.

New Potluck Season Starts September 13

Potlucks start up on Sunday, September 13. This is a free event, just bring something to share. Potluck starts at 6:00 pm but we need help setting up at 5:00 pm.

Join the Social Committee

We have formed a new Social Committee. Would you like to join it and get involved in helping events happen? Contact Hannah Hahn at cbmca.socialdirector@gmail.com.

Swap! Drop! Donate! Community Cleanup

Swap! Drop! Donate! will take place this year on Sunday, September 20 from 10:00 am to 2:00 pm. Location is still the parking lot of Western Canada High School. Please contact cbmca.environment@gmail.com to volunteer.

Interested in Communications? We've Got a Volunteer Role for You!

We are looking for a new Communications Director. This is a Board position.

Do you have an interest in news, social media, publications and communications in general? Would you like to get involved with your community? Please contact Rob at cbmca.vicepresident@gmail.com.

Email versions of The Mission Statement

If you are on our community e-mail list you were sent an electronic version of our July newsletter. This is the result of efforts of our Vice President, Rob Jobst. Thank you, Rob.

New Membership Portal

There is a new online membership portal at www.cliffbungalowmission.com. It has more capabilities than the previous system and it will require less volunteer time to manage.

To get to the location online, click on "Get Involved." Then click on "Memberships". The new membership portal link is at the bottom of that page.

When you purchase online, you will get a receipt that acts as a membership card. You can download this to your

phone. If you wish to have a plastic membership card, just bring your online receipt to a community event such as jazz night or a potluck. If you already have a plastic card, then bring it to a community event with your online receipt and we will update the date sticker.

Changes to Our Hall Rentals

Our Community Hall was created from two classrooms. There is a folding door that can divide the hall back into two rooms. For many years the Montessori School of Calgary has been renting our hall space and using the west half as a classroom on school days. In the past, we had concurrently been renting the whole hall after 5:00 pm. In most cases that has meant the school would remove their things (on wheels). This has caused various concerns for the school. Over several months, we had discussions with Montessori on how we might address these concerns.

At our June 2025 Board meeting, our Board decided we would stop renting the whole hall to outside groups starting September 1, 2025. We will still use the whole hall for CBMCA events such as jazz nights and potlucks. We will still rent out the east hall for small events like Condo AGM's.

For rental inquiries, e-mail cbmca.rent@gmail.com.

Learn about Mission's story. Get a copy of our History Book!

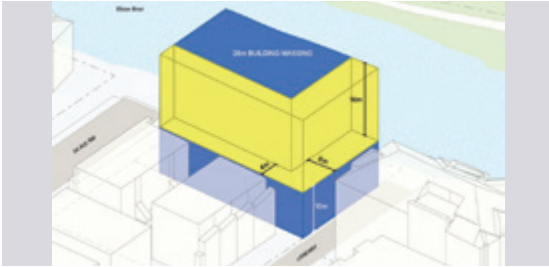
We have the third printing of our award-winning history book. It is one of the most successful community books in Calgary. It is available for purchase at all our events at the community centre. Cost is still \$30 (cost recovery). This is a great way of learning the history of the community in which you live. They are great as gifts.



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Contentious Project Proposed for Mission Riverfront

The CBMCA Planning and Development Committee has been monitoring a proposal to redevelop the parcel of land at 101 24 Avenue SW. This property is situated along the west bank of the Elbow River at the east end of 24 Avenue in Mission.

The applicant has applied for this parcel—currently home to three houses and an empty lot—to be rezoned to a Direct Control (DC) District to permit the construction of a six-storey apartment complex. The Community Association has received many letters of concern from residents who would be affected by this development. These neighbours cite the potential negative impact to the river ecosystem, privacy concerns for nearby residents, proximity of the building to a neighbouring property, shadowing and the visual impact of the taller structure, which would be roughly twice the height of neighbouring buildings.

The CBMCA's letter of comment to the City of Calgary also flagged concerns about the zoning change to a DC District. It remains unclear why the development could not proceed under M-H1 zoning, which could accomplish the construction needs of the applicant while permitting ongoing community consultation and processes for appeals.

Questions also remain about setback allowances, tree retention and parking.

The Planning and Development Committee communicated these issues to the applicant and developer at an open house held on June 17. We will continue to monitor this application as it goes through the rezoning and permitting process.



Neighbours Successfully Appeal Development Permit for 15-Storey Tower

A development permit issued for the 15-storey, 66-unit "River Club" high-rise apartment at 206 26 Street SW, was recently overturned by the Calgary Subdivision and Development Appeal Board (SDAB) after an appeal by adjacent property owners. This site at the northwest corner of 26 Avenue and 1 Street SW previously featured a two-and-a-half floor apartment building but has been vacant for a number of years.

Residents with questions or concerns about development proposals in their area are encouraged to contact the committee at cbmca.development@gmail.com. We welcome your input and look forward to hearing from you.

Rob Currie-Wood

Co-Director, CBMCA Planning and Development Committee

City Program Funds Park Beautification Project

The Cliff Bungalow-Mission Community Association (CBMCA) learned in May that one of our grant applications through the City's Parking Revenue Reinvestment Program (PRRP) had been approved, providing \$1,000 to purchase plants and signage for our Triangle Park Enhancement Project.

The PRRP invests in business areas and communities, like our own, that use paid on-street parking. The funds from this program are directly reinvested into the neighbourhoods from which they were collected so that residents and businesses directly benefit from the parking fees charged.

The CBMCA has been working with the City of Calgary for a couple of years to gain permission to make volunteer-led improvements to Triangle Park in Cliff Bungalow, situated between 5 Street and Cliff Street at 24 Avenue SW. A Letter of Agreement with the City was finalized earlier this summer, allowing CBMCA volunteers to "assume the responsibility for the maintenance of the vegetation and the existing garden beds" in the park.

So far this summer we have cleaned out weeds, crabgrass, and tree suckers from a planting bed in the northeast corner of the park, and have added ten new shrubs—Saskatoons, Potentilla, and Creeping Juniper—to the existing perennial plantings. We intend to add more plants this summer, and the multi-year plan is to further enhance that planting bed, and other areas in the park, with hardy, drought-tolerant native perennials.

Another of the project's long-term goals is to install educational signage to identify the plant species as well as explaining how various plants were used by the First Nations people who originally inhabited this area.

Many thanks to former and current CBMCA Environment Directors, Robin Thompson and Andrea Visser, Kevin Forbes, our City of Calgary Neighbourhood Partnership Coordinator, and Sarah Papineau, City of Calgary Parks Community Strategist, for all of their efforts in making these things happen.

Rob Jobst

CBMCA Vice President



COMMUNITY CALENDAR

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

The following is the latest information we have at time of writing (July) and is subject to change. Updates will be sent out by email.

Summer Break

There will be no community events in August.

Jazz Nights

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

Our new season starts on September 2.

- Wednesday, September 2 – Kayla Brooke.
- Wednesday, October 7 – Lorna MacLachlan Quintet.
- Wednesday, November 4 – Mari Jo de Waal Quintet.
- Wednesday, December 2 – Jon McCaslin 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.

Our new season starts on Sunday, September 13.

October's potluck will be one week early due to Thanksgiving, on Sunday, October 4.

Swap! Drop! Donate! Community Cleanup

Sunday, September 20.

Details in next month's newsletter. For inquiries or to volunteer, contact cbmca.environment@gmail.com.

Social Events Contact

Got ideas for community social events and want to help? Join the Social Committee. Contact Hannah Hahn at cbmca.socialdirector@gmail.com.

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COMMUNITY POTLUCK DINNER

Sunday, September 13, 6 pm



CLIFF BUNGALOW-MISSION
COMMUNITY CENTRE
2201 CLIFF STREET SW



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For more info:
cbmca.socialevents@gmail.com

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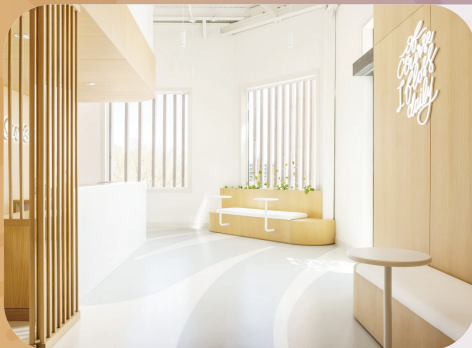
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Jazz Under the Cliff with The Cayla Brooke Trio

Wednesday, September 2, 8:00 pm

Cliff Bungalow-Mission Community Centre

Cover: \$25 (Seniors, Students & CBMCA Members \$20)

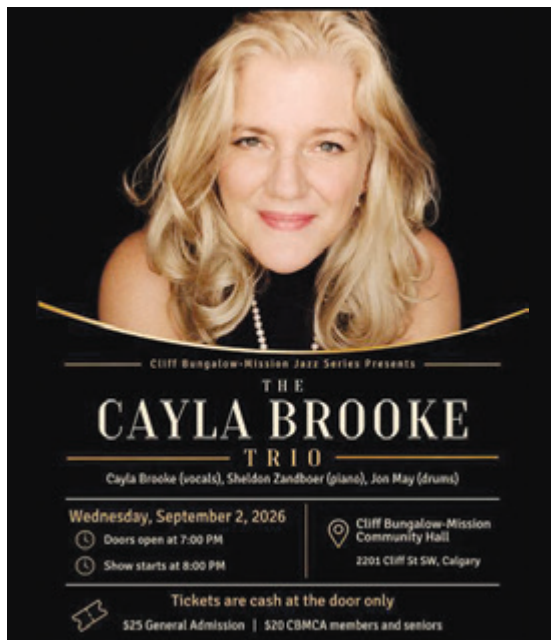
Ticket sales start around 7:00 pm. Music starts at 8:00 pm.

No reservations taken; rush seating only.

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

The Cayla Brooke Trio brings an intimate evening of jazz, soul, blues, and original songs to the Cliff Bungalow-Mission Jazz Series. Award-winning vocalist Cayla Brooke is known for her rich, expressive voice, warm stage presence, and strong connection with an audience.

With Sheldon Zandboer on piano and Jon May on drums, the trio will share jazz standards, soulful favourites, original songs, and stories from the stage.



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Landmark Cliff Bungalow Home Has a Link to Frank Lloyd Wright

Built in 1922 for retired rancher William “Dogie Bill” Treend, The Treend Residence at 1333 5 Street SW is one of Calgary’s best-preserved examples of Prairie Style architecture. Its low-profile, broad overhanging eaves, wrap-around verandah, and strong connection to the landscape reflect the influence of Frank Lloyd Wright. Prairie-style houses, in Wright’s words, are “married to the ground,” and this is one of only a handful of Prairie-style buildings to be found throughout the city.

In 1941, the home was purchased by Samuel Hanen and his wife Lena, a businesswoman who expanded her popular women’s clothing store, the Betty Shop, into a chain with 40 outlets. Their son, Harold Hanen, became one of Calgary’s most influential architects and urban planners, helping establish the City’s iconic plus-15 network of downtown pedestrian bridges and corridors. The house had made an impression on Hanen when it was his boyhood home, and he went on to study architecture under Frank Lloyd Wright, whose work had influenced the style in which the house was built. Harold lived there again briefly with his wife and daughter and later still on his own.

Though conceived as a dwelling and used almost exclusively for that purpose, the Treend Residence is directly associated with Harold Hanen’s professional practice during the late 1980s and early 1990s, when he kept a solo office in the house with an office assistant. Hanen’s review work on the Mission and Cliff Bungalow Area Redevelopment Plans likely took place in his Treend Residence office. His assertion that the two districts functioned as one, and his advice that the Cliff Bungalow Community Association should represent Mission as well, contributed to that organization’s reconfiguration as the Cliff Bungalow-Mission Community Association in 1990.

The expansive home with extensive landscaping and tall trees is situated on a large corner lot on Royal Avenue and 5 Street SW. It is a well-known landmark in Cliff Bungalow and has both provincial and municipal Historic Resource designations. The home was recently sold, beginning a new chapter in the history of this remarkable residence.



To learn more about the history of Cliff Bungalow and Mission, purchase “Cliff Bungalow–Mission: A Heritage Community” for \$20 through the Cliff Bungalow-Mission Community Association. Interested in preserving local history? Join the CBMCA’s Heritage Committee by emailing cbmca.heritage@gmail.com.

Sources:

- *Heritage Calgary*; the Canadian Register of Historic Places.
- *Cliff Bungalow–Mission: A Heritage Community*, published by the Cliff Bungalow-Mission Community Association.



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of Calgary**

**Semi-Annual
Super Thrift
Sale**

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samaritanclub.ca

Volunteers Create New Shade Garden in Cliff Bungalow

On a stormy Sunday in early July several members of the Cliff Bungalow Community Garden gave new life to a long derelict planting bed, weeding and planting about 50 perennials just north of the Cliff Bungalow School (home to the Montessori School and our community hall). Plants—including Coral Bells, Lungwort, and Goatsbeard—were chosen that they would thrive in the shade and be drought tolerant to help reduce water consumption. Over the next year or two, the plantings should expand in size and fill in the area to create a beautiful shady perennial plant oasis. A big thanks to the Cliff Bungalow gardeners and a local neighbour for helping to make our community even more beautiful!

Thank you to Ian Miller for clearing out all the 'volunteer' trees, suckers and weeds from that space.

Natasha Kuzmak

Coordinator, Cliff Bungalow Community Garden



LEARN ABOUT YOUR COMMUNITY

Get Your Cliff Bungalow-Mission History Book!

Learn more about the history of the community in which you live! We're now on the third printing of our award-winning history book—one of the most successful community books ever published in Calgary. It is available for purchase at all our events at the Community Hall, such as potlucks and jazz nights. Also available at Shelf Life Books. Only \$30 for this very substantial hardcover book, which just covers our printing costs. Great as gifts!



The Dog Days Are Here

The popular phrase, "the dog days of summer," actually has nothing to do with pets!

It originated from the Greeks and Romans, who saw the rising of Sirius, the brightest star in the Canis Major constellation, and associated it with the growing heat.

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.
- **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.
- **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. However, you can purchase a membership any time during the year.

To purchase or renew your membership, visit our website at www.cliffbungalowmission.com/memberships by scanning the QR code or complete the form below and mail with a cheque to 462, 1811 4 Street SW, Calgary, AB, T2S 1W2.

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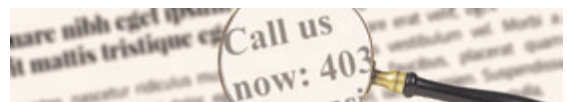
FOR LEASE: One (1) parking space available in our secured underground parking garage in South Mission along 4th Street SW. Please phone 403-228-7464 for details.

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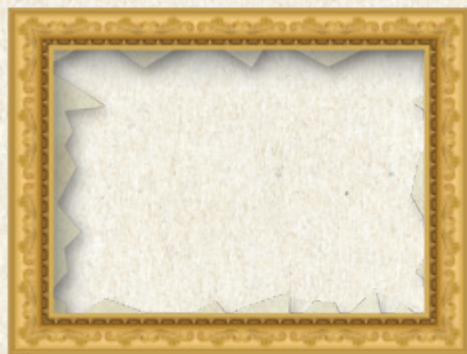
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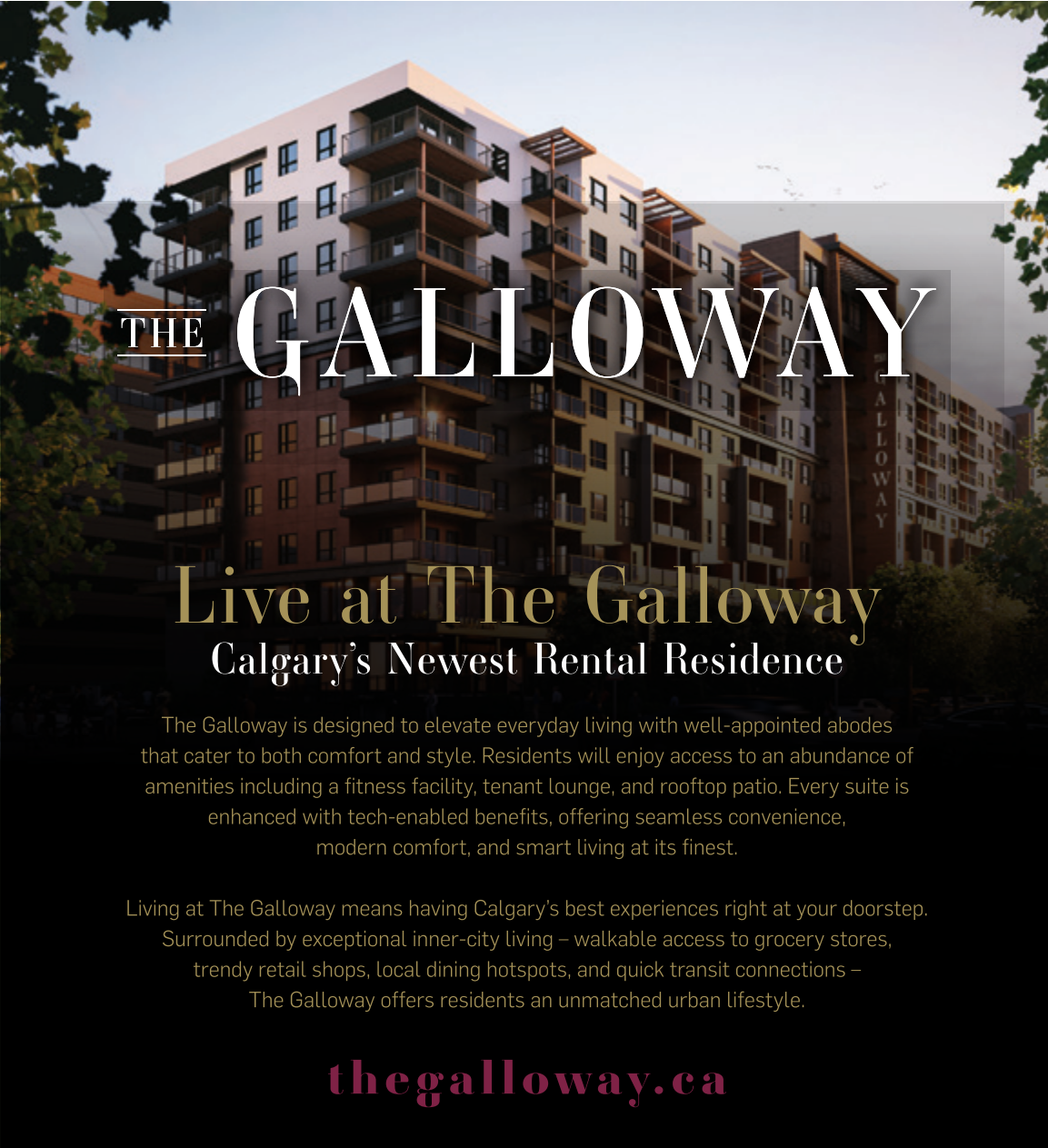
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Let's Canvas

the Situation

On August 21, 1911, Leonardo da Vinci's Mona Lisa was stolen from the Louvre. It took twenty-eight months for the painting to be returned. Today, the Mona Lisa is valued so highly that most would simply call it priceless.





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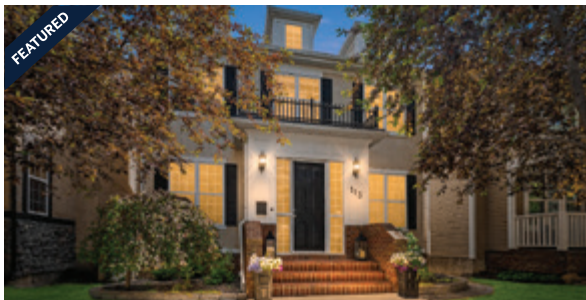
Surrounded by exceptional inner-city living – walkable access to grocery stores, trendy retail shops, local dining hotspots, and quick transit connections –

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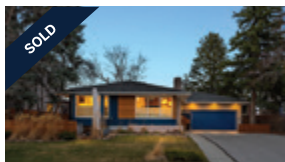
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