

**Land Use Amendment in Thorncliffe (Ward 4) at 5416 Centre A Street NE,
 LOC2022-0026**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 5416 Centre A Street NE, (Plan 1495HB, Block 1, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 APRIL 21:

Give three readings to **Proposed Bylaw 83D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 5416 Centre A Street NE, (Plan 1495HB, Block 1, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This 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).
- The proposal represents an appropriate intensification of a residential site, allows for development compatible with the character of the existing neighbourhood, and aligns 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? The proposal would accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the northeast community of Thorncliffe, was submitted by the landowner, Lynlee Parker, on 2022 January 17. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified that the intent of the application is to allow for more than one dwelling unit on the parcel.

The 0.15 acre site is presently developed with a single detached dwelling and rear detached garage, however no rear lane exists for this side of the street.

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

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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. The applicant spoke with representatives of the Thorncliffe Community Association, and spoke with neighbours regarding their proposed land use amendment. The Applicant Outreach Summary can be found in Attachment 3.

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.

The Thorncliffe Community Association spoke with the applicant regarding the details of the proposed land use amendment and provided a letter of support, dated 2022 March 30, in response to this application (Attachment 4).

No submission from the public were received by Administration at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal is for a low density residential district compatible with the existing character of the neighbourhood. The building and site design, as well as on-site parking and access will be reviewed at the development permit stage.

Following Calgary Planning Commission, notification for Public Hearing of Council for the land use amendment/policy 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 with a subdivision, or a semi-detached or duplex dwelling. This 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.

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 subsequent development approval stages.

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Economic

The ability to develop up to two dwelling units would enable 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
- 5. Proposed Bylaw 83D2022**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform