



Brentwood Community Association

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www.brentwoodcommunity.com

Neighbour Notification

Hello Brentwood Neighbour,

This is a friendly notice from the Brentwood Community Association (BCA). We wish to inform you that we have received an application for a proposed development in your area.

Should you wish to comment on the application, you may contact the file manager (the City of Calgary contact person listed below), or the BCA (403) 284-3477 or office@brentwoodcommunity.com

Here are the details of the application:

Application: DP2020-0213

Application Type: New: Single Detached Dwelling, Backyard Suite(garage), Accessory Residential Building (garage)

Address: 4207 26th St NW

Land Use Designation: R-C1

Proposed Use: Accessory Residential Building, Single Detached Dwelling, Backyard Suite

Proposed Development is: Discretionary

Description: The owner of the above property has applied for a Development Permit (DP) to allow for additions to the existing home (replace front sunroom, replace rear deck), replacement of the existing garage, and addition of a backyard suite above the new garage. The ground floor of the proposed garage has a footprint of about 864ft² and includes a 3-car garage and utility room. Vehicle access to the garage is via the back lane. The proposed suite (above the garage), has an area of about 804ft², and consists of living, dining and kitchen spaces, 2 bedrooms, and a bathroom. Access to the suite is via an external stairway. Amenity space is provided by a south facing balcony. The maximum height of the roof is about 7m (23ft).

If you wish to view the plans, you may contact the Brentwood Community Association and a copy of the plans will be made available to you.

For further information, check the City of Calgary development map at <http://developmentmap.calgary.ca>. The City of Calgary file manager's contact information can also be found there and is as follows:

Jeff Martin, 403 333-5492, jeff.martin@calgary.ca

Deadline for comments: February 6, 2020

You may submit your comments directly via email to all of the following addresses:

jeff.martin@calgary.ca -- Planning File Manager

dp.circ@calgary.ca -- City's document circulation controller

office@brentwoodcommunity.com -- Brentwood Community Association

ward04@calgary.ca – Ward 4 Councillor Sean Chu

If you do not use email, you may also drop off a letter at the BCA office and it will be forwarded for you.

Best regards,

Development and Transportation Committee, Brentwood Community Association