

**Land Use Amendment in McKenzie Towne (Ward 12) at 88 Prestwick Drive SE,
 LOC2024-0161**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 88 Prestwick Drive SE (Plan 0311816, Block 55, Lot 5) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the use of secondary suite, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, and duplex dwellings).
- The proposal represents an appropriate use 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) and *East McKenzie Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed Residential – Low Density Mixed Housing (R-G) 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-G 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 been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment in the southeast community of McKenzie Towne was submitted on 2024 June 13 by the landowner, Sohrab Said Ahmad Shah. As noted in the Applicant Submission (Attachment 2), their intent is to legalize the existing secondary suite on the property. A development permit (DP2024-07603) was submitted on 31 October 2024 for a secondary suite.

The existing Direct Control (DC) District is based on the R-2 Residential - Low Density District of the previous Land Use Bylaw 2P80, which does not include secondary suite as a listed use. The proposed R-G District would provide for the secondary suite use and support the applicant's development intentions.

The mid-block parcel is approximately 0.04 hectare (0.09 acre) in size and currently developed with a single detached dwelling with lane access. The proposed R-G District would allow for secondary suite, in addition to rowhouses, cottage housing, semi-detached, single detached and duplex dwellings.

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

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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 respective community association was appropriate. In response, the applicant conducted door-to-door consultation with neighbouring parcels within a 100 metre radius of the subject site to share the project information and receive feedback. The applicant also contacted the McKenzie Towne Community Association (CA) to share the project information. The Applicant Outreach Summary 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 three submissions in opposition. The submissions included concerns related to:

- the resale value of single detached homes in the community;
- the number of units proposed, density and the structure in which they will be built is unknown; and
- impact on traffic and parking in the community.

No comments from the CA were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-G District is intended to be located adjacent to other low density districts and accommodates a variety of housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

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IMPLICATIONS

Social

The proposed R-G District would allow for a wider range of housing types than the existing DC District, and the proposed land use change 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*.

Economic

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform