

Applicant Submission

February 1, 2022

The purpose of this land use is to allow for a subdivision application to split the current legal parcel. The parcel contains a legal non-conforming Semi-detached Dwelling, which will be separated into two legal parcels. With the conversion of Land Use Bylaw 2P80 to 1P2007, the land use designation on the subject site was converted from (R-1) Residential Single-Detached District (2P80) to Residential – Contextual One Dwelling (R-C1) District (1P2007). A Semi-detached Dwelling is not an allowable use in the Residential – Contextual One Dwelling (R-C1) District

Site Context

The subject site is located in the northwest community of Thorncliffe, south-west of Centre Street N and 64 Avenue NW. Surrounding development consists of low-density residential in the form of single detached and semi-detached dwellings with multi-residential development further to the west of the site. All existing development along the west side of Tregillus Street NW, which includes the subject site, consists of Semi-detached Dwellings designated either as Residential – Contextual One Dwelling (R-C1) or Residential – Contextual One / Two Dwelling (R-C2). The site is approximately 21 metres (70 feet) by 30 metres (100 feet) in size and is developed with a semi-detached dwelling with vehicular access to 4 parking stalls from the rear lane.

Land Use District

The proposed Residential – Contextual One / Two Dwelling (R-C2) District is a low density residential district compatible with the existing surrounding low and multi-residential districts. The proposed district allows for a maximum of two residential units in the form of Duplex Dwellings or Semi-detached Dwellings and does not include Secondary or Backyard Suites.