

**LAND USE AMENDMENT
PENBROOKE MEADOWS (WARD 9)
PENMEADOWS CLOSE SE AND 55 STREET SE
BYLAW 86D2018**

MAP 14E

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. There is an existing suite located on the parcel and the 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)	2018 January 25
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 86D2018; and	
<ol style="list-style-type: none"> 1. ADOPT the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 112 Penmeadows Close SE (Plan 41LK, Block 54, Lot 7) 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 86D2018. 	

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.

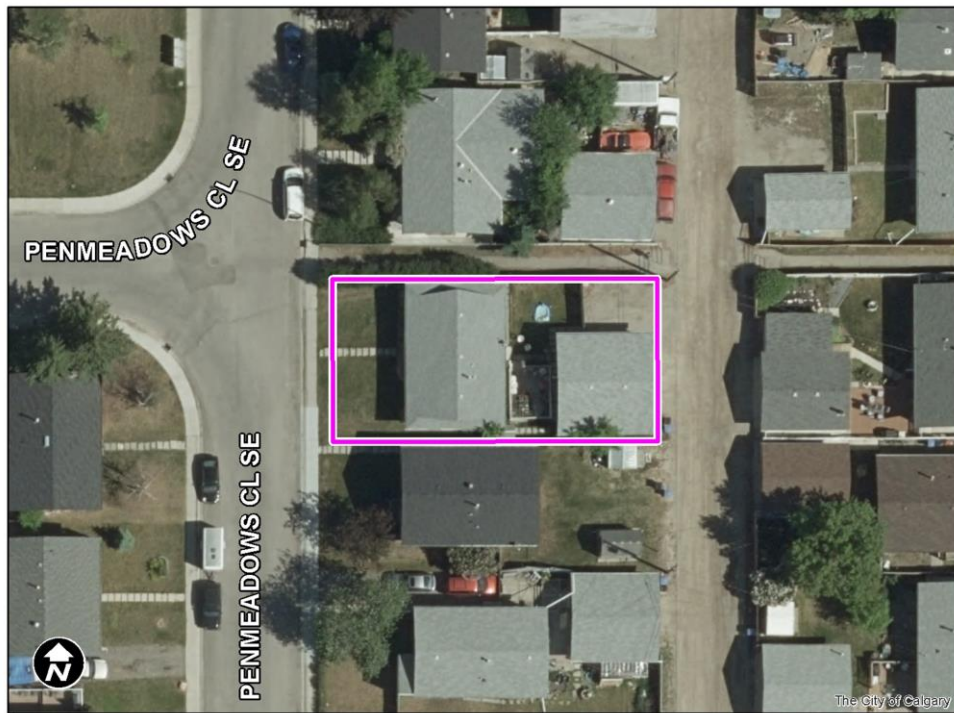
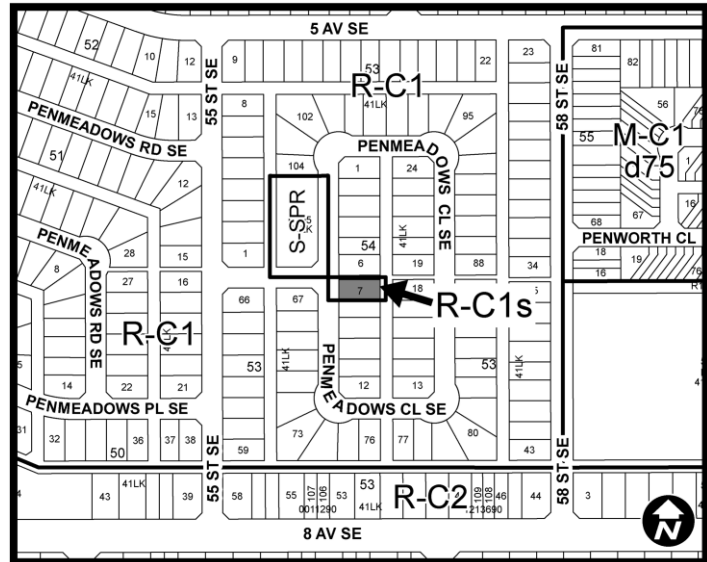
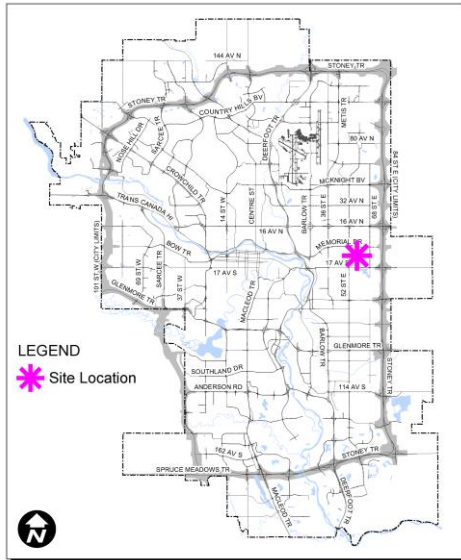
ATTACHMENT

1. Proposed Bylaw 86D2018

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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 ± (0.12 acres ±) located at 112 Penmeadows Close SE (Plan 41LK, Block 54, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen
Absent: J. Gondek

Carried: 7 – 0

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Applicant:

Valerie Stephenson

Landowner:

Valerie Stephenson
Rob Stephenson

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Penbrooke Meadows the site is approximately 15 metres by 30 metres in size and is developed with a single-storey single detached dwelling with a two-car garage that is accessed from rear lane and a two car gravel parking pad that is accessed from the rear lane. Residential uses exist to the north, east, south, and west of the site. A tot lot list located to the northwest of the site.

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

Penbrooke Meadows	
Peak Population Year	1973
Peak Population	10,031
2017 Current Population	8,324
Difference in Population (Number)	-1,707
Difference in Population (Percent)	-17%

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.

LEGISLATION & POLICY

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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 Pembroke Meadows.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Penmeadows Close SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop located within an approximately 400 metre walking distance of the site on 5 Avenue SE. 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.

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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 did not receive a response from the Penbrooke Meadows Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

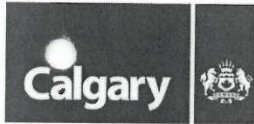
Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I
APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites
(R2017-07)

0348

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

The suite will help subsidize the mortgage payment for the owners and also provide reasonably priced housing for people on fixed incomes, creating sustainability for the community by bringing an influx of people and funds to local businesses, thereby helping the economy, as well as increasing property values, which in turn increases property taxes collected by the City of Calgary.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

We talked to a few neighbors who said they have no problem with the idea of legalizing our suite. Also said they have not had any issues with any people that have lived in our house in the past, and wished us best of luck with our endeavor.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

There is rear RV Parking which provides off-street parking for two vehicles as well as on-street parking for two vehicles in the front.

- 4) Are there any potential negative impacts of this development that you are aware of?

no, none that we are aware of.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

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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 simply 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.

