

**LAND USE AMENDMENT
PENBROOKE MEADOWS (WARD 10)
PENSWOOD WAY SE AND 3 AVENUE SE
BYLAW 147D2016**

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 a Secondary Suite or Backyard Suite. The site, which contains an existing Single Detached Dwelling, does not have a Secondary Suite or a Backyard Suite at this time, and this application was not 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)

2016 May 05

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 147D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 207 Penswood Way SE (Plan 1599LK, Block 32, Lot 20) 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 147D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two additional residential uses (Secondary Suite and Backyard Suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

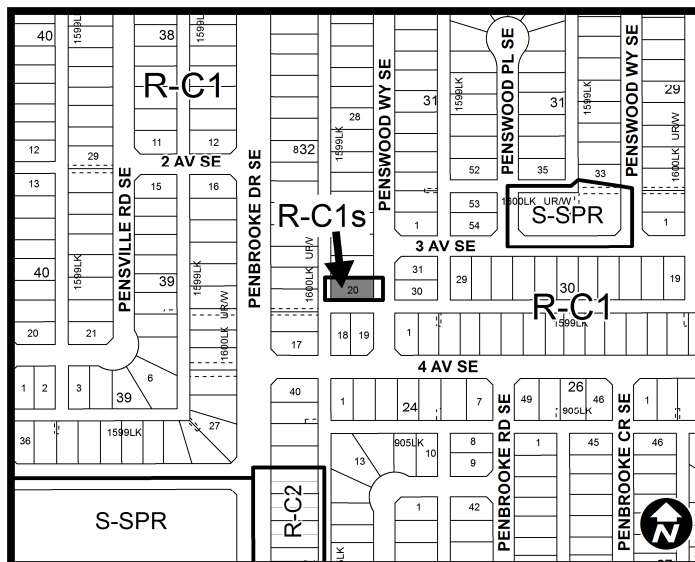
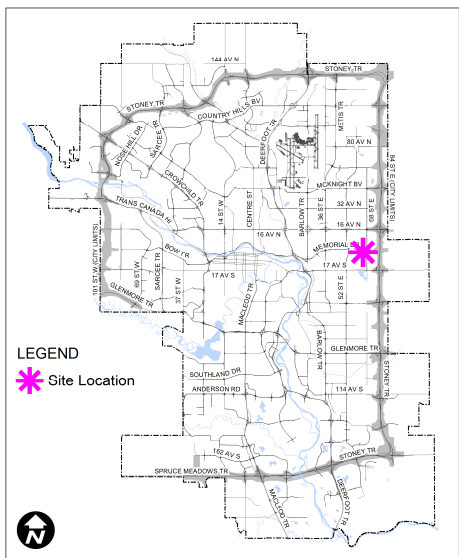
ATTACHMENT

1. Proposed Bylaw 147D2016

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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 207 Penswood Way SE (Plan 1599LK, Block 32, Lot 20) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht

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Applicant:

Tim Heinrichs

Landowner:

Tim Heinrichs

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Penbrooke Meadows, the parcel is approximately 15.8 metres by 30.6 metres in size. The parcel is developed with a single detached dwelling with a detached double car garage that is accessed from the rear lane. Single Detached Dwellings exist to the east, west, north and south. City-owned park space is located to the south of the site.

LAND USE DISTRICTS

The proposed R-C1s district allows for a Secondary Suite or a Backyard Suite on parcels that contain a Single Detached Dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use (Backyard Suite).

It is anticipated that the parcel can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and amenity space provisions. If any relaxations are required, these may be considered at future development permit stage.

Approval of this land use application does not constitute the 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 additional building and/or development permit processes. A development permit will be required if there are any proposed relaxations or if a Backyard Suite is proposed.

LEGISLATION & POLICY

Municipal Development Plan (Statutory - 2009)

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

There is no local area plan for this area.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Penswood Way SE with the rear lane allowing for principal vehicular access. The area is served by Calgary Transit bus service with a bus stop for Routes 1, 49 and 51, located within 200 metres walking distance of the site on Penbrooke Drive SE.

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.

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.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive comments from the Penbrooke Meadows Community Association.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings held.

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APPENDIX I

APPLICANT'S SUBMISSION

I, Tim Heinrichs am applying for a permit for land use redesignation for the property located at 207 Penswood Way SE in Calgary, Alberta. I believe this redesignation to be in the best interest of the community of Penbrooke Meadows, the residents (future and existing) of the City of Calgary and myself. Access to good quality, low cost housing is important to the growth of our city and the quality of life of the citizens of Calgary. This redesignation will allow me to earn rental income and will increase the value of the property.

As a non-native Calgarian I can attest to the challenge of finding affordable housing, by allowing a secondary suite at the address in question the planning commission will be taking a residence typically occupied by a single family and turning it into two units of affordable housing. The residence contains 4 total bedrooms (3 up, 1 down), 4 total bathrooms (2 up, 2 down), a large back yard, a large garage and lots of room for the occupants. There are separate entrances and separate laundries allowing the occupants of the main and lower floor plenty of privacy from each other.

In addition to the factors providing comfort for the occupants there is minimal impact to the neighbourhood in terms of parking. There is a large garage on the property and adequate parking for the residents.

Today I am living in the basement suite with my newly married wife while there are tenants (2 people) renting the main floor above. We are living together comfortably with each other and with our neighbours. Allowing this land use redesignation will not have any negative impact to community stakeholders and will create opportunity for everyone involved.