

**LAND USE AMENDMENT
BEDDINGTON HEIGHTS (WARD 4)
WEST OF BEDDINGTON RISE NE AND BEDDINGTON ROAD NE
BYLAW 4D2016**

MAP 15N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. An illegal Secondary Suite currently exists on the site; however, this application is not the result of a complaint.

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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2015 November 19

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 4D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 28 Beddington Road NE (Plan 7910500, Block 12, Lot 24) 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 4D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site. Further, the following points support the application:

- The home has an existing illegal Secondary Suite which the owner wishes to bring into compliance;
- The site is accessible from a lane;
- The site is able to provide adequate vehicle parking; and
- The site is in close proximity to a park.

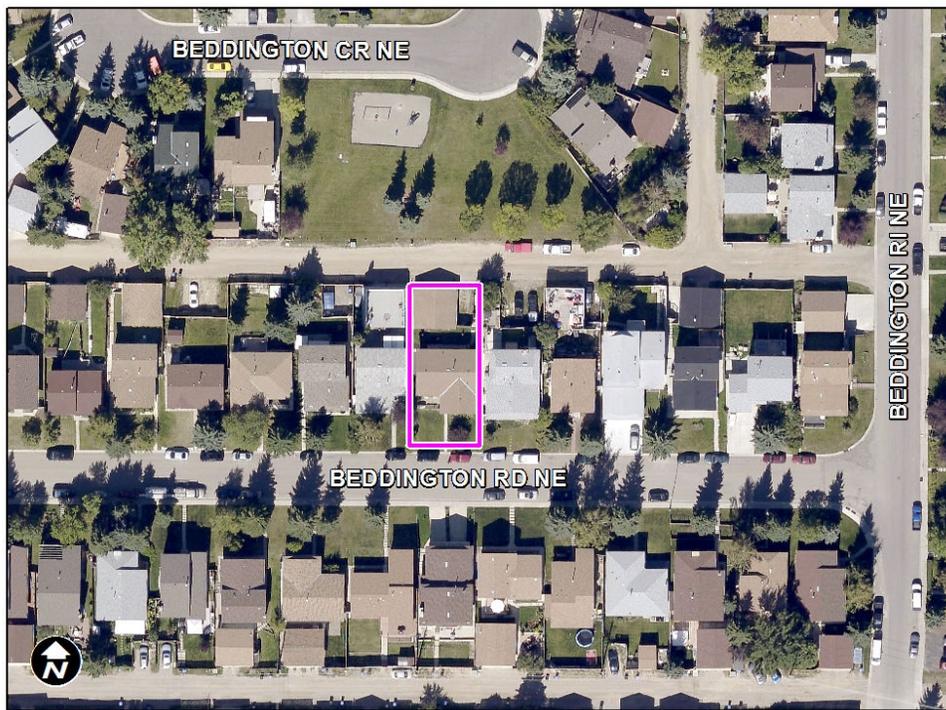
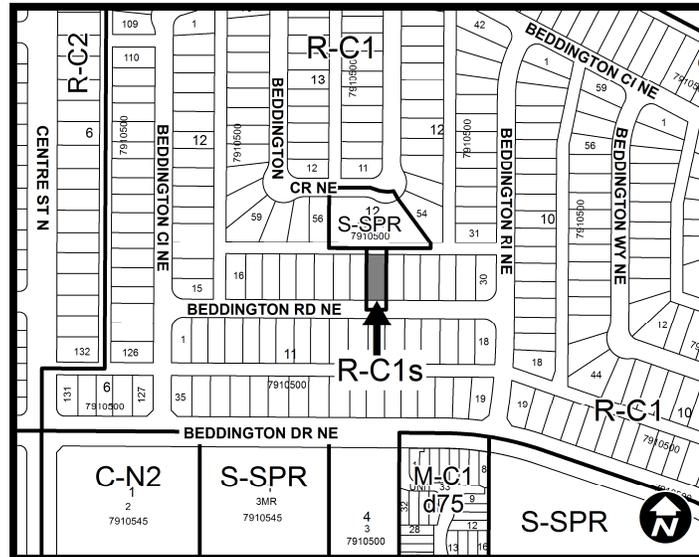
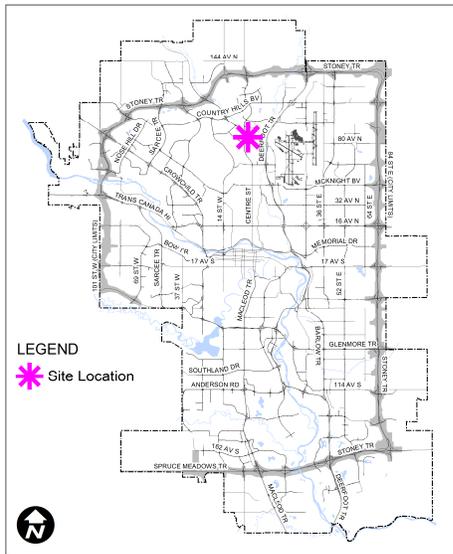
ATTACHMENT

1. Proposed Bylaw 4D2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 28 Beddington Road NE (Plan 7910500, Block 12, Lot 24) from Residential – Contextual One Dwelling (R-C1) District to Residential Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 – 0

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Applicant:

Philippe Simard

Landowner:

Philippe Simard

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Beddington Heights. The parcel is developed with a single detached dwelling with a detached double garage accessed from the lane. Single detached dwellings exist to the east, west, and south of the parcel. There is a park to the north across the lane. The area is served by Calgary Transit with a bus stop located within 400 metres.

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) and one additional discretionary use (backyard suite).

The site is 14.63 metres wide by 33.53 metres deep. The subject site generally meets the minimum R-C1s parcel size requirements with the exception of the lot width, which is 0.37 metres deficient of the bylaw requirement for the use of Backyard Suite. The Development Authority should support the required relaxation(s) at the Development Permit stage. The site can accommodate a Secondary Suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions.

Approval of this land use application does not constitute approval of a specific Secondary Suite type, but rather it allows for an additional dwelling unit (in the form of a Secondary Suite) to be considered via the development permit process.

LEGISLATION & POLICY

The subject site is located within a *Residential, Developed-Established Area* as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: *Established Areas* policies (Section 3.5.3), *Neighbourhood infill and redevelopment* policies (Section 2.2.5) and *Housing diversity and choice* policies (Section 2.3.1).

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Beddington Road NE, with vehicular access to the existing detached garage from the rear lane. The closest transit stop is a bus stop within 400 metres, located on Centre Street (routes #300, #301, #3).

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 depending on the type of a secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments: The community association did not provide any comments.

Citizen Comments: No comments were received.

Public Meetings: No meetings were held by the Applicant or Administration

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for making this application:

- For safety reason...
- The reason to apply for a zoning change from RC-1 to RC-1s, is to have the proper zoning that allows development of a legal suite.
- An illegal basement suite was already built when I (Philippe Simard) bought the house in 2012. (Built approximately in the 1990's)
- Safety of this current suite is a priority as a home owner. I would like to meet the rules of the bylaw and through further development meet the Alberta Fire Code and Alberta Building Code.
- I will invest time and money to transform this existing illegal suite to a safer standard.