



Brentwood Community Association

Mailing Address 5107 – 33rd 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 # LOC2017-0026

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

Address: 3311 Barr Road N.W.

Description: Change of Land Use (Rezoning) to allow for a Secondary Suite
The applicant intends to:

- Take down the existing old single car garage.
- Build a double garage or larger with livable space above the garage.



Response from the Brentwood Community Association

The Brentwood Community Association opposes the construction of garage suites in our area and therefore opposes the above application for the following reasons:

1. Brentwood is a community of mostly single-storey bungalows. Regardless of whether it is a secondary suite or not, a second floor addition over a garage substantially changes the nature of the community.
 - The properties adjacent and across the street from 3311 Barr Road are all single storey bungalows. All garages are also single storey. To allow a second storey on one property affects many adjacent property owners, none of whom could have reasonably anticipated a second-storey garage near them.
 - Neighbours to a development proposal often comment they do not wish to write in opposition to a proposal because they do not wish to "make waves" with their neighbour. They may not like the effect of the development on their property, and they will comment on this to the CA, but they may be reluctant or unable to speak out. They may not realize their rights in opposing a DP or LOC. The BCA will advocate on their behalf.
 - The applicant states the garage will be a "double garage or larger". We realize that the current application is for a land use change only, with a design to be determined later. Regardless of the final design, a double or larger garage will greatly impact neighbours through massing, shadowing and an impact on privacy.
 - The adjacent property owner to the west has a beautiful, large garden in the backyard plus a patio area that they enjoy. Morning sun will be blocked by a large garage suite and the openness of their yard will be negatively impacted. Privacy will be an issue as well, dependent partially on final designs. At any rate, there will now be a second household living in the backyard of the adjacent property, something that no homeowner could have anticipated.



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2. We recognize an owner's rights to develop his property within the "rules". If the applicant wishes to create a secondary suite in his basement, completely within his home, and if he remains as an occupant of said home, we would not oppose the application.

The BCA does not support any applications from commercial companies or absentee landlords who wish to create secondary suites. The intention of such suites is to build up the financial portfolio as a business operation, and this is of no benefit to our community.

In all cases, we wish to see an owner occupying the home with a suite. In this case, the homeowner appears to wish to remain in the home, so we would ask him to reconsider his intention to build a garage suite, and consider a basement suite instead.

3. 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.

This 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.** A basement suite does not affect adjacent homes through massing, shadowing, privacy or other potential negative impacts, whereas backyard, laneway or garage suites have significant impact on adjacent properties.

A neighbour might not be opposed to a secondary suite in a basement but greatly opposed to a new second storey over a garage overlooking his property (especially in an area where most homes are single-storey bungalows). 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



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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.

4. Garage Suites and Laneway Houses also create the potential for two suites per property.
 - Bylaws allow only one per property, but as we have noted in our community, there are many illegal basement suites. Calls to 311 only appear to result in a bylaw official coming out to check if there is a stove. The owner removes the stove within 24 hours of the visit and the file is closed. There are many illegal suites that have been reported only to have nothing done because the stove is absent.
 - We are not confident of bylaw abilities to remove illegal suites or even find them in the first place. By allowing secondary suites in a garage, we are creating the potential for 3 suites.
 - A recent example on Baker Cres is attached: a real estate listing with 3 suites to rent out, although in this case all are within one extended building.

5. Allowing garage suites also increases the probability of using those suites for the purpose of short-term rentals (i.e. Air bnb suites). There are currently 36 Air bnb rentals in Brentwood. While the BCA supports the right of a homeowner to exercise certain rights within his own home, we do not support the creation of a separate building for such purposes. Owners may not want "guests" coming and going in their house, but a laneway or garage suite lends itself to a rental. We can either be proactive or we will be dealing with the complaints in a few years' time.

For the above reasons, the BCA opposes the application for 3311 Barr Road N.W.

Melanie Swailes

On behalf of the Development and Transportation Committee,

Brentwood Community Association

\$649,900

MLS® Number: C4118899

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Property Type

Single Family

Building Type

House

Storeys

1

Neighbourhood Name

Brentwood

Title

Freehold

Land Size

W:14.1000m Shape:PIE

Built in

1962

Parking Type

Attached garage (1), Parking pad, Rear, Oversize



Details



Neighbourhood



Directions

Details

Show measurements in **Imperial** 

Description

Looking for a Mortgage Helper in Brentwood ? Big + Unique bungalow with over 1700 sq ft above grade on the main level. This home has 3 unique living spaces, 1-The main home with 3 bedrooms, 4 piece bathroom, full kitchen, with newer appliances, hardwood flooring throughout, gas fireplace, laundry in hallway + sunken sunroom, that leads to the private backyard, great to live in the main floor + have your other rooms pay the mortgage (over \$1700+ in rent right now) which includes: 2nd space- Upper floor suite, has a studio style kitchen, 4 piece bathroom, large living space, + separate rear entrance. 3rd space - Is basement suite with studio style kitchen, 4 piece bathroom, separate bedroom, + laundry area. Additional there is a attached oversized single garage, + front driving way for parking. Many recent updates to the home including, painting, flooring, millwork, windows + now Ready for New Investors to take over. Suites are not legal + seller makes no representation of the suites.