

THE MISSION

JULY 2026

STATEMENT



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THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION



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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

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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
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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 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 the potluck picnic. 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.

Join Our 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.

There are no jazz concerts in July or August. The new jazz season starts September 2.

Potluck Picnic

This year's Potluck Picnic is on Sunday, July 12. It is an hour earlier than the regular potlucks (5:00 pm versus 6:00 pm). Weather permitting, it is held outside, south of the community building. If the weather does not cooperate, it will be inside. We need help setting up at 4:00 pm. You are encouraged to bring outdoor games and musical instruments.

Thank You To Trina Lo

Trina Lo, our Communications Director, has stepped down from the Board due to time constraints. We thank her for her contributions to our community over the past couple of years.

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 AGMs.

For rental inquiries, email cbmca.rent@gmail.com.

Get Your Copy of Our Award-Winning 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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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 (June) and is subject to change. Updates will be sent out by email.

Picnic Potluck

Sunday, July 12

In the park on the south side of our community centre, weather permitting. If it is raining or weather is not nice enough outside, we will set up inside. Either way, we need help setting up at 4:00 pm. Event starts at 5:00 pm.

Jazz Nights

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

Currently on summer break. Here's what to look forward to this fall:

- 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.

Currently on summer break. Here are the next dates to add to your calendar:

- Sunday, September 13
- Sunday, October 4 – one week earlier due to Thanksgiving.

Annual Community Cleanup

Sunday, September 20

Details in future newsletters. 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.



NEIGHBOURHOOD NEWS

Massive Project Slated For 17 Avenue



The CBMCA's Planning and Development Committee met recently with representatives of a massive residential project that, while not in our community, will dramatically impact the broader neighbourhood. Western Securities and Boardwalk are planning to develop the long-vacant parcel on the northwest corner of 17 Avenue and 1 Street SW. They have submitted a land use amendment application to the City of Calgary that, if approved, would lead to a mixed-use development featuring two towers—topping out at a maximum of 47 stories—situated above five-floor podiums. Central to this project, called First on Seventeenth, is a series of interconnected open spaces that the developers say will “transform this pivotal corner into a functional hub and a vibrant gathering place in the heart of the Beltline. By extending the energy of 17 Avenue eastward and 1 Street southward, the development creates a strategic urban destination between 4 Street SW and Stampede Park.”

You can learn more about this proposed development at firstonseventeenth.com.

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.



POTLUCK PICNIC IN THE PARK

Sunday, July 12, 5:00pm | 2201 Cliff Street S, Calgary, AB

WE'LL HAVE

Tables and chairs under the trees
Playground for kids, hoops for teens & adults
Indoor space in case of rain

BRING

A dish to share
Your musical instruments and games

ALL ARE WELCOME!

ARRIVE BY 4:00PM
IF YOU CAN HELP
WITH SET UP



A Big Win For Engaged Cliff Bungalow Residents



Front elevation of the first proposal (left) and the revised plan (right) after the CBMCA successfully had the development approval overturned.

The CBMCA's Planning and Development Committee aims to protect and enhance the quality of life and the character of the built environment in Cliff Bungalow-Mission. We engage with neighbours, developers and the City of Calgary to fulfill this mandate.

Although we have been actively engaged on several development proposals since our last update, we are pleased to highlight one success story about our efforts to protect the heritage environment of our community.

In 2024, a developer received approval to replace a century home at 1925 5A Street SW with a new multi-residential building that included a garage and second floor backyard suite. The Planning and Development Committee appealed this decision at a Subdivision and Development Appeal Board (SDAB) hearing held in early 2025.

We submitted that the proposed development would not respect the historical style of homes on that street or incorporate elements of the original building styles common to the community. The new building plan did not account for typical building sizes, sloped rooflines, door and window details, front verandas or finishing materials, to list just a few examples. The SDAB agreed and overturned the development approval, citing that "the proposed development could not be shown to be consistent with the heritage character of nearby developments."

The developer re-applied for a development permit later in 2025 with plans that addressed many of our

concerns about the architecture. The CBMCA expressed concerns, however, that the new plan still did not conform to the West Elbow Land Area Plan (WELAP) heritage guidelines. We cited issues with the front setback of the proposed development (i.e., distance from the front of the building to the property line) and landscaping requirements, among other things.

After the revised plan was given City approval in November 2025, an engaged group of affected residents took the initiative to appeal that approval. Once again citing the heritage guidelines in City of Calgary policy, these residents explained that the WELAP recognizes "the unique history of Cliff Bungalow and its heritage assets" that included century homes in the neighbourhood.

We are pleased to report that the SDAB sided with the appellants and once again overturned the decision of the Development Authority to approve this building plan. We wish to congratulate our neighbours for their successful advocacy. While such efforts are not easy, this story highlights what can be achieved by engaging in the City's planning and development process.

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



Cliff Bungalow's Surprising Boat Factory

Although Fourth Street was a thriving commercial strip in the years following World War 1, there was only one industrial concern in the neighbourhood: Himmelman Construction. Originally from Lunenburg, Nova Scotia, Arthur Himmelman came to Calgary in the 1900s to start a construction business. In 1923, he built a number of houses in Cliff Bungalow and Mission as well as the attractive Gordon Suites and Laurence Apartments, named after his two sons.

In 1923 he built the two-storey workshop that still stands at the rear of 514 24 Avenue. The main floor housed the construction office while the second floor served a surprising purpose for landlocked Alberta—boat building. The finished boats were winched out large sliding doors. To build a market for his boats, Himmelman became a founding member and the first commodore of the Calgary Yacht Club, formed in 1933 and based at Chestermere Lake.

The Himmelman Construction 'boathouse', as well as the Gordon and Laurence apartment buildings, are still owned by the Himmelman family.

Excerpted from "Cliff Bungalow-Mission: A Heritage Community"



Arthur B. Himmelman with sailboat in front of the 1911 Cottage School (1936)



The Tivoli Theatre Marks 90 Years in 2026

The Tivoli Theatre opened on October 7, 1936 and was one of the first suburban movie theatres in Calgary, representing both the increasing retail and service functions in the suburbs in the late 1930s, and the mini building boom—especially for cinemas—at the end of the Great Depression. The steel structure, clad in white stucco, features trim of streamlined fins, orange and black tiles, and wheat-sheaf medallions.

For much of its history, the Tivoli showed first-run British and art films, but in the 1970s, it became an adult theatre. In 1980, it became the first theatre in Calgary to show exclusively Chinese language films. The theatre was closed in March of 1990.

In 1992 the theatre was converted into a number of retail shops and was awarded a Community Heritage Plaque by the Heritage Advisory Board in that same year.



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Intentional by Design

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Sign up for the waitlist to get first dibs on Mission bookings when they land.



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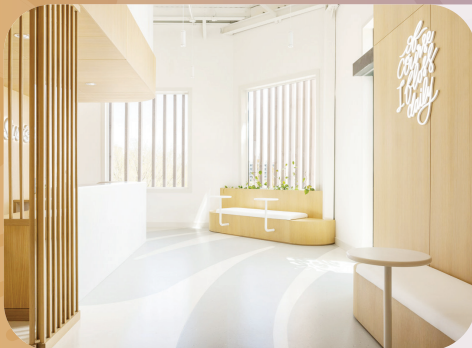
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Get Your Cliff Bungalow-Mission History Book!

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!



Support Victoria Fortuna and Her Family After a Tragic Highway Accident



Victoria has been left with life-threatening and life-altering injuries. She is currently fighting for her life and receiving critical medical care at the University Hospital in Edmonton. Donate to this GoFundMe to help ease the inconceivable financial hardship the Fortuna family is facing.

Scan to donate or visit
gofund.me/31fdeef6f

Any help is appreciated ♥



Thank You to Our Lilac Festival Volunteers!

We want to thank everyone who volunteered at the Cliff Bungalow-Mission Community Association booth at the Lilac Festival. Without them we would not have been able to do it. While the weather was not great, they ensured that the community had a presence at the 35th Lilac Festival. This is an important community led legacy. The original motivation for the Lilac Festival was to raise awareness of our community, and we are still doing this with volunteer help.

Thank you to the following people who stepped up to help:

Funmike Adeleye	Rob Jobst
Lynn Becker	Curtis Keding
Kurt Bosinski	Wayne Kennedy
Patricia Brown	Allan Macinnes
Kaeleigh Doherty	Terry McCallum
Thomas Fielding	Jane Morgan
David Frishman	David Sandbrand
Geraldine Gray	Andrea Visser
Murray Hiebert	Karl Winkler
Georgia Hoffman	

Save the Date

The 2027 Lilac Festival is Sunday, June 6.

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Divorce And Spousal Support – How Much, and for How Long?

by Christopher Bungay, Divorce Lawyer



You have decided to get a divorce. After this decision is made, either you or your spouse move out. This is also about the time that economic reality kicks in: one of you will need financial support, and one of you realizes you must pay support. Two immediate questions arise:

1. How much monthly support must be paid?
2. How long (months, years) must support be paid?

The law can answer these questions, but only by looking at the circumstances of your marriage. Specifically, the law looks at who worked, how much they earned, and how much will you earn in the future?

Rich Dad, Stay-at-Home Mom

The largest and longest payouts for spousal support arise in the “Rich Dad, Stay-at-Home Mom” marriage. Dad has earned a lot of income by working many hours over the years. Mom has enabled Dad’s success. She has done this by taking care of the children/home responsibilities while Dad worked. In this situation, Dad will likely have to pay a large amount of support for a long time.

The Power Couple

One of the easier cases to determine is the “Power Couple”. Here, both the husband and wife work long hours at high-paying jobs. In this divorce, it is possible that no support is payable. Alternatively, if support is owed, the amounts may be smaller and for a shorter period of time.

The “Somewhere in the Middle” Couple

A more difficult situation to determine is a couple whose marriage did not follow set patterns for employment

and domestic responsibilities. For example, one spouse may have earned a lot of money in the past, but for some reason (health, bad luck, etc.) this is no longer the case. The other spouse may have stayed home and raised the children and then resumed their career later after the kids became teens. Trying to figure out what is “fair” in these situations can be very challenging for lawyers and judges.

To assist with these difficult decisions, lawyers and judges often rely on Canada’s Spousal Support Guidelines. This is a legal tool that helps to link the facts of each marriage with an appropriate formula for determining support. Calculations based on these guidelines can also be accessed for free at www.mysupportcalculator.ca.

It must be emphasized again that each divorce is unique, and guidelines/calculators may not account for the facts of your marriage. However, as a rule of thumb, the past often determines the future. If you were the breadwinner in the past, you likely have an obligation to provide support in the future.



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The Prairie Bluebell

by H.N Wells



Campanula rotundifolia, also known as the bellflower or harebell, is a native wildflower that blooms in mid-summer to early autumn. This plant may also be referred to as *Campanula alaskana*, although there are debates as to whether the two plants are different at all. It was originally classified as *Campanula rotundifolia* var. *alaskana* by Asa Gray in 1886 but was later designated as an individual species by William Wright in 1918. In truth, the primary difference between *Campanula rotundifolia* and *Campanula alaskana* relates to their respective growth regions, rather than physical characteristics. As can be inferred from its taxonomic name, *Campanula alaskana* is strongly associated with North America, while *Campanula rotundifolia* may refer to both the North American plant and its Eurasian counterpart. However, as far as that debate is concerned, I'll leave it up to the botanists.

The plant can be found in most regions within the Northern Hemisphere, including North America, Europe, and northern Asia. Historic uses of the flower include herbal remedies such as teas or poultices for a myriad of illnesses, namely respiratory issues, earaches, and sore eyes. The roots of the plant may be crushed for use on minor wounds and abrasions. Further, the petals can be used to create blue dye.

As a native plant species, the bellflower is increasingly important to our prairie ecosystem and is the (nearly) exclusive pollen source for the oligolectic Little Black Sweat Bee, or *Dufourea maura*. The flower can be found in most wild spaces, including Nose Hill Park, Fish Creek Park, the Nose Creek River Valley, and other localized green spaces. Further information on native plants, including *Campanula rotundifolia*, can be found through the City of Calgary's YardSmart program.

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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.
- **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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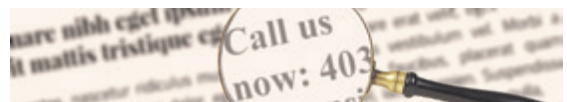
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