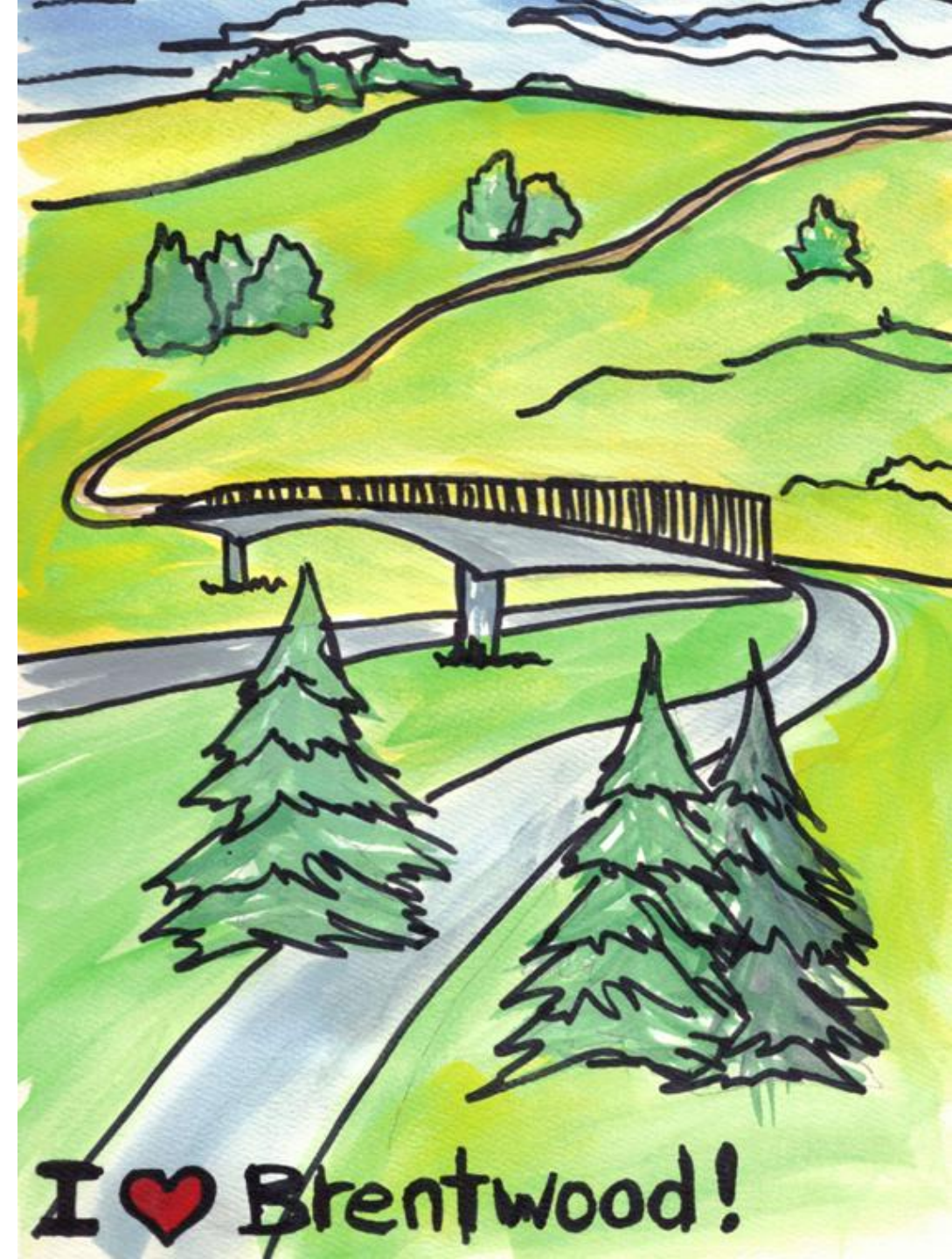


Brentwood Community Association



Attachment 33, Pages 340-351

- Lack of confidence that reform measures will be implemented
- Count the number of total units accurately
- Rowhouse guidelines for compatibility
- Address issues related to privacy
- Confusion around the Motion
- Lack of awareness of the proposed amendments



What could be built next to me?

- Height: 11 metres
- Density: 75 units per hectare
- Parking: .5 stalls per unit



What could be built next to me?

There are many factors that influence a landowner's decision to redevelop a property. Once that decision has been made, they may submit an application for a development permit. A development permit is always required for new homes being built in R-CG.

The development permit process includes a full internal review, including ensuring servicing is in place for new units, as well as ensuring the application is in line with policy and/or Land Use Bylaw rules. Elements of the review include parking, landscaping, unit count etc. Public comments are reviewed during this process to determine if the development could be modified to accommodate public concerns. Some applications must be approved if they meet the rules of the bylaw. Not all concerns warrant changes, and some applications are only required to meet the rules of the bylaw.

Calgary



Proposed changes to citywide zoning

City Council is proposing a change to revert residential properties to the zoning they had prior to citywide Rezoning for Housing.

As part of the process, a public hearing will be held on March 23, 2026 and all Calgarians are invited to participate in writing, online or in person. This hearing is your chance to provide feedback on the proposed citywide rezoning changes to Council.

Learn more about what is being proposed and how the citywide rezoning bylaw may impact you at calgary.ca/rezoning



The Reality on the Ground



The Reality on the Ground

“The City promotes infilling that is **sensitive, compatible** and **complementary** to the existing **physical patterns** and character of neighbourhoods.” Page 37, MDP

Municipal Development Plan 2020



Current DP in Brentwood

DP2026-01358 at 3840 Brighton Drive NW

New: Rowhouse Building (1 building), Semi-detached Dwelling,
Secondary Suite (5 suites), Accessory Residential Building (garage)



Water Usage



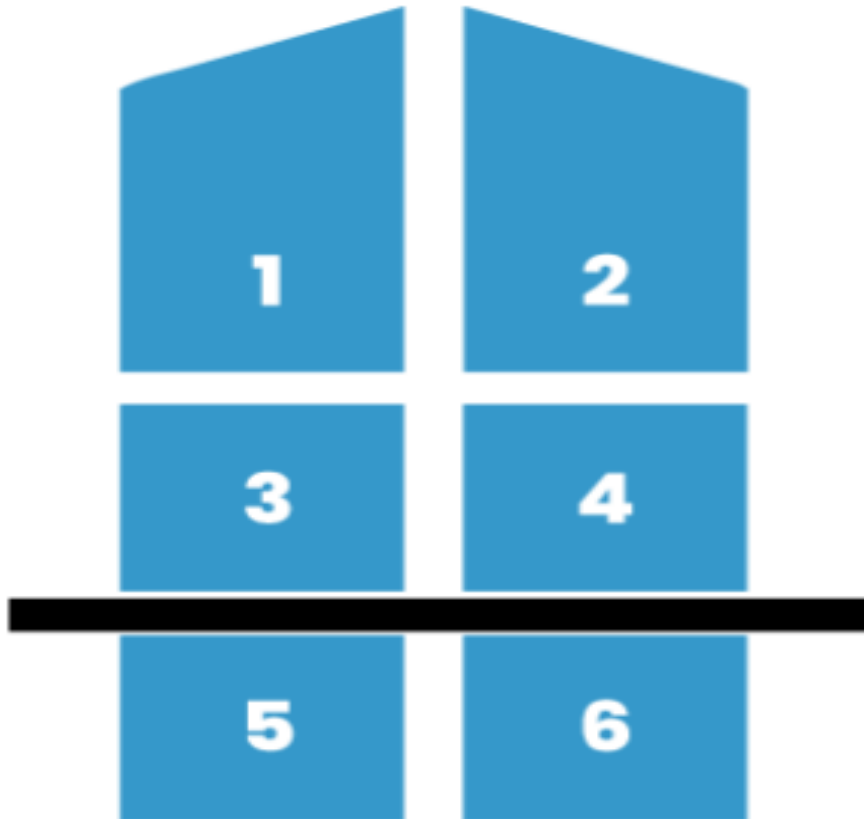
Expanding Housing Options in Neighbourhoods - Multiplex – Monitoring Program – Final Report

Date: May 29, 2025


To: Planning and Housing Committee


From: Chief Planner and Executive Director, City Planning

Ward: All



2. Multiplex Buildings (Duplex, Triplex, etc.)

New regulations for multiplexes (up to six units in a detached building) restrict the number of bedrooms allowed:  The Globe and Mail +1

- **Duplex:** Maximum of 8 bedrooms.
- **Triplex:** Maximum of 9 bedrooms.
- **Fourplex:** Maximum of 12 bedrooms.
- **Fiveplex:** Maximum of 15 bedrooms.
- **Sixplex:** Maximum of 18 bedrooms.
- **Formula:** For triplex up to sixplex, the maximum is three times the number of units.  The Globe and Mail

The promise – contextual, no jarring changes, gradual evolution, sensitive to scale and existing housing



The reality – drastic changes next to single-detached houses, not a progression to duplex or lower density forms



“If we want more density, the density we permit can’t look like a foreign invader.”

Strong Towns (an American non-profit organization which “inspires people to take the future of their neighborhoods, towns and cities into their own hands) **article “We Can Have Both More Housing and Good Urban Form”**.

“If we want more density, the density we permit can’t look like a foreign invader. It needs to blend with the neighborhood. It’s both reasonable and not at all difficult to require what is built here to look like a house instead of a bulk storage unit.”

<https://www.strongtowns.org/about>

<https://archive.strongtowns.org/journal/2023/3/31/we-can-have-both-more-housing-and-good-urban-form>



“next increment of development intensity”

“As a rule of thumb, for a neighbourhood of single-family homes, the next increment must include duplexes and backyard cottages”



In urban planning, the "customer" is the community.



Northland Mall – Plaza by Deveraux – approx. 250 units

The Brio – at Brentwood Mall – 160 units

Secondary suite DPs – 169 units



Community Peak Population Table

As identified below, the community of Brentwood reached its peak population in 1969.

Brentwood	
Peak Population Year	1969
Peak Population	9,086
2019 Current Population	7,267
Difference in Population (Number)	-1,819
Difference in Population (Percent)	-20.02%

Source: *The City of Calgary 2019 Civic Census*

Calgary Land Supply **Total of 440,686 new units**

- **The City has adequate land supply for the next 35-49 years, without tearing down houses.**

- July 2024

“Calgary City Council approved a recommendation from Administration to immediately withdraw from the process of annexing Foothills County lands into The City of Calgary.

.... It has also been determined **The City has adequate land supply within its boundaries for the next 35-49 years, which is sufficient based on current growth rates.**”

<http://newsroom.calgary.ca/city-of-calgary-withdraws-from-the-annexation-of-lands-from-foothills-county/>

- **Already zoned land:**

- Up to 262,451 more units (Growth and Change 2016)
- Greenfield areas (40 new communities approved + the 2022 list)
- Vacant planned land to accommodate 178,235



City of Calgary

City of Calgary withdraws from the Annexation of Lands from Foothills County

Calgary City Council recently approved a recommendation from Administration to immediately withdraw from the process of annexing Foothills County lands into The City of Calgary.

The decision comes following the conclusion of the first phase of public consultation and the completion of technical analysis of the proposed annexation area, conducted to understand the development potential and servicing requirements of the area. It has also been determined The City has adequate land supply within its boundaries for the next 35-49 years, which is sufficient based on current growth rates.