

## Project overview

On March 12, 2018, City Council approved amendments to the Land Use Bylaw that allow secondary suites as a discretionary use within the R-1, R-C1, and R-C1L land use districts. They also approved adding backyard suites to these districts, but asked City staff to develop standards relating to the design of backyard suites before finalizing this approval. These approvals are part of a process reform for secondary suites.

The standards for backyard suites under development will apply across all districts and are intended to improve the fit of backyard suites in built out communities.

## Engagement overview

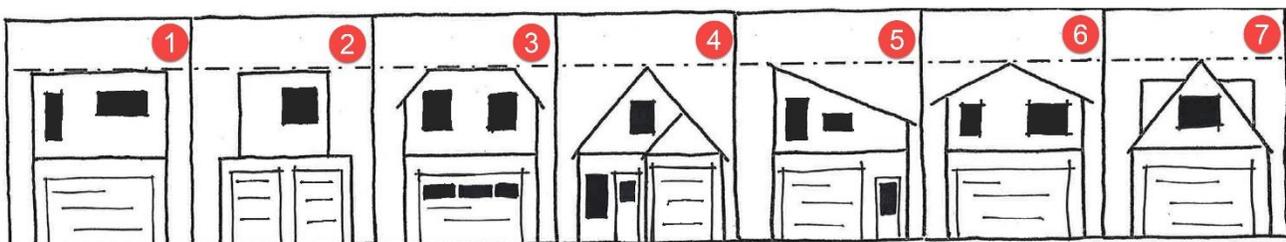
In May 2018, The City of Calgary held stakeholder workshops with representatives from community organizations to discuss guidelines regarding backyard suites. From June to July 2018, The City of Calgary hosted an online survey on its engagement portal at [engage.calgary.ca](http://engage.calgary.ca) to solicit feedback from Calgarians. Input from both the workshops and online survey is being used to help inform developing the guidelines for backyard and secondary suites.

This consolidated report includes a high-level summary from three workshops and online feedback. To review the verbatim feedback, please refer to the What We Heard summaries.

## What We Asked

Engagement sought public input through questions structured around the project's guiding principles. These questions were supported by illustrations of backyard suites to provide additional context for participants.

### Guiding Principle #1: Appropriate building height



1. Looking at these images above, which overall design (roofline, window placement, entrance way) do you like? Rank in order of preference.
2. When thinking about Backyard Suites, what ideas and concerns do you have with the overall shapes and forms of suites? Why?

### Guiding Principle #2: Privacy

1. When thinking about Backyard Suites, what ideas and concerns do you have with privacy? Why?



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2. When thinking about Backyard Suites, where do you think the windows should go? Why?
3. What's important to you when thinking about window placement and treatments for Backyard Suites?
4. When thinking about Backyard Suites, what ideas and concerns do you have with balcony location? Why?
5. What's important to you when thinking about balcony location for Backyard Suites?

## **Guiding Principle #3: Lane Interface**

1. When thinking about Backyard Suites, what ideas and concerns do you have about the location of the suite entrance? Why?
2. What's important to you when thinking about the location of the backyard suite entrance?

## **Guiding Principle #4: Relationship to main building**

1. When thinking about Backyard Suites, what ideas and concerns do you have with the space between the backyard suite and the main house? Why?
2. What's important to you when thinking about the space between the backyard suite and the main house?

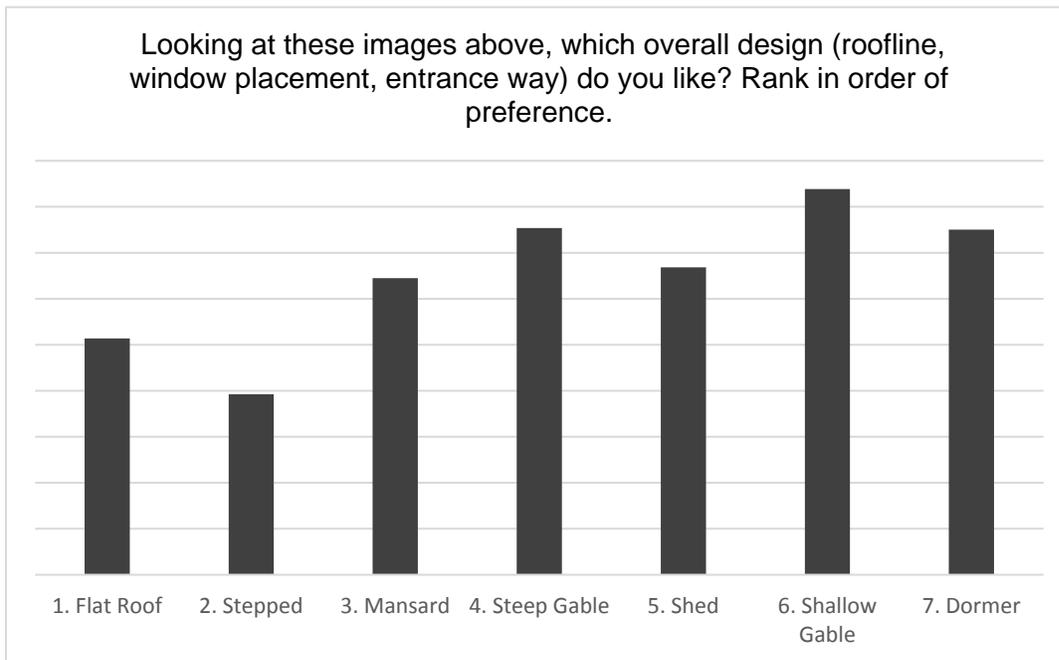
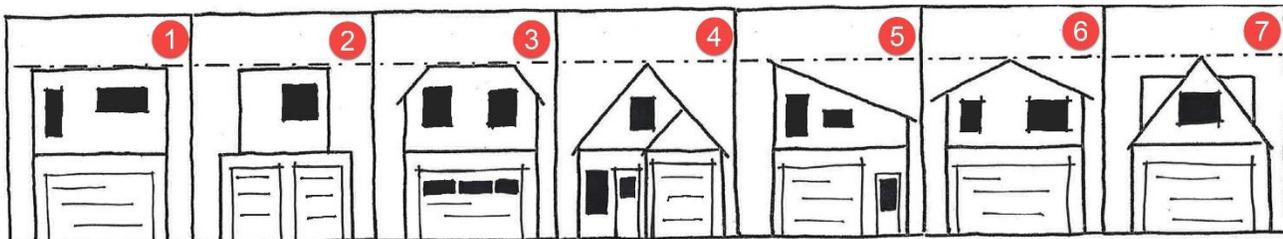
## **Other (*space for waste and recycling etc.*)**

1. What is most important to you as we develop the guidelines for Backyard Suites and why?
2. Do you have any other ideas or concerns about Backyard Suites designs that you would like to share with the City?

## What we heard

### Guiding Principle #1: Appropriate building height

Targeted questions were asked to participants in line with the appropriate building height principle, one of which was to rank a suite design in order of preference. The bar graph below illustrates participants' preference, and the table lists the Top 3 themes that emerged when discussing the overall shape and form of suites.



- Participants indicated that backyard suites with a Shallow Gable-type roofline was preferred followed by the Dormer and Steep Gable designs.
- Participants indicated that the Stepped and Flat Roof designs were less preferred.



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Overall Shape & Form of Suites	
<p><i>When discussing the overall shape and form of suites, many participants indicated that the suite design should fit within the existing community character. Participants also indicated that the overall size of the suites should be restricted and take into consideration privacy impacts to adjacent neighbours and main house occupants. These Top 3 themes have been captured below and are supported by participant comments.</i></p>	
Top 3 Themes That We Heard	Participant Verbatim Comments
<p><b>Maintain Community Character/Aesthetic and Materials</b>  <i>(Design and materials complement the surrounding area and are sustainable)</i></p>	<ul style="list-style-type: none"> <li>• They should match the character of the existing neighbourhood (especially when it comes to historic homes).</li> <li>• I think they should look as much like a regular house as possible and not like an afterthought added on to a garage. Want them to keep up with community vision.</li> <li>• That they conform to existing houses on the block/houses they back onto. Create visual interest with use of overhangs, cantilevers, setbacks, windows, rooflines, creative use of garage doors and integrating them in the elevations.</li> </ul>
<p><b>Height/Massing</b>  <i>(Overall size of a constructed suite)</i></p>	<ul style="list-style-type: none"> <li>• Making sure that it doesn't create too much of an imposing structure in a backyard and minimizing shadows and over look, while still making it feasible for the owner to build one.</li> <li>• The form should go with the main house to a degree. It should not be too tall for privacy for all. Window placement considered for the same reason.</li> <li>• Overall massing is important. There needs to be some architectural interest in these buildings by using stepbacks, rooflines, etc... They need to be visually interesting and not just look like 2 storey garages.</li> </ul>
<p><b>Overall Privacy</b>  <i>(Adjacent neighbours and Main House Occupants)</i></p>	<ul style="list-style-type: none"> <li>• That it fits into the neighbourhood, that neighbours still have privacy in their yards.</li> <li>• Must be sensitive to existing neighbors privacy and views that they may have paid for and value.</li> <li>• Need to respect privacy of next-door house.</li> </ul>

## Guiding Principle #2: Privacy

Multiple targeted questions were asked to participants in line with the privacy guiding principle. These covered topics such as the impact to privacy overall, window placement and treatments, and balcony location.

### Privacy Overall

*Many participants indicated that when it comes to privacy, the impact to adjacent neighbours should be considered. There was an even divide in feedback when it came to participants expressing little-to-no*



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concern and those who were very concerned about the impact to privacy overall. These Top 3 themes have been captured below and are supported by participant comments.

Top 3 Themes That We Heard	Participant Verbatim Comments
<p><b>Impact to Adjacent Neighbours</b> <i>(Window and balcony placement)</i></p>	<ul style="list-style-type: none"> <li>• Windows should not be in a direct line with the main house, privacy materials used for railings etc.</li> <li>• Windows should not face the adjoining lot, as people will be able to directly view the neighbors' yard</li> <li>• I would not want a neighbour's backyard suite to have a direct view into my backyard. I'm sure they would feel the same way.</li> </ul>
<p><b>No Concerns</b> <i>(With issues around privacy)</i></p>	<ul style="list-style-type: none"> <li>• None, that's up to the homeowner(s)</li> <li>• No real concerns.</li> <li>• None. People can buy drapes.</li> </ul>
<p><b>Loss of Privacy</b> <i>(Impacting adjacent neighbours)</i></p>	<ul style="list-style-type: none"> <li>• Privacy must be of the utmost importance to existing neighbouring properties, just because someone wants to make money off of renters, does not give them the right to take away the privacy of their neighbour</li> <li>• There is a total lack of privacy</li> <li>• Enjoyment of my yard being impacted and potential security concerns with reduced privacy</li> </ul>

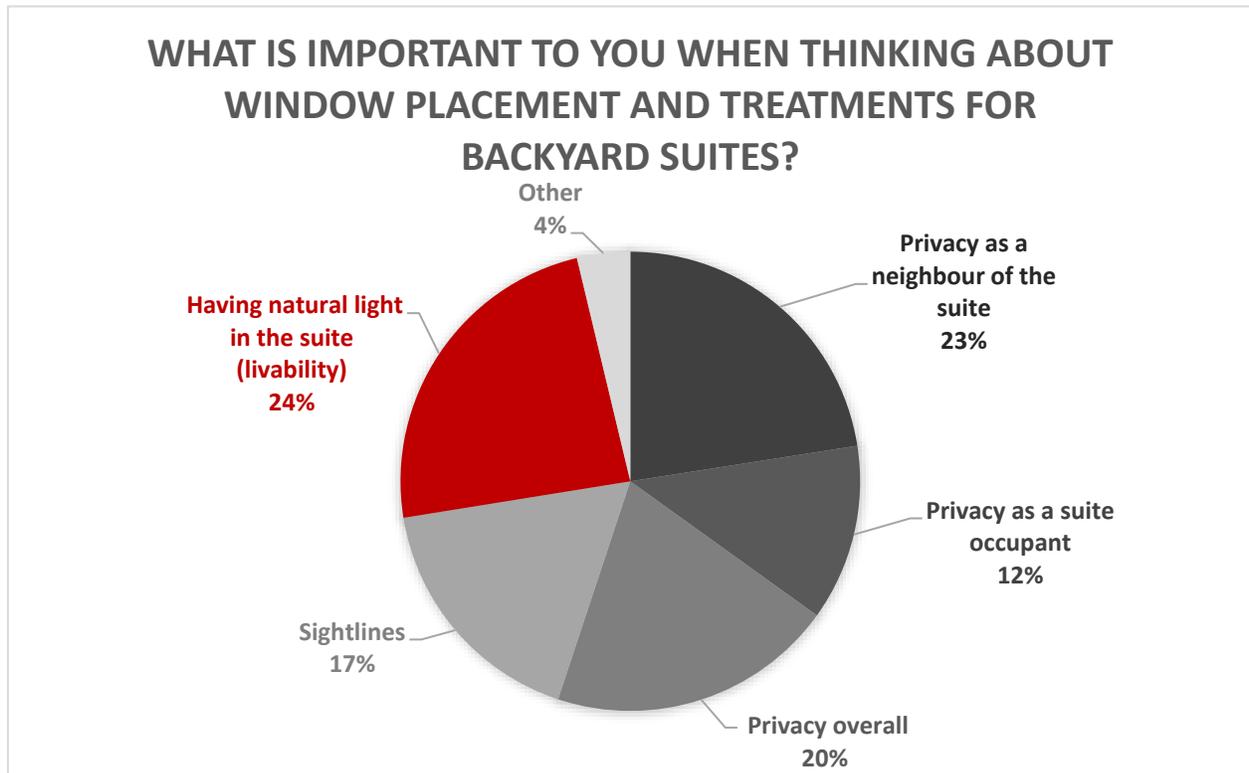
## Window Placement/Treatments

When asked about window placement, participants indicated that the ideal state for window placement would be away from adjacent neighbours and the main house, and face the alleyway or street.

Participants also indicated a preference to allow flexibility to design the suite to suit the space. These Top 3 themes have been captured below and are supported by participant comments.

Top 3 Themes That We Heard	Participant Verbatim Comments
<p><b>Street/Alley Facing</b> <i>(Windows and balcony design not to impact sightlines of adjacent neighbours)</i></p>	<ul style="list-style-type: none"> <li>• Looking into laneway or up high on back and sides to provide light but no sight into neighbours or backyard.</li> <li>• Windows should face the alley be on the ground floor of the building. There must be no overlook of neighbour's back yards nor houses.</li> <li>• If the city is determined on having these suites the windows should only be where they can see into the house on the same lot that the suite is being built on or into the back lane</li> </ul>
<p><b>Flexibility to build/design to suit the space</b> <i>(Form-follow-function design)</i></p>	<ul style="list-style-type: none"> <li>• They should go into the alley when possible but should be up to the designer and home owner for placement</li> <li>• It would depend on the orientation of the suite. But in general they should maximize privacy for neighbors and main house dwellers. With smart design this is a non-issue.</li> <li>• I think the windows should go wherever makes sense with the overall design scheme as determined by the architect.</li> </ul>

<p><b>Facing the Main House</b> <i>(Minimize privacy impacts to main house occupants)</i></p>	<ul style="list-style-type: none"> <li>• There should be the rules that minimize the privacy on the main house as well as neighbours homes</li> <li>• Facing alley, facing main home. Only side windows on lower level.</li> <li>• Windows should face into the yard with minimal facing the fence for better aesthetics.</li> </ul>
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<p><b>Balcony Location</b> <i>When asked about balcony location, participants indicated that the ideal state for balcony location would be away from adjacent neighbours and face the main house or alleyway. An even split in participants emerged as many indicated importance of maintaining privacy while other expressed no preference when it came to balcony location. These Top 3 themes have been captured below and are supported by participant comments.</i></p>	
<p><b>Top 3 Themes That We Heard</b></p> <p><b>Privacy Overall</b> <i>(Minimize impact to neighbours)</i></p>	<p><b>Participant Verbatim Comments</b></p> <ul style="list-style-type: none"> <li>• Balconies can provide a more private outdoor space for a suite resident, which is nice to have. Balconies shouldn't be designed to be overlooking a neighbouring yard though.</li> <li>• Balconies (if any) must face the alley so as to ensure no overlook of neighbours yards and houses.</li> <li>• Towards alley or road for best privacy for everyone. Should not stare down into neighbours yard.</li> </ul>

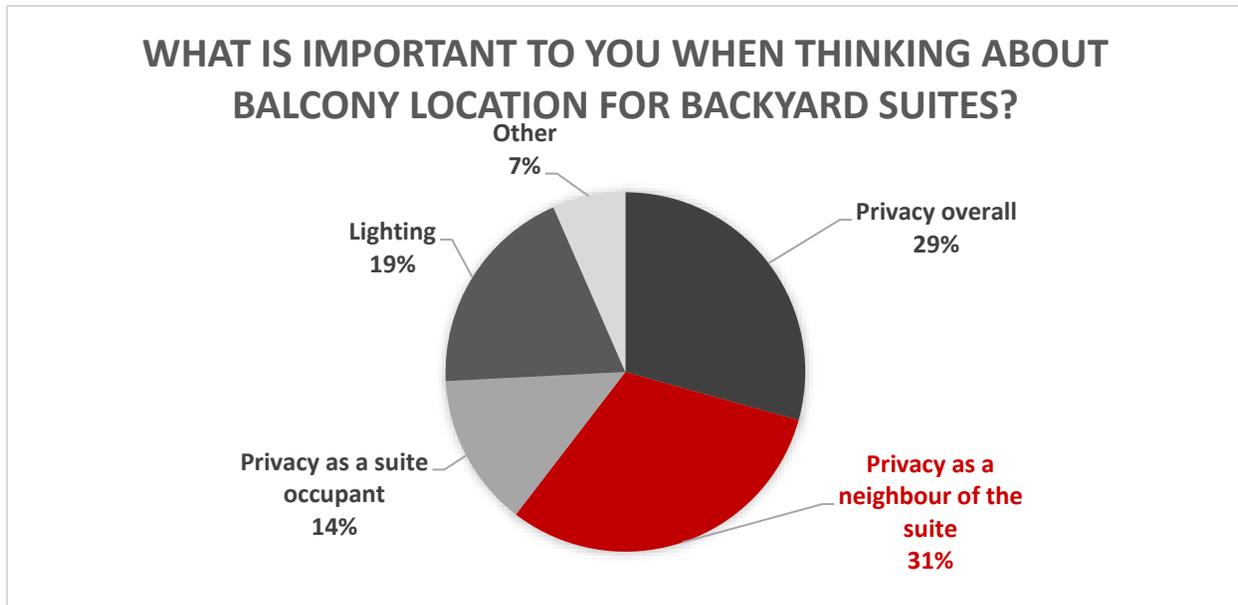


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<p><b>Facing Laneway or Main House/Backyard</b>  <i>(Balcony location not to impact sightlines of adjacent neighbours)</i></p>	<ul style="list-style-type: none"> <li>Balconies should face into the yard the house is in. That way any overlooking is to the homeowner.</li> <li>Balconies facing the laneway only may not provide maximum natural light depending on the lot, and so should also be able to face into the yard. I have no privacy concerns with overlooking. Allow flexibility in different railing designs too.</li> <li>A balcony should only face towards the host dwelling, to not change the existing privacy situation.</li> </ul>
<p><b>No Concerns</b>  <i>(With issues around balcony placement)</i></p>	<ul style="list-style-type: none"> <li>No concern. Should be decided by the landowner</li> <li>None. I think we could use more balconies and less city code hoops to jump through</li> <li>None- apartments, condos and townhouses have close balconies all the time and people are able to coexist peacefully. Those in single family homes can learn to do the same</li> </ul>



### Guiding Principle #3: Lane Interface

A variety of targeted questions were asked to participants in line with the lane interface guiding principle. These questions covered topics about the location of the suite entrance, and to share any ideas or concerns that should also be considered.

#### Location Suite Entrance

Many participants indicated that when it comes to the location of the suite entrance, safety should be the priority. Following safety, there was another even split as to what participants preferred when it came to



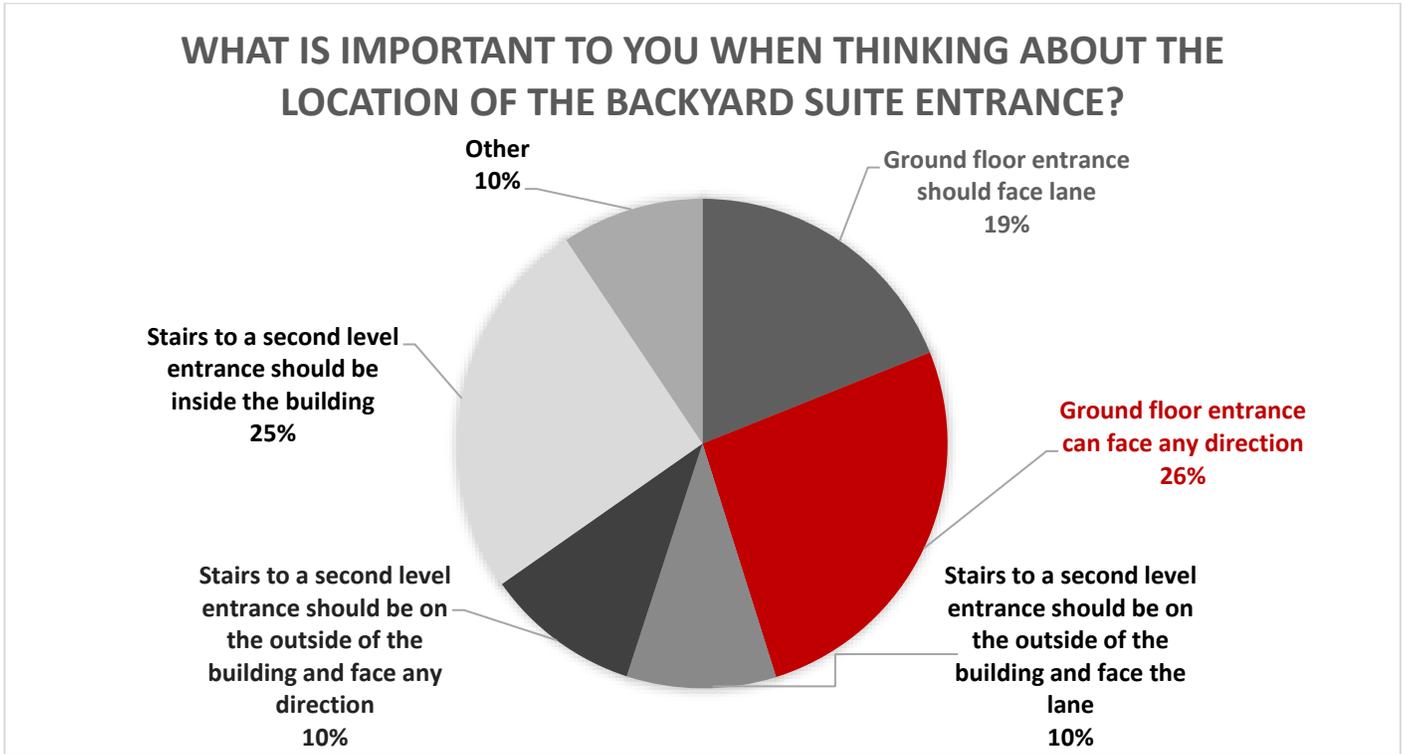
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*the suite entrance, indicating that they either had no preference or concerns regarding the location of the suite entrance or that they preferred to have the entrance set back and facing the laneway. These Top 3 themes have been captured below and are supported by participant comments.*

Top 3 Themes That We Heard	Participant Verbatim Comments
<p style="text-align: center;"><b>Safety</b> <i>(Traffic/lighting/accessibility)</i></p>	<ul style="list-style-type: none"> <li>• Safety should be paramount to aesthetics.</li> <li>• In event of fire, need to make sure there is adequate access to get out safely and quickly.</li> <li>• Laneways are tight in my community so they must have adequate parking space and lighting. I'd prefer a tenant to have garage access for safety unless a private entrance could be built in a safe location.</li> <li>• Safety of the entrance is priority to me.</li> </ul>
<p style="text-align: center;"><b>No preference</b> <i>(With issues around the location of the suite entrance)</i></p>	<ul style="list-style-type: none"> <li>• No concerns about suite entrances except for safety of the suite resident.</li> <li>• I do not have any concerns about the location of the suite entrance. It would depend upon the lot</li> <li>• I think anywhere is fine. Noticed that door w no window plus garage doors with no windows feels a bit unfriendly from the alley.</li> </ul>
<p style="text-align: center;"><b>Laneway facing</b> <i>(Set back and facing laneway)</i></p>	<ul style="list-style-type: none"> <li>• Houses have required setbacks. Suites will not be regulated the same so entrances will break a lot of existing rules! Setbacks should be made the same as those for a rear yard setback.</li> <li>• Alley only and a parking stall must be provided. Not enough street parking currently</li> <li>• Suite entrance should be accessed from the parking garage and laneway exterior door.</li> </ul>



### Guiding Principle #4: Relationship to main building

Several targeted questions were asked in line with the relationship to the main building guiding principle. These questions focused on the space between the backyard suite and the main house, and for participants to identify any ideas or concerns and share what they feel is important.

#### Space between backyard suite and main house

Many participants indicated they have no preference or concerns about the space between the main house and backyard suite. Participants also indicated that safety and fire prevention was an important issue, and that there should be a mandatory green space between the main house and backyard suite. These Top 3 themes have been captured below and are supported by participant comments.

Top 3 Themes That We Heard	Participant Verbatim Comments
<p><b>No preference</b> <i>(With issues around the space between the main house and backyard suite)</i></p>	<ul style="list-style-type: none"> <li>None. Homeowners should ALWAYS have the right to do with the land they have bought.</li> <li>I have no concerns. I feel building on top of the garage is a good idea and a makes sense in order to save space and keep the yard space to enjoy.</li> <li>None... this should be flexibly divided as the homeowner sees fit.</li> </ul>
<p><b>Safety</b></p>	<ul style="list-style-type: none"> <li>Sufficient space for fire safety and snow removal, as well as sufficient space for people to clean out debris so it doesn't become a black hole of stuff the wind blew in and you can't reach</li> </ul>

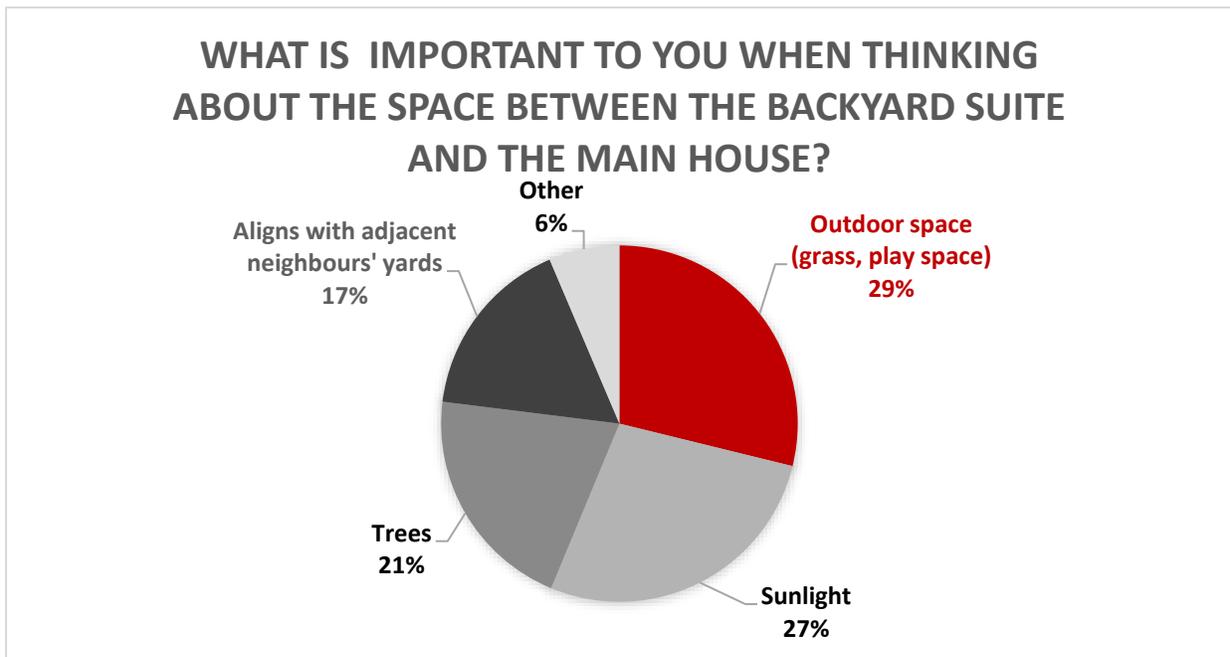


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<p>(Fire proofing and prevention)</p>	<ul style="list-style-type: none"> <li>• Fire code regulations and fire proofing</li> <li>• Fire is huge. Building codes are lax and allow far too much vinyl siding. There needs to be much less flammable materials.</li> </ul>
<p><b>Mandatory Outdoor Space</b> (Some sort of green space or other)</p>	<ul style="list-style-type: none"> <li>• I think it's important to maintain permeable surfaces and desirable amenity space for both units.</li> <li>• Space enough to enjoy a yard/garden and areas for entertaining and relaxation.</li> <li>• Some separation of the two structures is necessary. Width of yard and shape of lot will make any uniform rule difficult. Generally, a grass, garden or courtyard area would tie the property together</li> </ul>



## Other

These questions give participants an additional opportunity to share what was most important to them as The City develops these guidelines and to share any other ideas or concerns.

### Additional Feedback

Many participants indicated that parking was an important consideration, followed by the desire to have clearly defined guidelines, maintaining community character, and to ensure that privacy concerns to adjacent neighbours are all taken into consideration. These Top 4 themes have been captured below and are supported by participant comments.



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Top 4 Themes That We Heard	Participant Verbatim Comments
<p style="text-align: center;"><b>Parking</b> <i>(Parameters around a dedicated parking space for backyard suites)</i></p>	<ul style="list-style-type: none"> <li>• Adequate off road parking for all vehicles in the main house and laneway house.</li> <li>• Adequate parking because our communities were not designed for multiple cars to park</li> <li>• Ample parking available to all residents on block.</li> <li>• Reduce the demand for a third parking stall. It creates too much of a constraint to adequately embrace secondary suites. Many dwellers of these suites would rather use car shares, etc. Asking for a third parking stall is nonsensical.</li> </ul>
<p style="text-align: center;"><b>Clearly Defined Guidelines</b> <i>(That are enforced yet also allow for flexibility)</i></p>	<ul style="list-style-type: none"> <li>• Allow for more diversity in design for flexibility, variety, and liveability. Allow for little/no parking since trans/mob plans prioritize active/shared modes and with the rise of car shares/self-driving cars we'll need less parking in future</li> <li>• Need strict parameters regarding Backyard suites to prevent "amateur home builds" and negative impact to neighbors quality of life and decrease in home values. "Planned communities" needing building permits for approved Suite model options and inspection</li> <li>• Ensure the application &amp; permit process is streamlined and reasonably priced.</li> <li>• Ease of restrictions for those with smart design, and those that actually want to do it right and by the book</li> </ul>
<p style="text-align: center;"><b>Maintain Community Character/Aesthetic and Materials</b> <i>(Design and materials complement the surrounding area and are sustainable)</i></p>	<ul style="list-style-type: none"> <li>• Aesthetically fitting in with the community</li> <li>• Community character. More weight for citizen/neighborhood level impact is A MUST. Measuring design only on broad/city wide based land use negatively impacts the value these can add; it allows selfish applicants to take advantage of your system.</li> <li>• The design should be compatible and similar to the existing structures in the area where it is being built. It should be built to code with all permits in place, it should not look like a slapped on addition to the current dwelling.</li> <li>• They should fit in to the neighborhood in terms of their height. and there should be some green space left over.</li> </ul>
<p style="text-align: center;"><b>Privacy Overall</b> <i>(Minimize impact to adjacent neighbours)</i></p>	<ul style="list-style-type: none"> <li>• Consideration to neighbors in way of parking, sightlines, privacy and change in sunlight to neighbor's properties</li> <li>• To maintain privacy and quiet community in our already small lots.</li> <li>• The size of backyard suites needs to be controlled to prevent over-development on small, inner city lots. This is a concern as with time this could contribute to privacy issues, light blockage, and unsightly overbuilding.</li> </ul>

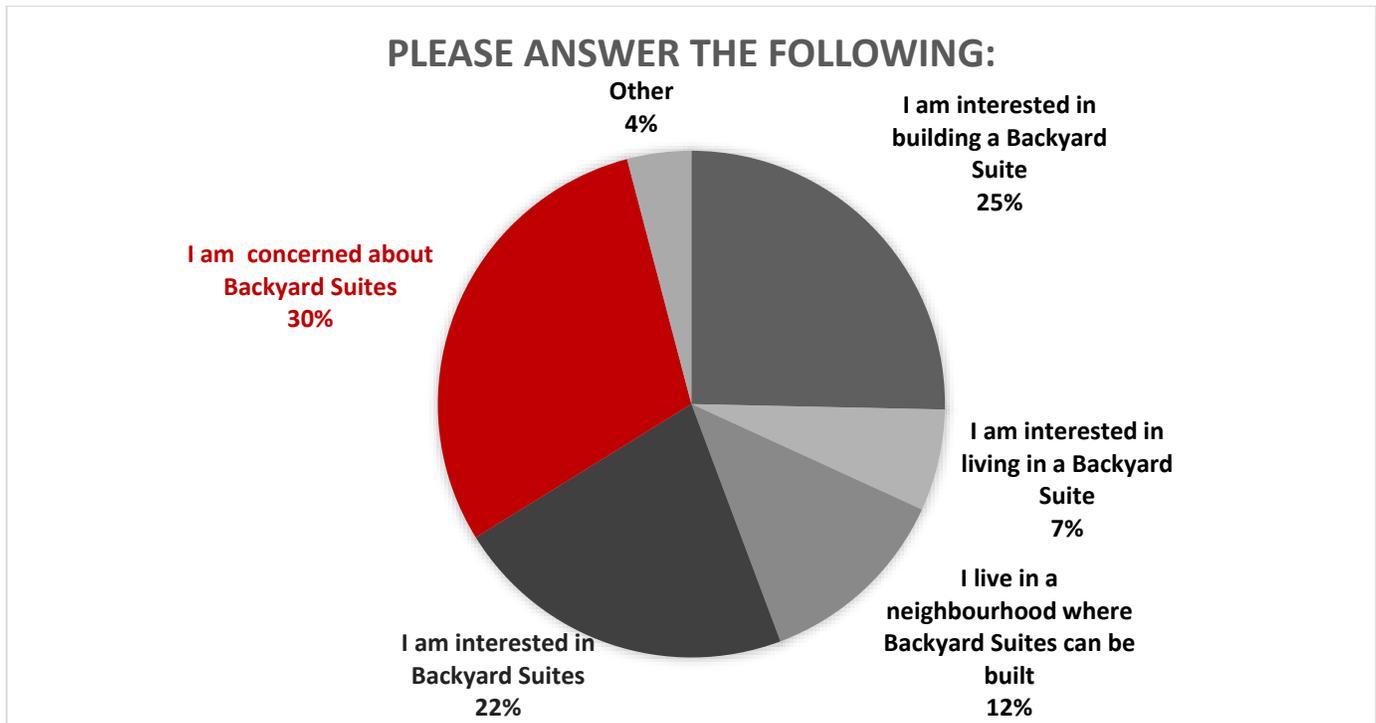


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	<ul style="list-style-type: none"><li>I think there need to be strict rules that protect a neighbor's privacy. Otherwise the people building them will take advantage of any possibility to inconvenience themselves. They need to be attractive and finished properly, up to code and safe.</li></ul>
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- For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

## Next steps

- September 2018: Public Engagement Closed** - Public engagement for Backyard Suites guidelines has been completed. No further public participation will be solicited.
- September–October 2018: Develop Proposed Guidelines** - The City's Planning and Urban Design department will begin work on drafting the Backyard and Secondary Suite guidelines, taking into consideration the feedback collected through the public engagement process.
- October 2018:** Proposed rules and guidelines will be shared with stakeholders on The City's website. The project team will be available to answer questions or receive comments, but will not be able to change outcomes prior to the Committee meeting. Letters may be submitted to Committee and Council to inform their decision on the proposed rules and guidelines.



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- **December 2018: Council at Committee and Public Hearing** - The City’s Planning and Urban Design department will present and seek approval on the drafted guidelines and rules to Council.
- **January 2018:** A What We Did report will be shared online with stakeholders to demonstrate how the feedback collected through the public engagement process influenced the final decisions from Council regarding the Backyard Suites guidelines.

## Verbatim Comments

All of the comments below are verbatim as received. The comments are divided into questions asked. They are unedited, including spelling, grammar, use of contractions, etc. The only exception is where there is profanity or personally identifying information, this is indicated in brackets. The table below is a quick link guide to each of the questions:

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- Question 12** – What’s important to you when thinking about the location of the backyard suite entrance? Please pick all that apply. .... 184
- Question 13** - What’s important to you when thinking about the space between the backyard suite and the main house? Please pick all that apply..... 188
- Question 14** - Do you have any other ideas or concerns about Backyard Suites designs that you would like to share with the City? ..... 191

Question 1 – What is most important to you as we develop the guidelines for Backyard Suites and why?

Intrusion of privacy on neighbours' back gardens and homes. 2) Parking facility for inhabitants. 3) Width of laneway being able to facilitate them! City sewers, water, etc. being able to withstand the extra pressure on older services.
*s
A backyard suite should not negatively impact the neighbours through massing, shadowing, overlooking, etc. When a DP application is posted, the comments from the neighbours MUST be taken into account. Suite owner rights shouldn't trump others.
A place for aging parents
A standard for the whole city, not just some districts.
Ability for anyone who has a lot size big enough to build can, and ability for anyone with a detached garage to build a second story on the garage
Ability to build a two storey garage and have a mother inlaw suite above on 2nd floor
Ability to have my aging parents close by
Ability to reinvigorate alleyways and improve transitions from newer homes and older homes.
Access to street or laneway for emergency vehicles or handicap access - may mean that laneways have to be upgraded - many in the city are in horrible condition

Accessibility. Less red tape. Alternative materials such as cob earthships or hemp concrete options are easily implemented and not heavily regulated. It's my backyard the government needs to let go of the reigns as seen in Portland with City Repair
Accessible and affordable. For example my aging mother who is finding it too expensive in a condo.
Accessible, affordable housing for Calgarians.
Additional income
Additional parking.
Adequate housing and number of people living on single properties. I would hate to see 20 people all crammed into what should be a single family house. A basement suite should be enough so the lots that are allowed to have an extra suite should be large!
Adequate off road parking for all vehicles in the main house and laneway house.
Adequate parking and minimal impact on the neighbors.
Adequate parking because our communities were not designed for multiple cars to park
Aesthetically fitting in with the community
Affordability and flexibility
Affordability and innovation, such that homeowners can be encouraged to develop this potential solution to urban densification as well as provide rental income for in residence homeowners.



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Affordability of the developed suites
Affordability, cleanliness, landlord vetting
Affordability, rent and house prices in the city are very high.
Affordability. Some landlords jack up rent unreasonably
Affordable housing and lots of different options available for future housing needs. More multi gen housing. Density instead of sprawl.
Affordable housing and safety
Affordable housing, and better population distribution in established communities
Affordable living for so many low income families/people . Only bad thing a out this is , is city taxes will sky rocket out off control , and city council will again get an other raise . And the regular Joe
Affordable, convenient and leal
All rental units shouldn't be required to provide off street parking for the tenants
all suites must have off street parking
Alley ways should incorporate a street scape - trees planting areas etc. Lets build this city with an idea that beautifies not just about adding density.
Allow for backyard suites in lots 30' or wider
Allow for preservation of (uneconomical) heritage homes and to allow seniors to stay in there neighborhood with close by assistance to facilitate independent living as long as possible
Allow sustainable growth
Allow this to happen. Homeowners need income. People need community. Calgaryans need housing.
Allowing a ground floor entrance to ensure ease of accessibility into suite as many seniors will make use of the smaller suites.
Allowing landowners to develop their property considering neighbourhood context. Pleasant communities should not only be for the rich and those who came first. Calgary must become

more dense and that will have impacts that should not only impact the poor.
Allowing people to develop their property the way they want to
Allowing room for flexibility based on location, function, style, matching the house design, do not squash creativity
Allowing someone to have a senior parent or family live close by. Also responsible affordable. housing.
Allowing suites on 25 ft lots to make it more affordable
Ample parking available to all residents on block.
Ample parking provided by Home owners
Application process similar to basement developement was very good. Reasonal timeline to build as things can go sideways with contractors or in private life. Yet it shouldnt be too long as nobody wants a construction to go on for several years.
Approval by existing home owners on that block.
Are they in R1 areas only? (can R2 add a third unit on the lot).
As Calgary has the biggest footprint of any North American city, we owe it to the environment to use the space we now occupy in the most efficient manner. This will probably end up revitalizing some areas.
As long as it's fire safe get the government out of the way and let people do their own thing.
As long as there is no parking in the alley as a result of extra suite in the alley. Also ensuring it's not too high.
available parking in the neighbourhood,
Backyard suites are essentially a detached garage with a living area above. If the property meets all the criteria for the placement of a garage i



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Backyard suites have no place in our community of St. Andrews Heights. They do not fit with the character of a neighbourhood with multi-million dollar homes. They are eyesores and create nothing but problems pertaining to privacy, traffic and undesirable.	Beautiful architectural integrational of suite to main house and suite to surroundings.
Backyard suites in existing R1 suites should not be considered. Most home owners bought their homes considering the zoning. Will the city be compensating the existing homeowners for this intrusion?	Because the cost of living is so high for us average people it would help provide a small income for seniors..as well as help our children out.
Backyard Suites is important for me as extra living space or extra storage area.	Being able to build the suit I need without having to go before council and beg.
Backyard suites must be to the same standards or better than the main house. The facade must be similiar or better than the main residence.	Being family friendly and fitting in with the neighborhood character. I am in favour of backyard suites as they may allow families to support each other with childcare and ageing parents. Also provide rental units supplementing incomes.
Backyard suites per say are a nice idea. But I feel it will turn some neighbourhoods into ugly and unsafe places to live.	Better choice for taking care of elderly parents rather than stuffing them in a home. However how much extra we'll be charged for taxes is a major concern.
Backyard suites should fit seamlessly into the neighbourhood - height and size restrictions should apply. Should remain small in size - space for a single or couple to live comfortably.	Better quality projects with good design so as not to create problems with neighbors.
Backyard suites should not be allowed in the low density residential area.	Building codes followed
Backyard suites should not be allowed in the low density residential area.	Building guidelines that ensure no others are negatively impacted
Backyard suites should not be allowed.	Caveats and covenantd should be honoured. Parking should be considered. Next door neighbours must be in agreement as this will affect their privacy and the amount of light in their garden. Owners must live in one of the residences on the property..
Backyard suites: overall, great idea! Positive for seniors as alternative to aging in own home.	Changing the designation of an existing community marginalizes individuals who purchased based on that designation. Like bait and switch tactics of crooked businesses. New communities with this as an option allows individuals full disclosure.
Bad idea , our area is too congested now , too many illegal suites,	City should allow backyard suites because it will allow the backyards to be more spacious, also it will add more value to the house.
Be flexible to size: Narrow lots could still have great laneway houses. Parking for only one car and one landowner car.	Clean and interesting looks to it. Maybe to possibility for the owner of the main house to divide his land and sell his backyard suite if he/ she wishes
Be mindful that the noise coming from the backyard goes directly to the neighbors' houses because the are not beside you.. not through two sets of walls but through open windows in a straight line. Parking and safety inthat the main house and suite .	
Be sensitive to what surrounds them.	



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Clear guidelines regarding minimum lot sizing to properly accommodate the suite and outdoor space set aside for the occupant (walkway, patio, etc.). Want to ensure this is planned for up front, and not added later as more space, covered or not.
Clear rules for what is allowed is important to have to make decision whether to build.
Clear rules on what is allowed and what isn't, plus pre-approval requirements and process. These will help me make a quick decision on whether to move forward.
Community character. More weight for citizen/neighborhood level impact is A MUST. Measuring design only on broad/city wide based land use negatively impacts the value these can add; it allows selfish applicants to take advantage of your system.
Concern about how they will turn into an excuse for multifamily sites
Concerned about increased traffic and excessive parked vehicles.
concerned about too high of density, not enough green space maintained, not enough parking, changing feel of neighbourhood, encouraging student tenants with possible noise and maintenance issues
Concerned w/ additional cars & parking, nebuildings blocking the sunlight into my yard, and the loss of privacy with new windows looking into the yard. Our internet is slow and new users will put more strains on limited bandwidth.
Concerns of neighbours, privacy, views from adjacent properties
Concerns stem from privacy .
Concideration to neighbors in way of parking, sitelines, privacy and change in sunlight to neighbor's properties
Conformity with community standards and not pushing ahead an ill advised plan in the name of Nenshi pet "densification"

Consideration for aging families and positive social /environmental impact of having secondary backyard suites
Consideration for the aesthetics and value of surrounding properties
Consideration of adjacent existing properties which may be negatively affected by taller structures reducing privacy, sunlight, sitelines, etc.
Consideration of existing house (sight lines, parking, etc)
Consideration of neighbouring properties beside and behind the primary house. Also, suite should be limited in size so it is truly a secondary unit and not a second house. The owner should live in the primary house.
consideration of neighbours (sight lines from existing residences, parking concerns, height of back yard structures)
Consideration of neighbours who don't want a tall building in their backyard
Consideration of the older population who can't afford to retire, but would like to help their kids in this economy....save on daycare coats.
Context sensitive
Contextual fit to the neighbourhood and 2) mindful of impact to adjacent and surrounding neighbours (e.g., avoid overlooking private spaces, blocking sunlight, etc)
Control over type of unit built to ensure it is attractive outside and properly to code in every bit of the construction. Parking availability is another concern. Buildings need to show city approval for startup and when finished. Time constraint too.
control the number in each community. there is enough places for rent and sale that we do not need to make single family homes into rental suitesw
Controlling population density as we purchased our home based on existing population density.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Convenience, flexibility, reasonable regulations. In short, making it simple and possible to create a secondary suite in your house.
Copy Edmonton and Vancouver. It's working well in those cities.
Cost
Costs are minimal and process is minimized otherwise it will deter people away from properly doing it.
crafting policies that allow for flexibility in design and use for clients and designers
Creating livable laneways. This means encouraging more development in the laneways and following up with the infrastructure to support it such as cost sharing for water line size increases and paving of laneways
Creativity in designing the suites to be efficient and environmentally friendly. To allow two bedroom suites to increase housing density.
Crowding and things being unsightly.
Curb appeal and density. The building of suites should not be an eye sore for neighbouring properties nor cause parking problems due to the higher density. Number of occupants living in the suite could be an issue as well.
density and parking
Density and populations close to transit. Privacy does not really exist once 2 storey buildings exist in a neighborhood. Variety of design is good. Neighbours, community association views on aesthetics should not govern. My view as an owner should
Design guidelines that encourage creativity, not cookie-cutter buildings.
Design standards and parking
design standards so it's not just a block building that the neighbours and community have to deal with and look at everyday
Designed not to shadow or overlook (privacy) adjacent properties, and provided offstreet parking.

Developing a balance between increased urban density and maintaining the character of existing neighborhoods
Developing proper rules and regulations to help prevent backyard suites from being developed.
Do not allow any backyard suite where the privacy of existing adjacent properties is compromised.
Do not allow them at all.
Do not allowed the backyard suites. Take a look where suites are rented and look at the conditions of the streets.
Do not develop these guidelines - I paid more money to purchase an R-1 zoned property - the City has no right to change the zoning I purchased. If the City wishes to do this, it should only be done in new neighbourhoods.
Do not think they should be allowed. With all the condos etc. Being built in the inner communities we are overcrowding the infrastructure. We have alr day changed the footprint of yard to size of house. Most new homes/duplexes have very little yard left.
Don't infringe on my territory!
Don't leave alleys strewn with debris, nails and screws. Builders should be respectful of existing residents, it is not a new home subdivision gong show.
Don't make the process overly onerous or expensive for home owners to apply.
Don't use this as an excuse to increase property taxes
Don't want them, I paid a lot of money for my home, and bought in this area so I would not have to deal with renters and parking problems. Leave older R1 Areas alone
Don't want to see them at all.
Each backyard suite must also be provided with at last one off street parking space
Ease and cost of building application. Why? So anyone has an opportunity to develop.
Ease of implementation for construction
Easy access to traffic



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Easy read and rasy instructions please.
Enabling diversity in communities across income levels and backgrounds.
Enforcement of bylaws with penalties for non-compliance -Address concerns on number of people occupying a dwelling / short term rentals like Airbnb and the concerns all will be just rental housing or that houses will be bought up just by investors.
Enough parking, charged for extra waste pick up and onsite landlords not slumlords
Enough room, proper sewage, etc. If we can have backyard suites, why can't we hang our laundry out to dry? Makes good energy sense.
Ensure enough parking is in place for additional people in an already overcrowded community.
Ensure privacy for existing neibors. Parking. Building size and estetic
Ensure the design guidelines for backyard suites (floor plates, height, setbacks, etc) allow for a reasonable amount of total livable space. If the limitations are too conservative, backyard suites may prove unfeasible in terms of cost vs. rest.
ensure the rules are complied with - whatever they may be - make it an even and level playing field - don't allow folk that ask for forgiveness latitude - enforce the rules all the time, not relaxing it because it is existing without approvals
Ensure Transit Oriented Districts (TOD) applications for laneway have the option of not provideing an extra parking spots. Apartment buildings in TODs have units with no parking spots, why can't laneway? Please remove this double standard.
Ensuring any suites built conform to the "look and feel" of a neighborhood so that no oversized or inappropriate buildings are constructed.
Ensuring backyard suites are designed tastefully with character that enhances the neighbourhood.

Ensuring Calgary remains an affordable place to live.
Ensuring infrastructure (parking, garbage removal, access, etc.) is appropriate for the number of families living in a neighbourhood
Ensuring suites aren't gigantic eyesores.
Ensuring that my privacy is maintained. I have designed my outdoor space to be private from neighbours - would hate if my neighbour had suite on garage and i was suddenly in a fish bowl. Too much traffic in lane, it is already too dirty, need it paved.
Ensuring that neighbours have a right to light, and that backyard suites don't unfairly infringe on neighbours' privacy and sunlight.
ensuring that regulations do not price these structures out of reach of their intended goals
Ensuring that the builds are safe. They are well used in Vancouver and I think Calgary can learn about garage conversions, over garage units and tiny homes from their experiences; however, it's still important to have a set of standards.
Ensuring that there is suitable parking for the extra tenants- or limiting how many vehicles one property can have parked on public parking (streets).
Ensuring they provide off street parking for residents. Too many cars means danger for pedestrians and is a nuisance on already clogged streets
esthetics and design fits main house and surrounding neighbourhood
Esthetics and functionality
esthetics so neighborhoods don't start looking like ghettos
Excellent idea for seniors or other family to stay together if finance do not allow those people to purchase or rent their own propwrtie
Explanation as to why it's required?
Extra space to accomodate



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Extra Storage for Items and play area for the family
Fair and reasonable process. Easily understood guidelines and parameters.
Fair legislation for all involved
Fair, simple and harmonious
Fairness
Fairness
Fairness and an adequate, timely procedure for regular inspection to ensure rules are followed
Fairness for those across varying socio-economic backgrounds; it would be disappointing if laneway housing was only accessible and affordable to those who can afford it. Affordable application process so all Calgarians can enjoy this program.
Fairness to all.
Finally some common sense! More affordable housing to combat Calgary's brutal urban sprawl. This should have been done 40 years ago!
Find a way to capture taxes on this and all other suites. If they build it, you should add property taxes to them 25-50% of pre suite tax.
Finding ways to add density to aging neighborhoods. Watching schools and amenities close in aging neighborhoods is a clear sign we need to find ways to house more people in them.
Fire code, parking and transit needs considerations as well as the city encouraging densification evenly across the city.
fits into the neighbourhood
flexibility and only a few key regulations to reduce NIMBY responses
Flexibility and variety are needed so that suites can fit in with the space and character of their surroundings.
Flexibility within the bylaws to allow for innovative solutions and designs

Flexibility. There isn't going to be a one size fits all. Every property is different. Just making it work as best as possible.
Flexible sensible guidelines - also allowing for tiny homes (houses built on trailer beds).
For all backyards in Calgary that can legally have one.
For safety - a lot of these homes are built too closely and there more people you have living in one dwelling, the more chances of a fire.
For the big families so they can live together.
form and scale guidelines
Freedom and flexibility of landowners to develop unique solutions to housing density issues
Freedom of rooflines, depending on sunlight so that yard is not too shaded.
Future plans for our houses
generational living: opportunity to multi-generational families to live in close proximity this enhances our communities and family network
Get it done. Calgary is falling behind other major Canadian cities - Again.
getting certainty around what is acceptable versus not.
Go easy on the rules, Calgary needs more dense communities. Make it the norm that people develop backyard suites!
Guidelines must strongly address privacy issues for neighbours, keeping neighbourhood character, and height/massing limits.
Harmony for people and community
Have a plebiscite on this idea during the next election.
Have elderly parents
Having a safe, bright and costly living to renters. This could increase the livability and diversity of a community.
Having affordable housing for all.
Health and safety controls to maintain "up to building code standards"



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

September 10, 2018

Height and set back restrictions
Height of suite, size of suite, how to plan to build one. What do we need to build a suite (plans, permits, etc)
Height of the structures, and access to units ( outside or inside the structure), as well as shadowing adjacent properties.
Height Restrictions. I am a supporter of inner city densification but don't believe every area should be able to have 3 or 4 stories. I also don't believe neighbors should have as much say into the placement of windows etc.
Homeowner freedom of choice
Hopefully can increase urban density, allow for energy efficient design principles and allow for design that enables aging in place.
Houses need to have ample parking, garage/driveway so street parking isn't only option.
How many people already live in the community, what it will look like esthetically and safety
How will they be supplied with electrical and utilities
I am concerned about
I am concerned about a number of issues if a backyard suite went up near me: privacy, blocking of sunlight and looking at a wall (there is a reason fences have a height restriction.) General concerns are increased noise/dust in narrow and rutted lanes
I am concerned about the street being clogged with extra parked cars, sunlight blockage with
I am concerned because our neighbourhood already has quite a few illegal suites so parking is a concern.
I am most concerned with the zoning requirements because I currently reside in a
I believe in them but they need to be a % of each yard. In my case 14 x 25 ft would take up less than 1/2 of my useable yard area.
I bought my home in the suburbs after living downtown because I wanted a less dec

I do not agree with having them.
I do not want them I have seen some that are over two stories tall NO NO NO
I do NOT want them!
I don't want neighborhoods to look too overcrowded and over populated. I moved to Canada from London UK and know exactly what overpopulated communities can turn into. Be very careful what you decide as this can ruin communities
I don't agree with them being allowed period!!
I don't have pay extra taxes and I will be able to build a suite in my neighbour without extra permit, costs and it's safe
I don't think backyard suites should be allowed. The city never upgrades roadways into communities and we have continual problems with parking.
I don't think backyard suites should be used for revenue purposes by the owners ( such as rentals, or B)
I don't want backyard suites. Invades my privacy.
I don't want them at all. Building height, shade of surrounding property and loss of green space should be minimized. The new occupants should not take up additional space for parking.
I feel it is crucial to establish guidelines that encourage good design, a prohibit 7.5 meter high boxes with 2 garage doors. These are the backyard suites that create a bad name for the concept.
I feel it is important that these suites aren't used as revenue properties and are used for family members. NO Air BNB.
I feel that these suites should be used to provide housing for related seniors, young adults, students - not intentionally to provide additional income to homeowners. The suites should have the option to be held in separate titles



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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I find that extra suites are not getting accomidated for parking as well as waste & recycling needs
I have a garage in the backyard and think a suite above it would make a lot of sense. I hope that will be included into easier approvals.
I have an aging parent living with me and children moving into young adulthood. This would give them independence and affordable living with my support still near by.
I hope that the guildlines allow for flexibility to accommodate creative ideas and do not restrict too much so all unique ideas are considered and can be applied to unique properties. I would hate to see the result become boring utilitarian boxes.
I hope there are no backyard suites - population is too dense already - parking problems, etc.
I hope there will be some consideration for green space for both accommodations and parking.
I live independently at the moment but I may need more care in the future but not total care so if a backyard suite was available then perhaps I could still live semi independent yet know help is close and it could be family.
I live on a large parcel and was interested in a backyard suite. I've spent 2500 on prints and went to the city 3 times and got three different conflicting answers! I got so frustrated and cancelled the project, city clerks are uninformed.
I much prefer a backyard suite, compared to the mamoth and huge 2 story duplexes that are creating an ugly streetscape and blocking sunlight to neighbours homes & gardens, which even prevents the growing of simple grass, forcing gravel use instead of gras
I object to them except in Very special circumstances. They contribute to serious overcrowding and congested street parking because residents will not obey parking regulations

I purposely bought in an R1 neighbourhood so I could enjoy my backyard and not having to fight for a parking spot in front. But more and more they are being rented and basements developed, legal or not, so both my privacy and the parking is disappearing!
I really hope regulations won't be overly restrictive. Calgary's sprawl is out of control, we need to encourage the development of quality housing to make them an attractive option, not a last resort.
I think backyard suites and laneway housing is a good idea - my only concern is that these do not encroach on neighbour properties, or otherwise negatively affect (noise, etc).
I think backyard suites are an excellent concept. I think one of the only concerns I would have would be height of the backyard Suite in relation to the height of the house or property it's being built on.
I think backyard suites should be like a tiny home concept max 250 sqft but must have full utilities like a home. Also must meet community architectural guidelines with off street parking for one vehicle a must. Safety is key and must be fire rated
I think it is a good idea/ however shouldtheir be rules on rental period. Do you want Airbnb units? Also an additional parking space for the unit
I think it is very important to make sure that these homes are kept in good, clean and respectful order. Regulations should be very clear around what can and can not be permitted around these homes and be inspected regularly.
I think it's important to recognize that the needs of no two suites are the same and the guidelines should work towards creating equitable opportunities across the city.
I think it's important to recognize that the needs of no two suites are the same and the guidelines should work towards creating equitable opportunities across the city.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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I think it's important to be flexible and assess each development on it's own merits. One plan or style of structure will not fit all the needs or function of every property owner.
I think some consideration to whether the main home is owner occupied is important- also parking considerations.
I think that backyard suites are essentially subdividing a property and I am very much opposed to it in (formerly) R1 neighborhoods. I'm concerned about laneway traffic, parking, and overlook.
I think the safe construction and adherence to codes would be the most important thing so occupants are safe.
I think there has to strict guidelines to promote safe and aesthetically pleasing additions.
I think we need to have backyard suites which are environmentally responsible, earthships, cob houses, solar and water collection etc.
I totally disagree with them in R1 zones.
I want to be able to build a tiny house in my backyard. And have it available for my aging parents, or grown kids or just an office or workshop.
I want to make sure that current secondary suites (illegal ones) are brought up to code.
I would like those smaller houses to be possibly available on the market as separate units one can buy instead of a big house.
I would like to have an easy application process with clear requirements outlined Also generous approvals so that we can increase density etc without issues Also, one story encouraged
I would rather prefer to have backyard suit along with garage as well.. something like that.. yes I live in falconridge NE Calgary where there are chances of backyard suits as it is R1 zone..
I'm against it. We've had a number of illegal suites in my suburb and have had nothing but problems with parking, garbage, transient types

I'm angry you want them in my area. This survey certainly has no section for 100% against. Typical City survey that skews the results
I'm not sure? Safety is important, but otherwise I don't have a lot of concerns.
I'm worried about the sun being blocked by tall buildings, noise and safety. I already have limited sun in my yard. I don't want talk backyard garages blocking it more.
If you have grown children or parents that are having trouble affording a decent place to live it would be help families be able to afford a nice place as they would all be sharing the cost to keep the costs down without living on top of each other.
I'm against this plan
I'm concerned about the privacy for surrounding neighbors as well as sufficient and proper parking. Also the increased traffic in some communities. We are still a car driving society!
Im mainly concerned about parking as we live near a dog park and individuals walking their dogs regularly take up a good part of the street parking.
Impact of additional ytraffic and population on already overtaxed infrastructure
Impeding on any views or site lines that might be disruptive to neighbors. Create rules or guidelines as to who would use or rent these suites, along with basic rules or codes for safety and consideration purposes.
improving density and allowing more free access to build.
Increased
Increased density more potential for neighbour conflict
increasing density
Integration into neighbourhood with design and green space considerstions



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Investors or property developers should begin this venture in older neighbourhoods on a test pattern for acceptance in the community. The lot sizes are bigger, the impact with parking and traffic isn't as harsh as it is in the more newer areas.
It is important that the creation of suites does not lessen the value and enjoyment of neighbouring properties. No Two story structures blocking views or sunshine or reducing privacy.
It is important to me that backyard suites are intended as temporary for immediate family needs such as aging/ disabled parents, disabled children that need independence and care.
It is most important that the design is reviewed within the context of the property/community. No one-design will work everywhere. Also, it is essential that no more green/blue/black bins are added as a result of these suites.
It is most important to give homeowners another substantial avenue of income.
It seems that the City is determined to increase the density in many communities across the city, and I believe they are doing so to increase the tax base which gives them more money to spend, all at the expense of the citizens affected by this scheme.
It's important that the privacy of existing homes not be sacrificed. It would be shame if the value of our homes goes down due to implied loss of backyard enjoyment.
It's important to have comfortable space, be energy efficient, good quality, safe, and not overcrowded. There should be enough room for parking, and the lot should still have green or garden space. They should be accessible.
It's important to take in consideration neighbors.
Keep heights reduced so they don't tower over the yard and houses next door. Limit heights to one storey.
Keep out of my neighbourhood,,

Keep them low so that residents across the backlane can maintain some sort of privacy in their back yard!
Keeping families close together in one compound is the way forward in developing stronger communities. Keeping in mind safe distance between structures are important to mitigate fire hazards and other risks.
Keeping the costs down so rentals are affordable. Financing the building - my experience taught me you need to have enough equity in your home - the banks don't consider rental income when financing. Keeping the neighbors happy.
laneways must improve (increase), not negatively impact, neighbourhood property values.
Laneways need to be developed to handle the extra vehicle traffic and the residents need to be opt out of the costs, gravel laneways not acceptable.
Least infringement/overlooking/overshadowing of adjacent properties as possible. Neighbours should be able to say NO.
Leave design freedom to architects and land owners to be able to create diverse and colorful laneway streetscapes
Limitation of size and building materials
Limiting privacy and shadowing impacts on neighbouring properties.
Limiting the # of occupants in a backyard suite to ensure the community remains safe and not become over transient. As for the types of dwellings to be approved I would like to see approvals for both fixed structures and mobile 'tiny homes'
Live closetofamily
Long term planning, less urban sprawl
Looks good regulated
Loss of green space
Loss of privacy in your yard if there is a backyard suite next door. Loss of sunlight and view.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Lost of privacy, overcrowding, noise, degradation of neighbourhood, construction too high and obstructs sunlight
Lot coverage maximums and total height. Too much lot coverage and sun blocking is detrimental to the feel and aesthetics of the neighbourhood.
Love the idea. Especially for an aging population. My only catch is parking. Must provide off street parking for such unit. Ie one spot for 600 sq/ft or two spots for units which are larger than 800sq/ft
Made to code
Maintaining a "community feel" in the neighborhood, because these developments should add to the flavor of the community, not take away.
Maintaining a sense of heritage in the city by allowing suites and not tearing down older homes. This city is too eager to destroy the past and build new
Maintaining my privacy if a backyard suite was to be developed around my house
Maintaining some sort of architectural rules and definitions so that anything built anywhere in the city fits and blends in with the existing buildings.
maintaining the appearance
Maintaining the appearance of the community, ensuring adequate parking, not allowing visibility from the backyard suite into neighbouring yards. If a main house must have certain windows glazed for privacy of neighbours, such privacy should be maintained.
Make it affordable. Long lasting.
Make it allowed in all neighborhoods. Its my property, i should be allowed to rent parts if it as I see fit.
Make it as easy as possible to help those wanting to live with their family when they're older
Make it easy to add backyard suites

Make it fair for all. Exceptions for one person can cause issues later down the line. Rules and regulations can have cushion but be careful.
Make sure that parking isn't going to be over crowded and that the suites are totally safe.
make sure that you look at property drainage, access, parking. All so that the neighbours are ok with it.
Make sure the designs are attractive, and environmentally friendly, ie allow for trees, plants. Provide ways to make entries as private as possible; if they're on an alleyway. Reasons - I can see lots of tacky looking developments, lack of privacy.
Make the design guidelines flexible and also ensure that submissions are not easily appealed by neighbours who don't like the concept yet want to control property they don't own.
Making housing accessible. Keep communities thriving
Making sure that by changing these rules it doesn't ruin the community and doesn't over populate. We also don't want cars everywhere and no where to park.
Making sure there is adequate parking. My neighbours try to park 4 vehicles in a space for 2, which leaves us often unable to park in front of our own home. Their decision to sublet shouldn't create difficulty for others.
Making sure there is ample of parking as not clog the streets and back alleys with more vehicle than the street can support.
Making sure there is ample parking and no backyard suites on small lots
Making sure they're safe and follow community standards.
Making the guidelines not too strict and not too expensive to implement
massing and privacy with respect to surrounding properties - to maintain quality of life and property values for neighbours



# Backyard Suites - Guidelines

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Maximizing livable space within the home. Self sustainable units and solar panels ideal.
Maybe the square footage alloed should be proportional to the size of the backyard. Of course then the city would have to figure out the allowable size.
Minimum exterior esthetics/material, requirements for window locations and height restrictions to mitigate impact on neighbours, parking, minimum lot widths and sizes laneway houses would be allowed on and minimum-maximum unit sizes.
Minimum space requirements for a suite, would a "tiny home" be sufficient? Small cabin? How is parking handled in neighbourhoods with no driveways, and street parking only? Does my pass act as parking for them as well? All photos have a garage, why??
More affordable housing
more affordable housing options for aging Calgarians and others who don't qualify for housing assistance. Increasing density near existing transit and other service infrastructure = less tax burden.
More suites will cause worse parking issues.
More suites, sooner!
Most important for me is that i will build my backyard suite and rent it out which will be a huge financial help for me.
Most importantly is to have all inspections pass and be 100% safe and sound for people to live in them, size doesn't really matter as long as it's not taller or wider than the main house itself
Must be aesthetically pleasing.
My biggest concern is privacy - a backyard suite should be built so as not to invade the privacy of neighbouring backyards. Another concern I have is with narrow lane ways and the congestion they could potentially cause.
My concerns include, Higher traffic volume and parking on the street

My neighbor's suite above their garage will block my existing view (trees, mountains) and block the sun from my backyard and garden.
My property value
N/a
Neighbourliness. Minimize shading and overlook of neighbours. Maintain off-street parking.
neighbours need to be part of the application. Consideration to possible negative effects need to be weighed carefully. Consistency in heights. Design must fit with existing
Neighbours of properties wishing to add suite
New "small homes" put in backyards.Seniors wouldn't have to pay exorbitantly priced seniors homes when they just want to live on their own.Put them in the backyards of family who will still be close to help if necessary.NOT for just anyone-only seniors.
No alley suites period
No backyard suites. Too little parking already and yes we need room for people but this is not the answer. Fix the problem with illegal suits first. Putting another small house and living on top of people with no privacy is not the answer.
No houses with 25 people living next to me.
No over crowding, of the street, the house, the block.
No overcrowding of small lots. No huge backyard apartments.
No requirement to provide parking
No Suites. From past experiences renters tend to not care & look after the suites. Parking tends to become congested as more vehicles are added to the street.
Noise and volume of people and vehicles per property
Noise, parking and density issues
Noise, vehicle parking, fire hazard.
None
Not allow them to become (say) more than 25% of the size of the anchor dwelling



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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not allowed unless person lives on an acreage.
not enough parking on street
Not limited to houses with back lanes
Not more than 1 bedroom. Not more than 2 dwellers.
Not to allow them. Parking. More people in an area that the area was built for. Garbage. Lots sizes.
Not to allow them. Too much density, too many vehicles etc etc
Not to do it as the backyards, especially in the newer sub divisions, thanks to the Cities go plan me are so small there isn't enough room for grass and a garage,
Not to do it. Our streets are already over crowded with parked cars.
Not to many people living in a small suite and overpopulating a neighborhood
Not to raise taxes on others to pave back alleys
Number of parking spaces available. I am concerned that backyard suites will displace detached garages causing increased unavailability of on street parking exacerbated by increased lot/person density.
Of course the design and how it relates to the home.
Off street parking. Residential areas are already maxed out with parking by the existing residents and guests. If these suites are allowed, land owners must also be compelled to address this in order to facilitate some integration into neighborhoods!
Only one story high no more than 400 sq ft. No suites on top of rear garages.
Open discussion and listening to the people. It seems a lot of the ideas from city hall are presented to the public for input but decisions have already been made and our opinions fall on deaf ears.

Our neighborhood Martindale is already condensed with all of the basement suites. My cover always is and was parking. they ate to 7se backyard parking but don't. If there is a basement suite then shouldn't be backyard one. Houses are to close together.
over viewing and privacy - I don't think there should be a two storey suite when there is a bungalow main dwelling.
Overcrowding
Owner must live in house.
Parking
Parking - already crowded in developed neighbourhoods. And privacy for adjacent neighbors
Parking - congestion.
Parking street parking is hard now it can handle more cars
Parking access to utilities. It's good for aging parents, extended family and mortgage helper
Parking and congestion in suburban areas
Parking and crowding land
Parking and effect of increased population outside of the property i.e. Noise, pollution, parking, waste,
Parking and effects on my property values.
Parking and enforcement. Complaint driven system puts the onus on neighbors. No enforcement, makes pain for rest of community
Parking and keeping up the integrity of the lanes. Calgaryans do not take pride in their back lanes.
Parking and overall crowding of neighbourhood. You will pass a lot of people off
Parking and sightlines



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Parking and tidiness - making sure they don't create messy, unparkable communities.
Parking availability
Parking availability for the extra vehicles this will bring
Parking for the Renters that does interfere with your neighbours!
Parking in residential areas. Cars and traffic every where
Parking in the back lanes because of access for neighbors and garbage and emergency vehicles.
Parking is a concern if you have the owners with 2 cars and the backyard suites have 2 cars what about other home owners where do they park
Parking is a potential issue. Lanes are not cleared so parking in the lane during a parking ban on a snow route is already extremely difficult. Adding additional cars on the street will only make this worse..
Parking is an issue with secondary suites. All secondary suites, including backyard suites hould have on-site parking. Also, the home owner shuld live in the house (and with all the problems) where there is a secondary suite.
parking is difficult now. Where do these people park?
Parking on the lot-not on the street.
Parking parking parking, not slumming neighbourhoods , parking
Parking --where is everyone to PARK
Parking will be a
Parking will become more of an issue if we try and cram families into a space that isnt there.
parking with permits only for street parking.
Parking, and line of sight over backyard fences (height of new construction).
Parking, as there is not enough parking on my street as it is, we have neighbours who have 3-5 cars and take up all the parking as it is. This is going to make parking even worse.

Parking, snow clearing, site servicing of shallow and deep utilities, home addressing, emergency service response
Parking, there needs to be enough parking for all residents
Parking, transportation (transit and roads), light/privacy for neighbours, trees for oxygen, greenspace for water flow, and garbage disposal.
Parking. It is important that parking is a consideration when adding backyard suites as already street parking in Calgary is a big problem.
Parking. Not being able to park in front of my own house.
Parking. So that alleys and streets are not parking lotd
Parking. Vancouver is a good case in point in which single houses on 25 foot lots become two suites in a new house on the same lot PLUS a secondary (laneway) suite. This means that 3 families live on a single 25 foot lot and up to 6 cars needing parking
Parking. All ready there is no residential parking in front of your home for visitors and guests. This will only get worse
Parking. Because there isn't enough of it on residents streets already.
Parking. Is there enough off street parking for unit
Parking. It could become more of an issue where parking is already difficult.
Parking. Limited currently especially with car 2 go
Parking. on street or on property parking for all vehicles without infringing on neighbours' street parking.
Parking. The front streets are already crowded, the suites are going to add to the problems.
Parking/ overcrowding neighborhoods/ people's I come across do NOT want this



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Parking/waste management. The neighbourhoods are already quite crowded, do backyard suites need additional bins and spots for parking? Can you have a secondary suite and a backyard suites per dwelling?
Parking; there needs to be enough parking for suite and main house to prevent clogging our streets. Design/aesthetics; buildings should fit in with the community.
Personal Privacy
Placement of suites windows as they are built on top of a garage that looks into a neighbours yard & home. Also suites should be only rentals not for purchase
Please be mindful that this is an opportunity to help calgarians help themselves and other citizens to improve quality of life and community collaboration by encouraging the development of affordable, inclusive, independent living options.
Please Dont allow them to build Zero lot lines, They are so conusted roads are so busy , Full of parking.
Population density , parking , noise , safety. People already have issues with homes built close together and when there's a fire , more people are affected
Potential difficulty parking. Overload on utilities.
Privacy
Privacy = NO back yard suites !
privacy and livability
privacy and shading issues
Privacy for my backyard and my home. I do not want a tall above garage home looking into my yard or my windows. and parking concerns
Privacy for neighbours. No BYS balconies or windows that peer into others yards. No commercial use allowed. Owner occupied property. Strict enforcement of noise parking & BYS bylaws. Modest sizes and strickly sticking to modest height & width ie 1 bedrm
Privacy from exciting neighbors.

Privacy issues arising from retro developed structures providing visual access outside of the original community development plan rooflines.
Privacy! When you allow these suites with zero lot homes neighbors lose the ability to enjoy their backyard space without feeling crowded in
Privacy, impact to neighbours view and/or property values, conjestion related to increased density
Private access to the unit and code that does not require access to yard space. It should be treated like an apartment and as such, not be required to have outdoor space that might infringe on the main dwelling.
Proper building permits
Proper standards for safety in case of fire
Property owners rights
Property values
Protecting feel of neighbourhood . Maintaining neighbors privacy.
Providing a variety of affordable housing options in all communities in Calgary
Quality construction
quit overcrowding these areas
Reasonably priced rents for seniors outside of subsidized housing
Receiving permits easily.
Recognise that backyard, garage roof 'suites' are VERY different from in-house secondary suites. They fundamentally change the character of well established communities against the wishes of many of those communities.
Reduce parking requirements for suites. 2 stalls for a house and 1 for the suite is way too much for inner-city development.
Reducing isolation through affordability
Regulations for various different options, IE: over garage suites, garden suites, tiny homes



# Backyard Suites - Guidelines

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Respect current homeowners as they purchased into well established single family homes. Parking is an issue! Wonders pay taxes and it isn't unreasonable to expect to park in front of one's own Home. Denser population = ghettos. Respectful owners move!
Respect current owners who bought into communities that were single family homes. Parking is an issue. Yes the street is considered a public
Respecting the qualities of the surrounding community. This includes privacy, aesthetics, and shadows. The buildings mustn't stick out or detract from neighbouring properties
Responsible ownership. Does not detract from current neighborhood standards. But also would benefit so many people that allowing this is important. Older neighborhoods with large yards are perfect for this.
Restrictive parking issues. IE having to provide 1/2 parking spaces. Should not have to be a requirement.
Rules apply to the whole city - should not be different between inner city and suburbs
Rules that actually allow backyard suites to be built economically in a variety of areas (instead of simply giving into the NIMBY crowd and creating regulations so onerous no one can actually build a suite)
Safe suites that meet all typical regulations such as smoke/carbon monitors.
Safety
Safety - better to make suites legal and regulated than to refuse them and have illegal unsafe structures
Safety & Security, I have seen so many places that are dirty unsafe & dangerous. Landlords don't take care of their properties...

Safety and affordability as I have a sloped yard
Safety and affordability as I have a sloped yard
Safety and appearance.
Safety and architectural aesthetic that blends in with neighbourhood.
Safety and built to city code.
Safety and fairness
Safety and proper entrances
Safety and that the suite is built properly. There is so many illegal suites that are not up to par or privacy is non-existent between the 2 halves. Privacy of both sides tenants is important.
Safety because the suites should be safe to live in.
Safety first then accessibility. Will the garages have to be 2 story? How will this effect the esthetics of the community and property resale?
Safety for everyone
Safety for the occupants. Limiting the change in community population density, and conservation of natural beauty (ie: trees, grass, open space, natural sunlight)
Safety of those living in them.
Safety, enduring they are safe and not poorly built
Safety, sufficient parking for all residents, access, impact on back lane traffic, room for services like green/blue/black boxes and their pickup.
Safety, and congestion, too many people living in a tight area leads to congestion. we can't park on our street now, there is more crime, and transients don't respect the home owners. who pay the taxes.
Safety. I would hope that the city would be just as strict with fire codes and building codes
Safety. Suites must meet all building code standards. Vehicle parking must not flood the streets.
seniors can't afford to participate in the regular real estate market for purchase or for rent



# Backyard Suites - Guidelines

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Set backs should be at least 10 feet from each property line. If you're going to allow two houses on a lot, which what a backyard suite is, then the owner should use their backyard. Construction up to the property line steals privacy from neighbours.
Sewage/H2O/power hookups to CODE. Fire safety: for tenants, lane access for emergency and utility. Why: why not, safety last? no absentee land lords! Why? no room to write. Occupancy: zero children. Why? would you like your grandkids living in a tent?
Shading and view impact blocking on neighbouring homed
Simple ability to rent
Simple and clear processes and uidelines that homeowners and communities can understand.
Simple permits.
simple/easy-to-understand rules and processes for applicants that ultimately encourage more backyard suites in Calgary
Simplicity. Do not make the process difficult for homeowners to navigate. One point of contact at the city from start to finish.
single story and not above garage - impedes view from neighbouring house
Size of property, number of people living at one residence, ample parking should be available on there property as well having green space on the property,
Size of suite not same size as another house
Size of the lot
Size restrictions particularly height. Window positions
Size. I have an oversized lot. Its huge. But am only allowed an 800 sq foot garage/suite above. Doesn't come close to a parcel coverage but is restricted due to the size of the main house? Seems sill as others in the area get around it by building 2
Sizing, as these units are now being geared towards permanant residences, a base size increase should be considered

Skylines and shadow casting, ample parking?
So that everyone in calgary can find themself a safe place to live and not worry abot living at shady place.
So the process will be easier for all involved
Social aspects: parents aging closer to children/grandchildren, potential breaking down of isolation of elderly, mentally ill or homeless.
Solutions and guidelines that are practical, realistic, and recognise the realities Calgarians face with respect to housing. Rules that are unenforceable or ineffective at improving living conditions and quality of housing are a waste of time.
Some flexibility within the Standard so evaluations/approvals are case by case.
Sound proofing and parking
stop developing farther from the city center, and increase the density in the inner city
Stopping urban sprawl and supporting inner city communities, providing affordable housing.
Streamlining the Process, making it easier to application
Street parking and height of structures
Structures should match the aesthetic of the community and standards are as rigorous as homebuilding.
Style Of home and Spacing
Sufficient parking for the various Suites on a lot. Require a minimum of one accessible parking spot per Suite. For example: an attached two-car garage with a driveway that could park four cars is not six parking spaces but two parking spaces.
Suitability of neighbourhoods; policies/procedures in place to prevent mass amounts of humans, cars, pets, etc
Suites should be encouraged in inner city neighbourhoods. Guidelines should not dictate design form such as current contextual dwelling guidelines, as these often take away from good design. City should look to municipalities such as Vancouver,BC example



# Backyard Suites - Guidelines

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Sun light access to be maintained is my major concern. Yes I am for increased density but I hope new buildings are designed to allow current residents continued sunshine into their homes. Height and design is so important to fit into neighborhood.
sustainability from an infrastructure standpoint
Taking away privacy, Suites don't have proper off street parking -EVERY household should have no more than 1 vehicle on roadway&or off street completely-too many people per property space &too much noise
Taxes and permits
That all the suits are safe.
That backyard suites are allowed because they offer housing options.
That backyard suites be available to all communities in the City of Calgary. No community should be except from them as long as the land meets the required space / zone.
that backyard suites get developed without NIMBYism causing the suite design to have few windows, poor entrances etc just to preserve adjacent development's light etc.
That Calgary doesn't become a ghetto as it seems to be developing into one
That Calgary has more affordable housing
That density in older neighbourhoods Dan increase. That they gave adequate parking. That they are safe dwellings.
That I can actually have one and rent it out. I also want it to be cost efficient so shipping container laneway homes are a must as regular laneway house isn't that beneficial due to the cost involved
That it actually happens. Affordability of housing is the biggest barrier for people my age.
That it does not detract from the look of the property as well as does not impede neighbours view lines
That it doesn't impact the density and enjoyment of the single dwelling neighborhood.

That it looks good and is legal.
that its well managed, regarding size, how much of the yard it takes up, and keep the ratio for each neighbourhood small, such as 10%
That landlords that dont look after their properties now will have 2 that are an eye sore.especially to those that own and reside next door or on street.
That my property taxes go down because of backyard suits
That neighborhood character be preserved. Only fair to other existing owners.
That population density and architecture are high priority. That home levers are fully informed when buying a lot or existing lot that their area are zoned for backyard sites.
That property sizes are appropriate to accommodate the structure. Older areas are ok with bigger lot sizes but the newer developments are way too small. Force developers to make lot sizes bigger for this purpose if they want to use it as a selling point.
That regulation is limited to safety rather than design or parking concerns
That stand alone 'laneway' homes are not allowed to be so high or big that they overlook my back yard and block the sun. Must also look 'tidy' and fit with the neighbourhood. There must also be adequate parking.
That standards and requirements of development are adhered too.That neighbours concerns are not petty or vindictive and based on lacking of change in their single family neighbourhood
That street parking is considered within the guidelines
That the allowable building envelope be large enough to provide tasteful architectural articulation while still providing enough developed space to make them economically viable.



# Backyard Suites - Guidelines

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That the backyard suite fits the yard and the neighborhood. And that property values are not lowered. As well as parking is not impacted. Also how many people will be allowed to live there.
That the backyard suite matches the established character of the existing neighbourhood; that alleys/back lanes don't become a parking nightmare; that alleys/back lanes don't become chaotic and messy.
That the city does not allow backyard suites to look like all there are is buildings in the back yard. We live beside a single home that was converted into six suites (2 X 3) and it is so big from the alley way that it looks out of place and so crowded.
That the city get a clue about how negatively neighbours are impacted but decisions made by others. You're allowing others to ruin property values in neighbourhoods. We bought in a single dwelling area with large backyards for privacy which will be ruined
That the city quit RAMMING THIS DOWN OUR THROATS!!!! You don't care what we think, the councillors will damned well do what they wish and will not listen to arguments against the densification of older neighbourhoods.
that the combination of house size and garage does not overpower the lot IE 3 story house with a 2 story garage there should be a max percent of developed space on any lot some thing like the 75% development
That the exterior finishes on the backyard suite is the same as the main structure.
That the guidelines are clear, not overly complicated and not overly difficult / expensive to achieve.
That the guidelines facilitate low-cost housing for those who find it difficult to afford housing in Calgary.
That the process be simple without a lot of pointless red tape and cost obstructions

That the structures are safe and have proper amenities like insulation, power, heat and running water. I don't want to see people living in garden sheds.
That the suite be of reasonable size and comfortably contained on the site. This should include parking arrangements.
That the suites are safe, and there is appropriate parking.
That the suits be safe for the occupants (Fire Safety) and provide safe housing.
That the unit fits into the community, has reasonable accessibility in snow conditions, no parking issues.
That there are architectural considerations to allow the building to blend in the community.
That there be a larger maximum to living sqft
That there be guidelines for off road parking included
That there is enough room between buildings in case of fire. That the plumbing - wiring and insulation is up to code and that there is wheelchair access.
That there will be a live-in landlord and the street will not be full of renters vehicles. 1 vehicle per rental place.
That they are affordable to rent
That they are safe and legal living quarters.
That they are safe, reasonably priced, properly heated, with proper walls/floors/facilities. Also that they have proper leases or agreements, and are held to the landlord and tenant laws.
That they be safe and appropriate for fire and emergency services.
That they blend into the existing neighbourhood and don't feel out of place in the community
That they do not cause over crowding and parking issues in my quiet street and cause property values to decrease
That they do not take away sunshine from their neighbours and that stay to the % usage allowed on the property



# Backyard Suites - Guidelines

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That they fit in and not like a sore thumb sticking out
That they not exist. Too much crowding lowers the quality of life for everyone in the city. Streets are not made to accommodate extra parking for vehicles - usually two for each household - and that becomes a major issue.
That they not happen. i am Ok with increased density but backyard suites are too much.
That we approach the issue with the goal of making more affordable housing, and making it easier to assist aging family.
That we consider the goals of our MDP and encourage the best use of land to maximize opportunities and housing options for more Calgarians.
That we facilitate the provision of housing options for people who live here
That we get rid of the ridiculous extra parking regulations (ex: 3 spots on a 25' lot) and give the "missing middle" housing a chance to take off. Also establish clear view/sight guidelines like they have in NSW, Australia, to cut-out unnecessary NIMBY.
That you don't ruin what little precious light, privacy and space for neighbors of Backyard Suites
That you learn from what has worked in other cities - some good examples across North America. Don't just start with a blank page. ... And hopefully, the vernacular can say "prairie" & "Calgary" ... while acknowledging our long winters in the design.
That you stop doing this carte Blanche.
That you strongly take into considerations. These engaged comments
That's great cause some families needs affordable housing, I agree with the suggestions.

The aesthetics of backyard suites and activating laneways for active and community uses. It's important to enhance the character of a community and the well-being and dignity of the residents occupying the homes and the people who have to look at them.
The appearance of the suites, parking availability, number of residents allowed - all to accommodate neighbours. The backyard suites need a cap on height to avoid blocking views and increasing shading. I want one myself, so support these recommendations
The application and licensing processes should be concise and transparent
The back yard should be build separated from your Neighbour
The Back yard suite be clean, that a parking stall be assigned but it be for a single person. If a couple, then 2 stalls be assigned. The tenants of these suites must then also be community Assn. members.( This shows committment).
The backyard suite should be build separately not attached, there is should be some privacy I live in a n house with a suite bulb back yard which is very very close to my kitchen and my master bedroom ,my living room so 24x7 i have to have closed my curta
The houses need to be insulated for winter.
The issue of packyard suites seems to be at odds with other bylaws- ie lot coverage nd building heights. These issues need to be addressed. Parking would be a huge problem for many streets and alleys.
The liberty to use my land as I see fit
The most important part to me, is the issue of parking. The city needs to ensure that parking is available for residents, guests and those shopping in the area.
The most important thing for me is the rights of the neighbours. Their green spaces(yards) can be turned into a walled, sunless area that lacks privacy. Places in their yards can be affected so they can no longer be used eg. gardens,



# Backyard Suites - Guidelines

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<p>The most important thing is that the suite fit the character of the neighbourhood and have appropriate parking. That it be safe, legal and not overcrowd the lot. There should be an easy transparent application process.</p>	<p>the size of the property must be more than adequate to accommodate the suite, the occupants and parking for all, including the additional cars that appear as the 2 families grow and teenagers accumulate cars and trucks in the long term.</p>
<p>The permitting process needs to be fast and fair to the homeowner. Too many projects (that are in line with City rules) are stalled and delayed by NIMBY interests.</p>	<p>The suites should not alter the neighbourhood by increasing problems with parking, noise and over crowding</p>
<p>The presence of laneway houses in this district are completely out of character of the community and would turn the community into a more transient neighbourhood. Low income renters, potential for Airbnb rentals, potential increase in crime.</p>	<p>The vehicles MUST have a parking area that is off the street!</p>
<p>The process for approving a backyard suite is clearly spelt out and as simple as possible</p>	<p>Their presence doesn't take away from the aesthetics of the neighbourhood. Land size should be sufficient to accommodate a nice garde yard. Parking needs to be on their property. Parking needs to be incorporated in their propertylem in co</p>
<p>The provision of parking to the tenant/tenants other than what is on the public road in front of the residence. Adding more vehicles to an already developed community limits other house owners parking remotely close to their home.</p>	<p>There are people with illegal basement suites AND having people living in their garages, none of which have city or safety approval...how do you expect to reign in other illegal and unsafe dwellings??</p>
<p>The quality of the people that will be living there.</p>	<p>There are too many illegal suites already and street parking is already saturated to the point where I cannot park within 100yards of my property at the moment, extra suites will only exacerbate this problem.</p>
<p>The ratio vehicle, occupants and size of lot. Visual appearance of backyard suite as well as access to city services including police, ambulance and fire codes for access. not a trailer in yard. Connected on grid for heat, electricity, sewer and water.</p>	<p>There is a big difference from a suite within a house to one on top of a garage overlooking everyone nearby &amp; adding great massing in the space between home rear. Area allowed permits 2 bdrm suite, &amp; allows height double a typical garage.</p>
<p>The size of a suite built over the garage. Particularly that an extremely large suite overlooking, shadowing the neighbour is not permitted, especially in the case of a discretionary development when the house/garage is atypical and very large.</p>	<p>There is flexibility. The suite maybe permanent but perhaps options for using a well designed modular that can be rented for a specific need and time.</p>
<p>The size of backyard suites needs to be controlled to prevent over-development on small, inner city lots. This is a concern as with time this could contribute to privacy issues, light blockage, and unsightly overbuilding.</p>	<p>There is going to be a lot of resistance from older established neighbourhoods. I think it is good to increase inner city density.</p>
	<p>There is no need for laneway suites. They completely disrupt any privacy. With the development going on around us, there is</p>



# Backyard Suites - Guidelines

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entirely no need. Most important thing? DO NOT ALLOW THEM.
There must be enough parking to accomidate any new building or secondary suite.
There should NOT be any
There will be no i
There will have to be strong rules and regulations to control the overall quality of the units and the tennants.
These properties should be paying a higher tax than a single family dwelling.
these should be modest developments/designs that fit the overall character of the existing main house as well as the surrounding neighbours/hood
They become easier to get permits for the SE.
They fit the area around them. A few lots on either side. What happens next door does affect me and my lot values.
They it be very hard to make a backyard suite, and that you need to provide ample off-street parking. But it didn't really matter what Calgarians want, does it? This change will be rammed down our throats.
They must meet code requirements. Have adequate sewer water bathing facilities and outdoor space. They cannot be a garage converted into a shanti . They need separation of utilities as well as postal delivery and unobstructed street access for deliveries
They need to be easy to build / get built.
They provide ample parking for their tenants, as street parking is already limited.
They should be as compact as possible, especially regarding height. See West Vancouver for lovely examples.
They should blend in with previous building or at very least not clash as in very different styles

They should fit in to the neighborhood in twrms of their height.. and there should be some green space left over.
They should not be allowed without consultation with surrounding neighbors and the approval of the neighbors
They should not be allowed. NO secondary suites should be allowed in R1 neighborhoods. I don't want my beautiful neighborhood to turn into a rental slum.
They should t be allowed. I bought an R1 property and paid more so I would be in a neighbourhood of single dwellings. This city counsel is destroying the city.
They shouldn't be developed
this increased density is a huge problem for already gravely congested inner city neighbourhoods. As owner residents of Sunnyside, we are adamantly opposed to backyard suites.
To add more space to the household.
To be close to family, and independent at the same time.
To begin with, the City needs to review the Euclidian Zoning system in place to facilitate this. A more context sensitive approach is to implement form-based coding that is area and context specific so as to preserve neighbourhood character.
To consider potenrial parking issues. Also, how the city will enforce noise and safety bylaws.
To create unity across what is acceptable, address parking in communities like Prestwick where the amount of condos with limited parking cause issues already for parking for one or two vehicles not 3+
To develop standards for laneway redesign once many dwellings are off the lane. For example, lighting, paving vs gravel lanes and pedestrian realm (markings on the laneway and such)
to encourage land value and viability



# Backyard Suites - Guidelines

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To ensure the existing attributes of the neighbourhood are not negatively impacted. This includes impacts on current and future property values as well as property maintenance and community norms such as noise levels, traffic and "business" use.
To have deadlines that homeowners need to meet. No projects that lag on for a year.
To keep the vancular of the neighborhood. Retain the current area size of building as currently stated
To make the process of building and obtaining permits straight forward with unnecessary road blocks and costs.
To make them friendly to innovative and energy efficient designs.
to provide for adequate living spaces for seniors near family.
To relax the rules so that people that are struggling with their mortgagages can have the ability to create suites to offset the cost of living.
Too maintain privacy and quiet community in our already small lots.
Traffic, parking, population density, cost of upgrading lane ways that are gravel
TThe design should be compatible and similar to the existing structures in the area where it is being built. It should be built to code with all permits in place, it should not look like a slapped on addition to the current dwelling.
United family
Wanting to build one in Martindale
We already have people in our neighborhood who have built illegal basement suites and I suspect at least one has a garage suite. The traffic and parking is horrendous. We often have to park and walk a block to get home. My husband is disabled. NO to this!
We have an influx of airbnb rentals in our area including in back yard suites. I would like to see a rule made that the suites can not be used for airbnbs

We have been living in downtown the most important for residents is the parking
We have enough issues with illegal secondary suites ... we do not want backyard suites on top of that! Parking is already a concern and this will only make it worse.
We need a plebiscite as a city if we want lanehomes. Let the citizens how the
We need it for guest suite, family safety concern.
We need to densify existing areas of the city as not to have a sprawling suburban infrastructure so that maybe we can start to address the overly car centric lifestyle of being in calgary.
We need to ensure that there is adequate parking for all residents in our communities. There are so many people that are aging in this city that can't even park in front of their houses when they come home with their groceries. Another concern is being.
We need to increase density & provide more rental units. Concerned that more land not be covered as there is already relatively little in our communities for rain to permeate. Sadly, more overly-tall buidings block sun & result in flora/fauna loss. I
We think it is ridiculous to even consider backyard suites
Westbrook ctrain station crime issues.
What about home s with only front driveways
Where space permits these small homes should be allowed. This type of building offers higher density and in certain cases offers families a resolution to taking care of aging relatives. I am interested in living in one in the future.
Who decided that this was a go? Tired of you making decisions for me
Who will live in such suites, how many cars they will need to park on the street, how large they are especially height, how much green space left in the yard, whether neighbours opinions will have any weight in whether a building permit is approved.



# Backyard Suites - Guidelines

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Why not consider what the residents of Edmonton want? You have never done so in the past, how about starting now?
Will cut back on houses being double suite, hard to find a home with a family when it's either just main floor or basement.
Will increased traffic in alleys raise more dust in a alley way home - complaints may create the need to pave. What about snow removal? Who pays for that?

Windows and balconies should not be allowed to face toward neighbouring properties.
Would be great to house seniors close to family
Would need to make sure that there was a parking spot for new home.
Yard size
You've already started to ruin my neighbourhood. No to this entire concept. I bought in my neighbourhood to get away from density. Its a tax grab by the City

## Question 2 – comments

I'm a backyard suite pioneer in Killarney.
I own a backyard suite. I would like to see an opportunity for more in my community.
I am not in favor of Backyard suites in existing R1 neighborhoods
Don't want one built to add more
New home owner wanting to be apart of the concersation
I do not want backyard suites - AT ALL.
Not in agreement with this zoning changes
I think they are a good idea for elderly parents who want to maintain some independance but be close to their family.
This is [name removed] from Studio North. I currently live in a laneway house as well as design laneway houses for clients. I would be happy to give more feed back on the design guidelines if desired :)
It is out right wrong bought in a single family neighbourhood for a price and it will be devalued
Overcrowding on suburban roads , streets
I'm opposed to backyard suites on streets with no existing rear neighbours

I do not want backyard suites in our neighbourhood - too many parking problems already.
I dont know what does it mean BACKYARD SUIT explained me in simple language. I am living at Whittaker close NE... Does it possible there
I live in a neighbourhood that just got re-zoned and feel it's not really set-up for it and worried costs will be on all to update not just those wanting the suites.
I am a Planner with an extensive academic, professional and civic infrastructure background, and this is an extremely complex issue requiring extensive public engagement and departmental coordination.
A petition of over 95% did not want this for security reasons. Bridgeland area residents call the police 24/7 for their project. drug dealers all around and garbage thrown everywhere. Don't want this at all.
I am concerned that these are going into older neighborhoods. Where we already NO the infrastructure can't handle the sewer, roads potholes.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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We do not live in a neighbourhood where backyard suites are required and therefore should not be permitted.
I love the idea. Now question for you, will a home owner would be able the sell that backyard suite if he desires to? Some people could maybe afford to buy one as they can't afford a real house.
Backyard suites should not be allowed.
The city of Calgary will be there only ones that will gain from this an increase in property taxes and a big fat raise.
I don't know if backyard suites can be built here. It has been speculated amongst neighbours but...
Council has made every R-1 neighbourhood open to 'backyard' suites. AND I am VERY concerned about that! There will be a loss of significant privacy in our garden should someone build on top of their garage either side of us or across the lane (3 houses). Our back lane was never designed to be a street. You expect me to approve of designs below. I don't want any of them!
As I stated above, not in my community.
Family suites for seniors are the exception. Our community spirit has changed significantly as secondary suite renters and landlords are disrespect to property maintenance. Unfortunately this type of negligence is becoming
I do not believe backyard suites should be allowed.
Parking
Bad idea fires , lack of infustructure

I'm an owner and recently constructed a backyard suite.
I don't want a backyard suite close to me, they are too invasive of my privacy, all the designs below have that problem
if parking in not available, then no suite. Tax them all
there fighting about parking spots already
If a home owner can not provide off street parking they should not be allowed any rental units
Do not want them in existing neighborhoods. We bought R1 AND expect R1. Any change in zoning is just ripping people off. Only do this in New areas before people are suckers into switch and bait zoning.
I want to purchase a freehold house and am afraid of the problems with others (stalking, violence, threats, abuse) I have experienced in condo living.
Would banks finance backyard suites?
Haw about Front yard Suit on top of the Garadge
I am interested in how backyard suites can increase housing diversity and affordability in established neighbourhoods

## Question 2 – radio button comments

I'm a backyard suite pioneer in Killarney.
I own a backyard suite. I would like to see an oppertunity for more in my community.
I am not in favor of Backyard suites in existing R1 neighborhoods
Don't want one built to add more

New home owner wanting to be apart of the concersation
I do not want backyard suites - AT ALL.
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Question 3 – Looking at these images above, which overall design (roofline, window placement, entrance way) do you like? Rank in order of preference.

No verbatim comments collected/received.

Question 4 - When thinking about Backyard Suites, what ideas and concerns do you have with the overall shapes and forms of suites? Why?

They should match the character of the existing neighbourhood (especially when it comes to historic homes)
usable interior space, privacy of neighbours, sense of community
Must be sensitive to existing neighbors privacy and views that they may have paid for and value
I would like the guidelines to address the shadowing impacts of massing and the privacy impacts of glazing and amenity space configurations. I am also highly concerned that accommodating so much parking will undermine good massing.
If too high could potentially block evening sunlight.
They must look like they belong, not like an after thought.
Shape doesnt concern me as long as height is no bigger than a 2 story home
You wantit to fit in with surrounding shapes
having suites above the garages in neighbourhoods that are primarily bungalos changes the look of the area but also infringes on the privacy of the neighbours
Fit in

No preference, just adequate for snow and rain loads, as spacious as possible, safety and economical energy design.
Worried about blocking sun in neighbours yards, making things to big and bulky. Must look good.
Should match existing buildings well
Impact on sun light, shade creation
Not concerned of shapes or forms
Can't take up the whole backyard, can't impede traffic in lane way, must not exceed the height of the robes in the neighbourhood,
The shape and form needs to match the main house and not become a mix match. There should be minimum backyard space requirements after building the backyard suite to avoid making dense space.
Height- impact on view and privacy of neighbors. Should enhance property and neighbourhood in size, design and esthetics. Develope "neighbourhood" zones and planning for approved models to choose from specific to the neighbourhood. Prevent amateur builds
The construction pattern should follow the one from the main house to ease the visual impact



# Backyard Suites - Guidelines

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Form should follow function, and also treat the lane as a street. Create visual interest with use of overhangs, cantilevers, setbacks, windows, rooflines, creative use of garage doors and integrating them in the elevations
shouldn
None
I think they would look a lot nicer and be more approachable if they didn't have to have a garage underneath (or at all). Requiring indoor parking is bad.
Some people like flat roofs, some don't. So what? Allow a variety of shapes, just restrict size so they don't completely shadows neighbouring yards, and window placement for privacy.
Parking available
Functionality has to be blended with an appealing design.
safety for other building, parking, noise
Fit into the community. Don't necessarily appear to be suited. Uniform
All should be permitted. The existing code is fine
While steep gable and dormer are generally more attractive, they are also the most expensive to build relative to the area inside. Flat and shallow gable are the most economical (and most environmentally friendly).
Rename Calgary to Shanty Town Calgary. Pile them HIGH like a 3rd world country.
That they conform to existing houses on the block/houses they back onto.
I think they should look as much like a regular house as possible and not like an afterthought added on to a garage. Want them to keep up with community vision.

Snow and ice will fall on the walkway along side the garage/building.
Height restricting views and natural light impact on existing neighbouring houses, shade areas, lack of parking, regulation as to who lives in them (should not deteriorate into slum-lord type situations).
Intrusive roof and sight lines effecting existing residents ability to enjoy their back yards that choose not to build a suite in it.
I'd like a comfortable affordable living space.
None really. Would be up to the person building it.
Making sure that it doesn't create too much of an imposing structure in a backyard and minimizing shadows and over look, while still making it feasible for the owner to build one.
Natural light, fire hazard, privacy, durability
Don't care about shapes - concerns are adequate parking and no overlook of neighbours.
Doubled up garages do not convey the image that these are homes. They are doubled-up garages and lack engaging interfaces. Roofline differentiation, legible entrances, articulation, and material differentiation are key.
Blocking natural light and poor architectural design.
size of building envelope
None. It should ALL be up to the home owner and what they require to suit their needs and space.
Just another way to allow immigrants to have their family moved to Canada
I don't think there needs to be a standard, needs flexibility, like the tiny houses.
No concerns



# Backyard Suites - Guidelines

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Keeping the design to suit the rest of the neighborhood
None
Attractive conforming colors and materials to home it backs
I disagree with backyard suites and do not think they should be allowed in any neighborhood. They block out light and increase the density to an unmanageable level that makes people unhappy.
We need to avoid permitting the cheapest boxy designs being chosen by homeowners to create a revenue property, community design values need to be maintained
They should be designed in context with the neighbourhood. Pitched roof, flat roof doesn't really matter as long as it doesn't cause too much duress (shadow impact, impact to existing views or enjoyment of their amenity space).
No concerns
Concerned about height. Could be too tall and out of place or impede neighbors use of their yard.
They should match the style of the main house on the property in style and materials.
Crowding, loss of privacy, noise, because they all lower property value and look trashy
Don't want them to visually overpower the yard.
blocking sunlight for gardens, think urban farming is also important
Having a designless box on top of a garage doesn't add much to a neighborhood. It also could cause shadow issues for neighbouring yards.
None. I'm not concerned with the shapes.

None
They should be safe, well built and nice to look at.
Vision sightlines. so as not to disturb the 'big house' occupants.
People parking and blocking alleys. Building too tight to property line making turning into garages difficult and dangerous.
Form and character should relate to the streetscape. Varied roof lines and consideration for sun angles and shadowing of neighboring properties. Suites must have reasonable headroom, but shouldn't be out of scale with the main residence.
Backyard suites should be restricted to maximum 2 bedrooms
I think as long as the shape and form is attractive people can pick what they want just like a house (unless the area has restrictive covenants)
they should not entirely block the views
Bulky and boxy forms do little to enhance neighbourhoods. With a little creativity we can make places people actually want to live.
General concern over "finish" of suites. Not a homemade shed that looks
Two level suites are too large. Overall lot coverage being too much looks bad and potentially devalues property
Natural light blocking, window placement and privacy, parking.
Visual look of the neighborhood, drainage problems, too big for property visually
Blocking views that neighbouring houses may have. Worried about the size of them.



# Backyard Suites - Guidelines

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Flexibility with design, don't restrict design style, but ensure high quality design to mitigate massing. Flat roof can be ok if well designed. I'm ok with a lot of things, but designers aren't creative enough to address massing issues sometimes
The form should go with the main house to a degree. It should not be too tall for privacy for all. Window placement considered for the same reason.
Shape of can be out of context for older Neighbourhoods. This can be addressed by locating backyard suites mid block. With RC-G infill on the corners so the two level backyard yard suite doesn't overpower the street frontage.
Aesthetic
height of suite should not exceed that of the existing dwelling, to not make it look out of place
The boxiness of the backyard suite that could come with massing to the fullest extent of setbacks and height restrictions. Vancouver, St. Albert, edmonton have good guidelines related to max height and massing for second storey. E.g max 60% coverage
Community conformity, structure should fit the neighbourhood, design, allowances for entrance and not create a displeasing sight
Many lack design, no eyes on lane, poor interface with lane, lack landscaping and amenity space. No quality of materials
Suitable for the neighbourhood
Reasonable height -limit ti height of main house or a reasonable height, if main is a bungalow.
None- live and let live
requiring too much parking be provided. Privacy and shadowing of adjacent homes

How the neighbours on either side would be affected by the choice of style, ie. View, shade, fit in with the existing look.
Appearance and orivacy
Overall height not too high to avoid blocking sunlight
Egress. Energy saving.
Sunlight, privacy
amount of provided parking, safe entrance to suite
Sizes, people trying to fit too much into too little space. Strict sizing guidelines must be adhered to.
The height and the shadow it will cast on the other property.
Personal preference perference should align with current house
That is May block sunlight to adjacent property
I think the city should not be concerned with building form. Development approval for back yard suites should be limited to building area, lot coverage and building height.
Need two garages
They make the community look ugly and impose on everyone else. They make for bad neighbours
Shape needs to provide enough interior space to live.
Be consistent in appearance with neighbouring properties.
That it's too big
maintaining an appearance that works within the current community look and feel. but also being architecturally appealing to increase curb (land) appeal and overall home value.
Architecture and materials consistent with neighbourhood and complements main structure



# Backyard Suites - Guidelines

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I want them to look like mini houses not massive garages or square buildings
The suites should conform to the design of the original on the property; they should also be not too large in height and width. They should reasonably fit into the basic development of the neighbourhood although first thought is similar design to main
It would be best if they have some sort of garden into the alleyway or green space.
That massing complements the neighbouring buildings, and that for south facing locations for backyards suites, attention is given to shading. If the backyard suite shades overmuch, then that suite should be Passive House, or otherwise utilizes the sun.
Because of the high number of illegal basement suites, parking is terrible in a lot of areas of Calgary. People will build these just like they do basement suites without a permit
None
They need to be inviting and help people stay long term in order to establish great neighborhoods.
Overall shapes should conform to neighborhood housing shapes.
I don't have any concerns about suite shape. We need variety and diversity in design. Avoid more boring lego-land builds. Allow flexibility in designing for the specific lot and situation, and be less prescriptive in regulations.
Materials and design
I like a more traditional look
It should look inviting from the back alley and not just be a wall of garage doors. Even balconies overhanging the back alleys would be nice.
Blocking views of other properties.

Should match existing neighbourhood style (though that never happens with infills so doubt it will be enforced here either). They should also not affect sunlight into neighbour's yards so can't be monstrous.
I am concerned about it feeling overwhelming, and blocking light for neighbours. Can you have one without a garage? Or with a single garage? where is the other options?
That it fits into the neighbourhood, that neighbours still have privacy in their yards
Steep/pitched roofs can limit the functional space inside of the suite.
It is the designer's responsibility to design suite in appropriate response to its individual context in size and form. However, communities shouldn't shy away from modern interpretations of traditional forms simply for the preservation of nostalgia.
I don't want sun coming into my yard blocked by a backyard suite on my neighbours property
They should look attractive. They should improve the appearance of alleys. Right now my alley is a messy, dusty wasteland. I believe backyard suites could improve the appearance of the alley, and possibly even prevent crime.
over crowding, congestion
No concerns. They should not block sunlight and views from neighbours but I don't think that has to do with shape.
Overall massing is important. There needs to be some architectural interest in these buildings by using setbacks, rooflines, etc... They need to be visually interesting and not just look like 2 storey garages. Look to Studio North for great examples!



# Backyard Suites - Guidelines

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If slopes are required to resemble existing housing in the community, slight height relaxations should be made to ensure a quality product can be achieved.
Appearance and upkeep of the property. Sight lines. Being boxed in. Fire hazards.
Should blend with the neighbourhood
Slums
That the suite be smaller and not as tall than the "parent" house, because I think that looks better and would allow for a minimum of overshadowing yards and blocking views.
No concerns
need to respect privacy of next-door houses
Blocking view. Too large. Unsightly.
I wouldn't want to see them too tall as that could ruin the esthetic of a neighborhood
If my neighbour on my south built a backyard suite, I would have no sun on my yard/garden. A steep gable house would at least give me some light.
Match our house and cominory style
Less emphasis on the garage
I'm anti backyard suites. Their not needed. Quit shoving houses so close together and you'd have room to make houses a little bigger
I think they need to be well-made and fit the neighbouring architecture. I'm worried that people will just build any old crappy building and move a family in.
privacy
Height concerns.
They might not be built properly, safely, have very little regulations and be rented out for an astronomical fee.
As long as there is parking I see no problem for it
Will roof top deck be allowed?

Coherence with the ground floor of the building. Minimum parking requirements are a waste. Surely some of these garage doors can be turned into something else.
blocking or hindering neighbour's views
Back ally maintainence
I think they should blend into the style of main house and community
Want quality structures, not death traps.
Let it be up to the owners, anything reasonable goes.
I don't reallly have many concerns. I believe most people are responsible enough to work with the city to develop acceptable design. I also trust the city to veto anything hideous or dangerous through the approval process.
Must suit house type
I think these will turn neighboehoods into slums. People purchased homes. Now the rental properties will be even worse. Furthetmore if this idea is accepted it is only within the rights of all that EVERY neighborhood is equal.
should suit the community - needs to fit into existing building styles
The shape and form needs to provide enough useable space for the occupants to create a reasonable suite.
None as long as it fits with rest of area
Backyard suites should be in keeping with modern architeture trends or at least in keeping with the architecture of the neighbourhood
Should be articulated. Should not use vinyl siding or other cheap crap materials
None...the more diverse the better
This should not be allowed
Blocking sunlight from neighboring yards should be avoided or limited.



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The shape will or should depend on the shape of the original house. It should also be smaller than the original house.
they need to look modern!
my house is bi level, so a bilevel in my backyard will match
None
I don't think shape should be an issue in getting a permit
Massive block. I don't like that. I do like that it doesn't have a door in the back.
The concerns that I have in regards to the shapes and forms of the suites are the ability for people to look over my fence in my back yard - there goes my privacy. Time to leave this city; they just don't care about individuals anymore. It's all about
Too many people and traffic in the neighbourhood and
Needs to have short stairs due age of seniors
They should be ground level not over garages.
They should match the neighborhood.
they should be small, and quaint, like no more then 400 sq ft, I dont want a second house on a lot
Needs to fit the look of the original house, nothing too modern. Keep in mind window placement for privacy.
I have no concerns. I think the designs should be at the descretion of the architect and not governed to heavily by the city.
My only concern is if they're too large
Many of those I've seen take up far too much space next to their neighbours, blocking sunlight for yards and gardens and reducing privacy.

The style of the neighborhood must be kept because we would like those developments to blend in
Something liveable
They should not abut a neighbor's property. There should be a four to five foot space between the uildng and the property line.
Making it estheticallg pleasing for the neighbourhood
Burn them down
No concern
They need to be designed to suit the neighbourhood., considerate of neighbour's privacy
It needs to remain architecturally cohesive to the community. Appropriate fire exits must exist.
Site lines, shade, access
No problems. Should be just lije a tiny house
That they are easily accessible and have an easy means of egress in the case of fire
.
Should reflect the Jones shape. Be 1 story bungalows preferably.
I think we need to allow for there to be some space between suites. If they're too large they will dominate the 'skyline'. As they will be tall, I think they should be a
Privacy to neighbouring properties below that may be single story. Light pollution. External stairway design
I don't care what shape or form they are - I do not agree they should be in any of the R-1 zones listed. We own revenue properties (condos) and they are worth less than we paid for them - rather than have backyard suites, let's rent the rentals.



# Backyard Suites - Guidelines

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Will they meet neighbourhood standards, or will landlords build a corrugated siding shed in their backyard and rent it out for \$1800/mo.
The roofline should have a pitch to decrease overshadowing, and to make the form less imposing, and more contextual. Flat roofs lead to really tall, imposing walls that make the overall form feel out of place in an alley setting
I hate the idea. No design is a good one
Shade next door. I garden. Privacy next door. Matching roofline with style of neighborhood.
I don't have any concerns.
I think that they should fit into the existing neighbourhood. They should look like an addition to a house or a small, tidy tiny home because it will help ensure cooperation and be less likely to lower property value
That the design is contextual. A form that suits one site might not suit another. Massing should be used to engage the laneway, capture the sun, and limit overlook. These aspects require attention to detail and the specificity of the site.
Just something simple . Something livable a roof where the snow and rain can fall off not sit on it. Windows so I dont have to use so much power .
That they would not inhibit sun to existing plants such as trees.
No. Where is that option
No real ideas on this
Back yards should be for clotheslines and kids to play. Chewing up residential back yards with these suits degrades the quality of these residential units. I would also like to know how the new Cannabis laws will impact these backyard suites.

That main house and neighbors retain views and esthetics
I do not have concerns about shapes as long as they look neat and are safe
I have concerns that the heights will impede the existing views from existing homes.
No concerns, as long as they are not taller or wider than the main house doesn't matter how it looks as long as it is built to code
concerned about the height blocking light to others backyards. concerned for privacy white sitting in my backyard
Massing, mainly regarding height. Full height 2nd floor spaces need not be required. Encouragement of sloped ceilings and dormers is more appropriate to reduce overall massing on the site.
None
Interfere with Neighbors and Blocking all sun and light into fellow backyards
The can be an eyesore if not done correctly. They should be built to match the community standards.
We have a right to use our property when it doesn't impinge on our neighbors. Shadowing and sun stealing would be concerns.
flat roofs look cheap and take special maintenance care. The suite shape should mimic the shape of the main house again for esthetics.
The maxed out box on a double wide garage is poorly thought out and can be an eyesore. The form should be such that there is a low visual impact from the lane. Things like gable roof can help minimize the massing of a building.
None
I am concerned about parking



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No concerns. The last exercise seems futile as design elements are unique to the individual space and there isn't a "one size fits all" design.
It has to make sense between the balance of taking advantage of all the space you can. I want it to look modern and quality. Not slapped together. When you look at it and say "cool"!
The overall shape is not a concern. My hope is the person who is building it wants it to look pleasing based upon the other property on the lot.
Too much emphasis on parking and not enough on people. In the photo above this form can't be made accessible for seniors, families with strollers, etc. It's prioritizing parking over dignity and quality of life.
Privacy for surrounding neighbours.
It is important to have the style fit into the neighbourhood architecture
I would like them to be esthetically pleasing and fit with the overall look of the house and neighbourhood. I don't want to see some slap dash ugly shack in my neighbour's yard.
Not to interfere with peoples views
don;t care what they look like it means more cars and no parking available
Don't want them at all
Designs that lend themselves to overlooking; designs that don't lend themselves to activating the alley/laneway.
The shape is really not a big deal for me.
Scale in the Alley, this is a 25' vertical wall.
In conceded about how a block that's supposed to be single family dwellings will look like crowded town homes.
Must be lower or same height as detached garage

None. Let designers design these. They should be reviewed by a design committee Calgary has turned into an incredibly ugly city because there's no design panel like Edmonton. Grow up as a city, and stop letting people build crap.
Don't build taller than existing building
None
If they are too big they will infringe on neighbour's right to light and privacy.
Not blocking the neighbors view or sunshine
Wouldn't want them to be taller than existing structures
None it should be up to the homeowner. So long as it is not a messy looking building
No stairs-too risky for most seniors.Bungalow type c/w washer/dryer, 1 bedroom;living/dining room; galley kitchen.Large shower accessible by wheelchair/walker c/w chair to sit on in shower-NO BATHTUBS!
biggest concern is that they will be done cheaply with no concern for design just square footage. So much of that already with developer infills. as a city we need to do better.
They need to look and feel like they belong. With so many infills not inline with community looks, these buildings offer a great blending opportunity.
How much more people do you wish to jam into the city
Still fitting in to neighborhood styles/character of surrounding homes. Having them immediately up on property lines. Would prefer windows/balconies to consider neighbors' privacy from their backyards and windows. I don't have a major concern over parking
There should be some architectural standards with varying shapes



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They have to look similar to the home style they are on they share a lot with and they have to be in keeping with the neighbourhood
Only overall height in comparison to surrounding buildings
Privacy and blockage of sun/ shadows
Layering, architectural congruity, organization of elements into a logical form, shadowing
Height restrictions, shouldnt be higher than the primary structure
If it's too big, it becomes an eye soar.
If they're very tall, flat roofed and built right up to the property line it can reduce neighbours privacy and block sun
The suite shown could look better if it was not 1 continuous wall
its needs good design and details that fit with other designs in the neighborhood, I am more concerned with poor quality of construction, no considerations for impacts on lifestyle enjoyed of existing residents like shadowing, loss of landscapes, parking
What ever is reasonable for the space
Concern that they are built higher than existing structure so neighbors looking out on these lose their privacy, parking becomes congested and why the heck do we need all this extra suites in existing housing when ppl are leaving Calgary
I guess garage with suit may be built.
over viewing / privacy / sun shadows
The backyard suite must not become an eyesore, in addition to being safety equipped. Tenants and owners must be required to hold insurance on their property to protect the neighborhood. Fear of crime or fire.
None, certainly not 2 leveled constructions, will cut out any privacy available in yards

None. As long as it doesn't look like a shed.
Should blend in
I am not really concerned.... I would appreciate different/multiple designs to create some character in this city....
Any shape is brutal. NO
The shapes should fit the overall design of the neighbourhood. They should not be high in density, making traffic and parking an issue. They should be in neighbourhoods requiring a rejuvenation
Concerned that you basically lose all of the green space and make single family homes look like box shanty towns.
You are allowing all styles of modern homes to be built so what does it matter what the lane home looks like. I am in different
I would like them to be designed by a professional architect, so that it is both functional and aesthetically pleasing.
Not blocking others
Should be required to fit with the overall feel the house, for example I've got a former style roof on my house and as such would likely want a similar roofline on the garage. However I may consider changing due to angles for solar installation.
not above the primary suites height. would like for a basement to be possible. extra drainage may be need and possible clear lines of boundary between the primary and the secondary suite where family is not the primary tenant.
Accessibility, esthetic blend with existing buildings,
Should not be allowed



# Backyard Suites - Guidelines

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Don't like the idea at all. Just making "living outdoor "space less. This a a win for contractors only.
I'm concerned about entry ways - is it safe for the tenant? I think small patios are great but should not invade the privacy of neighbouring properties.
I'm overall concerned with quality of building, and attractiveness, plus safety and privacy. We have privacy concerns now in the form of a very obnoxious, invasive neighbour, and I could see that getting worse with suites
Not concerned
I really don't like the idea of a second floor (and windows) looking in on my back yard. and wouldn't want to have a unit like that in my backyard looking in to the neighbors privacy.
Too big. Takes away from the look of the community, especially around the area of the Suite.
That the windows will overlook the neighbours back yards. All the images only show garage suites. I think the city should focus more on one story rear yard designs as most houses particularly in new communities already have a garage in the front.
Privacy for existing homeowners. And now some owners will turn these properties into 3 suites total. Has already happened in my neighbourhood.
Over looking neighbors yard. Windows patios should be 0laced so they dont take anyone's privacy away
Wont fit in to the style of neighborhood. Ex: country home in upscale new neighborhood
It snows here. A lot. Flat roofs aren't smart. ... and I'd like the tenants to have good headroom, lots of light, etc.

Taller backyard suites may create shadow lines into adjacent existing neighbours property that may diminish property attractiveness related to sunlight, siteline, etc.
for heights to not tower over the surrounding homes, that is does not look like a commercial building in the backyard. Small or tiny homes would be an acceptable version, too. U of C already has come seniors or in law accessible homes that make sense.
Height - doesn't obstruct the viewline for the main house dwellers & would be estetically pleasing.
None at all
New suite combined with garage becomes a bigger and taller building than original bungalow in most cases.
Get a competent designer and should complement the existing house
Ensure that neighbour's privacy is respected where possible. Ideally have designs that can support people with physical constraints - increase appropriate rental stock AND support aging populations.
Architecturally harmonious with the neighborhood - elevate the architecture, even!
The height of the backyard suites. This may cause parking issues around the area that doesn't have enough parking areas or people renting out the backyard suites parking in front of other houses' driveway
Want to match with home so it doesn't look mismatched
not too tall



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Suggest the previous question was pretty simplistic! Important the suite has some relationship with the main house - materials, form & scale. Suggest a experienced residential designer is consulted
As long as they are safe to live in and don't seriously crash with the neighborhood; don't see why it is an issue what the shape is.
To be aesthetically pleasing to the eye.
Privacy in backyards. I bought my house because I love the backyard. A two story building would change my yard, reduce sunlight and gardening would become more difficult.
Aesthetically to be lower than the main house
Boxes...we need character in our communities...not more boxes
Really don't care. Not my business
Not overbearing to detract from overall feel of neighborhood. If you live somewhere where all you see is tall or unsightly buildings all around you. No room for backyard trees etc would start to look like a shanty town.
The least slant for better indoor living space is best but would have concerns with snow sitting on the roof. Need some angle.
Breaks in facades are important so as not to overwhelm adjacent properties
I think suites should be built as part of a garage and ground level (no garage) due to height, in some communities tall garages become an eyesore. A ground level one floor suite is practical and less costly and less obtrusive to neighbors sight lines
Not being too high

I do not have any concerns. There must be windows to allow light and emergency egress. Prefer not to see a fire escape type structure.
It should be aesthetically pleasing with good curb appeal. The roof line should limit the inside space to the point of making it non-functional. (ie steep pitched roof with no dormers)
That they fit in with the design of the houses around it
Appearance, massing, buildform
Find ways to make it not so imposing, but I think there are plenty of ways to make it look nice!
The Backyard Suites could be cheaply built and designed, as the residents focus their resources on the main house.
I believe for backyard suites to reduce overall massing, placing some living space for the suite at grade should be encouraged. This also helps the suite engage the lane and surrounding neighbours.
No. The area will be so crowded and will look terrible
I dont think I take issue with any design.
Shape not super important
Mainly to do with views/blocking views really - also, liveability/comfort for the person in suite - accessibility is the third concern I would have, particularly if it is over a garage. And of course, safety (if over a garage)
Let's encourage beautiful design of backyard suites! If people could see great architecture in alleyways, I think it would help with people's concerns. Check out what local company Studio North is doing, or Battle Lake DesignGroup in Edmonton.



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Ability to intergrate unique materials to upgrade the look of the alleyway/backyard. Height limitations, and making sure that there is a good amount of usable/livalbe space in the unit
that they have a nice entrance to the lane at grade. that large suites can be built.
No concern. I like diversity!
How large, how many people, where are they going to park fire safety who pays for the installation of utilities how are the taxes split for that property. My property and taxes should not be impacted by this
don't block your neighbors view before an agreement is made
Bad enough the houses in my neighborhood are being allowed secondary suites even though my zoning was R1, now we have to worry about backyard suites as well. It's not the shape or style I object to!
Flat roofs should only be acceptable if there is a roof top patio option possible. Additional privacy fences or structures should be allowed on flat roofs and should be allowed to exceed the overall height.
Should be contextual and mirror with roofline of the main house.
Would only be concerned about roof height and blocking views or natural light from reaching my property.
They should be nice additions and look and fit with the community
Important that they be safe, warm, and comfortable. Having them look charming and inviting would be a plus.
I don't have a serious concern about the form. They need to be large enough to actually make them livable and have daylight from sensible windows.

I like the look of the ones in McKenzie towne
Flat rooves mean more supports and risk of snow accumulation. Shallow peaked rooves allow more space in apartments and are aesthetically pleasing.
Fit in to surrounding homes
I don't like the ones with a steep pitch because it wastes available wall height-making it less desirable to rent out or live in.
I am concerned that they will all look the same... giving the freedom for people to be creative will ultimately make a more unique, diverse city... too much cookie cutter action in calgary
Tall buildings which could make for a less desirable yard
The new suite should be compatiable with other dwellings and buildings in the area in which it is being built
Shapes should be consistent with the overall design of the neighborhood
Nothing square and boxie. Must have character that matches the neighbourhood
Roomy with good space
I wish to see an over the garage style and a lanewsy style rancher suite.
Over extended homes blocking neighbours view. If I wanted a relaxing place to enjoy the outdoors and look at homes I'd place my BBQ and patio furniture in the front yard. Privacy becomes an issue.
Appeal and privacy
Tall buildings will blocking existing views.
Size usage
None really
Obstruction to neighboring property, views, etc. Make them one level only



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concerned that two story boxes with flat roofs will block out sun for neighbours
Quality materials needee
Should be a little bit smaller than the main house. Should also have the same safety features as the main house. My only concern is that the area could look overcrowded if everybody will build one in their houses.
City will have to restrict height because people will get carried away.
Over garage suites are too high and offer NO privacy to neighbours.
They should not be allowed
No obstruction for views already in place.
I dont support backyard suites.
Considering it should be a temp structure, I do not like more than one level.
Flat roofed accomodations over time will have leaking problems and should not be allowed.
Too much traffic and people moving in and out
Impact to existing houses (sight lines, privacy). Lots which back onto a green space/park should not be allowed to have backyard houses. Views for neighbours will be significantly impacted which reduces quality of life
Obstruction of views from existing properties (neighbours). Shading of neighbouring yards
None.
Community continuity and private parking for the suite.
Height obstructing views from neighbouring houses. Height shading neighbours yards
Obstucting the views of your neighbours

Backyard suites should fit in to the existing style of developments in the community. A standard 2 storey suite is good but wherever possible a 3rd floor or split-level styled 2.5th floor would be better, to allow more variety of suites available.
Why should this matter? I am more concerned with the number of people living in each suite. We had 9 people living in a 500 square basement suite - that is way too many!
Flooding as landscape is already fixed from home there.
None
No
Should always be above a garage so no issues with parking
I personally would prefer a ground level cottage with a small deck.... stairs are a possibly negative for seniors/hranny suites. The height shouldn't be excessive
A duplex property should not be allowed to have more than one renter one each side
I want the structure to be aesthetic. I'm not a fan of flat roof box structures, but I recognize modern designs promote that styling. Flat roofs would promote green roof design, and I think a shallow hip roof would be universally acceptable.
There should be visible and safe entry/exit for suite
Security; privacy.
Does the new building infringe on the privacy of neighbors? Windows overlooking yards where the original home did not. That's a problem.
should match the profile of the homes in the neighbourhood



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Flat roofs have no business in a city with this much snow. Constant building envelope issues. Height is a concern as too high would feel like neighbourhood will be compacted
Concerns of height if the new suite impedes on the neighbours view.
Should not be too tall or too wide
No drabness ie colours inviting and no boxes ie funky designs
Nothing
Don't want it to take away from the feel of the neighbourhood. Too many people in to small of a space people don't live in certain areas or apartments because they want more space.
Sightlines of windows, privacy within neighbouring backyards.
There should still be sufficient green space and the suite should fit with the overall neighbourhood and somewhat with the main house
over all shapes and forms, I have seen many, as long as they suite the neighbourhoods general asthetics they look good.
I dont want suites beuild on top of garages that are higher than the main house. The main house must remain the main vocal point of the property. It will lool terrible amd could block sun and views from other properes
If they must be built they should match the roofs of the overall area. Also need to consider views and obstruction from sight lines from other neighbors.
Should be one level
No concerns
If they do a flat roof they will shovel snow into my yard OR off their deck & plain noise worry
Not a good idea

Shouldn't be 3 stories tall
That it match's the property look and function
None. They shouldn't be allowed
Compliment the main structure to ensure continuity
Do not want to lose my view.
darkens backyards as they are too tall
They should be visually pleasing, not slapped together.
I am most interested in housing diversity. Monolithic structures are unappealing which affects overall feel of a community. Consider Alexander's Timeless Way of Building and his pattern language philosophy.
No issues with design that is irrelevant. Concerns over proper electrical, plumbing, tie-ins to sewar - the relevant points. Design is irrelevant, just say it can't be taller than the house in front of it.
I am not very concerned about the build syleas long as it is functional given the surrounding buildings and landscaping
It should conform to the overall look and appeal of the neighboring homes. It should not be ramshackle and haphazard
Too tall! No privacy for other neighbours keep it to the core!
I'm concerned they will be an eye sore and decrease property value of the neighbors astound them. Also that they will cause more traffic congestion in already vey tightly packed areas
None
I am concerned with getting the roofline that allows me to have a open living space. I am concerned there will be height restrictions that restrict the roofline.
Fit in with surroundings



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Not sure what I would specifically not like
Damage to neighboring property caused by roofing materials, excess snow, icicles, etc. sliding from the roof
Light blockage, fire safety, unsightly stairways.
Shading for neighbors
They appear to be quite large, unappealing to the eye. Could possibly obstruct views that may of otherwise been.
My concerns in the older neighborhoods is privacy for the surrounding neighbors. Is it possible to only allow skylight in these additions facing neighbors and a window facing the home they are built in? I like the suites built in the newer areas.
Minimum gapes gaps between neighbors house
No concerns about shapes. I think a little about shadows or shading out neighbors
Bungalow neighbourhood with a big high giant two story garage thing - no thanks!
None. Just that there is enough room for the tenant to live comfortably
Id like to have it accessible
The view
Should be able to make maximum use of natural light. Should allow for as much green construction as possible to reduce strain on electricity, heat, water, sewage.
they should be consideriate of existing neighbourhood context, and not over powering the main residential dwellings
If they are too bulky and to close to the alley way they look out of place.
None
none

should complement the neighbourhood aesthetic but with creative twists to add interest
They should be attractive, not ugly.
Must fit in with the current architecture of the house and the neighbourhood.
If it is a "New build", the height of the suites should be a bit less than the main structure. If it is an "old build" main home, the suite should match the prevailing height of the new builds in the immediate area.
Blocking views or sunlight to adjacent properties. If they are too tall.
Concerned that designs won't have enough windows.
don't want them to dwarf people's yards and light to neighbors.
should blend in, should not shade neighbours property unfairly (limited steep gables, not massive boxy structures)
Appropriate massing and style relative to the main structure. Must not be larger than existing main house or look out of place.
Just as long as it is not taller or bigger than the orginal building. A roof line that would be less obstructive of the neighbours sunshine
I don't have any big concerns about shapes. You let anyone build any ugly house in a neighbourhood why would you suddenly have concerns about garages
There must be some style to backyard suite that complements the existing structure.
As with most new housing, I greatly dislike the canyon-effect caused by overly large (sq. m. and ht) buildings, built too close to other buildings. Loss of sun, flora (incl. trees) & fauna, and increased risk house-house fire spread.



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Only height for perceptions about massing. All other form regulations are too prescriptive.
Question 3 should not even be on a questionnaire at this stage! In order to be successful, the design has to be incorporated into the neighbourhood, as it is and as the vision evolves.
That the lots will become all building, no trees, gardens left. Yards could be used for gardens and growing food for a greener living, why is this not encouraged?
None they are terrible they are a fire risk!! basement suites are OK I hate them
There should be no windows overlooking neighbouring yards. Windows should primarily face the main house, with smaller windows overlooking the alley. You're forcing extra houses into a neighbourhood. They should affect neighbours as little as possible.
Look attractive and do not tower over hous in the area
See answer to number one
Fire escape, parking, how many persons/ Sq ft
depending on context: shading, blocking view, garage doors are not an inviting environment - if it's just a huge garage with a suite on top it won't do anything to improve neighborhood life.
Concerned about shapes that shade neighbours, and give feel of massive wall on the side of the yard. Leads to loss of privacy and less enjoyment in the backyard, impacts gardens and landscaping.
Should be oriented for at least passive solar and natural light, should be as energy efficient as possible.
Should be similar to main house.

none
I think they ought to look in keeping with the house they go with and preferably with the surrounding backyard suites
Outdoor space is needed. Not ugly
all aspects of respectful design to enhance the neighbourhood .
Concerns that the city will make it impossible to try progressive sustainable building techniques such as earth ships, hemp concrete or geodesic domes. The more control the less innovation.
Boxing in the neighbors rear yard so that little sun comes into the neighbors yard. Noisy students living in small quarters who pary all the time and disrupt the quiet of the surrounding homes.
The roof should not be flat, we need snow and rain to not pool/ collect on the roof. And I don't think they need to have garages necessarily.
The suites need to look like the surrounding homes so they don't look like a slapped up, cheap shed. They need to be very attractive in form, design and color.
these don't work, they are a hazard to neighbjours. Don't want these "single" men here. Have them live next door to you. druh.
Height and max floor area should be restricted such as to minimize shade, and impact on neighbors
I think that the shape and form should match the main house property and visibility into neighbouring yards should be considered.
Conform to what's in the neighbourhood
Should be similar style to the home, albeit smaller



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I think the suites need to be both esthetically pleasing but also enviromentally responsible as the city densifies. So more solar, water collection like earth-ship construction to reduce demand on environment.
Whatever provides the best safety and accessibility for residents and damage prevention due to weather. I can't tell which is best based on the designs as I'm not an expert.
Height and lot coverage
To many people and autos & noise
Mimicking the style of the existing home would be best
I think it is important for the profile and height to not be too obtrusive among the existing dwellings. Year round shadowing studies should be undertaken as well as site-line reviews to maintain some privacy for existing residents, as well as new ones
Anything but an "extruded garage" package like design such as the example above!
They should fit with other homes on a smaller scale. Not tower over neighbours yard.
I prefer a single story "bungalow" shape. My concern is the backyard suite are too high at 2 stories and therefore "overwhelm" the space in the back yard, therefore creating too much density. The higher the building the more neighbours views are lost.
I think a variety of shapes / forms would be interesting. The main concern would be making sure that a new building profile wasn't too "imposing" when compared to its neighbours.
Size, privacy issues, increased of rentals, obstruction of neighbouring property view, quality of construction and aesthetics

Don't want backyard suites to take away people's light or views.
Why isn't there anywhere for a no in these designs.
Blend in with the community
Suite should maximize the space available, and the roof line should be compliment the neighbour design
Architectually blends with existing; Design shown to neighbours; too high; light from windows is disruptive to neighbours.
To much property fill, crowding and junky they are all too large. Think about #3 above, only 2 have a regular door entrance. I filled out #3 only because you made me!!!!
Shading for gardens
I have concerns with double garages for laneway houses. I think Calgary should be encouraging less car use rather than more.
They should fit in with the main homes aesthetic. If they are too high they may block sunlight from neighbors and there may be privacy concerns on neighbouring properties
Snow and rain
No concern
Our neighbours garage is less than 15 feet from our bedroom. It is a complete invasion of privacy.
I love the small home idea. Shapes is very important to utilize the most of those small space
Tinyhome must be an acceptable option, not only on top of a garage, but free-standing. Approve use of natural building materials also.
They need to be small - one level - take up the garage space - not steal the light and



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privacy of neighbors by rising higher than one floor.
The heights could destroy privacy for neighbours and also lead to closed in yards with reduced natural light.
Site lines and obstructed views
They should add to the general appeal of the neighbourhood and not look out of place or sync. Attractive exterior will add to the overall neighbourhood not detract.
Concerns with people getting out safely if there's a fire and appearance.
Height leading to privacy concerns for neighbours and shading of neighbours yards. Obstruction of views from neighboring houses (particularly for houses with no rear neighbours)
No concern
WINDOWS overlooking the neighbour. Entrance at least one of them should be from near edge of lot.
who cares ?
Privacy - no backyard privacy for neighbours. Block out the sun so now backyards are in the shade.
Less is best - Keep the quarters small to deter more than two people living in them.
I would be concerned that the requirements would become too restrictive and require traditional forms or large setbacks which would make the concept less effective to increase density in more creative ways.
Height, blocking views and looking trashy
should resemble the main house on the property. Windows or obscured glass windows on all sides are important for livability in the suite. Overlooking private adjacent yards must be addressed.

I have no concerns.
Must have big windows for escaping from fire.
Fire exits: should be ground level or to existing code.
I don't want backyard suites
Windows that can view into neighboring homes and yards.
I do not agree with them at all, so therefore prefer that a 'backyard Suite' not be permitted due to the privacy intrusion for surrounding neighbours; parking facilities for resident; pressure on services; size of lane where they will be put.
Needs enough sunlight and living space. Also, not cover too much of the backyard/house for the main building dwellers.
Must be consistent with main architecture of the home. They should compliment the existing residence. They need to blend in so that they do not come eye soars to existing neighbors. Structure height must be shorter than existing residence. Footprint smaller
My concern is that height limits will limit roof options to low slope and flat roofs.
I like the idea of a backyard suites, consideration would be height and for it not to exceed main house. I prefer the idea without a garage but more like a studio or "guest house"
Mainly neighbour privacy and noise
looking into my yard, blocking sun balcony to many residents keeping the ally clean parking
Ugly sun blockers.
as long as it conforms to the ARP of the neighborhood in question I have no issues.
The structure should not be taller than the main house or neighbour's house.



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The suite has to fit into the community and not stand out like a sore thumb.
Not too tall or wide to detract views of other surrounding homes. Styles should match the personality of the neighborhood
Backyard suites should not be allowed.
density
Ensuring that new builds / heights do not negatively impact neighbours
There has to be a restricted height
Privacy of neighbours upon whose backyards these suites will now overlook. Blocking light to gardens due to increased height of suite.
I am horrified that Council has approved backyard suites at all in my R-1 neighbourhood. 2-storey garages with homes on top -- our privacy, loss of sunlight on our gardens, our back a street - traffic, dust, noise. Changing the character of our community
I don't have any concerns other than that they are not unsafe or otherwise dangerous.
We live on a corner lot in a small 1950's bungalow. Our area now has many huge homes that have recently been built. I think our lot is conducive to a free standing backyard suite. We have a front drive garage.
Want to ensure they resemble the existing home structure and are not too large or overly tall
Entry placement and parking
Height would be the main concern to keep light in current back yards
Height- should not be taller than main house. Proximity to other structures. Privacy. Parking
lease bulk is preferred; single storey would be best

I think that the shape and form should suit the choices/use of the owner, and that a wide variety of design across the city will make a much more interesting community. I hope that a garage is not a requirement on these developments. This is not needed.
Ensuring water drainage from roof won't overload the alley. Also, I don't want any infringement in the alley space as a result of the suite.
How does it interfere with the neighbors?? Light, shade, privacy
Why do cars get the prime real estate while I'm forced to live above a hunk of steel and glass?
I don't mind full creative freedom to builders to match the style of the house on the lot. I do not like alleyways without any greenery/vegetation as it makes neighborhoods look too concrete-jungle like.
My concern is to close to my Neighbour no privacy
All of the sense of continuity and neighbourhood charm can be lost with cheap looking add-ons.
height restriction must be not higher then the house of property it on
Too large and unattractive. The example above is uninspired and would detract from the neighbourhood.
The placement of windows on the side and rear that can view into adjacent properties
Should tie into house.
They should not be allowed.
backyard suites will occupy parking garage. Streets will be full of cars.



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Allowable building envelope needs to be large enough to provide articulation while still delivering the space required to make it viable. An overly restrictive envelope will yield poor design because building to the limit will be required for viability
Height of suites, size of suites
Nothing too huge.
None. Make it suit the pro gal dwelling or the neighbourhood.
None. Just want safe, well built homes
Blocking sun for gardens and issues with access
massing and overlooking
The style has to compliment the existing structures and not negatively impact the neighbouring properties by blocking sun, views, access, etc.
Needs an adequate exit..or it's a fire hazard
Safety, density, the ways in which the style fits with nearby buildings
Can't get it to drag. Like the mansard, steep gable, dormer. Be flexible, alley by alley: what looks good? Less emphasis on CARS being homed if people are homed.
Must blend in with current structures.
Shade cast on existing neighbors.
I don't want stairs so I want it at ground level, in order to be accessible. They should not be so large as to fill up the lot. They shouldn't be higher than the neighbouring properties. They need to fit in to their surroundings.
Tiny house, great. With or without a garage, great. I don't think the shape matters much so long as it is a functioning space.
Sloping roof is architecturally beautiful

The shape should compliment existing architecture for a uniform look. If it doesn't, visually it would look cluttered and mismatched.
Confirm to neighbourhood
I enjoy a nice quiet time in our backyard. Adding sites will increase the noise in addition to the airplanes.
I think asking us about shapes is to give us the illusion of choice as it applies to this issue.
I am concerned about larger boxy designs that are unpleasant to the eye and that would potentially cast the largest amount of shadow onto neighbouring homes and their yards.
Allowing too large a building, some communities have beautiful views and this could be destroyed
Parking
How much light they block, views from my backyard and privacy
I think making garages higher on some lots and others stay the same will look inconsistent and ugly.
Parking would be main concern. Not in lots that back onto others unless ample room/trees to create some privacy for other neighbors.
Thinking back to the shapes shown above gable and shed style roofs minimize the physical presence of the unit on the laneway. Overly boxy units could appear larger and impact how people view their interaction with the lane.
Side windows overlooking neighbours backyard
They are too tall. When you have a neighborhood that is bungalows, bilevels and splits they will tower over everything else.



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The shape needs to fit in with the shape of the main home and not intrude unnecessarily with the neighbourhood.
They should fit into the existing architecture of the area and original home
I think they should stay lower than neighbouring houses to maintain sight lines (e.g. no vaulted ceilings on top of garages)
Backyard suites should not be allowed in the low density area. It will destroy privacy and peace in the neighbourhood.
Height as it affects neighbours patios and gardens, visibility to adjacent properties and lack of privacy. Max area/height/revenue income in not my concern, but one individuals rights should not create an untenable experience for neighbours.
Something that is relatively unobtrusive to neighbors and does not block their amount of sunlight.
I think they are eyesore to the neighborhood. Have seen them in other places and they devalue the neighborhood
If possible they should not block natural light from neighbouring yards. They should not be over tall I prefer something not blocky or monolithic looking.
We are opposed to Backyard suites in any form
Not concerned. Let a designers imagination loose. Uniform tracts of housing are not appealing. Variation is more interesting. My view of what is a desirable form is not the same as yours or my neighbours, so why make them an arbiter.
No i cant stand renters as is and not only that but if not build right not not checked could cause fires and more junk behind house alley ways whrn moving out or in

I am concerned about them blocking the sunlight in my backyard and blocking the views of the skyline
Maximizing internal space while working within external constraints - with question 3 quite a few of those roof designs are smaller living volume per footprint which is wasteful of space.
The specific form and shape of the suite should be based on a common standard, and be aesthetically similar to the primary home. The suite should not contradict the overall design guidelines of the neighborhood (or at least adjacent properties)
Need to minimize loss of privacy and sun for next door neighbours. Also will need to guard against noise pollution.
My concerns would be to size of suite on the lot and height of building
Too much mass in the back yard, adjacent to neighbours' back yards, creating shadowing issues.
Just height
Distractive. Would prefer uniformed look based on the houses on the community where it's being built
There should be a strict height limit and massing limit. For privacy reasons, windows should not overlook neighbouring yards, including those across the back lane.
Flat roofed, boxy buildings look junky and cast more shade on surrounding land. Peaked roofs are more attractive and allow for more sunlight.
Shading of neighbors and over looking.



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Concerns: Blocked views - Too big - Not fitting into existing development. Ideas: entrance on side instead of back/front - smaller sight line than current structure - required to use certain materials
have to control direct overlooking in some cases, but a good neighbor policy/bylaw could possibly address the worst cases through licensing or similar
There must be some visibility of door to secondary suite on the back
I have no concerns I think most of shapes are great
None
Safety
Mostly just size / height
should match the area of the garage not look like it is trying hard to fall off the garage
Only that they conform with neighborhood architectural standards including height and set back requirements
Bad idea
Nope
As long as it looks good
Backyard Suites have a greater probability of being out of context architecturally and changing the "look" of a community.
It should be attractive and blend in with the neighborhood. Steeped to keep the snow off.
Concerned about it impeding view lines as well as each yard getting sufficient sunlight.
None as long as minimal impact to neighbors. Need to be large enough to have sufficient space, but not infringe on neighbors enjoyment of their land or privacy
Preserve the character if the neighbourhood

On top of garage they are too tall, too invasive of other yards, look like misplaced grain elevators. Should be ground level.
I don't really have any concerns. I like eclectic neighbourhoods best
I think backyard suites are a great idea for densification as I am against urban sprawl. I think back lanes need to be redeveloped so that they are more pleasing and safer ie paved and lighting.
Restriction of sunlight to back yards.
I'm not concerned with shape. If windows are too high and can peer into backyards, maybe make it a condition for a smoked glass on neighbouring windows.
They need to maximize interior usable space.
As long as they don't look like they just slapped up some wood and a roof, I don't really care.
Large mass over garages in rear should require a zoning change. Mass is too much of an imposition on typical neighbourhoods.
I think they should
The effect that it will look in the neighborhood and the property values
Sightline to windows on other properties
They all have garages, why? Is that a requirement for a living space? Lots of people don't have vehicles anymore. No other issues with shape or form.
It must fit with the existing residence and not be overpowering in size and shape.
I am concerned that they will be built outside of code and become a slum lord hovel for unfortunate people



# Backyard Suites - Guidelines

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Anything that blocks a view, makes the area look slummy/run down. But nothing too cookie-cutter - don't only let people pick from a set determined plans!
architecture of the suite should allow for attractive contextual design and improve the alley streetscape.
Concerned that the suite does not complement or fit in with the original building and hence took trashy.
I don't care if they allow enough head room. Something that would allow solar panels would be great. I just want people to have enough room and be wheelchair accessible.
Don't block views and sun
Height restrictions and overall size. Definitely smaller than original home!
Allow people to build what they want in what ever shape they want
I am concerned with additional neighbors overlooking into other peoples yards. I am concerned with shadows and blocking out the sun.
I think that the shape/form of the suite should mirror or, be styled to match the main home. If they don't appear to be of the same style/colouring it might make the neighbourhood look like a shanty town
I was thinking a larger shed type in the backyard. Backyard must be a certain size and lots of space in between. Must have a slanted room so the snow will fall off and not cave in.
They're going to look ugly - not much chance to look good so crammed in.
None, only living space matters to me
Any two storey backyard suite will be overlooking my backyard and end any backyard privacy I have.

Only concern is blocking sunlight from neighbors yard
none
NO big boxes up to max height. Must be respectful of neighbourhood context. In a bungalow neighbourhood, the suite should also have to be a bungalow. A suite should not be larger than the average home next to it. Context is crucial!
That they would meet of requirement for housing
Low as possible
They should fit in with the neighbor homes' design so as not to be eyesores
Don't want back yard suites
We want backyard suites to blend into the neighbourhood so it doesn't stand out amongst the other houses. Our property would accommodate a separate garage, beside the backyard suite and we would want that allowed.
Built higher then most homes in the neighbourhood, obstructing site lines
Not too tall or big
Blending in with main dwelling.
Backyard suite designs that drastically differ from that of the "Big House" they are "connected" to
Drainage, power, vents
So they blend in with the house. Look cohesive.
Not too big as to dominate the back yard.
forms that maximize density and are insufficiently articulated.
Neer structures to blend in with current main house design. Minimalistic yet functional for future resident
I think they should match the house roofline to keep the neighbourhood consistent



# Backyard Suites - Guidelines

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Don't want them blocking the view of the neighbors. Neighbors should have to be notified in writing about any potential building plans and the must approve the building height at least. Flat roof should not be used in Calgary because of the snow.
None
Suites must be finished to same standard as main house
heating ventilation safety
Same or better than neighborhood
No higher than area average. Blend in architecturally.
Proper entrance
Height. Don't want to block or impact neighbor's view.
Ideally an aesthetically appealing coordination with the main building and other alley suites nearby
I don't reall have any concerns, if a yard is large enough to support it and the owners want it then great. With aging boomers it would be nice to have an option in every neighbourhood to have a suitable suit for extended family
That they would be too tall. They shouldn't be much larger than a standard garage
None
Choiceis important so backyard suite compliments shape of original house.
Accessibility for people of all abilities.
Architectural look and quality of building must work with the house/neighbourhood. Buildings must be properly finished - no shacks.
Windows looking over backyards for privacy, preferably matching the house for overall design and colour to stop the community from looking cluttered

Tiny homes can be constructed in a variety of ways and to limit particular design ideas through regulation would be disappointing. Overall guidelines with application process for individual style to allow for individualiy would be optimal.
I am not concerned of what they look like, just functionality
If they become taller than the existing structures, they should not be allowed
it needs to be the same as the existing house
If you must build them then make them nice looking. Little cottages.
It should be in keeping with the existing building so as not to stick out like a sore thumb
What about security anf fire protection
They must fit in with the community
So...will someone's garage now has two story high? I thought garages had some height restriction?
Must be same shape as main home
don't need these anywhere in Calgary.. more taxes for Nenshi to spend
too high and blocking view of neighbours
It will impact privacy in neighboring backyards if it is too high
Shadows, windows into other spaces.
Size in relation to lot size.
I think the building should look like a cottage not a shed
I want to match existing house so it doesn't look junky
A suite with no stairs. Some people can't walk up stairs.
To match with community buldings
As long as they look professionally done and nit some half ass reno job



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Overall esthetics should match the existing neighbourhood housing stock. Putting a 2 1/2 structure in the backyard of bungalows would be visually and negatively impactful and unfair to neighbour's privacy expectations.
Not required to be above garage or have access by back lane
backyard shape should be similar to frontyard. The backyard suites so it look better and go with the house design and descriptions.
reduce blockyness and imposing nature, less mass, sloped roof to open up the sky
We already suffer from houses being built too high. Backyard suites don't need to follow suit, even if the house they are behind is a monstrosity.
They should be both aesthetically pleasing as well as functional and not be the only thing that can be seen from the main house.
Not big on flat roofs there leak overtime, not it to high to upset my smaller type suite 2 people max
Obstruction of views for current homes.
Don't want them period!
Have to be like most of the block
Safety, stability - building to home standards. Design should match the aesthetic standards of the community.
keep options open. not everyone wants to live above a garage
No concerns just up to code
Height. Blocking views. Site lines into windows which cannot be currently seen in. Another community of box buildings. Uncreative.
Flat roofs are unattractive

They should ng hinder neighbours yards at all . Meaning roof line downspouts ect should flow toward someone else yard
That they are sticking out like a sore thumb.
Need to reduce overlooking and overshadowing, while creating an attractive interface.
No stairs so seniors can live in these suites. Single garages would be nice with a shed roof or car port roof.
It would make our back yards to crowded
All your drawing show 2 storey buildings. My idea of a backyard suit would be a little larger than a shed, not part of a garage. This would block any sun from a garden in their own and neighbours' yards. Little houses are popular now - find photos.
I think they are just personal building preferences. None would bother me.
Adaquate water shed and prevention of flooding neighbours.
has to be aesthetically pleasing for the neighbourhood. Not just a box.
Occupant should have good headroom and easy furniture placement to maximize living space. . Easy to maintain roof.
Aesthetic of suite must fit in with community and must not negatively impact neighbors or community
As long as they have consistent guidelines I don't care about the form. Don't over-regulate it.
That it fits in with the current home on the property and that it's eye appealing.
They need to be architecturally compatible w/ the neighborhood and be subservient to the houses.
Has to fit in with the neighborhood style, color and architecture



# Backyard Suites - Guidelines

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Some shapes and sizes could ruin neighbours views or sunlight in their yards.
Match/complement existing dwellings
Not look industrial or be larger footprint than the existing house
They should mirror the existing look of the areas they will be occupying
I just don't want them to look crappy. If it adds to the value of my home by making it look contemporary and desirable then I'm happy.
my personal preference is the traditional house design. It would bother me to see odd shapes and designs cluttering up an area. I don't think the forms of suites would bother me
Similar appearance to the main structure. Not smaller or taller. Possibly ability to have rooftop patios. Should allow for balconies
On an above garage suite Big Windows should face towards the back alley. Windows towards the backyard of own house and neighbours are needed for sufficient light. Should be added as skylights or above 1.5m to reduce privacy concerns.
I do not like back yard suites Too big for yard who wants to look at a small house.
If they are used for seniors a two level unit will require stairs making it harder for seniors to use.
Shape and form must minimize impact of massing to neighbours
adamantly opposed
No concerns
Not being proportion to yard, existing conditions, blocking views, Tying In with neighborhood and house design/style

Impacts on privacy and shadowing of neighbouring properties because this will impact their value and ability of residents to enjoy their properties. Preservation of privacy and quality of neighbouring properties MUST be the primary consideration.
The design should look like a small house . To blend with yhe main house
none
I don't really have any concerns about specific shapes. Keeping in tone with the feel of the neighbourhood or the main house might take precedent. I wonder if a garage is necessary though. Could the suite 'just' be the suite, no garage?
Should not be allowed
That they blend in to the existing architectural style of the home they are paired with. Not super Modern with a traditional house
None
Want visual pleasing, and water run off considerations
It should coordinate somehow with the main house and surrounding houses to fit in with the nieghbourhood. It should also have a decent setback from the road/alley or visually set back from the outer walls of the garage underneath
It would be nice if a variety of shapes and forms were allowed, so Backyard Suites can maintain uniqueness in their character. Backyard Suites must serve an equal combination of practicality and design.
Not many concerns, just want to make sure there is enough livable space.
Looks decent. and Privaxy
All entrances, including garage doors must be from the lane



# Backyard Suites - Guidelines

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Lower peaked roofs, two story max, allow full length windows to alley but restrict others to upper third of wall.
Height
Shading from tall suites
Architecture needs to be respectful of the neighborhood where it is being built, while still having a forward-looking design flavour (not too futuristic, but able to still fit the neighborhood for a long time).
I'm concerned about tall buildings taking over the neighbourhood. Lots are already very house/structure dominated and sun is seriously restricted in these areas
The lanes are narrow now & it's tight getting into my garage. Visitors must learn to park on the street.
The shape of the building should fit the neighbourhood and surrounding houses. It should also be built to minimize impact on adjacent and surrounding neighbours.
Being too high for the area and privacy concerns
Should not be a second story above a garage. Should only be a single story. Concerns for neighbours - Shading, issue of privacy, viewing a wall beside your property, safety by restricting view of street and/ or alley.
Slanted roof so snow and water can easily run off without caving in.
Fire safety/ access
I don't like when new builds try to maximize the permitted envelope (and then even push the envelope). I prefer nice architecture vs biggest box possible.
I would like to keep things looking clean. A friendly design that doesn't look out of place or thrown together

I have yet to have been in an alley in the city where the garbage cans are not left in the lane I do not believe that a rental unit should be permitted when people cannot even pull their garbage cans out of the lane
None
Need to create as much living space as possible. Create a property with low maintenance and easy care. Don't want to create slums.
They should match or be similar to the house in the front of the yard.
As long as they fit the neighbourhood I'm fine with them. I didn't even notice their existence until a representative of homes by avi pointed out they could be built in McKenzie Towne. I think they're an amazing idea
None. The owner of the property should be able to do with it as they wish.
Sufficient usable space for suite.
The view into the neighborhood. Not looking over into neighbors yards. Want to keep relationship with existing neighbors good and to create dynamic visual language in the community.
none
Too high and blocking views, too large and taking away all yard.
They should compliment the house and be in the same style.
I have no concerns with shape, only safety and that they are legal
privacy onto adjacent property owners
View access into neighboring yards from the newly developed suites, along with potential for excessive shading changes, and population density which affects quiet enjoyment as noise will increase.
Be sensitive to what is around them.



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Too bulky, too cheap looking, too boxy.  
too much massing - will just look out of context if an entire lane gets built out with

little setback for landscaping as you would in the front.

Question 5 - When thinking about Backyard Suites, what ideas and concerns do you have with the space between the backyard suite and the main house? Why?

That there is green space.  
It would be good to ensure that this allows for adequate sunlight and to allow a variety of materials including hardscape so that the space is usable in all weather conditions.  
Enough room to move around. Green space is highly overrated in Calgary and a waste of water and energy maintaining useless grass lawns.  
Not sure.  
Fire proofing and space for parking. Each suite should be required to have one parking stall that is not street parking.  
That there is still some green space left...  
none I don't believe that backyard suites should be allowed.  
None  
There should be at least 4 car lengths in order for good separation  
still having sun and a pleasant, usable feel  
If lot is not big enough to maintain a reasonable distance it probably should not have a suite  
None  
No concerns. Choice of yard use and size is up to homeowner  
There should be some space to be considered as a back "yard." We should not make dense space without any yard space in residential neighborhoods.  
Should have minimum set back restrictions between suite and house, and size of suite. Require planting of tree(s) in backyard similar

I'm concerned about affecting the drainage capacity of the soil and propagating fires  
Create a courtyard type feel. Bring natural light. Create layers of privacy  
shouldnt be allowed..too close together  
There needs to be space between the two.  
None, that's up to the homeowner  
Green space in between  
Personally, I don't like backyard suites that take up most of a backyard. When they are that large, they tend to cast giant shadows. Some backyard suites in Renfrew are bigger than neighbouring houses.  
None.  
not enough - fire issues,  
I think it's important to maintain permeable surfaces and desirable amenity space for both units.  
Should be the same requirements as a detached garage and have laneway access.  
None, all should be permitted. Again existing code is fine  
The area between the house and suite makes an ideal sheltered courtyard. In our case, the south facing garage/suite wall provides an exceptional gardening microclimate. While there are overlooking issues, those were solved with appropriate window covering  
Not too close - fire hazards.  
Privacy and fire prevention.  
I just think it needs to be visually appealing and NOT look like an apartment stuck in the back



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I think the current required space between houses and garages is fine.
to avoid over crowding and allow ample room for resident birds and rabbits
fire proof materials should be used. i have no other concerns with spacing in other peoples yards that choose to build another residence in their back yard.
I have no concerns. I feel building on top of the garage is a good idea and a makes sense in order to save space and keep the yard space to enjoy.
Fire code regulations and fire proofing
Safety, natural light, fire hazard
Don't care about space per se, as long as there is adequate parking and no overlook of neighbours.
Lack of physically defined amenity spaces.
No concerns, caring for elderly or family may require direct access.
just safety
None. Home owners should ALWAYS have the right to do with the land they have bought.
No space no backyard suite. It will alter the landscape of the city in an unappealing way
Fire is huge. Building codes are lax and allow far too much vinyl siding. There needs to be much less flammable options.
No concerns
Should allow for some green space and a short sidewalk beteen
Should be minimum of 4 feet in case of fire
Attractive Fencing for respective yard privacy
They block out light and there is a lack of privacy
It should be decided on a case by case basis as every propey is different
Fire spread

Should be enough for a decent sized courtyard as well as to maintain fire separation.
It shouldn't look like two houses squeezed onto one lot. The suite needs to be considerably smaller than the main house.
Privacy, respect too many people swished in small areas living like 3rd word country slums
nothing much = landlord sets boundaries for sharing I guess,
Retaining greenspace is important for rainwater infiltration to the ground and to not overwhelm stormwater drains. It's disheartening to see giant infill houses with barely any yard space left. I hope building footprints will be considered carefully.
Based on any lot in this city, it won't be enough. Fire spreads easily.
I have no issues with distance or the space between.
enough for garden !
Code requirements for prevention of fire speard and collapse. Private outdoor amenity space for each residence/suite.
Tenants parking in Alleyways blocking the alley. Buildings built right on the property line creating difficult access to safely turn into a garage.
There should be sufficient space to allow easy access from both sides of the backyard suite.
Please make it green space with flowers shrubs trees to create a haven for bees
safety and privacy as well. don't have the windows face each other maybe
The space is not an issue so much as windows facing each dwelling could create privacy issues.



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A natural division. Also if a neighbour has one, more people using the yard between to find privacy from
No real concerns. People can fill that space with garbage now. Run off and drainage however could be a concern but probably no more than existing garages - but if they get bigger they will collect more water toneves with less land to put it on
Green space, gardens, designing for child friendly cities
I'm concerned that the secondary suite will take up much of the yard space.
If they are too close that just increases the chances of a fire spreading If one were to start.
Not an issue for me, as long as it meets building code. Their backyard space doesn't matter to me.
None... this should be flexibly divided as the homeowner sees fit.
The lot needs to have adequate out door amenity space.
Fire hazards
there should be a minimum separation of at least the height of the tallest structure, to help create a fire break
That both primary and secondary units have designated outdoor amenity space
Safety, parking allowances must be made, privacy of homeowners and renters should be maintained and neighbours should be respected (space, privacy, views)
None. If you have a backyard suite you have to share space or look at another house
Fire and hygiene
Should have separation. Lot size must be condusive to retaining some yard

None- of the homeowner is content with the amount of privacy then it should be fine. Secondary suites and multi-family homes share walls!
I would not want to have a backyard the has walls on all sides. So it would need to be similar to a detached garage.
That ther is some space, an inner courtyard but that it be flexible.
None. Too depressed of an space will not be preferable for resell. The invisible hand will take care of it.
Fire code
adequate space between buildings. fire etc
Over crowding, future sale of property, there should be at least a couple meters between house and suite.
The clearance, and the space, it should look less crowded. Atleast provide 10meters clearance.
Personal choice for owner about how much land they want to remain as useable outdoor space
Needs to have enough safety protection from fire
lots are too small in Calgary for backyard suites
None. They are on private property.
None
Distance is not a major concern, the suites will be very useful for boomerang families and extensions from main home.
None
Would not be enough space
i have no concerns. so long as everything is dome to building codes what does it matter what i do in my yard with in reason. no one would complain about a shed between my house and garage. nor a tree. or a garden.



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Fire retardant materials and sprinkler systems should be required than space not an issue
No concerns really just no windows facing into the main house windows. Privacy is important
I have no opinion on that. We have a huge property so from our opinion we would build at the back of the property giving each dwelling privacy
Not to close, fire hazards, sight lines, imposing shadows on opposite houses. Not using too much land. Should still be same footprint as a garage.
Shading, overbearing presence. Shading and massing models should be a part of the development/building permit application.
No concerns
I am concerned about parking and sharing outdoor space.
Space should be such as to provide privacy for both the backyard suite and the main house.
Designing to maximize natural light in the suite. Windows facing the laneway help eyes on the street safety. Windows facing the yard allow parents and kids to use and keep watch too. Spacing matters less than adequate water drainage/permeable surfaces.
It isn't any different than between a house and garage so the same restrictions should exist
Safety, and privacy. Safety re fires etc and privacy so that the primary home occupants, neighbours and the backyard suite can 1)enjoy private outdoor space, and 2) privacy within their homes

It's important to have a decent spaced yard. I don't think this is possible but I would rather have a bit less front lawn (that no one seems to use) and have a bit bigger backyards. Green space in general is important, even just to absorb rain.
Crowding. Ruining the overall look of the community.
None provided the structure itself is suitable.
We share the yard space with our backyard suite.
Make sure that there is still yard or green space left, not just a lot filled with buildings
Adequate lighting and privacy, democratic access to outdoor spaces
I don't want to see backyard suites
i have no concerns. I trust that the approval and design process will be well designed by people who have more ideas and experience than I do... then i would follow those regulations...
should have to be a required distance from all other living structures in order to avoid congestion .
Reduced space may mean increasing fire standards but otherwise the yard is what the homeowner wants it to be.
That is private property. Outside of meeting code requirements for building separations, I don't think there should be any other restrictions on how/where someone can build a secondary suite on their property.
Front setbacks in established communities are often too large, these should be relaxed if primary residence is being rebuilt with the garage. Maximize a usable outdoor space for all tenants.
I live on a small lot, and shadows and light blockage are concerns. That's why we



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opted to build a carport rather than a garage.
None
no concerns as long as parking and privacy are respected
There needs to be enough space so it doesn't feel overly crowded. A minimum distance of 15 feet between house and suite should be maintained.
As a neighbour, it would feel too close. It would feel like they're looking right into our bedrooms upstairs.
Privacy
None
No room in anything built after 1990. Houses and garages are already too close together
I have no concerns. Perhaps make a rule that backyard homes can only be a certain percentage of available space so you don't get giant, honking things. f
none
There could not be enough personal space eg : renters/ tenants or in the case of a fire spreading
I don't see any problem with spacing
what if it takes over my personal property line?
None.
Lot coverage should be no more than 50%
None.
Only minimum required for between regular houses as it stands now.
None. As long as it meets fire safety guidelines.
Needs to be some green space or landscaped area
none
Separation distance between the two need to be sufficient to ensure safety.

No concerns
Space should allow for some outdoor living
Should be ample for the homeowner. Separate outdoor space for the suite. Trees should be included
None
The backyard suite should have a good space between the main house and the backyard suite. Otherwise the space will be too cluttered and possible fire hazards.
lighting for both suites
no concern
I don't think anything beyond fire safety should be a concern
None, unless there is no space between both. If the backyard suite is too tall it will throw shadows onto the opposing backyard.
Fire hazards.
Please see above. When I bought my house I took into consideration the lot size, zoning, etc. I guess we were all wrong to plan for our futures!
No problem
Needs to be minimum 20ft to ensure enough space to use the yard.
None. That's private space and should be managed between the owner.
None
I don't want to live in an area that has backyard suites
I think the space between should be considered the same as housing adjacent to one another with the possibility to be less. The bylaw should not require the space to be more than what is acceptable for adjacent housing.
There's should be adequate space to reduce the risk of fire



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Very little concern, other than privacy, fire, and noise concerns for those who choose to live there.
I have seen beautiful examples of backyard suites in Auckland New Zealand. The space between the houses and the suites are beautiful shared patios or drive ways.
None, backyard suite has own entrance
There needs to be some space for a yard. At least twenty feet.
Joint use space - animals allowed
Do not allow backyard suites in existing R1 zoning
Each should have enough room for a garden
Excellent Drainage and storm water planning necessary. Aesthetics of neighbourhood important and window design crucial for maximum privacy
The lack of green space will impact the ability of the home to have a fire pit or other recreational activities.
Upkeep.
No concerns. Landowners /families will choose what's right for them
It should be far enough away to give each party privacy
Fire safety
I would think a safe distance to prevent the spread of fire. In some neighbourhoods with small lots I would think there must be room in between so it does not look like one large house dominating the entire lot!
No concern. Just standard detached garage spacing and lot coverage not changing

I do not want backyard suites. We are already close enough to our neighbours in the house behind us, and the Mayor wants to shoehorn in 2 more structures? There is a glut of high density housing ie condos already. Rent or buy an existing condo.
Will it offer sufficient privacy? Noise levels if either occupant is significantly louder than the other.
Fire and noise for two!!
None it's their business.
I don't have any concerns.
I think there should be guidelines for how much room an additional structure can use on a property similar to existing rules for sheds or semi-permanent structures. There should be minimums set for greenspace and vegetation and access split appropriately
That the entire property is viable as a space for both the laneway house and main house to enjoy. It depends on the configuration and massing as much as it does the space between the buildings.
Enough so there is privacy.
Drainage and adequate areas for gardens and trees.
Tax grab get out of my area. No no no. That option not here
Sufficient space between buildings, concerns re "crowding" e
Worry about fires and however quickly they'll burn.
Room to garden and fire risks and restrictions.
Distance for fire protection
I think my concern would be having enough space between for fire safety
I have no concerns



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As long as there is some space that will accommodate a patio or deck that would be great
Shadowing. If the backyard suite is too high, there is potential to reduce any direct sunlight into ones own yard and greatly reduce sunlight into neighbors yards
As long as there is a min 12ft backyard space I am cool with it
The amount of light and whether grass and other things could survive between as well as the space that would allow emergency crew to get to and from building
As long as there is no fire safety concerns it doesn't matter
no concerns with proximity
further is always better from a fire perspective.
Only concern is maintenance. Who is responsible for upkeep of this area? This should be a requirement in the permitting process, or part of an agreement between landlord and tenant.
Want enough to have a small to medium size yard on my property
IBackyard suites can be a good rental property so they should have their own privacy. They should be completely independent of main suite.
Backyard sharing. A bit of a privacy screen on the balcony if the balcony is facing the backyard.
Power lines.
This space is the concern of the home owner.
Should be enough space for greenery and outdoor life. Existing trees and landscaping should be encouraged.

Concern for fire hazard, ability for health and safety in incliment weather conditions. How will get ambulance service to from. 911 call which address provided? Postal mail? Mail super boxes ? Or residential mail service deliveries.
Fires are my biggest concern, and there needs to be enough space to have first responders move about
None
If the suite is for a family member I don't think any sort of "yard" needs to be fenced off for the suite. If it's for a random tenant then a small fenced or seprated area would be nice for privacy.
Fire safety...should not be too close
they should not be allowed period they are to close on these small lots incase of fire everthing burns as has been shown by the last few fires we had
No concerns.
No difference between apartments duplexes. If a fire breaks out half the neighbourhood will go. It will be like PILING up wood for a bonfire.
Also no major concerns
No concerns, this can be an interesting shared amenity space between both dwellings.
I'm concerned there will be minimum space which in turn makes the houses/area look like a crowded set of chicken coops
Looks independent from main house but still part of property
Should be landscaped and for the home owners only
Fire
It's ugly to have too much house on one lot, whether that's because of a backyard suite or by having too much house on the property.



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None
keep some green space. currently the infills seem inflated with inflated garages too. theres no yard left or trees.
No issue
Don't do it
I prefer the suites that have a space to the side for the suite to use as a patio/garden. Frankly, so long as they are separated by a couple metres for fire safety i don't have any major concerns.
There should be some space left so that the lot isn't completely filled with buildings
The option to split up the backyard should be at the discretion of the home owner
I have none
I would be concerned about privacy for neighbors and shadow lines from heightened structures.
none of your business, get off of my lawn.
Whatever makes sense for fire code, not concerned otherwise
Houses are already close to eachother. Adding suites just add neighbors when there should not be.
I don't have too many concerns... fire issues need to be dealt with through the building code, and I suppose it is up to the homeowner to divide the space so that it works for them, and for their tenant.
More concerned with impact on surrounding homes and the precedent it extends relative to contextual allowances. It comes down to comfort, privacy, shadowing, livability of adjacent properties; fire seperation might be a consideration.
Whatever is needed for a reasonable amount of privacy. That would lagely be determined by the form of the structure

I think backyard suites are an eyes sore generally. We are degrading our communities with suites, Air BnB's and now potentially backyard suites
I would say there should be distance between backyard and main house so that in case of fire al
should be a minimum 20'-0" distance between the two
That their is a sufficient space in between, fire protection to house to prevent fire from suite to attach to house. Smoke and Carbon detectors.
Shouldn't be allowed
There should be ample space, not only does it look more attractive but also provides fire safety and privacy for both residences. Allowing for some backyard space is critical I think. Otherwise it too over crowded and problems will arise.
Small
Not concerned
Why does the mayor and city hall hate space?
There should be a footage designated to allow for privacy.
One of the things that I love about Calgary is all the green space. I would be really worried about eliminating the green space and think that any that are permitted should be required to have trees (dito for all the infills going in).
It should be the same as it is currently for regular home 5' I think? For fire safety
None.
None, my yard is a deck anyways.
clear seperation so that there is reduced possibility of interference in rental situations. possibly looking at ways the windows dont face right into the neighbors house. some outside area given preference.
No ideas yet



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should not be allowed
My concern is making less open space. Trying to emulate countries that are saturated with more people than we have here. Our city has lost a vision for making neighbourhoods look beautiful. Contractors use cheap products, lots of ugly architecture .
if I were to build a backyard suite, my intention would be to rent the garage and upstairs as one. The backyard space would be for the homeowner (myself) only. I would like to build something a suite with a small patio to provide outdoor space.
Because it's common area
Make it spacious enough for reasonable privacy, and designed to be attractive, which to me involves trees and shrubs
FIRE. and privacy between all units (neighbors and my home)
I'm hoping I live in an area where Backyard Suites won't be built. Would make our area too congested.
People need to have yard space. Storm water needs to have room to percolate. Having a large yard coverage only causes issues with drainage for neighbours and if there are a lot of suites in a community.
None
Have the windows face existing main house, so that existing properties can maintain their privacy.
Fire hazard
None really. It's easy to have opaque glass in the suite so the main house has a more private back yard if they want. It would be nice to have a small patch of yard for the suite tenants for pets and bbq's etc.
None, as long as it does not affect adjacent neighbours

none
Fire safety only
This space gets small for sod and upkeep. Turning into on-grade poured concrete patio or wood deck.
Outside space could be shared by both parties and space be useable for entertaining or outside living in the summer. An attractive space for entertaining
I don't have specific concerns - new builds are incredibly close to one another already.
At least 15 feet - fire barrier
I think a dedicated greenspace for the suite is good
With the backyard suite, there should be enough space between the main house and suite which means the backyard suite cannot occupy the full backyard space.
Enough space for a small yard.
My only concern is fire safety
Each needs privacy and proper screening - quality of space more important than size
Very maximum possible for fire safety. Minimum 7.5 metres.
Should a fire occur, the more densely placed the buildings are the more likely a fire could spread.
None really
The space should be sufficient for a large garden. We do not want our neighbourhoods to look over cluttered.
No opinion. Not my concern
Fire hazard.
No concerns. As the principle landlord of the suite it is up to the home owner to deal with that space
Privacy is first concern, second is security. People sharing their yards with tenants. Additional noise



# Backyard Suites - Guidelines

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Privacy, backyard use, having a bit of a yard
the suite should always placed at the back of the lot similar to a garage and must have a fire sprinkler systems installed for safety and use of fire rated materials in the framing and exterior coverings a must to improve safety.
None - up to the owner
The building footprint should still allowing for some green space an not take up the entire yard. Whether or not the suite is attached to the main house is less of a concern.
As long as it's aesthetically pleasing to the neighbourhood and they don't have windows that look into the neighbours yard I don't think it matters
No concerns. But lots in Calgary should be larger to accommodate a garage space as well as a grassy area. It seems we're going in the opposite direction and that's unfortunate.
Separation distance
No concerns
Main concern is that the lots can be potentially fill up without leaving any yard/ garden for the birds/ natural drainage.
This area should be encouraged to be shared between suite and main house. Or split between the two.
Too packed with vehicles and will create more crimes
I would think that should be up to the owner.
how it is divided, personal space/ability to have a private space for both homes

My idea is to explore pork chop lots (or flat shaped lots), which Edmonton is currently piloting. This allows the owner of the backyard suite to be separate from the home owner. A great way to easily encourage density and provide mor affordable housing!
Enough space to provide privacy for both parties, perhaps even some small fence seperation for the backyard suite
no concerns.
None beyond fire and safety concerns.
Fire safety, noise by laws, will the suite be sold or just be available for rent. If sold not the lot is sub divided. Very concerned about the density issue, safety and waste management.
we should be allowed y lot coverage.
I object to the whole idea in my neighborhood, other areas can do what they want.
None. Up to the home owner. You already allow a rediculously small space between detached houses
Should have a regulated minimum distance between main building and suite.
They could be over powering in areas where lots of bungalows are built.
Any yard, even shared, would be nice. I have lived in apts and townhouses most of my adult life.
The space between the buidings is very hard to control. It depends on lot size
None
Fire risk or crowding small lots should be avoided.
Privacy and use for children
Noise could be an issue if the neighbours are loud; but that's an issue in any case.
None



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Shadow and no sun to the yard or Main house
for fire safety it should meet current regulations
None. The closer the main house and the backyard suite, the better neighbours the people will be.
Extra leg room and special play area
Back yard suite should be smaller and not very noticeable as not to take away from the main residence appearance
Homes being built are too close as is, adding additional homes increases hazard risks such as fire potential. What's the fire code on these suite units in proximity of main house?
None
Use this space as car parking.
Don't care
Just fire rated distance. Have to maintain green space ratio
Fire safety
No concerns
None
Should have ample space for play area for kids
I think the city should force to have greenspace and trees.
Buildings are much too close and could be a fire hazard
Houses are already too close. Adding more will just be a higher fire hazard.
None really as long as the persons renting the suites have privacy.
I dont support backyard suites!
Green space to control density and the effects on neighbouring homes should be considered.
When we bought our home the area was not zoned for suites. Put them in the new areas

Privacy, fire breaks
None
Fire concerns.
Proximity to existing structures in neighbouring properties (house/garage/shed/etc)
Not enough personal space for an actual home. Move to an apartment or duplex.
Need a big lot so there is still a yard
Should have firewall & strict regulations
This isn't a concern, I guess a reasonable distance for privacy should be considered. Aesthetically may not look good unless there is adequate space
I have no concerns with the space between the structures. That's between the property owner the utilities routing and the landscaper to deal with.
Since it's shared space, there should be adequate area for a sitting area at least.
none
Huge fire hazard , one catches on fire , the other is certain to go up , then spread to neighbours . New neighbourhoods also already barely have yards as is
No concerns.
Should not be ultra close
They should be attached to the main hoyses
Only distances that provide protection from fire in either building not like the closeness in the newer neighbourhoods
Landlots should be designed bigger for this style of houses
People often move into certain areas with bigger plots because they want more space. So why are we forcing more people into areas we are a driving city and spread out which lots of us like. I moved into a specific neighbourhood for the extra space



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Proximity concerns related to noise, and should there be an emergency, the ability of EMS being able to access the suite. Also concerned about fires. Developers and City are already greedy, and pushing houses closer together will increase density.
Each needs to have outside space
spacing between the home and suite should have a minimum but MANY lots/backyards are minimalistic in available grass space or patio space
There should be no fencing between house and the unit. There should be landscaping to tie the units together. The suite should not look like a seperate property. Needs to have cohesive design and not look like a rental suite.
Fire code.
Fire hazards
Enough room for privacy
Sticking to current guidelines for homes and garages should work.
None
Enough room to fit large furniture and for it to not feel like your in a dark tunnel
Calgary already has almost no yard space in new communities so any space taken up is detrimental to nature/wildlife
There should be a green space between structures as a boundary
Yards are already too small
Most city lots are to small to accommodate these suites
I don't. People should be able to make their own decisions about their property, as long as problems like drainage onto neighbouring properties aren't created.
I have no concerns save for consideration for drainage

In an emergency there would be less space for emergency crews. Could be deadly.
As long as it needs fire regulations and is properly sound proofed it's not a concern. There should be enough room to allow adequate light and room to pass between buildings. Every situation is unique.
Shade , no sunlight , dead vegetation
There should be a decent annoy of space between house and suite to allow for a yard. Without yards areas shill look sterile and industrial
None
I think there should be proper water drainage but otherwise I, hope to see minimal regulation to allow for creative solutions to each property.
Space should be nicely landscaped
Congestion. Privacy.
None. This is a new deal with no "grandfathering" if both parties accept it there should be no further discussion
Not an issue if the occupants are family members
Concerns would include privacy distance in already small lots, too many people creating more foot traffic around the houses and yard, noise and lack of privacy for other neighbours and will affect parking with and around the communities.
I haven't checked that out.
Atleast 6 feet so there still privacy
No concern. Enough space there isn't a fire hazard.
No issues with the suite and house but definitely the next door neighbours
None, just that it be appropriately shared
Nothing.
You need space for privacy



# Backyard Suites - Guidelines

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Should not take up more than half of available space to house so that each unit has a comfortable separation.
private amenity space should be provided for the suite, and up to the property owner whether that should be fenced/separated or not
I don't want everything to be cement. I would like trees, grass, bushes and decks between the front and back suites.
Private entrances
none
clear boundaries to separate the spaces
Cared for, functional, no loss of trees
There need to be a buffer.
So long as there is outdoor space for both structures this should not be a concern.
I do not have an issue with the space between the building, just as long as they do not go over the allowed property usage that is in place now
Having adiquite backyard space or green space near by.
None, when I consider how closely to each other the main homes are being built in Calgary.
need a sense of green space still, not too much of the lot footprint as building (do not relax rules on how much of lot can be built on)
they should have a reasonable space to still provide light to neighbors.
Shading and livability of back yard will be an issue regardless. Minimize shading by use of sloped roofs and set-back upper structures. Minimum set-back from back laneway to maximize light in back yard.
I'm not overly concerned about this. I'd think in an owner occupied property the owner would be wanting to maintain some sense of yard space.

the reduced space in the yard means that more shading. Less area for vegetation (trees). This is not a major concern as it really only affects the land the suite is on. In my opinion, it does not affect the neighbours as much.
None. Owners should have the flexibility to integrate suites however they deem appropriate within overall coverage requirements.
Separation may be desired for noise abatement, but I would find a second story on an attached garage less intrusive to the city scape than if on a separated garage.
The scale of both structures has to complementary, as does the scale in relationship to the adjacent properties. The increase in shade in the area is likely one of the greatest design factors, however fire safety and materials are also of concern.
Fire risk and carbon monoxide risk it will bring down neighboring house values
None. It should be fully used for the suite. If the owner wants a suite they should use their land instead of placing it as close as possible to the neighbours, damaging their privacy, light and views, with a second house on one lot.
Backyard suites have their own private space and be a decent distance from the main house. Why, so there is some green space and noise barrier. A city chock full of residences is not appealing. Monster homes on small lots should not be allowed.
Don't care
There should be plenty for Fire fighting access and for recreation space. (ie.: a min of 12?ft)



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The space between the two really needs to be designed with "living space" in mind or else both dwellings will lack important qualities. ie quality landscaping should be part of the building/development permit application
Some in our neighbourhood are left with almost no back yard, loss of conformity (wrt green space). Likely due to irregular lots, ie reverse pie and large over garage development.
Up to the homeowner and local context of the property. There should definitely be flexibility in determining this.
No issues.
none
No real concerns; I think we don't have enough green space and plants to support local insects/birds/etc so am not a fan of eliminating green yard space.
suite should be designed for retirement living, so should be approx 10 to 20 ft from back at most to allow for easy access to main house.
Having a tunnel effect due to a suite on top of a large garage.
Maybe losing the trees which sustain our animal ecosystems. Too much shade to grow food or too many regulations about distances
There should still be at least a small yard space, you can't have the main house and the secondary suite too close to it. For safety reasons- fire risk, for esthetics- we need green space in between the two houses so it doesn't look too crowded/ busy.
Some significant distance, not sure exactly what, would be more attractive and look like its own self-contained home vs an add on.
this is non-functioning. where did your "architects" get their degrees. a disappointment

Na
No concern about that, more concern with degradation effects on neighboring properties. Suites should be built along the center line of the property
Should conform to the same rules as a garage
The idea of shared space between the two "homes" is concerning as additional fencing etc. would throw off aesthetics of certain communities
as long as it covers no more area (extending up from ground level) as is legally allowed, all is fine with me.
I don't have too much concern about the space between dwellings as long as it is within code. I think to some degree it's personal choice on if you want to share a wall with the suite.
Potential spread of fire (similar to townhomes), and general adherence to building code best practices.
Need space for ambulance and fire. Need space for each party to enjoy private outdoor space. Also, need space for snow removal.
I have no concerns with what people do in their own back yard
None
that there be some usable amenity space for at least one of the units - in conjunction with front yard space when that exists./
none really.
No concern about the space. Concerned about the scale of the backyard suite.
It would be nice to preserve some space to allow for outdoor living / interacting with neighbours
privacy



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Green space being encroached upon; lack of room to plant trees and vegetation and also taking away natural light and views from other residents.
Already too jammed on streets. Do we really need to jam in more people. When I'm old I'll find an old folks home and won't make my family offend their neighbors. Is Nenshi mom kicking him out of her basement?
I'm not so concerned about the shape, possibly same colour
Space should conform with fire regulations for building spaces
should not be more than a garage is allowed.
To close and it in reality is one large house
Reasonable space Specially if small famili lives in the main house, space for children to plan
I don't. I initially thought privacy would be nice, however I feel occupants can decide these things for themselves. Like adults.
There should be enough space for socializing and growing things, especially edible things.
Regular garage spacing should be observed.
Safety
No concern
There is no space as highlighted above. There is no privacy whatsoever.
Little garden, or space well maintained is a must.
No concerns. 400sqft is an acceptable amount of living space to incl kitchen and bath. 100sqft is fine without kitchen or bath.

The Backyard suites that are higher than one floor destroy the back yard of the home in question and the attached neighbors. They take privacy and will lead to an urban slum enviorment
The space
Blocked views
No concerns
Suite should not be taller than main house
None
That it does not become some covered "sun porch" extension to make a very large house.
away from the house to have privacy and less instrusion
This is turning our neighbourhoods into ghetto's. But I know you don't give a damn about that.
Not allowed on properties that cannot allow all access to green living space. Yard should be big enough for all people living on property to have access to private yard area.
None.
Lack of separation not only possible fire hazard but also taking away from greenspaces
NONE.
I have no concerns.
Fire hazzerd
It will look like a barn yard in some arease, not suitable for under 50x100 foot lot. If you cannot split lot why should we allow cabins?
We have a 49 foot wide lot not enough room for a suite



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We recently did a reno on our property and were 'restricted' to house size, so a Backyard Suite is going to add even further to the restriction of land use. We were also restricted to window placement, so how could they not have windows that are accepted
Small yard. Sharing spaces.
Not fencing, barriers or anything that would make it look like 2 different properties
I don't really have much concern here.
The setback rules should be based on a % of required amenity space. X amount of amenity space is still required
That is the home owners issue and plan if they wish to eventually sell they will need to ensure how it looks and how private the suite is to the main house
the distance should be equal to the height of the building to limit the amount of mass on any given lot
N / A
Maximize the usable space on the property. less yard means less water wasted on lawn maintenance
The garage/suites should not be bigger than 1/4 of the back yard. The low density residential area should be kept as low density.
No issues or concerns. City laws for easement will apply
Backyard suites should not be allowed.
density
Ensuring there is a safe distance in case of fire, etc.
Minimum distance to ensure the neighbor doesn't have their backyard locked
None
I don't care. I don't want the garages around me to suddenly be 2 storey's tall with homes on them.

I am not concerned about the space between the suite and the house - it's their property so their business. I do have concerns if it leans into other properties.
Should be some green space. There are many new homes in the area that have very little yard space now.
want to make sure there is still adequate green space and light
The presence of laneway houses in this district are completely out of character of the community and would turn the community into a more transient neighbourhood. Low income renters, potential for Airbnb rentals, potential increase in crime.
Maintaining any existing yard spaces as is (if building above existing garage pads). Would be good if there is a minimum distance requirement for usable space (furniture, gardens, trampoline, etc.). Thoughtful when it comes to resale values
closes to the lane has least impact on sunlight on my back yard/back windows. The sun is low in the winter, dont want it to be blocked
I have none. The interaction and design between the suite and the house should be at the discretion of the owner. It is not the city's role to dictate how an owner uses their yard.
None
Still keep a minimum yard space that is needed but nothing more than that
Would be nice if backyard suite was guaranteed either shared access or a portion of the yard (good for relaxing in natural space or growing a garden)
Separate living spaces for home-dwellers and suite-dwellers is important. There should be minimum clearances between structures or there will be no greenspace left for outdoor living.



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The space will be minimal causing a look of over crowding and increasing the risk of fire spreading.
To have more space between the adjacent Neighbour and the backyard Neighbour
None. I believe the home owner should have latitude in this regard.
Should have a backyard not attached to house
I think that the yard space would need to be adequate enough to give equal 'backyard' to the main house and the suite. Unless there is no door into the backyard from the suite.
Our neighbourhood is too small for backyard suites. Next door neighbours lose privacy, yards suffer from shading issues. It looks dumpy and totally destroys the character of a single-family home neighbourhood. This hurts property value big time!
I have no concerns. This space can be large or small depending on the homeowners desire.
How far apart should they be?
Individual choice/ discretion of homeowners.
None.
None
Not enough green space/separation.
private amenity space
The back yard space belongs to to homeowner. The backyard suite needs to have access to the suite by not intruding on the main house's space
New neighborhoods have houses too close for side doors.
Not concerned about the proximity - much might depend on whether the intent is to share the yard

Fire safety is of concern. Current residential fire trends show there must be more space between structures. Green space enhances liveability.
Shade cast. Runoff, and flooding with less plants to absorb the water from rain or snow.
I think the purpose of the suite needs to be considered. If it's multi-generational, should have yard space that reflects that. I don't think it should be too close to the main house.
Atleast minimum space for fire codes. No more than 3 additional homes on a regular lot.
Enough space for free natural air circulation
It should be as much as possible, creating visual separation and also that would stave off feeling clausterphobic
Safe distance - same as Edmonton and Vancouver
Privacy
Housing in Alberta is already so close as to prevent a huge fire hazard. So I am concerned about the additional fire hazard and wish that the suites be as far away as possible.
Reasonable space should be maintained to the main house of "neighbouring" properties to maintain privacy, and to reduce obstruction of natural sunlight. Some neighbours may have chosen to live there because of these kind of pre-existing benefits.
Mainly overcrowding, too large a suite on a small lot
again it all comes back to privacy and how it will effect my views as a neighbour. I want to ensure that the city is thinking about how it will effect light and views for the neighbours.
Main concern would be space and privacy for adjoining yards and neighbors.



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most city lots are too small, very little room between houses already.
There should be a minimum open space area for the main residence. Typical land use/building codes should obviously be met but there should still be some sort of amenity space in the rear yard for the main unit. 45% lot coverage max should be maintained
Green space needs to be guarded. All over this city we are sacrificing green space to densification and it because of it the city is becoming less livable.
Leaving enough distance between the two in case of an emergency such as a fire
Some distance should be between the main home and the suite. How much? I'm not sure but something like 30-40 feet.
None that is up to those living there
fire spreading is a concern. coverage of too much of the property that causes drainage concerns for other properties on either side of the suite.
I think that should be up to the individual homeowner, provided there's enough space for fire safety
Backyard suite should not be bigger or taller than the main house/structure of the property or the neighboring homes.
Fire and safety, noise, parking
opposed to backyard suites, we already can barely park in our own neighbourhood
The spread of fire is a concern. Finishings should be fire resistance or seek advice from City Fire on an suggested distance. The space should useful as a patio, or play area. 10 to 20 feet may be an appropriate minimum.
House fires being more common and more junk in alleys

Mostly just noise and privacy, I should think. Fire code stuff isn't all that wide between houses side by side, front to back would be similar at a physics level? Window layout would help / skylights upward for private but bright
There needs to be a minimum distance between the structures, and this will need to be a well researched and thought out decision ideally based on empirical evidence.
If too close, then the temptation will be to use the openness of the neighbouring yards for the bigger windows, thereby intruding more on the neighbours' enjoyment of their backyard.
houses are tightly packed into some communities my concern is fire and congestion
Overbuilding on the lot will result in too little space bwtween the main building and the backyard building.
Minimal space
The space should align with that of neighbouring houses.
There should be as much room as possible between the main house and backyard suite in order that the backyard suite is essentially a separate house.
Adequate separation and green space.
Privacy concerns - maintaining yard space
they need to have some amenity space, but who really cares if overlooking of adjacent properties is addressed - it's the occupiers choice to live there or not
In my opinion, there must be some (15ft approx) space to reduce noise from each other and also that area can be used for rec.
Enough space to buffer noise and provide adequate passage and fire safety



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I don't have concerns as long as there is a enough space, that can help many families with lower income
Safety
Assuming the suite is a rental property, should not those decisions be left to the property owner?
Space for movement of EMS and fire safety
None
Maintain a patio and or lawn space
more likely to be intrusive to their neighbors, clog alley ways, require construction and require removal of established trees.
I think a shared backyard is just fine. Personally I'd like as much space as the yard allows.
Fire hazards in being too close to the main house, Noise transfer
Space should be allocated based on owner preference. As a yard for house, or suite, or shared
Fire
They can live as close together as they want as long as they do not interfere with my privacy and peace and quiet and cleanliness
Only concern is fire safety.
I think having shared space between main house and backyard suite is great. I am a supporter of not having them segregated as I believe people need access to the front and back of the property for safety concerns.
Lots are already smaller and crowded
I feel it should only be a concern of the person building it,
Just fire safety restrictions.
How many people will live in this, right now the neighbor next door has an illegal suite and there are 8 people living there.

Becomes too shallow, too dark, needs greater spacing.
Re: previous question - design should be contextual to the neighbourhood. This question - space should align with fire code
The fire hazard to adjacent areas
Should be a common yard otherwise its too much like a separate house
Windows facing each other, design to avoid suite looking into main house windows.
There should be enough space to create the feeling of a yard.
Maybe? I think the use of the suite is up to the people that live there, so we shouldn't be dictating what people can do with their own property
The distance to the primary residence is not as much concern as the distance to the neighbouring residences for overlook and privacy issues.
Think there should be some space to allow for separation but also outdoor living/gardening space.
Fire is a big one for me - if one place starts to burn - do people in the other houses have time to get out safely. Noise is another issue - enough space to cut down on the sound.
Continue with having enough room between them so that families wanting to bar-b-que or sit out in the evening are still able to do so!
Trash will be easily hidden and City will not enforce bylaws
Concern that it doesn't consume the whole yard. Aesthetically it needs to not add a cluttered appearance.
No concerns



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I think that the amount of space should first and foremost consider safety. The proximity between the two should abide by fire codes. As far as having outdoor space/garden areas, that would be open to the tenants personal preference
I would think the yard must be large enough without cramping space. Far enough away for fire purposes etc
They shouldn't be there. Tree houses are seen as too much in some back yards - now we're talking about allowing a house!?? Not smart.
Not of concern to me as a tenant
None
none
Concern about drainage if a majority of the yard is hard-scaped or built out. No room for trees / greenspace which help make a neighbourhood attractive. Amenity space should allow light penetration and minimize shadowing on neighbours.
None. To each, their own.
That it would be used as common area no belonging to either party
Clutter. We already have cars parked on grass in backyards
What happens when a fire breaks out, building are too close together now
Enough space between for fire safety.
Fire breaks
That would be up to the home owner to decide
Too close and it is like an extension of the house. Concerned too many people on one property
None....as long as it is family living in the main house
Fire safety considerations

Properties with zero lot lines should not be permitted to accommodate this type of housing. The potential for loss of life and property damage to other structures increases.
Presentation and backyard space
Fire safety. Break ins.
Some fire regulation needed
Current bylaw requirements for additional parking space compromise the outdoor relationship between the backyard suite and the main house. More general spacing is ideal.
The distance. Is there a pathway. Will it be maintained.
Safe distance from hazzards of snow and ice falling off the roof over walkways in between structures. Distance to provide some privacy as well
None, houses are so tight to each other anyways, why should it matter how close a garage/suite is?
Fire hazards. We shouldn't be allowing 0 property lines that should go for backyard suites as well. They should also not be allowed to build close to neighboring properties
N/A
Distance should be maximized
None. Make it safe, but not [profanity removed]. Same as garages for space.
Privacy
As much separation as possible.....fire concerns.
Some separation of the two structures is necessary. Width of yard and shape of lot will make any uniform rule difficult. Generally, a grass, garden or courtyard area would tie the property together nicely.
That's up to the homeowner
None



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Follow fire regulations
Green space for both homes, either shared or private, is critical.
Space enough to enjoy a yard/garden and areas for entertaining and relaxation.
No concerns, just per fire bylaws.
Have the suite ample distance away so there's a separation between the main house and the suite. This will encourage renters either presently or in the future. Attached, even for a family member could lead to problems in the future.
A proper distance needs to be maintained in regards to fire safety; we already watch the home on either side of a fire burn, with laneway the fire potential to cross the alley is much higher.
The former 40% coverage should apply, seems to be a very lax rule in many areas of the city
the yards are too small in most communities already...if there is a fire then both places are in danger
Not on top of main house. Furthest to the back fence. Door facing fence to provide privacy for all.
Current land use guidelines similar to the ones we used when building our garage are adequate
How do you share that space. Privacy noise
Distance should be maximized. Suite should be allowed to go to property line.
Main door of suite could be on the side, not facing the main house.
houses are too close now.. don't need these
none
Impacts how attractive the backyard is.
None

Don't want property values lowered by backyard suites that use up too much of the backyard
Walkways and private space
I guess just fire safety.can both homes be reached easily by fire services
Ideally, the lot should not be cramped, removing yard space or creating a ghetto type feeling. Play or relaxation space, as well as CO2 absorbing trees/plants/lawn enhances the lot and neighbourhood. Linking structures implies "just a larger house".
Don't care
There should be enough space that people can commute also for their privacy's. If the house owner want to build a backyard suite it also depends on their preferences and the reason they are building it. It can be for their own family or for the rent purposes
should be a separate amenity space for the suite, distance to neighboring houses
Fire concern .. pre-existing homes are already too close .. now adding more structures in a tight space is asking for trouble.
No particular concerns. I have lived in the east with carriage houses in the backyard and it works fine.
They shouldn't be too close for privacy and sound/noise concerns
Sun I have south backyard enjoy my garden space
Don't want them period!
Privacy for both parties.
if the house and suite are too high the backyard portion may become too dark for a traditional yard which may add to costs of building a more friendly space that doesn't need as much sunlight



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There needs to be appropriate distance between. Backyard suites can't be used as a way to build a shanty-shack renter village nor a loophole to zoning for four-plex or multi-suite buildings.
No concern just up to code
Nine
Shouldn't be too close to each other as fires can happen and spread.
The building/people who should be most negatively affected by the suite should be the owner of the suite. Least impact to neighbours. Keep the height lower. Prefer garden suite.
Yes there should be the same space as if you had a garage in the back yard.
I like my backyard the way it is
Must maintain a safe distance as fire protection will be required.
There should be a required number of meters between the 2 residences so allow for plant growth and a play area for the family. Outdoor space is the reason to live in a house.
No concerns, most new homes are built side by side as it is. People might build buildings on properties with really small yards and hinder their property value that way but that's their decision.
Minimum walk space for emergency personnel. Stretchers... And to allow for a flowerbed.
privacy of adjoining properties; fire hazards because of close proximity.
Primary concern for privacy of all concerned
I wouldn't want to have to share my yard with a renter. Fine if suite is for relatives, but not a renter.
None. If you could build a garage there then you should be able to build a suite.

There should still be a yard space to be shared between the main house and suite.
They should be like a garage and not have a footprint any bigger.
Enough space for both households to have a bit of privacy
Have a green space buffer
There should be enough distance to provide comfortable living as well as yard space.
Should be enough space to allow for small garden and patio. Planting of trees and shrubs and annuals/perennials enhances privacy and pleasant environment and increase oxygen, while reducing pollution.
If a neighbor had one I'd want it as far back from the house as possible. Lot sizes in Calgary are already small and having additional structures on properties will make privacy even less realistic.
I'd like the freedom to choose how near or far it is from my door. I don't want to be limited or regulated about that. Who it's intended for will make a difference where I put it.
as far from nearby structures possible ... fire hazards
None. Owners choice for space. Developers should not be able to do the same... They must adhere to a minimum amount of yard space
However one pleases and yard design will depend on the situation and fits for use
do not want back yard suites
In our neighborhood we have reasonably large lots so this shouldn't be an issue.
Must be enough to allow sunlight to pass between so neighbouring yards aren't completely shaded
adamantly opposed to backyard suites in inner-city communities



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It may be a little tight depending on the amount of space
Space is required for sufficient light, using less energy, and for obvious reasons ie: Fire, egress
No concerns unless it impacts shadowing and privacy of neighbouring properties.
Should be closer to the main house. So that electrical connections , heating and gas can be attached to the main house . Provide isolation valves to shut utilities if the suite gets vacant.
none
No concerns about space between suite and main house, as long as the used space doesn't exceed regular bylaw regulations.
Should not be allowed.
None; except a fire break between the house & suite. Yard size is a preference not a necessity
None.
Sufficient space for fire safety and snow removal, as well as sufficient space for people to clean out debris so it doesn't become a black hole of stuff the wind blew in and you can't reach
Need to plan for outdoor space for the occupant as well - walkway, patio - that would be added to the total lot coverage at the planning stage.
There should be a decent amount of space between the Backyard Suite and main house to allow for privacy between the two units.
Not an issue.
Enough space for privacy
As a homeowner I would object to laneway houses having access to the backyard of the main dwelling
Needs to be green space and ability for rescue reps to work safely between all properties.

Fire safety and a yard
No concern, must be able to adapt depending on lot
I am concerned about loss of trees to accommodate backyard suites height
Loss of green space. People are building large houses now with very little yard space left. Might as well build apartments
As a separate building to much area of the lot is taken up.
The neighbour views basically a wall if the buildings cover most of the length of a property.
Appropriate space in between the two case of fire or emergency
None. It's not my yard.
No closer then a garage would be allowed to be
Create as much space between them as possible for privacy and outdoor enjoyment.
A safe fire lane should be enforced.
Separation of yards. I think as long as the yard is separated the space between the house and the garage doesn't matter
No concerns
Sufficient amenity space and possibly privacy.
Privacy of both homes and for fire protection.
none. There may be some issues with regards to site coverage or sun, but these can be resolved and would be isolated to the subject parcel for the most part
There needs to still be some yard space so it's not all buildings.
None
I think that is discretionary to the home owner who builds the suite



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amount of utilities buried on private property; inadequate water/drainage/sewage system to accomodate this in existing neighborhoods  
 If the development is abiding to the existing approval for garage placement, then the footpring iis the same and the spacing is not a concern to the residence

I don't have too much concern. Other than we do not want the entire lot covered by buildings, pavement or concrete. Not good visually, nor for water management.  
 No concern  
 Little concern as long as there is an appropriate setback. I think the property owners can figure out how to use that space.

Question 6 - When thinking about Backyard Suites, what ideas and concerns do you have with privacy? Why?

No. It should make neighbourhoods safer.  
 Folks tend to enjoy their backyards with a not-unreasonable expectation of some privacy. Who wants to feel they have eyes on them all the time?  
 Glazing and amenity spaces should be sensitively configured to reduce overlook; that said, there needs to be a recognition that even without suites, a 25' or 50' lot allows for overlook - we live in a city and this is unavoidable.  
 None  
 No concerns with privacy.  
 Privacy must be of the utmost importance to exsiting neighbouring properties, just because someone wants to make money off of renters, does not give them the right to take away the privacy of their neighbour.  
 None  
 My neighbourhood has been set up so I can enjoy being in my house and back yard with out being see by my neighbours. My neighbourhood is primarily bungalos and 2 story suites will negativly change the sight lines and feel of the community  
 Should be for family  
 Far enough so the main house doesn't share noise.

Windows should not be in a direct line with the main house, privacy materials used for railings etc  
 shouldn't be able to look over neighbours backyard fence , into house too much  
 None  
 clear guidelines regarding minimum spacing/distance to other buildings as well as neighboring back yards are necessary. the requirements should be stricter than for simple garages (i.e. structures not used for living).  
 Privacy isn't a concern as windows have coverings and my suite would be for family. So we can share the yard  
 That's up to the owners. but it should not infringe the neighbor's privacy.  
 Impact on privacy with additional # of households per property, and challenges for neighbouring properties to create privacy in their yards. Establishment minimum criteria for tree planting, design and noise by-laws for communities zoned for backyard suit  
 Windows should not face the adjoining lot, as people will be able to directly view the neighbors yard



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Privacy is very subjective. What constitutes one person's privacy may not be the same as others. As long as neighbours privacy has a basic standard, I suggest leave the rest to the land owner who is developing the suite.
not allowed as they are too close together
None
None, that's up to the homeowner(s)
House too close. Should be allowed on corner lot only
I would not want a neighbour's backyard suite to have a direct view into my backyard. I'm sure they would feel the same way.
too high congestion, bothering neighbours, height - overlooking neighbours yards
If possible, a privacy screen should be erected to separate residences.
I worry about windows on the back of the backyard suite (facing the mainhouse and neighbouring properties) due to the proximity. Solutions might include transom or obscured windows and trees.
Windows overlooking other backyards should be minimal for neighbors privacy and enjoyment of their own backyards
None. Calgary houses are already too big and built too close together
Privacy issues with the main house and neighbours were solved with window coverings and landscaping. I would be in favour of carriagehouse rooftops being available for amenity and gardening space.
Only if windows are right across from one another.
Someone always able to look down and watch me or my children.
No real concerns.

It's bothersome that I bought in a neighborhood with a certain yard to have no one overlooking it from the back as well as along side my home.
approval of design should take into consideration sight lines, so the new house isn't looking directly into an existing dwelling.
existing residents privacy should not be impacted by someone else choosing to build a suite in their back yards all sight lines should be facing inwards to the property owner
I do not have any concerns.
There must be no overlook of neighbours back yards nor houses. The privacy of the neighbours must be respected.
This can be easily addressed through screening, clerestory windows, and frosted windows.
No concerns.
sight lines. Entrance in the alley
None. People can buy drapes.
Some cultures tend to have mega family overview to pray and family parties. This will give them much more leeway for bigger crowds and more noise and too many vehicles at one property
If you yourself have no suite, and the neighbour does, but parks them super close to your Dr k, it would be awkward.
No concerns
Don't build too close to main house to see inside windows
None
I think it is unfortunate that people have to live in these crowded conditions with a lack of green space and park land.



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In a relatively dense inner city neighbourhood there is little privacy in the backyards. Similar rules that take privacy into account when constructing infill or comprehensive developments adjacent to single detached homes should be applied
None
Should be designed to minimize the overlook of neighbouring properties.
There is a total lack of privacy
no more dense than apartments or row housing. align windows away from existing sight lines. Density is a fact of life
Backyard suite design should take into account neighbouring buildings and windows should be designed so residents can't be looking right into a neighbouring house.
Too much density = no privacy. Not good!
I don't think the suite should overlook a neighbour's property so that the neighbour feels feel "spied" upon. The
sightlines.
Overlooking neighboring properties is important. Backyard suites should be limited to laned parcels.
None, privacy is already lost in my neighborhood with 2 story infills. Laneway housing is no difference
Where will the occupants park? This could cause problems with street parking. Will this make neighborhoods more crowded.
Both households need private
The suite should not be high enough to obstruct the enjoyment of the neighbours by blocking sunlight and views
the same as in a regular house, windows shouldn't be directly in line with the neighbours

Sensitively placed windows would help alleviate concerns from neighboring properties.
Enjoyment of my yard being impacted and potential security concerns with reduced privacy
Mighty close windows with neighbours - noise and odours (smoking - tobacco and more) and with less wind passages to move it away.
Higher windows look into other properties, more people in the alley
The yards in most houses are already quite small, adding a backyard suite will put the neighbours closer to your yard and reduce the privacy that is already so limited.
I'm concerned about second story windows facing pre-existing windows. Maybe frosted glass would be a good choice.
Most people don't stand there to spy on you. Windows don't bother me, but frost them or make them transom windows and I'm fine with it.
Overlooking neighbours could be an issue but is it really? Do people not build three storey houses overtop of bungalows. Let's be honest about this and not succumb to NIMBYism.
Neighbour privacy is if primary concern when looking into backyard facing bedrooms and bathrooms. I'm not convinced the
High occupancy in already too close quarters
the new suite should not border an existing dwelling , that infringes on privacy
Architecture detailing, landscaping experience etc. Can be used to delineate the private spaces of both units on the same property. Backyard suite should own private entrance
Privacy of the homeowner, renter and neighbors needs to be respected. We



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deserve to feel safe and have a feeling of freedom and privacy within our homes (owned or rented). One should not have to sacrifice their privacy for the sake of another residence.
Overlooking into adjacent properties can be an issue depending on window placement
Sound and sight lines
Window placement - don't want to be directly across. Or close to neighbour's windows.
None- people live in varying proximity to each other in all kinds of diverse neighbourhoods and generally keep to themselves anyway
Don't necessarily want windows looking down at our back yard
Would only want a 1 bedroom, so not for a family. Would need clear guidelines for landlord responsibility and input from immediate neighbours before building is allowed. Where will front door be?
Neighbor facing and main house facing maybe generate privacy concern. However, our spacing is better than many area in the world.
Just the same as normal houses
With newer houses the way they are built now, you can already hear people walking up and down stairs, flushing toilets. Backyard bbq's noise need to be addressed
look right into the windows of the suite or neighbors
suite windows should not be matching back windows of house, side windows must respect neighbours
Private from neighbour - everyone entitled to their privacy pls adds to security
neighbours will have no privacy. This is a bad idea

None. Backyard Suites will inherently reduce privacy by increasing density. Prescribing building form as lip service to address privacy concerns is more likely to lead to antisocial building design.
Just height sm viewing of others backyard
Privacy is always an issue, increased maximum fence height would be great in this city. Less restrictions on pergola classifications, currently they are viewed as an added covered room on property, even though they are not protected from the elements.
None
There would be no privacy for either party or neighbours
obviously privacy would be affected. but you would ya e to be okay with that when you move into an alley home. if not then maybe an alley home isn't for you. it's not really any different than any number of other housing options in calgary.
Not a concern as window coverings can provide total privacy from interior. Neighbor sightlines should be considered
I don't want to feel like I'm living in an apartment building with people looking into my house. Also for neighboring properties maintaining privacy
None
The suite should not be two story's. One level only to prevent peering into another yard/home. Two level homes have that access but don't think the suite should.
None
None, but the usual comment period should exist for neighbours.
lol...if concerned about backyard suites and privacy dont build one.
Privacy must be a priority.



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I'm not concerned with privacy. At all. We don't own castles and moats anyway. Being more neighbourly/friendly and open = a better city. To date, I have not heard of any actual issues with overlooking or creeping - only perception and extremely low risk.
Don't have any really
see above
I don't totally understand the big concern because already now from main house windows it's easy to look into neighbours backyard. The balconies on suites should not invade/impose on neighbours.
A very tall backyard suite looking right into my backyard. Ruins my privacy.
Windows looking into existing homes and blocking out sunlight.
I would be most concerned about overlooking and privacy for the adjacent neighbours. In your own yard, you decided to have the suite.
Windows overlooking yards, especially in old neighbourhoods where privacy isn't usually an issue
Privacy concerns regarding the relationship between the main house and secondary suite should be addressed on a case by case basis as property owners see fit.
Major concerns with privacy. I don't want to go from having a private backyard to a window looking directly at my deck.
No concerns. My neighbour told me that if i built one, he would be concerned with people being able to 'look down into his yard'. So I can imagine that could be a concern... but it doesn't concern me. I believe in higher density living and communities.
too many people living in a small area.
None. No different than having other neighbours.

None, this is a straw man NIMBY argument.
Overlook the laneway as much as possible. Reduce overlooking to neighbours via obscured windows and raised transom style windows. When overlooking can't be avoided, overlook the parcel it is built on preferentially.
No real concerns, I think the level of privacy wanted could be addressed by the property owners first in the design (window orientation, entrances, shared spaces or none).
need to respect privacy of next-door houses
Maybe only windows facing the alley and not facing the homeowner's house
There should be no windows on side of the suite that faces the main house to maintain privacy.
As a neighbour, the backyard suite would be overseeing our backyard, no privacy!
Seeing In each other's windows
None
No concerns about my privacy because I will not be partaking in this [profanity removed] idea
I have no issues with backyard homes and privacy.
security, neighbour views
Neighbour privacy
It is a great idea for keeping elderly family close, but with just renting out space it could cause tension with strangers or neighbors with too many people on the property or too many visitors/ cars.
No privacy issues that I can foresee
I could put up blinds
Concerns with privacy will the backyard suite windows look directly into my home?
None once again, it's the same as living in an condo or a duplex



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No issue with privacy - backyard suite doesn't see into any houses
None
none, housing density is good, keep options open.
None
People live in single family dwellings for privacy and some solitude. This is just going to make neighborhoods into slums.
No concerns: houses often have windows that overlook neighbouring spaces.
Want privacy so that w
Windows looking into windows is awkward for all concerned!
Should t overlook adjacent properties.
I personally don't like the idea of backyard suites just for that reason. Houses are already built too close to each other and having a backyard suite just compounds the lack of privacy.
when its family then no concern
No concerns
Think its a great idea. Would be opposed to doorways into alleys as a security risk.
See above
as long as there are blinds all is good
No privacy concerns as long as they are ground level and single story
None.
Window placement.
My privacy will be invaded. I don't want backyard suites.
I think there needs to be less focus on privacy as we try and increase density.
None whatsoever
I would be mortified to lose the privacy of my backyard if my neighbour were to put up some two-storey monstrosity suite. It would make my backyard unlivable.
None

I don't see any difference to the current closeness n the townhouses developments
Windows and entrances need to be to the alley and the main house, not the neighbors.
None
Do not allow backyard suites in existing R1 zoning
Neighbour privacy, nobody wants someone above them looking into their yard
Privacy is very important - is tinted glass, mosaics, stained glass possible alternatives- incl positioning of windows
You don't want them facing homes where living spaces will have a direct view into either the main structure or neighbours.
N/a
That they may be too close to allow for adequate privacy, and ability to look in windows
Would be lie facing a multi family unit. Would possibly decrease property value.
Side facing windows and sizes of windows.
Who would not be concerned about privacy? This is an absolutely ridiculous notion. Our Mayor somehow seems to think there is a housing shortage and they everyone must be wedged into the smallest square footage possible. I am NOT in favour of this.
Will there be sufficient space or soundproofing between the units? Lines of sight with regard to window placement?
Even if people are not looking down at you if you see windows that make it possible you feel watched.
No concerns. Open up to the alleys more. Make alleys more inviting and safer.



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I would like windows to be offset from existing homes as much as possible. I would like there to be additional privacy fencing permitted for privacy between the primary and secondary residences.
Privacy is important. Interactions with neighbours are also important.
Just enough so there is privacy between the two houses. Dont want the other people looking at you all the time. The whole point of your own place is privacy.
That there would not be windows placed where neighbours can easily be observed.
Idiots. Let's double or triple the density. No thought about the people that bought there to get out of the packed streets and alley ways
No issues
More noise more pets. Fire risks more transient residents in the area. Adequate garbage control.
In a neighborhood if I have purchased my home and design a lovely yard it would be sad to cram buildings all around
I have no concerns about privacy
I have no concerns
No concerns, separate houses separate everything is not an issue
Concerned with backyard suite looking into my backyard or looking straight across to my second story bedroom windows
Overlooking of the adjacent neighbor yards should be addressed as best possible, but some lack of privacy needs to be accepted when living in an urban environment.
None
None
Privacy is a red herring

A suite over my neighbor's garage will overlook my backyard. I spent money to build a fence and prefer not to be watched in my backyard.
Thoughtfully placed windows and balconies can mitigate privacy issues between neighbouring lots. Trees and other foliage can be used to frame views and keep eyes aimed to a specific location or view.
They should offer privacy space. I prefer windows only of the top level.
If I had to always close an important curtain in my house so I'm not staring closely into a suite.
No different than the main house.
I do not feel that there is any privacy within an urban context. Owners of property must understand that your neighbours have the right to build what ever they want.
None. We live in a city. Windows, balconies, porches all look into each others yards as it is. Privacy screens should be encouraged as should balconies on second stories. Let's have eyes on the laneways and create active back spaces.
Security cameras, alarm services, nosy neighbour's judge. Will new legislation regarding marijuana use will be removal of privacy .
Suites over looking into neighbour's windows
As above, if it's a random tenant, then some sort of privacy "fence" should be in place. If it's a family memeber then maybe not as much separation is needed.
I really don't like the idea of neighbours being able to see into my back yard, especially since there would be no way of knowing if the renters were casing your activities. My backyard is my chilling out zone.



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As long as they don't interfere with neighbors privacy
Overlooking (not because I believe that people spend time looking into backyards, but the perspective of privacy from the neighbour. Mitigating against privacy concerns will make these units much more acceptable.
There will be no privacy as I know it.
Also no major concerns- I would trust homeowners to build the suite in a way that would work for the use they had intended.
Laneway houses should be designed to consider neighbours privacy.
I am very conceded about privacy. As someone who actually has a neighbor planning on building one it's made me really dislike my home. If it's a zero lot line they shouldn't be aloud.
People living should have same ethnicity
Shouldn't infringe on any privacy of any neighbours. Common sense.
Yes - when existing owners bought their homes, they didn't take into account this change in rules.
None. It's not any different than being able to look out a window of a house close to the property line
There are ways to bring in lots of light without overlook problems. Bgger isn't better. Better space design is better. Get architects involved. That's what they do. Design great spaces.
No privacy. More housing more people .Disaster waiting to happen
Would like to minimize clear windows facing towards to house or onto neighbors' backwards for privacy sake: for all residents involved. I think having a separate entrance is ideal but even 4plexes have shared entrances into a hallway.

Limit large windows in the upper floors that face into neighbour's yards
The backyard suite should not have windows that look into neighbours windows or backyards
Again...height of Windows and how this looks into other properties
Minimizing sight lines into neighboring properties would be preferred
good design would consider privacy, it is a balance between all elements
Overlooking into neighbours back yards should be a concern
It's an other person/group of person that comes around the back alley.
Restrictions on window or balcony placement locations and height restrictions would help. I would not personally want to live next to a suite due to the privacy loss
poorly designed suites will not rent... and it is up to the owner to create something that works for both the main house occupants and the suite occupants. Views from a suite are no different than views from a neighbors 2nd floor.
Its ignored/poorly considered. Many housin opportunities exist were people waive privacy 4 other factor ex. multi family, attached home, back-on open space, etc. The proliferation of these suites truthfully robs people who choose space/privacy over other
To lessen the noise disturbances. To minimize visual intrution, say of window to window
None. If you want privacy, move to Sundre.
None.
Privacy has nothing to do.. I guess we all live happily except there should be noice control
all windows should look to the back lane or be obscured by the window manufacturer



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If they are built higher than the structure they are attached to they will impede people's privacy. I don't want to sit on my deck and look out to an encroaching structure. This also brings more parking congestion, parties, backyard fires, etc etc
It would intrude on all privacy issues, you would have no personal space or 'blue sky' areas around your property if you were surrounded by twin level dwellings
It's like another house
Not really concerned, that is what drapes are for....
Literally not in my back yard!
Our homes are our sanctuary. Feeling cramped and "looked in on" is a no win for anyone.
If done right there should be no problems that you wouldn't have with close neighbors. But sight lines should be considered and requiring extra landscaping such as trees will add to privacy and curb appeal. I think a landscaping requirement benefits all
It is not any differ than any other house duplex and townhome
None.
Not for partying teens
see above about thought going into window placement
None, if I wanted privacy I wouldn't build a suite/rent a suite out.
Privacy balanced with intent to be open to benefit of Grandparent's easy access to family's outdoor and social activities, as well as safety oversight
should not be allowed

These days there seems to be no restrictions on size. height, width, everything goes. Everyone seems to try to outdo the next one. Because of this there is no privacy and the privacy will get worse with this type of buildings as well as noise and density
Yes - I don't want anyone looking over my property.
At the moment having a terrible time with an invasive, toxic neighbour who keeps finding ways to invade our privacy, be it noise, or felling 50 foot trees by himself, or walking over here to tell us off about something he doesn't like - it's getting bad
Not concerned
To stay on good terms with the neighbors I definitely am concerned about their privacy and my own.
Suites too big, no privacy because of space.
Overlooking.
The biggest concern should be to existing properties so the can maintain their privacy.
See above
No yard left. Who does get to use the yard?
Adjacent neighbours should be considered, as the increase in a structure's height in the rear of the property or new structure may significantly reduce privacy
I don't worry about privacy as much as noise. As said above, opaque glass used strategically can let light in etc. without compromising privacy in the main house or neighbours. .. I like living close to good neighbours.



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AS long as we keep current trends--as in windows do not look into a neighbors windows, and above balconies do not project over the neighbors yards. If they are over the homeowners yard, they can opt for less privacy for themselves, not others
You would need to have gates with keyed locks in order to ensure no one except the properties dwellers can access the space. As a homeowner I would like to enjoy my backyard with relative privacy and adding more people to spaces could limit that feeling
None at all
Balcony overlooking onto neighbours' rear yard
That it is designed with that aspect in mind as privacy is important for all users
Should have similar privacy as the anchor dwelling.
Shared yard space, nice to have a small amount of division, half height wall.
As long as there is a safe private entrance, I dont see an issue,
Privacy is critical - another reason the employ an experienced designer to consider all needs
No windows facing the main dwelling. Access from the alley only.
These will likely be rentals with high turnover, strangers watching my house from the lane is concerning. This neighbourhood is almost all one level homes.
It's your property - it's your choice who lives there however as a neighbor I wouldn't want a backyard suite built higher than my hime
Noise? Will the gardens be used as communal areas?

Personal privacy and views cannot be compromised. le windows facing into my yard
Do upper windows now look directly into Neighbours windows and are closer to the Neighbours so everyone has much less privacy
I would feel like i lost privacy as people could peer into my backyard from their window above garage
While although privacy is important we must remember that accommodating an increase in density in our inner city will inevitably lead to less privacy. Perhaps a change in the way people view their properties and privacy is in order
Giving both residences on the property privacy because of living in such close proximity and sharing backyard space.
I do not see privacy as a issue as long as windows are not placed adjacent to home windows in the floor plan, no second floor patios or roof top patios allowed. Windows must be covered similar to existing homes. Its a mini home same rules apply.
None people have houses with lots of windows or not. It's a preference.
Personally I would prefer a suite detached from the main house with a deck/balcony/patio. I'm concerned with noise from the main house and would want some private outdoor space.
Just that there's no windows that look directly into the neighbours yard
No issues. I would think privacy wouldn't be much different from neighbors.
Balconies not overlooking , side decks
None
The visual connection between the main house and the Backyard Suite should be minimal to none to allow for 2 separate parties coexist in comfort.



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Some consideration to overlooking of neighbours should be made. However, not limited to where they negatively affect the living spaces within or provide side elevations void of any windows (this is worse than overlooking in my opinion)
I like a city that is clean, beautiful trees . Privacy and security will suffer
Again, privacy is a concern that an owner would need to consider
would want some type of space where there can be privacy or at least a separation
If you design the homes appropriately, then there should be the option to have privacy and be functional
I do not have concerns about privacy. Currently our alleyways are rather inhospitable spaces. If we could add more life to these underdeveloped spots, great!
Good Design will take this into consideration - easy to address with properly placed windows and site orientation
none. we live in a city, people need to understand that you may see your neighbours at some point!
None. I think we need densification.an
Again density and I won't be able to screen who is living there. Right now everything is wonderful as people are saying my grown child or aged parents can live there. What happens when things change and the original owners move on.
none
If there is a rooftop patio, make sure it's enclosed.
I like my privacy also this will lead to higher traffic volume, front and back, plus all the dust etc. caused by construction
Should honour the privacy of the neighbouring lots.

they will look down upon the neighbors back yard and privacy will be poor
If the people who want to build them could have reasonably-priced architectural technicians, or interns from architectural schools help them a bit, we could have some basic designs that offer everyone a bit of privacy.
I think privacy is manageable using common sense principles such as obscuring or raising windows that look into a neighboring property
None
Noiseface away from
No real issues. Frost glass or window covering do the job.
None
None
The suite should not intrude on the privacy of other homes around it, the design should be discrete and compatible with existing structures.
Nothing outside my ordinary concerns for privacy.
Covered
Utmost importance is privacy for all people. Safe and security is peace of mind for all and needs privacy for peaceful living
Huge privacy issues. I wouldn't desire to be looking at a home while in the back yard. There are already privacy issues with homes being so closely built as is.
Most privacy would be lost.
Too high see in all other yards
I don't have any
People directly living on the edge of my backyard
balconies should face the alley to not overlook a neighbours back yard
None



# Backyard Suites - Guidelines

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I think we will lose a little bit of privacy especially if the backyard suites are intended as income property.
Having them on top of a garage will reduce my privacy.
Over garage suites would have full view of several neighbours yards. NO!
Window coverings should be required, dead bolt and window locks.
I dont support backyard suites!
Nudity in our own backyards should not be hindered.
Too many people coming and going. I have seen a local one made into a business airbnb
Our street has no houses behind it. House design was not intended for rear neighbours as such a lane way house would look directly into our and adjacent houses. Existing houses have windows on back.
None
Privacy of existing houses and privacy of adjacent yards. Suites should not overlook neighbours yards!!
None
Backyard suites overlooking yards with kids
Privacy should be no problem compared to any other housing development. However, to put existing residents at ease extra care should be demanded when determining window and balcony placement in new backyard housing developments.
This wouldnt make much of a different as most homes are closer together now or on a pathway.
None
No
Increased back alley traffic, not enough parking

There should be limited windows looking into the main home on the property, as well as outdoor space (patio, balcony, etc)
Window placement would be a concern but easily adjusted for privacy (exempl, placed higher if facing an alley)
My concern is side windows in Backyard Suites overlooking my backyard: I would want them prohibited
Privacy for both residences must be available.
Existing privacy (for neighbors) should be maintained.
If neighbour has backyard suite , that suite has a clear view into my yard , not a fan .
The backyard suite could potentially view directly into the neighbours private backyard, and the neighbour may not like that change because it probably wasn't anticipated when they purchased their house.
Being too close to neighbours
No privacy. People in the back yard can see directly inside the houses next to them and they are very close
No concerns other then wouldn't want to live on a fishbowl
Nothing.
It's like you are living in an apartment which is the opposite of what many of us want because we purchased a house not an apartment or condo. Too many people in too small a space
Placement of windows and addion of more residents will decrease privacy.
Main concerns are that neighbours still have some privacy in their own yards so height of suites and placement of doors and windows should reflect this
Privacy from/for a suite is no more relative than the standard home building process.



# Backyard Suites - Guidelines

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Dont want neibors looking down into my yard. Need privacy. Thier windows should not be built so that the can see inside of side by side neighbors. Across alley is fine or overlooking the primary residence only. People buy homes for privacy
NA.
A taller home than mine overlooking my whole yard wife & children not acceptable & unsafe
Need to have privacy especially if it is not a family member
None really.
To much congestion
Yes mine and my neighbors. I don't want suite windows directly into my back yard and I don't believe my neighbors do either
None I want it to take care of my parents
Placing a backyard suite adds provacy issues due to height and additional occupants
That's up to the people who live there... condo living wouldn't be considered private
If you have a backyard suite in the adjoining yard there will be no privacy in my backyard.
Backyard suite should remain 1 storey excluding basement
None.
I have no concerns with respect to privacy. Many innovative privacy solutions already exist around the world for high density urban settings. Furthermore, healthier communities encourage interaction over silos
None. None of my business what my neighbors do on their property.
Too many people living in one house as it is. Adding an extra suite would take away all privacy that's left.

Privacy is easily obtained with walls, curtains, and many other devices. If people are so concerned about privacy in their back yard move it inside. Privacy is very subjective. Current building standards don't allow for optimum privacy now with deck ht
As the density of person living in the neighbourhood increases so does the coming and going of traffic and therefore overall privacy is decreased.
Tall structures, not enough street parking , privacy, traffic, safety
Height of windows is a huge concern. Wil allow other
None
I think consideration of neighbors privacy should be addressed with window placement, I would not want to have people looking into my yard or house from above so window and balcony placement shoild be considered and fair for all impacted.
none
Space. People tend to accumulate stuff over the years. Less and less space means less and less privacy over the years
The higher the density the greater the need for privacy. Confinement and small spaces increase agitation.
I don't but designs should incorporate sight line designs that favor higher balcony heights and materials to limit new laneway houses overlooking existing yards.
Small distance between house and placement of the backyard suites. Lots are not large enough and communities are already jam packed close together a lot already on zero lot lines with smaller yards adding suites will make this much more crowded



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The privacy for the surrounding neighbors in the established neighborhood!
N.a
No issues with this.
No windows looking into my back yard - side to side or back alley
None
None
Everyone needs there own space no matter who is living with you
Should be designed in such a way not to significantly inhibit sight lines or natural light to surrounding properties. Design should also avoid being able to see into neighbouring properties rooms.
suites shold not have second storey windows over looking neighbours yards, frosting of glass or high and narrow picture windows should be required.
If they are built too high they are looking down at you in your own yard.
Privacy is something I would want but not expect if I were a tenant in someones suite.
will be mindfull of where windows are and type of glass.
nosy or intrusive property owner
More windows looking into other windows, loss of trees.
Should be no different then building a house.
That they are not taller than the orignal house and if possible that the windows stay away from the neighbours back yard
Basic privacy tools such as fences, walls should suffice.
Perhaps that windows looking directly into adjacent bedrooms have some glass treatment that lets light in but restricts clear view into upper story bedrooms.

two stories at the back potentially will infringe on neighbours privacy and block neighbours sunlight
renters looking over my back yard
Currently rof-top decks are not permitted in order to maintain neighbours' privacy. Carriage houses should not be built that will violate this bylaw.
I think the design should be such that it doesn't allow someone to intrude on their neighbors privacy
more windows that look into neighbour yards.
The need for suites to achieve sustainability targets outweighs privacy concerns. If possible, privacy should be mitigated, but not be the primary driver for approval.
Obviously privacy concerns increase as density increases, but this is not the main concern, I don't think, in dense housing (condos, apts.)
More individuals in the laneway and in laneways not designed for the additional foot + vehicle traffic, potentially dangerous
Privacy is a consideration, however it can generally be addressed through privacy screens, orientation, foliage and frosted windows. Again, this is site specific and needs involvement from affected parties.
Looking into the neighbors house NICE!!! NO NO NO In will not buy a house next door to one of these EVERRR!!!!!!
Each residence should have their own private space and not be overlooked.
If you are going to allow these, minimize the privacy breach. Neighbouring owners bought before these were even allowed. All windows should face the existing house and construction should be set back 10 feet from each property line.



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Should look into neighbours back yard from a higher level
none,
Over looking. A discretionary development was approved next door that was 5 times as big as my house, I wonder what kind of suite would be approved if they had wanted that? Six, mostly oversized balconies, would a planner defend a suite to match a house?
Well, with 2 and 3 storey homes, privacy in yards is already compromised. Pay attention to views/angles in context to mitigate the impact. Both dwelling belong to the same owner, so you would expect the owner to be sensitive to that.
Neither the occupants of the suite nor main house or the neighbours should have their privacy impeded any more than if it were two adjacent main houses.
No issues.
none
Not much. We hardly have privacy as it is. I'm not sure this will compromise it much more.
As these are for retirement "family" suites, privacy should be focused on neighbours. we don't want these suites rented to strangers.
Over looking onto the neighbors yard. The sheer mass of an already large (2 or 3 storey house that looks like a box) and then just feet away having another box (suite on top of a garage). This next to a bungalow house would over power the small house.
Space- there should be enough space between the main house and the backyard suite
Privacy with the neighbours behind could be a concern, hence the suites should be kept small, low, attractive and with off lane parking.

Parking
there is no privacy. all sorts of single men stealing from their neighbours. throwing garbage everywhere. who will be safe in this area now. let them move next door to you, druh farrell. why don't you let them grow pot there too.?
Major degradation of privacy due to increased number of residents. If patio or balconies are allowed to be built facing inward then it's really bad. More eyes peering down into neighbors yards. Noise
I think privacy is important and design and placement of the suites should be done in such a way as both the main house and neighboring homes maintain as much privacy as possible.
I am concerned with neighbouring units. My community is inner city and the lots are small, privacy is a premium with this change it could be non-existent.
Without designated outdoor space for each party, conflict will arise.
Noise, traffic and ignorance
Windows should not be placed where they directly intrude on next doors privacy
Few - I think our society has become too compartmentalized and we need more human connection to ensure future health and growth, especially among our aging and under-privileged populations
none. This is an urban centre. if you don't want neighbors to see each other from time to time, move to the countryside.
No concerns
I don't have major privacy concerns. Good design should allow for that.
Laneways ability to see into neighbouring properties and proximity to neighbouring properties



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I don't like the idea of someone being able to see into my second story windows as backyard suites would have the potential to have high enough windows to be able to do that.
Let's all just pitch tents, why spend the money. Could pitch 20 tents in my yard!
I can see in my neighbours bedrooms and backyards so privacy isn't there anyway
No concerns about privacy - concerns are about adequate parking
Windows or decks or balconies overlooking neighbours yard; trees should be planted to provide screening
Side views into neighbours yards
No concerns with privacy because these are for families to be together
There will be NO privacy once any of these are built. Our lots were never designed for backyard suites. Privacy of the main residence is compromised and that on either side and across a lane will be totally compromised. These are a BAD IDEA .
I know many people have concerns with sight lines into neighbouring properties- most homes outside of the postwar ring are 2 storey anyway- making little difference. Allow creative solutions like central courtyards above 1st storey for light/outdoor acces
I think we are too consumed with privacy in North America. We should be more open to living more like they do in Europe.
Overlooking neighbouring properties and noise could be issues as well as cooking odour and animal noise.
Window placement and noise
No concern

My number one concern is privacy. It does not matter where windows and balconies are placed. Houses are already too close together, it is ludicrous to think you could add more.
I have no much concern about privacy. If any, people can add curtains.
No concerns. Privacy is what it is, where it is, as it is, throughout Calgary.
I think Backyard suites are wrong and destroy privacy of neighbors. If they have to happen they should only be ground floor and houses that choose to have them should give up thier garage.
Privacy is taken seriously for main houses with rules even requiring privacy screens for balconies. There should be an equivalent guarantee of privacy that the garage across the alley doesn't have 2nd floor windows looking right over my fence into my yard
Clearly less privacy with more people on each lot.
I have no concern with privacy other than the fact people living there will be exposed to back alley traffic unless it is an area that does not have one.
That's up to the owner. Some owners just want extra space for family
Increased traffic in rear lane ways
Should not look on to neighbors yard too much
Roof top decks/balcony Windows. I do not want to look into your place and watch you eat dinner ,watch TV or play in the bedroom.
People purchased their houses because certain rules were in place. Now those rules have been thrown out and there is no such thing as privacy in one's backyard anymore.



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Everyone needs private spaces, both inside the home and in the green space, needs to be clearly defined prior to building the suite.
None. I buy curtains.
Lack of privacy. Extra people in areas that really were not designed for the amount of residences.
Overlooking private back yards of adjacent properties is the issue. Overlooking across the rear lane is not considered to be an issue.
security issues
It's my back yard the city charges me a lot of taxes just to live here
Blocking light; infringement of privacy to other neighbours; oversizing of land use; narrow laneways that are already a problem in winter between garages.
Windows facing into house - on the same lot and across the alley.
I do not want tenants in over garage suites or structures to be able to look into my windows or back yard. I want my privacy. I don't want neighbors looking down at me while I am using my back yard
I think there would be a huge loss of enjoyment to your home if you had a backyard suite next door. I can't imagine how uncomfortable you would feel trying to relax in your backyard when there is someone sitting on a balcony looking down on you.
We live in a City. People who want privacy can pull their curtains or blinds.
I don't believe these should have privacy concerns as our communities already have a lack of privacy. But by having these suites a one level will maintain privacy
Noise and parking so is suite family based or made for students/in laws?

windows facing adjacent properties should be frosted or clouded.
i do want to have them looking into my house and no balcony on any side as it will impact privacy
Looking into neighbour yards / homes from upper backyard suite.
As long as someone doesn't see you using the toilet through the window I don't mind.
Privacy is a huge problem with backyard suites. The suites are too close to the main home disturbing peace.
The suites should not be looking directly into the neighbouring yards or windows.
None
Backyard suites should not be allowed.
privacy
Distance - and ensuring a new build doesn't leer into someone's private space / backyard etc.
Simply that it is a concern and should be a priority to protect.
I am seriously concerned about privacy should the garages next door be permitted to have a suite on top of them. We will be visible not just in our garden, but in our south facing at grade level sitting room.
I am not concerned with privacy. I have curtains to use when necessary -- and a fence. I don't want another person's laneway house to be right up against mine, but otherwise, don't care.
Little concern about privacy. If anything, provides more of a neighbourhood watch situation. There are few homes in the city who don't have neighbours who can see into their yards.
I am concerned that any potential suite would overlook my backyard



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The presence of laneway houses in this district are completely out of character of the community and would turn the community into a more transient neighbourhood. Low income renters, potential for Airbnb rentals, potential increase in crime.
No one likes the thought that someone is looking into their house, and building something within a backyard space is just like building on a lot next door so similar rules for windows should be in place
Backyard suites will overlook my back yard, much more so than the associated main house which is set back considerably.
Suites overlooking existing neighbouring yards (kids, pools, hot tubs, etc...)
Concerned with windows looking back into my house, or across the alley into my house
Ensuring window size isn't too large looking onto the alley.
Privacy of neighboring properties should be considered, as building height is being increased. If an owner wants to make a shared space of backyards with the suite, I think this is acceptable, as it is on their terms. Potential tenants can opt in or out.
If windows are in bad spots people would be looking out a window that use to look in to a public space but now looks directly in to a bathroom or bedroom window.
Need separate access from main house. I don't want main house to know when I'm coming and going etc.
Window placement for second stories should not be permitted at or below eye level for the privacy sake of both structures. Seeing over neighbors fences is not acceptable.

I'm concerned about the sight lines from backyard suites into neighboring homes and properties.
Not much.
Should be farther
None
Big windows face alley
To me, that is the whole concern.
What privacy. It's gone!
Windows that present obvious and clear overlooking should be avoided, but this is the inner-City, and complete privacy should not be an expectation or goal.
not sure at this time
Shouldn't encroach onto neighbours significantly. Ex. A balcony that overhangs and faces your neighbours' yard.
Some areas for private spaces and areas would be appreciated.
None
Decreased privacy to neighbours
overlooking of amenity space on either side and across lane into neighbour's windows
Needs a full window covering this reduce the chance of break ins
Too many people on one property, constant traffic of people
No concerns ... presumably this is no different than property line to property line adjacent homes. Privacy might be an issue if use of the backyard is a concern.
I don't have specific ideas. Keep the rules flexible. How will this influence neighbours? Property values? Encourage creativity, beauty. Don't be too rigid, in either direction.
Windows
Major concerns. If my neighbor builds one I'd move away.



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concerned about neighbours privacy-seeing into their each other's yard and house, or them seeing yours. Also security from street people, bottle pickers, etc. who might be tempted to explore if it's close to alley.
No concerns of privacy
Privacy is important and should be adequately mandated
Should have neighbor approval as it affects them too
It depends on lot shape and size.
None.
You lose your level of privacy and will have to share your space with some else
What does it matter? You guys won't be happy until all Calgarians are crammed into mega density coffin hotels and walking to work or taking transit and completely abandoning everything about what makes life in Calgary good.
Stepped communities like Silver Springs, backyard suite would tower over the lower level of the neighbors across lane way
Parking
People being able to look into my yard or into my home. There needs to be enough space to ensure it doesn't cause any privacy concerns or there have to be rules around window placement.
Built in manner that will not have windows facing adjoining neighbors' windows.
Most people build 6 ft fences in there back yard for privacy and with a suite above garage whoever the neighbour rents to will be able to look down into the neighbouring yard so there will be no or little privacy.

The height of them reduces privacy for neighbors. I highly value the ability to sit on my patio and enjoy a meal or relax without neighbors being able to watch me.
Window placement would be the main concern for neighbours and main unit. Should be placed at locations with the least amount of impact. Houses located on smaller lots would be hard to prevent privacy issues. Min lot size should be required to prevent this
No concerns, as a backyard suite is likely to be higher than the majority of houses
If well designed and with some distance from the main home there should be no privacy concerns.
None
I don't want my every move observed, whether I am working in my yard or recreating ( BBQ, friends and family). Privacy is important to everyone, lower dwellers will have a lot less or none at all!
I don't see how a backyard suite is any different than the current close proximity of houses
Backyard suites invade privacy in the neighborhood.
They should absolutely take steps to provide privacy for neighbours.
Opposed to backyard suites in any form
We live in a city where privacy is unlikely as soon as you have 2 storey buildings. The city should be concerned about structural integrity and safety, and much less about design and aesthetics.
Wont have anny
I think only single story sites should be allowed (I.e. the person did not have a garageand chose a suite instead)a



# Backyard Suites - Guidelines

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Speaking as a neighbor and renter, noise is way more of an issue than visibility privacy - blinds are easy to put anywhere but someone's stereo, dog or baby can ruin your whole existence
I don't believe the privacy concerns are any different than what would be found with the primary residence.
Almost by definition, these building will 'overhang' the most private areas of our outdoor space in our homes.
depending on the height of the building concern for people peering into other backyards is there
I live in a bungalow and I already have issues with two- and three-storey houses looking directly into my windows and backyard, so any additional loss of privacy would not be welcome. Backyard suite designs should be sensitive to this.
Concerns: more activity in alleys and back lanes - sightlines and windows looking into yards and windows
no protection/privacy concerns on the same property (it's their choice to live there or not) however protect adjacent properties. if next to a park allow balconies/decks to overlook
If suits are joined or too close then its not a saperate suite and would cause problems..
No more concerns than with a regular dwelling
As longer there is space i don't see any problem with privacy after all homes are very close to each other and still we have privacy.
Privacy cuz it's shared
None. I can see in my neighbour's yard from my second storey windows and they can see mine. I can't see how a suite would be any more intrusive than any other type of neighbour.

It's in the back yard, I have no concerns with privacy. Folks should live in Europe or Asia to see how shallow the Calgary concerns with privacy really are.
That should be the owner or renters concern
Too many people, not safe or private - crime
Not over shadowing the neighbors back yard. But if a structure is already there then it is ok
They have just as much privacy as any other house
new suites casting a shadow or allowing intrusion from windows that are higher than neighboring fence lines.
I like my privacy I feel if each space has their own deck that's good.
No private back yard
Presumably windows should be placed to maximize light from the laneway, but reduce windows looking over neighbors yards. Windows into the property itself should be left to owner to decide their desired level of pricacy.
Non
Windows and balconies that allow peering into my back yard, patio, the rooms in my house, I find it objectionable to know that their will be a rotating mix of strangers living beside me as long as the BYS exits. This is a very one sided situation
No concerns over privacy
Not too much concern as I would most likely only allow family members as tenants in the backyard suite.
Houses are already so close. I don't want people looking Into my back yard from above in their main living space
No concerns.. maybe a smoked glass on windows sharing a backyard
Good soundproofing is a must.



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There should be a height limit on the structures so it doesn't interfere with neighbors.
Only should be allowed on larger than typical lots so yard size and impact on neighbours is reduced.
I have few concerns with privacy as building code oversees many privacy issues.
No specific concerns with privacy other than trespassing on private property. Should have it's own property lines separate from other structures
I dont think they should be too private. I think the idea is to build community and family dwelling (ie aging parents, siblings, close friends) not building a second home on a large lot
None, should be expected that the yard would be shared.
The design of the house and the suite will be able to work towards enough privacy for both units
I feel they will be denied access to delivery
People looking into a backyard suite and backyard suites that look too much into other houses
Narrow houses typically have bedrooms on the front and back. Privacy is mitigated by providing the majority of windows on front and back elevations with minimal on sides. Suites create privacy issues that don't exist currently.
I know the more you cram people together - the more they get on each other's nerves. We all need space and privacy. Room for trees or at least bushes would help.
I feel that the windows should face the alley as then you are not disturbing your neighbours with having people overtop of them and looking at them while they are out in their backyard enjoying their homes!

Windows need to be placed strategically so neighbors still have privacy.
None
I don't like the idea of windows looking back at the Main homes. If I had bought a home with a yard and then a neighbor builds a back yard suite I'd hate that. I also think it would devalue my property
Any concer about privacy would probably be along the same lines as units that have shared walls or basement suites.
Privacy is a big thing for people who have bought in the community years ago. I think a shed type and only so high to respect the neighbors. Newer house can them higher
Privacy? That's a concept that gets lost the more we cram houses and people into small spaces. Don't expect it if this is allowed to happen.
Peace and quiet
See previous.
No
consideration for neighbours is all I am concerned with
Context matters. The windows / balcony for a suite must be placed so it doesn't look into neighbours' yards (transom windows, etc.). Neighbour houses were there first so a suite should have to fit with them, not the other way around. Respect others.
None. Urban living equals density.
That parties come to a agreement on privacy before signing on the dotted line
Would hate to have someone overlooking my yard.
What privacy,you can hear and see your neighbor 24/7,now,



# Backyard Suites - Guidelines

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As a neighbor to one, I wouldn't like it right beside my backyard. Feel crowded and worry about privacy and feeling comfortable using my backyard.
Most houses here are a 25 foot front. What privacy if they have an upper balcony where is my privacy.
No concerns. Leave it to the individual homeowner.
Work out a shared space plan with all evolved
The closer to the back it is the closer to my house it is. Absolutely no privacy. Yard should be certain size to allow suite.
Enjoy my privacy.....because I'm older
n/a
Well first of all when the average home is built to accommodate A FAMILY of 5 and then you have a neighbour who has 12 people living in the home. The noise and respect for noise bylaws, parking, and garbage/waste control.
Illegal activity
Privacy from back lane
None
none.
The height of the suite could allow overlooking into a neighbours property
Future resident may not always be a family or relative so providing a good distance between structures provides some buffer from neighbours noise.
None
Higher up suites eliminate privacy for neighbors in their back yards. Since it would be illegal to not allow windows the neighbors will not have any privacy if these suites are allowed
None.
People need their own space

No concerns, as there are separate entrances and living quarters from main residence.
Normal noise bylaws and possibly the size, height location and opacity of some windows may matter.
No concerns
Living in the city there is no real privacy. I think home owners should be able to decide what's acceptable for themselves. Plant vegetation that help create the illusion of privacy
Windows looking into neighbours' yards should have a maximum allowed size .
There should be opportunities for complete privacy but also opportunity to be able to notice if something is wrong and help is required.
Cannot overlook neighbours yards as per current house bylaws.
Mainly noise privacy for renters in the suite and windows overlooking neighbors backyards
Privacy can always be an issue, allowing for 7 foot instead of a 6 foot fence would ease some of those issues. Out of sight, out of mind. People value their privacy so the response here needs to be thoughtful.
No concerns
If there are sight lines into existing homes.
you will not have any privacy with a backyard suite
Your right on top of each other. I don't want them to directly see into main home. Plus who gets the back yard. Right now it's my yard.
I live in a 2 storey and our lot is narrow there is no such thing as privacy as our new neighbors discovered when they cut down their massive lilac
Now someone's garage is high and can sneak in/peek neighbors property easy?



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Privacy should be left to occupants
suites having too much view into neighbors yards
Lots of concerns re privacy.privacy is important to me. I built privacy using fences and trees and shrubs. Don't want this to I pact on my privacy in my own backyard.
Privacy into adjacent property. windows etc.
Privacy is important to me. Have spent money and time to build it in. I don't want that lost due to a neighbors backyard suite.
I dont want suites to have windows looking directly in my house or back yard.i want my privacy.thats why i have 6ft fence.
Neighbours have certain privacy expectations when they buy or build in a neighbourhood. They may "lose" privacy and financial value while the "Suite Lot" gains while disadvantaging others. Both suites and other homes should have neutral privacy impacts.
None
It depend on the person who is building if they have big family or may be they rent it out
avoid windows looking down into neighbors yards or at houses
Major concern .. backyard are a quiet getaway from the street and noise .. now youre adding a second level of residency that is unnecessary.
No backyard suite could impose on our privacy more than the surrounding houses already do. That ship has sailed.
I would probably creat a private space for the house and suite

Not everything done in either dwelling to be in full open view of the other. This means reasonable space, possibility of some higher vegetation in between, window size and placement. NO solid high barriers creating a 'prison-like' atmosphere.
Don't want them period!
The loates must be large.
none
None specific.
No concern just up to code and property line
Houses being to close to their neighbours already. You can hear just a few people talking or banging door's at all hours. And over top of a garage they can see into neighbors yard.
I live in a community where people can not glare into your backyard from a vantage place - this increases the value of our properties
Overlooking and overshadowing of neighbours' property. Lower the height of the building. Edmonton only allows 6.5 m heights for example.
Not sure.
Crime will increase
That will be up to the resident land owner.
With more people living on a property one would be concerned with using your own back yard. Your conversations would not be private and you might make too much noise.
I think if people are worried about privacy they should build their own means to prevent onlookers. For example: shut the blinds, build a backyard divider. Maybe allow for taller fences.
Windows overlooking neighbours. Overuse of yards by many people. Entrances that face neighbouring properties.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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None, everyone has or should have window treatments.
Do the windows look into main house or neighbouring houses
Perhaps no patios on the side that overlooks neighbours, but front or back is all good.
The backyard suite should be placed in a manor that the windows allow for privacy for the suite and main house. The entrance should be placed to allow for privacy as who comes and goes from the home.
I don't want someone looking into my yard. My next door neighbor has a big RV that dominates my yard, fortunately no one lives in it. More people means less privacy.
It's obvious, no one wants a 2nd story window looking into their home.
Overall privacy for tenants and main dwelling and neighbours
Windows on laneway side can be large, but should be smaller facing the existing house. Backyard Suites will always be preferred to a 2 storey duplex that looks directly into, and invades the privacy of neighbours. Backyard suites are much more private.
Houses are already so close together; adding more housing per lot will eliminate what little privacy we already have.
None, it's in my property and it would follow the expectation of privacy I have now with my home. It's a home for someone. There should be the same expectation of privacy.
I would not want a 2 story structure near to my single story property. I would not want anyone to have the opportunity to watch me in my private space. Any form of privacy addition (trees, walls, etc) would be good
None

If its a rental unit the entrance should be allowed towards the alley. Also See window comment above
do not want back yard suites
no concern.
Overlooking into a neighbours' yards and views into neighbours windows are a concern
how can there be any remaining privacy post implementation of a backyard suite?
Depending on the the window placement and size people from the main house may be able to look into the windows
This is the main concern. Backyard suites should not overlook or reduce the privacy of the amenity spaces of neighbouring properties.
No loud parties .
noise and disruptive tenants due to absentee landlords
Concerns about privacy would be the same as those in a main house.
Should not be allowed
Windows overlooking neighbors backyards is a concern.
Crime is a concern if renters are not good people. I have had terrible issues with a rental home beside me, has a rental upstairs and down, caused many extreme problems in the neighbourhood.
concerned that the backyard suites could be so close to a neighbours house or property that they can watch TV (among other activities)
Both the suite and the main house and the neighbours all require privacy. Consider allowing people to build taller fences
There are existing rules about second story windows overlooking other property, and should be held to same standard.



# Backyard Suites - Guidelines

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Easily addressable with proper window and door placement.
On sloped streets it is inevitable that a laneway home will violate the privacy of any property at a lower elevation
Face away from neighbours views.
Can see in the other yards
None
I'm concerned about being watched in my yard
Windows should be high & narrow, more for light than view. Or windows should be opaque
Overlooking other people's property
Again the height of the building and where it is located on the land.
Overlooking
Neighbors looking in.
If the building envelope pushes right up against the setback allowance on the side, and has big overbearing windows, that would be a concern.
No
I don't not believe lot sizes in the city are sufficient for suits and parking
Each person or family should be able to come and go without offending the other people in the yard.
Neighbors' privacy should be maintained, followed by residents of the laneway house.
I have no concerns with privacy. All the neighbours can see into our backyard anyway. If I didn't want that I'd buy some trees.
None

Privacy both for living in the suite and the main house.
Landscaping will help with privacy but there should be an understanding of both homes that they will also be sharing space it will build better sense of community for both homes
Window placement overlooking neighbouring properties could be a concern.
No concerns if they are designed correctly
I think that is discretionary to the home owner who will be building the suite
existing fences are not typically built big enough to block out a building perched over someone else's property; typically people's backyards line up with each other and houses line up; this would change that
There will be excessive sightlines into both adjoining yards and the living spaces of the existing neighboring residences.
The usual as between any houses. Overlooking, too close together. Can be managed with where windows and doors are placed and with good landscaping.
Prefer windows not directly looking into neighbouring yards.
I personally don't have concerns about privacy. I think people who care about window placement need to buy blinds and get a life. I can't imagine ever having enough time in my day to sit and stare out the window snooping on someone.

Question 7 - When thinking about Backyard Suites, where do you think the windows should go? Why?

Street facing and in the roof (skylights) are best.



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There is a huge difference between a suite built on top of a garage vs one on the ground. If built on the ground the window issue is up to the builder. If up high then they should be minimal
Facing the backyard, facing the alley, or along the side where this isn't immediately adjacent the PL, and sensitively (frosting, clerestory) on the upper levels to allow light but reduce overlook.
Whatever gets natural light inside.
They should go into the alley when possible but should be up to the designer and home owner for placement
The windows should only be allowed to look into their own yard. Because the privacy of surrounding properties will be lost if the windows are facing any other direction.
Back or front or one side facing own property
Only on the first floor or facing the main house to protect the privacy of the neighbours
Anywhere for maximum light
I like the one in the picture here :) Mostly access to quick exit if a fire.
primarily toward house and alley, as appropriate
Wherever is reasonable, maybe less on sides for neighbour privacy
no preference
Where ever the view is nice and doesn't look directly into a bedroom or bathroom
High and second level windows should be allowed in the front (lane facing) but limit to first level windows on the side.

No restrictions for ground level. If second story, minimal or small windows where looks into neighbouring houses. Windows should be moderate to small on second floor. If laned property, perhaps window placement for optimal lighting should be on laned side
Should not face another lot directly, for privacy reasons
Too much restriction is in place with limiting distance calculations between suite and main house. This doesn't make sense as suite is not an independent unit on its own title. This needs to be reviewed.
shouldnt be allowed
One in the kitchen/living area and one in the bedroom. Direction of windows shouldn't mater. The windows on houses seam to go in almost all directions so why should the suite matter.
Wherever the designer and builder and homeowner want to put them; making a blanket law about this seems silly.
Back,alley
Windows facing neighbours should be higher or lower, as on the left side of the example above. As for windows facing into the owner's yard, that should be up to them.
not on the sides - privacy
Do not place windows where you would look directly into another window in the main residence.
Side windows ideally. Windows facing mainhouse should be obscured and/or transom windows recognizing access to light will be important to the suite dweller.
Looking into laneway or up high on back and sides to provide light but no sight into neighbours or backyard.



# Backyard Suites - Guidelines

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Where ever the developer thinks is logical. Most likely south and east west for energy efficiency
Ban them.
most windows should be lateral to the housing- if the lot is n/s, most of the windows should be e/w. This maximizes privacy for everyone. But every site is unique, so therefore it should not be regulated to be as such.
Out toward back alley and on the ends for privacy. Perhaps glass brick facing the yard for light.
Facing away from the residence and not looking into neighbors yards.
directed away from existing dwellings, use of 'piano' windows , sky lights, balconies
facing inwards to the property owner that chooses to build the suite. Others privacy should not be impacted
Making use of natural light and privacy for the occupants and neighbours.
Toward the alley or into the yard of the home building it.
Windows should be wherever possible for natural light, for privacy blinds/tint can be installed
Windows should face the alley be on the ground floor of the building. There must be no overlook of neighbour's back yards nor houses.
Primarily to the laneway to provide "eyes on the street".
Windows to the lane way, Windows as required for bedrooms and living areas. Not a good idea to overthink this as long as limiting distance, etc. Is considered.
anywhere if neighbours are not concerned by sight lines

Anywhere the home owner wants to put them. They are paying for it, not me!
You don't want yo know what I think
Site dependant.
East and west side. More natural light and heating in the evening
Depends on the design of the home.
In front facing the main house
Larger on Sides for privacy to the in back homes and the home it backs.
Backyard suites should not be allowed.
Whereever the developer sees fit to maximise comfort and to ensure neighbourly privacy
Completely dependent on context
Not sure the relevance of this question. It would of course depend on the style of the suite.
Front to back mainly unless there is an wide lot or corner lot to maximize privacy for all.
as above - sight lines of existing houses taken into consideration
Facing the lane or sides.
It's important that the suite has natural light. Windows should also be placed facing the suite yard or the alley.
They should not face directly into neighbour's window.
Everywhere. Lots of light makes happy seniors, keeping outdoor space as private as possible.
Towards the lane or main residence, corner parcels could have side windows. Windows on the side facing another property could be allowed if obscured glass or transom, and limiting distance allows.
that will depend on the yard it is in, it will need to combine privacy whith capturing



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light as much as possible to reduce electrical use
Facing the lane or towards suite amenity space, with limited windows towards neighbours, especially with taller garage suites overlooking bungalow style homes. Skylights could be an effective solution.
Facing sideways or back to avoid staring into homes
Into the alley primarily. Leaving windows open in summer to get airflow will now allow unfettered view paths into bedrooms if windows are on sides or house side. Not a view from street level or across a roadway.
Floor level, alley facing, skylights
facing the property owners house.
Facing the alley or skylights.
Mostly facing the primary home and facing the lane. But side windows are fine if frosted or transom.
Generally directed toward the laneway and main house if desired.
Don't care
I'm not convinced that window shading as a buildings development permit stage can adequately address privacy concerns. Owners can always window or remove the transparent film at a later date.
windows and doors should face the host dwelling and a rear lane/alley, otherwise it creates a change to the existing privacy situations
Allowed on all sides but consideration for not placing directly across existing windows in adjacent units. More flexibility should be given for windows facing the lanes and side yards

Windows would depend on the structure, location, direction of views, access. Windows should be placed to create light but also respect the neighbors and existing structures (ie. windows close/looking into a neighbours bedroom would be misplaced)
Facing away from the house
On the lane and on backyard for privacy and we want eyes on the lane
Overall privacy for suite and neighbours.
People may prefer windows that don't look directly into a window of a nearby dwelling, but ultimately backyard suites should get as much natural light as possible
Ground level or facing lane
Toward the lane, don't think that they should be built where there is no lane.
Wherever Energy efficient. South side for winter sun. Limiting west facing windows to avoid summer heat.
To add more privacy to the adjacent homes. Use more skylights
facing alleyways
Side windows, roof lights, velux windows, floor to ceiling at the entrance side, not looking into existing back windows of house.
It should be the owner's decision!
Because it will have a higher view point, mostly will look into the neighbors yard or their main house bedrooms
Looking toward alley or backyard of main house. Less looking at neigjvourd
Albert building code requirements will impose significant limits on windows for secondary suites. Calgary development approval shouldn't compound this design limitation.
Avoid oversized side windows



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along top for light, looking toward roads, looking trees toward trees.
On the front for privacy for neighbours
depends on the layout of the property. but ideally facing into the existing property or out to the laneway. some windows could be facing adjacent properties but those would probably only be for lighting purposes only.
Skylites for light. Facing fence lines
Facing the alley and either side but not facing the main house. More privacy for the main house.
anywhere really. The alleyway should be inviting.
Main level.
No concerns about windows
1 - on the sunny side. That should be the overriding concern. If windows overlook a neighbours yard, privacy strategies should be built into the project. If an adjacent building is judged to be too close to the property, fireproofing strategy as well.
it will depend on how attractive the lane/alley is.
Hard question No matter where you put them they will look directly into the house or backyard suite across the alley
Windows should be placed in such a manner as to ensure adequate light, minimize heat and maintain privacy.
Windows should maximize the natural light and use of that living space based on the homeowner's preference. There should not be restrictions on window placement. Any design questions can be effectively addressed through the existing DP process. Non-issue.
will be different from location to location, but again privacy is the main concern

There should be the rules that minimize the privacy on the main house as well as neighbours homes
I think they should go just about anywhere. It's possible to have windows on the side of homes and looking into neighbours backyard from main house windows, what's difference from suites?
Facing the back lane only.
Most houses are designed with bedrooms facing the backyard. In my situation for example, if windows were placed facing the existing house, they would be staring directly into my bedroom which isn't great at all.
Where they are appropriate and make sense according to context.
Facing alley, facing main home. Only side windows on lower level.
Windows should face the street/lane for a sense of safety. Windows may be placed on other facades as appropriate to the parcel being designed for.
No windows.
This picture looks pretty nice! There are probably many possible designs and might be different for different spaces and neighbourhoods, so guidelines will have to be specified. But i have no experience in this area. I'd follow the guidelines if i build o
n/a
front (rear of site), sides
Wherever they are the most efficient for light and passive solar heating, no different from any other home.
Ideally on the front and back elevations. People will complain about side windows so they should be minimized or raised up to avoid the "overlooking" concern.



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Facing the parcel it's built on, and the laneway. Obscure neighbouring windows and raise them (transom style).
Anywhere
Should be determined by the property owner according to their preferences, the design they choose would attract renters who like the configuration they've built.
facing the alley
The windows should face to the alley. Away from other homes.
Windows should be well spaced around the suite but ensuring they are not built directly across from any windows on main house or neighbor houses to ensure privacy in the suite
Facing the alley, so the people next door have privacy.
Not facing other houses
I don't care where windows are placed. I think there should be efforts made to provide privacy for those in the house and for neighbours, but if there is a concern, people can create their own privacy.
Where they get the most sun?
To the backyard and alley
As long as there is a window in each bedroom for safety, and new windows dont look directly in neighbour's windows I think the design ability should be up to person building it
All four sides
Good grief, I don't care as long as they aren't looking right into my house. Depends on surrounding structures.
In the walls, because if not, you cannot see outside the building. DUH.. wherever the owner wants to put them.

It would depend on the orientation of the suite. But I'm general they should maximize privacy for neighbors and main house dwellers. With smart design this is a non issue.
Front and back
best they allow privacy in adjoining properties - on same property it's what works best
They should face the main house. You want to do this then compromise your own privacy not your neighbors
Windows should go wherever they are required for the design of the living space, and where they can maximize solar gain for the interior.
Windows should first and foremost be efficiently built to work with the needs of the home in terms of heating, cooling and lighting.
Should be on all elevations so long as they don't directly overlook an adjacent yard.
Rear lane preferred
I think most of the windows should be placed away from the main house or away from the neighboring homes.
facing into the secondary suite owner's yard and into alley
windows should be facing the inside backyard
Anywhere.. this shouldn't be a concern
facing into the yard or high up and narrow like this drawing
If the city is determined on having these suites the windows should only be where they can see into the house on the same lot that the suite is being built on or into the back lane
Window for light possible some on all sides



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Windows should face into the yard with minimal facing the fence for better aesthetics.
There should be as many as possible - it's a house.
I'm OK with where ever the windows are
No windows
I think the windows should go wherever makes sense with the overall design scheme as determined by the architect
In any direction the owner pleases
Only to the alley, main house, and side street if on a corner. Not facing the neighbours yard at all.
Facing away from house
The Windows should face the developers house
To the alley and the main house. Houses can't even have side windows, why should back yard structures?
Sides and alley facing. Helps backyard privacy
In the back or the front but not sides where the suite would be overlooking the neighbor's yard because of privacy.
Back to the building supply store. DO NOT ALLOW BACKYARD SLUM SUITES IN EXISTING R1 ZONING
Away from the main house, privacy
Maximum window coverage facing alley for privacy
The placement of Windows will have to depend on already existing structures.
Overlooking yard
Allow natural light with some privacy like frosted glass
Should have a window in every room
Towards the main house. Privacy
Towards the main home for neighbour privacy

I think consideration should be given to existing neighbors. We bought our homes based on properties when we moved in. I do not feel someone should now build a suite which takes away privacy.
I don't mind what direction they face, but certain directions should be for light only, min height from floor
They shoupld go no where as we do not need, nor should have backyard suites. I purchased an R-1 property. I would be interested in knowing how many in my position would be interested in a class action suite against the City re taking away what I paid for
Ideally the optimal view, but allowing privacy from other buildings is the better ideal.
Front and back mostly. This will decrease the likelihood of privacy issues
They should go away. And they should never face the main house if you onisist on these monstrosities. Privacy please!
Facing alley, facing front house, sunlight's or long thin on the sides like ones in above pic.
Seriously? Who cares?
As far offset from nearby homes as possible. This would deal with privacy sight lines and help with noise
They should go in a place that makes sense for the design of the house. Maybe that's an interior courtyard, maybe it's a dorner, maybe it's a kitchen window that faces onto the laneway.
Windows all around if there is light than we are saving on power which saves me money I dont have.
Facing the back alley and in the roof (sky light)
Should not be allowed.



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Towards the back lane. Not towards the existing house.
I would hope they would face south to take advantage of sun light and heat. I certainly would not want these windows facing my house..
Back mainly with long high narrow toward main house zero toward neighbors!
Windows should be facing the inside of the yard and enough fire escape windows
The same rules that apply to primary home, should apply to backyard suites.
Windows should go in front, rear and sides to allow natural light
Front and back. High level windows on sides.
Similar to residential houses it's important to regulate the size of Windows overlooking someone else's personal property or backyard. The sweet could have large Windows facing the street facing the alley or facing that homeowners yard.
Depends on the lot and use. Ideally facing the alley. If no alley then facing the yard. As long as the windows don't look into others bedrooms main house
On all sides to allow the most possible light into the unit.
where they draw the most light into the suite
on the roof, to the back of the yard or wherever it would be least intrusive to neighbors.
Windows should be located where they will not peer into windows in neighbouring houses or backyard suites.
Doesn't matter to me
I prefer only on the top level.
Wherever is best suited for the individual suite.

Windows should go where ever they need to go. Transome windows are great as are skylights for light, but not putting a window in because of overlooking issues seems short sighted as all properties can be modified.
Windows/eyes on the laneway to change them from unused marginalized spaces to active, well-lit and used mews. Create sightline guidelines like in NSW, Australia, and then stop worrying about window placement or hyper-sensitive neighbours.
Into the alley and into the yard the garage sits on. Does not directly look into the neighbours lots/structures
I think there should be skylights for natural light. All windows should have suitable coverings. Bathrooms need frosted windows. Windows on the sides of the structure that don't necessarily face the primary dwelling directly.
Facing the owners house or the alley or a skylight, not facing over fences.
Not staring into peoples yards.and as long as they meet safety code
Front, back, roof, sides (if there is privacy screen or trees). The backyard suite is a home and should be treated as such.
That is a retorcile question. Use common sense.
Towards the courtyard and alley
Front and back as to not invade neighbors privacy.
Opposite the main house direction. More on privacy concerns
Anywhere so long as they maintain privacy
I see no reason to restrict windows. We don't do that for large houses on small properties, how would this be different?



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Main windows facing east or south, sun makes everyone feel better and gives great start to the day. Little as possible windows facing west to control the heat coming into home later in the day.
towards the alley or screened towards view. Translucent when privacy is concerned.
They should have views in all directions and be able to capitalize on views and the sun much like the house on the property.
Are you doing this to obtain more housing for the steady flow of immigrants
Facing onto the alley or on the sides being closer to the alley. I don't mind transom or frosted windows facing onto the main house/backyard. Again, just for privacy sake.
Front and back to give neighbours on sides some privacy
facing the house they share a lot with or the alley depending on the lot
Again...window placement needs to consider privacy of neighbors. Perhaps best windows positioned looking towards alley
Having high windows that still allow light in for suites and appropriately facing lower windows preferred.
light, view, air flow, solar heat gain, sky lights, front and back, bottom level
They should not have windows overlooking another person's back yard, or bathroom.
Facing to the side or alley so they're not towards neighbours yards. side windows would face garages
Where the occupant needs light, fresh air, and fire escape. ideally windows don't look directly into neighboring windows, same as any other house.

too many factors/depends on site: does the neighbor have 1 already? on a lane? (windows into the lane are good); landscaping protect view sheds? is it a bungalow? A second story? this highlights the problem staff wants one answer for all situations :(
In positions that create and respect privacy
All sides. Looks better and for safety, crime prevention. Sky lights would be nice also.
In bedroom or in suite so they can be kicked out as an escape.
On the sides to have more light inside and one facing towards main house too if possible
towards the lane and side yards and not towards the main house
Should not be higher than existing structure
love the above model
Side and in front all sides
I don't see why this needs to be regulated.... unless the plan is to encourage south facing windows to generate more eco friendly homes, which take advantage of forms of thermal mass....
Again no
Allowing for some privacy to the home on the same lot and adjacent neighbors. The suite should be aesthetically pleasing to all parties.
They should face the current lots Home or the back lane so as not to affect close neighbours
Front, back and skylights so they are not directly looking at neighbors. Windows on the sides could be frosted or the long narrow windows placed high up. Again landscaping with the tall skinny tree (idk what they're called) could really help



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I don't care.
Top
high and to the side
Completely depends on the design
should not be allowed
i do not want to see backyard suites
I would defer to professional planners/architects, tho it would be best to design for as much natural light as possible
Suites will be smaller obviously and will need lots of light - if I were to build, I'd consult neighbours and look at installing skylights to help maximize the appropriate lighting.
Facing away from adjoining properties as much as possible, for privacy. Skylights, generally for light but also privacy
Front and back
The windows should go NOT OVERLOOKING THE NEIGHBORS fence or property.
If its Backyard suite, then maybe it backs on to a lane & windows can go laneway.
Frosted windows that overlook. Other windows should be appropriately located so as to not interfere with privacy of neighbours.
Windows should stay away from Backlabe and properties across the alley. Existing residents should be able to maintain their privacy in their yards.
Facing the main house and yard
Anywhere not pointing at other people's windows
Windows should face into the property onto which they exist. Maintain privacy of existing properties

Anywhere the design makes sense. Transom windows let in light and help with privacy and sight lines for those who worry about that. Definitely, the suite tenants can look into the alley for nice views of trees and rooftops.
into the owners yard or alley (as long as the alley does not create privacy issues to neighbors). Windows should not overlook neighbors yards. The exception would be if they were dormer style windows for air flow, not for viewing (at roof top level, not
They should face away from the main home to allow both to open window coverings & enjoy the sun etc without peering into each other's private indoor space. The main windows should be placed facing the alley & not the neighbours on either side-use skylight
No preference
They should be facing the lane and rearyard (between new suite and main building)
.Should not face already existing house the design should really focus on meeting this requirement.
Optimize winter sun; shut out summer heat.
Wherever suitable
I think front and back but smaller, higher up windows on the sides. This way people will not complain about privacy, spying, or snooping
To backyard and/or to alley. Promotes privacy with neighbours, but also provides extra security for alley's and homes.
Windows should take the sun into consideration. Natural light is healthy
Natural light critical in small suites but the building code will be a major influence. Ideally have major windows to street or lane. Perhaps skylights & clerestory encouraged



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Overlook the alley.
Facing away from the lane (towards the property owners home) and skylights only! If they want the income they should also have to put up with the lack of privacy.
Facing your own yard - neighbors privacy
Into their own property
Sideways. Not staring closely into windows of backyard Neighbours nor actual house. Unless at ground level.
loading on the lane and rear yard walls should be encouraged. That being said in order to provide a liveable space windows in side walls are unavoidable.
They should look into the alley if they are on the second level.
Windows should go where they are not placed next to an existing window or large windows overlooking into a neighbors yard or home, Fire safety and child safety are key and must follow building code.
To get the most light
Towards the lane way and towards the house in the yard they are being built. Or on a lower level so they don't look into the neighbours yard
Depends on the design. Most of the natural light should come from the grassy side of the backyard rather than the side that butts up against the neighbor.
Anywhere.
Towards the lane, to create a community feel and safe backyards. More eyes on the lane.
Windows should be focused toward the lane and neighbouring properties. However, some windows facing the primary residence are also good to emphasize a connection between the two and encourage good design.

Owners decision
The more life we can bring to alleyways, the better! If windows faced laneways, awesome! Think about the eyes on the street.
Good Design will take this into consideration - can use things like light wells and transom windows to create light and maintain privacy
Windows should be able to go everywhere. Why should someone living in a backyard suite not be able to have floor to ceiling windows. They shouldn't have to live in darkness.
Anywhere!
Not looking at my house. The lots are so close together in the new subdivisions I can hear the people brush their teeth. Now I get to watch their tenant do the same thing. They should face the laneway or away from the primary house.
builders choice
Front and rear with small windows placed high at the sides for light only.
Someplace else! I'm opposed to backyard suites in my neighborhood period!
Front and back to protect the privacy of the neighbours.
towards the owners house.. opaque side to side and laneway
If I were building a backyard suite, I would consult a professional designer of some kind. The payoff is more than worth it.
Bulk of windows should face alley and toward main house. Less on side depending on what the neighbouring buildings are like.
Anywhere
If possible avoid having windows that look into the main house for privacy concerns. Otherwise I they should allow light into suite.



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Rules on percentage should be figured out here
Facing away from the main home
Wherever they seem necessary.. a blanket policy could have a negative effect for things like taking advantage of sunlight heating with south facing windows
Doesn't matter
The windows should face mainly into the yard and alley of the lot it's being built upon.
Don't care, as long as the building looks like the neighborhood.
Yes
Whatever direction to maximize light. Dark and dreary living spaces are depressing for those living in them.
Anywhere
Wherever they want, make it all out of glass i dont care.
No matter where windows are placed there's privacy issues.
Facing existing house only, not overlooking neighboring yards.
Toward the owners house, out the back yard
Design of the structure should be up to the builder
All sides are okay
Anywhere?
Window placements should be where the sunlight is coming.
Towards the back alley
To the back or alley.
I dont support backyard suites!
I would prefer that backyard suites run perpendicular to the house rather tan parallel to maximize remaining backyard space

Windows should face the primary home and alleyway.
Only on main floor. Privacy concern for neighbours with upstairs windows
Window placement depends on existing houses and situations. Example- a backyard house should not be allowed to have windows which overlook a dayhome or pool next door. Windows should not point at existing houses
Mainly face into the yard of Home being built in back of and on sides
Facing out to the alley or into your own yard only so as not to be upon your neighbours. Privacy issues.
Most windows should face into the alleyway, with limited windows facing into the yard to preserve privacy for both the suite and main house. Balconies could face any direction but would be best facing the alleyway.
I think this is best left to designers ensuring that privacy for the tenants and the neighbours make sense.
Blinds can solve any issues.
Follow bylaws.
South side for energy efficiency
Facing into the backyard only
Front and side (not looking on to the main property on the parcel of land)
Most should face the yard although those that face the alley can be higher, frosted if in some cases(depending on what's there) can be at normal height
Due to privacy concerns, the windows should be towards the interior of the property and/or the alleyway, but not to the sides: except on a corner lot where a side window is facing the street, or where the window overlooks a pathway but not a sports park.
South to allow for natural light.



# Backyard Suites - Guidelines

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Existing privacy (for neighbors) should be maintained. New structures should not be able to see into yards/homes.
would like windows such that they do not look directly into neighbours yard, windows that do should be for light only and be etched....
For safety reasons it makes sense to have on all exposures , but that of course reduces privacy for both occupant and neighbours
Minimal or opaque window on side(s) adjacent to neighbors
Should face into lot
Towards the alley or towards the house on the same property. This would minimize disputes with neighbours about privacy.
Front and back as this encroaches on neighbours' privacy the least
Facing back lane.
Anywhere to give lots of sunshine but with excellent window covering
Depends on the lot location. If its a corner lot then the windows can go on one side and back but if its not a corner lot then it can go at the back
Not facing the main house but with these all over everyone will be able to see into everyone's houses regardless where the windows are
Point towards back lane (alley), with minimal windows facing neighbouring yards.
Tough question - ideally should provide maximum light but privacy of neighbours may have to take priority.
windows should be aligned for light and privacy for the appropriate room. Living full size, bedroom bathrooms kitchens could be raised

Main floor anywhere 2nd floor towards main house or back alley only. Should ensure privacy for side neighbors yards
on the floor and the upper floor if there is one. to decrease reliance on heat and can use more sunlight.
Consideration needs to be made for neighbours and their yards. Facing alley or main house would be best. If they want to build these, let them sacrifice their privacy not others.
only to the alley or their own main house....not to mine or other neighbors & blocks sunlight to my backyard & effects overall health of my family in doing so & the grass & flowers & trees as well
Depending on the main house most windows should be opposite the main house and maybe more use of skylight windows
Into back lane, into owners yard.
Don't build these
To back alley or above 5ft in other directions
Away from noise and from direct site into neighbours homes
Only rear and side facing
Depends on the structure... perhaps clerestory or skylights should be incorporated
Only to the front and rear to maintain neighbors privacy.
As with any building, respecting the privacy of neighbouring properties - windows should probably be on the back and front, and less prominent on the sides.
Where they support the best lighting conditions for the dwelling and best assist energy efficiency
Facing the light so they aren't dangerous.



# Backyard Suites - Guidelines

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Low so they are hidden by fence lines
Window location should be based on obtaining optimum lighting for the suite nothing else. Good lighting in a space is very important to comfort and wellbeing. Basing windows on anything other than thermal regulation and adequate lighting is pointless
Facing street or alley never neighbors
Roof and away from others
Bottom level only or facing main house. Not into back neighbors yards or homes
I think each property should be determined on the privacy for neighbors and light for the interior. Transom Windows or other style allowing for privacy can be used high on an interior wall when overlooking a neighbor directly.
Towards main house
depends on the location of the suite, where it faces (N,E,S,W), if it is street level or above garage
Away from neighbors.
The laneway house window placement should be secondary to existing yards and houses windows
I think they should not happen at all
Small windows above fence level! larger windows below fence level or skylights on the roof,
Back and side more view
Ideally the windows don't point directly to the neighbors. You may want to point them in to the yard or towards a nice view of the mountains.
low or small and high ---- and few windows if directly next to another back yard
Anywhere that will let in light. Small homes are more inviting with lots of natural light

Whatever works
Facing opposite to your house due to privacy
Placed in such a way to avoid looking into the rooms of other properties. This will depend on where the backyard suite sits in respect to other properties. No fixed answer on where the windows should go.
the main large windows should face back towards the main residential building, with windows allowed into the lane as long as they arent overlooking a rear neighbour, or corner lots should allow for windows towards the side street
Windows should be placed where they are not looking directly into the neighbors house.
not lined up with neighbours and mostly facing back lane not house
as long as they don't look right in a neighbour's window, anywhere
Windows should be primarily allotted to the sides and rear (facing the alley).
facing the original house, so that they give their neighbours privacy
I think there should be as many windows as possible.
not Concerned if the style is appealing and landscaping works with the design.
pointing to front or rear, only to side if a good distance from property line
Privacy of neighbours is most important.
I though windows were required not to directly look into neighboring yards or they would require frosting.
towards the ally and main suite only. should not look into neighbour yards. sky lights should be encouraged more.



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Window location should be a principle-based approach as opposed to a strict regulation. Leave it up to the designers to respond to the context.
Natural light is to be highly desired; perhaps more use higher-placed windows/ skylights. As always, windows design should be considered as pertains to the toll they take on birds.
None No alleyway suites
As long as it's tasteful doesn't matter, however, second story windows allows easy viewing into backyards which some may not desire, backyards will not private oasis anymore
This is a site specific question.
Assuming laneway house is built above a garage then windows should not face neighbour's gardens and homes. Face the main house.
Main windows should go onto the property but other windows will still be needed
Into properties yard or towards main building on lot
All windows should face the existing house. Perhaps small windows facing the alley. No windows should be allowed overlooking neighbouring lots. Approving suites where the owner designs all windows facting away from the main house is unconscionable.
Second storey windows towards the lane, or facing the lot owner's house. Main floor anywhere. Would the owner add second storey windows later?
Anywhere to catch light! This is so context dependent. Best to have principles to follow rather than rules because it will require to be creative to create quality spaces. see question 6 for privacy issues- designers can be creative.

Window positioning should consider maximizing natural light and passive solar, if not actual solar panel placement.
No issues.
who cares? what difference does it make?
Everywhere
preferably located to maximize privacy for everyone. sides toward alley, overlooking alley.
should look onto owner property, not interfere with neighbours
Windows should be out to the alley. Not on th e sides over looking the neighbors. No windows on the side into the back yard for the upstairs of a suite---only on the ground level.
It's great to have Windows 360 like a hexagonal geodesic dome - it would be polite to let next door neighbours know if the windows look into their home.
Facing the main house, so as not to disrupt the privacy of surrounding homes
The windows should face the owner's yard, with higher up windows facing other directions to avoid peering into other backyards.
Na
is this not zoned already. you hired the architects. the whole idea is sickening. my taxpayers money is going to this. I'm disgusted.
No windows looking into neighbors' yards from 2nd story. No balconies or patios looking in neighbors' yards
Clear windows should not directly face towards the existing home and away from any neighbors (for privacy concerns). Clear windows should face towards the laneway or be limited in size, same as new construction in homes.



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Windows should be placed in a way which enables privacy and energy efficiency.
Facing the yard, furthest away from a fence line
Toward the alley only
Windows should be placed with sensitivity to the next door neighbors privacy in mind
In the best placement according to the site to allow for as much natural heating, cooling and light as possible
where they are appropriate to allow for passive lighting and heating.
where they will not over look neighbours yards.
On the ground floor. I do not like this 2 story design.
Not sure. Windows should be positioned to maximize sunlight without intruding on neighbours privacy.
Side of structure
Windows could face to the sides and towards the back laneway - would encroach less on other people's windows in existing houses. Skylights might be useful.
No backyard suites. How's that for where the windows should go!
All four points for good sunlight
Windows should provide adequate lighting - curtains and other window coverings can provide privacy
Front and back, to allow privacy in neighbours yards
on the back and front. not on sides facing neighbours.
all around As per desing approved.
This question is irrelevant as no matter what you do privacy goes out the window.

Anywhere the design makes sense. More eyes on the street = safer communities
Facing the main house. Nothing on the side unless it is a small high up window that is non-opening.
In a way that allows for privacy for all residents as much as possible.
Anywhere appropriate for the design. Just like any home
As mentioned above, it does not matter where the windows are on flat streets, it is an invasion of privacy to the surrounding neighbours.
Facing the garden if possible,
"Should"??? Windows everywhere else in Calgary are where they are. No difference here. South facing allows for passive solar thermal, which is ideal.
only on the back facing the alley - only on the first floor or facing the house. No side windows not windows above the first floor
Main level, or
I don't agree that backyard suites should be allowed across the board.
Throughout the living areas, not too many nor pronounced. Skylights could provide more light as well.
Looking away from the main house and on the side
To the alley and back to the main house or to the yard of property but not to neighbors's yard
Facing the lane and main building.
They should face the alley. Period.
Facing the lane
Wherever the building code will allow but there should be some to the laneway for passive surveillance of the lane.
No view windows will be able to look into anyone else's private space.



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Away from existing windows in current homes
To improve the livability of the small suites, windows or obscured glass windows are necessary on all sides.
No windows my neighbors do not want people looking into their yards either
Depending on structure height. Yard and lane side and roof. Why not require solar power if city sustainability is the 'want'?
Any windows are going to infringe on neighbours.
Everywhere. Transom windows and curtains are great for privacy. Houses are close together in the suburbs and can make it work.
2nd floor, Facing main property or back alley only. Main floor doesnt matter. Need to ensure privacy for neighbors. Small thin windows on second floor, as illustrated, are acceptable on second floor provided the are no less than 6 feet from the floor
Windows should not be limited (except by building code).
towards main building and sides and skylights.
On sides of building not looking into across alley into neighbours back yard
windows should go where ever the design calls for. any window pointed at a neighbors house should be obscured
no window that would would look directly into a neighbour again privacy
n / a
where the natural light can be utilized the most efficiently
The window should not be facing the main structure for privacy.

Windows should look into lanes and existing back yard. They should not be looking into neighbours yards.
Pointing away from neighbors windows
Backyard suites should not be allowed.
face the alley way
Anywhere really - providing those windows do not compromise privacy of neighbours
Utmost done to retain privacy of neighbours
I don't want any windows that can overlook my home or garden that are not part of the main home (what is supposed to be the only home in my R-1 neighbourhood).
I am fine with the windows being where-ever they need to be, as long as someone else's laneway house is not right against mine.
Perhaps into the yard or into the alley. Or higher placed windows on the side.
Primarily Facing the laneway
Facing lane only
I don't think there is any reasonable place for the windows that won't cause overlooking problems for the neighbours. As such, I am opposed to the idea of backyard suites in R1 neighbourhoods.
Back only
there is no ideal placement where they are not impacting an adjacent or across the alley neighbour
No floor to ceiling windows, but I'd be fine with average size windows, on the front or back, but prefer small ones on the sides of the suite so I don't want to be watched if I'm in my back yard and the alley suite occupant can watch me in my yard.



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Windows can go anywhere it's more dependant on the main house and neighbors windows. Natural light is awesome so more windows is great but not when privacy is distupted
I think the windows should go where they make sense within the context of the build. If privacy is a concern, skylights, if not, open to either the alley or backyard is fine.
Everywhere. Hopefully looking at trees and over fences. Access to sunlight important.
See above comments... the higher, the better. Privacy glass is good.
Not sure.
The windows can be the same locations and the backyard should have more distance from the Neabour
Windows should be strategically placed to ensure privacy of all surrounding properties and the suite itself. South facing windows, when possible can allow for some passive solar heating.
Mostly facing into yard
into the back alley... I guess no where else - perhaps into the yard. Limited windows on the upper floor for sure.
No windows because I don't want people peering down in my back yard. Why should I lose my right to privacy, when I purchased a home to live in an R-1 community. If I wanted secondary/backyard suites I would have moved to a neighbourhood zoned for them.
Window locations need only comply with the Alberta Building Code.
If two story with garage below I would have windows in bedroom, living room and kitchen. Natural light is good

Front and back ideal facing alley and property owner who chooses to build. Will protect neighbours privacy.
It depends on placement /solar? Some consideration for privacy if possible.
Windows should be placed for safety and energy efficiency
Facing alley and backyard, to address neighbour privacy
ideally on ground level, above eye level on second floor,
Spaced so it's an emergency fire exit
To the alley to maintain privacy to the main house as well as neighbours
Will this not depend on adjacencies on all sides? Would it be a concern if the windows on all properites - suite or main houses - have coverings? If intent is to make the suite bright, this may influence position of windows.
Can't comment much abt specifics. Look for quality space, not grand, in these suites: less windows if that respects privacy of primary homeowners better. 2condary: nice home, not grand home.
No windows. Any place you have them will impede privacy.
Privacy must be respected. Skylights can be used. Windows or window coverings to let light in yet
Windows should face into yard or toward main house. Don't want them at eye level facing alleys for security reasons. Could be placed higher on the structure if facing alley, so people can't peer in.
Wherever they want add natural light makes a home welcoming and provides additional exit routes.
Windowes in the open sides only



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Facing your own house. Neighbors don't need the windows looking in on them
I think that should be determined by the lot shape and size, whether it is a corner lot etc. In some cases windows could be on all sides, in narrower lots perhaps only front and back because side windows could invade privacy of close neighbours
Best for sun.
Away from my house. Even if not in my yard
Open to necessity, no restrictions within reason. These small units will need to have the leeway to put windows where necessary, as rooms will be small and restricted as to how they are situated
I think windows should be at the back and higher up on the sides and facing the house or there should be restrictions that windows on the sides of the home cannot exceed the height of the fence
Facing away from established homes's that are in adjoining yards.
windows should look into alley so they do not effect the neighbouring yards privacy.
Facing the house and facing the back alley, because you will be aware of what is going on on both sides outside without an invasion od neighbours privacy
Window should go where they best fit in the design. Maybe try to take advantage of sun/shade lines in the design. Common sense (I know, I know!) should prevail.
Windows must face the alley but not overlook adjacent properties or face inward so that they could also overlook neighbours. I would prefer use of sky lights and minimal windows.

I think the current rules for houses are reasonable and should apply to backyard suites, as the majority of windows would be facing the main house on the same property
Window should not face neighboring homes.
Away from the neighbors homes
Windows should look into the yard or into the lane with consideration for privacy for adjacent homes & homes across the lane.
No windows, no backyard suites, ridiculous idea in any way, shape or form
Windows that look directly in to a neighboring property should be avoided, but otherwise no restrictions.
Dobt care should not be allowed
Skylights would be nice as a way to brighten and open up small spaces while maintaining privacy from neighbor and street-level views. But, otherwise? as many as possible like any house would.
The windows should be placed with the intent of maximizing passive solar gains; fewer+smaller windows on the north face, and bigger+more windows on the south side.
Facing the 'landlord's' house more than the neighbour's. Why? Becasue the owner is the one who benefits from the suite, NOT the neighbour.
Depends on the location and other homes around as minimally evasive as possible
Roof and lane/alley to avoid overlooking.
Windows should not overlook neighbouring backyards, including those across the back lane.
The backyard suite should face the street (if on a corner) or laneway because it's really a separate house.



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Windows should not overlook neighbors. Side windows should be transom style or small.
ABC compliant doesn't leave much in most side yards - so mainly front/back
On the front, more visibility
Design would depend on the space being built in - whichever way makes the most sense
The Windows should go any direction as long as there's privacy between the neighbors
Higher. So u won't see the people outside
Maximize natural light / warmth / cool
What ever side has the best view. Windows at the sides might be the best view.
Wherever catches the most light and works for the interior layout
They shouldn't , zoned for single family should stay that way
Ends in to alley and into yard.
Any direction, add blinds if you want privacy
not facing neighbouring houses.
Windows on all sides. The side that faces the main house should have the windows high up or located so they are not looking into main house. Also windows not looking into neighbors homes.
It can have as many windows as is preferred as far as Im concerned. As long as there are window treatments for when needed
See above
Windows only face the lane or the property owners own home. No windows facing either property on other sides and if lane windows bother people across the lane they should not be allowed

Not too concerned about that. They should face yard because it's pleasant and also face back lane if they city pays to pave and upgrade backlane.
Facing the alley way. Or back lane.
Main windows facing either to the back or front and smoked glass on bedrooms and washrooms which share backyards
Windows, like in large homes, should not look into someone else's windows where possible. Windows offer light and create space in a home. They are important.
That's really a non issue.
They should go where appropriate based on privacy, capturing light, and will be different for each case.
Facing the street like any normal house
Overlooking the yard and lane
All
The side is the obvious choice in terms of privacy but properly done they could be on any side.
Windows should allow maximum light based on position to predominant sun to lessen heating costs and should be of a design to allow flow thru ventilation
Windows should be considered contextually based on the neighbouring properties. There is no one size solution.
Privacy for sure - not looking directly into each other's homes. That may not be possible in backyard homes - depends on how large the lot is and where the homes are built.
Provide light, access, privacy for first adjacent property and secondly for resident of backyard suite.
Facing the alley , privacy for the neighbours!
main windows shutdown face the house



# Backyard Suites - Guidelines

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Anywhere they want
Low down not over the fence line. Then they can't overlook other people's properties
The windows should go in a place that makes sense for the internal, natural lighting of the building as well as wherever necessary to meet fire codes
Not on the side of the fence by the neighbors. Front or opposite side. That is why space is important. No one wants packed sardines.
No windows!! Backyard suites shouldn't be allowed.
Any place they collect light and accokidate air flow
Facing the owner's house. This will not destroy the privacy of neighbours.
Maybe not looking directly into the main house
Where they don't intrude on neighbours. Transom, skylights, opaque, first floor are better than 2nd floor. If neighbours object to a placement on the DP plans, suite owner must change. Not fair to intrude on existing homes.
Anywhere the builder chooses.
On at least two sides ther would be windows with at least one window would have a window large enough for escaping a fire if needed
Low. Don't want people looking into my backyard
Not directly overlooking a neighbor's yard in an obvious way
Windows should placed on any side of the house, as the homeowner desires. Our property would accommodate windows on all four sides of the house, without impeding on anyone's privacy.

they should not be facing the present neighboring homes
As long as it follows building codes it shouldn't matter.
Toward the house that the property sits on for privacy of neighbor
Facing 90 degrees to the main house for their privacy.
I have no concerns about the windows of backyard suites.
In all sides, to light up inside suite
No matter
Lane-facing primarily (creating lanes as secondary streets), main house facing secondary. Side yard glazing ideal if allowable.
No windows that are higher than the neighbours home
Facing an area that provides some privacy or seclusion.
Anywhere actually. Not sure why it would matter. It's more important that the suite itself is bright!
Window should be on all sides. Full walls are ugly and unfriendly
Best light.
Windows should be placed with consideration for light and other atea residents.
Best view.
Windows should access light and ideally look onto the yard/green space.
Natural light is important. A skylight, narrow window bar or opaque window is good for the prevailing direction of incoming light. Other windows looking upon the backyard or alley or any adjacent greenspace should be encouraged
Toward the house.



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Again personal preference of the owner and the design of the suit. As long as it follows safety regulations and there is consultations with neighbours and concerns are addressed
Main window facing East or West for morning or afternoon sun.
Ground floor positioned so that backyard can be enjoyed and privacy maintained. Upper level so as not to peer into main housing.
Windows should be situated to respect neighbors backyard privacy.
3 sides, avoiding the side overlooking the adjacent neighbors backyard
I know streamlined regulation is what is being sought here; however, these particular details are better determined on a case by case basis. What may feel inappropriate in one yard could be perfect for another and should be determined individually
None of my business
No more than 6% of the area on each level on side yards, none against side property lines.
small windows facing the existing house and larger windows away for more privacy
Away from main house. Privacy is key. Front door to back fence and can have windows on either side but none on the back that faces the main house.
Depends on the lot and neighbourhood. Windows between a suite and house should be obviously allowed, as it's the homeowner building the suite. Facing the alley is also good. Side windows would depend on the neighbouring houses.
Should be allowed all around to be consistent with main house
front and back

Into alley way, facing same property house and into yard
I think it's just like a house and can go on all sides
Back and front of the house for cross ventilation
In alley or low down. Same reason i stated above
Back to privacy expectations, the majority of impact should be on the existing lot's house and the new suite. Neighbours didn't ask for the new structure, so windows impacting other properties should be minimized or eliminated.
Don't care
Windows should go backward on the alley or on sides. It can also be on the roof too
facing ally, eyes on the street, side windows for light and they are less intrusive to neighbors, care with windows facing the backyard, should be higher to protect privacy
Nowhere because we oppose them in the first place.
Windows should be on the south, west, and east sides to promote winter heating, just like in all other buildings. Duh.
Smaller window facing my neighbors more skylights bigger were there is more privacy
Tricky. Perhaps trying to avoid direct lines of sight between the windows of the 2 dwellings.
Don't want them period!
I think this depends on the lot, orientation and proximity of neighbors. As it is a dwelling, I imagine windows are best placed for scenic views and overall beauty of design. No concerns with windows pointing toward or away from neighbors.



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on the outside of course. not really a question that can have a universal answer as it is quite site specific
At least one per room
Towards existing house-as it is the house owners choice to add suite.
Facing away fri.
Obscure any windows that would overlook neighbours, or raise the height to prevent overlooking of neighbours' properties.
Windows in living room and bedroom for sure.
They should follow the building codes
Should be placed to provide a view.
If the building is one story and the property is surrounded by a fence, it would not matter. I can't agree with 2 storey backyard homes but if allowed they shouldn't have windows on the side to stare into neighbours' property.
I think Windows are a personal preference and should be allowed any which way. Ideally a fully windowed suite would make a wonderful green house.
Higher up to allow for light but to allow for privacy, like the thin long ones on the left side of the unit depicted above.
Facing the alley, and not at a height that allows them to peer into neighbours across the alley. Any other windows should be of opaque material that only allows light in but no viewing out.
Window placement should protect privacy of all concerned
Alley and maybe sides. Not facing house or neighbor's houses.
No opinion
Windows should be place to keep privacy but still allow for natural light.

Full view windows to the alley only and clerestory windows on the side, skylights on top. For privacy to all.
Facing greenspace. All windows should have window coverings so it doesn't matter too much.
This depends on the neighbouring house or suite. Avoid windows being placed directly opposite an existing window. It should be staggered and of varying shapes & sizes. On the laneway side privacy is afforded by the laneway space.
Away from other existing structures. Face the house o the lot the additional building is on or face the opposite direction...last thing I'd want is another house with windows facing mine.
Wherever I feel like, cause it's mine and on my property.
facing the back and facing any fencing where occupants are not able to see into other people's private spaces.
Skylights should be encouraged and used more. No restrictions on Windows.
No concerns Ground level windows. Second floor windows towards alley should be allowed from floor to ceiling. Rear and side windows above 1.5m or in roof to eliminate privacy concerns. Bug windows towards alley can add a safety factor for the alley
None
do not want back yard suites
Where the sun is
Again a two story unit for seniors could be a problem. Most seniors in this neighborhood live in bungalows. I think the windows should be placed to maximize the sunlight.
on the sides that do not look into neighbours yards



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adamantly opposed to backyard suites
Lower and away from the main house or roads
Facing back to the alleyway or forward to the main building. Windows facing inward to property should not overlook neighbours if higher up. No windows sideways unless they are to let in light only and occupants are unable to see out of them.
A small window on the front .small window on the sides
do care, i have blinds
Windows should follow standard building codes.
Should not be allowed.
Not sure
Should face the back alley, or face into the person's home, not the neighbours home.
Main, larger windows should face the lane. High, narrow windows on other sides for light and ventilation. Addresses issue of 'overlooking' neighbours to the side, and gives privacy to both occupant and main house residents.
It depends on the design. Backyard Suites can follow similar designs to cabins and houses, so windows should be included where appropriate, and necessary for fire/safety reasons.
Facing away from the main house.
Face the lane for privacy
Sides and back
Windows placement should mimic the main dwelling on the same lot. Typically, it is desirable to not look directly into a neighbor's window. Windows facing the alley work, with most alleys are currently pretty unsightly this could help make that better.

Back lane only or they will look on surrounding yards
Windows should be situated to minimize privacy concerns for adjacent and surrounding properties.
The majority of the windows should face into the yard. Some will have to face out.
Mostly to the lane or main yard. Less and or smaller on the side.
Sides rather than front and back allow for light be also backyard privacy
The ally only we already limit windows in developments to the side yard why should people have more than one dwelling of people looking. Out at them when using theirs yards
If we want total privacy, blinds can be used. Skylights can be used for natural light.
Depends on the design of the structure. The placement should look aesthetically pleasing yet offer some privacy and safety from breaking.
To be smart I think the builder should avoid putting windows on the portion of the garage suite facing their own backyard. There's a certain level of privacy I renter would like to have from their landlord
Ideally facing inwards towards the property or out towards any street
Not looking directly at main house or other main houses on the street.
Windows toward ally should be like piano window to let light in but can not be looked into. Views into shared yard but not view into other home. This may be created through landscaping.



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on the front and back facades of the building generally, although windows on the sides may be ok, especially smaller ones or 2nd storey windows
Maybe all suites having windows facing the same side yard direction so the main home and suites all have some window privacy.
Windows should mainly be facing the yard if possible. Better view for the people living there.
I think that is discretionary to the home owner who will be building the suite

back alley facing if applicable; backward facing in non alley streets
Towards the resident house who is making the application.
Into the alleyway, into the backyard of the property. Windows looking into neighbouring yards could be glazed or small, or above eye level (near ceiling)
I think there should be lots of windows to make the suite as functional as possible. I don't think the city should be regulating that as it could limit the ability to design and build a suite. People need to get over this issue (and get a life!)

Question 8 - What's important to you when thinking about window placement and treatments for Backyard Suites? Please pick all that apply.

Ability to escape in the case of an emergency
More windows never hurt anyone. If occupant or home owner wants privacy, they will use blinds.
aesthetics
Ban them in existing areas. For new zoning only
Natural surveillance.
It is not a very well thought out idea for backyard suites
Natural light for neighbouring homes with suites.
The building needs to be affordable and livable.
Suites should not be allowed.
No concerns
See above.
Safety and eyes on the street/laneway and into the backyard both. More flexibility in design for window placements to allow for more variety and liveability.

This is where you need good design, not cookie cutter solutions. Design for the context.
Not blocking sun to original backyard
Don't do it
None, let the owner decide.
Solar gain for the interior of the suite.
Allowing these suites in areas where they weren't allowed previously. People take zoning into consideration when purchasing their homes
Back to the building supply store. DO NOT ALLOW BACKYARD SLUM SUITES IN EXISTING R1 ZONING
Not impacting neighbors light
I do not want backyard suites. DO NOT ATTEMPT TO TAKE AWAY THE R-1 ZONING I PAID EXTRA TO HAVE.
Minimizing noise
Security.
Light as a neighbour of the suite



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You know this will mainly be utilized by a certain culture who will bring more family to Canada to live
Architectural organization
Natural light in neighboring yards and homes
the builder/occupant made a choice to live in the site after its built so protecting for future privacy of an occupant/owner can't be a factor - don't rent/build/buy if you don't like it.
should not be allowed
The way your questions are asked is like this has already been approved
All of these can be managed with good, thoughtful design.
From a regulation stand point none of these should be considerations. If people don't build what the customers like they won't get rented.
Ensuring the view isn't just of ugly alleys/garbage bins.
Ensuring light from multiple directions not cave like.
Energy efficiency
Having a patio space separate from the main yard
I don't support backyard suites!
Safety/privacy of kids in adjacent yards
Privacy of adjacent properties. Houses should not overlook yards of neighbouring houses
B, C, D E
Fire hazard
Energy efficiency
Ensuring the safety of the occupant/s
My property value going down over losing the view
None I don't like or want them
A combination of all the above would be nice. I think best if it involves the neighbours involved and agreement is made that all are happy with.

Some of the natural-lighting issues can be accommodated through the use of heliostats. The current 'infill' guidelines have already completely and adversely affected neighbourhood character.
If privacy is to be compromised, it should be the privacy of the land owner. The suite across the alley from us has no windows facing the main house, as they didn't want their privacy infringed. So they put large windows facing the neighbours. How could the city even approve that??
Create a format to help neighbours communicate their building plans with next door neighbours using non-violent communication styles and mediators
no one wants these in Rosedale. I took a petition around. Why are you pushing this through. Duh, buy a lot for them on your street and let them build this there
Need for potential egress
No backyard suites
Passive solar heating including thermal mass, and convective cooling.
The privacy of the neighbors should be the top priority
Privacy/safety of kids in nearby yards with increased lane traffic and sight lines from backyard units
Adjacent future solar power.
Not particularly concerned about privacy.
Spread of fire.
Backyard suites should not be allowed.



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There should be no way that any window apart from those in the main house be visible to nor overlook my home or garden. Our backyard is our significant private space accessed from our south-facing at grade sitting room which has large windows on east, south and west sides. We cherish our privacy and the greenery - full grown trees both us and neighbours. It seems to me that you are destroying that.
Safety and energy efficiency
Fire escape
NO< NO
Noise carrying to neighbours' environment plus light pollution
Safety
Cross ventilation
Separate access from an alleyway

Only face the main residence.
There won't be privacy with houses jammed in to close. Also lots of noise pollution! Awful idea.
Safety of the suits
None
use of transom windows, skylights, corner windows- all these provide natural light while maintaining overall privacy
Not to reflect blinding sun light to neighbour as inconvenience
adamantly opposed to backyard suites
Should not be allowed
Security
natural light will be blocked out by the suite onto adjacent properties; more noise generated

Question 9 - When thinking about Backyard Suites, what ideas and concerns do you have with balcony location? Why?

Should be friendly
Why would they need a balcony? I don't think a balcony at all appropriate in a raised suite
Given the over-generous front yard setbacks, balconies may be an important part of the suite and help to break up the massing. From the occupant's POV, think about shade/sun, and enjoyable view (alley, garden).
No concerns with balconies
No balconies should be allowed, again privacy and noise issues for existing residents.
Again.. own property view or lane or main house
again huge privacy issues for the neighbours not wanting to live in a fish bowl !!!!!
Privacy fir nrighborhood
Just a balcony or ground patio is very desirable.
I like rooftop patios, side and back balconies

i think they can be used effectively to prevent the building from becoming too big and bulky, and to give neighbours the sense that the addition is not overwhelming their property
balconies facing neighboring lots should be limited to ensure privacy for the neighbors
Balcony can look into yard or alley. Up to individual taste and who you plan on having live there
No concern
Balconies highly impacting on neighbor privacy. Perhaps less impacting if restricted to face lane for laned homes. Small patio area on ground level preferable.
Should not face another lot directly as it would impact privacy
Locate balcony where there is potential for views and sun. Simple as that.
Doesn't matter depends on the home owner and what they want.



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None, this is up to the homeowners
Ok with back alley Too much dust
Same as for windows above
would be bothered by a balcony overlooking any private property
Privacy of the neighbours and main residence should be considered.
Only on laneway. Privacy of neighbours and main house.
None. I think we could use more balconies and less city code hoops to jump through
Shanty town 3rd world mentally. Those that bought R1 at R1 prices get [profanity removed].
Balconies should be permissible wherever they make sense, including the rooftop and above adjacent parking ports. It's not unreasonable to have privacy screening to mitigate overlooking issues.
I prefer it on the yard side or the alley side (along the property line sides may create a jump from property to property situation)
Towards alley or road for best privacy for everyone. Should not stare down into neighbours yard
There should only be balconies overlooking the rear of the property. NOT on either side looking at a neighbors property.
privacy, noise reduction should all be a consideration
should face inwards so not impact the other homeowners.
I don't think a balcony is all that important.
Same as windows. Should be facing alley .
Depends what community it is in and the neighbouring houses location or placement
Balconies (if any) must face the alley so as to ensure no overlook of neighbours yards and houses.

These should be located to the lane to provide natural surveillance. I prefer at-grade porches.
that it not overlook existing backyards
Walkout lots in suburban neighbourhoods have direct view of outdoor spaces and rear facing windows. Good design should consider window, balcony, placement
Home owners can put them where ever they want. Heck, connect the houses if they want. They own the land and buildings. Do what you want. City needs to get their nose out of it.
Same as privacy. Needs to be site dependant.
Sight lines and privacy
No balcony
None
Backyard suites should not be allowed.
none
No concern
Privacy
They should face inward to the property maintain privacy of the neighbouring properties.
No balconies, keep the suite small & compact.
nothing special - again, same as apartments or other close living neighbours, safety and fires safety
None
Balconies can provide a more private outdoor space for a suite resident, which is nice to have. Balconies shouldn't be designed to be overlooking a neighbouring yard though.
privacy as neighbour.
not sure yet



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Balconies ideally would be only on walls that faved in the lot and did not hang over the fence or above the fence of a neighbor
Only privacy of adjacent suites. Proper screening or roof line could
Balcony's should not be permitted except on the ground level.
not close enough to another dwelling that it would offer help in gaining access to someone's house
Noise issues when a tall balcony overlooks a single story neighbour.
Second level balconies should not be allowed. Ground level patios would likely provide more privacy for surrounding homes
Like windows - into alley only. The privacy into neighbours (non-owners of the suite) is not fair/reasonable
Looking into neighbouring properties, dropping trash (cigarette butts), smoking on balcony's
I don't think balconies should be allowed
Privacy and placement of balcony.
Face the lane. Its public space so that's fine. Limit the size so it's not a rooftop party space. Balconies otherwise don't bother me.
Should be toward the laneway, if on a corner lot toward the side street is okay too.
Privacy
Balcony should face the street or alleyway where possible. Balconies facing the house should be discouraged for privacy reasons.
a balcony should only face towards the host dwelling, to not change the existing privacy situation
Should not be directly across from adjacent units to maintain privacy but should still have ability to place on all sides, the same as the main dwelling unit would be able to as allowed within the lub regs.

Must be safe for renters (ie. not overhanging an alley), must not hinder existing structures or create privacy concerns looking over/onto/into existing private spaces
Privacy
I'm fine with it on the lane
Balconies should ne allowed as there may not be other external personal space.
None- apartments, condos and townhouses have close balconies all the time and people are able to coexist peacefully. Those in single family homes can learn to do the same
Facing the lane, privacy.
None. Existing houses balcony is not limited.
No balcony should be built. Safety, privacy and noise
will they have a balcony?
Is there a safety risk? And does it pose an issue with neighbours and house occupants
Again owner's choice assum8n* part of design
no balcony allowed
No balcony
None.
None
Balconies should not go over or encroach on property line. If balconies are possible, then discreet placement should be examined.
That it's too close to neighbours
None.
I don't think balconies are needed. If any they should face the sides of the house. Not the alley or the main house
I don't think they need s balcony unless the property and location is conducive to a private balcony, not overlooking neighbours back yards. However I do know that many individual homes have that. Just think a suite should be like a private cottage.
No concerns
Massing. Shading. Privacy strategy as a part of the backyard suite plan.



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i think there should be a balcony or patio space.
Neighbour's our up fences for privacy, with a balcony that suite is closer to your backyard and they can
Balcony location should be such as to maintain privacy for neighbors and the main house.
Ideally all residents should have some outdoor space to enjoy, as long as it is not compromising others enjoyment, keeping in mind we live in a city
As long as it isn't putting the neighbours' homes in jeopardy as far as privacy it doesn't matter where they are located
Balconies facing the laneway only may not provide maximum natural light depending on the lot, and so should also be able to face into the yard. I have no privacy concerns with overlooking. Allow flexibility in different railing designs too.
They shouldn't "tower" over the main house yards/neighbours yards.
Should back onto backlane only.
Should face the alley only for reasons explained above (privacy, proximity to bedrooms in main house).
Privacy for adjacent neighbours, overlooking issues. Finding ways to have eyes on the alley for CPTED
Only facing alley or main house, none on sides facing neighbours
Instead of balconies, patio space near the ground-floor entrance might be a great alternative. This can minimize privacy issues from 'overlooking' onto ground oriented dwellings either on the adjacent to the property.
No specific concerns. It shouldn't be restrictive.
I don't want backyard suites

No concerns... this picture looks great! i think suites like this with balcony would
privacy issues, noise
Same as with any other house. Where possible should limit direct sight into a neighbours yard.
Again, ideally on the front or rear elevations. It probably makes the most sense to be on the rear elevation. Neighbours would likely complain if you proposed a side balcony.
Overlooking. Balconies should overlook the parcel they are built on, or the laneway.
There should be none
I have none
none
need to respect privacy of next-door houses
Balconies should be on a case by case basis. If I have a backyard suite that sits in the alley, a balcony would be completely inappropriate and complaints from neighbors would ensue
Balcony should not face main house because occupants of main house shouldn't have people looking straight in the house for privacy and enjoyment of premises.
That reduces privacy for the neighbour.
Should not overlook neighbors' yards
I don't have a balcony why does a [profanity removed] room above a garage need a balcony?
Balconys should face into the yard the house is in. That way any overlooking is to the homeowner.



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none
No
None so long as it is with in the property lines
Balcony lov
Facing either yard ot ally not over neighbour
None
AgAin, privacy of neighbours.
none, let the owner decide.
Only front or back
overview of adjoining properties - lack of privacy for them.
Balconies should not be allowed. They compromise privacy
None.
Lower balcony's so they can't look down on everything
Balcony views and livability should add to the property value
Same as windows. Decrease the parking requirement.
None
privacy for neighbors and for main house. Balconies take away more of the small bit of privacy that is left with having backyard suites.
none - more eyes on street/neighbourhood
love the balcony
No concern.. should be decided by the landowner
None, its great.
No balconies should be permitted for privacy reasons to neighbors.
Balcony is a great idea especially if there is mobility problems

No balconies. Needs to be single story only
I don't like the idea of a 2 story garden suite, keep it as a bungalow to allow for more privacy
well, they should only be one story and so I am against balconies, dont want people looking down into other neighbours yards/houses
I don't want a backyard suite with a balcony looking into my yard and kitchen
Balconies are a great way to provide outdoor area at multiple levels, creating for a more dynamic environment
Not really no
Noise, fire (many people put BBQs on them since they don't have any yard or patio space) and air quality for the residents (living on top of a stinky, polluting garage.
Falling factor
Balcony should face the developers house
Same as windows. Neighbors should not lose their privacy.
I don't think their should be a balcony unless it is a very large suite. None facing alley.
There ßhould be no guardrails so that the Darwin Theory is tested on Backyard Suite proponents
Yes, neighbours privacy
If a balcony, only on alley side
Drainage
Should not overlook an adjacent neighbors yard nor should it be immediately facing a garahe or other structure. For privacy and safety
Facing the main house



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Face main home
Privacy and lighting. Again, no one wants someone peeking in their windows. And lights can also shine into existing home windows and be a nuisance
No suites = no balconies = no ideas or concerns.
Owners choice as long as balcony users do not overlook neighboring properties with ease
Facing away from other nearby buildings.
As long as there is no overlooking. It should be decided on case by case basis
Privacy. View blocked for others
No concern
No concerns.
I think balconies should coincide with current guidelines for already established properties
Dont really need a balcony.
That it only faces the back or if on a corner, then the street as well.
No again not an option.
Balcony should not face the existing house for privacy reasons.
I would be opposed to balconies as they would have sighlines into my yard invading my privacy and noise would travel farther.
If I choose not to have a suite my privacy should be respected
As long as there are solid railings and fall prevention put in place I have no other concerns
No concerns

Balcony could be on the side of the house or rear such that it doesn't block the sunlight
Should be facing lanes only.
Privacy for neighbours. No on likes someone peering down into your backyard.
I think it's common sense to regulatenot having a balcony that directly over looks a neighbor's yard or or home.
None
sightlines, shadowing and sun stealing
Balconies should face the lane or the principle dwelling, should the owner of the lot wish to do that.
NO balconies or decks. this should be minimalist living not a luxury suite! If luxury is important to the owner, spend it upgrading bathrooms, kitchens, and things eco friendly. outside space should be ground level shared with owner or fenced by owner.
None. More balcony space is awesome
Balcony should not be huge. I prefer small one. like 4' x 10'.
Whatever makes most sense with the space available and location options. i.e. if it would work to have the balcony without compromising the privacy of neighbours then give latitude but if constraints then restrict to balcony facing lane.
Balconies ought not encroach neighbors privacy.
Balconies are a nice part of a backyard suite. I do not have any concerns about balcony location.



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None. This is great. Let's have more outdoor space. How is this any different than condos. People should learn to make eye contact with their neighbours. Having this kind of public/private porosity will foster community. A privacy screen could be put up.
Balcony into alley only. Privacy concerns
A balcony over an alley would be ugly for everyone. It should face a green/yard area but not overhang a property line. Perhaps the bottom 1/2 could be solid to give the tenant some privacy.
Don't like at all better to share the homeowners patio or garden space
Neighbor privacy
My only concern is that balcony placement should be towards the alley/laneway to activate the lane and begin to make it more congenial for use.
Are you serious?
I feel like facing the lane makes most sense, but I think having rooftop suite balconies might be cool in a lot of places. I don't think it should be overly restrictive.
I think it is mainly site specific. Good design can mitigate any overlooking.
Opposite directions
They shouldn't face adjacent yards.
Again - privacy and light!
Balconies should take privacy of existing neighbors yards and homes into account. It is unfair to suddenly have a 2nd story visitor looming over a naigubora backyard
Only safety issues. Wouldn't want the balcony to overhang an ally

As long as no stairs involved - again should be up to the owner.
only with overlook. again, with great design this is easy to address.
No issue, just access to one.
You don't want to kniw
In my neighborhood i have seen balconies on both the sides or the alleyway. I think they increase livability for tenants. I wouldn't like having one overlooking my backyard: facing the house. Allows plants and a grill.
Privacy. They should not be open so everyone can see them
Same concerns as Windows 're privacy for everyone
Concern would be about noise and privacy for neighbors
privacy , overlooking if at the fence line
Balcony above garage door facing alley way
None really... it is like any other aspect of the suite - the owner needs to create something that is livable and enjoyable for the renter and the neighbors.
same factor as windows. People choose to live in spaces for a variety of reasons ex. sacrifice of amenity to have a location or lower housing cost. Every property can't offer the same things just because you want it to
none
The balcony not overlook neighboring units.
It's good to have balcony.
should be in the lane only
Privacy impediments on other homes that face this. I enjoy my backyard I don't want to look out onto another structure



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Shouldn't be allowed
Front and side
No concerns
What a joke
Outdoor balcony will be in lieu of the yard. It should suit the design of the yard. Modern is better
Balconies in single family homes are generally designed to not stare straight into neighbors bedrooms or reduce privacy - pretty worried that backyard suites would do this. Super surprised that Calgary approved backyard suites.
Balcony should be over garage doors as shown in the picture
That it would infringe on a neighbors privacy and enjoyment of their yard. It should be on a side that will encroach the least. And again, a tall tree requirement could really help with this.
None
just privacy of sightlines
Seems reasonable for it to be rear facing as it allows both the people in the home and the people in the suite to have their own outdoor space.
Not sure
should not be allowed
Balconies are great but must not cause a privacy issue to neighbours.
Safety and privacy, for obvious reasons
Should face towards same home on property or alley
no balcony
No balcony unless its over a laneway. I dont want to know they are there.

Balconies should not overlook into neighbours yards. Again why is this so focussed on garage suites.
No balconies. Maybe if they face back towards the original house.
Should have a large privacy screen but should be able to make them large to give tenants a nice outdoor space
Not looking into someone else's place
Should be over the alley or the side yard in most cases. If the suite is being used as an office, it can face the back yard too.
Sightlines and privacy of adjacent neighbours. Balconies should face into the property the structure exists on. Side facing balconies that allow for views into adjacent properties should not be permitted.
Balcony not to overlook neighbors yards, only the owner yard, or alley, as long as alley doe not interfere with neighbors privacy
None
They should face the road, away from the house toward the alley or road. They can grow gardens or make privacy partitions with landscaping materials and greenery.
They should be facing west or south to max. sun exposure.
Again a design element that needs careful thought and should not overlook any body else
None.
NOPE: privacy concerns.



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Do not want any balcony on sides as many people throw cigarettes over and it can land in neighbours yards.
privacy overlooking neighbours.
I do not see the need for a balcony.
privacy critical - better to make them inset into an upper roof or at least a solid upstand
Absolutely overlooking the alley only.
Again, balconies should face the homeowner. I don't want people watching my garage to see when I come and go and what tools I own.
Balconies should only be in yards that are larger so as not to impede in neighbors
If it is looking into the backyard of neighbours then it is a privacy concern. If it overlooks backyard of owner privacy is less of an issue
Into own property only
Noise level for Neighbours and privacy
Because i would want it facing the alley, the people across the alley may lose privacy.
Front and rear elevation applications only.
I think second level balconies should not be allowed due to privacy concerns and being in close proximity of neighbors homes and yards.
None
Facing lane way only for privacy reasons
privacy and noise levels for neighbouring properties -

No concerns, but I like the idea of roof top balconies to maximize outdoor living space, as well as the possibility of roof top gardens.
Looking into an alley may not be that appealing for the suite resident.
none
I believe balconies should be primarily focused toward the lane to alleviate some privacy concerns and keep more engagement with the lane.
Privacy....
Privacy mainly - if the balcony hangs over where the other occupants have their living space/looks into the other living space
Would need to have some provisions for privacy of neighbors and suite occupants probalby best on not the main front face, but off to a side
No concerns. We live in a city. Balconies on condos are visible to multiple units, so why should this be any different?
None
My privacy will be removed. How unsightly will it get and who is responsible for the maintenance and monitoring of the balcony. With all the fires recently all I need is a smoker or a pot user burning down their and my home.
just keep inside your property lines
Balconies should not be allowed as it interferes with the provay of neighbouring lots.



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Would only be concerned if balcony reduced privacy of my property
Balconies will invade privacy, balconies should be allowed with neighbors approval.
Safety.
Balcony is needed to provide outdoor space. Constraints should be discretionary and accomodation made depending on the quality of design
None
It can look ugly and be unsafe.
Should face onwards to shared yard? Or align with views if that's other sides
Don't know that a wrap around balcony is what I'd want as the neighbour. As a potential inc
None
Poor view
The balcony should not face directly into a neighbouring yard.
Love the balcony, wouldn't need a patio area with it
None.
Yes
Safety, privacy for neighbors, sightliness.
Again privacy
Out toward back
I think this is a fantastic idea
Privacy. I moved into a house not an apartment. The fire dept already say houses are built too close together here and you're adding more?!
should face the alley - should not overlook neighbours back yard
None

Balcony should face either to yard or lane way.
Just concern with overall space between main building and the backyard suite
They should look towards the alley. Privacy
NO! Dangerous and lack of privacy for surrounding houses!
Privacy
I dont support backyard suites!
having a second story balcony implies that the structure is more permanent which I am against.
Plans should be available to neighbours before construction. Neighbours should have approval or disapproval over balcony options.
Privacy for neighbours
Privacy, noise, debris falling from balcony
Non
Noise, privacy, falling debris
Small upper balcony facing into the yard
Falling objects, privacy
No balconys
A balcony facing the yard space will diminish privacy between the suite and main home. A balcony facing the alleyway encourages more eyes up and down the alleyway which should discourage poor behaviour in what is traditionally a hidden place.
Its a shared space; meaning will overlook original home owners yard.
Any side is fine
No



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No balcony unless facing into backyard. Each case different. Charge builder accordingly for time used
In a second story suite the balcony should not intrude on the neighbors privacy, shouldn't be right over their yard. Perhaps the balcony should look into the yard the house is built on
I think the balcony would be ideally on the side towards the the middle of the lot, not extending fully to of the sides of the structure, and not overlooking an alleyway.
If it's a raise balcony, the privacy of the neighbors
Not overlooking the shared property.
Existing privacy (for neighbors) should Be maintained.
would not like the profile of a backyard suite and balcony to occur
No balcony . Backyard suites shouldn't be 2 storey. I shouldn't have look out my yard and have literally no view of there is a suite on either side of me .
That the balcony would be in a place that would infringe on the neighbours yard and privacy.
Privacy and noise
Not sure a balcony is viable - not something that would make or break the decision to build or live in a backyard suite
If balcony is possible then that's best but if not then I think it should be still fine
Bad idea to be able to have that. Most homes don't have that and now you would have people always able to watch and wouldn't be able to do anything about it.

I don't think balconies would be appropriate. If a person builds a suite, they should have communal areas on their property to reduce having neighbors feel like they're in a fishbowl.
Balconies should not overlook neighbours.
balconies on the side of a gravel laneway. dust issues , the space being uncomfortable to use
No balconies on 2nd floor, need to ensure privacy and low noise for neighbors. Noise will travel greatly with no trees or structures in place to reduce it.
I don't want them partying and looking into my backyard.
Should not face yards of neighbours. Should only face back or front.
Noise will travel directly into my space & make my family feel over looked & unsafe
Being in a bungalow neighborhood it should be more of a patio
Only into back lane.
No
Privacy
None should be allowed
Privacy for me as a neighbor
Not sure a balcony is necessary.. ground level patio would be best
On the front or back to allow privacy for neighbors
Back or front, not on the sides. To respect neighbours' privacy.
Only aesthetics and practicality for the occupants.
None. Most aren't big enough to support balconies.



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Too high. Can look down into neighbouring yards. Takes away the right to privacy with the suite occupant always able to look down into your yard
The location should be based on best location for comfort and lighting. A North facing balcony will only be used in the peak of summer. Privacy can easily be achieved regardless of balcony location.
Again overlooking existing neighbours and limiting privacy
Privacy for other owners
Same as Windows. They should not be overlooking other people's property
I think privacy should be considered, if overlooking a neighbors yard some type of privacy wall or decorative fence can accommodate each concern.
Balcony not needed.
as long as it does not overstep privacy concerns
A courtyard style would've best. Owner of the home would share the backyard with the garage tenant.
Backyard suites views and sight lines should be secondary to existing yards and windows and should be designed accordingly
Should not be allowed to be two stories
Where you have more space
Balconies only facing the owners of the house!
No issues

VERY SMALL balcony facing own yard
None
None
Balconies must have enough vertical clearance for big trucks etc. Should have similar privacy considerations as windows.
Privacy of surrounding neighbors
same privacy issue/guidelines as the windows, where balconies shouldn't be overlooking the neighbours directly, inset balconies that point towards the main residential house, or side street on a corner lot
As long as they are not too high and don't spill over into the privacy of the neighbors.
None. Because the building code is already too complicated.
should be on the laneseid
over the alley would be good for additional neighbourhood security, or over an unused portion of the property owner's yard.
Balcony should be small only face the lane and or street.
Facing the alley or side is fine.
Same as window locations
again, shouldn't overlook the neighbours' space unduly
That balconies within a certain distance from an upper bedroom of an adjacent house have a high enough privacy railing to prevent looking directly into a bedroom.



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No balconies should be allowed on carriage houses. Privacy of neighbours will be non-existent with over-looking balconies and decks. Current bylaws do not allow this deck treatment even on the main house and rules must be extended to laneway homes.
A balcony looking into the alley, with accommodation to limit or remove sight lines into neighboring properties
privacy and noise.
Identify principles; do not regulate. Leave it up to the designers to respond to the context.
I have none
Balconies should point away from nearest neighbors, to mitigate noise and light pollution. It still could leave a neighbor across laneway with concerns, but the distance is greater.
A balcony are you kidding might as well built an apartment in your back yard NO NO to any of these laneway housing
This is a site specific and neighbourhood context issue. It is premature to explore specific design aspects at this stage. They should be neither automatically approved or disallowed, but left as a discretionary design consideration.
Ability of balcony to have privacy fence for occupant and neighbours. They should face the main garden. Noise can be an issue with balconies.
that they not loom over neighbours yard
They should never be allowed in any situation. If the city wants to cram more people into existing neighbourhoods that is fine, but allowing balconys to be built on the second

story overlooking neighbouring properties borders on criminal.
Balcony noise, if intended as rental units, they could add alot of occupants to a neighbourhood. As above the noise from gatherings on the balcony effects the neighbours across the lane - much closer than a neighbour on their deck behind their own house.
none for privacy, but perhaps for noise? second and 3rd storeys in current houses already overlook yards.
Suite occupants might really like a balcony, and would likely prefer sunlight, and privacy for themselves as well as neighbours.
No issues.
none
if alley not paved, very dusty. not sure i would advocate at all for balconies on suites. if anywhere, over alley.
balcony should face the owner house or look out to open view. not onto neighbours
Having a balcony is making this structure into another house--not a suite. Balconies do not giveprivacy to anyof the surrounding houses or neighbors. No balconies should be allowed.
I like the idea of having access to flat roof for food growing as well as balconies.



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I don't think backyard suites should have balconies due to privacy issues. They could be looking directly into the house next to them. It's just not something that is needed. And has too many issues.
Tough question - balconies add tremendous aesthetics to a home. I think this should be decided case by case to appease the neighbours.
how high do the drug dealers have to throw their stash. ask around they throw the screens away immediately, so the dealers can throw the bags up to the residents. just watch.
Not a concern
No balconies or patios with views of neighbors' yards, obviously for privacy reasons. Think that when people originally bought their houses it was to enjoy their yards, a private yard. Now changing the bylaw should not impose on ownest a degradation
Privacy of neighbors.
Privacy, safety and lighting.
No balcony— its a garage
Toward alley only for privacy reasons
I don't think balconies should be allowed
Balcony location should be chosen to minimize impact on privacy of neighbors
prefered it on the back so there is eyes on the laneways. but the N E S W orientaiton should also dictate where balconies are usable.

Privacy. I do not think there should be balconies period. How about a little patio at ground level?
Main one is to ensure there aren't major intrusions on existing neighbours.
privacy, noise - balconies should not be permitted.
Noise and privacy concerns. Do backyard suites need balconies? I've lived in many houses that didn't have balconies and were great spaces to live in.
No balcony when there is no suite
I think as long as the balcony isn't overlooking the neighbours yard. So possibly ally side is best
A balcony should not protrude beyond the property line
It should face the house not the neighbours. If it faces the lane, that is of no concern.
Sides, loss of privacy for neighbours
No balconies or just one window and to the entrance door. I prefer to have living spaces rather than balconies
Balconies should not be allowed for privacy reasons.
None
Security and safety should be priorities.
Balconies should be limited to only very specific properties of a certain size. I would not appreciate people sitting on a balcony looking into my yard or rear windows.
Drainage and encroachment
No concern



# Backyard Suites - Guidelines

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As stated above, privacy. It takes away from backyard privacy of neighbours.
No concern. Little balcony can also be roof garden if design allows it.
No concerns.
Thier should be no balcony ever
There is no appropriate place for a balcony unless it is entirely screened in. Balconies would eliminate privacy for neighbours regardless of location.
Neighbors loss of privacy
There could be a balcony on the roof area if the roof were flat. I do not have concerns with balcony area.
No concerns
Falling objects, privacy for neighbours
Should not look on to neighbors' yard
PRIVACY for all. In particular to those that are already there in the adjacent lots.
shouldnd't look onto other yards
Does it allow the occupant to look into a neighbour's back yard? If so, it should not be allowed.
Balcony should face the lane
Alley side to promote privacy on property's centre green spaces. Need to be very small, not wrap around.
None.
Privacy. With the suites there will be reduced privacy and balconies will only make it worse
Small balcony only can be added.

No balcony
Many. BUT: there are no existing privacy rules for infills or towers enforced in our area...ever. Our concerns are routinely ridiculed by our city.
There should not be any balconies as a two story structure will impede on neighbors enjoyment of their property thereby reducing its value. It is no right that one person can increase the value of their property while diminishing their neighbours value.
Balconies are going to affect privacy for neighbours
Noise from alley. Privacy from main house.
Facing maind house or back alley only. And only if privacy is maintained for neibors. Looking down into neighbors yard is not acceptable. It is all about privacy.
No concerns about balcony location. Probably the best solution for these is rooftop patios.
Keep it one level. No need for a balcony if the amenity space is locate outside the building and shared with main building
Not recommended
the same as a house so no balcony overlooking the back yard or the alley this means NO balcony should be allowed privacy and noise
View into neighbour's yard / house.
none, make it functional
Balcony should not be allowed.
Privacy looking into neighbours yards beside and across the alley.
Not over hanging neighbouring yard



# Backyard Suites - Guidelines

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Backyard suites should not be allowed.
there shouldn't any balcony.
As above - ensuring it does not compromise safety
Privacy. Noise from an area that hitherto was devoid of occupants.
You have GOT to be kidding! Balconies? Now they can overlook me not just from inside their home but from a balcony? I did NOT buy my home to live next door to an apartment building!
I don't mind balconies - only care that I have a way to complain to the city if they are creating noise there, or throwing garbage from the balcony.
There are presently 2 story houses with balconies in the neighbourhood. I don't see how having a balcony on a backyard suite is any different. It should be placed wherever it looks pleasing and is functional.
I would not want the balcony to overlook my back yard
Facing lane only. I still want privacy
It would be nice if balconies were only allowed of the rear or side of the suite
Privacy for neighbours, noise, falling items
Very concerned about overlooking of my back yard. They will only be a few feet away. How can I relax in my backyard when I am being overlooked like that?
same as for windows
I prefer no balcony from my privacy. It could turn into a nuisance situation with the wrong tenant.

Balconies that open to a yard or an alley are fine. If a primary owner wants to share the yard view, it is up to them. This is social and normal. Side balconies would be less desirable as this would impact neighbors more.
If it's too close to the neighbors property line there could be more of an issue with debris blowing over that way. Privacy becomes more of an issue because it's no longer just a window to see through but an entire balcony. Should be individual property
Access to sunlight. I could see them being placed on North sides when should be South facing. Shadow study (or at least some thought) necessary
I don't believe above grade balconies should be permitted in close proximity to neighbors, primarily as the privacy limits set by window placements become moot.
The balcony would have a nice view of all the green, black and blue boxes.
No concern
none
None
No balconies
Should not be allowed to wrap all the way around.
Balconies should not be allowed... hello... privacy!
Balconies should not provide direct overlooking into the neighbouring properties.



# Backyard Suites - Guidelines

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I like the balcony look. Gives them space to sit without feeling like they are in the alley
Balcony should not face side neighbours. Front or back facing alleyway or property owner.
Balcony's Are very important to create a sense of inside and out especially if you didn't have a hard. I LOVE mine and it would not be the same lane suite if I didn't have a balcony.
None. Balcony's are great.
Privacy to neighbours
no balconies - use ground level amenity space
Easy enough to escape from...but not break into
Is there room for a balcony? Better to allocate the space to indoor living.
Balcony? No balcony.
Is a balcony necessary for one.
Balconies should be located so as not to intrude on neighbours. Are they necessary?
Balcony should be allowed only on the back alley side
There should not be balconies
They should probably face the house, for the privacy of others
None
Don't want anyone able to see light sound and lighting
Infringement of privacy of neighbouring properties, excessive dust exposure from unpaved lanes

Balcony should be simple so as to not overpower the existing neighbors
If there is a balcony it should always face the alley. There should be restrictions to size as well. The one attached would be way too large.
Not facing into adjoining neighbor's windows
No balcony
No balcony should be allowed as it jeopardizes the privacy of the neighbors due to the second floor height.
Balconies should be allowed toward back lanes
Privacy issues for main unit. Screening should be considered
Space permitting, and again, good, thoughtful design.
Privacy is the big one, as well as creating an unattractive structure outline with a flat roof. Must not have balconies except inward facing on the builder's own property. Builders of these units must be required to provide ground level outdoor space.
As with current houses, people on balconies should be respectful of volume at night
this looks like a fun design as it allows balcony space for growing plants and not too high.
Balcony should not be allowed. It disturbs peace and privacy.
Privacy of the neighbors backyard. Have face into the property owner's yard/house



# Backyard Suites - Guidelines

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Should not overlook the neighbours but into the yard.
No backyard suites, all the taxes we have paid over the years and now another [profanity removed] idea like this
I do not have a concern. As below, in a city privacy is difficult as soon as you have a 2 story building anywhere on a lot. Leave it to the owner to decide what works best for the site, the building and the imagination of the designer.
None hate tjis idea
There should be no balconies above the ground for privacy and noise. These are commonly rentals which typically has less consideration for neighbours/noise
Personally, I think balconies are wasted space in a city that's cold for a big chunk of the year. If you have a 600sqft footprint and it could be a bigger living room or a balcony, no contest for usefulness
Should not be on top floor - noise, priacy concerns for the neighbours PLUS light pollution
Some may feel that ally-access balconies provide the opportunity for intruders to gain access to the home, but the reality is it makes no difference. There are no issues with this balcony.
Should face into the yard they share
Issues with overlooking. Balconies should face the land/alley with screening on the ends abutting the neighbours.

I don't think backyard suites should be permitted to have either balconies or decks. Again, it's a privacy issue for neighbours.
Should not overlook neighbors
None, other than the footprint of the backyard house (suite) should be minimized and the balcony should not have a much greater footprint than the house below it.
I wouldn't want them facing the house.. too close to neighbours.
front/back or side when adjacent to green space - not overlooking neighbors without a privacy screen
If its on top(like shown in picture) then i am concerned about privacy
None
Any location as long as there's is privacy between the neighbors
Safety and privacy
None. See privacy note above. There are many houses with second storey balconies. Suite would be no different.
No concerns. If a balcony can be integrated into the suite, the occupant should be able to enjoy a balcony
Nine
No
Not intrusive of the next door neighbor
privacy concerns obviously to the neighboring by casting a shadow or allowing intrusion from balconies that are higher than neighboring fence lines.
This design with balcony looks good



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Balcony is a must as it gives somewhat private outdoor space to the dweller. Location should be either close to the back yard or for more privacy from the main house facing the alleys
Privacy for neighbours as the balcony would be overlooking the privacy fence
Balcony if any should be above the lane, otherwise the balcony will be able to peer into neighbors yards and impose on their privacy
Non
No balconies, they are too invasive of the privacy of neighbours and will lead to excessive noise
They can have balconies? That's awesome
I think they are great. Neighbors should not have as much say in the design because in newer developments, neighbors don't have much feedback. We need to lower the bar to inner city redevelopment/densification.
Shouldn't be allowed
No concern with balcony or placements.
Fire safety. Many balconies become places where people smoke and BBQ.
As long as it has rails it's all good.
Should only face the main residence or none at all.
No concerns. I think they should be encouraged.
Same rules should apply as any other normal house

No real concerns other than safety and sightlines
Shouldn't hang over other property lines, shouldn't peer into neighbour windows if possible (back alley facing balcony can void this)
This could prove a privacy problem but good design could limit the problem
I am concerned that if it is placed toward an alley they will throw trash over. It should be overlooking inside the yard
Balconies should be placed contextually to ensure minimal impact to neighbouring residences.
I love balcony's and pouches - I think they help people get out and get to know their neighbours.
Privacy
None
If it fits with the property, why not have the option?
Towards the alley if backed on to one
You're kidding right?! Jam them in and then let them be "peekers". [profanity removed]!
Safety & privacy
Neighbours privacy...obviously.
None
Balconies should be in context: not allowed in a bungalow neighbourhood where other houses are single storey. Should not intrude on privacy of existing neighbours. Noise carries from high balconies. Better to have ground floor patios, less intrusive.



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none
That they would protect neighbors and people privacy in home
No no no
Privacy directly overlooking my backyard. High balconies allow for people to watch, look in windows. Sight lines into yards.
We don't have a concern about this as we are hoping to build on the ground floor.
privacy; should a balcony go in beside me that allows the suite to directly look into or down in to my R. 1 home which I selected and paid for planning to enjoy it all my life.
I don't think there should be balconies. To many safety concerns for home owners
Balcony should have to face the house of the property for neighbour privacy
No balcony...
Balcony locations should be compatible with the suites needs
safety
Well built and to code
Property lines
balconies should face front or rear yards, sideyard balconies can disturb neighbours.
Same as windows
Back alleys have power lines above the detached garages
Again neighbor privacy. Balconies shouldn't be allowed at all on backyard suites. this should be reserved for actual houses

I like my privacy and don't need a balcony and the people that us it that over looks my backyard when we are there.
[profanity removed]
None.
Not like ok'ing into neighbours yard
Should not encroach on neighborhood privacy. Balcony should face primary residence/yard.
Great idea and or rooftop space. Outdoor living space for the Suite is ideal.
None
Again it all focuses on safety, as long as it is safe let people to get creative. It would be nice to see rooftop space utilized for liveable space. Rooftop patios and gardens.
None. Choice of home owner.
Lovely idea!
Privacy of neighbors must be considered to retain property values
Not towards the adjacent neighbors backyard
Privacy/respect of the neighbours. Rooftop is okay, balcony is a little much for a laneway.
None
not sure they should have them.
no balcony due to privacy and noise
Not towards main house. Privacy
Probably over the alley just to reduce noise from entertaining
Balconies help create dynamic, occupied spaces and should be encouraged.
Needs to consider privacy of pre-existing neighbors



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S/b allowed as much as possible to integrate suite with main home
privacy
Balcony should be as large as possible
Privacy
I don't think a balcony should be permitted. Neighbours need privacy.
I think they should go inward
Emergency escape
Again privacy for person living next door.
Balconies overlooking the existing yard or residence will still create privacy issues for neighbours, but creating "scenic overviews" of neighbour's yards is inconsiderate and ultimately not in the best interest of the city (disputes, call-outs to police)
No
should not face the yard or neighbors, will create privacy issues, should face the alley.
Enuf of the concern for the renter of these [profanity removed] suites. When donhome owners rights matter?
no concerns
If put one on but I am not in would face toward the house primary again
Although privacy could be an issue for this and in indicated in other answers, backyard suites could create more interaction between dwellings and neighbours - better community
Don't want them period!

Not a good idea. Privacy concerns @ not used by many.
Only concern is around areas with above ground power lines.
as the question above hints at, neighbor privacy would be a concern but the bigger one for me would be security
Up to code
Neighbors privacy
Facing away from neighbours dwellings
Balcony location should not look over neighbors yard towards alley would be best. We have one over our yard they throw things over our fence they can stare at us as we r in yard. Not good.
Placed to avoid overlooking of neighbours' properties. Better to have a patio at ground level. If have a balcony, then 4 foot obscure glass all around it should be mandatory.
No balcony as it would rake privacy away from neighbours
Same as land use by law 2 ' max
No 2 storey - no balcony needed. If 2 storey is allowed, balcony should face the house.
None. People need to stop being so afraid of their neighbors. Apartment buildings have balconies side by side and face other apartment buildings. I don't see what makes a backyard suite any different.
No concerns. I think a balcony could pivotalmto improving one's life balance.



# Backyard Suites - Guidelines

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Privacy for both tenant and neighbours.
Balconies may be situated high enough for loss of privacy in yard and neighboring houses
Perhaps no patios on the side that overlooks neighbours, but front or back is all good.
Balconies should only be located where there is privacy for everyone involved. This would have to include ALL neighbours - those on both sides of the lot and across the back alley.
They may not need a balcony. I am concerned about people using them to smoke marijuana and/or party. The balconies should be small
Ideally to the alley, or towards the original home. It's the homeowner who wants a backyard suite, a side balcony shouldn't be imposed on a neighbor
Side of suite or none at all.
None
Should not face existing/main house unless there is at least 30' of outdoor yard or more space between the B. S. and main house.
Shouldn't have balconies, period. Already too crowded and that would breach any existing privacy.
No. As long as it's aesthetically pleasing.
in many cases balconies may not be appropriate particularly if it infringes on neighbours in all directions privacy.

unless it is in an area comprised of second level properties, a balcony might not be a welcome thing. Again.. privacy issues.
None
Towards the alley is fine. All other directions can be like observation decks and a big privacy concern. Unless its a huge property with 2 rows of trees between the property line and the balcony
Nonr
holly crap balconies how big and ugly these things going to be do not want backyard suites
Away from other windows
If this is rented out to non family members there could be a concern over parties!
privacy of neighbours
adamantly opposed to backyard suites
No privacy and too loud
Overlooking concerns for the private amenity spaces of neighbouring properties.
Balcony is not important. A terrace can be put at the ground floor instead. I'm not going out at the balcony where my neighbor sees me.
none
Balconies should consider the privacy of neighbours.
Should not be allowed
Privacy of adjacent properties



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I personally would not want someone having the ability to look directly into my back yard for my privacy.
Privacy issues for the neighbours.
If I was a neighbouring house, I may potentially have privacy concerns with a neighbour's Backyard Suite balcony, overlooking my backyard/into my property.
Alley facing would be best.
Face the lane
Face to the alley.
Facings alley
None
Sunlight and privacy concerns as a neighbour
I can only see balconies on the back lane, but it would be dusty
Again, suites should be only qa single story.
Safety
I'd prefer no balconies unless they hadn't private sight lines
These units are close to neighbors and should not look over Phelps yards
none
A balcony creates more outdoor space however while on the balcony it's easy to intrude on the other yard occupants.
Safety and security is paramount. Privacy for neighbors and laneway house resident is important, too.
I have the same concerns as I would with a house having a balcony: are they safe.

Not on property edges
Like to have balcony space. For privacy reasons overlooking alley and garages preferred.
They should not be the main focus of the suit. The whole building needs to work visually with the neighborhood
none
Perhaps facing a side yard so the main home and suite have some visual privacy.
None
Discretionary to home owner who is building the suite
privacy concern
Asthetically the concept is good, as illustrated on the picture, however a balcony amplifies the privacy issues.
Same as windows, privacy for all. May be a good thing to have balconies looking onto a back lane, will deter crime.
It seems like this is a design issue that could be addressed through conversations with the neighbour rather than through a bylaw. Perhaps the neighbour would prefer a balcony next to their yard to prevent the bulk of the suite being next to their yard.
I have no concerns about balcony placement at all - I think a well designed balcony that allows for enough space for a suite and then space to be outside is more important than being regulated. We way overregulate these things!



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Question 10 - What's important to you when thinking about balcony location for Backyard Suites?  
Please pick all that apply.

cost -- should balcony be an optional component rather than mandatory?
Safety
Meets or surpasses safety standards.
Safety
No firepits. Not a fan of balconies for backyard suites unless this were a new build community designed and planned with backyard suites and uniformity as a community model
Balconies, are public spaces for home owners. You can't expect to create privacy with balcony. Let balcony remain balcony.
aesthetics
Having one
Is Calgary a 3rd world city? Might as well move to another less taxing country then.
usability. Visual privacy is a solvable problem, either through screening or landscaping. Sound is irrelevant, because it is not line of sight.
Natural surveillance.
Good design, get a knowledgeable consultant to formulate some policies in the form of guidelines, get someone to confirm the principles have been adhered to, don't let junk get built.
Backyard suites should not be allowed
General ambiance when on the balcony.
Outdoor space/access
safety for BBQ etc
Function for the suite occupant. The ability to construct at a reasonable price.
No concerns

Privacy plan, with building elements used to create privacy. We live in a city. People need to deal with that.
Overlooking the laneway with garbage bins is not ideal if the only option provided in the bylaws. Balconies should be able to face the yard or side also, depending on the homeowner's design preference with questions covered through our existing DP review process.
A good design should address all of this
Orientation and functionality
Not blocking sun to original home
Not too worried about suite privacy - none, let the owner decide.
No balcony. Just single story suites.
height, suites should only be bangolows
Adjacencies to interior rooms, access to natural sunlight
<b>DO NOT ALLOW BACKYARD SLUM SUITES IN EXISTING R1 ZONING</b>
No suites - no ifs, ands, or buts. Perhaps the City could deal with actual problems instead of trying to create housing where there is no shortage.
Dont really need a balcony.
No
Noise
totally unnecessary and intrusive to neighbors.
Having options to have privacy balcony walls, glass or whatever best suites the property.
There is no such thing as privacy in an urban location.
Don't think balconies are appropriate
Not enough space in a back yard . [profanity removed].



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What would make for the best view from the balcony.
It will bite you in the ass down the road
function
Does the site environment really allow for that type of amenity space? If too many impacts against it then it can't be an option.
Parties on the balcony, extra noise and feeling closed in with having to look out on another structure.
Does the mayor want out of his mothers basement to move to the alley?
There are architectural and landscaping things can be required to minimize the privacy issue such as privacy screens on balconies and tall trees. Having the balcony face as far away from neighbors is also a consideration. I think as long as the builder of the suite has taken all reasonable steps to Muniz's impact either through design or landscaping it's not a bad idea.
should not be allowed
Not sure
None of this matters and should not be regulated.
Things falling or thrown over balcony
all the above
Noise
I dont support backyard suites!
Privacy for adjacent houses
As mentioned above, balcony not at top of list
Noise
Practicality and safety are the only considerations.
Safety of the occupant
None.
Please refer to previous question regarding the use of heliostats.
Noise.

They should not be built in a residential area basement suites or duplexes NO to laneway housing I am so ANGRY ABOUT THESE lets put one right beside and behind every councillors homes and see what they think then
This is almost surreal. There is no justification for allowing balconies with these suites. Density planning is a reasonable goal. Stealing privacy from the neighbours to add a bell or whistle to a suite cannot be justified. I don't think you have any idea how angry this issue makes neighbours.
noise: don't place a large deck right next and level to bedrooms perhaps?
Less regulations
stop building now.
Sound carrying and usage
located so help with eyes on the lane and usability for the tenant.
Likely there will be BBQs on such balconies, therefore I feel there is a greater fire risk to neighbours.
Go away, why is there never a no option?
Privacy.
Safe railings.
A balcony should never be allowed
That it not be mandatory
Making far too much work for city employees they cannot enforce existing infill rules.
Balconies should not be unnecessarily limited.
No need for balcony
Backyard suites should not be allowed.
Forget it! Please! Our neighbourhood is R-1. We do not have second storey balconies on existing homes that have sightlines into our garden or home. Now you are going to allow that on a garage next door? This is insane!



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A balcony should be an option ,but not a requirement if the tenant can have shared access to an existing yard.
Should not be allowed.
I do not believe a balcony should be part of the mix
Great to have balcony space especially for older citizens.
No design that upsets the flow and design of the existing neighbourhood.
Who comes up with these ideas, so ridiculous, neighbourhoods are already congested
We live in a city. That means there are neighbours. As soon as you have a 2 story building privacy in a yard and a home becomes very difficult. I do not want to see restrictions.

Noise
Safety
Access from an alley or laneway
Bad idea
Fire safety.
None
They shouldn't be allowed - because backyard suites shouldn't be allowed.
visually pleasing
Safety
None

Question 11 - When thinking about Backyard Suites, what ideas and concerns do you have about the location of the suite entrance? Why?

Interaction with cars
This needs to be up to the lot / home owner as to what works for the suite location and the configuration of the lot / yard
Let people put the entrance where they like. If possible, side/alley helps activate the alley a bit more, but really, this shouldn't be a government decision.
Functionality
This depends solely on the property layout. Entrance should not be anywhere that would be inconvenient for the neighboring property
Bank or side entrance
No opinion.
Through the main yard
From backyard for safety

have it adaptable so the suite is convenient for both the house owner or a separate tenant
The entrances should be directly on or a bit setback from the lane ways
none
It would be for family so I would want it in the yard for security reasons
No concern
Not a big concern
Need their own entrance
Possible impact on street parking. Possible parking of numerous vehicles per driveway. Possible foot traffic of unknown people through neighbouring yard and security concerns. Possible concerns re laneway security if activity of unknown individual increase
Entrance can be anywhere, where it works with the functional plan



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If entrance is facing alleyway, this may lead to parking along the fence/ blocking garbage disposal etc
None where ever it works for that location. All properties are different.
None, up to the designers and homeowners
Back alley or side to street level
I think it depends on the location of the backyard suite and the size of the yard it's in. I have no problem with entrances in alleys or in backyards, I think it should be up to the owner / builder.
traffic volume bothering neighbours, noise and intrusion on neighbours property
Entrance should be discreet and easily and safely accessed by tenant.
Entrance should be off laneway or within garage to minimize privacy impact to neighbours and main house occupants.
None. It should be in a location that makes moving in and out easy
none
Generally, close to adjacent parking makes sense. Again, suite entrances shouldn't be regulated, because doing so puts enormous pressure on other design issues, like stairwells.
I prefer it face the alley and be a clear entrance/exit. Easy access to EMT's & firefighters.
Should be toward the back alley or roadside. Just makes sense like a real house.
N/a
prlvacy and safety
should blend in with the neighborhood and not be offensive.
Placement of the entrance should be at the place that makes the most sense.
Do it like a regular house that way you feel like its your house!

The location of the entrance must permit adequate parking.
These should be oriented to the lane to reduce auto-orientation.
i'd rather not have it on the alley
Safety.
I have no. Concerns. Put the entrance where it makes sense.
Safety and security. Needs to be well lit.
Public. Not hidden in a back corner.
Entrance facing main house
Are alleys going to be paved and ploughed in winter?
If in lane personal and property safety concerns.
Enter off the lane
They should face rear or side if enough width for proper access and privacy.
Parking, safety
whatever works aesthetically in each location, considers privacy of neighbours, is safe
None
I've seen some very nicely designed suites with entrances from the alley. However I suppose a suite resident may have safety concerns with that. Lighting could help mitigate that. Entrance location may depend on site specific factors.
I believe the entrance should be placed where it is the most convenient and safe for resident. Most elderly residents might not feel safe with laneway entrance. Disabled residents might prefer it.
safety and accessibility
Seperate access for suite and main residence. Easy to identify from lane.
Access should not be allowed to infringe in the other neighbours of the suite
An entrance should be sheltered appropriately and be obviously located for any visitors.



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it shouldn't be too hidden, that offers hiding spots for nasty people to take advantage of
Homes without a back lane would require tenants to walk between houses and through the yard. This invites a lot more traffic to impact neighbours yard enjoyment.
I think I'm ok with side or yard entrances. I don't know if I like alley entrances. There needs to be locations for garbage bins, etc and all doors will encourage bins to be put into neighbours areas who have fences and garages without all doors on alley
Access to yard, security, parking and increased alley use
Disturbance to neighboring homes
No concerns, it's just an entrance.
Flexible is good. Lots vary and so should entranceways.
Safety, lighting, noise.
Traffic
Entrance should be accessible from the alleyway or street and should have easy access the same as the front door of the primary unit.
should enter from front facing host dwelling , into the existing yard or to the back lane.
Should face laneway or face side yard with main connection to laneway as a way to activate the lane and create a secondary 'street'
Safety - do not want to have to step right into alley/traffic. Must not be directly in the path of garage.
Safety
Should be prominent and on the lane
No concerns
Safety and ease of access for the occupant. Secondary suites don't need a door in any particular direction or location and these shouldn't either
No problem with it face the back yard if the owner wants, but would prefer off the lane.
Safety. Hidden door way is an invitation to thief.

Safety, privacy
saefty . from back alley or front of property
Safety risk if entrance directly into lane.
Again a design decision should be safe
None.
None
Entrance can be anywhere possible.
That it would be too close to neighbour
safety of the occupant is the utmost concern here. ease of access. lighting. fire egress. etc.
For safety it would be better on the side but if there is some sort of garden, grass etc anywhere
Should be fully accessible from the alley alone without having to come into the yard. It should feel like a separate entrance and not and shared one.
Entrance should be into the backyard with quick access to alley or street.
No concerns
Completely dependent on individual site characteristics, and should not be legislated.
to attract long term the entarnce needs to be attractive an inviting...what about times they have guests...It should be able to be up to the property owner who is building the suite. Although access for first responders is crucial.
It would have to be off the alley or they would always walking through the yard of the main house. Could be problems with gates being left open, animals getting out etc
Entrance should not impede or infringe on access to backyard suite or main house.
bot that concerned
It should be contained inside the property not accessed off lane
No concerns.
No concerns. Allow for flexibility for different designs specific to each homeowner's



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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preference and lot, reviewed through existing DP process.
Should enter from backlane only.
Back alley would be best, side entrance second, entrance facing existing home least favourable.
It should go where it makes sense. Currently, having access off the alley is actually a crime concern with my suite.
If it is in the alley will that be a traffic hazard coming out? Will they be parking in the alley? Is there room?
Directly off and visible from the lane is ideal for safety and street environment. However, this isn't always possible based on parking current parking requirements and individual site idiosyncrasies.
I am not interested in seeing a backyard suite in my area
Wouldn't this have to be different for each location? It depends on the orientation of the yard, where the alley access is etc. this picture looks great as an example. I think the city should provide good examples.
proximity to other home owners
Accessibility for the occupant.
No comments.
This is going to be very site specific. The entrance location should be well thought out and provide easy, efficient access for the occupant
I personally would want a suite on my property to be independent, i.e. one wouldn't have to enter the back yard (keeping the dogs secure) but I think it entirely depends on the lifestyle and preference of the property owner.
no concerns, as long as parking and privacy requirements are met.
Should be safe for occupants. She have easy access.

Suite should have ample entry space and should not be directly on the back alley. They should be pushed back off the alley at least 6-8 feet or be placed within the yard with a yard entrance nearby.
Private entrance
None
No room!!
I have no concerns regarding door location.
none
Possibly facing the alley way. Everyone wants personal space and to feel comfortable in their own home.
Where ever make economical sense
Suite entrance should be accessed fro parking garage and laneway exterior door
none, let the owner decide.
None
None really. Again. As long as it makes sense with design and location it is negotiable. I suppose laneway or side entrance makes the most sense.
None
Facing the main house. They can deal with the noise.
None.
That it makes sense for the suite
No concerns
None
I prefer when the access is on the back lane, so the background
Again, privacy as well as noise level from people coming and going.
safety for people living in suite
from back alley
Anywhere the landowner feels is appropriate
Think it should be a garage door only into the alley.
Can bel located in a large backyard with access to a lane or drive way or sidewalk



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Should be ground level. No stairs.
I don't think it should face the lane way
if the purpose of the suite is for family to live, not to rent out - the entrance should be into the main portion of the yard
I think that the entrance should have the opportunity to be visible as if it is its own property, or discrete if it is meant to be part of the larger house. Who cares where the door goes? Whatever works best for the suites layout and design
security and deliveries. Many are not well marked/well lit. It's impossible to tell the difference between the homeowner's garage door, and the entrance to the suite. In Calgary's climate, stairs should only be inside.
This doesn't worry me
As long as there is an exit and emergency exit all good
Entrance should face the developer's house
Entrances should not interfere with neighbors.
Smaller lots how they get around/in and out
<b>DO NOT ALLOW BACKYARD SLUM SUITES IN EXISTING R1 ZONING</b>
Safety
Entrance from alley side- or furthest side facing away from house for privacy for occupant of suite
N/a
It should have 2 doors - one into the now shared backyard, and the other into the backalley or driveway
Should be from the back alley.
No ideas or concerns because we do not need secondary suites in existing R-1 zoned neighbourhoods.
Alley only and a parking stall must be provided. Not enough street parking currently

Should be accessible through the main home's yard. No entrances in alleyways as this will increase crime and parking in lane ways. Need to be clearly marked for emergency personnel too. Stairs should be installed inside for safety and looks
It should offer enough privacy that owners of the main unit are not able to track your comings and goings easily.
The entrance should be off the alley to promote pedestrian use. If the entrance faces the alley, the laneway house occupants will take ownership of the alley as their front yard, and as part of their community. Eyes on the street!
If you have any of these dumb ideas, keep them on the lane side. Reason? Privacy
I think anywhere is fine. Noticed that door w no window plus garage doors with no windows feels a bit unfriendly from the alley.
No concerns.
I think they should be modeled after current secondary suite guidelines
It's great when the suite entrance can face onto the laneway since it makes the laneway feel more pedestrian friendly and like the front street. It helps limit the imposing garage look.
Just something that feels like its home. My home.
That it does not infringe on the main house or neighbours.
Shouldn't be allowed.
None
Doesn't interfere with traffic and movement of pedestrians private doesn't interfere with others
Traffic volume, reduced parking, snow removal increased traffic noise in communities. Backyard fire pits increased garbage pet population and overall degrading property value as these suites get older without maintenance controls.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Entrance should be in the yard to prevent break and enters
The entrance should not impact existing home.
Could be one in the rear one on the side one in the front just as usual
If it is an alley vs side entrance it reduces use if the garage. Residents should be requires to put at least one vehicle in garage and no more than one vehicle on street.
Entry or access to entry should be easily visible from the lane. This will eventually contribute to a livable laneway, otherwise the lanes will continue to feel desolate.
Interfering with alleyways and access for emergency crews as well as privacy for neighbors and common space users
access from either street or lane and secondary safety egress
This should be at ground level, and give the backyard suite a presence in the lane as a house as opposed to a large garage. Is this a Studio North project? You should consult with them on this. They have some good design philosophies about backyard suites
None
MUST be lighted and as visible as possible for safety's sake.
Security. Being in back lanes where many break ins occur or having people walking in lanes at night. Proper lighting. Having an opportunity to give the entrance a welcoming feel.
I prefer side entrance than front...
Fire safety.
I do not have any concerns about the location of the suite entrance. It would depend upon the lot/
Entries on the lane can be an issue in winter and accessibility. Our sidewalks aren't cleared and laneways are worse. Entries visible from laneways should be encouraged (activate the laneway) but not mandatory.

Located inside yard/structure. To much activity if facing or located in alley. Last I checkwd alleys were not built to handle that amount and type of traffic.
If the intent is for a family member to live there, then I think the entrance should be facing the main yard more for security than anything. If it's for a random tenant then it should be a lane access if possible.
All entrances should face the alley
No concerns about suite entrances except for safety of the suite resident.
I like the idea of the entry way addressing and fronting onto the alley. This will help create the feel of a community and neighbourhood as opposed to just an apartment above a garage.
Separate
Should be identifiable and lit (safe).
Entrance should be well lit and safe - visible from lane/street
None
every site will be different so one rule will not fit all. Same for car parking (do they have to have garages or on site parking? what if theres plenty of street parking already?
Should be a safe location with ample lighting.
They might want an entrance facing the alley
No concerns. There would be more privacy for all involved if entrances were on the laneway or sides of garages vs. backyard side.
Should be the alley
None
depends on the lot , location, context and will vary
none
the entry needs to be safe, and it needs to be clearly marked or identifiable.
People and emergency services have to be able to get in, do depends on some site factors but in reality the site environment will dictate



# Backyard Suites - Guidelines

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Suite Entrance I would suggest not be on street or laneway side. I suggest facing the main house.
From backalley I guess..
should be from the lane
Parking, that my home isn't being impeded by more cars parking
Shouldn't be allowed
Side is good
No concerns
No
It should be a safe, well lit entrance, not impeding the lane. The stairs should be enclosed as part of the house.
Excessive parking in the laneway either from guests or tenants. Parking needs to definitely be a consideration.
I would want to make sure it is safe. We have a lot of people trolling through the back lane and we have been victims of a garage break-in. We would want to make sure that safety and security are considered.
Depends on the property layout
Should not be allowed
Not sure yet
Laneways are tight in my community so they must have adequate parking space and lighting. I'd prefer a tenant to have garage access for safety unless a private entrance could be built in a safe location. Safety of the entrance is priority to me.
Away from the main house, privacy - and not on an alleyway or roadway, again for safety and privacy
No Suites, but if so, entrance off the laneway.
None, mail
Nice if the tenant has a private entrance outside of the main house back yard. Also nice if it is winter-friendly -- i.e. not a long outside set of stairs.
Proper accessibility to the unit

none
Fire safety
Entrance should be on the side or opposite end of the home that faces away from main dwelling with access via the back yard gate
Clearly facing the lane for visitor or emergency services
If a corner lot off the lane or street.
Entrance close to parking space to make it easier for
Safety vis-a-vis alley traffic
Off the lane or side road
Alley access only
Access to the suite should be available from the street in front of the main house, otherwise you are basically turning a lane into a street which completely changes the config of the streets/neighbourhood for the house I bought.
Convenient and unobtrusive to neighbors
Imposition on neighbours
Noneconcern
None
I would want the entrance to be from the alley.
None.
the entrance should be ground level and facing into the back yard and not a back lane entrance due to safety and privacy issues. Suite entrance should be in the yard behind a yard gate.
More for safety so it can't be broken into easily
As long as it looks good it doesn't matter
It would depend on the design. As most will be retrofit, it would be whatever works. Ideally, the front door would not open to the alley.
Main entrance towards the lane. That allows for a private access without interfering with the main house.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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I believe that for suite entrances to have the least impact to privacy of neighbours, and for the entrance to fit the context of the surrounding neighbourhood that they should primarily be located at grade. Staircases should be located within the suite.
No concerns.....again owners discretion
accessibility, ability to come and go without interfering with the other living space
Let's add more life to alleyways!
Clearly visible and light, safe for the occupant- treated like a feature not an afterthought. Stairs on inside or covered to accomodate for winter conditions and safety
Suite entrance should be safe and have potential to be built to have entryway or den on ground floor of suite if it's above a garage.
None
Noise, parking, what happens if it is a laneless development how do these people get in or out with out going through the yard or private area?
none
Leave that up to the homeowner. Ideally there should be either a gate that you have to go through or line of site from the alley. Lots of visibility.
I'm mostly concerned about the increased population density...
Entrance should be from the back alley.
Entrance should be from the inside of the yard and not from the laneway.
The most important thing is to weigh safety against privacy.
I would like to see alley access to awaken the underused lanes. I'm open to other scenarios
None
An entrance to the side of the building would allow both parties privacy.
Security and parking
Away from main home
I would prefer if it was on the Lane way.

Easily accessible.... not hidden, entrances are generally pleasing to look at
Safe and separate from Main house
The entrance could be off the lane or alley for ease of use and privacy for the occupant.
Not facing the main house and separate from the main yard
Alley-facing entrances would be best - but any is okay as long as its consistent with the neighborhood.
Good space to from the Balcony to backyard fine
Does not impaad on neighbours, proper space and lighting is considered for occupant.
No concern
Away from neighbors
Fire escape route is clear
Noise, security, safety
Off the alley or side of the garage - should not have to access from the front or through the back yard
None
I dont support backyard suites!
Living in an area that does not have a back ally means there can only be one entrance along the side of our current house into the back yard.
Access should be available through the primary home owners gated backyard. Parking for the Backyard suite occupant should be within the primary home owners legal property.
Privacy for neighbors
Entrance location impacts where people park/walk
Safety of children in backyards. Increased traffic of strangers in laneways
I feel the enterance should be from inside the yard for security reasons and can be reached from the front or back of the house



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Ideally a suite entrance would be on the ground level and inset to the side of the building, rather than exiting directly onto the alleyway from the rear-most wall of the building.
Not an issue for me - more concerned about the noise level and the lack of parking for residents.
Would have to make a separate walkway.
Not directly off the alley have a more private entrance inside the yard
Site specific, common sense
No issues
The Suite entrance should be 100% accessible from the backyard, with possible access from the alleyway; but not with direct access to the alleyway being the sole access to the suite.
None.
In event of fire , need to make sure there is adequate access to get out safely and quickly
Would be best if the suite entrance was in the yard because direct access to an alley might be a safety concern depending on the neighbourhood.
Safe access for occupant
No concerns
Entrance from the side of the suite would be ideal to walk up the stairs and then the suite entrance door. Keep in mind that it will be harder to escape if the house beside is under fire.
It's a lot of people coming and going and no one knows where people belong. Which means breaking into people homes could become more prevalent
Added noise and light pollution from another structure.
Entrance should be accessible for emergency vehicles
foot prints need to be expanded to allow for interior stair entries for safety and security ( forcing exterior stairs due to undersized by law size limits

should be private enough as to not bother neighbours or the main family house.
Should be accessible from either front or back of property.
If they will interfere with traffic or safety of the laneway or parking access to neighboring properties
Should have easy access just like the main house...2 door access
In the owners yard
Privacy
It should be away from neighbors for privacy and noise concerns
None.
Practicality and safety are the only considerations related to bylaws that I can think of
Easily accessible/safe if on a back alley. Suggest a side entrance to allow room for the door to swing outward or inward if it's facing an alleyway.
They shouldn't build these suites.
My only concern is that the entrance be well lit for those entering and exiting the unit. As long as it's well constructed and safe the location. These
Should be located to provide access without hampering the existing property owners access to their homes and being able to enjoy privacy.
Parking, noise
Placement in relation to road for parking. Will cause more vehicles parked on street.
I think the individual property should determine the suite entrance considering safety, convenience and appearance.
back entry - not requiring access via back yard
none
Must be opposite main house entrance
Crime
Suite entrance should be well lit to improve security and eyes on the street for all neighbors



# Backyard Suites - Guidelines

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From side
Entrance should be from the road side not the alley. a lot of these suites will be used for rentals!
Ideally entrance from the back yard. Our family would also put camera up so you can see who attempts to enter the backyard suite.
No concerns really
Just something that makes sense for safety.
None
Should provide safe access in winter conditions. The location could depend on where the suite is placed in relation to the house. Not easy to provide a specific recommendation.
if above a garage, the entry should be through their designated parking spot, i dont have issues with entry off a lane, or side
as long as it does not bother neighbors.
Separate so property owner isn't aware of or disturbed by tenant's comings and goings.
privacy for suite and for neighbours
Safety should be paramount to aesthetics.
I do not have an issue for entrances if no parking is allowed
That it not require the suite occupants to enter the back yard of the main house. Security and privacy for both suite and main house.
I'm not a fan of exterior stairs. They're dangerous in the winter and they're not pretty for the neighbors.
IF the laneway home meets the same building regulations as the main house including sideyard setbacks, entrance location is unimportant.
not as crucial decision as other mentioned.
None
I do not want them in my neighborhood ever I will move if need be out of Calgary

This is a context and site specific question. The biggest issue relates to addressing for civic and emergency services, and access to the suite and how it may impact on adjacent properties.
Safer for tenants to have stairs inside (snow/ice concerns) but decreases safety of garage.
As long as it does not come through my yard, I am ok where ever they put it
Suite entrance should be set back from laneway or at the far side.
don't care
It should be placed where it least inconveniences the neighbours. Period. Building a second residence on one lot should inconvenience the owner and no one else.
none
No concerns.
ha ha I saw that one on the drawing. I think it's ideal to have an entrance way to the back lane and make that space inviting.
No issues.
Need to be able to clear snow safely and have access to either or both a front sidewalk or back lane.
No side entries as this would infringe on the noise factor that the neighbors have to endure. Only alley way and backyard lower level entrances. No stairs going up the outside of the structure as this would give no privacy for the neighbor !!
entrance should be from the main house, not from back lane
Making it accessible to all levels of mobility should be a requirement of all land development firms currently building in Calgary. I don't have concerns about where the location entrance is as long as it's on the same property.



# Backyard Suites - Guidelines

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I think if there is a back alley to the house, then the entrance can be from the back, then you may even be able to do a garage. But otherwise the entry would have to be through the side of the main house, through the yard.
Suite entrance should be as unobtrusive as possible to neighbours - perhaps case by case.
no one wants these, stop wasting our tax money. rosedale residents do not want single men here. what don't you understand.
Maximize neighbors' privacy
Should be safe, easy to access, and respect privacy
Should be in a location that does not interfere with main house designated space
No concerns
None
none. design should dictate that
No concerns. Once again, I do not agree with this design, preferring a single story building.
I think we have to be flexible here. Folks will build these for a variety of reasons and in some cases might want to have an entrance that blends with the main building.
Hmmm funny again no entrance worry, no suites allowed
I would have the suite have an entrance into a garage parking spot then up the stairs on the inside
Entrance should be private and not accessed through the main house property
no concerns. Safety and security is up to the planner and finally the tenant and landlord.
restricted access by possible landlord, lack of privacy for tenant
I would say exit to back lane but for security reasons I would say sides

Houses have required setbacks. Suites will not be regulated the same so entrances will break a lot of existing rules! Setbacks should be made the same as those for a rear yard setback.
None
It needs to be safe for the occupant. Until there are more laneway houses, having an entry onto the back lane could be unsafe.
Safety and accessibility.
Entrance should be within the garage or at the side within the fenced property.
No concern
Massing, crowding, too many cars. Completely unnecessary.
Side door would be best, so main house occupant doesn't have to see small space occupant coming and going.
Convenient and safe for the occupant.
It should be in the alley or to the back yard of the house on the property only
Entry from the alley to avoid parking congestion by requiring a rear parking spot.
Privacy
No concerns
I believe the entrance should be from the yard not the alleyway to ensure privacy of entrance and security.
Should be visible & not be hidden from main house
CALGARY HAS WINTER just the way it is.
entrance should be not in direct line with main house, privacy entrance so friends can visit without scrutiny but safety is also an issue
Must be well lit and safe
Preferable to have high visibility entrance for safety reasons. Lighting over the entrance (code anyway).



# Backyard Suites - Guidelines

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Entrance door to be incorporated with garage, not a separate stairwell outside of garage. Thinking stairwell landings would infringe on the privacy of neighbours, also a place to store junk.
Lane Facing. If these have to be built it should face the lane so at least it would look like a front entrance which would help in keeping the area clean
none.
Don't want backyard suits in my yard or my area
It should be at the discretion of the onsite owner. No owner on site, zero entrances. Hard to enforce...yvr did it.
Entrance from laneways are going to mean more pedestrians in very narrow spaces and cause safety problems.
Would want it a few feet off of the alley. Dirt/snow/noise/garbage trucks would be very close.
The entrance should not be limited because different configurations will have different requirements. Some suites may need a front door facing an entry courtyard.
As long as there is no conflict to the neighbours and depending on condition. This should be site specific
Noise and safety for all
it should be in the back yard if into the alley i can see parking issues
n / a
Backyard suites should not be allowed in the low density residential area.
Backyard suites should not be allowed.
Depending on the suites access to the front of the house, it should have sidewalk access. It should not be right on the lane so people exiting the suite could be hit by traffic in the lane.
Entrance should be facing the alleyway.

privacy
If rented to "youngsters"; what noise impacts on neighbours due to late entry and etc.
Going in to this minutiae feels like a way to soften us up to be happy about something we didn't want in the first place!
I am not concerned about the suite entrance as long as it does not block entrance to my property, house or driveway.
I am concerned that the suite entrance/stairs to a second level would overlook my back yard and create privacy issues
I think it depends on the shape and location of the lot. A corner lot opens out other alternatives.
Access to yard of homeowners and surrounding homeowners Had we decided we wanted a secondary suite, or to live in a community with secondary suites, we would have chosen another community
no concerns for pedestrian traffic. vehicles should be off lane (as opposed to some older homes access back yard garage from front
I don't want it to dictate where someone may park, even just temporarily as they could park in the alley blocking others.
How much traffic by car and foot there will be. Consideration of the neighbors will be important.
This should suit the build site. Entrance from inside a garage, an alley man-door, or from backyard via front of primary house could all work with appropriate context as the owner sees fit.
Should be accessible without needing to travel across main house or shared space.
Side of structure is preferred, but the required space for access entry ways will take up a good portion of precious yard space. Although entries off the alleyway allow for a prettier appearance than a wall of garage doors.



# Backyard Suites - Guidelines

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Not too many concerns. However, our back lane in the winter is nearly impassable. You DO need a 4x4 to get in and out.
Have more distance
traffic of tenants and visitors
A second level entrance facing the lane would ensure safety and privacy of all parties and create the best access.
Alley
From the back alley
You should proof the question. What's the point... you're just turning the back lane into another neighbourhood road. [Profanity removed].
I have no concerns about the entry location.
As long as it's safe for the people. I would most likely have it beside the garage so you can access the backyard and suite
If on alley, have alley parking pad avail.
None but ideally not alley only.
Safety and accessibility are the most important factors.
Access and congestion
ideally should be off lane or interior to the garage - no outside stairs
Separate with a fire door
If the home has agreed to a backyard suite, it has agreed to shared space and so entry can be from the back lane, or from the backyard via a sidewalk along the house, or really anywhere except the interior of the main house.
Proper lighting for security.
Entrance should be visible and accessible so people can come and go easily. I don't like them facing landward because we have too many street people, students, wanderers who could be tempted by doors.
Access for mobility challenged an asset.
Any side except the main house side
Entrance should be accessible but not in the way of current parking

None
This level of micromanagement is unnecessary.
Don't want anyone to be able to see into my yard.
I am concerned about the security and safety of the occupants and I would hope that any entrance would be wherever is safest.
facing the back lane may be an invitation to home break-ins and also expose the living space to excessive dust from unpaved lanes
Concern for entry through laneway in some communities rather than through back yard. Laneways are not all paved and some are dark and dingy
I feel it should be either at the back and front.
Security for backyard suite. Not affecting neighbors' privacy.
Entrances should be inside the homeowners yard
Lot size where the backyard suite is to be built. There should be minimum lot size requirements
Whether the width of the lot can accommodate a side entrance. Access should be off the lane and not through the rest of the property. How will lack of sidewalks and snow affect access from rear lane?
Side entrances will increase noise for neighbours on the propoerty adjacent to the door of the suite. Stuff accumulates near doors, in no outdoor space allocated, such as BBQ's also causing noice, smoke and smells.
Should not impede the home or driveway, should not be on the meighbor's side of the yard
It should not be allowed in the low density residential area. It will destroy the scenery. The low density residential will become multi-family codos.
Should be easily accessible from lane.
No Backyard suites



# Backyard Suites - Guidelines

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I do not really have a concern. It is up to the home owner to decide on the entrance and let the market decide in the future whether they made a good choice. I do not believe the city is the best arbiter of where the entrance should be .
None as this is [profanity removed]
No preference.
close to parking, being able to get to your place without going through creaky gates or whatever, feeling like you're "sneaking" to get to your own suite
Can be via the owner's backyard or the alley
It's well placed, and provides sufficient distance from ally line in terms of safety.
Face the main building or the lane/alley, and not off of a raised landing to avoid overlooking the neighbours.
If the home has no alley and backs onto another home entrance should be away from homes on either side
Stairs should be internal to the structure.
In case the lane evolves into a street, and in order to keep the suite separate from the house, in case the properties are eventually divided into standalone lots, the entrance should be from the lane. or from the street.
I would prefer the entrance be on the side of the structure.
fire department needs to be able to access the principal entrance - no matter if it's forward or backward - locked gates would cause concern, so would security
Entrance should be located where makes the most sense conceptually and spatially
It can face any direction as long as it's on ground floor.
Privacy and safety
Entrance outside of the backyard of the primary house would provide privacy to the tenant. Off

topic, sites should be built to very high LEED (type) standards.
Short sidewalk to minimize snow removal
Must located such that they have a separate private entrance and parking space
Nope
Wherever it suits the property best
should be located so person enter thru the established yard/property not clog alley ways
Entrance should be from the Alley or where ever is easiest.
Entrance should have street access, if is a 2nd level entrance it should be outside and covered for safety reasons (ice, snow)
No concerns with enteranxe. Should be up to owner
It should be small, unobtrusive and confined to owners property
I think this should be somewhat flexible with how the existing home and property are. Design specific. Don't think we should regulate this.
Don't need more people behind houses. And parking back there
No concern.
Private entrance is best. To disturb the occupants of each portion the least.
Not sure.
Should not be on sides facing neighbours, too obvious a loss of privacy to both resident and neighbour.
Safety and visibility for the resident is important. And good lighting.
Same rules as any other residential property should apply
accessible through yard and back lane
Should have direct external access without having to go into a fence or through the front and backyard.



# Backyard Suites - Guidelines

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Entry from the lane would give privacy but if the home owner is amenable an entry coming down the side of the home could work well.
The entrance needs to be set back from a roadway or alley so they don't step out directly and there is security from immediate access from roadway
Suite entrance should be placed contextually to ensure safety of the occupant and neighbours.
I don't really care about the location of the entrance - it would depend on the yard and other buildings.
Uncertain...
None
I don't think I would want to live in a suite where the entrance was in an alley or, other unprotected walkway.
Off an alley or access to seide of house via a gate etc
Can't even consider this. Backyard suites are a very bad idea. Property values will drop and so will quality of life.
The suite entrance should face the owner's house. This keeps pedestrian traffic more on the owner's property as opposed to impacting the privacy and intrusion upon neighbours.
None
Ground entrance. High entrances overlook neighbours, people tend to pause there. Voices carry from high. Lighting issues. Stairs outside generally don't look good for long, aren't attractive or safe. People tend to step outside to smoke on landings.
None.
I think the site should have some entry privacy
Privacy and general mess
Entrance should either face laneway or home in the same property for privacy and normalcy amount neighbourhood homes.

A suitable light should be fixed to the backyard suite for safety reasons, especially if the suite is in the middle the street ie. not on a corner near a street light.
Face away from main home
None
No concerns.
safe locations for building entrances
Not through owner's yard
safety
None
Easily accessible
Facing house. Part of overall unit
Access via lane vs. access from primary street - nice to create completely separate access off of lane, but doesn't have to face the lane.
Noise level and additional traffic
It depends on the land or garage configuration.
None
Interfering with neighbors. Lighting should be good
No concerns.
Privacy and accessibility
Suite access should be easy for resident, directly from street or alley.
Set in the yard from the alley. Some degree of design and aesthetic appeal. Not just a plain doorway opening to a rough alley.
None
Once again it depends on what works best for the lot and the owners. Focus on safety of the occupants.
Inside the yard or building for safety.
Safety... accessibility.
No concerns
Facing inwards on the owners property, not facing the neighbors
The suite entrances should be into the yard; entrances facing directly into the alley will face much higher break-in rate simply because of opportunity. I also feel like an entrance in the



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yard feels more like a home, than a shop garage.
None
should be close to the allocated parking.
keep it facing away from any other homes...privacy
Privacy privacy and privacy
None the owner of the property would have to address any concerns about foot traffic
Safety and security
Entrances should be obvious both for convenience and safety. If we create an environment where it's totally normal for randoms to be wandering through yards ("maybe they're the SkipTheDishes guy?") that doesn't serve anyone.
No restrictions so that the design can mimic main house
Not facing the main house.
none
NA
Privacy for neighbours and occupants
Depends on structure
Main road excess
As long as the alley supports vehicular or pedestrian traffic - access from there should not be a problem. Access via the original residence driveway might be less intrusive, but probably isn't an issue one way or the other.
Don't care
should be on ground level to avoid external stairs and landings which will be weather (snow) concern and create privacy issues
Privacy .. noise .. keep at the back ... but overall, why overcrowd an already overcrowded community.
no concerns
Don't
I wouldn't want the entrance right beside my bedroom window, but otherwise no concerns.
Don't want them period!

Best locations will depend on the property and proximity of neighbors. Ideally, easy access from the laneway and restorer of neighbor's property is key making a side or laneway entrance best.
occupant security, lighting and location. again not something that is one size fits all sort of design but must be looked at on a site by site situation
Up to code
Additional noises to neighbours should be kept at min and if necessary only Impact the suite owners
Should be enclosed in the building.
Entrance should be into the yard, not the ally
Facing the home
Accessibility
Entrance should be located facing the house as the use of the suite should only be for family and friends of the owners, not strangers.
None.
Ease of access. Even though they will generally be for younger bachelor's... There shortly of be a good safe entrance, no dark corners, open well lit...
ease of location, and privacy for neighbours.
Separate entrance would be ideal but may not always be possible
Safety
None
Should be safe.
If the property has room for a front entrance side driveway with parking that is first choice as it doesn't impose on neighbors. 2nd choice by alley with parking stall on the property
From side of property of main dwelling or from alley
Ally entrance see.s dangerous. Making people walk through allys to enter their home.
Entrance should be from laneway side and no long stretches of steps or stairs visible. Minimal



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steps should be used . Because exterior stairs are ugly and unsafe.
I wouldn't want any security or entrance lights shinning into my yard
None.
I can't see the entrance being bothersome to me. I suppose, just as long as it isn't close to neighbouring property entrances. Again - privacy
If stairs are used exterior, they should be only accessible from within the property I.e. The backyard. This is for safety, security, and aesthetics.
Depending on the design and use of the building
None
do not want back yard suites no back alley how will emergency vehicle or help get there when there is only a small gate or through the house . Back yards are just back yards not living areas Safety
Privacy for all
nothing
No concerns
adamantly opposed to backyard suites
No concerns
It should not unduly impact neighbouring properties.
Side entrance is good . Gives some privacy
back lane entrance encourages off street parking
having private entry is important. so entrance through the alley, or backyard access should be considered.
Should not be allowed
None
Each place should be looked at individually but I would think that the least evasive direction, or facing the house that has the backyard suite.

No location concerns - no different than the exterior entrance to a secondary suite in the main dwelling. I prefer entrances that do not open directly onto the lane, need a bit of space set back for safety and comfort (1.2m min like a sidewalk width).
The location of the suite entrance must be convenient. It would be best if the Backyard Suite was accessible from a laneway or driveway. It would be less convenient if I had to enter the main house's backyard through a fence/gate first.
Covered would be best.
Face the lane
Side
Entrance off alley when possible
Alley traffic
On the sides, where there is room
As far as away from the neighbours as possible
None
Ally only as people should not be walking along side here neighbor house at all hours of the day
none
If possible the entrance should not be seen from the other persons entrance. However not all communities have back lanes.
Should be located inside the unit when possible. Snow and ice can cause dangers with so many steps. This is why the maximum sqft of the garage suite should be increased
None
Access, convenience, privacy.
I would not an entrance directly off of an ally but to walk into the shared yard. Safety for everyone
none
Safety when entering, lighting,
None
Discretionary to the home owner who is building the suite



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if entering from a backalley, that would be a concern since it would encourage more pedestrians in back alleys where there is no light; no sidewalks
It should be through the yard space of the residential applicant, not off of the public laneway area.
Same as windows, and place aesthetically. And safety for person entering and exiting.

Not so much a concern.
No concerns. I think it makes sense for it to be facing the laneway versus the primary dwelling but I think it should depend on the design and figuring out how to make the space as functional as possible without regulated restrictions.

Question 12 – What’s important to you when thinking about the location of the backyard suite entrance? Please pick all that apply.

Lane or inside side facing property
entrance should be from the main houses yard
Stairs can be anywhere, inside or outside
Inside or outside stair is irrelevant, and should be solely a design preference. It's not like anybody is even delivering mail or pizza to suites.
Stairs to the second level can be in or out and face any direction.
Site dependant.
Depends on the lot. Facing the lane has advantages of making it seem more separate from the main dwelling but depends on what the suite developers are going for.
In the absence of a lane, a private entrance would be difficult
Entries should be in yard side or side of garage
The main entrance should be from lane or face side yard. A secondary entrance to a private amenity space can face internally into the property. Laneway entrances will encourage the activation of the lane

Entrance should be to most private side with respect to house and neighbours view. Stairs tight and off the lane, possibly to the back of suite
Entrance should be from the private property only
whatever is the safest option for the occupants based on site location.
See above
Whatever works for the location, the size of the lot and the design should be allowed.
Flexibility in design to allow variety for homeowners and visual interest instead of boring, unnecessary lego-land builds. Review any specific questions through existing DP process.
all design dependant. Make it look/feel like a home.
Each location is different but ability for occupant to bring in groceries and live comfortably should be maximized.
I think that if you have the entrance in the lane only then you have an issue with visitors coming to the address then trying to cut through the yard
none, let the owner decide.



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Facing the main house and on the inside
Entrance should be facing the side of the yard, not facing the lane way or main house
single level only, and should face the main yard area
Stairs should be allows to be inside or outside
Put it in Nenshis back yard. About time he moved out of his parents basement. <b>DO NOT ALLOW BACKYARD SLUM SUITES IN EXISTING R1 ZONING</b>
No backyard suites in R-1 zoned neighbourhoods. If you want to do them, do them in the many neighbourhoods already zoned for this kind of high density.
It's all context specific.
No
Whatever works best and makes most sense for the particular property. Modern designs and quality materials and craftsmanship. We want to encourage cycling so having a place for occupant to easily come and go with bike but also secure easily and properly.
please do not stipulate this otherwise all suites will look the same
sorry perhaps i made an assumption, are backyard suites only allowed in lanes? why? there are many large lots and other opportunities where wide sideyards would allow for a suite at the back of a property with no lane, in fact it might be more acceptable than many of the lane options where there is no driveway for guest parking.
I have a back lane and <b>DO NOT</b> want to look out from my deck another building within a building. This is a ridiculous idea
Shouldn't be allowed

Should be up to current property owner to make that decision...
Get out skewing without having a no option
should not be allowed
Should provide safe access
Entrance can face in any direction really. Smart fencing can keep it separate from the main house backyard.
all are acceptable
None of this matters and should not be regulated.
entrance should not exit to a lane or street, must exit in the yard for safety, and stairs located inside for safety in winter.
Entrance can face lane or side setback, but should be visible from lane and be numbered.
all entrances from the yard.. Theft and breakins from lanes.. entrances may be poorly kept if in the lane.
Safety. More than privacy, more than style. I would not want a young, single person having a "private" entrance off an alley, where nobody would find them for two days if they had a fall.
Flexible location for access points and stairs. We don't want to over regulate design
Ground floor door should face existing home.
Have all options available
I dont support backyard suites!
Ground floor entrance facing inside yard and second floor suites with stairs starting inside yard not accessible from lane.



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We have no lane so would not matter.
Stairs on inside of yard
Stairs to a second level entrance and ground floor entrance should *not* face the lane.
No second level should be allowed
more suites add more cars and more company & these are being built where there is no more room
They should not have two floors
Where they will be safe and practical
Safety if it's a lakeway home. Please refer to Vancouver for ideas.
Suites should not be built
Any entrance should be well lit and ideally have video surveillance
If allowed should absolutely not allowed to be two levels. This makes me very uncomfortable and would move out of my community if these started popping up everywhere.
I'd feel comfortable always having the door away from the lane inside the property. Lane side doors invite criminals.
These are all too specific. Let designers respond to context and allow owners flexibility to meet their own needs.
Its a tax grab twice the taxes from one lot
Specifying the placements in advance limit potential architectural and/or orientation solutions to issues. This is why a 'form-based' system is necessary.
no particular point of view
Ground floor entrance facing the main house. The design of the question and possible responses shows a bias. Why is ground or second floor facing the main house not an option? They want the suite, any privacy loss should be on their account.

no preferences
Quit shoulding on people. The question could be "how do we make the entrance accessible to all mobilities and all home styles? Not how do we limit it and make it harder
Flexibility is important for entrance. Stairs are probably best inside the building ... safer in winter.
You people are a joke. Holy tilting the results. Sophie's choice, they all blow
Assuming that one garage parking space is for the suite (out of necessity) then the entrance should be from inside the garage.
Entirely opposed to laneway suites.
Side door, ground level.
Stairs to a second level entrance should be wherever makes the most sense for the site, in a way that is convenient for the occupant, as decided by the builder.
Should be no second floor for backyard suites
I really think the entrance should be from the yard area or inside if it is on top of a garage.
You do not give my preferred as ground level door near the lane.
As per or EXCEEDS provincial building CODE.
The entrance should be from the house owner's side and not affect neighbours since it will not be benefitting a neighbour so they should not be affected in any way!
Stair should be located as required by the design.
Site specific
Backyard suites should not be allowed.



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I don't think any of those points are right or wrong or more important than another. I believe it depends on the location. A backyard suite entrance shouldn't be right beside a neighbors entrance if it doesn't need to be. It will all come down to individual situations.
This should vary as per individual designs. This makes no sense as an arbitrary rule for all suites. They should not all be the same throughout the city.
I don't think there should be any restrictions or requirements for entry location/ positioning.
Let the design of the suit dictate that.
If this is for family/seniors, wouldn't the entrance be better suited for facing the main house?
Only inside if garage is part of the house. That would be more sensible for packing groceries, access to the vehicle ect. Must be an exit from outside though too for emergency right?
Safety for occupants.
Ground floor entrance should not face lane
Ideally, groundfloor entrance should face the main property on the site ( typically the owner of the property). If they are making the revenue let them bear the greater burden on decreased privacy!
No backyard suites
Stairs to a second level entrance should be on either the inside or outside, and face any direction
Bad idea

Should be decided on each individual basis - depends on the functions and wishes of the homeowner
Set back of entry
None
They should not be allowed to be built so no issues about entrances.
Not my concern as long as it is safe
See #11.
Don't want them at all
Doesn't really matter as long as it doesn't impact the neighboring houses
Any is fine as long as it looks decent.
Whatever works best for the lot and the safety of the occupants. Focus on is the design safe, does the design work for the lot and the house, has the home owner consulted with their neighbours and addressed their individual concerns around the design? Great build it.
None
No second floor. Really people. This is not a regular home. I don't want it blocking my view and light to main house.
ALL entrances should face AWAY from neighbours to ensure they privacy is not impacted
Facing any direction could be fine AS LONG AS it does not mean the tenant takes up parking space on the street or in alley since parking is at such a premium in most neighborhoods anyway with multi car families
Outside but not in the ally
Stairs at the side of the building are also acceptable to
Should not be allowed
Entry and exit should be within existing property so not to disturb neighbours



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Stairs to a second level entrance can be inside or outside the building and face any direction so long as privacy and safety concerns are addressed
Each property will have unique qualities which would be best suited for all options, so this can not be made into a universal standard

Stairs can be anywhere as long as they are safe, make sense, and don't impact anyone. Does not matter where the stairs are.
Stairs should be wherever it makes the most sense for a suite on a site by site basis. make it as easy to design and build a functional suite without regulated restrictions.

Question 13 - What's important to you when thinking about the space between the backyard suite and the main house? Please pick all that apply.

That space, how it is filled or not - what it looks like and the function it serves will be determined by the lot / home owner to suit their needs
Enough space so no overlapping of space use doesn't happen
None
fire hazard
All of these choices are driven by the space available. Want to give flexibility on the 'courtyard' space between the buildings? Then be more permissible on allowing primary house redevelopment to grow towards the street, and not shrink the yard. Nobody plays in the front yard anymore.
fireproof materials should be used to increase safety
Space is irrelevant. But, all exterior cladding / roofing should be fire proof.
Fire hazard if too close
Accessibility and safety. Flexibility is a good idea as needs will be different depending on occupant.
Privacy especially when one has to travel through the yard to their suite

I don't see a need to specify this. It may depend on why the owner is building the secondary suite. Rental vs elder care vs student housing vs other.
No concern, that's up to the owner
fire safety
Completely site dependent. Should not be legislated. Site specific concerns for privacy should be addressed.
Enough permeable surface for adequate water drainage. Variety in the lot design to allow flexibility for homeowners.
gardening. A place for a dog. How that space will be shared, if it will be shared - who "owns" that space.
Again, this is an issue on private property. Outside of building/safety code requirements, we should not be mandating this
Between main house and suite shouldn't matter. If request barrier between it and neighbors that could be acceptable and make sense though to block views through window to window
none, keep the same clearance as currently acceptable between regular houses.



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None of the above.
Fire safety
Whatever works functionally for the house and backyard suite as determined by the homeowner
500 meters from existing R1 zoning
No backyard suites in R-1 zoned neighbourhoods. If I had wanted to live in a neighbourhood zoned for multi-family, I would have saved some money and bought one.
Privacy for main house occupants
Thinking I hate how there is not a nimbby option
avoid the crowded ghetto look
Fire safety.
Depends upon the lot.
Fire safety
fire prevention
none of your business
reasonable walking distance
People really just want to not feel intruded upon. That can be accomplished in many ways, but are largely determined by relative placement of and style of the buildings. Some buildings can be close and unobtrusive
i will caveat d. if its a bungalow or one storey unit i think its setback from the house is less of a concern.
Shouldn't be allowed
Do ya care?
should not be allowed
Depends on the space options available specific to each property
Drainage for the lot needs to be accommodated on site.
Fire safety
Maximum distance (7.5 m.) for fire safety.
Don't care. Not my concern
space is very important as this provides a fire break between structures, minimum code must

be maintained and enforced this is safety concern for all.
other than bylaw rules for grass, plantings, why should we regulate that?
Sound barrier
we should be allowed unlimited lot coverage
Consistent with neighborhood design.
Safety and fire code, homes are built to closely as is.
I dont support backyard suites!
None. That's for the owner and landscaper to decide.
Need a safe amount of distance to reduce risk of fire spreading.
Fire protection distance as mentioned previously
Home owner side, to maintain all the available space, from the suite side, I consider it an apartment, some have balconies some don't. most dont have a personal dedicated space per tenant.
Fire safety
Meets the needs of the residents, does not add to the thermal loading of the city, appropriate control of drainage
To meet fire code.
Parking
Views and also distance between the house and backyard suite
Site coverage % must not exceed the current regulations, including setbacks from property line.
None. Too specific. This over regulation restricts the organic growth of a neighbourhood.
There wont be any light or green space or trees it will be just bad and UGLY



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Alignment with the neighbourhood context, and the shared vision as to how the community should evolve. There also needs to be serious consideration as to how the increased densities will impact on the infrastructure, and tax implications for existing and future residents.
not an issue
Use the space for secondary suite structure. Use the "left over" space to create set backs to the neighbouring properties and the lane. Use the space to create the biggest possible buffer to the property lines.
No issues.
needs to be landscaped, made pleasant, in whatever way possible.
My backyard is where I live my life and no one needs to tell me what I can and cat do there within the boundaries of human rights
stop this building from happening
Whatever the desicion, experts should weigh in on design, not allowing landowners to build whatever they want
view
Is that a no.....why it's not because you won't take no for an answer
Building with passive solar access for any structure is important. Builders need to be encouraged to preserve gardens, trees, and solar access.
none.
Fire safety: meet or exceed provincial building code. Existing infill separation is 8 feet and we see multiple houses buring all at once now.
Again, neighbours should NOT be affected. We were not permitted a cover or attaching our garage, so not sure how council feels it can now permit a secondary suite on properties such as ours
Backyard suites should not be allowed.
Impact on neighbours gardens? Privacy.

There should be as little space as possible (ideally zero) between the suite and the main house in order to maximize the distance between the suite's overlooking windows and my back yard.
This is a design criteria that would have to suit the build. Different owners/tenants would have different requirements. The owner should be free to design for the tenant that they would like to attract. This has no bearing on how the city should regulate these builds. Landscaping can and will change over time as requirements of the owner dictate.
Each homeowner should be free to design their backyard suite to provide a small or large space between house and suite. Alignment with adjacent neighbouring yards should not be required.
Let the design of the suite dictate this. A small private area like I have is nice.
Lot coverage, keeping within building guidelines
Having sufficient grassy area to absorb water and prevent overland flooding.
That seems like a choice that affects only the occupants of the property
Not covered in hard surface landcaping that makes a lot of noise or creates drainage issues that affect neighbours.
NO backyard suites
Enough that does not block any sunlight on neighbors property
none really - this is really the concern of the occupiers - if tenants don't like it don't rent it - if you don't like lawn/space then fine, again comply to the rules, what ever they are and allow them - NO DP
Safety
Light and ventilation
Bad plan
Fire safety.
Must be some real amenity space and not at upper level.



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This will be a case by case basis.
Privacy between suite windows
No concerns
They'll make the city very crowded and reduce quality of life. They'll make communities into ghettos.
Contain any effects of backyard suites to within the owner's property, as opposed to the neighbours. A perfect secondary or backyard suite is one in which the neighbours don't know and don't have to experience the negative effects of secondary and backyard suites.
Over 3 meters for fire hazards
Because we are a corner lot, the backyard suite would be beside our house, not behind our house. Therefore, a,b,c,d above do not apply to our situation. Each application should be assessed on an individual basis.
That it works for the homeowner and neighbors. As the neighbourhood changes it's important to address issues with the neighbours that your new suit will affect
None

None of the above... it's the decision of the land (home) owner to build a backyard suite. Assuming it doesn't completely destroy the ability for the neighbours to use their land, the city shouldn't be dictating what outdoor amenities the landowner is required to keep.
Enough distance between houses that fire services will be able to respond safely
please don't pigeon hole with too many specific rules
Ease of fires spreading from one house to another.
B. S. Is much preferred to the huge and mammoth duplexes the are allowed and block all sunlight and plant no trees.
consider landscaping/hardscaping
who wants to look at a small house on a back yard
adamantly opposed to backyard suites
none
Should not be allowed
Fire safety
Discretionary to the home owner who is building the suite
utility servicing; there should be minimum separations to property line from the proposed new building to adjacent property owner

Question 14 - Do you have any other ideas or concerns about Backyard Suites designs that you would like to share with the City?

Proposed use of currently zones single family dwellings has not taken into account a great many of these areas have no back alleys. Every above example uses a back alley access and/or rear detached garage. Zone appropriately for areas with an alley
My concern is that the city wont fix the Westbrook LRT crime issues.

Please ensure that parking requirements don't drive the design conversation as this is likely to deliver insensitive massing and related shadowing impacts. If we are not managing the public street parking asset, why penalize good design?
They are a bad idea.
Ensure safety standards.



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Explore other neighbourhoods. I live in Willow Park and our alleys/yards are big and could easily fit laneway suites. The residents there are older, houses are big (and a bit pricy) so MIL suites would be a good fit there (i think)
Rent controlled, maximum occupancy bylaws, health and safety bylaws, must blend into the neighbourhood, maximum elevation height
no
N/A
no concerns just parking. Right now our neighbor has an illegal site. They in total have 6 vehicles. They now park everywhere. One lady came out with her measuring tape and said we were a foot on her property. Tried to explain she doesn't own the street
I think they are a great idea and allow for help with seniors needing assistance, inlaw suites, nanny suites, mortgage helpers if rented.
Allow for creativity. Don't make it like the contextual development permit checklist where all homes, semis etc are looking the same. Same 2 feet overhangs, same 2 feet staggered units, same roof overhangs, same roof pitch etc. We don't want the same!
Need strict parameters regarding Backyard suites to prevent "amateur home builds" and negative impact to neighbors quality of life and decrease in home values. "Planned communities" needing building permits for approved Suite model options and inspections
Parking (in the street and alleyways), backyard suites being rented out e.g. as AirBnB with frequently changing occupants
If some one can walk between to houses (new builds). Same spacing should apply to back yard suites and garages. Also steet parking should be sufficient for back yard suites.
Please approve more of them, please remove restrictions on parking requirements.
Should only on corner with easy access to,main street

I am concerned that the city appears to be concerned with the style of backyard suites, which shouldn't be the issue. Also, I don't think backyard suites should require a third designated parking space. Many families have one car, many renters have none.
would fight against it - too high volume, interfering with neighbours, interfering with neighbours parking, traffic up alleys, noise, lack of privacy to neighbours, increased garbage, limiting / blocking to neighbours properties,
Shadow that limits sunlight to neighbours yards should not be too much so that interferes with neighbours property.
Please make it easy and inexpensive to get suites and permets
Is Calgary a 3rd world city? Ripping off R1 in switch and bait?
Consistency around building inspections (unique flags on every visit from different inspectors, resulting in a merry-go-round of inspectors), flexibility in permissable internal stairwell designs, and permissibility of above-carport balconies
I think that it should not be something that is only for specific neighbourhoods, people should be approved based on a few criteria that invlives things like safety, privacey to all invlived, architectural appeal, and parking .
off street parking should be a requirement for any additional suite.
That permits and taxes would not be excessive when building. They need to be safe for the occupant and neighbours.
It really depends on how big the lot is and how comfortable the neighbours are. Will the banks finance it? Will the property tax increase?
Reduce parking requirements to allow better urban design and more pedestrian-oriented interfaces.



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Must allow for at least 1 parking spot for each unit on the site and must ensure no overlook of neighbour's yards and no overlook of neighbour's house windows.
Do it right the first time and there will be no regrets.
All building materials should be fire retardant and all homes should have built in fire supressant systems.
Don't allow home depot mass produced shiite please
None
No
This is a ridiculous idea. Backyard suites should not be allowed
Space should also be made in the city for the tiny home on wheels.
I think there are so many designs available for micro housing and laneway housing we should leave it to discretion , context and ensure neighbours aren't significantly impacted and the appropriate design is used
no
Much better way to increase density in keeping with the neighbourhood instead of sticking high rise units in residential neighbourhoods.
Overcrowding, slumlords, fire safety, respect to common areas
Allow us maximum flexibility to build larger suites, especially if I'm willing to build a smaller main house. I want to build something visionary, and the regulations and red tape already make it difficult enough.
we need creative plans for density, neighbourhood dev and community connection - this is all good
Overall, I am against backyard suites.
They should be placed on a lot in a way to maintane as much yard as possible. That means they should be close to the alleyway and not allowing enough space to let the

residents make more parking stalls between the garage and alley.
I think it is a wonderful, overdue initiative.
Ability to 'plop' a tiny house on the yard
Glad this is being considered for Calgary. Affordable housing is important, but rentals must be properly maintained, and density must be supported by transit, infrastructure and amenities. Slum landlords should be discouraged as much as possible.
Will backyard suites cause problems with parking availability. In some areas of ne calgary to visit you cant fond parking. More tenants means more cars potentially and problems for existing residents
Consideration should be given to requiring some input from neighbours.
I think it's a great idea but let's not allow ugly, badly designed dwellings.
make them affordable for us old folks
Size and height limitations. We already have neighbours with 4 cars and only a single driveway. I can't imagine a parking solution that would work in our particular case. This is like a concern everywhere
Filled out the survey already, wondering if you could be creative with possibly shared lot lines just for suites if two neighbours wanted to build a "duplex" style suite.
Requirements regarding alley parking, smoking (tobacco/other), noise/insulation, air conditioning, roof uses (solar, reflectivity), heat exhausts (furnace, hot water), need to be considered or regulated.
Suitable size for neighbourhood, increased security in alley ways, paved lanes, parking regulations



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I feel that being more rather than less open will give more architectural freedom and is likely to generate more interesting and appealing designs for occupants and neighbours both.
I support backyard suites. We don't live in the country. This is an urban city of over 1 million people. Density is a good thing, and this is easy density. I have no issue with suites.
Neighbourhood overcrowded as it is , we don't need more people in single family neighbourhoods . If I wanted to live inner city I would have bought there !
onsite parking should always be required. the addition of a suite should require a minimum of one onsite parking site or garage.
Consideration of laneway activation beyond individual dwelling units. Look at Vancouver, St. Albert, edmonton guidelines for ideas of massing, setbacks, placement of entrances, amenity spaces, etc.
Get it done
Ensure the application & permit process is streamlined and reasonably priced.
I would really like to see an option for backyard suites to be off grid or moving towards this.
Rights of neighbours
Incorporating renewal and local grown food movement.
I think these are an awesome way to increase density or allowing people to have separate working space from their main house. Only main concern is someone building a mini skyscraper in their backyard and being an eye sore for the neighbors
It all depends on what use the secondary dwelling is used for; ie grandmother suite, renters
None
size restrictions
Will they be separate title property to the original house? Sold, held separately?

City not to over complicate the option for home "Owners"
backyard suites are a bad idea lots are too small in Calgary for this
We pay extra taxes to have our lane paved. There is no parking allowed in the lane. This needs to be important! Entrances to private suites should be on private property!
None
Don't make it difficult or time consuming for people to get things done on their properties.
ease of restrictions for those with smart design. and those that actually want to do it right and by the book.
Size restrictions and limit to one bedroom to accommodate only 2 adults maximum and 1 minor child for interim. Necessary to control overgrowth in community
Gardens should be available in the alley way. Land use same as garage space existing on the block
It's important to offer these homes and also to offer them without the on top of garage option. Elderly people can't climb stairs and I would want to be able to build one without a garage below it. Take that into consideration as a garden suite
The suites should be reasonable in size, not over 900 - 1000 square feet.
Please allow secondary suites in back yards as soon as possible.
Design and construction is heavily site dependent. Caution should be used when legislating this. Good neighbours should be encouraged.
There is already a drug problem in my area. The postman seem to deliver the drugs then there are alot of traffic going down the street and alley. I know the postmen in Pineridge and trailer court off of 68st and 17 ave se are also delivering drugs.



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in newer neighbourhoods with small lots I think they will causes problems.
If backyard suites are to be built in alleyways that are not paved then the developer(s) should either pay into a fund to ensure the lane is paved, if and when a certain number of backyard suites are built on a block. Due to more traffic/maintenance, etc.
Not at this time.
Over all while controversial, we do need the more secondary options within the city
Love love love the idea and think would immensely help making back alleys more appealing and less prone to vandalism/break-ins.
They should not be allowed to be next door to another backyard suite. Should have to be so many houses between each as to prevent over crowding.
Allow for more diversity in design for flexibility, variety, and liveability. Allow for little/no parking since transp/mob plans prioritize active/shared modes and with the rise of carshares/self-driving cars we'll need less parking in future.
Please be careful with allowing these in older neighbourhoods like mine, where we are already seeing a doubling in density. Parking is another problem we already have and this will only increase it. Permits may be required in more neighbourhoods.
I would love these in my community as a way to help incentify saving heritiage homes. Suites are a great scale to densify my neighbourhood without loosing character. (Ramsay). Do not open it up to 25 foot lots without this heritage consideration.
I really I'd like to see them as family extensions, for an elderly parent or student. I'd rather they weren't just rented out but how do you police that?!
I love what Studio North has done to date for their Parkdale and Crescent Heights suites, these are great precedents to draw from!

I am firmly against backyard suites
I'm REALLY pleased that the city is moving in this direction!! I believe in higher density human living and sharing spaces, and not in sprawl!! my concern is that many people could be 'against' this. i hope the city proceeds with caution and 'wins' naysay
do not rely see the need for them with so much new development , if there was a shortage of housing perhaps however Calgary is still building plenty of new communities .
Not at this time. I think affordable housing is needed and if they can be done while maintaining a healthy outdoor environment then they should be an option.
No comment.
I'm excited to see work proceed on this! This is a great way to add bet modest density and is a unique build form that will provide additional dwelling units in the established areas. Ignore the NIMBYs and put some great policy in place!!!
All I can think is that this city council won't be satisfied until Calgary is turned into a giant overpopulated slum.
Ground level suites
Perhaps there could be two types— a suite with shared electrical and more integrated shared outdoor space for those who want a semi-independent home for elderly relatives or adult family with special needs, and a second type for income, density etc.
need two parking spots and respect next-door privacy.
Privacy can be a huge concern depending on how big the yard and how close the neighbors are, and should be taken very seriously in design and development of backyard suites.
The smaller the better, the aim should be for single level bungalow style.
None. Let's do it.



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Don't do it!!!! How about we focus on keeping a little bit of green space. There is already nowhere to park. Where are we going to park another few hundred cars in each area???
Don't be run roughshod by the NIMBYers. This is a good idea.
neighbours get notified of any plans
Balconys should not be allowed.
Everyone should have a warm safe space to live. These are a great idea. Making sure ALL Backyard Suites/ Secondary Suites are safe and held to a standard is a great start. A rent cap is another start.
Allow them so we don't have illegal ones or so that we can have more affordable housing in this city
R1 is single family. Should not have any suites.
This would help our health care system and if they are for rental they would leap in the lower income citizens.
Based off question I worry there is too much worry about the design of them. If someone builds one nicer than another person they are more likely to rent it out.as such already a benefit to aesthetics rather than too many rules and regulations
no, let the owner decide as much as possible.
Do it soon. Give affordability and options to people.
Just allow them. Housing affordability is poor. Whereas 50 years ago it required on average 2x the annual household salary to by a home, I believe it is now approximately 4.5. If we built a backyard suite it would be family occupied, promoting stability
The idea is absurd. My guess is that this is targeted for older neighborhoods. Can you pay me the difference when my property is worth less because you allowed this?
No

Reduce the demand for a third parking stall. It creates too much of a constraint to adequately embrace secondary suites. Many dwellers of these suites would rather use car shares, etc. Asking for a third parking stall is nonesensical.
No
No
My concerns are with the placement of these suites, the noise level, the lack of privacy and finally my concerns are also about the backyard suites turning into a slum area, just for people to make extra cash.
cant wait for it tto pass
That should be accessible for those with a disability as well as seniors with hearing and vision issues.
Just that the process will be over regulated..
we need more of them! one house in my neighbourhood was not allowed to tear down the old crappy main house first before building a backyard suite. Why? that makes no sense to me
Small is good, need comfort as well
Sunlight needs to be maintained. There is a neighbourhood in Airdrie with suites over the backyard garages and it's awful. Yards are so small, dark and depressing.
I'm very adamant that they should only be bangalows, single story, no balaconies, roof top or otherwise
I am against backyard suites
Don't be too prescriptive with how the homes have to be designed. It ruins creativity and designs.
The neighbourhoods full of them look wretched. They have no greenspace, no trees, and look/feel far higher density than the neighbourhood is suitable for. There should only be so many permitted per block. Many have NO space for parking, forcing renters on
No
None



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I think there need to be strick rules that protect a neighbor's privacy. Otherwise the people building them will take advantage of any possibility to inconvenience themselves. They need to be attractive and finished properly, up to code and safe.
<b>DO NOT ALLOW BACKYARD SLUM SUITES IN EXISTING R1 ZONING</b>
No
Renewable, sustainable, energy efficient, self contained with appropriate parking available and upgraded sewer systems and wastewater management systems where needed
Building lots in calgary would need to be considerably larger if backyard suites are to be considered. Back lanes will have to be considered for plowing in the winter to allow for emergency vehicle access.
<b>PARKING!</b> the house and suite should not all get 4 permits
I would like to know why the City continues to waste time and money trying to force multi-family zoning into neighbourhods that were marketed and sold as R-1. I bought R-1 - I have a right to have what I paid for. Naheed Nenshi should move to Vsncouver.
Lane parking needs to be organized and on owners current plot. Not currently regulated well
I think there needs to be an oppportunity for neighbors to review designs prior to suites being built. Parkingbiscacbig
The gable orientation should be determined by understanding the sub path to minimize overshadowing, and to diminish the overall massing of the laneway house
We dont need them. Build small houses on other land. I am tired of not being able to park at my home or being run over by multiple speeding cars and being kept awake by the neighborhood noise level. I will move if they start this in my neighborhood!
This survey is a terrible way to engage.

Simply to be kept informed
Currently, the garbage and recycling cans look like little soldiers lined up along the alleyway. With addition of suites, more garbage cans would like the alleyways. UGLY!
Something affordable. Simple , cheap, something to call home. For 1 person living or a family. It's always about family I get that but the single people should matter as well.
I am very much opposed to city sprawl and look forward to seeing many backyard suites.
City is not honest. Can't stand piece and quiet.
None
I would be disappointed already in purchasing a home that the rules may change and my neighbor may be able to bulid a suite. This shouldnt affect my property value
Yes will my taxes be reduced given that you degraded the zoning in my area? How will you control the number of occupants in theses suites? How will you access risks prior to moving forward? Parking for snow bans? Cannabis odours!
Please make it fair and feasible for all that apply. Maybe grants could be an option
No
Feasibility. Increasing of waterline size to accommodate the suites carries an enormous cost. From my experience it made my 400sq.ft. suite non feasible to built. A cost sharing program should be put in place to help encourage more development.
In my opinion, it is important that a backyard suite does not block all the sunlight from the neighboring home/yard. They should align with existing neighbor garages and maintain the existing required offsets.
No



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there needs to be strict regulation on outside finishes, how many people may live there, enforced noise restrictions. the city is getting too lax about what constitutes high density. neighbors must have a better complaint process and someone who CARES!!
Question 3. Would be nice to see more sketches of homes as examples like in 9 and 11 (which both look cool). I don't have examples of images in my mind to answer it accurately.
Backyard suites idea is ingenious. Let's add more space to the house hold. Yes, I completely agree with this policy.
Kitchen design and fire safety.
I have built a backyard suite and all of your questions are valid, but I do not feel that putting restrictions in place makes sense as it will always depend upon the unique characteristics of the lot. Please allow them with bungalows as the main house.
The city should encourage active, sustainable, accessible backyard suites that consider liveability over NIMBY privacy and parking. We should be prioritizing people and not cars. Second story balconies should be encouraged. Create clear sightline guides.
Should not be taller than the homes of surrounding neighbours'.
I would like to see the possibility of bungalow style structures for senior parents in yards that DON'T have lane access.
Most important is landlords live onsite.
Only that I think its one of the best ideas the city has ever cone up with!!!!!! Hope it becomes possible
Great job, folks. Make them gorgeous and ensure that the people who live in them aren't expected to live with substandard design. Don't be too many restrictions on what can be designed and don't let neighbours dictate the dignity of the suite residents.

I truly believe that this survey only provides lip service to something you have already started moving forward on. It's patronizing.
YES, my largest critique on the current bylaws is have to upgrade the water supply line to 1". This equates to an additional 20k for the client and turns potential projects into non-starters. Alternatively a pressure tank can be installed instead.
Yes! Please please please think about the neighbors! If enough express a dislike or disapprove of the plans then it shouldn't be aloud! It's not fair to everyone else having to deal with an eye sore!
Remove the parking requirement. Many people living in these suites don't want/require them. As a city you ask for WAY too much parking on private land.
Paved alleys should be mandatory to support laneway suites. We have a laneway home and I can say that the alley is muddy and ill fitted to support this density. We had no idea this was an issue, but now we can say it's very problematic esp in winter
Too many people
None
Yes, there needs to be a mandate of consistency with neighbourhoods and neighbouring labe at houses.
I would like the city to think about semi detached laneway homes. For example if two neighbors want to build a lane home but their lots are too narrow by city laneway rules, could they build them semi-detached. Could be an awesome solution!
How come everyone i speak with a recourse off about this . You know you are catering to one culture. If there is not enough unrest in this world now ..... remember that I spoke my mind
Good idea overall



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I am glad this is being discussed. I think they will allow seniors to stay independent either with a caregiver in a suite or them in the suite. It may also help eith childcare for families and/or give rental income.
I am concerned that many people will say “not in my neighbourhood”
I think it's a fantastic idea all around and can provide unique affordable housing for special populations eg seniors, singles etc. As well providing income for land owner and increasing density
If possible to have ground floor suites next to parking or reduced parking where appropriate I think that would minimize sun blockage and privacy concerns for neighbors!
the city over regulating them. you just finished a pilot project learn from the results.
consultation with neighbours for input, but not a deciding factor
I do not want that beside my house. It densify where people bought houses to be around less people.
I support backyard suites, and i just hope that the emphasis is put on designing really nice places for people to live in.
transparency, openness, communication. Direct Engagement with neighbors, applicants, builders, homeowners, investors, future tenants, existing residents etc. etc. HAS TO HAPPEN - parties can't hide behind the City there must be a requirement to meet.
People need these suites. Not just want. Their criteria is something you should hear from them. They want clean fuctional and safe. They need decent, and aren't expecting exceptional.
I believe backyard suites should be on a probation basis, ie 1 year, if bad tenants come in then within year you could remove authorization and landlord starts fresh again.

Thanks for asking this question dear city officer. I would appreciate if the expense of suit is under control and solar panels if could be used on roofs
overall height of the project is a big concern
<b>DO NOT ALLOW BACKYARD SUITES.</b> Communities are already congested with higher density and to know allow backyard suites is an invasion of my privacy and right to live in a quiet community.
I think they would cause a chronic over population problem, there are already multiple families living in single family homes,this is not a solution, it is simply a badly thought out idea and should never be allowed to happen.
Good job
No
Yes penalized for living in an area with an alley now.
Neighbourhoods should be in favour of these. Property values should improve not decline. Neighbourhoods needing rejuvenation should be considered first. Ideal for retiree living on the same property as family members.
There are so many attractive designs that can make this a great thing. My concerns is how it will impact neighbors and privacy without making the area look like a collection of outbuildings. Careful planning of design and landscaping are key for small lot
Costs
I would like to see the city approve subdivision of a property width-wise, so both front and back occupants can have title to their land.
make space as livable as possible with adequate lighting, full utility coverage with seperate ways to pay for utilities.
Best idea I've heard from the government in a long long time!



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Due to the expense of building one, I can't see the people who can afford to build one actually renting them out, which defeats the purpose
Again I feel like this is being shoved down my throat.
should not be allowed
Please find a way to make it possible for us to provide a small, safe, private space for our elders as an alternative to retirement homes. Thank you!
I think it would be great to have access to architects who specialize in backyard suites and who can help guide you in accordance with city laws, bylaws, etc. Perhaps even having a few approved designs would help streamline the process.
Not really
Mainly safety, and noise control, plus privacy as much as possible.
no
I would rather there weren't any Backyard Suites. Streets tend to be overcrowded with parking, more noise, congested lanes.
Focus also needs to be given to one storey units that are not above a garage. They should be kept to one storey.
This is just another tax grab by the city with no regard whatsoever to existing properties.
Please keep WEATHER in mind when designing these solutions. We are not Vancouver or Portland ... Let's look to Sweden, Norway, Finland, etc. for examples.
Onus should be on the developer/owner to ensure imposition onto neighbouring properties does not occur. Existing neighbours could see significant reductions in property value if development is not managed.
I like the idea of allowed garage AND separate (tiny) home, or attached to the current home, ie between home and garage.

Don't build in useless regulations. As long as safety standards are met, let the free market dictate the aesthetics.
For 2nd story entrances, the stairs should be safe for the weather in Calgary and enclosed so snow & ice do not build up on them causing safety issues. Occupancy # should be limited to 2 adults & 1 child (under 18). Designated outdoor g-space use/parking.
Are recycled shipping containers with modification allowed?
Prefer to see single story over two level building minimize the height with some restrictions
This is a great initiative!
Again, please refer to Channelside in Airdrie for a well thought out community
Again the idea that well designed modular suites are allowed to give maximum flexibility in siting and to meet a need as and when required
Increasing density at citizens expense so as to increase councils spending budgets is not an acceptable driving force for this venture. Small lots shouldn't qualify. Laneless lots shouldn't qualify. Stop this idiocy!
Parking, greenspace and neighbourhood density are the main concerns. Adding two story buildings as backyard suites beside one story homes really reduces the value of the one story home. The backyard is no longer an enjoyable outdoor living space.
Parking issues in alley.
When a homeowner is building or planning a separate backyard suite - they would know what they are willing to tolerate from space, size etc - the main concern is that it doesn't negatively impact the neighbor -
It could be a great precedent to set to require them to be built to passive house standards (or have those standards phased in over, say, a 5 year time frame to allow construction industry to adjust).



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Perhaps each neighborhood could have individualized building controls so they are uniform throughout the area just like the houses are.
If these are allowed, it should be an imperative that the alleys (lanes) are paved. They are already dirty enough with many potholes and dust and weeds. Increased traffic would make it worse. And not much room with everyone having 3 garbage/recycle bins.
None.
One level backyard suites should be allowed not just atop a garage style. Must be have full utilities included, no utilities no suite. Must be solar ready to improve home efficiency. Must have internal sprinkler, and fire retardant building materials
Do it!
Over time doing this will just lower residential values as single family dwellings and turn neighborhoods into dumping grounds. I absolutley do not want My Neighborhood filled with backyard residences.
Taxes,taxes,taxes. Taxes shouldn't go drastically up with the addition
concerns about parking. Perhaps the suite should need an off-street designated parking space. A minimum sqaure footage should be required. ie. 400 sq ft.
I think they are a great idea and I'm pleased the city is working towards this. Some incentive would be nice to see some new backyard suites being built.
As a resident of one of the Studio North Laneway Houses I am a big supporter and proponent of Backyard Suites, if done wright. It allows for densification without tearing down the existing structures or infilling the lot.
Do not allowed our city to become unattractive . The streets will overcrowded with vehicles, unsafe
Just parking

Backyard suites are a wonderful opportunity to add density, to provide extra income, to house aging family members, I could go on and on and on! They bring life to underused spaces.
No Concern
Thank you for working wiht the community to make this a reality! Way to go City of Calgary!
Ready for more in my neighbourhood and ARPs shouldn't limit where these can go.
No conerns. I would like to see this move forward.
They shouldn't be allowed.
No
number of vehicles for each dwelling and parking space.
Not concerned about design as much as I am about privacy and population density
I view this as another tax grab for the City which will eventually create slum like conditions in many neighbourhoods because of absentee landlords. City has proven they can't even regulate regular suites.
This is a brilliant idea. This may help to create more affordable housing, increase density in some areas, engage in the tiny house movement, and perhaps put Calgary on the map for creative housing solutions.
On wider lots I think a grade lane facing access could make a lot of sense. I would like to see a community where all the homes have lane houses and activate the lane.
I think it should be allowed more often. I love the idea of them.
None
No
No
Backyard suites will be coming to our city but PLEASE before adding any of them to a neighbourhood kindly get rid of illegal suites or ensure all illegal suites are brought to code and



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the landlord pays appropriatetional taxes and garbage removal
Can you please get this done? Other major cities have this and Calgary falls behind.
Allow this project to fly
Amount of people allowed to occupy should be governed by amount of bedrooms available to avoid "colony" living. I.e. max 2 people per bedroom
An answer as to why they are required would be nice?
Don't allow. If you do, only where alleys exist.
No
Please do this!
Thanks for ruining people's hard earned investments. I paid for a house now a multi unit dwelling and bought in an area which supported that. The city has once again ignored the majority of citizens and pandered to the minority.
no business should be run out of these suites
No
None as of yet
We stayed in A condo in Seattle and the laneway had these backyard suites....love the idea and think it is time for Calgary to build up instead of out. Will solve a lot of housing issues for young and old.
Do not allow more of them
I think this entire idea should be abandoned. I bought in R1 for a reason...and these damned suites are NOT cheaper than conventional multi family dwellings.
I think this is a good idea as long as safety is taking into consideration as many low income Albertans cannot afford the rents in the city and are forced to share w/ strangers which places them at risk. Also, many rentals are currently not safe or health

I dont support backyard suites!
I lean towards shipping containers "professionally" converted to suites. Aesthetics are very important. It must not look like a container. I prefer this because of size and that it can be deemed "not a permanent structure".
Parking! Potentially there would be a car for every adult. There is not enough parking in some neighborhoods already!
Rules should state not to be used for short term rental-air bnb
Houses on streets which back on to green spaces will be detrimentally impacted if a neighbour chooses to put up one of these houses. Existing houses will lose their views and property values will fall for neighboring houses.
These should not be allowed in streets that have no existing rear neighbours (ex-houses that back on to a park). These will significantly impact the views from neighbouring houses
Parking associated with the number of units associated with one lot. A single house lot should not be allowed to have the main house, secondary suite and a lane way house. There is insufficient parking and too high a number of occupants
I'm sure the city will not take any concerns raised by this survey or any other survey very seriously. The City has already made up their minds!
I said I do not want backyard suites in our neighbourhood.
No. Not impressed with this idea.
I think it's a great idea
No
The residents pushing for paved back alley because of new infill or suite should pay, taxes getting too high as it is



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I think places like where I currently live falmead Rd shouldn't have that option. Too crowded but places like whitehorn have good amount of place available.
I'm against this plan
There are concerns mentioned on social media about Backyard Suites contributing to overpopulation, mess and other problems. Perhaps this can be addressed by establishing a minimum lot width to allow Backyard Suites: eg 30ft/9.1 m
It's a great idea; if it's done thoughtfully.
Fencing should be built high enough to ensure privacy if the neighbors wish it.
I would not like a backyard suite to place my yard in shade, my current neighbours, like me are bungalows....we all enjoy having sunlit back yards
Parking, fire hazards, maintenance!
No other concerns, I think backyard suites are valuable to have in our city.
No except that they should be allowed and the process a better and faster one than for secondary suites
Appreciate the route the city is taking to enable the development of backyard suites and believe very strongly that their time has come.
Privacy safety and space and not having enough of any of these. As most people
It should be spacious
I support them, so long as the City is prepared to upgrade infrastructure.
flexibility of the city to take the time to listen to the reasons and needs of the person building the unit. Not to dismiss the needs of the owners based on bylaws only
What about houses that have no laneway? Can they have backyard suites?

Neibors should be 1st priority. They bought thier houses assuming that over garage suites where not allowed. Neibors must be informed and verified they were notified and all recommendations and concerns should be addressed by a 3rd party prior to approv
I really hope city thinks very hard on this. Opening this up will be a disaster waiting to happen.
Please think about how u would feel if this was in the yard next door 2u&your privacy were gone &shaded your whole backyard &they decide2have drinking smoking/laughing loudly-get together's on the balcony in front of your kids&not enough parking
I think great consideration to container homes as these lane homes. The would fit in a smaller footprint and more affordable.
They've done an excellent job in Mackenzie Towne. Use those guidelines where possible.
Ni
I think it's a terrible idea. We move to the suburbs to get away from population density - and then it follows us. Also concerns about slum landlords. We've already experienced those
Do not allow
If these suites are to be rented out there should be restrictions next for the amount of people living per square footage as well as parking limitations.
No.
Just that their designs require approvals and follow standard building practices. And doors don't swing out in to laneways so people won't get killed. Anf if being built over a garage in-use that air conditions exist so as to ensure the occupant's safety.
Keep the rules simple and easy for home owners to apply. Don't unnecessarily complicate. I.e. state that privacy is a requirement but don't specify balcony orientation.



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This idea should be reconsidered and citizens of Calgary should be allowed to vote this in or not
Parking!!!!
No. It should be fairly open. As long as the unit can be easily exited in case of fire. If they are all built the same it will look silly and too much cookie cutter in design. Each design should fit the space it's in.
Crime , low income , parking , safety ,
Try to have them as minimally invasive to neighbors and general design of area as possible. Privacy and inconveniences should be primarily placed on owners were possible as it id's their choice to build suite and they will receive the income.
we should consider the tiny homes as part of the backyard suites - sometimes a full suite on top of the garage isn't needed
Considering some home built on larger lots are smaller than what is traditionally built today I hope there is flexibility to build a bigger home than what the original home on the lot is.
no
It should be up to the neighborhood community to decide whether backyard suites should be allowed. Certain communities may not want to entertain having backyard suites
I would like to backyard suites strictly be occupied ONLY by a family member(s) of the property owner. I'm also concerned about people using the space to run a business. Traffic and crime will increase.
Backyard suites possibly being added to newer communities especially is a horrible idea. The lots are already small and houses close together with zero lot lines.
For parking
It's important to have different regulations for new areas compared to existing (older) neighborhoods!
Not at this time

Hurry up! I'm so excited for this for my aging parents!!!!
No
None
Will properly taxes go up? Some neighbors may be skeptics to bulkier space. Privacy issues and maybe no sunlight in your neighbors yard
Only allow one story.
Would like guidelines on how to maximize green construction and technology to reduce environmental impact, and reduce strain on existing electrical, water, heating, and sewage infrastructure.
i would consider shading of a neighbour's yard a large issue, people should be able to enjoy the sun in their yards and many people grow gardens in the summer. these buildings should be reviewed to shadow casting at development permit stage.
A Backyard Suite should not over power the yard.
This economic incentive to keep housing affordable can only work if it is not overly burdensome in regulations.
don't make it so cumbersome that people are deterred from building!
None
The city desperately needs to pass some rules and allow backyard suites. Thank you for working on this.
The density that backyard suites bring to neighbourhoods is very concerning. The loss of privacy and green space has a negative impact to neighbourhoods already dealing with infill density issues.
parking for increased density is a concern, type of tennant and whether they are likely to add noise (eg. students)
I could not answer #3 because no images were available for me to decide what building type I would like



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Very interested in backyard suites that are accessible so that older individuals could live in them and 'age in place".
I feel the backyard suites are a better solution.
I prefer lane-way suites as a means to help to densify Sunnyside, where we already have a proliferation of new high profile redevelopment. Enough with the towers.
Where are the suggestions for height limitations ? These multiple choice questions ignore to many factors related to neighbourliness, including shading of neighbours and sightlines.
Permit as much as possible to limit NIMBY concerns. Calgary needs more inner city density to be sustainable and suites are one of the least invasive or impactful ways to achieve that.
Yes they are a safety risk a tax grab and ugly City hall needs to be voted out on this issue alone...basement suites are ok Developers just love this more money for the greedy developers and people set the rules to their benefit like the former mayor
To be candid, this survey appears to be one-dimensional and completely lacking in insight into how neighbourhoods, and communities form, function and evolve. It appears to focus solely on design elements without consideration of the community context.
Many problems one can see with backyard suites can be eliminated by increasing suites inside existing homes, although this is not what you asked. Trial 2 or 3 neighborhoods first, then evaluate. Review experience of other cities.
My concerns are only with Carbon Monoxide , Fire suppression, # of exits, and # of people living in them I would encourage landscaping - ie urban forest maintenance. however the safety of the
Street parking is getting tight. Off street parking should be adequate for all units on lot

They cannot be sold separate from the main house. They are for relatives or close friends of the main house. Attractive and not necessarily the same style as the main house. They can be stylish but not several stories tall - one story above the garage.
no
Yes. The look doesn't matter. Finishes don't matter. Privacy, loss of light, loss of views, these things matter. If you're going to force second houses on to a lot without subdividing, the only issue should be respect for the neighbours.
This survey is worrisome as it looks like you will try to regulate design independent of the neighborhood it is in.
Are discretionary suites allowed? Is there a min. lot size? Need to be rented as suites vs for extra money flipping houses or adding 'main house' square footage ie games/tv room,home office,studio. If an intent was to age in place stairs are prohibitive.
Eliminate NIMBY neighbours by using simple uniform design guidelines rather than any type of administrative discretion.
building mass, looking like oversized garages, it has to create LIVING spaces and pleasant spaces. It should attract people to the back lane and feel safe because of the activity. Landscaping should be a serious part of the DP application.
Must be flexible guidelines to address variability in context, e.g. should still be able to have a Backyard Suite even if there is no laneway [that is, having a path and/or driveway to the suite alongside the main home should be fine.
I want to be sure the parking is accounted for. We already have little enough parking in our neighborhood. Alleys ought to be paved or dust is likely to be a major downside in those homes.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

September 10, 2018

Back yard suites should not be allowed as there is no privacy for neighbors and due to the smallness of them they are ripe for rowdy students who can and will make it hell for any neighbors who live next to such a suite.
my company specializes in Senior Living. Backyard suites should be focused on family, an extension of the home to share with family, or home office, etc. So it should be nice looking, energy efficient, safe.
I think tiny housing, secondary suites are a great idea. I'm glad the city is finally coming around to this idea. We're all going to need a place for our aging population. The city needs to be more flexible and open minded with these solutions.
Please do not limit citizens. Give them freedom and communication skills so they can effectively develop their own space and communicate their needs with neighbours. Also CAIP - senior coop needs the cities help please contact them!!
These are all very good questions - well though out. I would hope there could be room for variances on some issues as the site and neighbourhood will be a determinant in some situations. Thanks for asking such specific questions.
This sounds like a great idea. Will laneways need to be paved? Also, my power lines hang over head and there is a big utility pole behind my garage. Will utility lines need to be buried underground?
Tiny homes should be included
this is unbelievable that you want single men in single housing in rosedale. stop this construction now. there will be crime, garbage, drugs. stop now.
Some backyard suites I've seen in the city are so tall that they block way too much sunlight in neighbors yard. Limit max height, like no 10foot ceilings.

Without careful implementation Backyard Suites have the potential to increase density from single family to '4' units per parcel in neighborhoods otherwise not setup to handle that density
All backyard suites should have a paved alley way. Our current mud alley is a total disgrace and should have been paved years ago. Stop wasting money on the olympics and pave alleys!
I think more backyard suites should be built in inner city locations where infrastructure is in place for transit, shopping, school etc.
No secondary suites
Privacy. Space for ambulance, fire, and snow removal.
No
I have already expressed my concerns with a 2 story or 2 level backyard suite building. But in addition to these concerns I find such designs to be unaesthetic. Can we not promote a smaller more beautiful elegant design instead? It is time to change
I think we really need to make these dwellings more accessible so more people will build them. Making the process "user friendly" and efficient and ensuring zoning works properly will really help.
Concern of cost. Most utilities are inaccessible and therefore a substantial cost. If the city aids in service distribution more people may consider it.
I'm concerned that this is a waste of time as there is no option for no thank you
The backyard suite should be a residence not a business location.
Permits must include direct input from the neighbours.
not yet
If they were approved I would build one for my self.
Please allow these. They will increase character of all communities.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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Use of common courtesy and sense. Although not so common a streamlined guide and approval process can help make it easy and quick.
There should be a limit on number of occupants and number of vehicles allowed to be parked on the street.
Small cottage style. No need for a garage. Accessable to seniors or people with low mobility
On a flat street where code is 4ft per side of houses, this is a complete invasion of privacy. These should not be allowed.
As long they are well designed and maintained, they should be an asset to people who can't afford a house.
Not enough street parking for backyard suites.
Streamline the process to enable the average income earner to efficiently navigate the process.
Yes they are a terrible idea in Calgary. When the city can afford to manage decent services and schools in the inner city then we can talk about more densification but currently the city can't manage the density of existing R2 zoning.
Please do not relax our standards for privacy that council has no carefully guarded in the past.
Perhaps the city could have sample plans for the suites that were easily obtained by potential builders. Plans should be minimal cost to purchasers. Wonderful plan for seniors and students alike....
A backyard suite could significantly decrease property values for adjacent properties, especially if privacy is impacted, or if views are compromised (such as for houses with no existing rear neighbours), yards being shaded.
None except it should not invade privacy of neighbors
Some have created self contained small 'homes" or pods. Could this be something for TEMPORARY use.

they should be everywhere, for seniors first, should be affordably, should be able to live there with an income of 1100 which is all we get from CPP and OAS. should be quiet, close to bus, close to parks ( but quiet parks), could be purchased by seniors
Be careful not to turn our once beautiful city into a slum ghetto. Ask yourself: Do you want your neighbours to build suites all around your house and your yard? Or is it acceptable for other people, just not you?
I'm a back yard gardener, taller buildings should be situated on a piece of property to minimize sunlight loss on neighbours.
Want good regulations which allow for creativity and a variety of arrangements.
Traffic issues. Increased population will mean increased traffic issues
be sure to consider winter snow and ice conditions, and waste bin locations.
I HATE THE IDEA! We hardly get to park in front of our house already . Some households own 4 cars. Not everyone owns a garage. Those that do use it for storage. Very annoying!!!
Lower my taxes and I will maybe think about it. Other than that I do not want them
They should not be two stories. Anyone wishing to have a back yard suite should have to choose between having a suit or a garage not both as it will have huge negative impact on neighbouring properties. It is theft of neighbor
With all the huge 'condo' complexes being built in the near areas, I do not feel backyard suites are necessary in our small area since homes are close enough without adding more density with these backyard suites.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

September 10, 2018

<p>Yes, this is foolish, the tiny house movement is a FAD it will fade and wither like the grass in the fall. YYC cannot regulate infill construction, parking, access to sunlight for solar power...how will this benefit our society?</p>	<p>you are destroying our sense of home of safe haven with this move.</p>
<p>reduces green space, creates more water drainage issues especially during heavy rainfall, can reduce property value of adjacent properties</p>	<p>My concern is that I think they should be allowed with possible limitation only on size and how close they can come to the neighbour's main house.</p>
<p>Must maintain the same colors, finishes as the main house. Must have at least 20% smaller foot print as house. Square foot age of all levels must remain 20% smaller than primary house. Newly built struct/addi must not block sunlight on neibors property</p>	<p>Want to ensure that we still have community input into the process if applications are received to build</p>
<p>The biggest problem with the design of suites in Calgary is the onerous parking requirements. Small suites shouldn't need a stall. Houses on narrow lots should only require one stall for a total of two when there is a suite.</p>	<p>Consider what is in the neighbourhood now. If a one story 1950s house wants to build a suite in the backyard in an area where there are now huge new 2 story homes, I think it could be made to look and fit in well in the neighbourhood.</p>
<p>Should not exceed more than 1 bedroom</p>	<p>Had we decided we wanted a secondary suite, or to live in a community with secondary suites, we would have chosen another communi</p>
<p>Should NOT have to gain permission from neighbours but just city bylaws!</p>	<p>I think it's a great idea as long as the right rules are in place.</p>
<p>i have a concern that the total mass of the house and garage will overpower the lot there should be a limit of total sq/ft that can be developed on a lot and they should not be allowed on duplexes for same reason so a 3 storey house can not have a 2 story</p>	<p>Special consideration should be given to houses with no existing rear neighbours (ie back onto alley then green space or park). Property value with be diminished if rear neighbours are added in neighboring lots</p>
<p>Yeah, don't do it!</p>	<p>I am very much opposed to the very idea of laneway houses in R1 neighbourhoods. We purchased our house with the expectation of privacy from the neighbours, and laneway houses will severely compromise that.</p>
<p>make it happen before its too late!</p>	<p>I think allowing Backyard Suites in R1 is a "gateway" to R2. I oppose backyard suites because of the 2nd structure on lot not because of densification</p>
<p>Backyard suites should not be allowed.</p>	<p>Should be within the general architectural look of the neighbourhood, but doesn't have to look exactly like all other houses, but just not look completely strange. Safety for the tenant and privacy for the neighbours</p>
<p>I have concerns with occupants ability to safely get to sidewalks if there is heavy snow in the lane.</p>	
<p>I thing this a bad idea it continues to element privacy and increase density.</p>	
<p>I am horrified at what is going on. I expect my comments to be disregarded &amp; that pains me greatly. Would you PLEASE pay attention to real people who care deeply about their homes;</p>	



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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I love backyard suites!!! I believe having more would help the rental and lower income people. Could help keep families together longer too. If it's kids moving out or older parents moving in.
I am concerned that the City is looking to restrict design to the point of limiting creativity. Not every suite should suit every applicant. This is about an owner making improvements to their property to enhance value and create new options for living
Get rid of parking requirement. Crazy that I would be forced to live above a garage. Neighbours should get permit parking and not provide to suite dwellers if it's such a big deal.
Living space on the ground floor a backyard suite would be preferable as it helps eliminates the issue of sightlines and privacy. Greenery/vegetation on the laneway side of the structure would also increase visual appeal from already dingy alleys.
To provide privacy to neighbours, especially location of windows, very important
The by laws should cover all neighbourhoods. In other words these rules are for all of Calgary not just neighbourhoods that have been selected for reasons unknown or obtuse.
Need more space from the Neighbour
just traffic of people in the area and type of people that might occupy these type of residence, but that could even apply to rental properties in general
Guidelines may need to look different depending on the aesthetics of the neighbourhood (i.e. more tradition in some and more modern in others)
Noice
I don't think they should be allowed at all. I believe that just realizing the secondary suites in existing houses is enough work for the city to manage. Perhaps there are just too many unknowns about backyard suites to implement just yet.

I think I've made my point. I don't like them, I don't want them, and I will oppose them at every chance I get. Thanks for ruining our great city Druh!
The built backyard suites in Calgary that are generally regarded as desirable outcomes have relaxations that specifically allow them be nice. Relaxations make these desirable outcomes less likely because of the opposition relaxations attract. Fix this.
BYS are a great way to increase density while maintaining a community's character. Talk with Noel Keough and/or John Brown from UofC, and look to Vancouver, Portland, & Seattle
Micro homes seem like a fantastic option with the new small home living craze.
Make it happen and soon. Don't make the process so complicated or expensive no one can afford to tackle it. We need to increase our density.
I think we need to be more accepting of a more diverse appearance and design of housing in the city.
no
Hope this reduces the amount of illegal suites, grow ops and fires from them
How to share services, electrical, gas, sewer or can these independant. Some of the older neighbourhoods are likely close to being maxed out now. What about mail service. The height of these laneway homes needs to limited to suit surrounding buildings.
I think backyard suites are a GREAT idea. Repect primary homeowner intersts, though.
The lot should be a minimum size.
Seems I'm concerned that backyard suites will attract street people or other wanderers to explore. What about crime, theft from yards, break and enters, vandalism. How can we protect from those?
Back yard suites are valuable in terms of environment.
No



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

September 10, 2018

Look at Vancouver or Edmonton's playbook. No need to reinvent the wheel!
I just don't want them in my neighbor hood
Like with everything the city does, parking is going to be a disaster. But that's what you want, right? To make driving so uncomfortable that everyone takes your crappy transit system.
Occupants will be living in close proximity to overhead power lines exposing them to high magnetic fields which have been shown to be detrimental to health. Many of these suites will inevitably attract lower income tenants and thereby increase crime.
Great idea to reduce sprawl, City is getting too large and roadways are not able to keep up
Space requirements for yards; parking requirements; alleyways with parking/garages to take strain off neighbors for street parking; natural foliage used for privacy concerns
All backyard suites should require at least 2 spaces of off street parking in addition to 2 spaces of off street parking for the main dwelling."
parking is a big issue as we already have illegal suites and extra cars do to that, also more people means more theft, more noise, more pets that run loose, more of everything, I can not see a positive at this time.
With Flat roof, it can be used as a rooftop spce for backyar suite
We do not want BY suites, do not like BY suites, de-values properties,congests lanes, encroaches on privacy, feels claustrophobic.
Laneway houses are a great option for increasing density with affected the look of a street. Minimum lot widths and exterior requirements will help to mitigate issues. Required off street parking is a must. Concerns about lane access during winter
Just that this is a good idea whose time has come. A great way to add some density, and

possible help to families looking to care for other family members.
I really like the idea of backyard suites to increase densification and give lower income people access to some of our more desirable inner city areas.
Relaxations that owners may request is a concern, the rule becomes not a rule that anyone can rely on, and precedent-setting of one relaxation creates less certainty for neighbours if more backyard suites are built.
I think itbis going to be very difficult to build backyard suites that do not i with the neighbor's yards/home into the backyard of the neighbor
People buy low density residential homes for peace and privacy. Backyard Suites will change the single family private homes into high density condos.
I want to build one for myself so I can sell my home to my son & age in place in my own smaller home.
Perhaps everyone on city council should have to have one in their yard for a 2 year trial period.. before going any further
It seems to me increased density is desirable. Allowing these suites allows for that and especially so where transit and CTrain is walkable from the suite.
This is dumb abd another dumb idea fron or [profanity removed] mayor
I am okay with them but I would prefer the idea of tiny homes and single level homes so that they do not overrun the skyline and hamper family backyard living by removing gardening sunlight, privacy and adding noise
On the whole, I think they're a good thing. We need better housing design, we're servicing new young demographics who live fundamentally differently than most housing provides. I'd love to rent something small, quiet and simple



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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I hope neighbours have quite a bit of say over suites which are next to their backyards
The City of Edmonton has done an incredible job over the last few years in researching, planning, executing, and gathering public opinion on onday + backyard suites. These suites can play a critical role in helping shape the maturity of a neighborhood
This is a poor idea to impose on R1 districts. City Council should be ashamed of themselves.
Should not be allowed on lots that back onto a green space, concerns for property value for all homes resale living next to backyard added suite I would not purchase a home on either side
Just let people be and don't think about it too much.
Please balance your push for densification with the character and needs of the communities. Many inner city communities are have lost and are losing green space to development, impacting quality of life. Backyard suites may further reduce green space.
They should fit with the character of the neighbourhood. The City has done a poor job of enforcing contextual design for new houses in older areas and needs to be more insistent with backyard suites.
Increase in parking - parking is already an issue in a lot of communities.
Calgary needs this. Young generations can not afford housing on full time income.
right a set of rules for them, and allow them in ALL land use districts if they meet the specific rules - only allow minimal relaxations
None
No
It should not be applied to all communities

Suite size should be based on a percentage of the lot/house size. A small studio granny annex would fit many places but a 600sq ft apartment over a 3 car garage could fill up an entire lot, over power the house or neighbouring houses.
There should be allowance made for handicapped access ie and elevator. If a parent wants to occupy the backyard suite in their old age, and they want to have their kids in the main house, then the city should minimize be flexible.
No
Nope
I think all reasonable designs and layouts should be accepted,
I am concerned about devaluation of my property and that backyard suites will be a burden on existing infrastructure.
Hiring an Architect to help you design the place that suites your individual needs is good. Indoor and outdoor storage is a good idea.
Please approve Backyard Suites. There is a real need for families with aging parents, nannies and affordable housing for students.
I disagree with allowing backyard suites. You have made a very lopsided "winners and losers" decision to allow them, they will result in a decrease in my property value and the private enjoyment of my property. Think again please
Plumbing systems.
I think the city should lower the barrier to entry for backyard suites to encourage more of them. I think community members right now have too much say in how a secondary/backyard suite are developed and that raises the entry point.
There is already not much parking space in newer and older communities. This is ridiculous. Go buy or rent and apartment



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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I think that people should be able to do this without reservation. We have grown this city so large by land area, being able to have more growth on large plots are a great idea.
Backyard suites should meet all safety standards, electrical, plumbing etc.
Nope.
traditional neighbourhoods and tight lots. Should only be allowed on larger than normal lots.
Backyard suites have the opportunity to be creative and innovative living alternatives in our city. Imposing a narrow set of guidelines will discourage application (and thereby density). We need to be less concerned with the aesthetics and more about safe
Allow garages to have a second level where sightlines permit
Think of tiny home options, classic house/apartment designs have changed, a small tiny home with electrical/plumbing should be considered a valid legal suite. Consider parking spot requirements, old neighbourhoods have street only.
I am in favour of these suites if they are well designed and executed. They would help young families have homes and would make good use of land.
Care in defining regulation to avoid garage conversions to provide low end housing for poor people by over greedy landlords with multi suites houses
Suites should be considered like contextual infills and not prescribe one size solutions due to the wide array of lots and situations you will find in Calgary.
I would love to see all buildings wheelchair accessible. I would like to see more low income housing as well - lots more.
Have them be a part of the existing community and blend in!

We already have parking issues. This is nothing but a way for the city to generate more tax revenue. Don't pretend this is about affordable housing
Needs to have lots of oversight to make this a viable option!
I am worried that the city regulates too much and puts up too much red tape
in order to be able to have a backyard sweet you must have a pretty large backyard cuz otherwise you're just cramming everybody in. There has to be set sizes and strict rules.
They really shouldn't be allowed. The City must see potential for big tax dollars but isn't considering the quality of life for existing residents. A very bad idea.
No
I expect this survey is just a process that the City is going through just so they can say they consulted with concerned citizens and everyone was happy. I don't believe the City will take seriously any concerns from neighbours of owners who develop secure
Get on it!!! You people take far too long to go ahead with this kind of thing
It's all about fitting into the context of a neighbourhood. Total sq footage matters, including the garage. Triple garage with up to 900 sq ft. upstairs doesn't fit in well. Uses up all greenspace and blocks light. Too massive. Use contextual designs.
no
That there are rules concerning what is required for the suites to have. (Stove fridge etc space )
Don't want them in our neighbourhood. Most of the homes are bungalows and should stay that way.
Build apartment buildings on the outer skirts of the city
No
Yes. Its [profanity removed] that it should be applied uniformly.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

September 10, 2018

If they can have Air B&Bs and basement suites and noe this, how many people do you need living on a simple 25 x 120 foot lot. Where exactly will these people park vehicles especially if they have 2, right now there is very little parking on 27 ave. s.w.
I not convinced that this has been researched thoroughly enough at all. I have not seen any comments about my taxes now being adjusted because of a suite changing my way of life.
Limit amount of occupancy
Suites should be available for older mature couples...or couples with no children
City MUST actively encourage backyard suite additions through out the city as part of responsible densification
No
When the city passes the land use bylaw for backyard suites, we are hopeful that each community will be agreeable to them and not be able to stop them without good reason.
love them. will be the right step towards densifying and diversifying the inner city, affordability, livability, sustainability and decreasing sprawl.
Congratulatiins to the brain child of this initiative! Looking forward to a very positive engagement and support from all residents
The neighbors really need to be considered. People who purchased houses prior to this should have as little impact against them as possible. They did not purchase their house expecting less privacy or no view because of a law change
Do not build them!
I love this idea. I'm begging to find something affordable for my mother to live, that is not in my own house. But nearby so I can still check in. This would really help.
I don't need less sunlight in my backyard as I have now with a two storey house next to me
Get it done. Look at Vancouver and edmonton.

Great idea
Speed of process! Let families who need a backyard suite for elders get on with it!
None
My main concern is that the city will over regulate this and it will become too onerous and expensive to achieve. Every yard is different and it should not have strict blanket of rules. Consultation with adjacent neighbours, a design estetic that works
Please be flexible with sq footage. It is not reasonable to create all spaces under 750 sq ft. Like basements, a lane house could easily be 1000sq ft and 2 bdrm. Look at guielines for other cities. Please don't be too restrictive
Permit costs by the city must be minimal. Cslgarisns are charged for sneezing in this city.
Caution regarding carbon monoxide poisoning if above a garage. Parking for backyard tenant.
We think they are a good idea, however, bylaws must be put in place and enforced with adequate oversight (meaning properly staffed). Taxes to suite owners should be used to finance this.
Garages for vehicles on backyard suites would help with the parking issue. Even a shared garage w/ the property owner would help with storage space and parking availability.
You can make an amazing living space in a horse trailer, research the variety of structures that could be used before restricting to only a few styles, that in reality only a few Calgarians will be able to afford. Stop making the rich richer.
I hope the City can come to a reasonable decision
EVERY suite created in the city should have a 25-50% property tax increase. This would go a very long way to ensuring the infrastructure in the areas can be upgraded and maintained. The owners of these properties should be required to pay.



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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dont allow backyard suites
Yes don't build them. They are not the answer
No
Let's work hard to eliminate the current belief that neighbourhoods are static and will never change. Perhaps a generation from now, it won't be so hard to implement changes that are common-sense and desirable.
No
Colour and building materials should match those of the main house.
no
Trees trees trees and more trees please.
Parking is a premium. So if you have lots of people living in one property. How will you manage parking?
None
No
The concept is being foisted upon many parts of the city which do not want it, by socially active political forces. Doing good for some will lead to many disgruntled residents who will ultimately move if they can afford to. Good idea, poor implementation.
needs to be pedestrian access to the suite from the street to avoid safely risk of using alley in winter (snow & ice)
As a resident living in downtown I think the garage suite in the back yard is suitable for our community
We dont need them .. and you wont listen anyways .. but if you are bringing thisin, then make it city-wide and not justbinthe lowly communities that are already overcrowded. Bring them.into your own community and all the snooty communities. ENUF already!
no
I would like the possibly to use a sea can as cheaper opposition as I can't afford 100,000 suite

There are enough issues already with secondary suites ... backyard suites will bring more issues than they solve! Parking /noise/fire/privacy/slumlords etc ... need I go on!
Make AN INFORMED decision oncks. You have a chance to do this rite.
None
No
consider alternate building methods like manufactured homes and modified seacans. really pay attention to making these affordable
I think if yard is big enough and house doesn't already have a basement suite might work. I also think if u have a backyard suite owners need to live on property. Too many don't with basement suites.
Yes .. these suites should NOT be allowed to decrease the property value of average citizens so greedy landlords and rental property owners can make a buck. The likely hood of the se suites being rented to younger marijuana smoking people in residential!
Neighbours should be able to say NO to backyard suites/have means of appealing.
Back yard suites should not be for parties.
The quality of design and construction and tennancy may effect the neighborhhod
As I own a r 1 zone my neighbor has rented space parking on the street is nuts
If this idea is about renting part of one's property to strangers including families, then it will turn our neighbourhoods into ghettos with the density of the population being an issue. There are few parking spaces available now on most streets.
Privacy of tenants and neighbours. Parking and increased traffic issues.
Limits on how many people can live in a suite.
Maintaining the sense of community and privacy.
Added density and parking problems if tenants have vehicles



# Backyard Suites - Guidelines

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Many working families have older parents that live in small towns far away with not great access to health care. It would be nice to have a suite on my property to take care of my aging parents.
B. S. are MUCH more preferred and much better than building huge and mammoth duplexes that invade neighbour's privacy and "steal" or block all of the neighbour's sunlight and prevent green space from growing. B. S. also maintain the original streetscape !
The city should build up (high rise apartments) not add more sprawl and buildings to already crowded neighbourhoods.
the property owner needs to make the compromises/adjustments in order to minimize impact on neighbours
I can't think of any other concerns besides fire hazards/access for firefighters, privacy, and parking. I would expect the structures to be in line with area housing designs.
Should be designed to allow for Solar or alternative energy to be used. This will reduce infrastructure strain or upgrade costs.
The city could offer one or several building designs drawings and layouts for anyone to use for free. This will ensure its affordable to build and by code and will also adhere to design expectations. It helps homeowners and in the approval process.
No
No design no back yard suites
Freedom of choice
How do you protect these units from being used as revenue properties? I am in favor of these units as long as they are used to assist family members. I do not support units that can then be used as AirBNB properties.
none
adamantly opposed to backyard suites

What about encouraging underground construction such as sunken main levels, sunken parking levels, etc. to limit massing and other privacy/shadowing concerns above ground?
Also include in your considerations single adults living by themselves . The suite should not expensive to rent .
no
Should not be allowed
No
Parking vehicle concerns and snow lanes...crime
Nope.
Check out Vancouver's laneway houses
No. They are not needed in Calgary. Given the changed economy and demographics the city no longer faces a housing shortage and in any event laneway houses are not the most effective means to achieve densification
Parking
I dislike this concept, areas with multiplexes are high enough density without this added burden. I'm very concerned about the loss of feeling of a natural environment through less visible trees and blocked sunlight. This would lead to poor melting snow
Not at this time
Too much building on too little land
Not safe( lighting fire etc) not good for most neighbourhoods , maybe belt line area, but not for further out communities
I have concerns about parking. If secondary suites are built in the backs of lots then the extra parking would be crammed into the alley ways. I would like to see a parking space provided by the owner to keep the street parking and alley parking down
Don't let parking drive permits! Parking should be lower on the priority list than many other considerations.
If off street parking cannot be provided there should be no development of a secondary suit



# Backyard Suites - Guidelines

Stakeholder Report Back: What We Heard

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none
This is a great idea, particularly for aging parents to live near but not with their families.
Calgary's urban sprawl is ridiculous. Time to increase density. This way families can stay in close proximity.
The maximum sqft for living area should be increased. Parcel coverage maximums already takes care of someone trying to build a ridiculously large suite
Stop being so restrictive.
Should allow some flexibility for suitable designs in conjunction with main house design and also unique lots or constraints.
They don't need to be attached to a garage. Tiny homes should be encouraged. Parking for suite and main house can be a separate building.
barriers to the development of these should be removed where ever possible subject to safety
None
Each property is unique. Creating a universal standard would not only be impossible, it will result in suites that do not naturally suit certain properties or communities. Design approval should be based on safety and reflect the architecture of the area

there should be minimum separations to property line from the proposed new building to adjacent property owner; the front main buildings can have little separation; if you allow suites zero separation it will feel too congested
This style of development will inherently increase the density, use, traffic, and private enjoyment of surrounding spaces. This style of development should not be supported by the City.
Allow for flexibility, each backyard is different. The owner of the property should have flexibility but maintain privacy & safety for others. Privacy related to the owner's house is in their hands, & will be reflected in the selling price of their house.
I think the City has to ensure this is done right from the start. There are LOTS of great examples of high quality backyard suites out there (eg Vancouver). Don't approve ugly suites unless you want people to hate them.