

**Land Use Amendment in Thorncliffe (Ward 4) at 6315 Tregillus Street NW,
 LOC2022-0014**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 6315 Tregillus Street NW (Plan 5799JK, Block 2, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed application would allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- This application seeks to bring an existing non-conforming semi-detached dwelling into compliance with Land Use Bylaw 1P2007, allowing for permit applications. Allowable development would be compatible with the character of the existing neighbourhood and would align with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Bringing existing dwellings into compliance removes future barriers to redevelopment and enables the provision of additional housing choices serving the needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- On 2022 March 08, Council adopted a Notice of Motion (EC2022-0249) to direct Administration to waive the fee for redesignating land use from R-C1 to R-C2 on sites with semi-detached homes built on lots designated as R-1 before 2008. These land use redesignations would allow the existing semi-detached homes to become legal conforming uses.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application is located in the northwest community of Thorncliffe and was submitted by Raynow Capital Corporation on behalf of the landowner Dan Duong on 2022 February 1. The approximately 21 by 30-metre laned parcel contains two dwelling units in a semi-detached form under the R-C1 District.

This application for redesignation to the R-C2 District would bring the existing dwellings into compliance with Land Use Bylaw 1P2007, as semi-detached dwellings are not a listed use in the existing R-C1 District. No subdivision or development permit application has been submitted at this time, however according to the Applicant Submission (Attachment 2) the applicant intends to pursue subdivision in the future.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders and the respective community association was appropriate. They determined that no outreach would be undertaken. Refer to the Applicant Outreach Summary (Attachment 3) for rationale on why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received no submissions from the public at the time of writing this report. The Thorncliffe/Greenview Community Association provided a letter of support on 2022 March 08 (Attachment 4). Reasons for support include agreement with the Council Notice of Motion.

Following Calgary Planning Commission, notification for Public Hearing of Council for the land use amendment application 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.

IMPLICATIONS

Social

The proposed land use would allow for the development of two single detached homes, one semi-detached dwelling, or one duplex dwelling. These options would allow for a wider range of housing types than the existing R-C1 District and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at development approval stages if redevelopment is proposed in the future.

Economic

The ability to legalize the existing two dwelling units and may make 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
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform