

Chapter Four

The History of Cliff Bungalow-Mission

Mission and Cliff Bungalow are two of the oldest remaining residential communities in Calgary. This chapter endeavours to tell their history, particularly the evolution of the built environment, within the context of the development of the city. The intent is to reveal the social, economic and political forces that shaped the community, and to identify the important heritage characteristics and sites within the community so that they may be conserved and interpreted.

First Inhabitants

The first residents of the Mission area were the native groups who arrived more than 12 000 years ago. The curve of the Elbow River with its cottonwoods provided shelter from the elements not found on the open prairie that surrounded it (Fig.1). For centuries, these groups used it as a wintering place and continued to do so after European settlers began to colonise the area. Three native cultures inhabited the area before the arrival of the groups who currently inhabit southern Alberta. These were followed by the arrival of the Blackfoot who migrated from the eastern woodlands, the *Tsuu T'ina* (Sarcee) who came south from the



Fig. 1 Native Encampment on the Elbow c.1886-1888.
Glenbow Archives NA-1753-47

A Heritage Strategy for Cliff Bungalow-Mission

northern woods in the 1700s, and the Stoney who travelled west from Manitoba with the fur trade.¹

As well as being an optimal wintering spot, the Elbow and Bow valleys provided opportunities for food procurement. Buffalo were driven down from Mount Royal into the backwaters of the Bow River where the immobilised animals could be easily killed. The Mona Lisa art store (7th Street and 16th Avenue) sits on one such kill site.²

Kootisaw, or “meeting of the waters,” was the Sarcee name for the area along the Bow from the Elbow to the High River³. Early European settlers gave the area east of 4th Street, in the crook of the Elbow, the name “Moccasin Flats” due to the continued presence of native encampments there. Later these natives would be joined by the Métis who built shacks along the river’s edge.

Père Lacombe’s Mission

It was the presence of the Blackfoot tribes that brought the first Europeans to the area. The Roman Catholic missionary Father Albert Lacombe had established missions of the Oblate Order in northern Alberta at St. Albert and Lac St. Anne, amongst the Cree. While in the

¹ B.O.K. Reeves, Frontier Calgary: Town, City, and Region 1875-1914, “Kootisaw’: Calgary Before the Canadians”, eds. Anthony W. Rasporich and Henry C. Klassen, (Calgary: McClelland and Stewart West, 1975), p.22

² Ibid., p.22.

³ Ibid., p.20.

A Heritage Strategy for Cliff Bungalow-Mission

north, he envisioned similar missions for the south that would minister to the Blackfoot. With the blessings of his superiors, he travelled south to establish the mission of *Notre Dame de la Paix*. This name was chosen because Lacombe wanted to establish peace between the often warring Blackfoot Confederacy and its rivals, and between native groups and European settlers.⁴



Fig. 2 The first church in the Mission district, c.1883.
Glenbow Archives NA-839-1

The first mission was located in what is now the Springbank area. Fathers Doucet and Scollen later moved it to the confluence of the Elbow (then called the Swift) and Bow Rivers. It was Doucet who welcomed the North West Mounted Police when they arrived in the area to build Fort Calgary in 1875.⁵ The Mounties quickly realised the strategic advantage of the mission's location for their own fort. They promised the Oblates that if they moved further up the Elbow they would be given a free hand there. Thus was born the Mission district (Fig.2).

Around the new mission, a Catholic precinct was created with the Diocese establishing an infrastructure of social services needed by the area's growing population. These included the Church of *Notre Dame de la Paix* (1875), the Holy Cross Hospital (1891), St. Mary's Parish Hall (1905), which was used for community functions and as a school, and St. Mary's School (1909).

⁴ James G. MacGregor, *Father Lacombe*, (Edmonton: Hurtig Publishers, 1975), p.212.

⁵ J.P. Dickin McGinnis, *Frontier Calgary: Town, City, and Region 1875-1914*, "Birth to Boom to Bust: Building in Calgary 1875-1914", eds. Anthony W. Rasporich and Henry C. Klassen, (Calgary: McClelland and Stewart West, 1975), p.7.

The Birth of Rouleauville

When Father Lacombe began permanent residency in the area, a new dream was born - that of the establishment of a Francophone Catholic community. The Oblates were primarily French-speaking, as were the Métis who had arrived to operate the bull teams carrying goods to and from Fort Benton in the United States and from the Canadian west, and who built Fort Calgary for the North West Mounted Police.⁶ As well as providing a community for these groups, Lacombe wanted to create a beachhead against the masses of Protestant British and Ontario Orangemen who were pouring into the west. This was a time of great animosity between Catholics and Protestants.

To aid the cause, he decided that the quarter section upon which the Oblates had been squatting should be given official homestead status. Having experienced the slowly turning wheels of the federal bureaucratic apparatus in the past, he boarded a train for Ottawa and headed to the office of the Minister of the Interior. After threatening to camp out in the office until the deal was sealed, Lacombe managed to obtain two quarter sections for his mission. The northern boundary of that claim is now 17th Avenue, and the western edge is 4th Street, the area now known as Mission. It included the land south of the Elbow River to

⁶ Ibid., p.8.

A Heritage Strategy for Cliff Bungalow-Mission

approximately what is Mission Hill. On April 5, 1885, the Diocese rented the southern area, today known as Roxboro, to J. F. Peel and Sparrow to open Calgary's first brickyard.⁷



Fig. 3. Castel aux Près, Chief Justice Charles Rouleau's mansion. c.1930s
Glenbow Archives NA-1898-2

The move to create a French-speaking community was greatly facilitated by the arrival of the brothers Rouleau from Quebec. Charles Borromée Rouleau was chief justice of the Supreme Court of the North West Territories. He built one of Calgary's earliest and finest sandstone mansions on 4th Street, naming it Castel aux Près or "Mansion on the Prairie" (Fig.3). His brother, Dr. Edward Rouleau, became the chief surgeon for the newly established NWMP Fort Calgary and the Holy Cross Hospital.⁸ He too built a handsome, if less opulent, home near the church.

In their honour, the village of Rouleauville was incorporated in 1899. The names of the village streets reflected a Franco-Catholic heritage: Lacombe, Notre Dame, Scollen, Leduc, and Doucet; 4th Street was then called Broadway.

The CPR's Mount Royal

The Canadian Pacific Railway (CPR) was the Mission's neighbour, situated west of Broadway, where it controlled Section 9 (a "section" being a 640 acre parcel of land, with each assigned a number for identification). Under the terms of its agreement with the federal

⁷ *Ibid.*, p.13.

⁸ Robert M. Stamp, *Des voix du passé*, "French and Catholic", (Calgary: La Société Franco-Canadienne de Calgary, 1995), pp.46-47.

A Heritage Strategy for Cliff Bungalow-Mission



Fig.4. 1911 CPR subdivision plan for Mount Royal showing the order in which blocks were registered with the Land Titles Office. It was renamed “Cliff Bungalow” in the 1970s.

City of Calgary Archives M001146

government to build a trans-continental railroad, the CPR was given all odd-numbered sections near their railway lines across the prairies. In Section 9, the CPR started subdividing lots for the rapidly expanding population and named it Mount Royal after the prestigious neighbourhood in Montreal. On top of the hill, large, luxurious mansions were built by those who were rapidly becoming wealthy from Calgary’s real-estate boom and other expanding industries.⁹ At the bottom of the hill to the north and east were more modest homes (Fig. 4), many of which became the residences of CPR junior managers, engineers, and other employees. This lower section would be renamed Cliff Bungalow in the 1970s.

Like many of the CPR’s subdivisions across the prairies, this new neighbourhood (now Cliff Bungalow) was partitioned into lots with small frontage widths, most only 25 feet wide, in order for the company to maximise its return¹⁰ - the exception being those which fronted or backed onto Hillcrest Avenue. The subdivision plans for the blocks west of 4th Street (Broadway) to the escarpment between 17th and 26th Avenues were registered by the CPR’s land company with the Land Titles Office of Calgary between January 22, 1906 and June 2, 1910 (Fig.4).¹¹ The streets west of 4th Street were named after Canadian governors general and prominent CPR managers (Grey, Minto, Aberdeen, Stanley, Lansdowne, Lorne, Dufferin, Monck and Elgin Avenues). Streets were laid out in the CPR’s typical grid-iron pattern.

⁹ Elise A. Corbet and Lorne G. Simpson, Calgary’s Mount Royal: A Garden Suburb, (Calgary: City of Calgary, 1994), p.10.

¹⁰ Max Foran, The CPR West, “The CPR and the Urban West, 1881-1930”, ed. Hugh Dempsey, (Vancouver: Douglas & McIntyre, 1984), p.103.

¹¹ City of Calgary Archives, CPR subdivision map for Mount Royal, Calgary, #M001146.

A Heritage Strategy for Cliff Bungalow-Mission

Annexation

After the turn of the century, the newly proclaimed City of Calgary began to plan for the annexation of the land south of 17th Avenue. This was facilitated by the inability of Rouleauville to provide adequate services to its residents. Applications were made by the village's comptroller to Calgary's chief clerk asking to share sewer and fire services, but the requests were denied each time. A dispute erupted between the two jurisdictions as to who controlled the Exhibition Grounds land, and who would thus be entitled to collect the applicable taxes. Concurrently, Calgary began negotiations with Canadian Pacific for the annexation of the lower eastern portion of Mount Royal. A letter from the city clerk to the CPR's land agent, written October 23, 1905 reads:

Dear Sir:-

Will you please let me know if your Company is disposed to have the following quarter sections annexed to the City, namely, SE 1/4 of 17 and N.E. 1/4 of Section 9 [Cliff Bungalow]. The Council is prepared to consider the matter and annex the same to the City in the amendment of the Charter at the next session of the Local House provided your Company is willing for the same.¹²

¹² City of Calgary Archives, City Clerk's Correspondence, Box 9, File 76.

A Heritage Strategy for Cliff Bungalow-Mission

Both areas were successfully incorporated into the City of Calgary in 1907. To reflect this new status, the roads were renamed using the city's new system. All avenues were to run east-west, while streets ran north-south. The city was divided into quadrants and the roads and houses numbered from the centre outwards.

Boomtime

During the period 1909-1912, Calgary in general and the Mission and Mount Royal areas in particular experienced a building boom. Buoyed by high agricultural prices, a massive influx of settlers, and the arrival of the Canadian Northern and Grand Trunk Pacific Railways, hundreds of houses and many commercial buildings were erected. Calgary became the headquarters for the Canadian Pacific Railway west of Winnipeg. Lines extended from downtown Calgary to Edmonton and south to the United States border, necessitating the construction of freight facilities between 1908 and 1910; the Ogden assembly and repair shops were built in 1912. Also in 1912, the city became the headquarters of the company's Natural Resources Department.¹³ The population of Calgary between 1905 and 1915 grew from 12 500 persons to more than 67 000, a growth mirrored by the issuance of over 13 000 building permits during the same period.¹⁴ At the height of the building boom in 1912, more than twenty million dollars in building permits were issued.¹⁵ The boom led to a call for

¹³ Foran, Pp.97-98,100.

¹⁴ Bryan Melnyck, Calgary Builds, (Edmonton/Regina: Alberta Culture/Canadian Plains Research Centre, 1985), pp..21,25.

¹⁵ McGinnis, p.15.

A Heritage Strategy for Cliff Bungalow-Mission

formalised town planning, leading to the implementation of a comprehensive set of building codes in 1914.¹⁶



Fig. 5. A typical pattern house in Cliff Bungalow. 2117-5 St., c.1911. Archives. NC24-178.

A large part of the construction boom was residential in nature and accounted for nearly seventy-five percent of new construction.¹⁷ New housing was aided by the introduction of low interest mortgages in 1908 (as low as five percent by 1909), the introduction of the electric street railway to outlying neighbourhoods, and affordable water, electricity and natural gas. Most of these new houses were built of wood, as good quality stone and brick were too scarce to be affordable. While the wealthy were building mansions in Mount Royal, the middle and working classes below the hill were building practical family homes in simple, yet elegant styles. Primarily one- to two-storey single detached homes, houses built during this period used adaptations of Queen Anne Revival, Greek Revival and American Foursquare styles. Decorative shingle work, Palladian and bay windows, and simplified classical columns were common features. Many of the plans and designs were likely chosen or adapted from pattern books and used mass-produced elements, creating rows of nearly identical houses (Fig.5.).¹⁸

With many new families arriving in Calgary, schools were needed to educate their children. Students of all levels were initially taught within a single facility, but in 1905 the Board of

¹⁶ McGinnis, Pp.17-18.

¹⁷ Melnyck, pp.46-47.

¹⁸ Melnyk, pp.46,57-58,61,67,69.

A Heritage Strategy for Cliff Bungalow-Mission

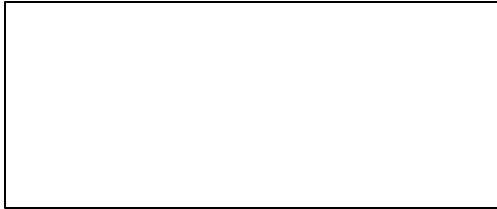


Fig. 6. Cliff Bungalow School.
2001.

Education changed its policy and separated high school and elementary students. During the boom, demand for educational facilities far outstripped the board's ability to build new schools. In order to meet the city's educational needs, small two-storey cottage schools were erected between 1908 and 1910, and beginning in 1913 one-and-a-half-storey brick bungalow schools were built (Fig. 6). Both types were designed to be turned into apartments or housing once more substantial schools for the area had been built.¹⁹

The Public School Board built a cottage school west of 4th Street in 1908 and the Cliff Bungalow School in 1919. The cottage school was turned into residences as planned, while Cliff Bungalow has retained an educational function to the present. In 1929 Western Canada High School opened its doors to accommodate students in its academic and technical training wings. It occupied the buildings of the former Western Canada College, a non-denominational private boys' school that operated on that site from 1906 to 1926.²⁰

The Separate School Board was equally prolific. The red brick St. Mary's was opened in 1909. The Lacombe Separate School District No.1 was the first Catholic School District created in the North West Territories in 1885,²¹ and St. Mary's was the first publicly funded Catholic School in Calgary (Fig.7).²² Its name was changed to St. Mary's Girls' School upon

¹⁹ Melnyk, pp.90,96,98.

²⁰ A. Aumonier, Western Canada High School site report, (Calgary: City of Calgary, 1982).

²¹ Calgary Public Library, Cornerstones: St. Mary's School, (Calgary, 2001), found at <http://calgarypubliclibrary.com/res/lochist/tours/corner/stmarysc.htm>

²² Society for the Preservation and Restoration of St. Mary's School (1909), St. Mary's School (1909), found at <http://members.home.net/stmaryschool1909>

A Heritage Strategy for Cliff Bungalow-Mission



Fig. 7. St. Mary's Girls' School. ca.1911.
Glenbow Archives. NC24-37.

adoption of a policy that segregated male and female students. Holy Angels School followed St. Mary's in 1919, a successful attempt by the Separate Board to copy the bungalow type used by the Public Board.²³

Another major change to the community at this time was the arrival of the Canadian Northern Railway (CNoR). In 1911, real-estate agent Freddie Lowes (who developed several of Calgary's communities) purchased \$150 000 worth of land from the Oblates on behalf of the CNoR²⁴. This included St. Mary's Parish Hall and Dr. Rouleau's first house. The company planned to demolish both buildings, erect a hotel and station between 17th and 18th Avenues, then push the railway line northwards up 1st Street West to connect with the CPR's terminal downtown. Due to a downturn in the company's finances, however, and an inability to gain approval for the 1st Street line because of a dispute over the right-of-way, the parish hall was converted into a station. It became the terminus of the Gooselake Line, which ran from Saskatoon.²⁵

One result of the steady increase in population was the building of two- and three-storey apartment buildings. City planners had frowned upon multi-family dwellings, as they feared the creation of the kind of tenement slums that existed in eastern Canadian and U.S. cities. The 1912 by-law required two thirds of a block's residents to agree, before one could be

²³ P. Heard, Holy Angels School site report, (Calgary: City of Calgary, 1981); P. Heard, Cliff Bungalow School site report, (Calgary: City of Calgary, 1981).

²⁴ Max Foran, "Fred Lowes: Booster Extraordinaire", Alberta History, Spring 1989, p.13.

²⁵ T.D. Regehr, The Canadian Northern Railway: 1895-1918, (Toronto: Macmillan of Canada, 1976), p.202; Bowman and Cameron, p.11; Foran, p.

A Heritage Strategy for Cliff Bungalow-Mission

built. Nevertheless, the need for affordable accommodation necessitated the construction of higher-density housing. In 1911, there were only twenty-five apartment blocks in the entire city (most of which were luxury units) but by 1913 this number had ballooned to eighty-one, many of which were intended for those of more modest means.²⁶

End of the Boom

In 1913, the beginning of an economic recession caused the housing market to collapse. This downturn took place despite the success of the Dingman oil well in neighbouring Turner Valley, which began to produce crude oil in 1914.

The downturn further encouraged the construction of apartment buildings, as fewer Calgarians were able to afford their own homes, and developers of such buildings were given new encouragement under the city's first zoning bylaw, instituted in 1924. The by-law designated almost all of Mission and Cliff-Bungalow as "multiple dwelling." The south-eastern portions of Mission adjacent to the Elbow River were zoned for two-family residential, while Hillcrest Avenue and Cliff Street were to be single-family residential. As well as apartment blocks, some new single-family residential housing was constructed during the 1920s, being primarily small bungalows in the popular Craftsman style. Along the main

²⁶ Melnyk, pp.72-73.

A Heritage Strategy for Cliff Bungalow-Mission

streets, 17th Avenue and 4th Street were zoned for “intermediate commercial,” which allowed for small-scale retail buildings with residential above.²⁷



Fig. 8. Bannerman Block.
2000.
Sandalack and Nicolai, 2001.

The by-law encouraged the continued establishment of retail uses along 4th Street. While the 1911 fire insurance maps show 17th Avenue as partially commercialised, 4th Street was still primarily residential. Within a few years, to meet the demand of the area’s burgeoning residential population, the street’s characteristic red-brick two-storey commercial buildings were built (Fig.8): the Bannerman Block (1911), Young Block (1912), and the Wright Block (later called the Aberdeen Block) (1913). Broadway, or 4th Street, had always been a major thoroughfare, crossing the Mission Bridge (first built in 1886), then heading up Mission Hill to join Macleod Trail, the road to Fort Macleod in the south. To meet the needs of travellers, the Blue Rock and Albion Hotels had been opened just north of the bridge by the late 1800s, and they continued to be much frequented in the early twentieth century. Commercialisation was further facilitated by the introduction of the electric street railway on both 17th Avenue and 4th Street prior to World War I.

Post World War II

The decades following the Second World War saw major changes to the area’s institutions. St. Mary’s Girls’ School received two cinder-block additions in 1957 to deal with increased enrolment, but by 1970 the building had ended its role as an educational facility, serving

²⁷City of Calgary Archives, Zoning Map and By-law No. 2835 of the City of CALGARY, 1924.

A Heritage Strategy for Cliff Bungalow-Mission

instead as a Pastoral Centre for the diocese. It has sat vacant from 1995 to the present. Its closure was necessitated by the creation of the modern St. Mary's High School on 18th Avenue in 1969. The last remnant of the original Western Canada College complex was demolished in 1958 to make room for a new addition to the high school in order to meet the needs of a larger pupil catchment area.



Fig. 9. Aerial view of the Holy Cross Hospital. 1955.

Glenbow Archives NA-2900-27

The Holy Cross Hospital has also changed dramatically, with many additions over the years. The oldest surviving addition is the 1928 brick McNabb Wing. After the Second World War more additions, including new high tech facilities, were added (Fig.9). A dramatic change occurred in 1969 as the ownership and operation of the hospital passed from the Catholic diocese and the Grey Nuns to the Province of Alberta. Further additions were built, with the final wing still under construction when the province closed the hospital as part of its programme of budgetary cutbacks in 1996. Today, the complex is privately-owned and houses such varied uses as medical clinics, an extension of the Mount Royal College campus, office space, and housing.²⁸

Despite the early decline of the Rouleauville area as a Francophone enclave, efforts were made over the years to create a hub of services for French settlers who had scattered throughout the city. The *Société St. Jean Baptiste*, started during the Rouleauville era, agitated for the establishment of a Francophone national parish for the city, resulting in the

A Heritage Strategy for Cliff Bungalow-Mission

creation of the parish of Ste-Famille and its church in 1928. After the Second World War other institutions gravitated to the area: the Caisse Populaire Ste-Famille Savings and Credit Union Ltd., and the Ste-Famille housing co-operative which opened the Villa Franco (now the Villa Jean Toupin) in 1974. Ste-Famille church was erected on 5th Street in 1964.²⁹

Throughout the 1960s and 1970s, during another boom, 4th Street and 17th Avenue continued to grow as retail centres. To encourage a pedestrian orientation, streetscape improvements, such as light-standards, banners, benches and street trees, were undertaken by the city and the respective Business Revitalisation Zones (BRZs). The BRZs are associations run by a board of area merchants and representatives of the City of Calgary. Both the 17th Avenue BRZ and the 4th Street BRZ were established in about 1985.



Fig. 10. A typical walk-up apartment block of the 1950s and 60s (this one built in 1959).

2001

Many new apartment buildings were built during the 1950s and 1960s, replacing some of the original housing stock. These were primarily of the boxy three-storey walk-up variety (Fig.10). Clad primarily in brick or wood siding, they followed the modernist philosophy of simple geometric forms with little or no ornamentation. There was no attempt to blend with the area's traditional styles. These new apartments were rental units that were particularly

²⁸ James Bowman and Elspeth Cameron, *Calgary Historical Walking Tour: Mission and Cliff Bungalow*, (Calgary: City of Calgary / Alberta Community Development, 2001), pp.19-20; Jack Peach, *In Sickness & In Health: Holy Cross Hospital 1891-1991*, (Calgary: Calgary District Hospital Group, 1991).

²⁹ Comité historique de la Société Franco-Canadienne de Calgary, *Des voix du passé...*, (Calgary: La Société Franco-Canadienne de Calgary, 1995), pp.33,37-3843.

A Heritage Strategy for Cliff Bungalow-Mission

appealing to the new population of students and young adults who wished to live near the downtown employment centre and enjoy inner city amenities.



Fig. 11. Roxboro Mall, a large residential and commercial tower built in 1977. 2001

Even more rental units were built in the 1970s, '80s and '90s as high-rise apartment blocks were erected along the increasingly trendy 4th Street and 17th Avenue corridors (Fig.11). The introduction of Light Rail Transit within walking distance of the community in the 1980s enhanced the area's desirability as a place to live for those attending the University of Calgary and other post-secondary institutions. More expensive apartments and condominium towers were built along 26th Avenue fronting on the Elbow River which appealed to the upwardly mobile and retirees who valued the inner city lifestyle. Smaller apartment blocks and townhouse complexes continued to be built within the core of the communities, particularly on the Mission side. There has been an increasing trend towards creating condominiums, rather than rental units, as the area continues to gentrify.

Architectural styles in this period continued to reflect contemporary tastes, although some changes were noted. Some new developments began to include gables and horizontal siding, rather than flat roofs and modern exterior finishes, in order to complement the older houses in the area.

New Plans for Old Communities

Partly due to the intense pressure of redevelopment at the time, the 1970s and 1980s was a period of increased community activism; the Cliff Bungalow Community Association was

A Heritage Strategy for Cliff Bungalow-Mission

formed in 1978 (the Mission District Community Association had existed since 1951). Another element was the creation of Area Redevelopment Plans (ARP) by the City of Calgary. ARPs are statutory plans created to provide development guidelines to deal with the unique problems being faced by established communities, such as transportation, housing, redevelopment, and quality of life issues. The first Area Redevelopment Plan for Mission was adopted in 1982, followed in 1984 by Cliff Bungalow's ARP. The Mission ARP's goals for the community were to accommodate population growth through higher density, encourage the growth of the two existing retail strips, increase parking, enhance the accessibility and use of area parks and improve the physical and social environment. Land use designation allowed for medium-density apartment redevelopment (130 units per acre), and high-density tower development (130 to 160 units per acre depending upon parcel size) at the southern edge along the river (Fig.12). Development along 4th Street and 17th Avenue would be pedestrian oriented. The city would encourage this by installing decorative street treatments and amenities such as benches, garbage cans, enhanced lighting and extra wide side-walks along 4th Street, creating a better walking experience for visitors and residents alike.³⁰

This allowance of higher-density redevelopment resulted in the destruction of many of Mission's original houses. Other problems faced by the community due to the ARP's policies were traffic and parking issues, the encroachment of commercial uses into

³⁰ Calgary, Mission Area Redevelopment Plan (office consolidation), (Calgary, 1999), pp.4-5,9,15,20.

A Heritage Strategy for Cliff Bungalow-Mission

residential streets, and the creation of a visual barrier by the building of high-rises along 26th Avenue, which cast shadows over the surrounding houses. No attempt was made to redevelop in a manner respectful to the area's traditional character. Neither were design guidelines (other than the density, height and massing regulations of the land use designations) established, as had been done in the 1988 ARP for Hillhurst / Sunnyside, which outlined voluntary development guidelines for both commercial and residential buildings.³¹ Developers were not encouraged through the ARP to take into account heritage character when designing their developments.

The 1984 Cliff Bungalow ARP had the same goals as those outlined in the Mission ARP. It differed in that it did not allow for high-density development anywhere within the community. The land use designation was divided into three policy areas: residential single detached, conservation and infill, and medium-density redevelopment (Fig.13).³²

³¹ Calgary, Hillhurst / Sunnyside Area Redevelopment Plan. (Calgary, 1988 (office consolidation 1999)), pp. 12-42.

³² Calgary, Cliff Bungalow Area Redevelopment Plan, (Calgary, 1984), pp.3-5,22.

A Heritage Strategy for Cliff Bungalow-Mission

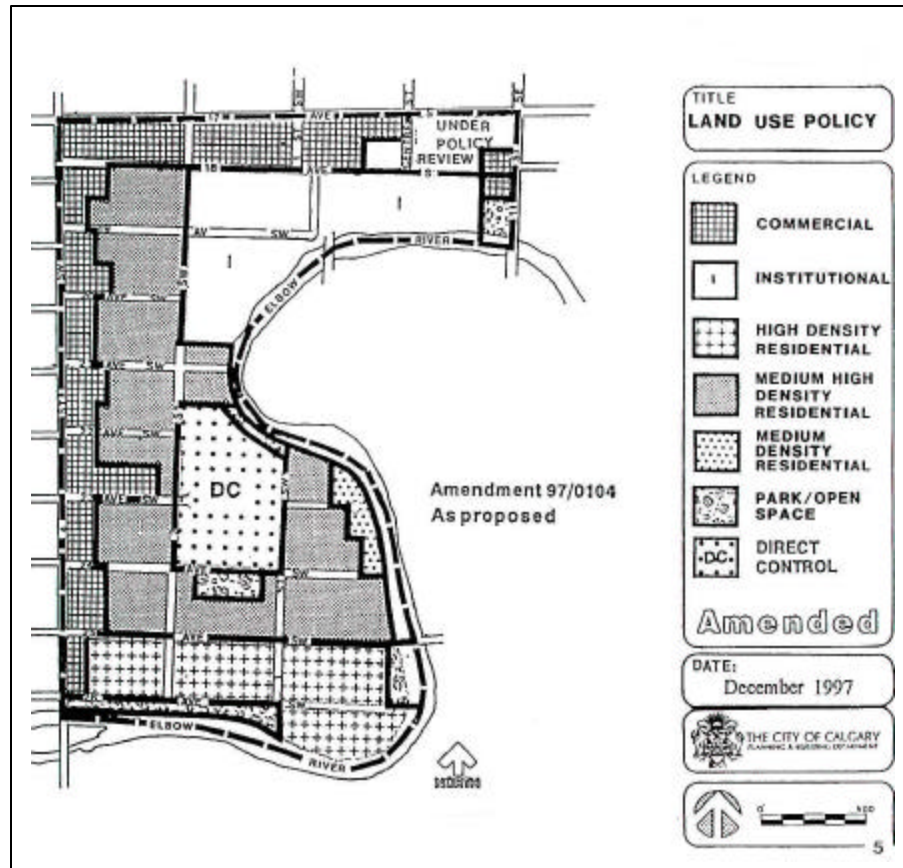


Fig. 12. Land use designation map for Mission, 1982 (as amended in 1997).
City of Calgary Planning Department, Mission Area Redevelopment Plan.

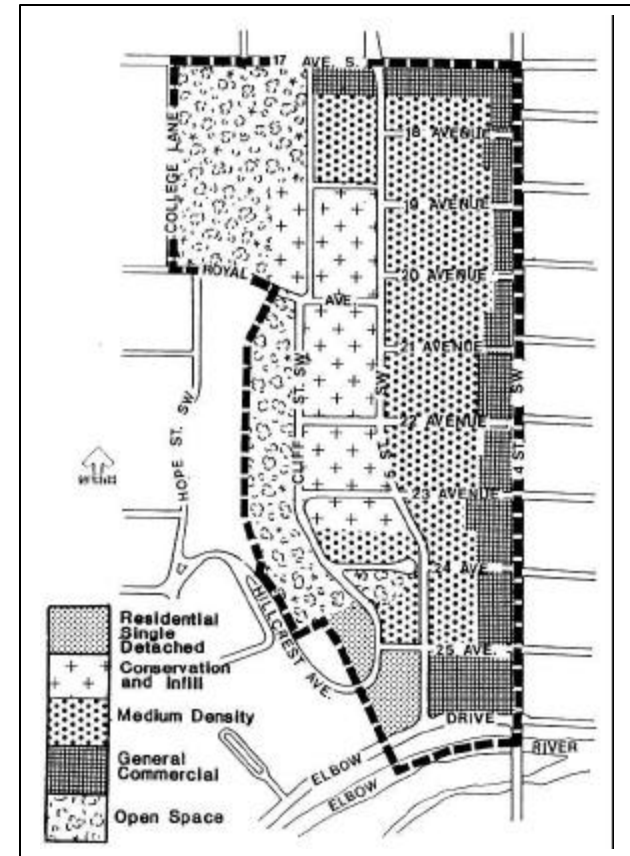


Fig. 13. Land use designation map for Cliff Bungalow, 1984.
City of Calgary Planning Department, Cliff Bungalow Area Redevelopment Plan, 1984.

A Heritage Strategy for Cliff Bungalow-Mission

The policies of Cliff Bungalow's plan helped preserve much of its heritage housing stock, while Mission's ARP encouraged the redevelopment and densification that continues to occur there.



Fig. 14. Land use designation map for Cliff Bungalow, 1993. City of Calgary Planning Department, [Cliff Bungalow Area Redevelopment Plan](#), 1993.

In 1990, the Mission and Cliff Bungalow community associations amalgamated, forming the Cliff Bungalow-Mission Community Association, in order to deal with area issues more effectively. Increased development pressure in Cliff Bungalow and a change in priorities (both on the part of the planning department and the community's residents) led to a review of Cliff Bungalow's ARP. A complete revision was passed in 1993. The revised ARP strove to encourage a more balanced variety of housing types, the maintenance of the pedestrian orientation of the 4th Street and 17th Avenue retail strips, and the enhancement of open spaces in the community. To achieve these priorities, the maximum potential density of the neighbourhood was lowered by redesignating some residential blocks from RM5 (85 units per acre) to RM3 (45 units per acre), and some commercial blocks from C-3(27) (maximum 27 metres in height) to C-3(16) (maximum 16 metres) (Fig.14). It also recommended that the city buy the Cliff Bungalow School site from the Calgary Public Board of Education, to be used as community space and park.³³ This was eventually accomplished, and the school now houses a Montessori pre-school and the Cliff Bungalow-Mission Community Association. The result of the policies of Cliff Bungalow's revised ARP is that much of the

³³ Calgary, [Cliff Bungalow Area Redevelopment Plan](#), (Calgary, 1993), pp.vii,viii

A Heritage Strategy for Cliff Bungalow-Mission

pre-World War II housing stock has been maintained intact, and the heritage schools retain their institutional function within the community.

Another outgrowth of the revision process was the community association's initiation of the annual Lilac Festival, a street party held on 4th Street that combines entertainment, the raising of awareness of local issues, and the selling of goods by local merchants and craftspeople.

In 1999, at the request of the area alderman, a revision of the Mission ARP was begun in response to the community's concerns regarding intense pressure in both the commercial and residential redevelopment sectors. The review reflects a growing awareness (by both the planning department and the public) of the value of environmental and heritage conservation in maintaining a community's identity and its cultural heritage resources. The Calgary Municipal Plan,³⁴ the Transportation Plan,³⁵ and the draft Mission ARP (released in 2001) show greater concern for issues of urban design and sustainability. This draft mirrors the revised Cliff Bungalow Area Redevelopment Plan in its support of lower building heights and lower density in some areas, the creation of home offices, and the enhancement of green spaces. For the first time, it focuses on maintaining the community's heritage character.

³⁴ Calgary, The Calgary Plan: Municipal Development Plan, (Calgary, 1998).

³⁵ Calgary, The Calgary Transportation Plan, (Calgary, 1995).

The Future of Cliff Bungalow-Mission's Past

As the city matures, greater importance has been placed on the area's heritage. A programme for reinstating the original street names, the establishment of Rouleauville Square in 1995, and the publication of a detailed historical walking tour booklet in 2001 all indicate an increased interest in learning about and conserving the area's heritage. It is the intent of this MDP to continue this momentum by suggesting practical ways in which the heritage of the area may be conserved, celebrated, and respected.