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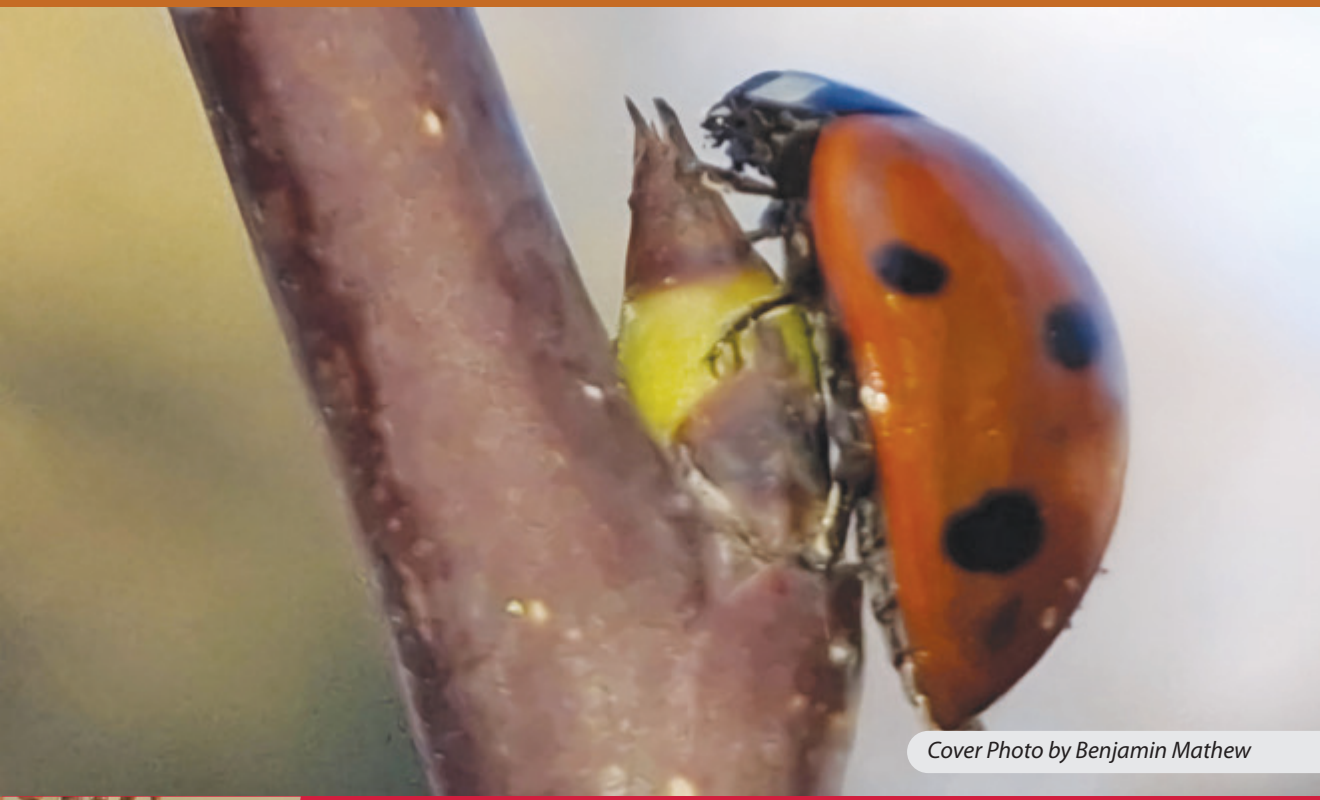
THE OFFICIAL BRENTWOOD COMMUNITY NEWSLETTER



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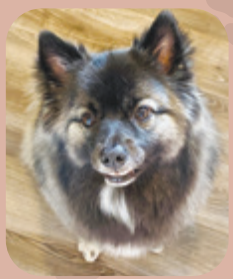
Molly, *Elbow Scene*



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Dear Brentwoodians,

House Prices

Once again, reading Melanie Swailes' Development and Transportation Committee article got me thinking, this time about the cost of housing. With the media coverage and political discourse about housing, it is easy to take it as a given that the cost of housing has risen in an unprecedented way in the last several years; but a chat with my parents cast another light on the issue. I grew up in a small (<1,500 sq. ft.) semi-detached home in a family-friendly neighbourhood in mid-town Toronto—near Mt. Pleasant Road and Davisville Avenue, for those who know the city. My parents bought it in 1973 for $35,000. When they moved to Nova Scotia in 1998, they sold the place for $335,000, or 9.5 times the original purchase price. I did a bit of browsing on Realtor.ca this afternoon, and comparable homes in the neighbourhood seem to now be going for anywhere between $1.5m and $2m. That's a lot of money to be sure, especially compared with the market here in Brentwood, but it only represents a six-fold increase since my parents sold.

In other words, homes in a highly desirable area of one of the most expensive cities in the country have appreciated a lot less in the last 25 years than they did in the previous 25-year period. This is of course anecdotal evidence, but it offers a different perspective on the housing issue. My parents, who were already entering their 30s, borrowed the down payment from my grandfather, who took out a second mortgage to help them. Then, like now, many people relied on financial support from parents to get into the property market. Maybe today's situation isn't as different as we sometimes hear. I would love to receive some perspectives from *Bugle* readers on the challenges you have faced in the housing or rental market, and your outlook for the future. Please send your thoughts to bcabugle@telus.net.

A Great Loss

Long-time readers who have been missing the contributions by our Environment columnist Polly Lee Knowlton Cockett will be saddened to learn that she recently passed away after a struggle with cancer. Tributes from the Brentwood Community Association and columnist Lee Hunt can be found in this issue, but I would like to add my personal condolences to Polly's family and friends. She made an outsized impact in our community, and she will be missed greatly.

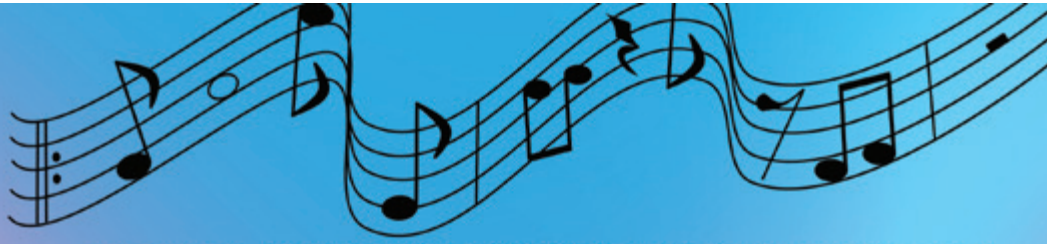
Photo Contest

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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Calgary Police Service on Nextdoor!

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

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- Awareness and updates: events, initiatives, and updates in our community
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- 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

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Should House Prices Come Down?

by Melanie Swailes on behalf of the Development and Transportation Committee

Is there anyone who doesn't want "affordable" housing? Not likely: we all need a place to live. Over the past several years, house prices have risen rapidly, as have rental rates. The average price of a detached resale home in Calgary increased rapidly from about 2021 to 2024: in 2021, the detached resale house price averaged $583,000,[1] by the end of 2024, it reached $748,683.[2]

In order for housing to become more affordable, a lower percentage of monthly income must be spent on rent or mortgage: relatively speaking, either wages have to increase substantially, or the cost of housing has to drop significantly. Both wages and home prices are complex, with many determining factors, so let's focus only on the housing side of the equation.

A real estate crash that dropped prices to the 2021 level or lower would be a great thing for someone buying their first house, but people who have bought homes since then would have "underwater" mortgages, where the value of the mortgage is greater than the value of the house. If you lived in Calgary in the early 1980s, you might remember "dollar dealers" who purchased houses for $1 from people who were desperate to walk away from the liability of their mortgage.

In May, the new Liberal Housing Minister and former Vancouver mayor Gregor Robertson was asked if house prices should go down. He answered, "No, I think that we need to deliver more supply, make sure the market is stable. We need to be delivering more affordable housing."[3] He recognized that it is impossible to lower prices for some people (i.e. those looking to buy their first house) while protecting the investments of existing homeowners.

Similarly, Prime Minister Mark Carney has said, "Ultimately, the housing crisis is solved by supply." He added that the Federal Government could take measures such as cutting the GST on new homes, halving the development charges for construction on homes, developing a more efficient home-building industry in Canada, and ultimately doubling of the rate of home building in Canada.

All those proposals should help to improve affordability. But there are so many other factors at play. If prices drop, homes could also be bought up by domestic and offshore investors for use as Airbnbs or other short-term rentals. If rents drop drastically, developers won't be as interested in building rental units because their return on investment will be lower.

Two recent books provide a fascinating look at the realities of house prices; both are available from Calgary Public Libraries. In *The Tenant Class*, author Ricardo Tranjan looks at the relationship between landlords and tenants and argues that the housing market is working as intended in our society: owners and governments reap the profits from the status quo, while renters pay the price. Is there really a desire to change the way things work now?

Broken City: Land Speculation, Inequality, and Urban Crisis is written by Patrick Condon, a Vancouver-based professional city planner, UBC professor, and researcher with over forty years of planning experience. He posits that housing wealth has risen for some (the "rich") because land has become an asset rather than a utility. When land and housing became a profitable investment for global markets, runaway housing costs ensued. In Vancouver, despite building massive amounts of new housing, prices kept increasing.

In Canmore, there has been a recent well-publicized debate over second-home ownership, which means fewer homes available for those who live and work full-time in Canmore. Again, there is no easy answer. Restrictions ignore the benefits that part-time residents bring; they still spend their money in the community but use fewer resources such as schools. More homes can be built, but if the units are purchased as investments for people outside of the community and/or used as short-term rentals, the benefits are not passed on. The number of houses increases, just as in Vancouver, but the affordability does not.

Do we really want house prices to come down? In Canmore, if prices dropped, perhaps many of us might consider buying a second home there. US investors might find the prices appealing because of the currency exchange rate. Should purchasing property be restricted? Because Jasper and Banff are located

on Federal lands, they have a "need to reside" clause, designed to ensure housing is available for those who work and live in the community. But if there are restrictions in Canmore, there will be less investing and fewer dollars available to build anything.

It's complicated. Read and learn more. Next month, some measures that might help with affordability—housing co-ops, designated affordable housing providers, types of homes, small homes, mobile homes, and quicker building.

If you would like to join our Community Association, you are always welcome to do so. Contact the office at office@brentwoodcommunity.com or at 403-284-3477.

Sources:

1. https://www.calgary.ca/content/dam/www/cfod/finance/documents/corporate-economics/housing-review/housing-review-q4-2021.pdf
2. https://www.calgary.ca/research/housing.html
3. Should home prices go down? 'No,' says Canada's new housing minister | Globalnews.ca

Our Condolences

On behalf of the Brentwood Community Association, I extend condolences to the family of Polly Lee Knowlton Cockett who passed away on May 9.

Polly Lee was an extremely influential resident of the Brentwood Community. She kept Whispering Woods in great shape with her involvement in monitoring the invasive species and keeping the area clean and vibrant with native wildflowers. She was our Community Environmental Representative for 23 years. Polly will be deeply missed, and I know that her legacy will continue in our community for years to come.

Bonita McCurry

President, Brentwood Community Association

News from the Friends of Nose Hill

by Anne Burke

Connect: Calgary's Parks Plan replaced the Open Space Plan and the Natural Areas Management Plan. Calgarians have historically and consistently had a strong desire for the inclusion of natural areas as Open Space. As early as 1914, The Mawson Plan recommended protection for the riverbanks. In the 1940s, the public wanted natural park environments to be preserved. Little or no management was considered. In the early 1970s, The Calgary Bird Club assessed several natural areas, including East and West Nose Hill, before specific natural areas management policies were identified. By 1980, City Council adopted the first Nose Hill Park Master Plan, to ensure that natural habitat would remain for wildlife species that use it. The Nose Hill Biophysical and Land Use Inventory was a major project, but any unexpected problem or difficulty was beyond its scope. Instead, The Nose Hill Park Management Advisory Committee was followed by the Nose Hill Park Trail and Pathway Plan.

The Natural Areas Management Plan called for long-term conservation methods to support appropriate public uses. Some activities were dog walking, hiking trails, and weed control. For Nose Hill, as a Major Natural Environment Area, there were guidelines about grazing, wildlife, signage, fallen trees, and brush. As in all Natural Environment Parks, the approach was based on habitat types, with the general principles being fire management, life cycling, planting, restoration, and reclamation. To communicate the aims of protection, management, and permitted uses in a natural environment park, staff training and public education were planned, so as to share information regarding natural areas and natural history in Calgary. The plan was to evolve, with more research and new techniques for managing urban natural areas, as the public perception of Open Space changed, not only in Alberta but across North America.

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Polly Was Exceptional

by Lee Hunt

Dr. Polly Lee Knowlton Cockett

The title sums up the impact of Dr. Polly Lee Knowlton Cockett, who passed away at age 70 at the Foothills Country Hospice. Polly's death on May 9 is a huge loss to her family, to Brentwood, to Calgary, indeed to the world.

Tributes to Polly have poured in on the McInnis and Holloway website from the U.S., Guatemala, Brazil, Sweden, and Australia, praising her for her leadership and knowledge. She is lauded as "infectious" and "a creative force," who exuded "authentic kindness" and "compassion." Deb Nettesheim put it this way: "Her lens on it all was a weaving of wit and intelligence, passion and dedication."

Above all, Polly cared: about ideas, about others, about her community, and especially about her family.

Brentwood residents Eleonore and Peter Aukes recall "having many lovely evenings together with Polly and her husband Robin, sharing lively and interesting conversations which are the source of tremendously dear memories for us."

I first met Polly in 2004 when she, Cheri Macaulay (deceased 2019), and I coordinated the large mural on Brisebois Drive at Northmount Drive. We three went on to organize a second mural in 2005 at Charleswood and Northmount Drives. On both projects, Polly coordinated media coverage, penned masterful funding applications, and wrote the wrap-up summaries required by our funders. Polly's skill as a wordsmith truly came to the fore.

For over 20 years, Polly was the Environment Representative on the Brentwood Community Board and thus wrote monthly columns in the *Bugle* keeping readers apprized of a wide range of environmental topics.

Polly will be long remembered and honoured at Dr. E.W. Coffin School in Brentwood. For over 30 years, Polly encouraged students, staff, and community members to steward the Whispering Woods located next to the school. This stewardship included not only digging out non-native and invasive species, but also creating the Whispering Woods Signs which stretch from A to Z. As inspiration for the signs, students were asked to come up with various aspects of nature which would fall under each letter. Juane Priest, now retired but Dr. Coffin principal at the time, comments, "Polly inspired and instilled teachers, support staff, students, parents, and the Brentwood community with a deep care for environmental stewardship."

But Polly's impact spread well beyond Brentwood. She was a substitute teacher for many years with the Calgary Board of Education and then, after completing her Ph.D. in Environmental Education in 2013 at U of C, she went on to be a sessional instructor at that university. In 2024, Polly was appointed an Adjunct Assistant Professor.

It is no surprise that Polly's interests went beyond education and the environment. Since moving to Calgary in 1991, Polly had remained active playing and coaching soccer. One tribute refers to Polly as "soccer player extraordinaire", while another tells of Polly still playing soccer even shortly after receiving chemotherapy for her cancer.

In addition, Polly and Robin loved hiking in Japan, completing challenging hikes such as the Shikoku Pilgrimmage, Mount Fuji, and the Kumano Kodo Trail.

As sick as she was last September, Polly visited the site where Brentwood's newest mural was being created under Crowchild where Brisebois becomes 40 Ave NW. As always, Polly was so supportive, sporting that spectacular smile of hers!

Polly Lee will be missed by all who were fortunate to have known her. We at the *Bugle* extend our condolences to Polly's husband Robin, children Grayson, Rowan, and Audrey Lane, as well as to her daughter-in-law Courtney, plus her cherished granddaughter Isabelle.

What Is a Boundary Really? Understanding the Rules We Set for Ourselves

by Nancy Bergeron, R.Psych | info@nancybergeron.ca

When most of us hear the word boundary, we tend to think of rules we place on other people: "Don't speak to me like that," or "You can't come over without asking first." But in truth, boundaries aren't rules for others—they're rules for ourselves. They define our comfort zone, and they guide our actions when someone crosses a line we've drawn.

"A boundary means you are responsible for what's in your yard, which would be your thoughts, your feelings, your actions, and your opinions," explains Dana Skaggs, therapist. "And your neighbours also have a right to their thoughts, their feelings, their opinions, and their actions." In other words, you tend your own garden—and you don't try to control what someone else grows in theirs.

This is one of the most empowering (and humbling) aspects of boundaries: they remind us that we don't get to control others. We can't force people to think like us, behave in ways we prefer, or rescue them from their own beliefs. What we can do is make choices about how we'll respond when someone acts in ways that don't feel good to us.

That's where the real work of boundaries begins. As therapist Laura Vladimirova puts it: "There's no boundary without internal consequence." It's not enough to say, "I don't want you to come over unannounced anymore." The assumption might be that the person will simply comply. But what if they don't? That's when the boundary is tested—not when it's spoken, but when it's ignored. Do we let them in anyway? Ask them to leave and come back later? Decide to spend less time with them moving forward? Our boundary is only as strong as the action we're willing to take when it's crossed.

An example of this could be for a romantic relationship. We have a list of behaviours that make us uncomfortable, and we would leave the relationship if those boundaries weren't respected. In practice, what they demonstrate is this core truth: a boundary includes a limit and a consequence. We are clear on what we would do if our boundaries weren't respected.

This principle applies just as much in parenting. Parents often think of boundaries as rules for their children: "Put your shoes on before going outside." But children test rules—that's what they do. The real boundary isn't whether the child follows the rule, but how the parent responds when they don't. Do you put the shoes on for them if they don't? That's the boundary in action: your response, not their behaviour.

Another common misunderstanding is that boundary violations should always result in cutting someone off. "Sometimes, with boundaries, we think the most severe consequence is what's always needed," says therapist Nedra Tawwab. However, if we ejected every person who crossed a line, we'd be left with very few relationships. Realistically, the first time someone violates a boundary, a reminder may be all that's needed. The second time, you might take space or limit contact. Only in cases of repeated violations or extreme harm do more permanent consequences become necessary.

Ultimately, boundaries are an act of personal responsibility. They require clarity, consistency, and courage—not control. They aren't about changing other people. They're about protecting our own well-being and honouring our own limits, even when others don't. And that's where true empowerment lies.

Off the Bookshelf

by Rosemary Brown

Buffalo is the New Buffalo by Chelsie Vowel is a collection of intriguing stories that invite us to reimagine the colonial past and consider alternative futures.

Many of us are more familiar with Vowels's earlier work, *Indigenous Writes*, composed of highly informative essays on a wide range of topics of concern to Indigenous peoples, from the Doctrine of Discovery to child welfare.

Chelsie Vowel is Métis from Lac St. Anne and now lives in Edmonton. She has degrees in education and law and teaches the Cree language. She co-hosts *Métis in Space*, an Indigenous, feminist, sci-fi podcast. She also gives many public presentations, some of which are accessible on You Tube.

Buffalo is the New Buffalo falls into the literary genre of Indigenous Futurism.

"Indigenous Futurism is an artistic and intellectual movement that explores the intersection of Indigenous cultures, history, and futures. It's a genre that uses science fiction, speculative fiction, and other mediums to envision alternative futures for Indigenous peoples, often by reinterpreting their past and incorporating Indigenous knowledge," according to Grace Dillon, who coined the term in 2003.

Buffalo is the New Buffalo focuses on the possible pasts and futures of Métis peoples in Alberta. Vowel writes and researches the stories in this collection to recover and understand Métis culture and the impact of and resistance to colonization.

The introduction to the book provides a very brief overview of each story and then follows each story with an exploration which clarifies what is and is not factual and offers insights into aspects of Métis culture and history.

Vowel infuses these stories and explorations with Métis understandings of the world and existence. Vowel asks us to consider, among other things, circular rather than linear time; dreams, relations among human and animals, including the ability to transform or shape shift, the existence of spirit worlds attached to the land, and how these could intersect with technology.

She also informs us of several distinct aspects of Métis culture such as cultural transmission, child rearing, and the leadership roles of Métis women.

In sum, these stories challenge us to resist colonization as inevitable, to recognize the agency of Indigenous peoples, and to think about our role in the future that we will collectively build.

The members of the Settlers Book club enjoyed reading and discussing these stories. You will too.

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6. This *Matrix* star is an avid motorcyclist and even co-founded a motorcycle manufacturing company.

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LANDSCAPING & WINDOW CLEANING: Weekly yard care starting at $39. Decorative mulch, rock, soil and sod installation. Window or gutter cleaning starting at $109; interior or exterior. Garden beds, stone patios, walkways and rock walls. Deck and fence builds, small concrete jobs and synthetic grass installation. A+ Member of BBB. Licensed and Insured. WCB. 403-265-4769 | YardBustersLandscaping.com.

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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E.G.K. CONTRACTING, RENOVATIONS, DEVELOPMENTS, HANDYMAN SERVICES (ONE CALL DOES IT ALL)! Drywall, taping, texturing, painting, tile work, t-bar ceilings, flooring, plumbing, water line breaks, flood and fire restoration, mold remediation, electrical and more. 40+ years of experience. Licensed, insured, carry W.C.B. B.B.B. accredited A+ rating. Check out my website at www.egkcontracting.com or call Erich at 403-606-2493.

JEFFREY ELECTRIC: Friendly, professional electrical service for your next residential project, large or small. 10 years serving Calgary, City Qualified Trade, Master Electrician, licensed, insured. Very competitive rates for quality electrical work. Service panel upgrades from 60 amp to 200 amp. Car chargers, aluminum rewiring, custom kitchens and basements. Free estimates. www.cejelectric.com or call Clayton at 403-970-5441.

GUTTER DOCTOR! Home exterior service experts. Services include gutter cleaning, repairs, and installations as well as fascia, soffit, siding, roofing, cladding, heat cables, gutter guards, window cleaning, and pressure washing. Local business for over 23 years with more than 70,000 happy customers! Licensed, insured, WCB, A+ BBB member, multi award-winner. Quality work with a warranty! www.gutterdoctor.ca, 403-714-0711.

TLC CLEANING: Over 20 years' experience in the business! TLC Cleaning is a small and personalized house cleaning company with an eye for detail. Licensed, insured, bonded, and WCB covered for your peace of mind. Excellent rates and references; environmentally-friendly options too. Everyone needs a little TLC! Free estimates; please call Carol at 403-614-8522 or email tlc.cleaning@shaw.ca.

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Top #2 Team in the Year of 2024

SOLD! SOLD! SOLD!

CHARLESWOOD—CAPRI AVENUE.....SOLD for 122% of asking price
SPRUCE CLIFF—SPRUCE PLACE.....SOLD for 98.3% of asking price
COLLINGWOOD—COLLINGWOOD PLACE.....LISTED & SOLD for 98% of asking price

ON THE MARKET

8408 ADDISON DRIVE SE (ACADIA)

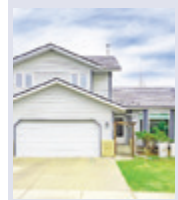
This gorgeous bi-level home features 4 total bedrooms, 2 full bathrooms, a south-facing backyard, renovated illegal basement suite (2024), central A/C, water softener, newer windows on the main floor, and a double detached garage! Behind the home is a stretch of green space off the paved back alley, perfect for dog runs, summer walks, and a community connector with privacy!

Asking $689,900 mls# A2210955

42 COLLINGWOOD PLACE NW (COLLINGWOOD)

An outstanding brand new luxury home in the heart of Collingwood! >3,000 sq.ft. of opulent living space - stacked with plenty of features the builder has planned and executed meticulously throughout the process. At the center is a chef's kitchen with an oversized island, quartz counters and backsplash, LED-under-lighting, full-height cabinetry and a pot-filler above the 36" gas range. A coffee bar with cabinetry and a beverage fridge adds convenience. This home has a legal 2 bedroom basement suite and a double attached garage. Separate furnace systems, with AC installed for the main dwelling unit. Close to the Calgary Winter Club.

Asking $1,349,000 mls# A2217124



179 SCENIC HILL CLOSE (SCENIC ACRES)

Prime corner lot in Scenic Acres, perfect family home. Beautifully maintained and extensively upgraded 1,923 sq.ft., 3 bedroom / 3.5 bathroom two-storey split home. The main level features vaulted ceilings and bayed windows in the spacious living and dining rooms, flooding the space with natural light. The vaulted ceiling in the kitchen offers vertical space and airflow, and there is a large walk-in pantry. The fully finished basement offers a spacious rec room, private office/den, and an additional 3-piece bathroom—ideal for guests or a home workspace.

Asking $779,000 mls# A2219121

BEDDINGTON HEIGHTS—BERMUDA DRIVE

End-unit townhouse in the complex of Spicewood in Beddington Heights. Excellent location—this unit backs onto the playground and is beside the green space! Highlights of this lovely unit include more than 1,630 sq.ft. of living space, 3 bedrooms and 1.5 bathrooms. The developed basement has a large family room for social gatherings and a good -sized storage area in the laundry room. This unit comes with 1 assigned parking stall. Conveniently located to hop onto Deerfoot Trail, 14 Street (north-south access) as well as Country Hills Blvd (west-east access).

SOLD

Asking $399,900 mls# A2214085

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