

Planning & Development Report to
Calgary Planning Commission
2018 October 18

ISC: UNRESTRICTED
CPC2018-1195
Page 1 of 6

Land Use Amendment in Temple (Ward 10) at 3 Templemont Way NE, LOC2018-0132

EXECUTIVE SUMMARY

This application was submitted by Sarbjit Singh Virdi on 2018 June 11 on behalf of the landowners Sarbjit Singh Virdi and Gurmohan Singh Braich. The application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- contextual semi-detached dwellings; as well duplex dwellings and single detached dwellings;
- a maximum building height of 10 metres (no change from R-C1 district);
- a maximum of one main residential building per parcel (no change from R-C1 district); and
- the uses listed in the Residential - Contextual One / Two Dwelling (R-C2) District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. As noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit application for a semi-detached development in the future.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 3 Templemont Way NE (Plan 7910737, Block 44, Lot 96) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three reading to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Sarbjit Singh Virdi on 2018 June 11 on behalf of the landowners Sarbjit Singh Virdi and Gurmohan Singh Braich. As noted in the Applicant's Submission (Attachment 1), the landowner is intending to build a semi-detached development.

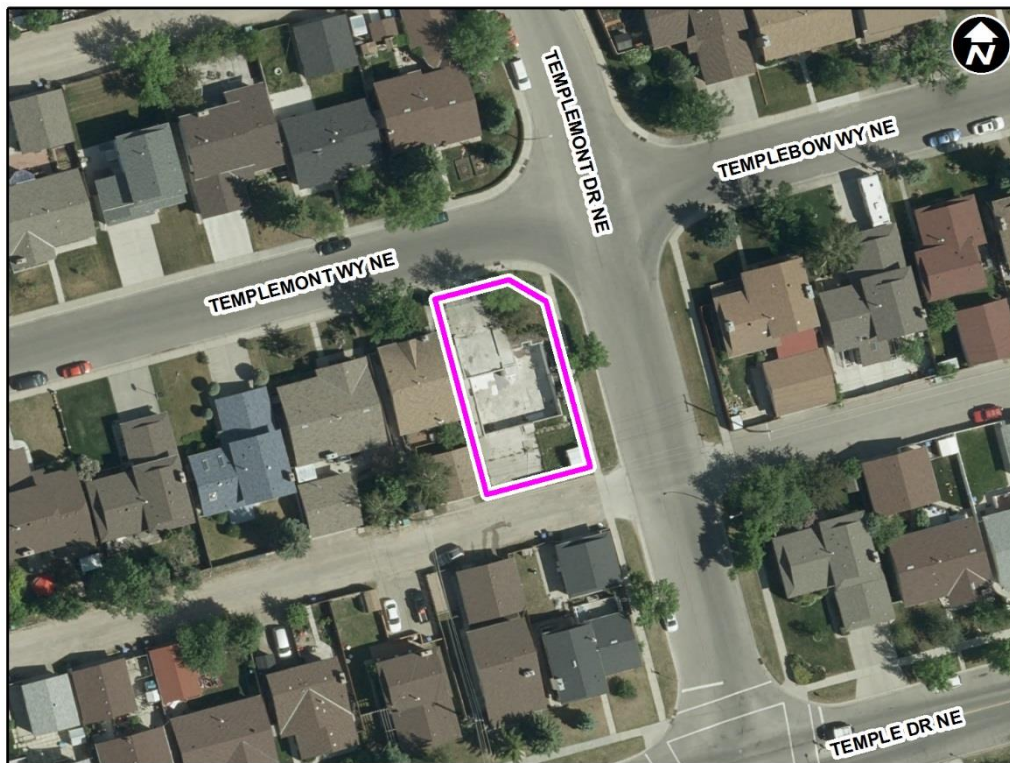
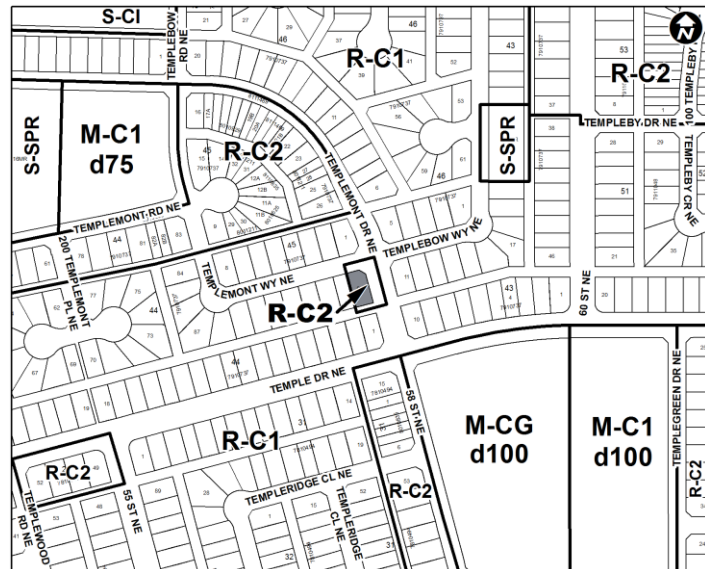
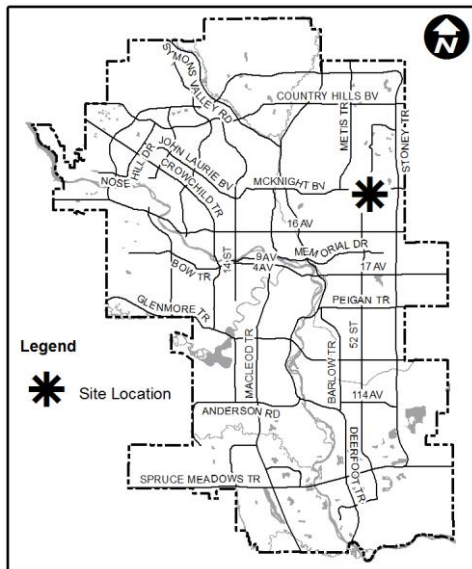
A development permit was approved in 2014 for a single detached dwelling but lapsed in 2017. The site was discovered to be a grow-op so an environmental restoration permit was also applied for; however, it was later cancelled as the owner decided to demolish the site instead. The site is currently vacant and the building demolished.

Planning & Development Report to
Calgary Planning Commission
2018 October 18

ISC: UNRESTRICTED
CPC2018-1195
Page 2 of 6

Land Use Amendment in Temple (Ward 10) at 3 Templemont Way NE, LOC2018-0132

Location Maps



Land Use Amendment in Temple (Ward 10) at 3 Templemont Way NE, LOC2018-0132

Site Context

The subject site is located in the northeast community of Temple, at the southwest corner of Templemont Way NE and Templemont Drive NE. The surrounding development consists of low-density residential to the north, west and south of the site. A multi-residential development exists one block to the south of the site. The parcel is approximately 16 metres by 30 metres in size. The site is currently vacant and the building has been demolished. The site has front drive access from Templemont Way NE as well as a rear lane from Templemont Drive NE.

As identified in *Figure 1*, Temple has experienced a population decrease from its peak in 1998.

Figure 1: Community Peak Population

Temple	
Peak Population Year	1998
Peak Population	12,059
2017 Current Population	11,162
Difference in Population (Number)	-897
Difference in Population (Percent)	-7%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for single detached homes. The current R-C1 district allows for a maximum building height of 10 metres and a maximum of one dwelling unit.

The proposed Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

Development and Site Design

Building design, number of units and site layout details such as parking, landscaping and site access will be evaluated at development permit stage.

Land Use Amendment in Temple (Ward 10) at 3 Templemont Way NE, LOC2018-0132

Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging facade along Templemont Way NE and Templemont Drive NE
- emphasizing individual at-grade entrances;
- minimizing vehicle interaction with pedestrians by utilizing the rear lane; and
- applying an appropriate front setback.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

The subject site is located on the corner of Templemont Way NE and Templemont Drive NE. Both are classified as a residential street. The site is approximately 65 metres from a bus stop on Temple Drive NE. Vehicular access is available from the existing rear lane as well as front driveway. A Traffic Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Temple Community Association was circulated as part of this application and no response was received. A second request was sent to the Community Association with no response received at the time of this report.

A petition opposing the land use redesignation was received from neighbours with a total of 14 signatures. The petition identified the following 3 reasons for opposing the application: decrease in neighbouring property value, further constraints to on-street parking, and providing an opportunity for illegal secondary suites. Administration also received 1 letters from adjacent neighbours concerned about aesthetics, traffic and parking.

No public meetings were held by Administration for this application.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to the site, the proposal meets the 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*. The applicable policies encourage modest redevelopment of established areas that is similar in scale and built form to existing development, including a mix of housing types. The *Municipal Development Plan* also calls for a modest intensification of the established area, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant *Municipal Development Plan* policies as the rules of the R-C2 District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

Local Area Plan

There is no local area plan for the community of Temple. It is within the Airport Phase 2 Design Brief (non statutory from 1972).

Social, Environmental, Economic (External)

The recommended land use allows for a slightly wider range of housing types than the existing R-C1 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

Planning & Development Report to
Calgary Planning Commission
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ISC: UNRESTRICTED
CPC2018-1195
Page 6 of 6

Land Use Amendment in Temple (Ward 10) at 3 Templemont Way NE, LOC2018-0132

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-C2 District is intended for low density residential development. The proposal represents a modest increase in density for this established parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of a bus transit stop, and has direct lane access.

ATTACHMENT(S)

1. Applicant Submission