

Potential Redevelopment at Brisebois and Northmount May 2015 Update

Lupi Developments recently purchased the empty lot at the corner of Northmount and Brisebois Drives (former site of the gas station) and submitted an application to change the lot's existing zoning. This rezoning, if approved by the City, would allow a taller, more dense development than permitted by the existing zoning.

Existing zoning on the empty lot allows for a commercial building up to 10m in height, much like the 3-storey building facing the lot across Northmount Drive. The requested zoning change would allow for a taller building, up to 15m in height (practically speaking, this translates to a maximum of 4 storeys). The proposed zoning change would also allow a footprint that takes up a larger proportion of the lot, thus further increasing the density of the site.

Whatever the outcome of this rezoning application, which could take weeks or months for the City to process, a further detailed development application must be submitted and approved before anything can be built on the site.

Due to concerns expressed by some residents living adjacent to the empty lot, the Brentwood Community Association recently invited Lupi Developments to share their future plans for the site at a board meeting. Lupi's representative, Norr Architects, outlined the proposed initial concept for the site: retail on the ground floor, a second floor of shared office space and 1-2 floors of residential space above that. Most, if not all, parking requirements for the site would be met with underground parking accessed off the alley. **We are sharing this concept for information only as we are months from the submission of a formal application for such a development.** The BCA board will be working with Lupi Developments representatives to schedule some form of public engagement sessions with the community to explain the project to Brentwood residents, answer questions and solicit feedback.