

**Land Use Amendment in Thorncliffe (Ward 4) at 5920 Centre Street NE, LOC2021-0189**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acre ±) located at 5920 Centre Street NE (Plan 7245HD, Block 17, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

**HIGHLIGHTS**

- The proposed land use amendment would allow for multi-residential developments in addition to the building types already listed in the district (e.g. single detached dwellings and secondary suites).
- This application represents an appropriate increase in density on the site, would allow for development that would be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application proposes an increase in density in close proximity to transit routes in an established neighbourhood.
- Why does this matter? The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District would allow for greater choice of housing types in established communities close to amenities and services.
- No development permit has been submitted at this time.
- There is no previous Council direction in relation 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 K5 Designs on behalf of the landowner, Montgomery Friendship Real Estate Inc, on 2021 November 17. No development permit has been submitted at this time; however as per the Applicant Submission (Attachment 2), the landowner intends to develop the site with a four-unit multi-residential building.

The 0.06 hectare (0.14 acre) site is located on Centre Street N between 56 Avenue NE and 59 Avenue NE. The site is currently developed with a single detached dwelling and detached garage with rear lane access.

A detailed planning evaluation of this land use amendment 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 community association was appropriate. In response, the applicant initiated communication with the Thorncliffe Greenview Community Association. 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.

Administration did not receive any feedback from the public.

The Thorncliffe Greenview Community Association provided a response on 2022 January 07 (Attachment 4) noting concerns about redevelopment and densification before a Local Area Plan has been created.

The Local Area planning process has not yet begun for this area, and the start date is undetermined. Applications are still being accepted in the meantime. The response also noticed concerns about the increase in density. Administration worked with the applicant to address the density concerns by adding a density modifier of 75 units per hectare, which based on parcel area, would allow up to a maximum of four dwelling units on the site.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Centre Street has been identified for intensification in the future, with the future Green Line LRT proposed stations at 40 Avenue N and McKnight Boulevard N. The building, site design, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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 additional housing types, and the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), which identify actions that will reduce Calgary's

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greenhouse gas emissions and manage climate risks. This application has not identified any actions that specifically meet policies in this plan. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

**Economic**

The ability to develop up to four units would make 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform