

# Community Association Response

## Cambrian Heights Community Association

### Response To: LOC2021-0140 (577 Northmount Drive NW)

Cambrian Heights – Creating Our Future Together (available on CHCA website) is the community concept used to shape the growth and development of the Cambrian Heights community. Ultimately, Cambrian Heights' vision "is a vibrant complete community that is recognized as the most desirable place to live and play in Calgary."

As a contextual community, we also encourage all applicants to follow the practices outlined in Lessons Learned For Harmonious Redevelopment In Cambrian Heights (available on the CHCA website).

While the Cambrian Heights Community Association supports the need for accessible and affordable childcare services within the community, the proposed locations for such services will only have a positive impact on the community if they reflect the unique character and challenges of the community.

Additionally, the Cambrian Heights Community Association recognizes that consideration of the land use redesignation is distinct and separate from the consideration of the physical changes to the parcel related to the development of the childcare facility itself (which would be done through the development permit process). Since the stated purpose for the land use redesignation is to accommodate a childcare facility, we are commenting based on the expectation that the applicant, as per their land use redesignation application, will be applying for a development permit for a childcare facility with a capacity of 38 children.

Based on these considerations, the Cambrian Heights Planning Committee does not support the proposed land use redesignation from R-C2 to DC/R-C2 for the following reasons:

- Due to the nature of this process (land use redesignation followed by a development permit), area residents have no clear indication at this point as to what the potential outcomes and impacts of any development might be. Although the applicant has outlined a "draft concept" for the purposes of the land use redesignation, the intent of this "draft concept" may or may not be reflected at the development permit stage. As a result, it is not possible to truly assess the potential impacts of the land use redesignation.
- 577 Northmount Drive NW is at the intersection of a busy traffic corridor (Northmount Drive NW). There are no lights to control the movement of traffic and/or pedestrians through this corridor from the intersecting street (Coleridge Road NW).
- The intersection of Northmount Drive NW and Coleridge Road NW is a main uncontrolled crosswalk for the Cambrian Heights Elementary School. The increased cross traffic flow and additional parking congestion would negatively impact the children's safety.
- The community already has an issue with the volume of cut through traffic using Coleridge Road NW (a residential street) to move between Northmount Drive NW and 14<sup>th</sup> Street NW. This cut through traffic generates significant right/left traffic movements on/off an already busy traffic corridor (Northmount Drive NW). As proposed, we could expect to see a disruption of existing traffic flows through the area along with an increase in right/left movements on/off Northmount Drive NW.
- For all practical purposes, the back lane on Coleridge Road NW provides a single point of entry/exit to the rear of many properties along Coleridge Road NW and Chancellor Way NW. This is because access to the lane is blocked off at Coleridge Road NW (has been for years ... presumably due to issues with cut through traffic). Increased traffic and parking around the entrance to this back lane could greatly increase congestion at the alley entrance/exit and along Coleridge Road NW.

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October 15, 2021