

**Land Use Amendment in Brentwood (Ward 4) at 2936 Blakiston Drive NW,
LOC2024-0089**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of the 0.05 hectares \pm (0.12 acres \pm) at 2936 Blakiston Drive NW (Plan 6JK, Block 16, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd85) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for multi-residential buildings in a variety of forms including townhouses, rowhouse buildings and fourplexes, in addition to the building forms already listed in the existing district (e.g., single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd85) District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This land use amendment application in the northwest community of Brentwood was submitted by Horizon Land Surveys on behalf of the landowner, Amplitude Development Ltd. on 2024 March 20. A development permit has not been submitted; however, as indicated in the Applicant Submission (Attachment 2), the proposed land use district allows for a multi-residential development with a maximum of four dwelling units.

The approximately 0.05 hectare mid-block parcel is located on Blakiston Drive NW between Bell Street NW and Blow Street NW. The site is currently developed with a single detached dwelling and a detached garage with rear lane access.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response the owner distributed letters to adjacent residents and contacted the Brentwood Community Association. The applicant also held an open house and in response to the feedback received adjusted the density from 111 units per hectare to 85 units per hectare. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 77 letters of opposition from the public and a petition with over 100 signatures opposing the application. The letters of opposition included the following areas of concern:

- increased density perceived as incompatible with neighbourhood character;
- increased traffic and parking issues in the area;
- reduced sunlight and privacy; and
- loss of the overall community culture.

Administration received five letters of support from the public. The letters of support included the following areas for support:

- the need for more housing;
- the need for population growth in the community of Brentwood; and
- alignment with transit-oriented developments.

Administration also received a letter of opposition from the Brentwood Community Association (Attachment 4) identifying the following concerns:

- increased density perceived as incompatible with neighbourhood character;
- increased parking demands;
- loss of tree canopy; and
- increased servicing.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Issues related to parking, servicing, and the impacts of site design on adjacent properties will be reviewed at the development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed M-CGd85 District would allow for a wider range of housing types than the current land use district and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program F: Zero Emission Vehicles).

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform