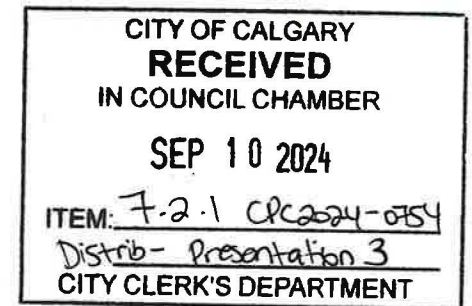


# Why not R-CG? What is the reason for M-CG?

The lot is too small to accommodate R-CG (if 4 + 4 units): density would be greater than 75 units per hectare.

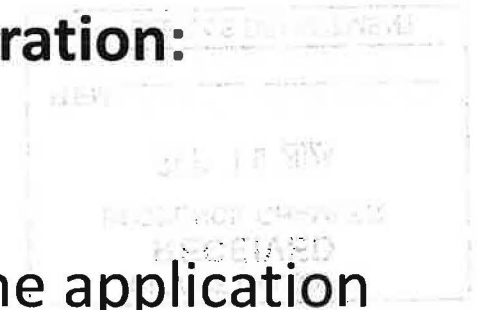
R-CG	M-CG with modifier of .85
75 units per hectare	111 units per hectare, 85 with modifier
3 units plus 3 suites on this lot size	4 units plus 4 suites with modifier
Height maximum 11m Lot coverage 60% maximum	Height maximum 12m Lot coverage – no maximum, determined by setbacks, etc.



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## Feedback received by City of Calgary Administration:

- 77 letters of opposition from the public
- Over 100 signatures on a petition opposing the application
- 5 letters of support from the public
- a letter of opposition from the Brentwood Community Association (Attachment 4)



“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

# **Brentwood Community Association submission – Attachment 4**

Pages 7 to 17 include a verbatim summary of feedback received.

*“Simple question for the developer and planning committee - how would you feel as a neighbour living next to this proposed building? It is beyond the scope of the rezoning proposed by the city.”*

*“Please be reasonable here. A duplex or triplex would be acceptable but anything more would be ridiculous. .... Most people would support some balanced densification as opposed to urban sprawl, but please be sensible about it to maintain attractive neighbourhoods. Listen to the people, that's all I ask.”*

*“The existing context is a neighbourhood of bungalows. The property for proposed re-zoning is mid-block along the street. To up-zone this property to M-CG would result in a structure that is out of context with the surrounding bungalows. This flies in the face of the Infill Guidelines which call for sensitive redevelopment in established neighbourhoods such as Brentwood.”*

*“What will happen to the city trees that have been here for over 60 years? We are in a climate crisis and a housing crisis. Cutting down the tree canopy and building multi family homes that will NOT be affordable are not what we need here.”*

*“We think this land use proposal will not look good on our street and in our neighborhood as it will look out of place between two single detached bungalows. Typically, developments proposed for this zoning designation happen on corner lots with greater accessibility. Potential for proposed developments under MCG that do not take into consideration the compatibility with the surrounding neighborhood, may detract from the overall appeal of the area...”*

# **Brentwood Community Association Review**

Pages 1-6, Attachment 4

- 1. The Land Use Amendment (Redesignation) Process**
- 2. M-CG Zoning (M-CGd85 modifier)**
- 3. The density proposed is simply too high for the site.**
- 4. All of the Location Criteria for Multi-Residential Infill cannot be met on the site.**
- 5. There is already a Registered Secondary Suite on the subject property.**
- 6. Infrastructure, servicing and site requirements have not been addressed.**
- 7. Permeable versus impermeable surfaces / Landscaping**

# Brentwood Community Association Review

Pages 1-6, Attachment 4

## Engagement and the LOC Process

Key dates:

March 15<sup>th</sup> – Application for resignation. – Attachment 2

April 4, 2024 – BCA received an emailed circulation package.

April 9, 2024 – the City posts a signboard on the front lawn of the subject site. Neighbours to the site and the tenants of the property have indicated to the BCA that this is when they first found out about the proposal.

April 12 – first contact from the applicant to the BCA.

March 12 and 13<sup>th</sup> – according to the Applicant Outreach Summary (Attachment 3),

**On March 12th to 13th, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.**

May 2 – applicant-led open house. Application was revised from M-CG to M-CGd85 (with modifier).

# Community Outreach Assessment Tool

Pages 17, Attachment 4

**The applicant indicates a Community Complexity Score of 1B, BCA indicates 3B. (Attachment 4, page 17)**

## Key points:

- Major change
- Likely to have an impact community wide
- Little to no redevelopment has occurred
- Highly sensitive issue
- Many issues are anticipated
- Community is willing to collect input to influence project decisions

# Can the Criteria for M-CG be met on this parcel?

All of the Location Criteria for Multi-Residential Infill cannot be met on the site.

## The criteria which cannot be met are:

- The site is not on a corner parcel.
- The site is not on a collector or higher standard roadway on at least one frontage.
- The site is not adjacent to existing or planning multi-unit development.

### At Grade Orientation of Units

581

1 Units in a Multi-Residential Development, not including attached private garages, must occupy a minimum of 50.0 per cent of the area of the floor closest to grade.

2 A unit in a Multi-Residential Development that is located on the floor closest to grade must have:

A an individual, separate, direct access to grade; and

B an entrance that is visible from the street that the unit faces.

# Development Permit Specifics

The proposed drawings were presented to the community and BCA on August 29<sup>th</sup>.

We support the applicant in seeking LEED Gold certification.

**The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.**

There are issues that need to be resolved such as bike storage, garbages, amenity spaces and others.

A concurrent application would provide some certainty as to the build form.



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# Areas of Concern

## Landscape drawing

