

Land Use Amendment in Penbrooke Meadows (Ward 9) at 124 Penbrooke Close SE, LOC2023-0229

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectare ± (0.15 acre ±) located at 124 Penbrooke Close SE (Plan 470LK, Block 23, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 7:**

That Council give three readings to **Proposed Bylaw 29D2024** for the redesignation of 0.06 hectare ± (0.15 acre ±) located at 124 Penbrooke Close SE (Plan 470LK, Block 23, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southeast community of Penbrooke Meadows was submitted by Carswell Planning on behalf of the landowner Syed A. H. Hashmi, on 2023 August 8. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a townhouse development with 4 units and 1 secondary suite.

The approximately 0.06 hectare corner site is situated along Penbrooke Close SE and approximately one kilometre east of 52 Street SE (16-minute walk) and 800 metres south of Memorial Drive SE (a 13-minute walk). Surrounding development includes single detached and semi-detached development. The site is located approximately 100 metres from Penbrooke

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Drive SE (a one-minute walk), where there is transit service to Marlborough LRT station, an on-street bike lane and vehicular access to downtown Calgary and other employment centres via 52 Street SE and Memorial Drive East. The proposed R-CG District would accommodate a moderate intensification in density, while providing flexibility with respect to building forms.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the community association was appropriate. In response, the applicant contacted area residents and the Penbrooke Meadows Community Association in late 2023 September, which included knocking on doors and hand-delivered letters. The applicant requested feedback on two development scenarios: a 4-unit rowhouse development and a 4-unit condominium-style townhouse with a secondary suite (backyard suite). The applicant received two letters of support, favouring the townhouse scenario and one letter in opposition. For details, please refer to the Applicant Outreach Summary, which can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received a letter of opposition from the Penbrooke Meadows CA (Attachment 4). The CA raised the following concerns:

- land use;
- height;
- density;
- amount of parking;
- lot coverage;
- traffic impacts;
- shadowing impacts;
- believe the community needs a town hall event before rezoning sections of the community;
- community population has increased its population by having a lot of suites built; and
- concerned with safety and increased population.

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Administration also received one letter of opposition from the public, which raised the following additional concerns:

- concern that the development would attract a large number of low-income residents resulting in increased crime and other negative social effects (e.g. past drug use and property damage);
- 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;
- type of housing doesn't respect the character of the neighbourhood; and
- property value impact (decrease).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, on-site parking, landscaping, amenity areas and architecture will be determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy - Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact

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RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 29D2024**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform