

**LAND USE AMENDMENT
PENBROOKE MEADOWS (WARD 10)
SOUTH OF MEMORIAL DRIVE E ON PENSVILLE ROAD SE
BYLAW 276D2016**

MAP 14E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential - Contextual One Dwelling (R-C1) District to a Residential - Contextual One Dwelling (R-C1s) District to allow for a secondary suite or a backyard suite. The parcel contains an existing bi-level single detached dwelling. A suite does not currently exist on the site and this application is not the 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 September 08

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 276D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 96 Pensville Road SE (Plan 1599LK, Block 40, Lot 2) 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 276D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for one of two additional forms of residential use (secondary suite or 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 the Land Use Bylaw 1P2007 (LUB).

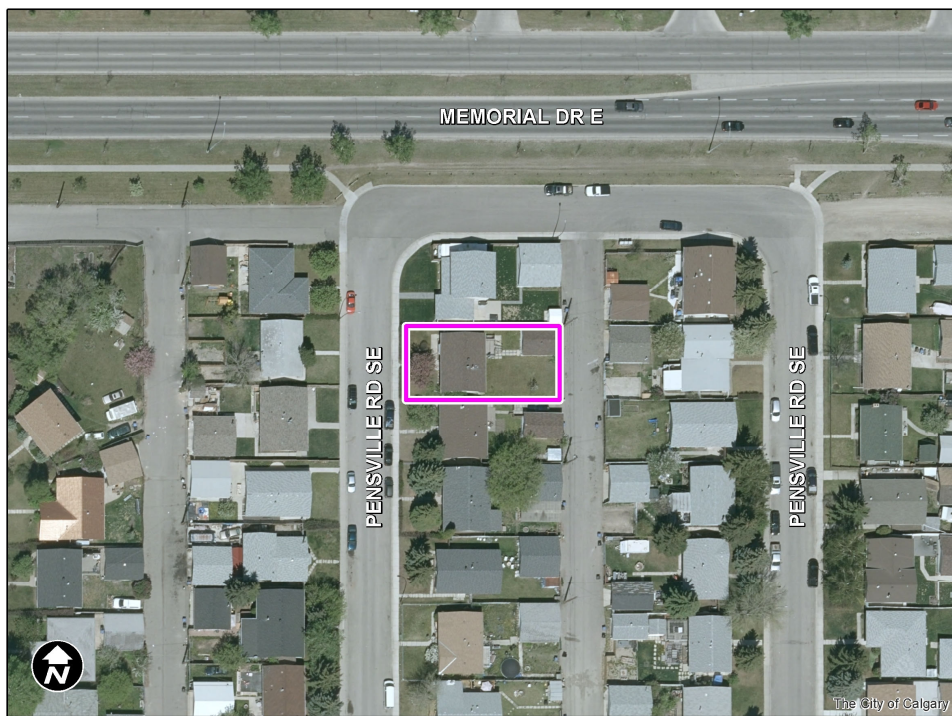
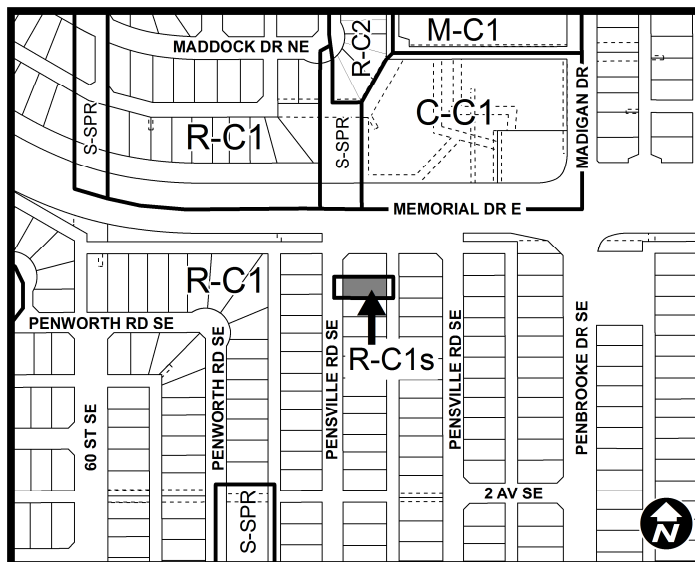
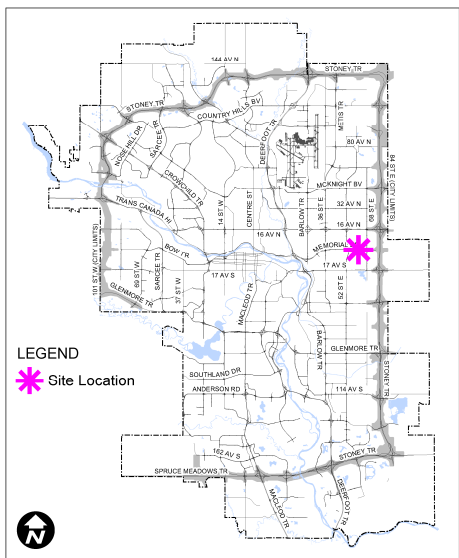
ATTACHMENT

1. Proposed Bylaw 276D2016
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 0.05 hectares \pm (0.12 acres \pm) located at 96 Pensville Road SE (Plan 1599LK, Block 40, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 5 – 0

Reasons for Approval from Mr. Wright:

- A total of nine applications for secondary suites were on this agenda. There were no objections from any community associations, but six applications generated 74 objections (Harvest Hills generated 60 of them). Complaints centered around impacts for on-street parking, traffic congestion, impact on infrastructure, devaluation of properties and how bad renters are. Most, if not all, of these comments appear to be based on unsubstantiated fears, and should be countered with evidence based comments.
- All nine communities have seen population declines. Harvest Hills saw 26 people less than its peak, which was the smallest decline. The other eight communities saw a collective decline of 16,298 people or an average of 2,000 people per community. It is pretty hard to see how a secondary suite would cause so much impact, when population declines of this nature are being recorded.

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Applicant:

Sophanarun (Raymond) Chao

Landowner:

Sophanarun (Raymond) Chao
Tran Chao

PLANNING EVALUATION

SITE CONTEXT

The parcel is located within a low density residential R-C1 area in the community of Penbrooke Meadows. The parcel is approximately 15 metres wide, 32 metres deep, and 487.6 square metres in area. The parcel is developed with a bi-level single detached dwelling and a detached two-car garage that is accessed from the rear lane. Surrounding development consists of single detached dwellings. North of the parcel, across Memorial Drive E, is a commercial parcel (Madigan Plaza) designated C-C1. James Short Memorial, G.W. Skene, and St. Peter Elementary schools are south of the parcel and within 15 minutes walking distance.

Within a 400 metre radius, one parcel to the south east of the application site has been redesignated to R-C1s to allow for a secondary or backyard suite.

The following table identifies the historic peak and current population of Penbrooke Meadows. The 2016 population has decreased 14 percent from the peak population in 1982.

Penbrooke Meadows	
Peak Population Year	1982
Peak Population	10,031
2016 Current Population	8,594
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-14%

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 one additional dwelling unit to be considered. The parcel conforms to all Land Use Bylaw (LUB) parcel requirements for secondary and backyard suites.

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If a secondary suite is proposed with no LUB relaxations, a building permit would be required. If a backyard suite is proposed, then a development permit and building permit will be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2009)

The parcel is located within a “Residential Developed – Established Area” area in the MDP (Urban Structure Map: Map 1). While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for Developed Residential Areas (Section 3.5.1), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

The parcel is not subject to a local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from Pensville Road SE and the rear lane. The area is served by Calgary Transit bus service with the nearest bus stop located approximately 270 metres to the north east. 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.

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

Administration received one (1) letter in support of the application. The submitted letter does not indicate that the citizen lives within Penbrooke Meadows. Reasons stated for support are summarized as follows:

- access to safe and affordable housing is a necessity in Calgary; and
- secondary suites are an effective and easy method for meeting affordable housing objectives.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I would like to build a small house at the back of my property because I would like to retire in this tiny house. Everything is too expensive for my income and 5 or 10 years from now my income can't keep up from inflation.