

Background and Planning Evaluation

Background and Site Context

The subject site is a corner parcel located in the northwest community of Cambrian Heights at the northern corner of Northmount Drive NW and Coleridge Road NW. The site is approximately 0.05 hectares (0.12 acres) in size and is approximately 17 metres wide by 30 metres deep. The parcel is currently developed with a single detached home and a rear garage, accessed from the lane.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as the Residential – Contextual One Dwelling (R-C1) District and the Residential – Contextual One / Two Dwelling (R-C2) District. The site is located approximately 300 metres (four-minute walk) north of two elementary schools (private and public), a place of worship, the Alberta Bible College and the Cambrian Heights Community Association building. A child care service is currently operating out of the Community Association building. Commercial businesses are located approximately 100 metres northwest along Northmount Drive NW. Local transit routes are located on Northmount Drive NW approximately 100 metres (one-minute walk) south of the site, and across the street. Bus Routes 20 and 38 are available at these stops.

Community Peak Population Table

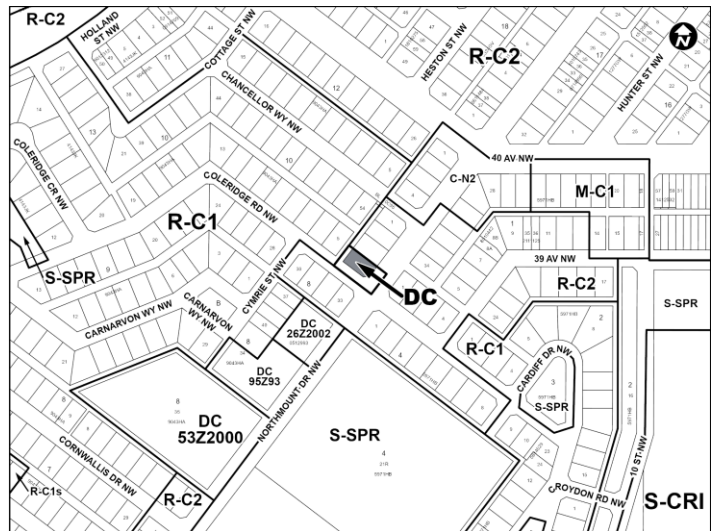
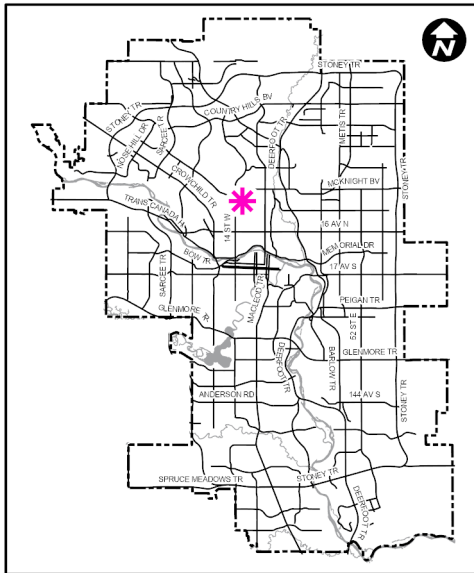
As identified below, the community of Cambrian Heights reached its peak population in 1969.

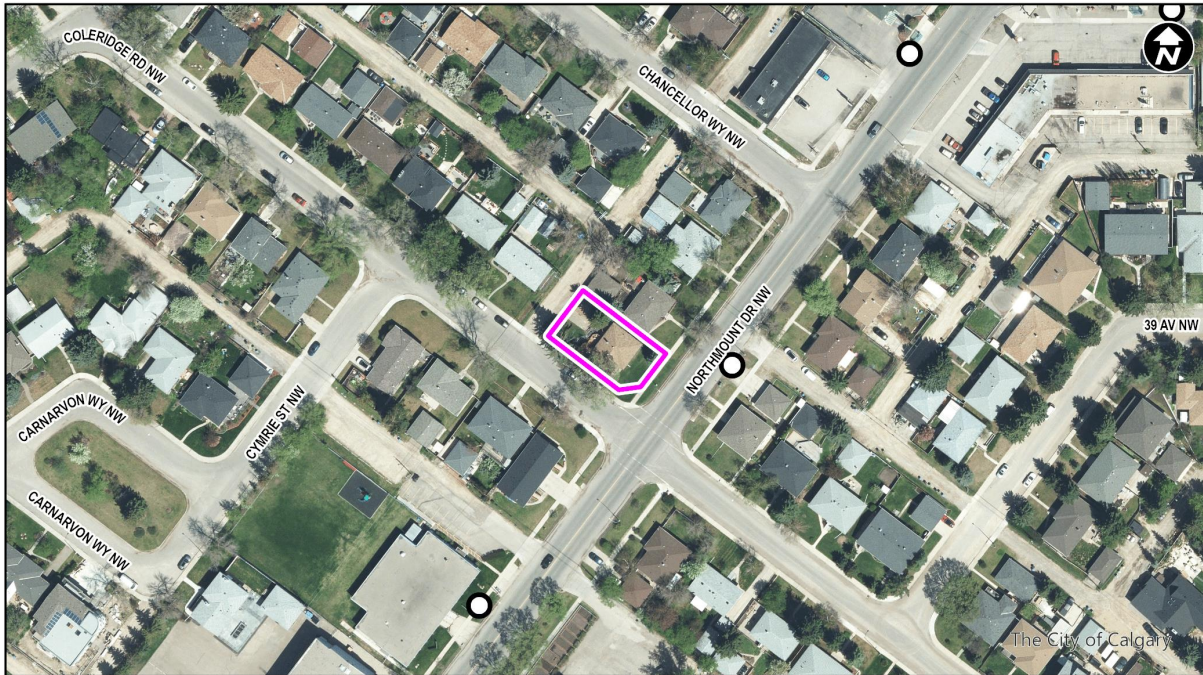
Cambrian Heights	
Peak Population Year	1969
Peak Population	3,301
2019 Current Population	2,036
Difference in Population (Number)	-1,265
Difference in Population (Percent)	-38.3%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Cambrian Heights Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. The R-C2 District currently allows for home based child care for up to six children with the Home Base Child Care – Class 1 use and up to ten children with the Home Based Child Care – Class 2 uses. The Home Based Child Care – Class 2 use is set to be removed from Land Use Bylaw 1P2007 on 2021 December 21 as per approved Bylaw 28P2021, which is in alignment with provincial changes. The Home Based Child Care – Class 1 use will remain. Within the current land use bylaw, commercial child care services are allowed within schools, community recreation facilities, and places of worship only.

The proposed DC District is based on the existing R-C2 District with the additional discretionary use of Child Care Service. All existing rules and regulations in the R-C2 District would be maintained, including height and general massing allowable for any new buildings. The DC District is intended to:

- allow for the conversion of the existing dwelling, or development of a new facility in a dwelling, that meets the R-C2 District rules for a child care service (approximately 38 children); and
- allow for residential uses consistent with the surrounding developments if the Child Care Service use is not commenced or is discontinued in the future.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the [Child Care Service Policy and Development Guidelines](#) would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, outdoor play space, and parking. 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:

- strategic location and design of outdoor play spaces to minimize impacts on adjacent residential developments;
- upholding restrictions on the number and size of any identification signage; and
- mitigating overlooking and privacy concerns.

A discretionary use development permit would be required to enable a child care service for more than six children. The ultimate number of children, on-site parking stalls, location of pickup and drop-off stalls, and outdoor play areas will be determined through that process. The child care service operators will also require provincial licensing and will also be evaluated by the province under the [Early Learning and Child Care Act](#).

Transportation

Pedestrian access to the site is available from existing sidewalks along Northmount Drive NW and Coleridge Road NW. Street parking is available on Coleridge Road NW and Northmount Drive NW, which is also a snow route. Future direct vehicular access to the parcel would be from the lane. Local transit routes are located on Northmount Drive NW approximately 100 metres (one-minute walk) south of the site, and across the street. Bus Routes 20 and 38 are available at these stops.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land, and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit, and delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. City wide policies encourage child care services in residential, mixed use, and commercial areas in addition to activity centres and main streets.

The proposal is in keeping with relevant MDP policies. The proposed DC District, based on the existing R-C2 District, with the additional discretionary use of Child Care Service, allows for a building form that is sensitive to existing residential development in terms of height, scale, and massing. The application also encourages complete communities by allowing for child care services within a residential area.

There is no local area plan for this area.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)

The proposal has been evaluated using the [Child Care Policy and Development Guidelines](#), which is a non-statutory policy intended to guide the development of child care services in a variety of districts and of a variety of sizes across Calgary, including in the low density residential areas. This policy also provides development guidelines to manage the impacts within low density residential areas, which would be reviewed at the development permit stages.

Policies within this document note that child care services are an integral part of complete communities, and that child care services for greater than six children may be considered for a land use redesignation in low density areas provided the parcel meets the site selection criteria and development guidelines contained within this policy. The parcel and proposed DC District Control aligns with all of the applicable site selection criteria as noted below:

- located near an activity focused area which includes schools, a community centre, a place of worship and commercial businesses along Northmount Drive NW;
- the site can accommodate on-site parking accessed from the rear lane, and also includes two street frontages for pick-up and drop-off;
- the site can accommodate outdoor play areas;
- the site is located on a collector street;
- the site is located on a corner parcel; and

- no other child care services are available on the same block.

The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied.