

THE MISSION STATEMENT

SEPTEMBER 2026



www.cliffbungalowmission.com

THE OFFICIAL NEWSLETTER OF THE CLIFF BUNGALOW - MISSION COMMUNITY ASSOCIATION

**CONTENTIOUS 22 AVE
DEVELOPMENT**

**HISTORIC HOLY
ANGELS SCHOOL**

**COMMUNITY CLEANUP
SEPTEMBER 20**



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Newsletter

EVENTS, FREEBIES, NEWS!



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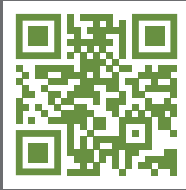
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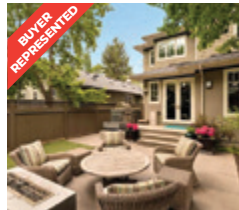
Montreal Avenue

- Secured Off-Market
- Multiple Offers
- 5 Bed, 4.5 Baths



Original Smithbilt Hat Store
\$3,850,000

- Commercial building with condo penthouse
- Steps from the vibrant 9th Avenue retail corridor
- Located in historical Inglewood District



3 Street SW

- Multiple Offers
- 5 Bed, 3.5 Bath

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The Mission Statement

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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

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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

Swap! Drop! Donate! Community Cleanup

Sunday, September 20

Our Swap! Drop! Donate! Community Cleanup—co-hosted with our friends in Erlton and Rideau-Roxboro—will take place on Sunday, September 20 from 10:00 am to 2:00 pm in the parking lot of Western Canada High School (access off 5A St and 19 Ave).

Bring gently used household items and take something you need. We'll take oversized reused, electronics and metals. Women in Need Society (WINS) will take donations of gently used clothing, household goods and furniture.

Please contact cbmca.environment@gmail.com to volunteer.

Jazz Under the Cliff

Starts September 2

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

Community Potluck

Season Starts September 13

Potlucks start up on Sunday, September 13. 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.

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.

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, e-mail cbmca.rent@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 nights or potlucks. 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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Strange 22 Avenue Development Back in the Spotlight

You may recall a proposal that would have seen an existing house on the southwest corner of 5 Street and 22 Avenue lifted up and turned 90 degrees clockwise (so it would then be facing 5 Street), and the construction of a new addition onto the north side of the house. The CBMCA opposed this unusual development, citing its negative impact on neighbouring properties. Specifically, concerns about contextual setbacks along the avenue and failing to respect the scale and architecture of the existing heritage homes on this block within Cliff Bungalow's historical conservation area.

When the City approved the development application, the CBMCA and an affected neighbour subsequently appealed that decision. Our appeal was successful, with the Subdivision and Development Appeal Board (SDAB) overturning the City's approval.

SDAB ruled that the development was too large and too far forward for the established streetscape. It found the proposal was "out of character with the distinctive 1910s vintage, or heritage character homes, which are next door and across the street from the subject property, and which are prevalent throughout the Cliff Bungalow community." In the case of the neighbour's appeal, the SDAB ruled that they would be "looking at an unneighbourly 10.15 metre wall to the east of their parcel that projects 2.86 metres in front of their building footprint."

Now the developer is back with an application to rezone the parcel to a Direct Control (DC) district. As with the earlier application, the proposed development would negatively affect the historic character of the 22 Avenue SW streetscape and have significant impacts on the two immediately adjacent properties.

The proposed DC district would allow the developer to reduce the minimum separation between the development and neighbouring properties. It would also substantially restrict the ability of neighbours and the CBMCA to appeal a subsequent development permit through the SDAB process.

With these stakes in mind, we encourage residents to review the proposal to rezone that property before



it is considered for approval by City Council. We also encourage you to stroll along this stretch of our neighbourhood (from 5 Street SW to Cliff Street along 22 Avenue) to imagine how a larger building not aligned with the front verandas on neighbouring houses might impact the heritage character of our community.

The public hearing takes place on September 15, 2026, at City Hall. We encourage residents to attend and write in letters outlining their perspective. If you write in letters to cbmca.development@gmail.com, we can help you file these letters with the City of Calgary.

Rob Currie-Wood and Zaak Karim

Co-Directors, 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 (August) 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.

New season starts on September 2.

- Wednesday, September 2 – The Kayla Brooke Trio
- 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.

New season starts on September 13.

- Sunday, September 13
- Sunday, October 4 (one week earlier due to Thanksgiving)
- Sunday, November 8
- Sunday, December 6

Swap! Drop! Donate! Community Cleanup

Sunday, September 20, 10:00 am to 2:00 pm. For inquiries or to volunteer, contact cbmca.environment@gmail.com.

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.

A Snapshot in Time



A view across Cliff Bungalow and Mission from the Cliff Street escarpment, circa 1940.

School has Been a Community Hub and Landmark for 107 Years



By 1919 the original St. Mary's School in Mission had been outgrown, and the Separate School Board decided to build Holy Angels School to serve the primary grade pupils of Cliff Bungalow. Land was donated by the CPR with the proviso that it be used only for a school, park or other public use.

The architect was J.E. Burrell, with a 1929 extension designed by William Stanley Bates, who had designed many other notable local buildings such as portions of the Sacred Heart Convent, St. Mary's Girls School and parts of the Holy Cross Hospital.

Holy Angels School was constructed in the Georgian Revival Style with brown, rough-faced brick, reflecting the taste for rustic materials that accompanied the popularity of the Craftsman Movement. The design includes some classical elements, such as the distinctive entrance hood supported by lion-head brackets. A

dormer set in the attic provided space for the principal's office, and an open cupola on the roof identified the building as a school.

With the large extension to the south end of the school in 1929, the school's size increased to six large classrooms, and added a spacious basement auditorium with stage.

By 1971, Holy Angels School has been closed by the Separate School District. It was sold to the City of Calgary and, from 1981 to 1990, was used as the Louise Dean School for single mothers and then leased to the Montessori Elementary School of Calgary.

In 2008 it became a community hub for arts and culture, now called the Holy Angels Arts Centre.

The building was designated as a Municipal Historic Resource in 2017, and work began that same year on a major and award-winning exterior and structural conservation project that was completed in April 2021. The restoration project involved restoring windows and shingles, repairing old and damaged brickwork, rehabilitating the cupola and mortar masonry, and installing period-appropriate doors.

From "Calgary Historical Walking Tour: Mission and Cliff Bungalow" and Calgary.ca.

COMMUNITY POTLUCK DINNER

Sunday, September 13, 6 pm



CLIFF BUNGALOW-MISSION
COMMUNITY CENTRE
2201 CLIFF STREET SW

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US!

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For more info:
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SUNDAY, SEPTEMBER 20 | 10 am - 2 pm
Western Canada High School **BACK PARKING LOT**

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The Lorna MacLachlan Quintet

Featuring
Richard Harding
Jeremy Coates
Andre Wickenheiser
John McCaslin



LMQ

The Lorna MacLachlan Quintet

Wednesday, Oct. 7

8-10 pm (doors open at 7 pm)

presented by the
**Cliff Bungalow-Mission
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Cliff Bungalow - Mission Hall
2201 Cliff Street SW, Calgary

\$25 CASH at the door
\$20 CBMCA Members and Seniors

Lorna's writing is melodic, rhythmic and persuasive. Thought provoking and hopeful.

It is easy to relate to as subjects touch upon all things that unite us. Her music is created from her personal life and point of view in an effort to celebrate human nature in all its richness.

Sometimes the songs are coloured in metaphor and sometimes expressed without any disguise. These vulnerable moments are the places where we all connect. Instrumental or vocal, there is always a story behind the music.

The Lorna MacLachlan Quintet is composed of Western Canada's finest players.

Leading the pack, **Richard Harding** on Saxophones has been an important part of this group since - a long time ago.

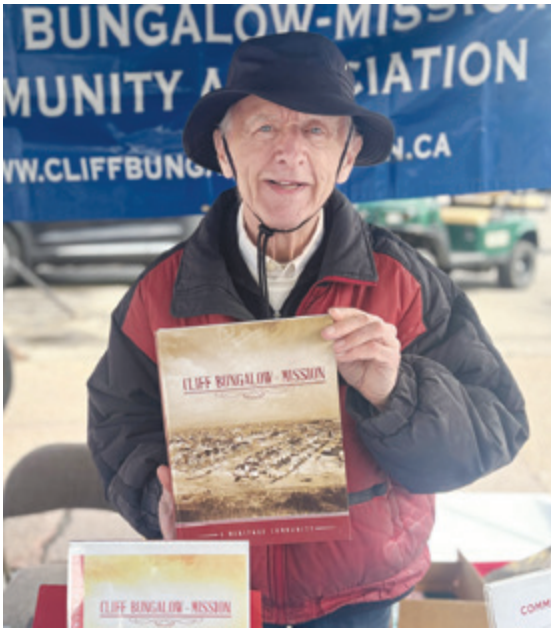
Andre Wickenheiser will be weaving melodic lines with Richard on trumpet.

Jeremy Coates and **Jon McCaslin** bring it all together with their amazing musicality and skill on bass and drums.

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!



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MISSION



CLIFF BUNGALOW



Paws for Celebration!

September is Happy Cat Month! Did you know about 75% of dogs visit the vet annually for checkups and preventative care, while only about 40-50% of cats do? That's why the month of September is dedicated to celebrating and promoting the health and happiness of our feline friends!



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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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 ♥





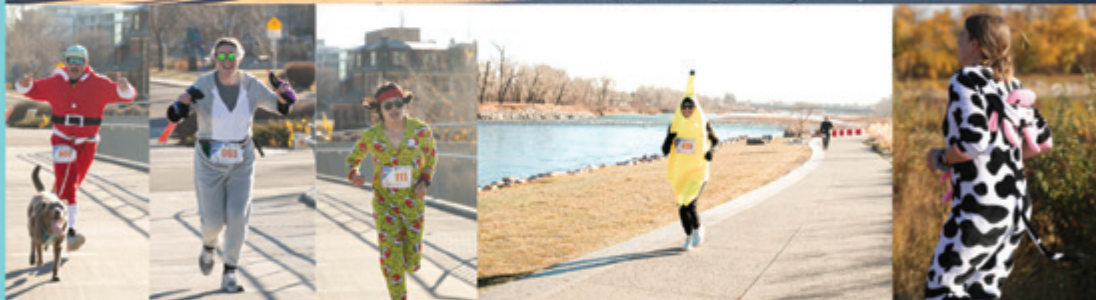
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