



# Brentwood Community Association

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[www.brentwoodcommunity.com](http://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](mailto:office@brentwoodcommunity.com)

### **Here are the details of the application:**

Application: DP2020-2496

Application Type: New: Backyard Suite (garage)

Address: 5111 Bulyea Rd NW

Land Use Designation: R-C1

Proposed Use: Backyard Suite; Proposed Development is: Discretionary

Description: The owner of the above property has applied for a Development Permit (DP) to allow for a backyard suite above the garage (new single garage beside existing garage, and suite above both).

The proposed ground floor has a footprint of about 976ft<sup>2</sup> and includes a 2-car garage, a single garage, mechanical room, suite entry, and stairway. Vehicle access to the garages is from the rear lane. The total suite area will be about 997ft<sup>2</sup> and includes the ground level entry landing plus the second floor living space. A relaxation would be required for the suite since the City of Calgary Land Use Bylaw specifies a suite maximum floor area of 75 square meters (about 807ft<sup>2</sup>). The proposed living space above the garage consists of 1 bedroom, 1 bathroom, and living and kitchen spaces. Access to the suite is via an internal stairway. The maximum height of the roof is about 23.6ft. A balcony is proposed which faces the main residence, is 9.25ft above ground and has privacy walls to the sides.

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:

Suzanne Faber, 403 333-5669, [Suzanne.Faber@calgary.ca](mailto:Suzanne.Faber@calgary.ca)

## **Deadline for comments: May 23, 2020**

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

[Suzanne.Faber@calgary.ca](mailto:Suzanne.Faber@calgary.ca) -- Planning File Manager

[dp.circ@calgary.ca](mailto:dp.circ@calgary.ca) -- City's document circulation controller

[office@brentwoodcommunity.com](mailto:office@brentwoodcommunity.com) -- Brentwood Community Association

[ward04@calgary.ca](mailto: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