

Background and Planning Evaluation

Background and Site Context

The site is located along Penbrooke Close SE and approximately one kilometre east of 52 Street SE (a 16-minute walk) and 800 metres south of Memorial Drive SE (a 13-minute walk) within the community of Penbrooke Meadows. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 16 metres wide by 38 metres long. The site fronts onto Penbrooke Close SE and a lane exists to the southeast to provide access to the site. The property currently contains the foundation remains of a single detached dwelling that was destroyed by fire.

Surrounding development is characterized by a mix of single detached and semi-detached dwellings. The site is within an approximate 600 metre radius (a 10-minute walk) of schools, parks and the Penbrooke Meadows Community Association.

The site is located approximately 100 metres from Penbrooke Drive SE (a one-minute walk), where there is convenient 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.

Community Peak Population Table

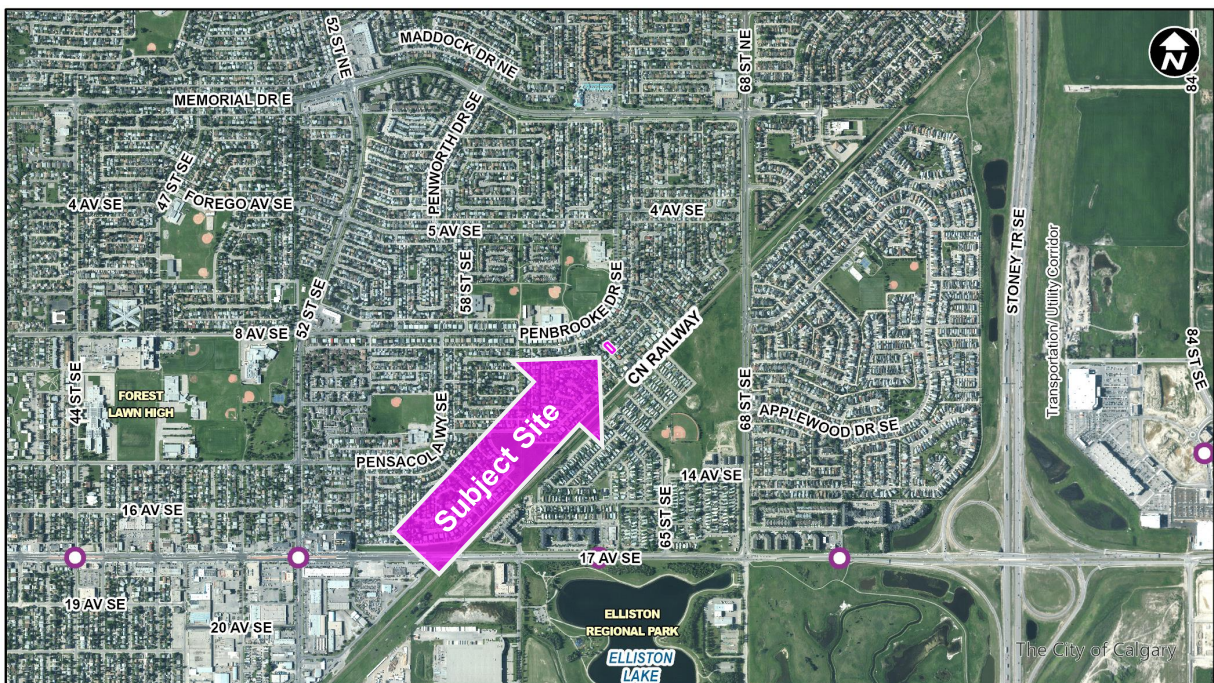
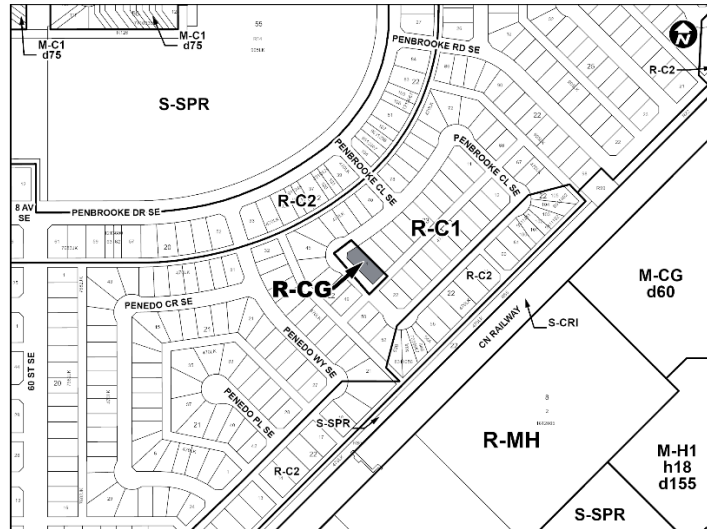
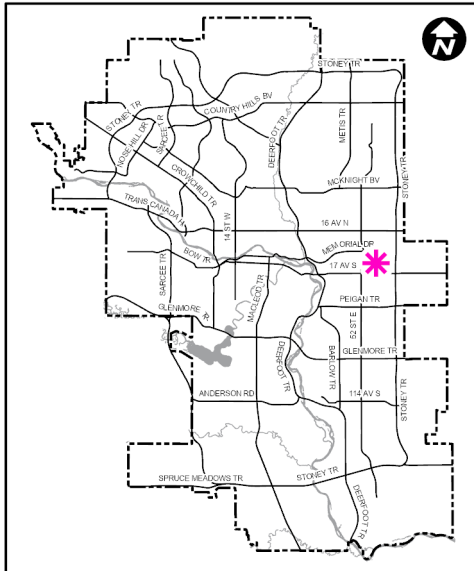
As identified below, the community of Penbrooke Meadows reached its peak population in 1982.

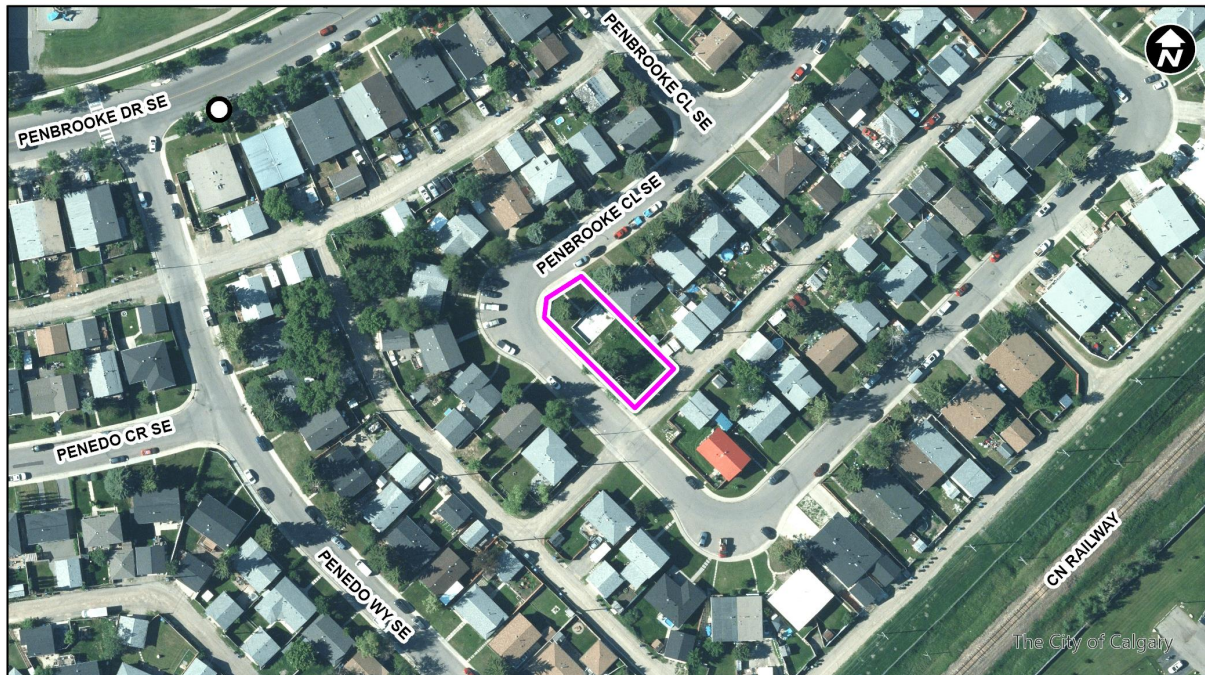
Penbrooke Meadows	
Peak Population Year	1982
Peak Population	10,031
2019 Current Population	8,554
Difference in Population (Number)	-1,477
Difference in Population (Percent)	-14.7%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Penbrooke Meadows Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is primarily for single detached dwellings and may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. Secondary suites and backyard suites are discretionary uses within the R-C1 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along 11 Avenue SE;
- mitigating shadowing, overlooking and privacy concerns;
- access and parking provisions; and
- landscaping and amenity space.

Transportation

Pedestrian and vehicular access to the site is available via Penbrooke Close SE and a rear lane. Penbrooke Close SE is classified as a Residential Road per the Calgary Transportation Plan. The area is served by Calgary Transit Routes 1 (Bowness/Forest Lawn), 42 (Marlborough), and 49 (Forest Heights), with a bus stop located 100 metres (a two-minute walk) from the site. All three routes provide transit service every 20 minutes during peak hours. A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service future redevelopment of the subject site. Details of site servicing and stormwater management will be reviewed at the future development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is located within the Residential – Developed – Established Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposal complies with the relevant MDP policies as the proposed R-CG District provided for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)

The application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development stages.

Greater Forest Lawn Communities Local Area Planning Project

Administration is currently working on the [Greater Forest Lawn Communities local area planning project](#), which includes Penbrooke Meadows and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.