



# Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3

Tel. (403) 284-3477 Fax. (403) 284-3951 brntwdca@telus.net

www.brentwoodcommunity.com

Attn: City Clerk, City of Calgary

Application # LOC2017-0080

Application Type: Change of Land Use from R-C1 to R-C1s

Address: 2839 Brecken Rd NW



## Response from the Brentwood Community Association

The Brentwood Community Association receives many comments regarding secondary suites from area residents. Some would not like to see any secondary suites at all in R-C1 neighbourhoods while others are not opposed provided certain conditions are met. **All would prefer to see owner-occupied suites.** The majority of complaints we hear appear to be cases where both the main home and the secondary suite are rented out so there is an absentee landlord. While we realize only the use, not the user, can be regulated, we hear from our residents that having an owner on site tends to lessen potential problems with property upkeep, garbage handling, yard maintenance and unruly tenants.

The BCA Board is concerned that the current R-C1s designation does not distinguish between a basement suite and a backyard / garage / laneway unit. We feel that the application should specify which type is being applied for and the applicant can then **ONLY** build that type of unit.

**The BCA opposes the current application process in which applications are not specific as to the type of suite.** As noted on all applications,

*The proposed R-C1s district has the ability to accommodate a secondary suite or backyard suite on parcels that already contain a single detached dwelling on a single parcel. The suite may take one of the following two types:*

- *Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use).*
- *Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use).*

*Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required.*

Backyard, laneway or garage suites have significant impact on adjacent properties in terms of massing, shadowing and privacy. A neighbour might not be opposed to an owner-occupied home with a secondary suite in a basement but may be greatly opposed to a new second storey over a garage overlooking his property (especially in an area where most homes are single-storey bungalows).



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The current system means that either is possible and in fact, adjacent neighbours do not even know which is planned. It is almost impossible for them to submit comments. This is akin to your neighbour applying for a DP to build a garage in the backyard, then once approved, deciding to build an addition out the front instead: we don't allow that, and we should also require a specific designation for secondary suites. **The Planning Department should consider separate designations, for example R-C1s (basement), R-C1g (over garage) and R-C1L (laneway). Under the current system, an applicant is given leeway to build whatever he wishes and neighbours are at a significant disadvantage.**

Regarding the application at 2839, the applicant has contacted the Brentwood CA and we have discussed his application. The property owner intends to build a basement suite and will remain in the home while renting out the suite. In addition, he has discussed his application with neighbours.

The Board of the Brentwood Community Association are satisfied that his application will not have negative effects on the adjacent neighbours and we have no objections to this application.

Melanie Swailes  
Chair,  
Development and Transportation Committee

On behalf of the  
Brentwood Community Association