

LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
TROLLINGER STREET AND 56 AVENUE NE
BYLAW 313D2017

MAP 3N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 313D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 5916 Trollinger Street NE (Plan 2951JK, Block 9, Lot 20) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 313D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

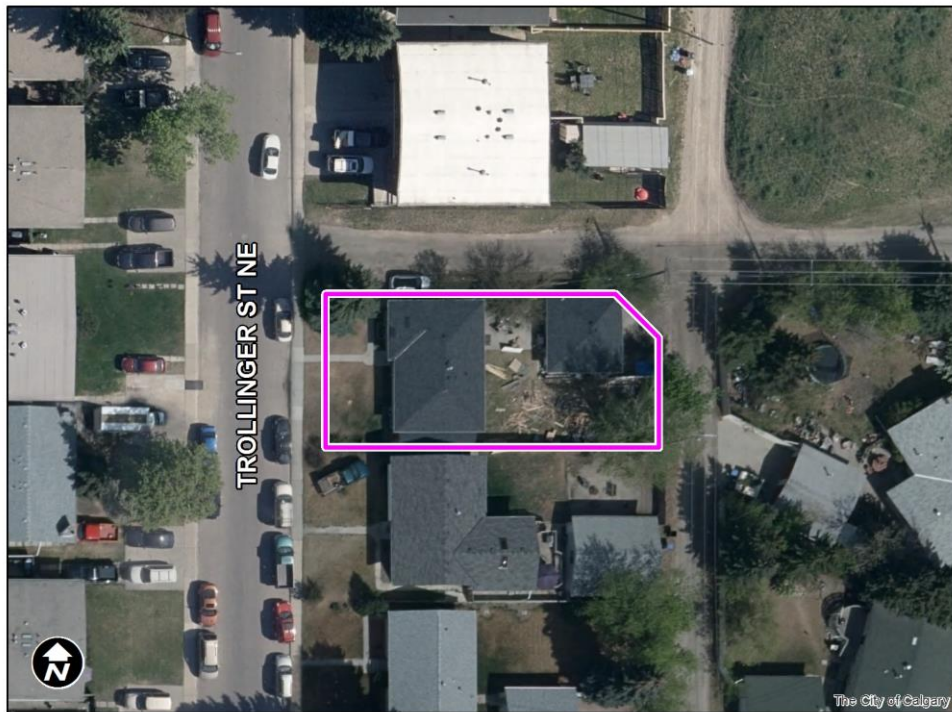
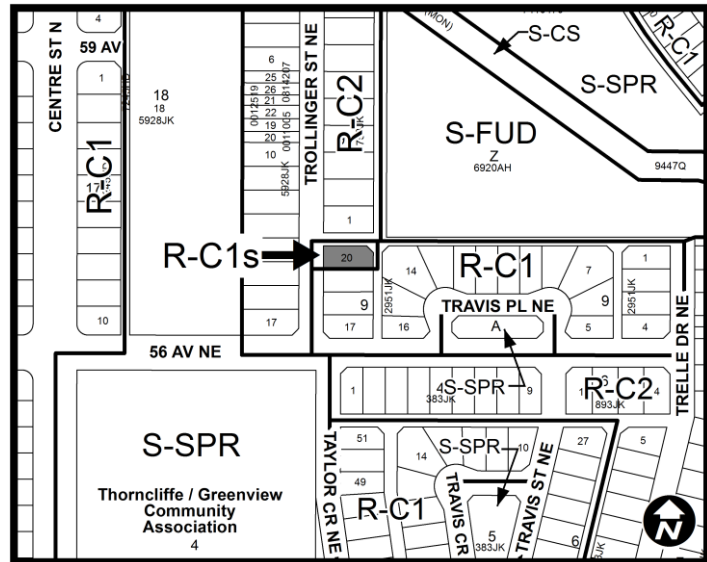
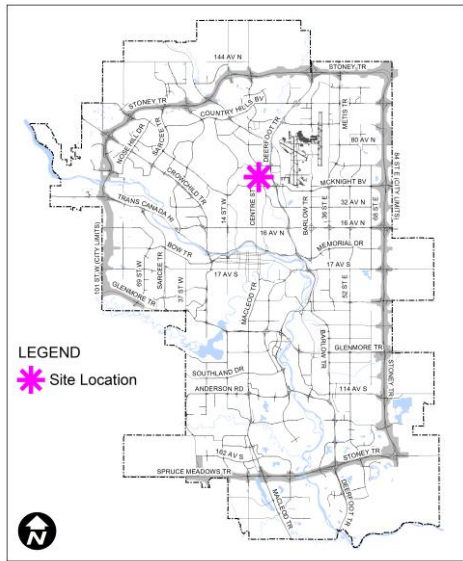
ATTACHMENT

1. Proposed Bylaw 313D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 5916 Trollinger Street NE (Plan 2951JK, Block 9, Lot 20) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 7 – 0

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Applicant:

Curtis Glas

Landowner:

Curtis Glas

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Thorncliffe, the site is approximately 16 metres by 35 metres in size and is developed with a one-storey single detached dwelling with an existing illegal suite, and a two-car garage that is accessed from the rear lane. Single- and semi-detached dwellings exist to the east, west, north and south of the site, and a municipal park exists to the north east of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Thorncliffe's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Community Name	
Peak Population Year	1977
Peak Population	11,379
2016 Current Population	8,851
Difference in Population (Number)	-2,528
Difference in Population (Percent)	-22.2%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Trollinger Street NE, and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 200 metre walking distance of the site on Centre Street NE. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in support of the application from the Thorncliffe/Greenview Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

My name is Curtis Glas and I am the homeowner of 5916 Trollinger Street NE. I am submitting an application to redesignate the land use of the property in hopes of adding a legal secondary suite to the basement of the home. Since purchasing the home and living here since July 2014, I can see many reasons and advantages to adding a legal suite.

Adding a secondary suite would create density in an area that is well suited for it. Trollinger Street NE is mainly multifamily dwellings; 29 of the 32 buildings with a Trollinger Street NE address are already zoned RC2 and are multi-dwelling suites. My home is located close to the Thorncliffe/Greenview Community Centre, is close walking distance to several parks & schools, and is close to a major transit stop on Centre St (300/3/301), making it very accessible. With the future addition of the Green Line, this will only improve.

The property itself has excellent potential to add a suite. It is large enough to add a 2-bedroom suite, has sufficient outdoor yard space to support residents of two dwellings, and also has large off-street parking areas. The property also backs onto two rear lanes which help access the property off of commonly travelled city streets.

Personally speaking, adding a suite would help ease the financial burden of owning and maintaining a home. As a young adult in this city, I have felt the effects of the economic downturn, so am turning towards new & innovative ways to sustainably supplement my income. Calgary is bursting with budding entrepreneurs; I would like to be among the people who are creatively finding ways to make a living while benefitting the community, and I see this as a great opportunity to do so.

Thank you for your time & consideration. It's great to live in a city that supports initiatives such as this, so I look forward to your response.

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APPENDIX II

LETTERS SUBMITTED

The Thorncliffe/Greenview Community Association fully supports the approval of LOC2017-0169

Thanks
marvin quashnick
TGCA

APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

