

Planning & Development Report to
Calgary Planning Commission
2018 July 18

ISC: UNRESTRICTED
CPC2018-0896
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Land Use Amendment in Thorncliffe (Ward 4) at 6327 Tregillus Street NW, LOC2018-0047

EXECUTIVE SUMMARY

This land use amendment application was submitted by Adele Margaret Caton on behalf of the landowners Chiu Ki Ma, Nuey Ling Wong and Wai Man Wong. The application proposes to change the land use designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for the subdivision of the subject parcel with two separate land titles.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectare \pm (0.15 acres \pm) located at 6327 Tregillus Street NW (Plan 5799JK, Block 2, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The applicant submitted a subdivision application (SB2017-0309) in 2017, which is currently on hold pending the review and approval of this land use amendment application. The purpose of the subdivision application is to split the current legal parcel, which contains a legal non-conforming Semi-detached Dwelling, into two separate legal parcels.

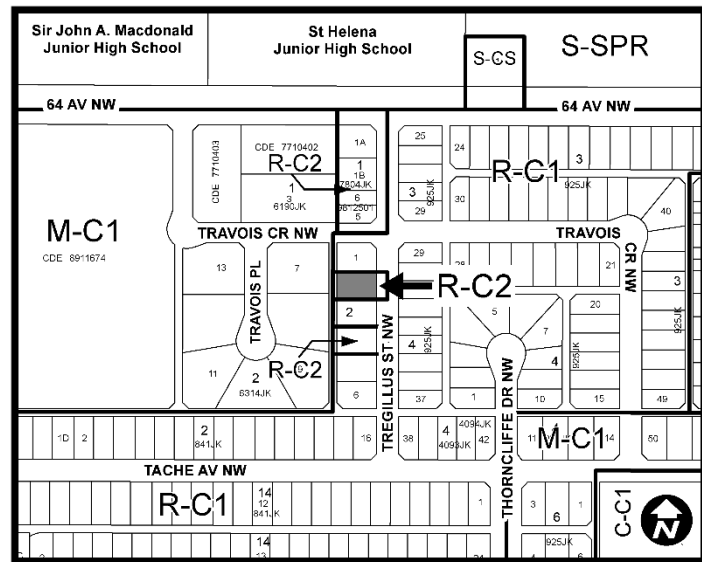
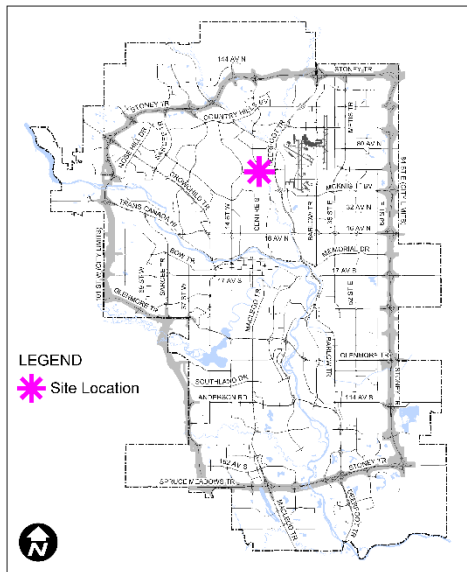
With the conversion of Land Use Bylaw 2P80 to 1P2007, the land use designation on the subject site was converted from (R-1) Residential Single-Detached District (2P80) to Residential – Contextual One Dwelling (R-C1) District (1P2007). A Semi-detached Dwelling is not an allowable use in the Residential – Contextual One Dwelling (R-C1) District.

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Location Maps



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Site Context

The subject site is located in the northwest community of Thorncliffe, south-west of Centre Street N and 64 Avenue NW.

Surrounding development consists of low-density residential in the form of single detached and semi-detached dwellings with multi-residential development further to the west of the site. All existing development along the west side of Tregillus Street NW, which includes the subject site, consists of Semi-detached Dwellings designated either as Residential – Contextual One Dwelling (R-C1) or Residential – Contextual One / Two Dwelling (R-C2).

The site is approximately 21 metres (70 feet) by 30 metres (100 feet) in size and is developed with a semi-detached dwelling with vehicular access to 4 parking stalls from the rear lane. As identified in *Figure 1*, Thorncliffe has experienced a population decline from its peak in 1977.

Figure 1: Community Peak Population

Thorncliffe	
Peak Population Year	1977
Peak Population	11,379
2017 Current Population	8,474
Difference in Population (Number)	-2905
Difference in Population (Percent)	-26%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Thorncliffe](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment allows for the existing building to conform to Land Use Bylaw 1P2007 and allows for future potential redevelopment with the same built form as what is currently existing on the site. It is not the applicant's intention to redevelop the site at present.

Land Use District

The proposed Residential – Contextual One / Two Dwelling (R-C2) District is a low density residential district compatible with the existing surrounding low and multi-residential districts. The proposed district allows for a maximum of two residential units in the form of Duplex Dwellings or Semi-detached Dwellings and does not include Secondary or Backyard Suites.

Infrastructure

Transportation Networks

Vehicular access is available from the existing rear lane with 4 parking pads. A traffic impact assessment was not required as part of this application.

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The subject site is situated within walking distance from several bus routes along 64 Avenue NW and 4 Street NW as well as bus rapid transit on Centre Street N.

Utilities and Servicing

Water, sanitary and storm sewer mains are available for the existing semi-detached dwelling and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online on the Planning and Development Map.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent landowners.

The Thorncliffe/Greenview Community Association was circulated and expressed full support for the application. No objections against the application have been received by Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the 'Residential - Developed – Established area of the *Municipal Development Plan (MDP)*. The proposal is in line with the policies and intent of the MDP for Thorncliffe.

Local Area Plan

There is no local community plan for Thorncliffe.

Social, Environmental, Economic (External)

The proposed land use district allows for the existing housing type and the proposed subdivision of the subject site.

An environmental site assessment was not required for this application.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no risks associated with the approval of this land use amendment application.

REASONS FOR RECOMMENDATION:

The proposed land use amendment conforms to the applicable policies of the *Municipal Development Plan* and allows for the existing semi-detached dwelling to conform to *Land Use Bylaw 1P2007*. The approval of this land use amendment would allow for the subdivision of the subject site into two legal parcels.

ATTACHMENT

1. Applicant's Submission