

THE MISSION

OCTOBER 2026

STATEMENT



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THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION



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Newsletter

EVENTS, FREEBIES, NEWS!



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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

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Social Director	Hannah Hahn	cbmca.socialdirector@gmail.com
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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

Jazz Under the Cliff – New Season Has Begun

Our Jazz season goes from September to June. The new season started on September 2. These events are very popular. The music is great. All are local musicians. More information is elsewhere in this newsletter.

Meet New People! Come to Our Monthly Potluck!

Our potlucks are popular and free event. 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.

Flu Shot Clinic – Saturday, October 24

This year's Flu Clinic will take place at our Community Hall (2201 Cliff Street SW) on Saturday, October 24 from 11:00 am to 2:00 pm. For this event we are partnering with Prime Care Pharmacy and Compounding. They operate in our community.

Welcome to Our New Communications Director

Chris Huestis has joined our Board as Communications Director. We look forward to working with him. Thanks to Rob Jobst for filling in during the last while.

Annual General Meeting

Save the date! Our Annual General Meeting is on Wednesday, November 18.

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!

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.

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 or 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.



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An Update on Three Large Residential Developments



Rendering of the 18 Avenue elevation of a proposed six-storey apartment project

A new six storey apartment building at 121 17 Avenue SE is now under construction. The CBMCA had worked through most of our concerns about this project, but in comments to the City of Calgary it was noted that more should have been done to respect the community character on the facade facing 18th Avenue. The City of Calgary approved the development permit for this project in December 2025 with no objections from the community association, nearby property owners or community residents.

The RiverClub – a proposed rental tower at 206 26 Avenue SW – remains on hold. The 66-unit development was issued a development permit in September 2025 that included some bylaw relaxations for smaller setbacks, balcony sizes and larger building mass, among other things. However, that approval was overturned by the Calgary Subdivision and Development Appeal Board (SDAB) in March 2026 after nearby residents raised concerns about the distance between the proposed building and neighbouring ones, raising privacy concerns. It remains up to the developer to revise their

plans and re-apply for a new development permit.

To highlight one final project, City Council approved a Land Use Amendment for 111-115 17 Avenue SW in June 2026. The site was redesignated from a commercial to a mixed-use zoning, allowing for the development of new residences and retail stores. The rezoning also provides allowances for the size of the building and setbacks from the street and other properties. We look forward to monitoring this project as it progresses through the next phase of the development process.

If you have questions or concerns about development proposals in your neighbourhood, please contact the Planning and Development Committee at cbmca.development@gmail.com. We look forward to hearing from you.

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 September and is subject to change. Updates will be sent out by email.

Jazz Nights

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

- Wednesday, October 7 – Lorna MacLachlan Quintet
- Wednesday, November 4 – Mari Jo de Waal Quintet
- Wednesday, December 2 – Jon McCaslin Quintet
- Wednesday, January 13 – Elaine Schiman
- Wednesday, February 3 – David Lavoic 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, October 4 (one week earlier due to Thanksgiving)
- Sunday, November 8

- Sunday, December 6
- Sunday, January 10

Flu Shot Clinic

Saturday, October 24. At the community Centre. 11:00 am to 2:00 pm. No appointment required. Vaccines are available for ages 5 and up.

Annual General Meetings

Wednesday, November 18.
More details next newsletter.

Social Events

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



Calgary



Proposed Updates to Your Local Area Plan

City Council directed City Administration to update six of the approved local area plans (LAPs) to limit where rowhouses and townhouses can be developed

The proposed updates would apply the same location-based Limited Scale Policies in the Westbrook Communities and Heritage Communities LAPs to the rest of the approved LAPs.

What are the proposed changes?

The proposed updates would limit where rowhouses and townhouses are supported to parcels that have a rear lane and meet one of the following location criteria:

- within a transit station area,
- along or adjacent to an identified main street,
- on a corner parcel,
- or adjacent to a school, park or open space.



Scan here for more
information and to join an
information session!



26-0055013: CRV-46673

The Neighbourhood Designed Differently



Have you ever noticed that the streets of Cliff Bungalow don't quite line up with Mission's?

Walk along 4 Street SW and you can see it at certain intersections, where the avenues do not exactly align. Although Mission already had an established street grid, the avenues surveyed west of 4 Street by the Canadian Pacific Railway (CPR) in 1909 and 1910 were not aligned with it. The result is a series of unusual (and somewhat dangerous) intersections.

Cliff Bungalow also features a number of streets – including Cliff Street, 5 Street and Royal Avenue – that curve through parts of the neighbourhood, rather than following a strict grid pattern.

Did you know that this distinctive street plan connects Cliff Bungalow to New York's Central Park, Montreal's Mount Royal and Boston's Emerald Necklace?

The connection is the work of the famed Olmsted Brothers firm.

Frederick Law Olmsted was one of the most influential landscape architects of his time, known for designing parks, planned communities and institutional campuses across North America. After his retirement, his practice and approach were continued by his sons, John Charles Olmsted and Frederick Law Olmsted Jr.

This next generation of the Olmsted firm was commissioned in 1909 to plan the CPR-owned land

south of 17 Avenue and west of 4 Street. The company designed most of the section as the Mount Royal "Garden Suburb," as well as the area between the bluff and 4th Street that would become Cliff Bungalow.

The Olmsted approach emphasized working with the landscape rather than simply imposing a rigid street pattern. In Cliff Bungalow, the resulting plan was nature-centred and responded to the area's topography and nearby river instead of following Calgary's established grid.

Today, those ideas can still be read in the neighbourhood's distinctive streets, spacious setbacks, gardens and mature trees. Together, they give Cliff Bungalow a character that feels both carefully planned and naturally settled.

So next time you notice a bend in the road or an intersection that does not quite line up, remember that these details reflect the historical work of landscape designers who believed neighbourhoods should respond to nature, create a sense of place and make everyday life more connected to the landscape.

Kaeleigh Doherty

CBMCA Heritage Director

COMMUNITY POTLUCK DINNER

Sunday, October 4, 6 pm



CLIFF BUNGALOW MISSION
COMMUNITY CENTRE
2201 CLIFF STREET SW

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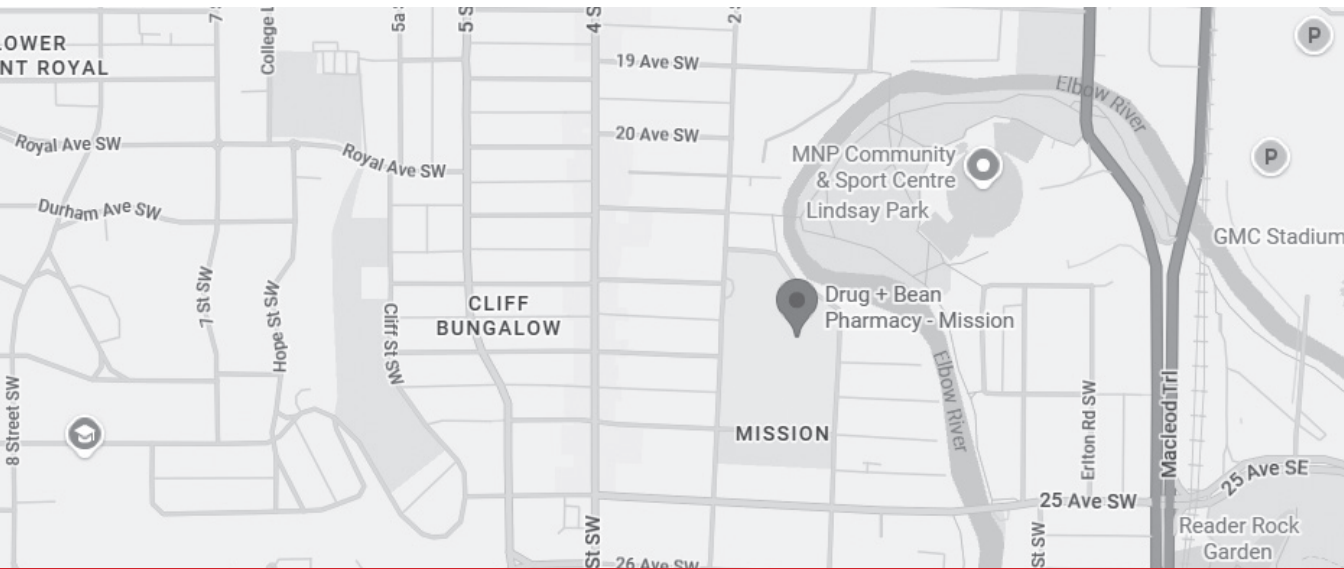


MONOGRAM
COFFEE



Hi neighbour, we would love to have you in our pharmacy and enjoy a coffee on the house. Or you can send your medication prescription to us and have it **delivered to your door at no extra cost.**

Flu shots available mid-October!



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MONOGRAM
COFFEE

THE CLIFF BUNGALOW - MISSION JAZZ SERIES PRESENTS

**The Cliff Bungalow — Mission Jazz Series
presents:**

**Jazz under the Cliff
with
MJ de Waal Quintet**

Wednesday, November 4, 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.**

MJ (Mari Jo) has always gravitated toward the less familiar tunes in the jazz and standards canon. With an excellent ear for a great melody and a deep appreciation for lyrics, she has included some delightful obscurities for this project as well as more familiar tunes. All songs that deserve to be preserved for future generations.

Her bandmates include her very supportive and talented husband, John de Waal on drums; the excellent Kim Szabo on piano; the brilliant Jeremy Coates on bass and the incomparable Richard Harding on alto sax and flute.

**Cliff Bungalow-Mission
Jazz Series
Presents**

the
**MJ deWaal
Quintet**

Wednesday November 4 2026

**Cliff Bungalow-Mission
Community Hall**

2201 Cliff St SW Calgary
doors: 7pm - show: 8pm

Tickets cash at the door only

**\$25 General admission
\$20 members & seniors**

Kim Szabo - keys

Richard Harding - Sax/Flute

Jeremy Coates - bass

John deWaal - drums

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.

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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 ♥



Lights Out for Fall Bird Migration



As summer draws to a close one of nature's most incredible feats is about to begin: the fall bird migration. It is a time full of peril for our feathered friends, but we can help them on their journeys.

Around 70 per cent of North American birds are migratory, traveling thousands of kilometers to their winter homes. The calliope hummingbird, for instance, is thought to be the world's smallest bird migrant (weighing less than three grams) and will travel more than 4,000 kilometers this fall. Can you imagine such a feat? In order to complete these epic journeys, birds must pack on as much fat as possible, with some even reducing the size of their internal organs to make space for that extra fat.

On this journey birds will face many challenges, from habitat loss at stopover sites, to ingesting pesticides as they move over agricultural areas, to light pollution

affecting navigation, to our pet cats. Bird mortality rates are highest during fall migration and some estimates state only half will return next spring.

Cities can be particularly dangerous since 80 per cent of our migrants do so at night when light pollution increases the threat of window strikes and building collisions while obscuring the stars that some species rely on to navigate.

So why migrate at all? Why can't the birds just stay where it is warm all year? There are a few reasons, including moving to areas with more food, less competition, and safer breeding grounds. In summer, our northern latitudes have longer daylight hours, giving parents more opportunity to forage for their young, but the winter climate is not friendly to many species. In short, there simply would not be enough resources to support the biodiversity of birds we currently have on the planet if they were all competing in the tropics all year long.

If you would like to help the migrating birds with this arduous journey, there are simple steps you can take:

- Turn off or shield both indoor and outdoor lights from 11:00 pm to 6:00 am between now and October 31;
- Mark your windows effectively to prevent strikes;
- Keep cats inside (they are birds' biggest predator);
- Give birds a respectful viewing distance to help them save their energy reserves;
- Plant native plants in your yard so the migrating birds can bulk up with the proper nutrition, and;
- Provide safe and shallow water drinking sites.

Laura Griffin

Bird Friendly Calgary

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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!



Saturday October 24, 2026
11:00am-2:00pm

**Cliff Bungalow-Mission
Community Association(CBMCA)**
2201 Cliff Street SW,
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**GET YOUR FREE
Flu Vaccine**

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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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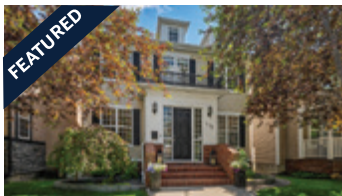
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