THE MISSION
STATEMENT
NOVEMBER 2026
www.cliffbungalowmission.com

THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION



Development update
A successful year of environmental initiatives
Annual General Meeting

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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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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.

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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

Come to Our Annual General Meeting on November 18

Did you know that the Cliff Bungalow-Mission Community Association (CBMCA) has been around since 1978? That's 47 years of social events, environmental initiatives, and fighting to protect our community's special character!

Join us on Wednesday, November 18 to meet your neighbours, discover more about the community, and learn how you can get involved.

Wednesday, November 18

Doors Open 6:00 pm for food, beverages, and mingling!

Meeting Starts at 7:00 pm.

Community Hall – 2201 Cliff Street SW.

Food and Drinks! Community Hero Awards! Elect Our New Board!

Help us to celebrate our great community and its people!

Full House for October's Jazz Night!

We had a full house for Jazz on October 7. It featured the Lorna MacLachlan Quintet. These events are very popular. The music is great. All are local musicians. More information is elsewhere in this newsletter on upcoming events.

Great Attendance for the October 4 Potluck

Our potlucks are very popular. We had to add another table for the October 4 potluck. The spread of food was incredible. People stayed afterwards to continue talking. This is a free event. You just bring something to share. Potluck starts at 6:00 pm, but we need help setting up at 5:00 pm. This is a great way of meeting new people in your community. The next Potluck is Sunday, November 8.

Two Mission Intersections Ranked as Among Calgary's Most Dangerous for Pedestrians

A recent City of Calgary AI pedestrian safety study ranked the city's 50 highest-risk uncontrolled intersections, placing two prominent intersections in the Mission/Cliff Bungalow area near the top.

24 Avenue and 2 Street SW and 26 Avenue and 2 Street SW rank as the 8th and 9th most dangerous uncontrolled intersections in Calgary.

The City has proposed a $6 million budget request to upgrade 26 of the 50 flagged high-risk crossroads between 2027 and 2030. For the Mission area intersections — specifically 26 Avenue and 2 Street SW — the City has suggested infrastructure improvements such as a raised crosswalk to slow down vehicles and protect pedestrians.

We'll let you know as we learn more about any possible improvements to those intersections.

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.

Learn About Mission's Story. Get a Copy of Our History Book!

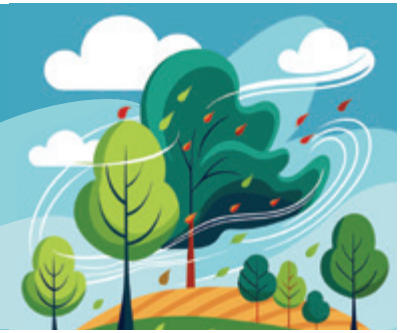
We have the third printing of our award-winning history book. It is one of the most successful community books in Calgary. It is available for purchase at all our events at the community centre and at Shelf Life Books. Cost is still $30 (cost recovery). This is a great way of learning the history of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

Word of the Month

Psithurism: Noun (sith-yuh-riz-uhm)

The soft, whispering sound of the wind moving through trees and leaves.

"A faint psithurism at the edge of the woods could be heard as the evening air began to cool".



An Update on Three Large Residential Developments



The CBMCA's Planning and Development Committee has noted an increase in applications to allow medical uses in prime "high street" locations, including the recent approval of a health care service in the space formerly occupied by Lululemon in the historic Bannerman Block. That approval is currently being appealed on the grounds that it would reduce the amount of active commercial storefront spaces and have a negative impact on the character of 4 Street. While the CBMCA has not opposed similar applications for medical uses, we are aware that the growing number of dentist offices and physio clinics at street level could impact the feel of Mission's shopping and food scene.

In other news, Calgary City Council approved a rezoning application for the property at 601, 22 Avenue SW on September 15. The applicant has been pushing for this rezoning to permit building additions to the existing housing that are outside of existing policy. While the development permit process is ongoing, this land use change makes it possible for the developer to reduce building setbacks from the street and neighbouring properties. This will be disappointing news to some community members. We heard concerns from residents leading up to this City Council vote, not only because of the implications this development could have for neighbouring properties, but also because it could negatively impact the heritage streetscape along 22 Avenue SW (a "gateway" from 5 Street to the Cliff Bungalow Park). We will provide additional comments once new planning drawings are available for public review.

Developers broke ground on Erlton House in September, at the site where the Erlton Elementary School once stood. This multimillion-dollar development is a joint venture that includes funding from the Calgary Dream Centre, Trico Homes and the City of Calgary. Erlton House is intended to provide 56 affordable housing units for women and children at 24, 28 Avenue SW (on the corner with Macleod Trail and up the hill from the Erlton C-Train station).

Want to have your voice heard in these conversations? Join us at our monthly meetings as a Board member by emailing cbmca.development@gmail.com. The Planning and Development Committee is your chance to help shape land use decisions in our community. The committee monitors proposals for land use changes (rezoning) and new building permits. We solicit community feedback, deliberate over proposals, and engage in consultations with developers and City of Calgary policymakers. We are a critical voice in how our community grows, and we want to hear from you! Please reach out to help grow Cliff Bungalow-Mission while protecting its unique heritage and character.

Rob Currie-Wood

Co-Director, CBMCA Planning and Development Committee

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 (October) and is subject to change. Updates will be sent out by e-mail.

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

- Wednesday, November 4 — Mari Jo de Waal Quintet
- Wednesday, December 2 — Jon McCaslin Quintet
- Wednesday, January 13 — Elaine Schiman
- Wednesday, February 3 — David Lavoie Quartet

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, November 8
- Sunday, December 6
- Sunday, January 10
- Sunday, February 7 — one week earlier due to Valentine's Day

Annual General Meeting
Wednesday, November 18. More details elsewhere in this newsletter.

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.



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!



How Mission Bridge was Almost Destroyed Before it was Even Completed

By the 1910s, the City's existing bridges, including the Mission Bridge at the end of 4 Street, were inadequate for the steadily increasing traffic, and new bridges were needed. Work started on a new Mission Bridge in September of 1914, but it was not yet complete when it came within a hair's breadth of destruction.

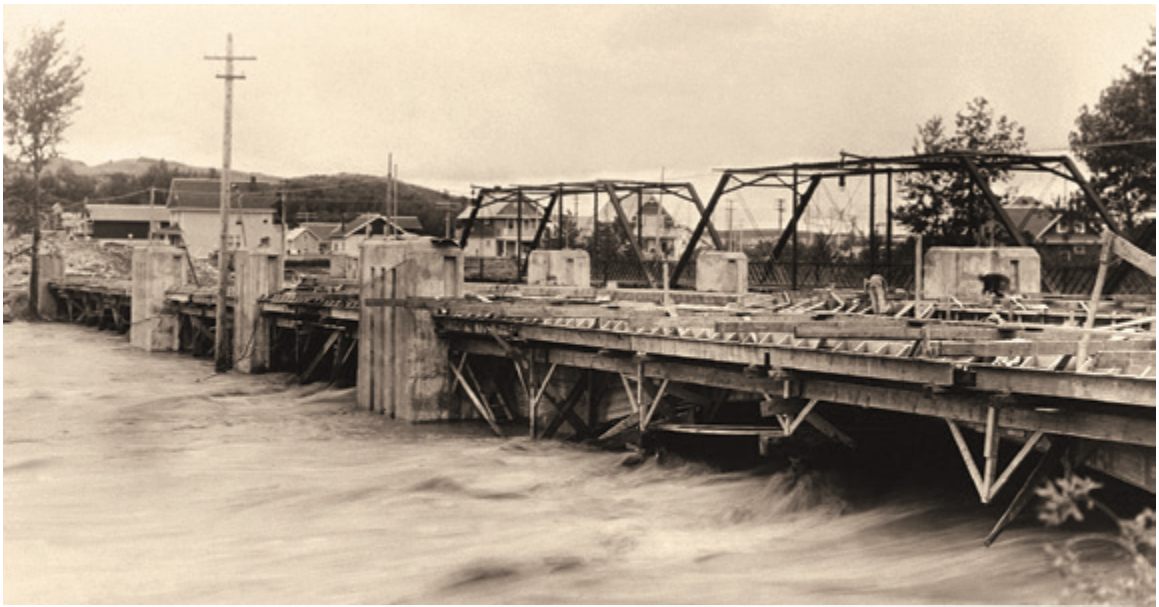
In June of 1915, after several days of pelting rain in Calgary and the Rockies, the Bow, and Elbow rivers began to rise swiftly. On June 26, water crested the banks, turning parts of Elbow Park into a lake and flooding basements throughout the city. The old Centre Street Bridge was swept away, nearly taking City Engineer G.W. Craig and Commissioner J.H. Garden with it.

At the Mission Bridge, crews frantically dismantled the scaffolding and work forms around the structure and used poles to fend off debris rushing downstream. As the water rose near the top of the elegant concrete arches, engineers worried that, if a logjam formed, the force of the water pressing could damage or even collapse the bridge. A logjam could also divert the flow around either side, undermining the approaches and flooding Mission and Roxboro.

When Craig heard that a small bridge upstream, where Elbow Drive met the river, was on the verge of failing, he ordered city crews to dynamite it, rather than see the entire structure come down and ram the new bridge. In the end, the Mission Bridge withstood its first, stern test at the hands of the river, but at a price — a worker was swept away and drowned.

The Elbow did not flood the neighbourhood badly in 1915, some waterlogged basements being the worst of the damage. Elbow Park and Rideau-Roxboro had a much harder time of it. It would not be the last time the Elbow would overflow its banks, and the river continues to play a recurring role in the Cliff Bungalow-Mission story.

From "Cliff Bungalow–Mission: A Heritage Community" by David Mittelstadt, published by the Cliff Bungalow-Mission Community Association.



Mission bridge June 26, 1915, during the flood. New bridge under construction beside old truss bridge.

THE CLIFF BUNGALOW - MISSION JAZZ SERIES PRESENTS

The Cliff Bungalow — Mission Jazz Series presents:

Jazz under the Cliff with The Jon McCaslin Quintet

Wednesday, December 2, 8:00 pm.

Cliff Bungalow – Mission Community Centre.

Cover: $25 (Seniors, Students, and CBMCA Members $20) Note change.

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.

Calgary jazz drummer Jon McCaslin presents an evening of original music featuring his quintet with Sean Craig on tenor saxophone, Aaron Shorr on guitar, Chris Tauchner on piano and Jeff Gammon on bass. His music is inspired by the great jazz drummer composers and rhythm masters including Max Roach, Art Blakey and the Jazz Messengers, Jeff "Tain" Watts, and Tony Williams.

A frequent collaborator with many of Calgary's jazz artists including the 9 Avenue Big Band, Decidedly Jazz Danceworks and the Calgary Jazz Composers Collective, McCaslin is excited to bring his own music to life at the Cliff Bungalow-Misson jazz series for a special evening of hard swinging grooves and compelling original compositions.

- Jon McCaslin — Drums and Compositions
- Sean Craig — Tenor Saxophone
- Aaron Shorr — Guitar
- Chris Tauchner — Piano
- Jeff Gammon — Bass

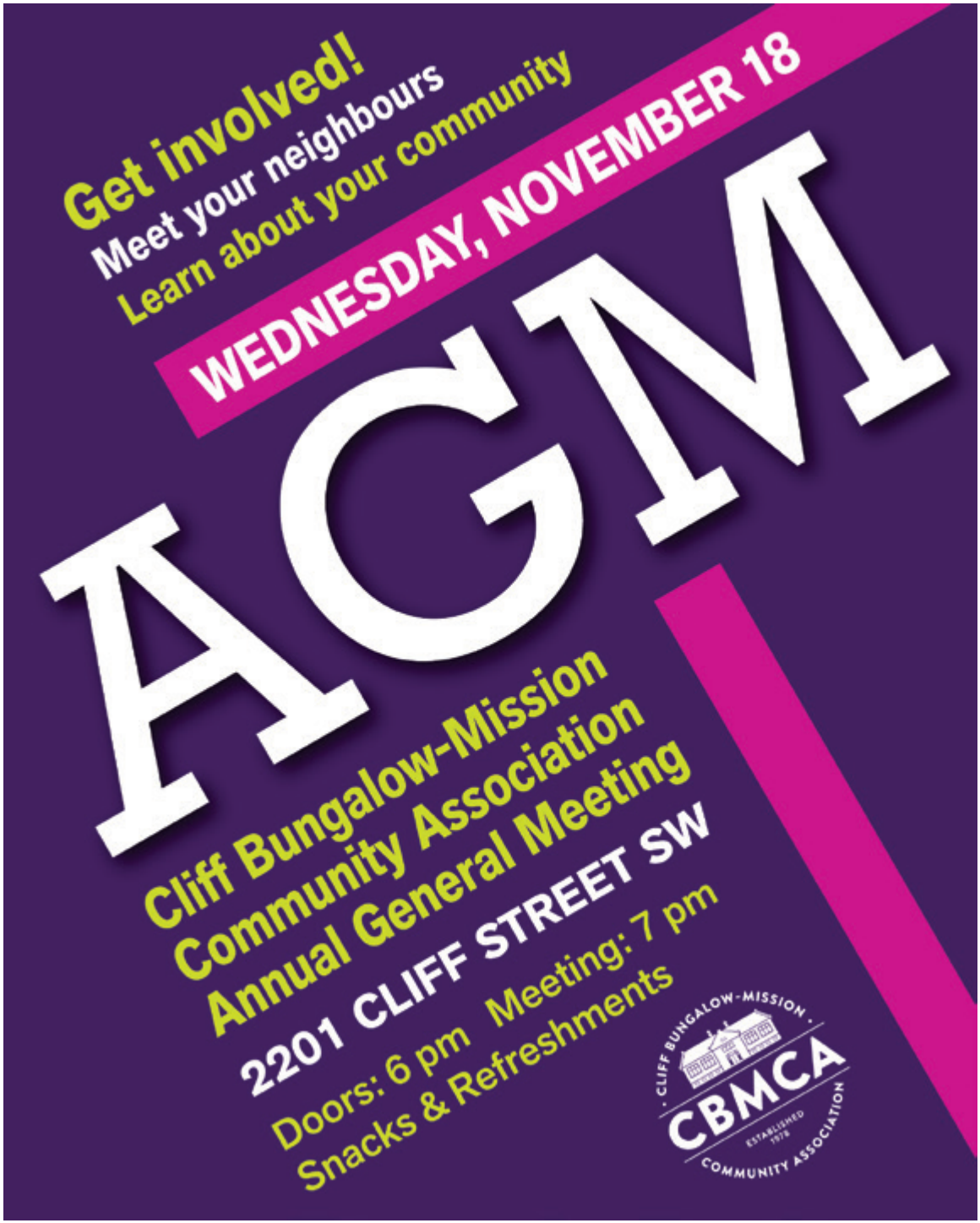


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MISSION *CLIFF BUNGALOW*


Get involved!
Meet your neighbours
Learn about your community
WEDNESDAY, NOVEMBER 18
AGM
Cliff Bungalow-Mission
Community Association
Annual General Meeting
2201 CLIFF STREET SW
Doors: 6 pm Meeting: 7 pm
Snacks & Refreshments
CLIFF BUNGALOW-MISSION
CBMCA
ESTABLISHED 1978
COMMUNITY ASSOCIATION

A Busy Year for CBMCA Environmental Projects

It has been a busy year for environmental initiatives in Cliff Bungalow–Mission.

Our September Swap! Drop! Donate! Community cleanup, organized by the Community Associations of Cliff Bungalow-Mission, Rideau-Roxboro, and Erlton, in partnership with the City of Calgary — brought out hundreds of people, with a lineup before 10:00 am and visitors right through to the end. The sun was out, neighbours found great treasures at the swap tables, and countless items were diverted from the landfill.

Thank you to the Women in Need Society (WINS), ALCOP metal recyclers, Technotrash electronics recyclers, the City of Calgary garbage truck team, our awesome volunteers, and Councillor Schmidt, all of whom helped make the day a success. It was so much fun to work alongside you all!

And thank you to everyone who participated, swapped, dropped, and donated!

Our Cliff Bungalow and Mission community gardens have also been thriving this summer, hosting Garden Talks with local experts, BBQs, and community gatherings created opportunities for neighbours to learn, connect, and enjoy the gardens together.

And, after many years of working with the City of Calgary, the CBMCA has "adopted" Triangle Park. 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. We have already planted a wide variety of native shrubs and perennials in the northeast corner of the park and look forward to continuing this work in the coming years.

Andrea Visser

CBMCA Environment Director

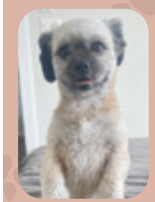


Our Mission and Cliff Bungalow community gardens were once again places of beauty, learning and connection.



Community Cleanup organizers Andrea Visser and Robin Thompson, along with the City of Calgary's Ivan Osorio Avila, City Councillor Nathan Schmidt and CBMCA Vice-President Rob Jobst

Cats, Canines, & Critters of Calgary



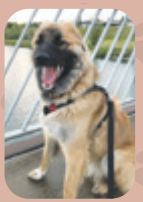
Bean, *Seton*



Coco, *New Brighton*



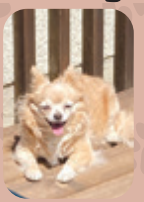
Ember, *Seton*



Kato, *McKenzie Lake*



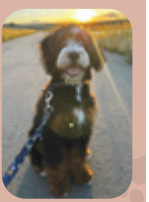
Max, *Signal Hill*



Teasha, *Huntington Hills*



Whiskers, *Oakridge*



Zeke, *Seton*

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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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☐ new ☐ renewal

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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.

Joke of the Month

What's the smartest month of the year?

Know-vember.

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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.



Did you know? Chrysanthemums are November's birth flower—but some varieties are more than decorative! Certain chrysanthemum flowers and leaves are edible, and chrysanthemum tea, made by steeping the dried flowers, is a traditional beverage enjoyed across parts of East Asia.



Your pee shouldn't be red either.

SEE RED?

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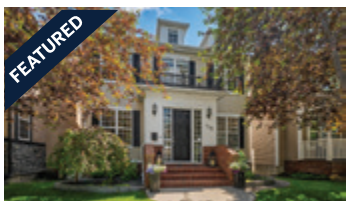
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Garrison Woods | 113 Ypres Green SW
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Diamond Valley | 395 Acres
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