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Cover Photo by Steve Dietrich



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News, Events, & More



Crime Statistics



Real Estate Statistics



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Dear Brentwoodians,

Back to school

By the time this issue hits the street, everyone will be settled into their fall routines, but as I write many of us are right in the middle of the adjustment from the more relaxed tempo of summertime to the busier pace of autumn. Kids are navigating new schools, teachers and classmates; students have flooded back to the University of Calgary; and co-workers, clients, and bosses are all back from vacation and making demands on us.

Adapting to these new routines and trying to fit them in along with all the other obligations outside work and school can be a challenge! Add to that the sudden surge in neighbourhood traffic in the mornings as parents make the school run and students converge on the university campus, and it is understandable that people might feel rushed and stressed out.

Please remember that more people travelling means more care is needed on the roads. Accidents can happen to anyone, but the risk is much greater when drivers speed down streets or rush through changing traffic lights. Cyclists and pedestrians also need to remember that the rules apply to all users of the road. It is always better to be late to work or class than to damage your vehicle or get hurt—or hurt someone else.

Changes Coming to Brentwood Co-op Site

Further to her article in this issue about the importance of Development and Transportation Committees to their communities, Melanie Swailes reminds us that major changes are planned for the Brentwood Co-op site. Truman Developments has completed its purchase of the Brentwood site and will be seeking a Land Use Amendment at Council in late fall/early winter. There will be a public open house on October 27, 2026, and a virtual information session on October 29, 2026. Get involved so your views can be heard and counted! We hope to see you there.

Young Entrepreneurs

Lee Hunt sent me a photo of some enterprising kids plying their neighbours with lemonade and Girl Guide cookies, and it serves as a reminder that with the restart of extra-curricular programs comes the fundraising! Sports teams, school bands, and Scouts and Guides will all be out soon

selling treats or carrying off our empty bottles and cans (full disclosure: my son is in Cubs and I am a leader). If you are able, lend a hand, and even if you don't want cookies or don't have any empties, a few kind words at the door are just as good. It's not all about the money: in this age of increasing social disconnection, it is important for young people to go out build confidence by knocking on doors and chatting with neighbours. It also makes good practice for Halloween...



Photo by Lee Hunt | Left to right: Lewis, Julie, Anna, and Max

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), 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.

Finally, don't forget to vote!

Yours sincerely,

Jonathan Jucker,

Editor, Brentwood Bugle



Brentwood Sportsplex Public Skating

Mondays: 10:00 to 11:30 am

September 14 to December 21, 2026

January 4 to March 22, 2027

Wednesdays: 1:30 to 3:00 pm

September 9 to December 16, 2026

January 6 to March 24, 2027

No Public Skating Dates:

October 12, November 11, December 23, 28, and 30, 2026. February 15, 2027.

No public skating on Statutory Holidays

Cost: \$1.00 per person (pay at the office)

Public skating only—no sticks, pucks, sleds, or strollers. We do not supply skating assistance equipment. Anyone under the age of 18 must wear a helmet.

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.

<https://ca.nextdoor.com/agency-detail/ab/calgary/calgary-police-service/>

For more information or to join Nextdoor, download the app or visit nextdoor.ca today!

CPS Community Safety Guide

<https://brentwoodcommunity.com/2024/11/21/cps-community-safety-guide/>

Your representatives in Brentwood

City Councillor: D.J. Kelly (Ward 4): ward4@calgary.ca

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

MP: Corey Hogan (Calgary Confederation): corey.hogan@parl.gc.ca; 403-410-2121.

CPS Community Police Officer: Constable Reinders: pol4241@calgarypolice.ca; 403 428-6342.

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A Man of Many Interests

by Lee Hunt

I recently had an opportunity to interview Dan Caswell, who grew up in Brentwood and has worked at the Brentwood Co-op for 20 years. His official title is Grocery Utility Clerk, with a particular focus on receiving and dairy. Dan certainly needs to be an early bird as his workdays begin at 6:00 am.

Dan especially enjoys travel and history. In his younger years, Dan played the French horn in the Calgary Stampede Show Band and really enjoyed their travels across Canada. The Halifax Tattoo was a particular highlight. In Grade 12, he participated in a school trip to London, Paris, Munich, and Amsterdam. In more recent years, Dan travelled to Germany and Austria to research his family roots. As part of that trip, Dan studied German in Schwabisch for two months and became quite proficient in speaking the language.

Dan has been a keen LEGO fan all his life. He builds LEGO projects from scratch and frequently attends LEGO shows—that includes a visit to LEGOLAND in Billund, Denmark. The Little Free Library outside of the Caswell family home contains not only books, but also a section for Dan's most recent LEGO display.

Dan comes from a loving family. In tribute to his mom who passed away two years ago, Dan planted a special bed of forget-me-nots which “grew huge”. Dan's dad, Daryl, joined us for our interview. Dan and Daryl told me of the NAPS group which Dan attended for eight years.

NAPS, which stands for “Never Alone Peer Support”, was a very helpful support group for individuals to discuss how they are doing. As Daryl put it, “A support group is so important—it's hard for an individual to keep going”. Sadly, the NAPS group disbanded, but now a new support group has formed—SAFE, Support for Anxiety, Fear, and Everything Else. This adult group meets each Tuesday night at Highwood Lutheran Church. New members are most welcome. Membership is free, and additional information is available at SAFE on Facebook.

My thanks to Dan for agreeing to be interviewed and to Daryl for joining us. I greatly enjoyed our conversation and learning about Dan's many interests.



Dan Caswell

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Why a Community Association Needs a Development Committee

by Melanie Swailes

This past summer, I was contacted by someone from another community who was upset about a Development Permit (DP) application for a 10-plex (5 main plus 5 secondary suites) on the former single-family lot next to them. The DP had been approved, and I met with a group of about 15 homeowners to talk about the Subdivision and Development Appeal Board (SDAB). The reason for the meeting was because their Community Association no longer had a Development or Planning Committee: it's a volunteer position which not all communities are able to fill.

This meeting made three things clear to me:

1. A Community Association (CA) needs to have enough volunteers step forward to learn about planning, evaluate the DPs which are circulated to the community, and to ensure that there is feedback on submitted plans. The more DPs (or rezoning applications) any community has, the more work for the volunteers. It's impossible for a CA to follow up extensively on each application; residents near a DP have to get involved. The Brentwood Community Association (BCA) and the Development and Transportation Committee (DTC) receive a copy of each DP submitted in our community. We deliver neighbour notifications to the residents who live closest to a proposed development, with information on how to submit feedback to the City, the CA, and the area councillor. If we receive no feedback, we assume there are no concerns with the proposed development. On behalf of the BCA, we submit comments to the file manager, and we try to follow up if we can. To do so, we need your feedback and we need volunteers on our committee. Get involved!
2. Even after the repeal of blanket rezoning, a homeowner or developer can still apply for a rezoning to R-CG (rowhouses with up to 8 units on average-sized Brentwood lots). Brentwood has had 7 multi-residential applications (8 – 10 units on a single lot) to date and all have generated a large amount of

opposition from neighbouring residents. After the repeal, a rezoning application has to go before City Council but, according to Joe Mueller from the City's regional planning team, "95 percent of applications for R-CG rezoning receive the green light." In the case of R-CG, under the new Land Use Bylaw amendments, if they meet all of the requirements (such as maximum 10 metre height and 55% lot coverage), they are now a permitted use, not a discretionary use. This is important because a permitted use is an automatic approval and cannot be appealed, whereas a discretionary use allows for feedback and can be appealed at SDAB if you disagree with the approval.

In July, there was a public hearing regarding backyard suites, with the City Administration report recommending that these become a permitted use. This would have meant that if a backyard suite application met the bylaw requirements, you would have had no right to comment on aspects such as overlooking windows, massing or shadowing impacts, and others. I was one of many CA representatives who spoke against making them a permitted use and retaining the discretionary aspect because it's important that you have input into a building next door which may impact your use and enjoyment of your backyard. A majority of councillors voted to keep the discretionary aspect. If CAs had not provided their feedback, the outcome would have been different, and most residents would only find out when there is an application next door.

3. The SDAB is an important second-look tool for residents, and it is up to residents to stay informed, submit feedback and decide if they wish to take further action. It is vital that the appeal is filed within 21 days of an approval. If you miss the deadline, the appeal will not be heard. The cost to submit an appeal is \$200, and anyone wishing to comment on the appeal may write a letter to be included in the SDAB Report or choose to speak at the hearing. SDAB hearings are held online, and further details can be found on their website. www.calgarysdab.ca.

Note that the SDAB does not itself gather information for the appeal. The onus is on the appellant(s) to provide information, and any materials (photos, maps, etc.) that would be helpful as evidence. The SDAB will make a ruling on the appeal: either allow or

not allow the DP to proceed or impose conditions on the application.

There is no question that Brentwood will change: many of the original homes will require updates, and the City aims for higher densification within existing areas. If we want a say, we have to get involved. Stepping up to volunteer in this role can seem daunting, but there are resources and experienced volunteers to help you learn how to provide valuable input on development proposals and ensure that we build better, not just more.

Erick Villagomez, Editor-in-Chief at Spacing Vancouver and teacher at UBC's School of Community and Regional Planning, emphasizes this difference:

"Planning for density asks how many homes can fit in a neighbourhood. Planning for community asks how those homes connect to schools, parks, libraries, businesses, transit, public spaces, and the existing social fabric. Density can be measured in units and floor space. Community is measured in relationships, belonging, and quality of life. One focuses on accommodating growth. The other focuses on how growth becomes part of a living neighbourhood."

Let's build better. If you are interested in community planning and redevelopment issues, we encourage new members to join us. Please contact the BCA for more information at office@brentwoodcommunity.com or at 403-284-3477.



Ballet Season

In 1841, Paris, France premiered *Giselle*, for the first time. The Romance Era ballet featured a young peasant girl falling in love with noble man in disguise. This delightfully entertaining ballet became increasingly popular for its spooky themes and ghostly motifs.



Brentwood

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IN-PERSON OPEN HOUSE

Date: Tuesday, October 27, 2026

Time: 6:00 pm - 8:00 pm

Location: 2244 Chicoutimi Dr NW (Charleswood Hall)

VIRTUAL INFORMATION SESSION

Date: Thursday, October 29, 2026

Time: 6:30 pm - 8:30 pm

Location: Online (register at www.brentwoodcrossing.ca)



**BRENTWOOD
CROSSING**



SCAN TO LEARN MORE

Keeping Bus Zones Clear Near Schools

by The City of Calgary



School and transit buses rely on clear bus zones to safely load and unload passengers. When vehicles stop or park in bus zones, buses may be forced to stop in traffic, putting children and passengers at risk. Bus zones are designated safety areas that must remain clear at all times. Respecting these zones helps protect children, supports accessible transit, and keeps traffic moving predictably. Parking legally and avoiding bus zones—even for short stops—helps create safer school environments for everyone. Learn more: calgaryparking.com/safeschools.

The School Patrol Program helps improve safety in school zones by focusing on education first.

School zones are designed to protect children. Parking rules help:

- Keep crosswalks and corners visible.
- Reduce congestion and sudden stops.
- Support safer crossings for kids and families.

Parking safety and compliance officers attend schools during busy dropoff and pickup times to:

- Remind drivers about safe and legal parking.
- Explain why certain rules exist.
- Answer questions from parents, caregivers, and school communities.

With over 150 elementary schools across the city, patrols can't be everywhere every day. Unsafe parking, like blocking crosswalks, doubleparking or stopping in no parking zones makes it harder for drivers to see children and for children to see cars.



News from the Friends of Nose Hill

In 1973, Calgary City Council voted to reserve 4100 acres as parkland on the top and escarpments of the east end of Nose Hill. The result was a combination of vigorous and sustained political pressure due to the activities of citizen groups who promoted the creation of the park. The decision to acquire it was influenced by public and private lobbying, including civic servants. A citizens' task force was appointed by the City Parks and Recreation Board; their report identified Nose Hill as of the highest priority and should be immediately purchased outright. There was strong support for large natural areas when the Calgary Field Naturalists' Society completed their year-long study. Although the land had been a subject of speculation since World War I, the City was freed by provincial policy to plan for a major park on Nose Hill. The Calgary Municipal Airport, in the late 1950s, decided that Nose Hill was on a flight path, so that the Federal Department of Transport imposed a development ban. Some farmers had to relocate and during the 1960s' suburban sprawl, people believed the open space would remain, unless or until the jet soon replaced the propeller. The Calgary Planning Commission requested a sector plan for the Nose Hill Highlands from the City Planning Department. The North Hill Community Associations asked for a delay to help prepare the plan. Calgary Field Naturalists' Society, Society for Pollution and Environment Control, The Junior League, and Local Council of Women asked to speak at a Public Hearing, before City Council voted 11 to 2 to put a freeze on Nose Hill development. Read more of "Fish Creek and Nose Hill Parks: A case study in contrasting forms of public participation" by Harvey A. Buckmaster (1929 to 2018) and his wife Margaret who advocated for Alberta's special places. <https://fonhs.org/xdocuments.html>.

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NEIGHBOURHOOD CONFLICT? Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.

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**DANNY
WAI**



Top #5 Team in the Year of 2025

SOLD! SOLD! SOLD!

HARVEST HILLS—HARVEST HILLS GATE.....SOLD for 95% of asking price

ON THE MARKET

3404 BULYEA CRESCENT NW (BRENTWOOD)

This bungalow situation on a private corner lot, surrounded by greenery on a quiet street. The living room, dining room, and bedrooms all have hardwood flooring underneath the carpet, a detail that matters to buyers planning updates rather than starting from scratch. The kitchen has its own side door leading straight out to the private backyard. The basement is developed with a large family room and wet bar. Location is where this property shines! It's a walk to four schools. This property also presents itself as a renovation opportunity.

Asking \$649,900 mls# A2341563

4824 CLARET STREET NW (CHARLESWOOD)

This fully renovated bungalow pairs timeless curb appeal with a complete, modern style and the added benefit of a new constructed CARRIAGE HOUSE on top of the TRIPLE CAR GARAGE. The main home showcases a classic brick exterior with a charming front archway, while inside, nearly every element has been updated. A brand new triple detached garage, offering ~800 sqft of additional living space! The LEGAL suite features its own open-concept kitchen, large waterfall island with breakfast bar. This is a unique opportunity to own a turn-key renovated home with a high-quality legal suite.

Asking \$1,129,000 mls# A2313861

611, 355 NOLANCREST HEIGHTS NW (NOLAN HILL)

Bright and beautifully finished townhome in the heart of Nolan Hill. Open concept main floor, where the kitchen takes center stage with quartz countertops, a stylish backsplash, stainless steel appliances, and an island with a breakfast bar. Upstairs, carpet underfoot leads to two generously sized bedrooms, each with its own ensuite. The single attached garage brings extra versatility with a bonus room at the back. Quick connections to Stoney Trail, Shaganappi Trail, and Sarcee Trail, downtown Calgary.

Asking \$417,900 mls# A2329404

3324 MORLEY CRESCENT NW (CHARLESWOOD)

Bungalow Living, Steps from the University, shops, LRT station and Nose Hill Park — Charleswood Tucked into one of Charleswood's quietest streets, this bungalow faces directly onto a green space and offers over 1,270 sq ft of freshly painted living space on the main floor alone. Three bedrooms and a 4-piece bathroom complete the main floor, along with a sunroom that opens onto a private treed patio with a gently sloped backyard. Just minutes from the U of C, Nose Hill Park, Confederation Park, Market Mall, Foothills Medical Centre, and the Alberta Children's Hospital are all close by.

Asking \$899,900 mls# A2329119

EDGEMONT—EDENWOLD HEIGHTS

Perched at the top of Edgemont, this TOP FLOOR suite delivers sweeping city and Nose Hill views from the living room and private balcony and comes with its OWN DETACHED GARAGE! The open-concept layout connects the kitchen, dining-nook and family room with a gas fireplace, creating a bright and airy space for everyday living and entertaining. The primary bedroom features a 3-piece ensuite. Move-in ready.

Asking \$228,500 mls# A2294846

**Free Home Evaluations Anytime
No Cost & No Obligation**

**Call Danny Wai
at 403-247-5171
and Start Packing!**

Not intended to solicit currently listed properties.

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