

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Thorncliffe, mid-block on the east side of Centre A Street NE, north of the intersection with Thorncrest Road NE. The site is approximately 0.06 hectares (0.15 acres) in size. Site dimensions are approximately 18 metres wide by 30 metres deep. A single detached dwelling and rear detached garage exist on the parcel. There is no rear lane access on this site and vehicle access is provided from a driveway along the north boundary of the lot.

The immediate area is characterized by low-density development (single detached and semi-detached dwellings) designated as Residential – Contextual One Dwelling (R-C1) District and Residential Contextual One / Two Dwelling (R-C2) District. One block to the southwest is an existing commercial node centred on the intersection of McKnight Boulevard NE and Centre Street N designated as Commercial – Neighbourhood 2 (C-N2) District.

The site backs onto a community park that contains the Thorncliffe disc golf course. The Thorncliffe Greenview Community Association Building and park is 400 metres (a six-minute walk) to the north and contains the Forbes Innes Ice Arena, racquetball courts, accessible playground, toboggan hill, and ball diamond. Foundations for the Future Charter Academy is located 400 metres (a six-minute walk) to the south.

Community Peak Population Table

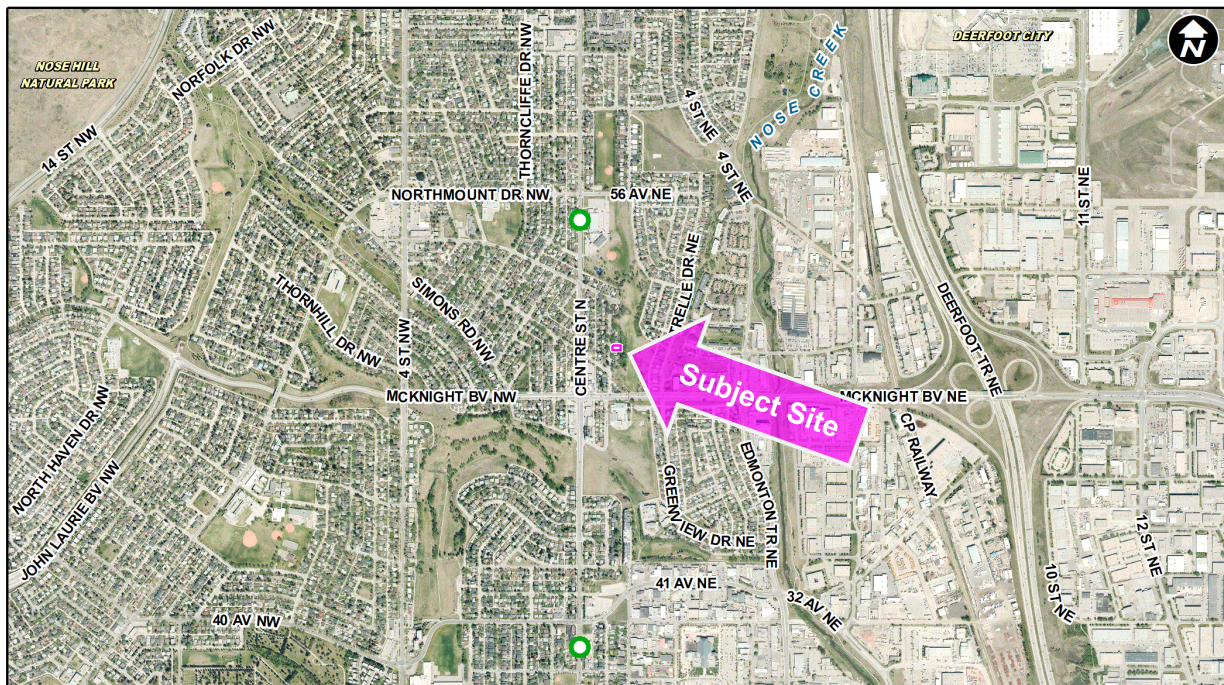
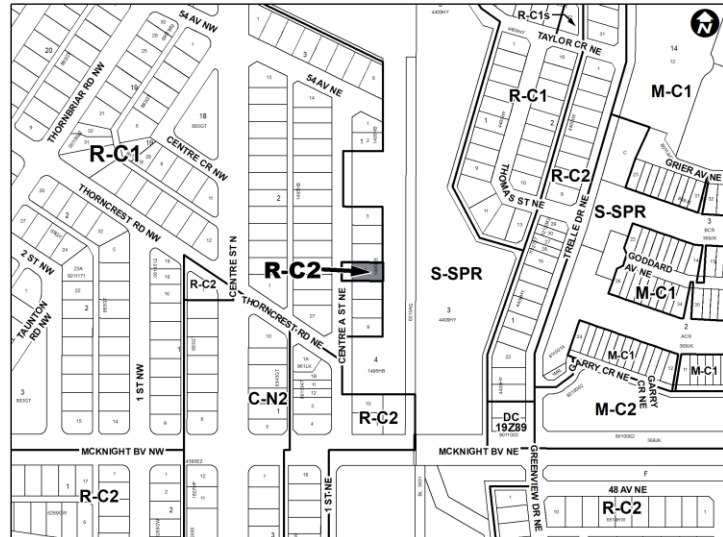
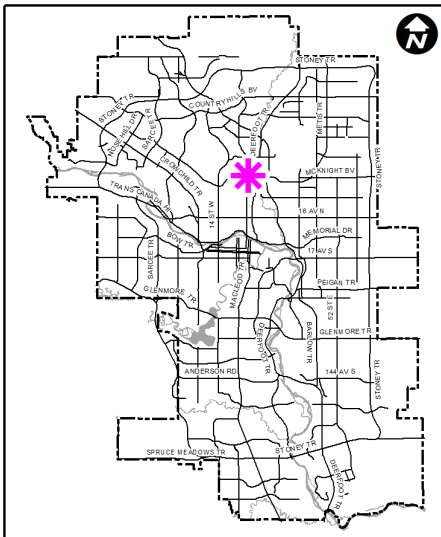
As identified below, the community of Thorncliffe reached its peak population in 1977.

Thorncliffe	
Peak Population Year	1977
Peak Population	11,379
2019 Current Population	8,788
Difference in Population (Number)	-2,591
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

None.

Planning Evaluation

Land Use

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

The proposed R-C2 District is a low-density residential designation for developed areas that is primarily for single detached, semi-detached and duplex homes and may include secondary 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.

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. Given the specific context of this site, additional items that will be considered through the development permit process will include, but are not limited to:

- consideration of the adjacent park space to the east;

- design of the vehicle access to the site to support the integrity of public trees within the boulevard and minimize the impact on pedestrians; and
- height, massing, parcel coverage, and privacy in relation to the adjacent properties and the low-density development on the rest of the block.

Transportation

Pedestrian and vehicular access is available from Centre A Street NE. The subject location is well served by Calgary Transit. The site is located approximately 200 metres (a three-minute walk) from bus stops on Centre Street N, including Bus Route 3. Additional Transit routes are available at the intersection of Centre Street N and 56 Avenue NE/Northmount Drive NW. The site is also located 450 metres (a six-minute walk) from the future Green Line McKnight LRT Station.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water and sanitary deep utilities are available to the site. Development servicing requirements will be determined at the future development permit stages.

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 means of promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Established area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-C2 District provides a small increase in the number of units in a form that is sensitive to existing low-density residential development in terms of height, scale, and massing.

There is no local area policy for this area.

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 may be explored and courage at subsequent development approval stages.