

Planning and Development Services Report to
Calgary Planning Commission
2025 January 23

ISC: UNRESTRICTED
CPC2025-0068
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**Land Use Amendment in Temple (Ward 10) at 140 Templemont Circle NE,
LOC2024-0185**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 140 Templemont Circle NE (Plan 7910737, Block 49, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate two secondary suites within an existing building, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
JANUARY 23:**

That Council give three readings to **Proposed Bylaw 44D2025** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 140 Templemont Circle NE (Plan 7910737, Block 49, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate two secondary suites within an existing building, with guidelines (Attachment 2).

Excerpt from the Minutes of the 2025 January 23 Regular Meeting of the Calgary Planning Commission:

“The following documents were distributed with respect to Report CPC2025-0068:

- Revised Attachment 2; and
- A presentation entitled "LOC2024-0185 / CPC2025-0068 Land Use Amendment".

...

Moved by Commissioner Small

That with respect to Report CPC2025-0068, Revised Attachment 2 be amended, as follows:

Delete Section 8 titled "Development Permit Requirement for Secondary Suite" in its entirety and renumber the subsequent Section accordingly.

For: (9) Director Mahler, Commissioner Hawryluk, Commissioner Small, Commissioner Campbell-Walters, Commissioner Remtulla, Commissioner Damiani, Commissioner Hardwicke, Commissioner Montgomery, and Commissioner Pink

MOTION CARRIED

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2025-0068, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 140

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Templemont Circle NE (Plan 7910737, Block 49, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate two secondary suites within an existing building, with guidelines (**Revised** Attachment 2).

For: (8) Director Mahler, Commissioner Hawryluk, Commissioner Small, Commissioner Campbell-Walters, Commissioner Remtulla, Commissioner Damiani, Commissioner Hardwicke, and Commissioner Pink

Against: (1) Commissioner Montgomery

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for two secondary suites within an existing building where there is no backyard suite located on the same parcel.
- The proposal represents an appropriate density increase of a residential site, allows for development that may 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? The proposed Direct Control (DC) 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 proposed DC District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northeast community of Temple was submitted by the landowner Kristine Joy Tubig, Benjamin Tubig, Mark Gian Tubig, and Hazel Grace Tubig, on 2024 July 17. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to enable / legalize two basement suites within the existing building.

The 0.05 hectare (0.12 acre) midblock site is located on Templemont Circle NE, south of McKnight Boulevard NE and east of 52 Street NE. Pedestrian and vehicular access are available via Templemont Circle NE. A rear lane exists on the south of the parcel and provide additional access to the site.

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

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the applicant hand delivered letters to neighbours, contacted the ward office and the Temple Community Association (CA), and spoke with neighbours. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practice, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of opposition from the public. The planning related concerns are around the following:

- suites were constructed without valid permits;
- increased parking on an already busy street and alley; and
- approval of this application may set a precedent for other homeowners who want to pursuing rezoning as well, which could potentially lead to more issues and problems in the neighbourhood.

The CA provided a letter of support for the application, noting this will increase safety for the residents. Their comments can be found in Attachment 5.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. This application initiates the permit process to ensure the suites comply with all relevant policies and regulations. Parking will be reviewed at the subsequent development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 district would allow for a diversity of housing that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objective of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

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on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

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. **Proposed Bylaw 44D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform