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THE OFFICIAL BRENTWOOD COMMUNITY NEWSLETTER



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Cover Photo by Christina Baer



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News, Events, & More



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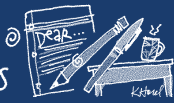


Real Estate Statistics



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Dear Brentwoodians,

As you might expect, our Development and Transportation Committee Chair, Melanie Swailes has a lot to say this month, as she has ably represented our community at the council hearings on the blanket rezoning proposal. She reports on this elsewhere in this issue.

I would like to add a bit of perspective on the issue of unaffordable housing with some statistics:

From 1980 to 2024, the Consumer Price Index which measures inflation increased 3.6 percent – meaning a “typical basket of goods” that cost \$100 in 1980 now costs \$360.

In the same period, the average house price in Canada increased 10.4 percent – from \$70,000 in 1980 to \$730,000 today. This is almost triple the rate of inflation.

In 1980, the average annual income in Canada was about \$24,000. Today it is about \$63,000, an increase well below the rate of inflation, which represents in real terms a pay cut of almost 30%.

The average annual compensation package for the CEOs of the 141 largest companies in Canada in 1980 was around \$200,000, while the average compensation of the 100 highest-paid Canadian CEOs today is a staggering \$14,900,000. These two figures count slightly different things, but the huge increase nevertheless stands out and represents the widening gap between the middle class and the very wealthy in our country.

To summarize, over the last 44 years:

- Average income – 2.6 percent increase
- Consumer Price Index – 3.6 percent increase
- Average house price – 10.4 percent increase
- Top CEO compensation – around 74.9 percent increase

There is an important discussion that has yet to happen about the impact of this upwards redistribution of wealth on the availability of housing. Disposable money always seeks out high rates of return and aided by mechanisms such as tax-free REITs (Real Estate Investment Trusts), homes have been transformed into investment vehicles and commodities rather than places for people to live.

Sources

- StatsCan; Canadian Real Estate Assn.; International Journal of Business and Management.

Community Cleanup

Brentwood resident, Christina Baer sent in our cover photo, showing three families getting together to do a neighbourhood cleanup. It is a great reminder of the community spirit that exists in Brentwood, and an opportunity to mention the Community Cleanup day happening on June 22 this year, when you can bring oversized items and metal, plastic, etc. for recycling – see the poster in this issue!

Photo Contest

The Bugle is looking for Brentwood’s best amateur photographers to provide cover images each month. If you have a great snap of our neighbourhood saved on your phone or posted on your social media feed, send it in for a chance to be featured on the cover of an upcoming issue! Photos must be 300 DPI or higher (i.e. from a newer model phone or good digital camera) and 2400 x 1600 pixels minimum size. If submitting pictures of minors, please make sure that you have direct, express permission to submit the picture from a parent or guardian. Send your photos, or any questions, to bcabugle@telus.net.

Yours sincerely,

Jonathan Jucker

Editor, Brentwood Bugle



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* All Triwood residents receive the friendly neighbourhood 10% discount.



Brentwood Cares - Little Food Library and More!

With your donations and support, we continue to stock the Brentwood Cares Little Food Library twice daily, for use by people of all ages and circumstances, from elders to students.

Unopened, sealed items can be dropped off in the library itself or in the box beside the door at 3624 Boulton Road at any time. Hats off to Brentwood for your continued support!

Liza and the Brentwood Cares Team

Buy Nothing Brentwood

Give freely; share creatively! Post anything you'd like to give away, lend, or share; ask for anything you'd like to receive or borrow.

Check out the Buy Nothing Brentwood/Charleswood/Collingwood Facebook page, or buynothingproject.org.

Calgary Police Service on Nextdoor!

Calgary Police Service now has a dedicated space to engage with community residents.

You can expect to see posts on the following topics:

- Awareness and updates: events, initiatives, and updates in our community
- Crime trends and prevention: education, resources, and tools
- Community engagement: a place to share concerns, ideas, and feedback
- Emergency alerts: immediate notifications that affect our area

You can find the Calgary Police Service's space on Nextdoor here: <https://ca.nextdoor.com/agency-detail/ab/calgary/calgary-police-service/>.

Your Representatives in Brentwood

City Councillor: Sean Chu (Ward 4): ward04@calgary.ca; 403-268-3727.

MLA: Luanne Metz (Calgary-Varsity): Calgary.varsity@assembly.ab.ca; 403-216-5436.

MP: Len Webber (Calgary Confederation): len.webber@parl.gc.ca; 403-220-0888.

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Submitted by Melanie Swailes on behalf of the Development and Transportation Committee

May Musings

At the time of writing, the blanket rezoning public hearings are continuing into a third week. Since the outcome is not yet known, comments and an evaluation of the results are impossible.

Some statistics:

Number of pages of submissions: 13,500

Number of written submissions for the Public Hearing: 5,155

Number of speakers at the Public Hearing: Over 900

There has never been such a large Public Hearing in the history of the City of Calgary. Regardless of the outcome, I have been incredibly proud of our community members for speaking up. Our community is stronger when we have many voices.

During this busy and stressful time, I came home one day to find a lovely little painted clay pot on my front step, filled with some seeds and three origami flowers, plus a card, from Simon Fraser Junior High 7th graders (see photo). What a wonderful little unexpected pleasure that brightened my day!



I contacted the school and spoke with Ms. Bree Schreiber who told me that the students took part in a full day “My World Day” event, which encouraged them to show empathy and get involved in their community. I hope these students will become our future community members and leaders. Thank you.

What’s the Best Type of Housing for You?

When the Brentwood Community Association turned 60 last year, most of the houses in our community did as well. The majority of houses have been renovated or updated over the past 60 years, although not replaced, which means they have stood the test of time. The blanket rezoning public hearings, which started on April 22 and continued into May, have brought greater awareness of other types of building forms, especially R-CG. This land use would allow for up to eight dwelling units (four main

units plus four secondary suites) on most Brentwood lots. I use the word “dwelling” to encompass detached homes, condos, duplexes, rowhouses, townhouses, or other forms. What changes are we likely to see? What types of housing are likely to be built?

The source for the following is Economic Research Department, Economics and Statistics Division, Central Mortgage and Housing Corporation; Ottawa, 1964. Data is for Canada as a whole, not specific to Brentwood.

Dwelling Sizes

In 1963, the average house size in Canada was 1,204 sq. ft., with bungalows comprising 72% of the total, split-level houses about 20%, and two-storey houses about 7%. The average new single detached house is about 2,000 sq. ft. or larger and townhouses are about 1,600 to 1,800 sq. ft. (spread out over more levels). More square footage means higher costs to build and maintain the structure, plus added costs for monthly utilities. Even things like higher ceilings (ten feet instead of eight feet) mean higher utility costs to heat or cool the increased volume of the room. A new three-storey townhouse unit often includes air conditioning: since heat rises, the upstairs bedrooms would otherwise be uncomfortably warm in the summer months. If the goal is to build “affordable” housing, size is an important factor, for both initial and ongoing costs.

Lot Coverage

When Brentwood was being developed, the majority of lots were about 50 x 100 feet, (5,000 sq. ft). A 1,204 sq. ft. house means about 24% lot coverage. A 500 sq. ft. detached double garage brings this to approximately 34%, well below the 45% maximum allowed in the Land Use Bylaw. In contrast, R-CG townhouses can cover 60% of the lot, including the main dwelling and the garage, but not including porches, stairs, paved sidewalks or paths, or other hard landscaping. This means less space on the lot for permeable or “soft” landscaping such as grass, shrubs, gardens, or other plantings. This has implications for the look and feel of an area, but also for the environment: stormwater run-off is increased as is the urban heat island effect.

Dwelling Heights

There is a trend for increasingly tall dwellings. Bungalows are rarer, ceiling heights have increased, and “skinny” infills or townhouses with two or three storeys are becoming more common. This leads to more and longer staircases, creating challenges for seniors, people with mobility

limitations, or people with young children or babies. Older bungalows allow for aging-in-place more easily.

Freehold or Condo Ownership

Townhouses (or other forms of attached housing) may be either freehold or condo title. A freehold means that the owner owns the land and the dwelling unit, whereas a condo title means that the owner owns the unit, but not the land or overall complex, and pays fees to a condo board which oversees this.

Purpose-Built Rentals Versus Condo Rentals

Within the five towers at the Brentwood Transit Oriented Development (TOD) area, there are two different scenarios for rental units. The four coloured towers are condos: some are owner-occupied, while others are rented out privately by individual owners. The fifth tower, the "Brio", is a rental building, with a management company in charge of all units. The new residential buildings at Northland Mall are also purpose-built rentals. The condo board or building management can set rules about using units as Airbnbs, allowing pets, and so on.

Brownfield versus Greenfield Areas

New dwellings can be built in new greenfield areas on the outskirts of the city, or in existing established communities (brownfield development). Greenfield areas can be master planned all at once, whereas in infill areas, the challenge is how to make the new developments fit into what is already there. Municipal Development Guidelines, Infill Guidelines, Established Area Guidelines, and other documents emphasize the need for "infilling that is sensitive, compatible, and complementary to the existing physical patterns and character of neighbourhoods." (Page 37, Municipal Development Plan 2020). Of course, guidelines are only worth as much as their enforcement.

Another issue is the loss of older, smaller, affordable houses as they are torn down and replaced with multi-unit townhouses or infills, which may or may not be priced affordably.

Finally, there are many obvious examples of sites where the City would like development to happen, but lots sit empty for years, even decades. Westbrook LRT Station is one prime example, and there are many others around the city.

Building more housing is not a simple matter! There are many decisions that have to be made along the way and the choices made today will impact communities long into the future.

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News from the Friends of Nose Hill

by Anne Burke

Nose Hill is an isolated remnant of the upland plain that flanks the Bow River Valley. It also includes side slopes (escarpments) and ravines that cut into the upland plain. Domestic dogs are a major user of Nose Hill Park. The remaining large mammals on Nose Hill are deer and coyotes. Almost one third (31%) of users are dog walkers and many leave their animals unleashed. It was recommended that bird and rare plant inventory be conducted for Nose Hill as a baseline against which impact predictions can be tested. The Park is a grassland-dominated natural area, along the western edge of the Foothills Fescue Natural Subregion, where it abuts the Foothills Parkland Ecoregion. The deciduous forest (aspen and balsam poplar), native (rough fescue) grassland, and tall willow communities are primary foraging and breeding habitats in the Park.

The grass known botanically but popularly as “rough fescue” was adopted as the grass emblem of Alberta. It was designated officially in 2003 due to the efforts of the Prairie Conservation Forum. www.albertapcf.org/. The province has the largest area of rough fescue grassland in the world and is the only place in North America that hosts the plains, foothills, and northern variations. Rough fescue provides excellent year-round forage for wildlife and livestock; and is a symbol of Alberta’s prairie heritage and the need for the conservation of our rich biodiversity of native grasslands.

The City of Calgary has unveiled its new brand as “Blue Sky City.” The provincial shield already features blue skies over a range of snow-capped mountains with green hills, prairie land, and a wheat field in front. The great horned owl, which is a year-round resident, was adopted as Alberta’s official bird, in 1977, after a provincewide children’s vote.



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Information on all City of Calgary services. www.calgary.ca	Non-urgent advice on navigating the addiction and mental health system.
2-1-1 Community Resources (24-Hour)	403-705-3250 Elder Abuse Resource Line (24-Hour)
Information and referrals for community and social services. www.ab.211.ca	Confidential information and support, or to report a suspected case of elder abuse.

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The Sound of Wellness: Nurturing Healthy Hearing for a Vibrant Life

by Dr. Erin Davis, Audiologist and Member of Brentwood Cares

In a world filled with constant noise and distractions, the gift of hearing is often taken for granted. However, preserving and nurturing our hearing is essential for maintaining overall well-being and quality of life. Although aging, exposure to loud noises, and certain medical conditions can damage the delicate structures of the ear, leading to hearing loss and other auditory issues, you can take proactive steps to protect your hearing and prevent potential problems in the future.

Protect Your Ears: Limit exposure to loud noises by wearing earplugs or earmuffs in noisy environments such as concerts, sporting events, and when working with power tools. Be mindful of the volume when using headphones or earbuds and take regular breaks to give your ears a rest.

Schedule Regular Hearing Checkups: Just as you would visit the dentist for regular dental checkups, it's important to have your hearing evaluated by a professional on a routine basis. Early detection of hearing loss allows for prompt intervention and management. Many clinics even offer free hearing tests!

Practice Good Ear Hygiene: Keep your ears clean and dry to prevent infections. Avoid inserting cotton swabs or other objects into the ear canal, as this can push wax deeper and potentially damage the eardrum. Speak to your audiologist if you frequently have wax build-up.

Stay Active: Regular physical activity promotes blood flow to the ears, which can help maintain healthy auditory function. Aim for at least 30 minutes of exercise most days of the week.

Eat a Balanced Diet: Nutrients such as omega-3 fatty acids, vitamins A and C, and magnesium are important for hearing health. Incorporate foods rich in these nutrients, such as fish, fruits, vegetables, and nuts, into your diet.

Manage Stress: Chronic stress can contribute to a variety of health issues, including hearing problems.

Practice relaxation techniques such as deep breathing, meditation, or yoga to reduce stress levels and promote overall well-being.

Hearing is a precious sense that enriches our lives in countless ways. By adopting healthy habits and prioritizing hearing wellness, individuals can safeguard their auditory health and enjoy a lifetime of vibrant soundscapes.



DRAGON BOAT FESTIVAL DAY

Also known as Duanwu Jie, this Chinese festival occurs on the fifth day of the fifth lunar month, which is June 10 this year. The best way to celebrate this day is by eating sticky rice dumplings and either watching or participating in a dragon boat race; these impressive boats hold up to 90 people, including a drummer who sets the pace and keeps morale up!






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A New Mural for Brentwood?

by Lee Hunt



As I write this article in early May, the Brentwood Community Association is still eagerly awaiting approval from the City as to whether we can go ahead with a new Brentwood mural. If we receive that approval, we will be painting a mural during July and August in the Crowchild underpass where Brisebois Dr NW becomes 40 Ave NW.


In the meantime, we have put out a call for artists and for artist assistants.

Once we have City approval, we will be looking for 30 to 40 youth (ages 10 to 20) to help us paint. If you or your child would like to help, please send their name and age together with your phone number and email to office@brentwoodcommunity.com.

If you are an adult who would like to assist at the snack table or with sanding the wall in preparation for painting, please email us as well.

Root Beer

This classic beverage we all know, and love was invented in North America, and was traditionally made with sassafras root. You can find recipes for the drink in recipe books dating from as far back as the 1860s. This tasty drink's popularity skyrocketed during the prohibition and continues to be a popular choice today.



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Off the Bookshelf

by Rosemary Brown

We often hear the phrase “we are all treaty people,” but are not always clear about what this means nor the responsibilities it entails. Nor are we familiar with the perspectives of the First Nations peoples who signed treaties, first with the British Crown and then the Canadian government.

The article “The Treaty Right to Health: A Sacred Obligation,” clarifies some of these issues by focusing on one treaty entitlement, that of health. The lead author, Aimee Craft, is Anishinaabe - Métis from Treaty 1 in Manitoba, and an Associate Professor in the Faculty of Common Law at the University of Ottawa, specializing in Indigenous laws, treaties, and water.

The article argues that Canada is failing to meet its treaty obligations when it comes to the health of First Nations peoples. This can be attributed to the Federal government’s narrow interpretation of the numbered treaties, and their insistence on limiting the scope of the treaties to the written word, excluding oral histories of the treaty-making process. Furthermore, Western conceptions of health and well-being are too narrow compared to the holistic approach embraced by Indigenous peoples. First Nations have challenged these narrow interpretations and conceptions, producing a body of case law that the authors review.

For the First Nations who signed the numbered treaties, these were viewed as “sacred promises” about “land sharing agreements between two sovereign nations”, and that the “spirit and intent of the treaties including verbal commitments” must be respected. For the federal government, the treaties were “contracts and land surrenders to the Crown”, and the “written contractual text is what’s important”.

According to the testimonies about the negotiation of Treaties 6 through 11, oral promises were made to not interfere with traditional ways of life, for free medical care, and for protection from famine, pestilence, and diseases.

Furthermore, the authors point out that for the First Nations signing the numbered treaties, health was synonymous with wellness, which from a holistic perspective included physical, mental, emotional, and spiritual health. These in turn were and are connected

to the environment (all of creation), access to the land, healthy waters, spiritual ceremonies, languages, cultural identity, and more.

Given the divergence in thinking between First Nations and the Federal government, it is not surprising that numerous court challenges have been made around the treaty right to health. The authors go through several of these cases and then list a set of principles that should inform the interpretation of treaties. Key is the principle that oral promises have to be taken into account equal to the written word, and that when ambiguity exists, courts should rule in favour of First Nations. Courts have also found that the treaty right to health has evolved over time and must be considered within a modern context.

The authors present a chart that shows which treaty contained written clauses related to health, (the Medicine Chest clause of Treaty 6), which ones contained implied commitments to health (Treaties 1 to 5), and which ones failed to include verbal promises made during treaty negotiations (Treaties 7 to 11).

The authors point out that treaty rights as well as Aboriginal rights are protected under section 35 of the constitution. Canada is also bound by the articles relating to health in the United Nations Declaration on the Rights of Indigenous Peoples but has failed to live up to its obligations. As a result, health outcomes for Indigenous peoples lag behind those for Canadians as a whole.

Reconciliation cannot take place until the truth and spirit of treaty responsibilities are met. Being a treaty partner means that we need to hold our governments accountable until they fulfill these responsibilities.

This article was shared by Michelle Robinson, the host of Native Calgarian Podcast and the Indigenous Book club.

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