

Applicant Outreach Summary

2023 November 10

The following is from an email sent by the Applicant:

“We conducted community engagement in the neighbourhood on Tuesday, September 22nd, which consisted of door knocking and offering a public engagement letter to residences on Penbrooke Close SE.

To summarize our findings, we found that many residents were rather indifferent towards the development, with many individuals uninterested in talking about the proposed development, or didn't feel a need to provide their feedback. Of the conversations that we did have, we found that there were concerns of low-income individuals and associated social impacts on the community. However, residents also expressed their concern for a lack of affordable housing options, and expressed a need for a variety of housing types. Other concerns among the residents included shadowing, noise, and parking, but they were assured that the development would remain sensitive to the character of the neighbourhood while providing modest intensification.

Attached are two letters of support, and one letter of opposition. Of the two letters of support, both opted for the condominium-style option 2.

If you could, it would be appreciated to forward our comments onto the Penbrooke Meadows Community Association.

Further, we have responded addressing the comments provided in the Detailed Team Report. We hope this summary addresses Condition 2 of the Prior to Calgary Planning Commission conditions, and that this application can be moved forward to the Calgary Planning Commission.”

Please refer to the subsequent pages for additional information.

LOC2023-0229
Response to Penbrooke Community Assoc.

Location	124 Penbrooke Close SE, Calgary, AB.
Proposal	Proposal is for a Zoning Bylaw Amendment from Residential – Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill District (R-CG)

Concerns

The Penbrooke Meadows Community Association provided the following comments:

- opposed to the proposal
- concerns include:
 - o land use
 - o height
 - o density
 - o amount of parking
 - o lot coverage
 - o traffic impacts
 - o shadowing impacts
- emphasized the importance that (adequate) parking be “done immediately”
- believe the community needs a town hall event before rezoning sections of the community
- community population as increased its population by having a lot of suites built
- concerned with safety and increased population

Resident Feedback:

- strongly opposed
- concerned that the development would attract a large number of low-income residents resulting in increased crime and other negative social effects (noted past drug use and damage to pre-existing house on the parcel)
- proposed development is too large
- increased population density would strain our already overburdened infrastructure
- increased traffic congestion
- noise pollution
- put a strain on our public services in an area that is already over-saturated
- construction would result in significant disruption to area residents, including safety concerns for pets and children during and following development
- type of housing doesn't respect the character of the neighbourhood
- property value impact (decrease)

Response

Land Use proposed is in keeping with the City of Calgary's Housing Strategy 2024-2030, "Home is Here". All aspects of R-CG land use district can be met including: land use, height, density, amount of parking, lot coverage, traffic impacts and shadowing impacts. The proposed building will resemble existing semi-detached housing from the front like others on Penbrooke Close SE. Existing infrastructure of water, sanitary and storm sewer are available for connection from the back lane. Although street parking is permitted, direct vehicle access to the units is proposed from parking spaces via the back lane. Appropriate parking is proposed on one of the spaces for the barrier free back unit.



Figure 1: Proposed Building



Figure 1: Proposed Building, shows a townhouse layout with 2 entrances on the front, 1 on the side and 1 towards the back that would be an accessible unit. The back alley is lined with garages and parking spots, similar to the proposed 5 parking spots and garage suite. Dimensions of the lot are 17.65 m of frontage, 16.15 m at the back and 37.36 m of length. Total area of the lot is 636.45 m² (0.06 ha) and with <60% lot coverage of 381 m².

Surrounding Area

Penbrooke is an established community, but the neighbourhood lacks diverse housing options. This proposal offers more housing choice within complete communities. This is in keeping with the City of Calgary's Housing Strategy 2024-2030, "Home is Here". We believe the side is considered a good candidate for redesignation and densification. It links municipal demand for growth with existing infrastructure, and advances the goals of the MDP. Overall, the proposal will improve the neighbourhood and provide additional housing options at a time of need.