

Background and Planning Evaluation

Background and Site Context

The subject site is in the northwest community of Thorncliffe, in the area located southwest of Centre Street N and 64 Avenue NW. The site is located west of Tregillus Street NW between Travois Circle NW and Tache Avenue NW. The midblock, laned and generally flat parcel is approximately 21 metres (70 feet) by 30 metres (100 feet) in size. The site has vehicular access to four parking stalls from the rear lane. The site is developed with a two-unit semi-detached dwelling that was rendered non-conforming when Land Use Bylaw 1P2007 replaced Land Use Bylaw 2P80 in 2008, as the semi-detached dwelling use was listed in the previous R-1 District, but was not included in the current R-C1 District.

Surrounding development generally consists of low-density residential development in the form of single detached and semi-detached dwellings, with multi-residential development further to the west of the site. More specifically, existing development along the west side of Tregillus Street NW, including the subject site, consists of semi-detached dwellings designated either as R-C1 District or R-C2 District.

Community Peak Population Table

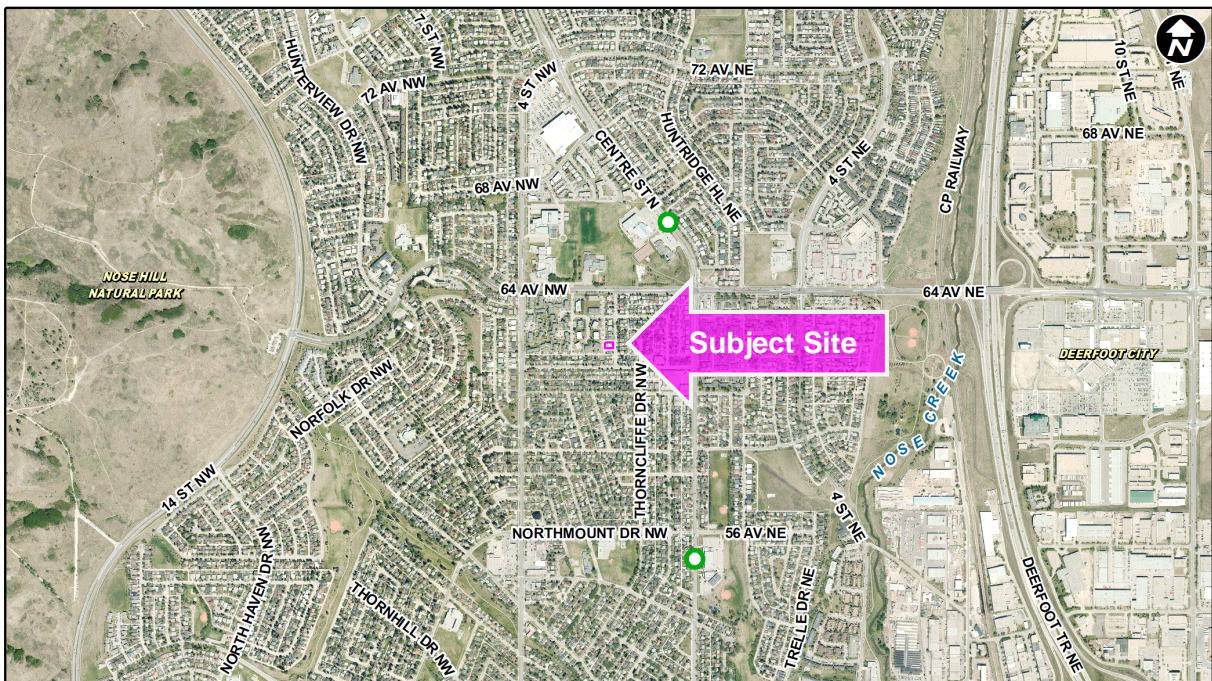
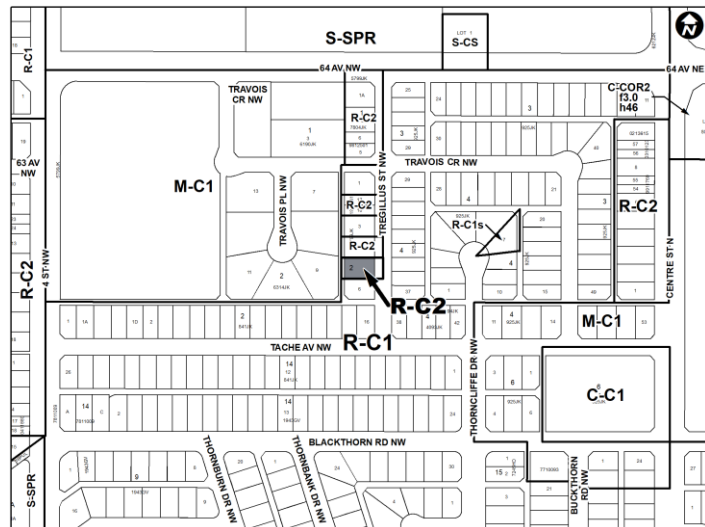
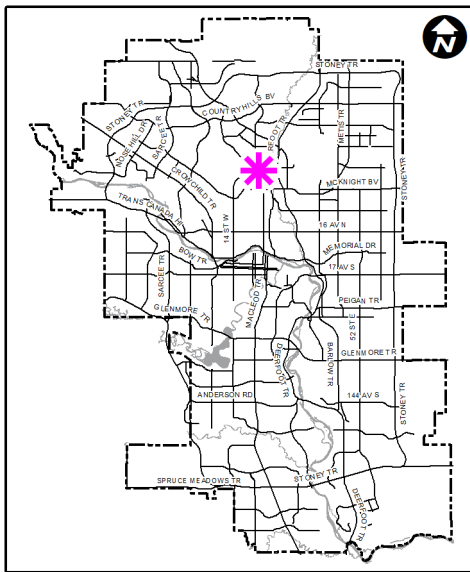
As identified below, the community of Thorncliffe reached its peak population in 1977.

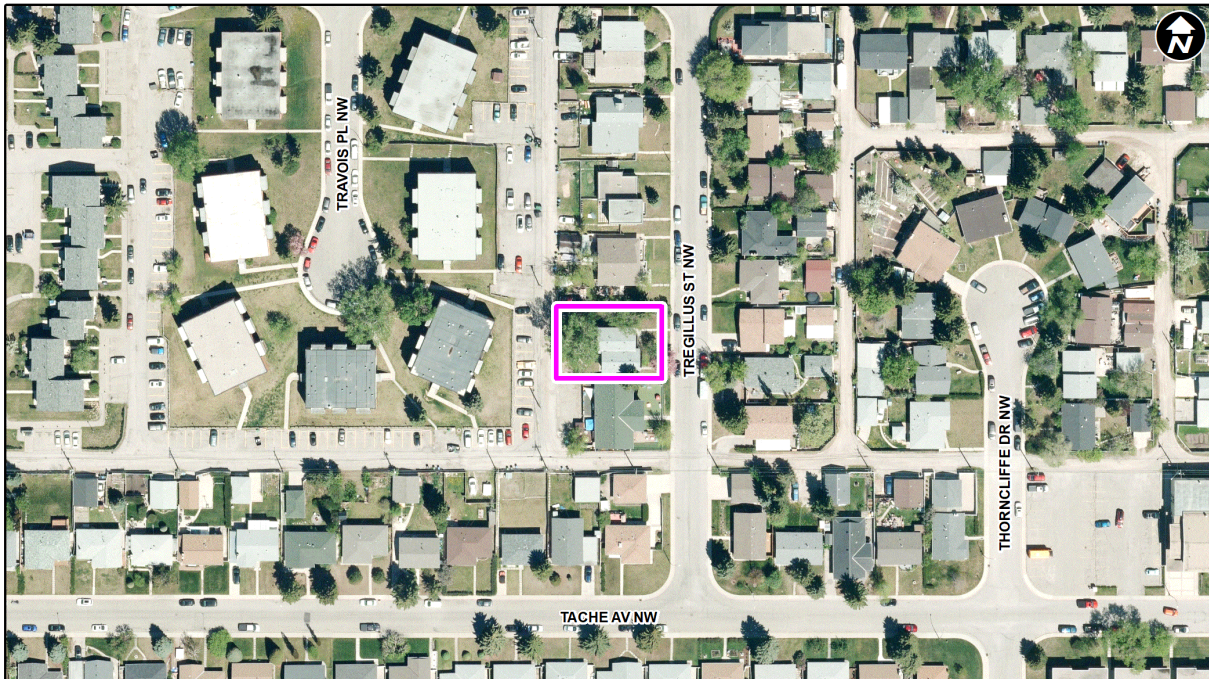
| Thorncliffe | |
|------------------------------------|--------|
| Peak Population Year | 1977 |
| Peak Population | 11,379 |
| 2019 Current Population | 8,788 |
| Difference in Population (Number) | -2591 |
| Difference in Population (Percent) | -22.8% |

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

On 2022 March 8, Council adopted Notice of Motion (EC2022-0249) directing 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.

Planning Evaluation

Land Use

The existing R-C1 District is a low-density residential designation in developed areas that is primarily for single detached dwellings that may include a secondary or backyard suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit plus one suite per parcel.

The proposed R-C2 District is a low-density residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes and may include secondary or backyard suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are allowed in the R-C2 District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls if two motor vehicle parking stalls are provided for each dwelling unit as per Section 443 (3) of Land Use Bylaw 1P2007.

The proposed land use amendment would allow for the existing building to conform to Land Use Bylaw 1P2007 and would allow for future potential redevelopment with the same built form as what is currently existing on the site.

The proposed R-C2 District is appropriate for this location due to the similarity between the allowed uses and development standards of the district, and the existing pattern of residential development surrounding the site.

Development and Site Design

If approved by Council, the rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage, vehicle access, and parking. This would also bring the existing development on site into compliance with the current Land Use Bylaw.

Transportation

The subject site is situated within 600 metres (a five-minute walk) from several bus routes along 64 Avenue NW (Route 753) and 4 Street NW (Route 2, 20, 737, 752) as well as bus rapid transit on Centre Street N (Route 300, 301). Vehicular access to the site is available from the existing rear lane. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available for the existing semi-detached dwelling and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the 'Residential – Developed – Established area of the [Municipal Development Plan](#) (MDP). The proposal is in keeping with relevant MDP policies as the rules of the R-C2 District provide for a development form that is low-density in nature and is similar to existing residential development in terms of height and built form.

There is no existing local area policy for this site.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at potential future development approval processes.