

**SUPPLEMENTARY REPORT FOR CPC2015-093 (LOC2013-0102) BYLAW 92D2015
BRENTWOOD**

EXECUTIVE SUMMARY

Administration is returning to Council with a supplementary report for second and third reading of the land use application for 1344 Northmount Drive NW, in the community of Brentwood. As directed, Administration has received and reviewed a concurrent development permit and is satisfied it meets Council's direction for this site.

ADMINISTRATION RECOMMENDATION(S)

That Council give second and third reading to Bylaw 92D2015 (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

On 2015 June 15, Council held a public hearing and gave first readings to Bylaw 92D2015. Council withheld second and third reading subject to Administration reviewing the proposed development permit.

Refer second and third reading of Bylaw 92D2015 to Administration and return to Council with a concurrent development permit that does not exceed four storeys with particular attention to:

- Mitigating massing and shadowing impacts
- Privacy issues
- Laneway treatment and interface, and parkade access
- Transportation and parking impact analysis

On 2015 April 23, Calgary Planning Commission recommended approval of the Land Use Amendment in CPC2015-093 (LOC2013-0102).

BACKGROUND

On 2015 June 15, Council held a public hearing and gave first reading to Bylaw 92D2015 (Attachment 1) which was to re-designate the subject site from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Corridor 1 (C-COR1) District to allow for a mixed-use development with a floor area ratio (FAR) of 2.0 and building height of 15 metres. Second and third reading was withheld, subject to review of the proposed development permit.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Application for the development permit was originally submitted by the applicant in 2015 October, for a four storey, mixed-use building with retail units on the ground floor, office on the second floor and residential units on the third and fourth floors. Administration received over 125 comments on the development permit. The majority of these were opposed to the proposed development with concerns primarily focused on the height of the building, parking and traffic, neighbourhood fit, and safety. Based on the community concerns and opposition, the applicant submitted a revised proposal in 2016 February for a three storey building with retail on the ground floor and two floors of office above (Attachment 2). This was an attempt by the applicant to address the building height and overlooking concerns by reducing the building from four storeys to three and eliminating the residential component.

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The development permit addresses Council direction by:

- To mitigate the massing and shadow impacts the building has been sited along the front (Northmount Drive NW) property line. This creates a greater setback from the lane and the neighbour to the north, thus minimizing the shadow impact. The base of the building is 13 metres from the property line to the north and the upper floors are 19 metres from their property line. The building height has also been reduced to three storeys within approximately 14 metres.
- To address the privacy issues the upper floors have been stepped back from the lane to create greater distance between new development and the neighbour to the north. Frosted glass has been used on the second floor balcony so there is less transparency. The residential uses have also been removed.
- The laneway treatment will include additional landscaping where possible and the lane will be paved for the length that extends from Brisebois Drive NW to Brockington Road NW. Parkade access is from the lane and has been located away from Brisebois Drive NW, toward the interior of the site.
- A Transportation Impact Assessment (TIA) was completed and indicates that the intersection of Brisebois Drive NW and Northmount Drive NW will continue to experience good operating conditions. The TIA also shows that there is on-street parking capacity in the area.

Stakeholder Engagement, Research and Communication

The applicant held two working meetings, in 2015 July and September, with the Brentwood Community Association and adjacent neighbours to discuss the proposed building. The first meeting was focused on a discussion of the site, the context, constraints and community concerns as well as the potential development. At the second meeting the applicant presented more detailed design concepts for discussion. The primary concerns raised at both meetings included building height and massing, shadowing, parking and traffic, use of the lane and the nature of the ground floor retail units.

The applicant and Administration held an open house with residents and interested stakeholders on 2015 November 25, focused on the proposed development permit. Over 300 people attended the open house and attendees voiced both support for and opposition against the proposed development. Feedback was collected by the Brentwood Community Association following the session. The majority of respondents were opposed to the proposed development.

Strategic Alignment

The proposed land use amendment is in keeping with the policies of the Municipal Development Plan (MDP) as outlined in Report CPC2015-093 Land Use Amendment, Brentwood (Ward 7), North of Northmount Drive NW and West of Brisebois Drive NW, (LOC2013-0102) presented to 2015 June Council.

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Social, Environmental, Economic (External)

Social

The introduction of a mixed use development will contribute to lasting residences and businesses in the area, where residents will have the opportunity and desire to work, live and play.

Environmental

Providing additional services in the community, makes non-auto travel easier and more convenient; ultimately reducing air pollution by reducing automobile dependency.

Economic

The proposed density increase will result in an investment in existing and new infrastructure that will contribute to making the city an attractive, safe place. The proposed land use and resulting development will ensure density support for existing transit, including the Brentwood LRT Station, and provide an improved tax base.

Financial Capacity

Current and Future Operating Budget:

None

Current and Future Capital Budget:

None

Risk Assessment

If second and third reading is not received, the Land Use Amendment Bylaw will expire in 2017 June and the proposed development permit currently under review will not be approved.

REASON(S) FOR RECOMMENDATION(S):

Council has directed Administration to review the proposed development permit and consider a number of issues related to the design and function of the proposed building. The proposed development has addressed all issues to the satisfaction of Administration.

ATTACHMENT(S)

1. Bylaw 92D2015
2. Site Map and Development Permit Images