



BRENTWOOD COMMUNITY ASSOCIATION

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Transportation and Development Committee: Community Development Guidelines

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1. Introduction

Brentwood is undergoing significant changes, in part as aging buildings or areas are redeveloped, and also as a result of the City of Calgary’s densification strategy. The *City of Calgary Municipal Development Plan (2009)* includes the goal to “direct future growth of the city in a way that fosters more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods”.

One strategy that the City of Calgary uses to work towards this goal is Transit Oriented Development (TOD), which promotes high density mixed use development within walking distance of a public transit stations. The City of Calgary (2019c) defines TOD as “a walkable, mixed-use form of area development typically focused within a 600m radius of a primary transit station – a Light Rail Transit (LRT) station... Higher density development is concentrated near the station to make transit convenient for more people and encourage ridership.”

The *Brentwood Station Area Redevelopment Plan (2009)*, which involved consultation with the Brentwood Community Association, governs development inside the TOD. The Brentwood Community Association and the Transportation and Development Committee (DTC) developed these guidelines to govern development outside the TOD due to the impact of the TOD and other redevelopments on the surrounding community.

“Although much within the existing low residential neighbourhood will remain the same over time, redevelopment in the Brentwood station area will undoubtedly have an impact on surrounding communities. This change should be sensitive to existing communities, providing for transition of scale, form and character, while creating opportunities to enhance connectivity and public realm offered to the community.”

Brentwood Station Area Redevelopment Plan (2009)

In preparing these guidelines the Brentwood Community Association and the DTC sought to consult residents. The BCA hosted open houses, posted the guidelines on the [Brentwood Community Association](#) website, and provided copies to interested residents. The guidelines are considered to be “living” and the committee welcomes comments and suggested revisions. The guidelines are used to uphold the vision and values of the community when reviewing Development Permit applications.

2. Vision

Brentwood is a diverse, sustainable, inclusive, people-oriented community, promoting a high quality of life with respect for one’s neighbours and the natural environment.

3. Values

3.1. Supporting Contextual Development

The Brentwood Community Association and the committee recognize that property owners have the right to develop their property in a manner that is consistent with City of Calgary bylaws and standards. However, it advocates that development consider adjacent homes and the streetscape on that block. Strong consideration will be given to adjacent homes and the streetscape when reviewing Development Permit applications.

Design Principles:

- Land use policies provide for a variety of housing types within Brentwood. For Residential Single Detached (R-C1) areas, the policy allows the existing character of single family detached housing to remain unchanged.
- The Brentwood Station Area Redevelopment Plan (ARP) allows for areas with higher density within the radius of the designated TOD area. Within the area of the ARP, proposed developments requiring relaxations of the statutory guidelines of the ARP (such as height or main street concepts) will not be supported.
- New development should be scaled to lower density except along major transportation corridors. In the (re)development of those areas, maximum building heights should be sensitive to adjacent buildings and a respectful transition in heights must be maintained.
- While the City of Calgary has approved secondary suites, including Backyard Suites as a Discretionary DP for the city as a whole, the Brentwood Community Association and the DTC continue to review proposals to ensure that they are consistent with the bylaws and standards, as well as take affected neighbours' comments into consideration.
- Infills and new home construction should be sensitive to building mass and height of adjacent homes and should maintain current setback standards. Extensive relaxations will not be supported because of the potential negative effects on adjacent properties. Infills and new home construction should follow contextual guidelines even if it means they avoid being built to maximum bylaw standards because it would not maintain the character of the streetscape of the entire block.

- Most homes in Brentwood have back alleys and garages accessed through the alley. Any developments or redevelopments should follow that model.
- Front garages are discouraged other than where they already exist. In cases where an existing home has a front driveway, no new curb cuts should be made. For example, if there is a single width driveway leading to the back, a new redevelopment should not include a double front driveway.
- Window and deck placement in new homes or in updates to existing homes should respect privacy of neighbours. Backyard secondary suites must have window and deck placement that complies with the City of Calgary Backyard Suite Guidelines.

3.2. Supporting a Pedestrian and People Oriented Community

The Brentwood Community Association and the committee support the maintenance of a cycle, pedestrian, and transit friendly community.

Brentwood has ease of access to public transportation with networks focused around the Brentwood LRT station connecting the community to the Central Business District (i.e., downtown) and other city quadrants. Brentwood has a Community Transit Score of 70-89, which means that transit is convenient for most trips (City of Calgary, 2011). Bicycle lanes have been and, may continue to be, added throughout the community. Brentwood has a Community Walk Score of 50-69, which means some amenities are within walking distance (City of Calgary, 2011).

Design Principles:

- Improve pedestrian access to services, in particular those associated with the Brentwood Transit Oriented Development.
- Minimize high vehicular traffic volume except on main transportation routes and minimize the impact of “cut-through” traffic on smaller residential streets.
- Lower allowable speeds and install traffic calming measures such as speed bumps, raised medians, traffic circles and curb extensions on selective secondary streets, except on main transportation routes.
- Support residents who seek parking restrictions or permits on their streets because of spillover parking. Residents must petition others on their street as per the City of Calgary requirements should they wish to apply for parking restrictions.

- Support public transit networks oriented toward the Brentwood LRT Station.
- Maintain the quality of recreational facilities to meet the needs of all age groups.

3.3. Protecting the Natural Environment

Brentwood is now characterized as a heavily treed community, with mature deciduous and fir trees, and has many greenspaces and parks. Brentwood residents take pride in this. The Brentwood Community Association and the DTC are determined to preserve the natural environment, including green spaces, matures trees and vegetation and parks, in the face of new development.

Design Principles:

- New developments should “attempt to preserve existing mature trees on a site by designing around them” (City of Calgary, 2010).
- “Any mature trees that are requested to be removed from the [development] should be replaced in value, in order to maintain and enhance the visual quality of the street” (City of Calgary, 2010).
- “Where mature trees to do not exist... the provision of trees... is encouraged” (City of Calgary, 2010).
- Recognize the role of trees and landscaping in aiding good property drainage, limiting surface flooding, and providing screening and privacy. Individual properties play a large role in maintaining landscaping that helps the community as a whole.

3.4. Committing to Community Involvement

The Brentwood Community Association and the committee respects and encourages diversity of opinions on the nature of the community and encourages community involvement in decisions which impact the quality of life in the community.

Design Principles:

- Maintain a Transportation and Development Committee.
 - Residents are welcome to attend a meeting of the committee if they have concerns about community developments. The committee is also pleased to welcome new members. The committee normally meets the first Monday of each month, with the exception of July and August.

- Post Development Permit applications for the community on the [Brentwood Community Association](#) website.
 - Residents are encouraged to consult the Development Permit applications.
- Wherever possible, consult with neighbours affected by applications through “Neighbour Notification” letters. Letters are typically provided to those in the immediate vicinity. Any comments received from neighbours will be taken into consideration in the response on applications.
- In the interest of promoting a strong sense of community and minimizing potential conflicts, the Brentwood Community Association and the committee encourage those proposing new developments to discuss these neighbours and the community, especially at the design stage where it is easier to address concerns.
- Homeowners are responsible for the actions of their developer/builder. Developers are expected to be sensitive to the impact of construction on neighbours.

Appendix: Notable Characteristics and Features of Brentwood

Established in 1960, Brentwood is a mature, well-established community located in Northwest Calgary. Comprised primarily of single family dwellings, the majority of which are owner occupied, the community is characterized by long-term residents who raised families in the community and have remained into their senior years.

The Brentwood community profile provides a detailed description of the demographic and household information of the community (City of Calgary, 2019a). The City of Calgary (2019b) projects that the Brentwood population will increase at a higher rate than the rest of the city with a 90% increase between 2014 and 2030. Most of this increase will be driven by new development - high density multi-family dwellings - along the main Crowchild transportation corridor.



Brentwood and its neighbour to the east, Charleswood are separated by Brisebois Drive and Charleswood Drive. The map shows that the north-west section of Charleswood extends far into Brentwood. Observations in this document on the nature of the Brentwood community may also apply to Charleswood community.

Green spaces and parks

Many crescents in Brentwood have green spaces in the centre. For example, Barron Park, Carragana Park, Capri Park, etc. These green spaces provide a tree canopy and there are ongoing efforts to retain the trees through the ReTree program.

Nose Hill Park, one of the largest municipal parks in Canada, abuts Brentwood. A pathway system and pedestrian bridge provide access to the park from the community. Smaller parks include Blakiston Park, Brenner Park with a Whispering Woods interpretive area, and others.

Facilities

Facilities include the Nose Hill Library, Sir Winston Churchill Aquatic and Fitness Center, the Brentwood Sportsplex (arena), tennis courts, baseball diamonds and soccer fields, as well as bike paths and bike lanes. In addition, Brentwood has a Community garden, football fields and in the winter, an outdoor ice rink with lighting.

Schools

Brentwood features established, quality educational facilities. Preschool, primary, and secondary schools include Brentwood Elementary, St. Jean Brebeuf Junior High, Simon Fraser Junior High, Dr. E.W. Coffin Elementary, Captain John Palliser, Ecole St. Luke Elementary, and Sir Winston Churchill Senior High. These schools often have a large green spaces that add to the greenspace so visible in the community and are often enjoyed by community residents.

Brentwood features ease of access to post-secondary schools, including the University of Calgary, Alberta College of Art and Design (ACAD) and the Southern Alberta Institute for Technology (SAIT).

Services

Area residents are well served by medical and dental offices, commercial and banking facilities, retail shopping malls, community religious institutions, grocery stores, restaurants. The ready availability of commercial and social services enhances the ability of residents to rely less on automobile use.

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