

## Development Permit (DP2024-07710) Summary

The Public Hearing and first reading of Bylaw 234D2024 were held on 2024 September 10. Council withheld second and third reading of the Bylaw until a development permit was ready for approval. The development permit application for this site proposes one multi-residential building with four dwelling units and four secondary suites. The proposal includes a townhouse-style building oriented toward Blakiston Drive NW and a detached garage with parking for four vehicles. The proposal also includes a large mobility storage locker with eight secure bicycle parking stalls. Waste and recycling would be managed via private collection of waste and recycling bins.

Administration most recently met with representatives of the Brentwood Community Association (CA) on 2025 July 30 for additional dialogue on the proposed land use and development permit applications, clearly outlining next steps, timelines, and avenues available to them in the process. The CA appreciated the transparency and the opportunity to engage directly with staff.

### **Administration's Reasons for Recommendation**

As directed by Council, Administration worked with the applicant on the development permit and is now ready to approve the application, subject to the approval of this land use amendment. Through the review process, the applicant considered both Administration's comments and feedback from community members. Key revisions to the plans include the retaining of two public trees along Blakiston Drive NW, reducing the garage size to increase a side yard setback, and reducing the hard landscaping provided on site, as illustrated in Figure 2.

Administration reviewed the proposal against the proposed Multi-Residential – Contextual Grade-Oriented (M-CGd85) District and determined that the development is supportable as it complies with the district rules, with two exceptions. The first relaxation concerns the location of the proposed garage, which is located in a rear setback area, while the second pertains to the amount of hard surfaced landscaping in relation to the required landscaping. Both of these bylaw discrepancies have been deemed acceptable.

Furthermore, the development is well-suited to the site, being located within walking distance to Blakiston Park and commercial amenities in the area. The final drawings are the result of a collaborative process between the applicant and The City of Calgary's Development Application Review Team. Figures 1 and 3 illustrate a conceptual rendering and the streetscape context of the proposed development, which aligns with the intent of the M-CG District while respecting the use and enjoyment of adjacent lands.

Figure 1: Conceptual Rendering (Blakiston Drive NW)



