



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: DP2020-3931

Application Type: New: Accessory Residential Building (detached garage), Backyard Suite (above garage);

Relaxation: Single Detached Dwelling (existing carport) - building setback to side property line

Address: 3012 Blakiston Dr NW

Land Use Designation: R-C1

Proposed Use: Detached Garage, Backyard Suite

Proposed Development is: Discretionary

Description: The owner of the above property has applied for a Development Permit (DP) to allow for a new 2-car garage with a backyard suite above the garage. The proposed ground floor has a footprint of about 610ft² and includes a 2-car garage with lane access, a mechanical room, suite entry, and stairway to the suite. The total area of the suite level is about 655ft² and consists of living, dining, and kitchen spaces, 1 bedroom, and 1 bathroom. Access to the suite is via an internal stairway. The maximum height of the roof is about 23.3ft. Suite parking is at the existing carport beside the main house with street access. Suite amenity space is provided in the back yard.

City of Calgary regulations do not allow more than one suite located on a property, for example, a property cannot contain both a basement suite and a backyard suite.

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:

James McLaren, 403 333-5437, James.McLaren@calgary.ca

Deadline for comments: August 10, 2020

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

James.McLaren@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