

**LAND USE AMENDMENT  
BEDDINGTON HEIGHTS (WARD 4)  
SOUTHWEST OF BEDDINGTON TRAIL NW AND  
BERKSHIRE BOULEVARD NW  
BYLAW 224D2017**

**MAP 16N**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling, to Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

A small portion (northeast corner) of the site is located within the Airport Vicinity Protection Area (NEF contour 25-30). Residential uses are allowed within this NEF area, subject to compliance with acoustical requirements set out in the Alberta Building Code.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2017 May 18

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 224D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 20 Berkshire Court NW (Plan 7911479, Block 47, Lot 22) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 224D2017.

**LAND USE AMENDMENT  
BEDDINGTON HEIGHTS (WARD 4)  
SOUTHWEST OF BEDDINGTON TRAIL NW AND  
BERKSHIRE BOULEVARD NW  
BYLAW 224D2017**

**MAP 16N**

---

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

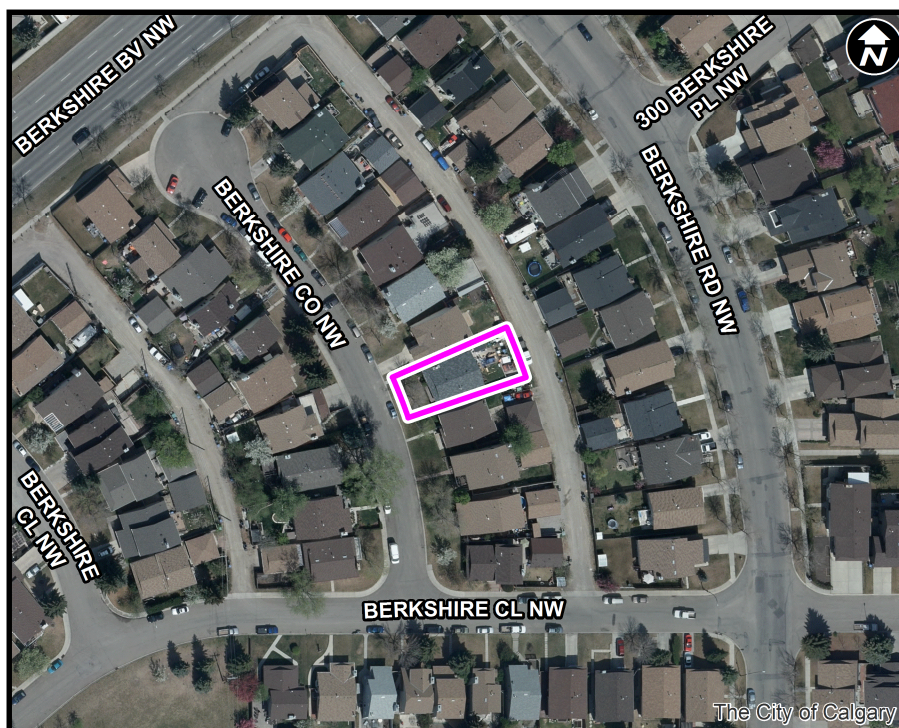
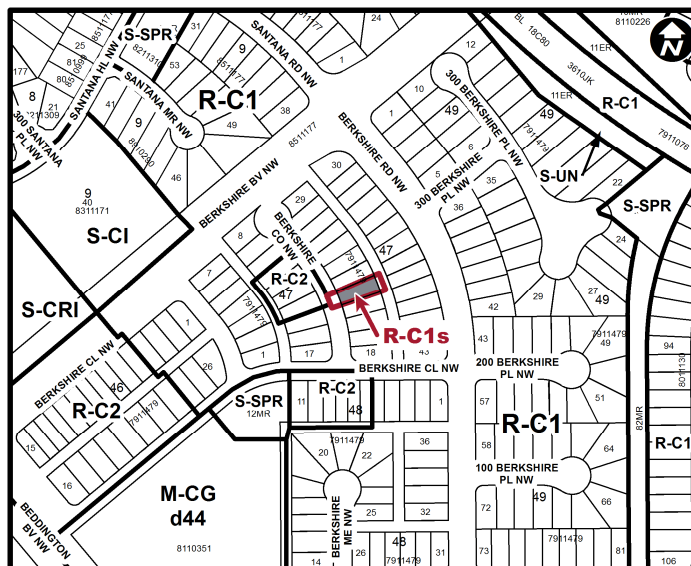
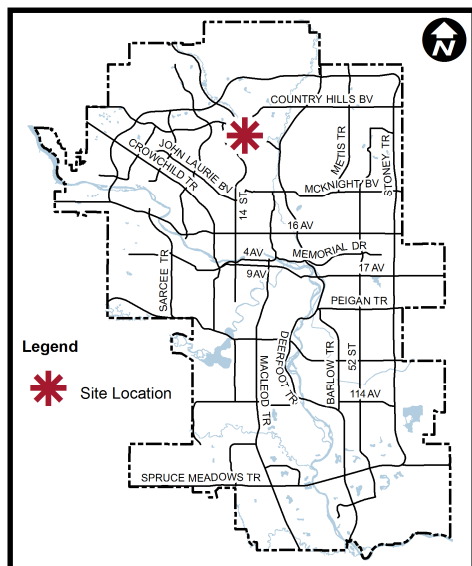
**ATTACHMENT**

1. Proposed Bylaw 224D2017

LAND USE AMENDMENT  
BEDDINGTON HEIGHTS (WARD 4)  
SOUTHWEST OF BEDDINGTON TRAIL NW AND  
BERKSHIRE BOULEVARD NW  
BYLAW 224D2017

MAP 16N

LOCATION MAPS



LAND USE AMENDMENT  
BEDDINGTON HEIGHTS (WARD 4)  
SOUTHWEST OF BEDDINGTON TRAIL NW AND  
BERKSHIRE BOULEVARD NW  
BYLAW 224D2017

MAP 16N

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 20 Berkshire Court NW (Plan 7911479, Block 47, Lot 22) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 9 – 0**

LAND USE AMENDMENT  
BEDDINGTON HEIGHTS (WARD 4)  
SOUTHWEST OF BEDDINGTON TRAIL NW AND  
BERKSHIRE BOULEVARD NW  
BYLAW 224D2017

MAP 16N

**Applicant:**

Jennifer Healey

**Landowner:**

Doug Duthie  
June Duthie  
Thomas Duthie

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Beddington Heights, the site is approximately 12.78 metres by 32.98 metres in size and is developed with a one-storey Single Detached Dwelling. Access to the site is available from the rear lane. Although there is no existing detached garage or parking pad on site, the parcel has the ability to accommodate the by-law required number of on-site motor vehicle parking stalls, with access from the rear lane. The site is primarily surrounded by low density residential uses to the north, east, south and west. An elementary school, child care centre, church and open spaces are located within walking distance north, south and east of the site. Beddington Town Centre is located approximately 1.4 kilometres southeast of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Beddington Heights' peak population and year, current population and the population amount and percentage difference between the peak and current population.

<b>Beddington Heights</b>	
Peak Population Year	1991
Peak Population	13,237
2016 Current Population	11,792
Difference in Population (Number)	-1,445
Difference in Population (Percent)	-11%

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

**LAND USE AMENDMENT  
BEDDINGTON HEIGHTS (WARD 4)  
SOUTHWEST OF BEDDINGTON TRAIL NW AND  
BERKSHIRE BOULEVARD NW  
BYLAW 224D2017**

**MAP 16N**

---

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no Area Redevelopment Plan for the community of Beddington Heights.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Beddington Court NW and the rear lane. The area is well served by Calgary Transit bus service with multiple bus stops located within approximately 350 metres walking distance of the site on Berkshire Road NW and Bermuda Road NW; within approximately 450 metres walking distance on Berkshire Boulevard NW; and within approximately 600 metres walking distance on Beddington Boulevard NW. On-street parking adjacent to the site is unregulated.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT  
BEDDINGTON HEIGHTS (WARD 4)  
SOUTHWEST OF BEDDINGTON TRAIL NW AND  
BERKSHIRE BOULEVARD NW  
BYLAW 224D2017**

**MAP 16N**

---

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The application was circulated to the Beddington Heights Community Association. No comments were received.

**Citizen Comments**

One letter was received from an adjacent neighbor in support of this application.

One letter was received from an adjacent neighbor in opposition of this application.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT  
BEDDINGTON HEIGHTS (WARD 4)  
SOUTHWEST OF BEDDINGTON TRAIL NW AND  
BERKSHIRE BOULEVARD NW  
BYLAW 224D2017**

**MAP 16N**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

The following includes our reason for making this application as well as our reason for approval:

My husband I have both lived in Beddington for a great part of our lives. We grew up in this neighbourhood and I even went to the elementary school just down the street from our current home. The home that I sold him and his parents 7 years ago as their realtor, in hopes that he would one day raise a family here.

Just 1 year ago we married and have welcomed our beautiful now 10 month old son into our lives and into this home! We have spent a great deal of time, money, and passion to make this a true family home and we are now excited to look forward to improving and furthering our future here. We have many close friends in the area and live on a beautiful street with wonderful neighbors.

The idea of a secondary backyard suite, allows us to think of a future where our children can grow up in a safe community, full of support, and with their parents and grandparents coexisting together, fundamentally growing together and taking care of each other.

This suite would also allow us to improve our property and would give attention to maintaining this beautiful community and the pride we have both in it and our home. We encourage the idea of this "in law" suite, as a way to keep a close family unit, as well as offset the future cost of both childcare for us and elderly care for our parents.

LAND USE AMENDMENT  
BEDDINGTON HEIGHTS (WARD 4)  
SOUTHWEST OF BEDDINGTON TRAIL NW AND  
BERKSHIRE BOULEVARD NW  
BYLAW 224D2017

MAP 16N

APPENDIX II

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms



**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

