

Background and Planning Evaluation

Background and Site Context

The subject site is in the southeast community of Mckenzie Towne, on the southside of Elgin Terrace SE. The size of the subject site is approximately 0.04 hectares (0.09 acres) and is approximately 11 metres wide by 33 metres deep. The existing development on site is a single detached dwelling and a three-car garage with rear lane access. The homeowner intends to develop a secondary suite in the existing house.

Surrounding development is characterized by single detached dwellings designated as Direct Control (DC) District in the immediate vicinity along with Residential – Low Density Mixed Housing (R-G) District parcels.

Amenities are available within 1.2 kilometres (a 15-minute walk) from the subject site. These include Dragon Park (a two- minute walk), Elgin Hill Park (a 13-minute walk), Mckenzie Towne Park (a five- minute walk), and Mckenzie Highlands School (a 15-minute walk, grades four to nine).

Community Peak Population Table

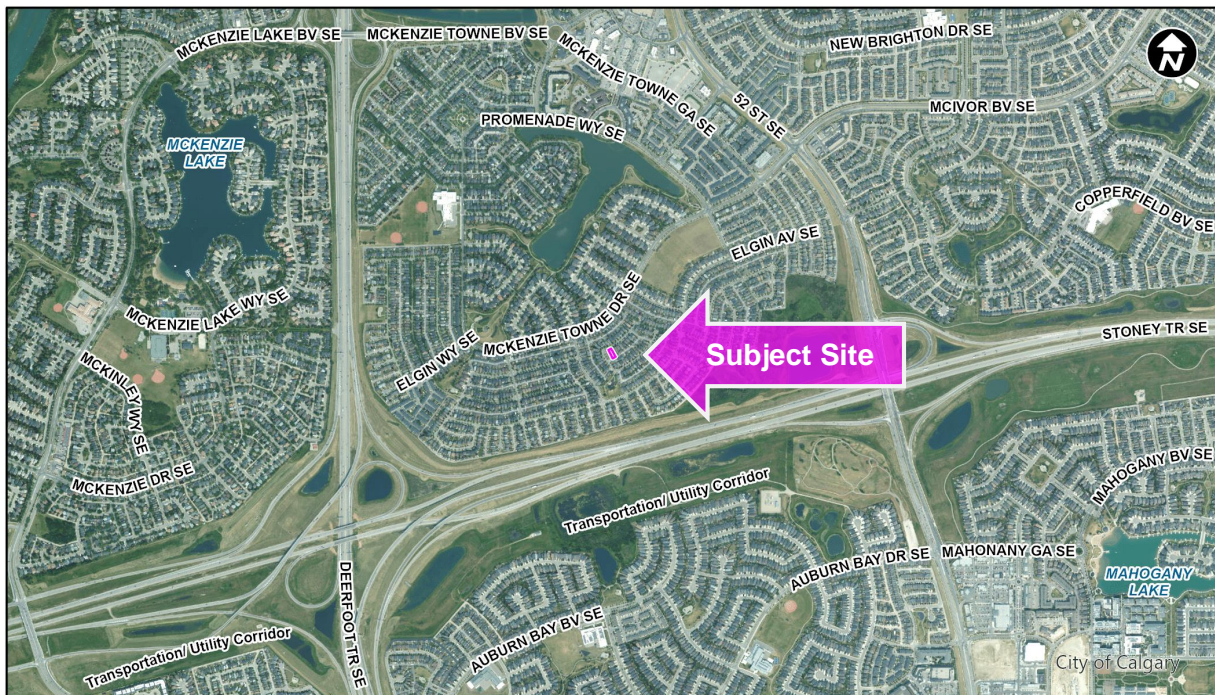
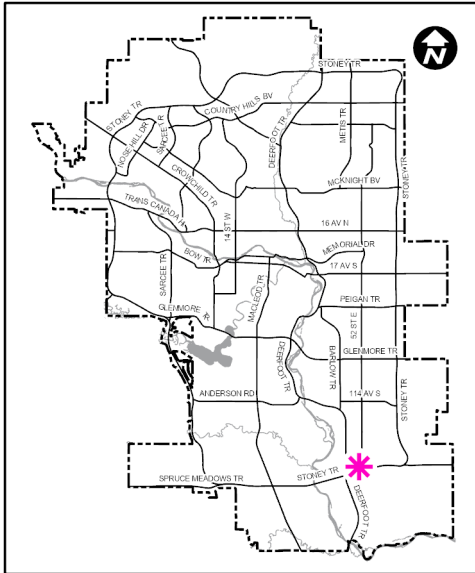
As identified below, the community of McKenzie Towne reached its peak population in 2019.

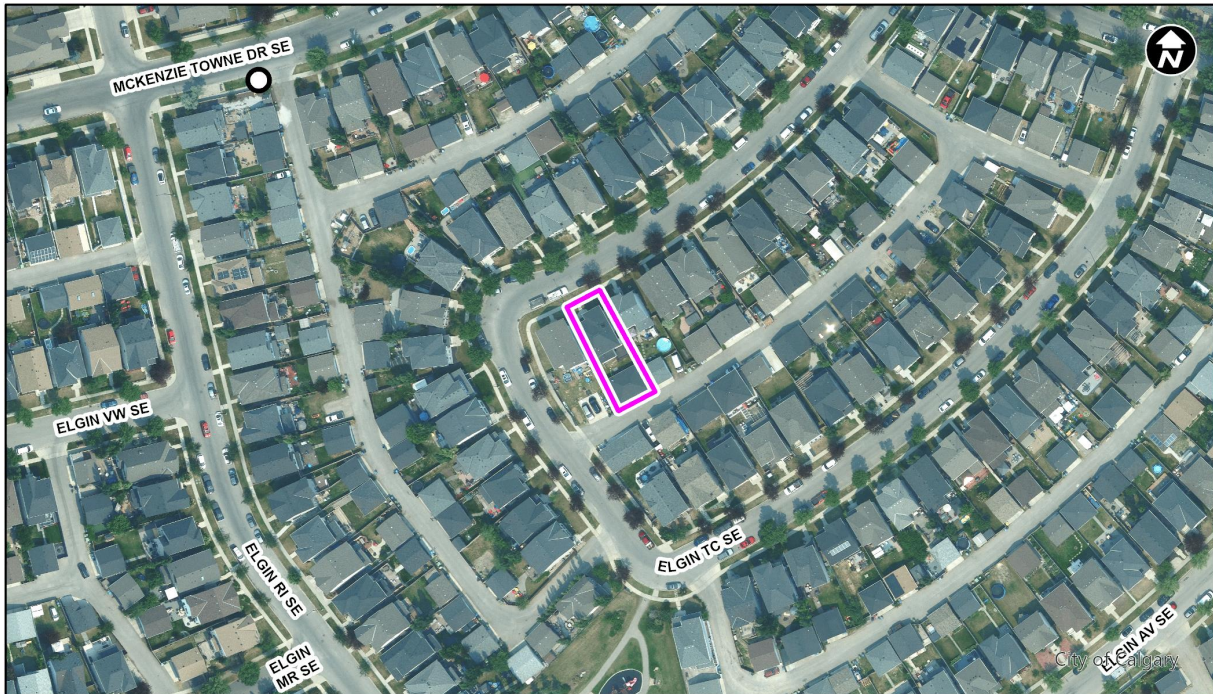
Mckenzie Towne	
Peak Population Year	2019
Peak Population	18,283
2019 Current Population	18,283
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 104Z2003](#)) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. This DC District is intended to accommodate a maximum of two dwelling units in the form of single detached, semi-detached and duplex dwellings with the additional permitted use of studio suite, which is equivalent to a backyard suite in the 1P2007 Land Use Bylaw. The DC District also includes specific minimum lot width and lot area requirements and includes a maximum building height rule of 9.0 metres. Secondary suites are not a listed use in this DC District.

The proposed R-G District allows for a broader range of low-density housing forms such as single detached, semi-detached, duplex dwellings, cottage housing clusters and rowhouse buildings. The R-G District allows for a maximum building height of 12.0 metres and a minimum parcel area of 150.0 square metres per dwelling unit. Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-G District and do not count towards allowable density. The parcel would require 1.0 parking stall per dwelling unit and secondary suite.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed R-G 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 subject site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout and configuration of the dwelling unit and secondary suite; and
- lane access and parking provision.

Transportation

Vehicular access to the site is from the adjacent residential lane. The area is served by Routes 92 (Anderson Station), 117 (City Centre), 714 (Beaverbrook, McKenzie Twin, Prestwick) and 892 (St Isabella McKenzie Towne). The bus stops are located 300 metres (a three-minute walk) on McKenzie Towne Drive SE to the north.

A Transportation Impact Analysis was not required to support the land use redesignation application

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services exist adjacent to the site. Any additional servicing requirements will be further determined at the time of development.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies indicate that the local policy document, the *East McKenzie Area Structure Plan* (ASP) provides specific direction for development of these subject lands. The proposal is in alignment with the MDP.

Calgary Climate Strategy (2022)

This 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 approval stages.

East McKenzie Area Structure Plan (Statutory – 2001)

The [East McKenzie Area Structure Plan](#) (ASP) identifies the subject site as Residential (Map 3: Land Use Concept). Residential policies of the ASP note that the predominate use of the land should be low and medium density residential development. The applicable policies also

support a diversity of housing forms that meet the needs of various income groups and lifestyles. The proposed R-G District is listed under low density residential districts of Land Use Bylaw 1P2007 and will enable diversity of housing options in the community, therefore, it conforms to the policies of ASP.