

Applicant Submission

2023 November 10

LOC2023-0229

Location	124 Penbrooke CL 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)

Introduction

This proposal is for a Zoning Bylaw Amendment to add residential density to a corner lot located at 124 Penbrooke CL SE, Calgary, AB. An application to develop a five-unit dwelling (incl. secondary suite), is expected to follow redesignation. The proposed land use change is to Residential Grade-Oriented Infill (R-CG) District to permit construction of a Row Housing/Townhouse Units. The choice of Rowhouses under condominium ownership are a permitted use for the R-CG District.

The Site

The Site is vacant where the original dwelling burnt down several year ago, leaving a concrete basement wall (D-4 ft, L24 ft, W 36ft) and a concrete slab.

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

The Municipal Development Plan (MDP) provides key direction guidance under Section 2.1: “provide more choice within complete communities.” Penbrooke is an established community, but the neighbourhood lacks building diversity. 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.

Public Engagement

Public consultation will be conducted by Carswell Planning asking community members for feedback on the two scenarios. The preferred scenario is represented in the figure above.