

**LAND USE AMENDMENT  
PENBROOKE MEADOWS (WARD 10)  
SOUTH-WEST OF THE INTERSECTION OF PENNSBURG WAY  
SE AND PENNSBURG PLACE SE  
BYLAW 88D2014**

**MAP 14E**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from R-C1 to R-C1s to allow for a secondary suite. The subject site currently contains an unoccupied secondary suite, but 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)**

2014 July 31

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

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

That Council hold a Public Hearing on Bylaw 88D2014; and

1. **ADOPT** the proposed redesignation 0.06 hectares  $\pm$ (0.14 acres  $\pm$ ) located at 91 Pennsburg Way SE (Plan 7682JK, Block 14, Lot 25) 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 88D2014

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for three forms of secondary suite uses (Secondary Suite, Secondary Suite – Detached Garage and Secondary Suite – Detached garden) which are compatible and complimentary residential uses with the established low density character of the community. This proposal also conforms with the relevant policies of the Municipal Development Plan and allows for development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

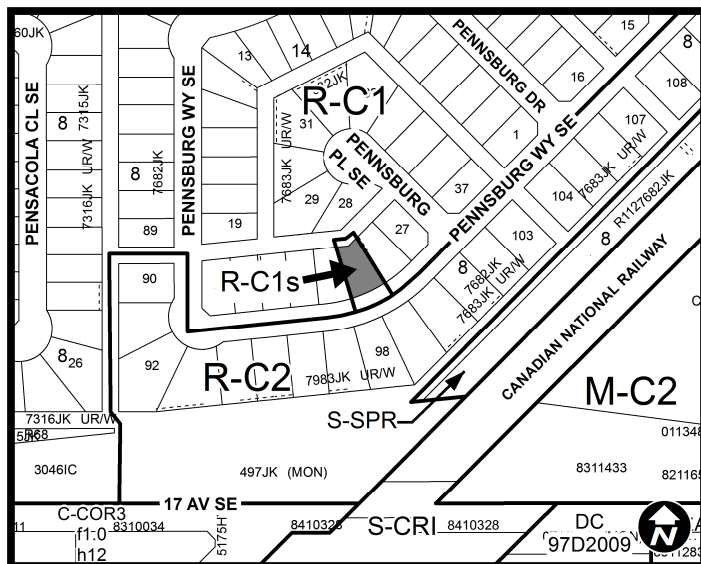
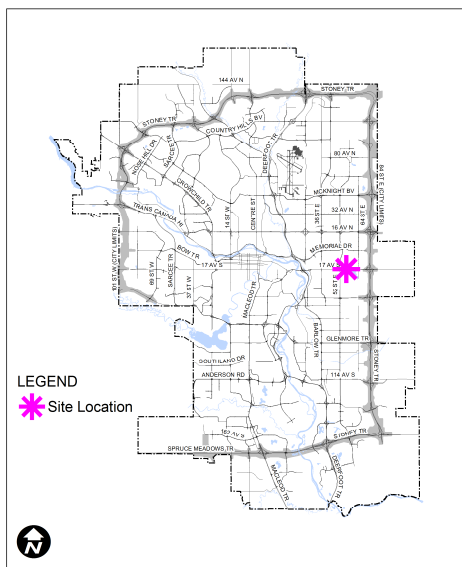
**ATTACHEMENT**

1. Proposed Bylaw 88D2014

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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 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 91 Pennsburg Way SE (Plan 7682JK, Block 14, Lot 25) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: G.-C. Carra**

**Carried: 7 – 1**

Opposed: R. Honsberger

Reasons for Support from Mr. Wright:

- Paved wide lane and 2 car garage plus space beside garage. Therefore no parking issues.

Reasons for Opposition from Mr. Honsberger:

- Inadequate parking

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**Applicant:**

LMJ Consultants

**Landowner:**

Mjahed Lafta Ahmed

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

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**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Penbrooke Meadows, the parcel is approximately 19 metres wide by 32 metres deep and is developed with a single detached dwelling with a detached rear garage.

**LAND USE DISTRICTS**

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) and two additional discretionary uses (Secondary Suite – Detached garage and Secondary Suite – Detached Garden).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and associated Land Use Bylaw 1P2007 requirements such as minimum parking and amenity space provisions. If appropriate, relaxations to various land use provisions may be considered at the development permit stage.

Council's potential approval of this land use redesignation application does not constitute approval of a specific secondary suite type, but rather allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process.

**LEGISLATION & POLICY**

Municipal Development Plan (MDP) (Statutory/Approved by Council – 2009)

The parcel is located within an *Urban Corridor* as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of MDP policy areas including: *Neighbourhood Infill and Redevelopment* and *Housing Diversity & Choice* policies.

Neighbourhood Infill and Redevelopment policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).

Southeast 17 Corridor: Land Use and Urban Design Concept (Non-Statutory/Adopted by Resolution by Council 2010)

Although secondary suites are not specifically identified in this plan, the plan promotes a range of housing types to suit all income levels, ages, lifestyles, and family needs.

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## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available from Pennsburg Way SE as well as from the existing rear lane. The area is served by Calgary Transit with bus service within short walking distance of the parcel on Pensacola Way SE, 52 Street SE and 17 Avenue SE. The site is of sufficient size to accommodate the minimum motor vehicle parking requirements. On-street parking adjacent to and in the vicinity of the site is unregulated and available for public use.

## **UTILITIES & SERVICING**

Water and sanitary/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 secondary suite proposed, with this aspect being determined at the development permit stage.

## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

## **GROWTH MANAGEMENT**

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

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

No comments received by CPC report submission date.

### **Citizen Comments**

No comments received by CPC report submission date.

### **Public Meetings**

No meetings were held by the applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The subject land is located in the residential South East community of Penbrooke Meadows and is currently designated R-C1: Residential – Contextual One Dwelling. There is an existing residence and parking garage on site. The neighbourhood is primarily R-C1, however the residence is flanked by R-C2.

Mjahed Ahmed proposes a secondary suite to be located in the primary residence that will comply with City of Calgary development and building standards. This proposal is to redesignate the property from R-C1 to R0C1s to provide a secondary suite for family and income.