

**LAND USE AMENDMENT
BEDDINGTON HEIGHTS (WARD 4)
BERNARD MEWS NW WEST OF BERNARD ROAD NW
BYLAW 16D2018**

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 was an illegal suite that was removed in 2017 and this application was submitted as a 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 the city.

ADMINISTRATION RECOMMENDATION(S)

2017 November 16

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 16D2018; and

1. **ADOPT** the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 511 Bernard Mews NW (Plan 8110226, Block 56, Lot 16) 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 16D2018.

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 Beddington Heights. 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.

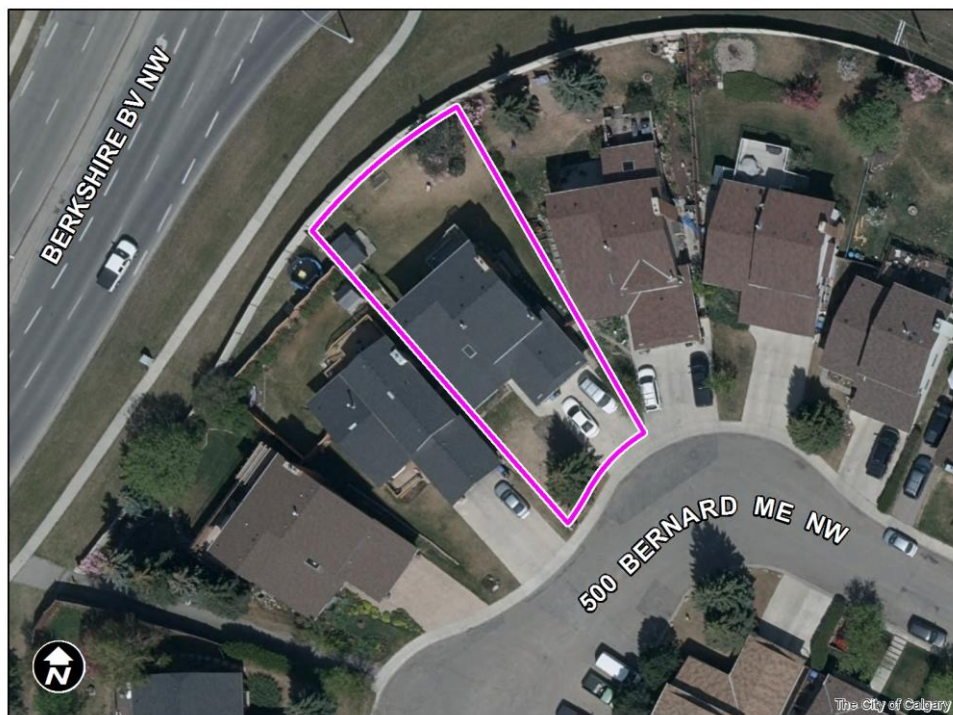
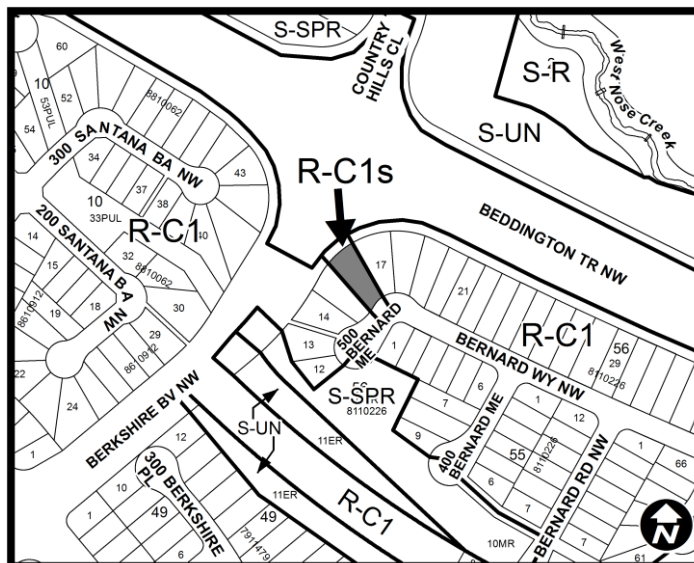
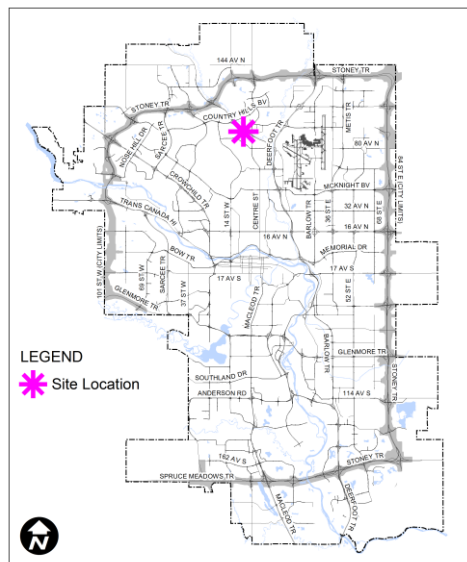
ATTACHMENT

1. Proposed Bylaw 16D2018
2. Public Submission

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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 0.08 hectares \pm (0.19 acres \pm) located at 511 Bernard Mews NW (Plan 8110226, Block 56, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 8 – 0

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Applicant:

Ryan Barry Douglas Lidstone

Landowner:

Julie Lynn Lidstone
Ryan Barry Douglas Lidstone

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Beddington Heights, the site is approximately 18 metres by 43 metres in size and is developed with a two-storey single detached dwelling and an attached two-car garage that is accessed from Bernard Mews NW. Surrounding development consists of low-density residential to the south, east, and west of the site. The parcel backs onto Beddington Trail NW and Berkshire Boulevard NW and is in close proximity to a large green space and trail network.

According to data from The City of Calgary's 2017 Census, the following table identifies Beddington Heights' peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Beddington Heights	
Peak Population Year	1991
Peak Population	13,237
2017 Current Population	11,694
Difference in Population (Number)	-1,543
Difference in Population (Percent)	-12%

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.

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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 local area plan for the community of Beddington Heights.

Airport Vicinity Protection Area (AVPA)

The parcel is located within the 25-30 NEF (Noise Exposure Forecast) contours, however, residential uses are not considered prohibited within this area. The applicant is responsible for ensuring uses are compatible with the AVPA Regulation. All buildings constructed and renovated on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Bernard Mews NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 500 metre walking distance of the site on Berkshire Boulevard NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

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.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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

Administration reached out to the Beddington Heights Community Association and did not receive a response.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

August 25, 2017

City of Calgary
Planning & Development
P.O. Box 2100, Stn. M, # 8108
Calgary, AB, Canada T2P 2M5

To whom it may concern,

RE: 511 Bernard Mews NW, Calgary, AB (8110226; 56; 16)

As the owners of the above-mentioned property, we are making this application for land use redesignation. This application is being made as an early step towards potentially adding a secondary suite to this property.

The house is relatively large as is the lot. The property is on the edge of a cul-de-sac that opens onto a large park. In short, the density of this corner of Beddington is relatively low—this property seems well suited for the proposed land use redesignation.

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APPENDIX III

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 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.

