

LAND USE AMENDMENT  
THORNCLIFFE (WARD 4)  
NORTHWEST CORNER OF TAYLOR CRESCENT AND THOMAS  
STREET NW  
BYLAW 56D2015

MAP 3N

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The subject site does not contain a secondary suite at this time and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suite to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2015 March 12

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 56D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 5412 Taylor Crescent NE (Plan 383JK, Block 4, Lot 32) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 56D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed Residential-Contextual One Dwelling District (R-C1s) allows for two forms of secondary suite uses (Secondary Suite and Backyard Suite), all of which are believed to be compatible and complementary residential uses with the established character of the community of Thorncliffe. This proposal is in conformance with relevant policies in the Municipal Development Plan and has the ability to meet the intent and requirements of Land Use Bylaw 1P2007.

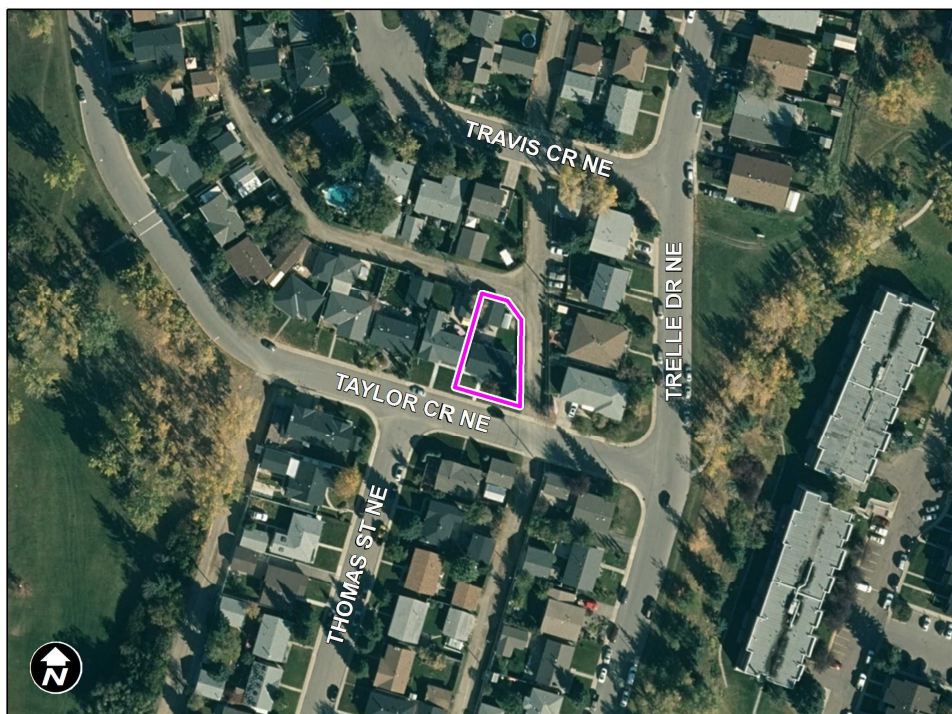
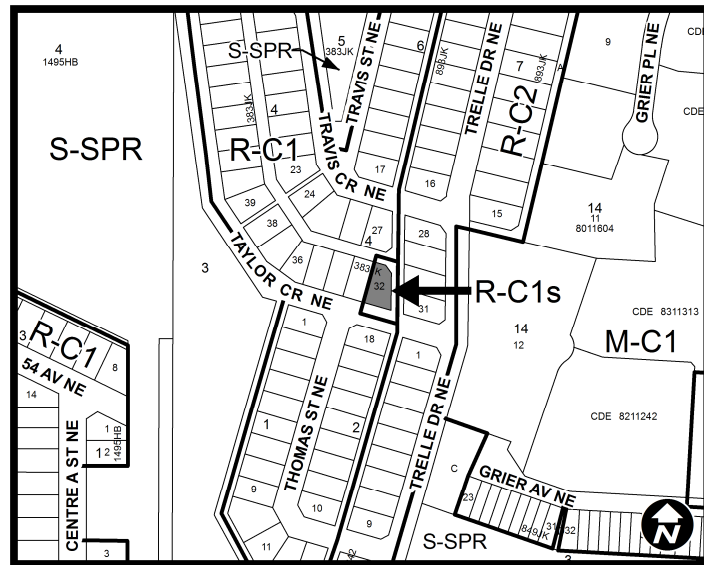
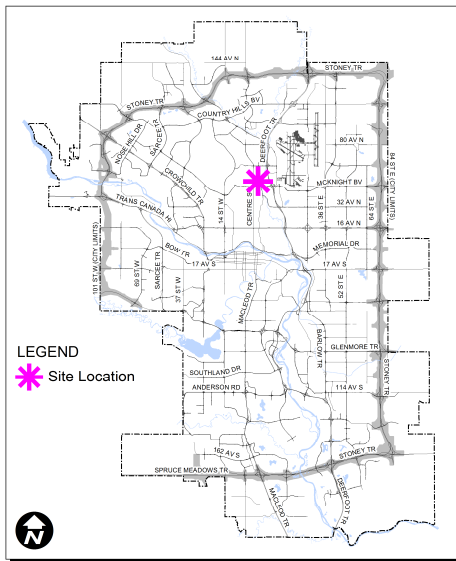
**ATTACHMENT**

1. Proposed Bylaw 56D2015

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 5412 Taylor Crescent NE (Plan 383JK, Block 4, Lot 32) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: W. Smithers**

**Carried: 8 – 0**

Comments from Ms. Gondek:

- Thank you to the Community Association for such a supportive letter.

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**Applicant:**

Doug Capps

**Landowner:**

Douglas E Capps  
 Tatiana P Capps

<b>Planning Evaluation Content</b>	<b>Issue</b>	<b>Page</b>
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

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## PLANNING EVALUATION

### SITE CONTEXT

The subject site is located in a low density, residential area with a Residential – Contextual One Dwelling District (R-C1) designation in the community of Thorncliffe. Adjacent uses consist of Residential – Contextual One / Two Dwelling District (R-C2) and Multi-Residential – Contextual Low Profile District (M-C1). The parcel is laned, approximately 17 by 30 metres in size and currently developed with a single detached dwelling and detached double garage.

### LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) and one additional discretionary uses (Backyard Suite).

The subject site can accommodate a secondary suite and associated Land Use Bylaw 1P2007 requirements such as minimum parking and amenity space provisions. If necessary, relaxations to land use bylaws may be considered at the development permit stage.

Approval of this land use redesignation application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process.

### LEGISLATION & POLICY

Municipal Development Plan (MDP) (Statutory/Approved by Council - 2009)

The parcel is located within a *Residential, Developed – Established Area* as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of MDP policy areas including: *Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

### TRANSPORTATION NETWORKS

The site is less than 400 metre walking distance to a transit bus stop (4 Street NW), and the parcel has an accessible rear lane that could accommodate an additional parking stall. There is an existing double car garage on the site.

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**UTILITIES & SERVICING**

Water, sanitary and sewer services are available and can accommodate the potential addition of a secondary suite without the need for off-site improvements at this time.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Thorncliffe/Greenview Community Association is in full and unreserved support of the application.

**Citizen Comments**

No comments received by CPC Report submission date.

**Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

We are requesting the address at 5412 Taylor Crescent NE be changed from R-C1 to R-C1s to build a detached three car garage with a suite to accommodate my seventy year old mother. She lives in a 3000+ square foot home by herself, and is finding it increasingly difficult to maintain both physically, and financially.

There are several advantages to this concept:

- Freeing up a large much needed home for a family.
- Mother is on a fixed income, the suite is a home she can afford without worry or doubt.
- Not being alone anymore. Close to family yet private enough with a separate suite to not feel like she is losing any type of freedom.
- Safety and security are always a major concern for any senior citizen.

We understand parking is a major concern, and this is why we want to build a three car garage so no street parking is being used or affected for surrounding neighbours.

Another concern is the structure. This will be all new construction with safety and quality in mind, and will conform to all building codes, bylaws as set forth by the City of Calgary.

One last factor worth mentioning is we are in a part of Thorncliffe that has a mix of R-1 and R-2 dwellings. We hope this is taken into serious consideration.

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**APPENDIX II**

**LETTERS SUBMITTED**

Please accept this e-mail as indication of the Thorncliffe/Greenview Community Association's full & unreserved support of application LOC2014-0206, 5412 Taylor Crescent NE for land use re-designation from R-C1 to RC-1s. We would also appreciate request further notification of site posting and council hearing when available.

thank-you

Marvin Quashnick  
TGCA