



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: DP2024-01596

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

Address: 3207 Bearspaw Dr NW

Land Use Designation: R-C1

Proposed Use: Secondary Suite

Proposed Development is: Discretionary

Description: The Brentwood CA has received an application for a Development Permit (DP) to allow for a new garage and a backyard suite above the garage. The application shows a ground floor estimated at 804ft², and includes a 2-car garage, elevator, and internal stairs to the suite. The height of the garage roof is estimated at 24.6ft above the ground floor. The proposed second floor is estimated at 864ft² and contains kitchen, living and laundry areas, 2 bedrooms, and sanitation facilities. An outdoor amenity space will be provided in the backyard for the suite tenants. Suite parking is proposed in the garage, with lane access.

The City requires that plans be circulated only to “members of the public who would be directly affected” (i.e. neighbours). If you are affected, and wish to view the plans, please provide your name and address to the Brentwood Community Association, and a copy of the plans will be made available to you.

Note: If you wish to comment on this DP, please also send a copy to the BCA to ensure that your feedback is considered in the community response.

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:

Craig Reilander, (403) 333-5386, Craig.Reilander@calgary.ca

Deadline for comments: April 6, 2024

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

Craig.Reilander@calgary.ca -- Planning File Manager

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

office@brentwoodcommunity.com -- Brentwood Community Association

CLWARD4@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 to you.

Best regards,

Development and Transportation Committee, Brentwood Community Association