

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Temple on Templemont Circle NE, south of McKnight Boulevard NE and east 52 Street NE. The site is approximately 0.05 hectares (0.12 acres) in size and measures approximately 14 metres wide by 34 metres deep. The site fronts onto Templemont Circle NE to the north and backs onto a lane to the south. It is currently developed with a single detached dwelling with a front attached garage, and two existing basement suites, which do not have permits at this time. Vehicular access is available from both the front street and the back lane.

Surrounding development is primarily characterized by a mix of single and semi-detached dwellings designated as Residential – Grade-Oriented Infill (R-CG) District. St. Thomas More Catholic Church is located approximately 200 metres (a three-minute walk) to the east and a community green space with a playground is located approximately 200 metres (a three-minute walk) to the south.

Community Peak Population Table

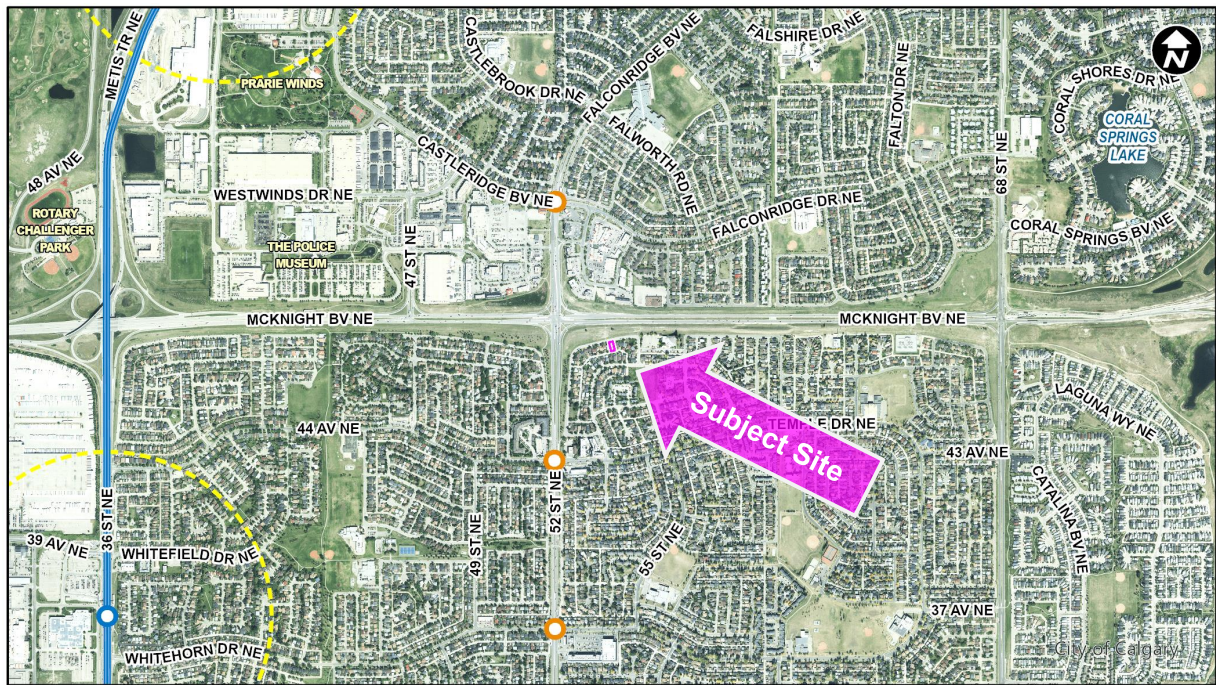
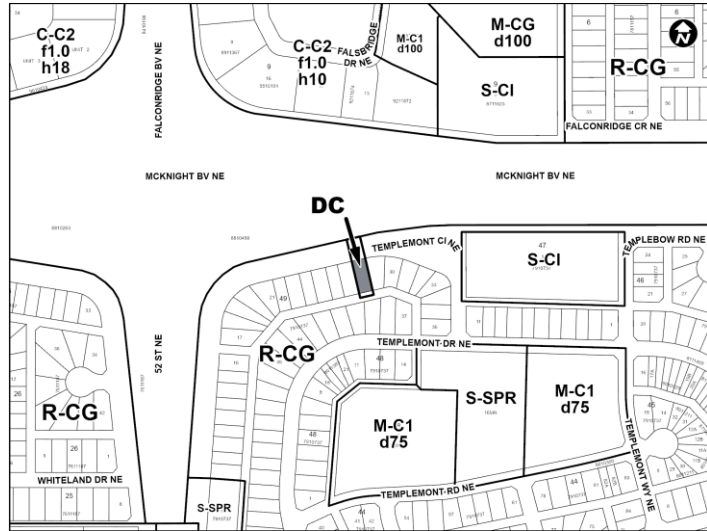
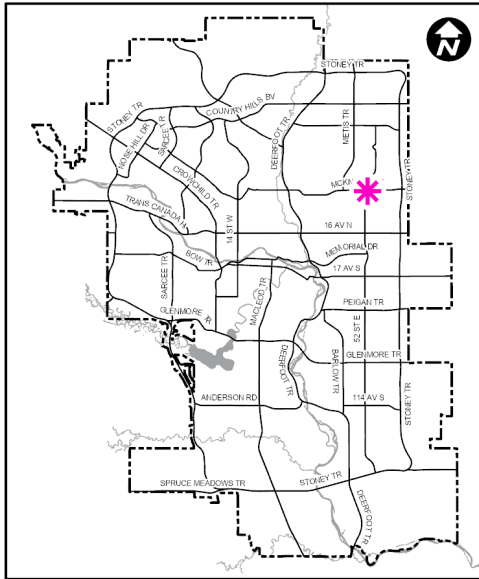
As identified below, the community of Temple reached its peak population in 1998.

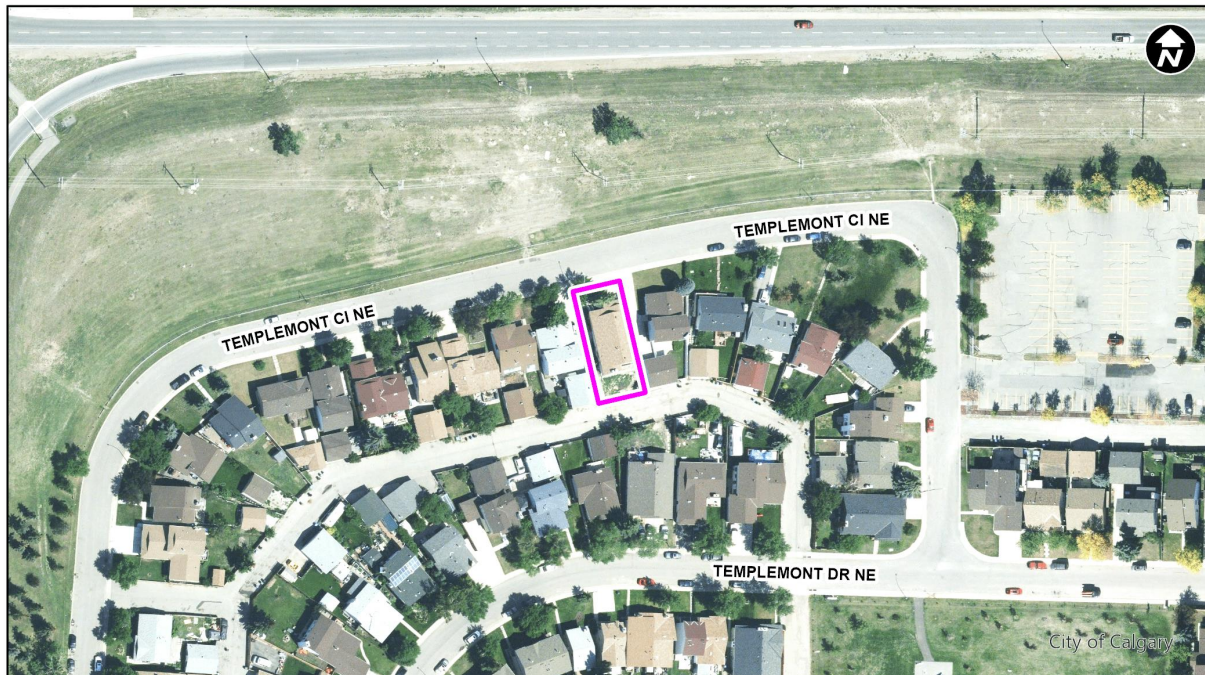
Temple	
Peak Population Year	1998
Peak Population	12,059
2019 Current Population	10,977
Difference in Population (Number)	-1,082
Difference in Population (Percent)	-8.97%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to three dwelling units.

The R-CG District also allows both a secondary suite and a backyard suite on the same parcel when associated with a single detached dwelling. However, it does not allow more than one secondary suite associated with a Single Detached Dwelling use and this rule cannot be relaxed as it is part of the definition of the use. In addition, the site does not meet the location criteria for a multi-residential infill development or a Housing – Grade-Oriented (H-GO) District development.

The proposed Direct Control (DC) District retains the existing R-CG District as the base district and allows for two secondary suites within the existing house where there is no backyard suite on the parcel.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to allow for the unique approach of providing two secondary suites within a Single Detached Dwelling. As noted earlier, there are also no other land use districts in the Land Use Bylaw which can

achieve this. This proposal allows for the applicant's intent to accommodate two basement suites while maintaining the R-CG District for future redevelopment opportunities aligned with the adjacent land uses in the area. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District would provide guidance for future development including site access and parking. Other key factors that are being considered during the review of the development permit application include the following:

- liveability of basement suites;
- building entrance and wayfinding; and
- appropriate amenity space.

Transportation

Pedestrian access to the site is available from Templemont Circle NE. An existing on-street bikeway connecting the Always Available for All Ages and Abilities (5A) Network is located approximately 500 metres (an eight-minute walk) south of the site along Temple Drive NE. Vehicular access to the site is available via both Templemont Circle NE and the rear lane.

The site is less than 900 metres (a 15-minute walk) from 52 street NE, which is identified as part of the Primary Transit Network and well serviced by public transit, including MAX Orange BRT303, Route 23 (52 Street E), and Route 43 (McKnight/Westwinds Station/Chinook Station). Route 38 (Brentwood Station/Temple) is offered along Temple Drive NE approximately 650 metres (an 11-minute walk) south of the site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer connections are available for the site and can accommodate future development. Details of site servicing will be reviewed through the development permit process.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site 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 support retention of housing stock and encourage modest intensification of established communities to make efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. This application is in alignment with the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.