

Potential Redevelopment at Brisebois and Northmount

APRIL 2016 UPDATE

The November 25th, 2015 open house at Brentwood Elementary School was very well attended and the gym was packed! After that, many wrote letters to the City Planner in charge of the file, to City Councillors as well as to the Brentwood Community Association (BCA). As of February 2016, the BCA had received 99 letters about the proposed development, 97 in opposition and 2 in favour.

The City of Calgary Planning team completed its DTR, Detailed Team Review. The plans were reviewed by various City departments and any discrepancies or areas that needed change were identified. There were over 90 items on the DTR that required further revision or clarification.

Subsequently, the owner (Lupi Homes) and the developer (NORR) have amended the plans. They are still applying for a rezoning designation from the current C-N2 (maximum 10 meters / 32 feet) to C-COR1 (Commercial Corridor, maximum 15 meters / 50 feet).

The biggest change is that instead of a 4-storey building (1 floor retail, 1 floor office and 2 floors residential), the proposal is now for a 3-storey building. All the residential component has been removed, and additional office space is proposed instead. There would be a main floor of retail almost identical to the previous plans, and then 2 floors of office space. There will be no residents living in the building: it will be entirely commercial and retail.

The overall height does not decrease as much as might be expected. While one storey is removed, the ceiling height for the additional commercial space has been raised. The main part of the building would now be 13.1 meters (43 feet) while the sections on both ends of the building have a facing that extends up to almost 14 meters (46 feet). This 46-foot height does not include things like an elevator shaft or mechanical equipment on the rooftop. (The shadows cast will be that of the highest points of the building.)

Otherwise, the plan remains essentially the same. There will still be two levels of underground parking. The developer has stated that the entire back alley between Brockington and Brisebois will now be paved. Without residential, the balconies on the building will no longer be there.

The questions we may want to consider now include:

1. Should the rezoning be permitted or denied? Should the rezoning be permitted in order to allow extra commercial space in our community? Should the developer have to work within the original zoning rules?
2. Is office space better for area residents than residential units? What kind of offices will they be? (We won't know that until there are permits for the businesses who want to occupy the space.)
3. What about the overall height? Is 43 to 46 feet appropriate for the site?
4. What about the other issues such as parking, traffic, access, shadowing, etc.? Have they been resolved?
5. Is this a plan that makes sense and fits well within our community? Does it set a precedent for other redevelopments?

If you would like to review the plans, they are available for viewing at the BCA office during the week from 9:00 am to 3:30 pm. NORR has also promised to send a PDF version of the plans, so when we receive those, they could be sent out upon request.

For now, the revised plans are being reviewed by the city. There is no date scheduled yet for a further Council date.