

**Land Use Amendment in Cambrian Heights (Ward 4) at 9 Cottage Street NW,
 LOC2023-0193**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 9 Cottage Street NW (Plan 9043HA, Block 11, Lot 44) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to Residential –Grade-Oriented Infill (R-CG) District to allow for rowhouses and townhouses, in addition to the building types already allowed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed R-CG District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Cambrian Heights, was submitted on 2023 July 12 by Tricor Design Group on behalf of the landowner, 244503 Alberta Ltd. (B. Van De Walle). This application, if approved, will represent the first Residential – Grade-Oriented Infill (R-CG) District redesignation in the community of Cambrian Heights.

The subject site is located on a corner parcel at 9 Cottage Street NW, with an area of approximately 0.06 hectares (0.15 acres). The subject site is bounded by unpaved alleys to the northeast and northwest. The site is currently developed with a single detached dwelling. The intent of the application is to allow the development of a low-scale multi-residential development as identified in the Applicant Submission (Attachment 2).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage. A detailed planning evaluation of the application, including location maps and the site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and Cambrian Heights community association was appropriate. In response, the applicant completed a flyer circulation to nearby neighbours and contacted the Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 24 letters in opposition and one letter in support. The letters cited the following concerns:

- proposed height and impacts on shadowing and privacy;
- density being too high for the site;
- loss of green space on the site;
- increased traffic; and
- off-site parking impacts.

In addition, numerous responses raised concerns that the potential for new development allowed under the R-CG District would not be architecturally compatible with the design of the existing homes in the community. If this land use amendment is approved by City Council, the design of any proposed redevelopment will be considered at the development permit stage.

The Cambrian Heights Community Association provided a statement letter (Attachment 4) on 2023 August 16 indicating that the Community Association opposes all land use amendments while there is no approved local planning policy in place for the community. Attached to the response letter was a declaration dated 2019 June 12, indicating the reasons for the Community Association's non-support for land use amendments. Acknowledging that this application represents the first R-CG application in the community, Administration offered to answer any potential questions that were raised by the Community Association and a follow-up conversation with a representative of the Community Association was held.

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

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IMPLICATIONS

Social

The proposed R-CG District allows for a wider range of housing forms and an opportunity for more housing to be built than is currently allowed in the existing R-C2 District. This may better meet the diverse needs of present and future populations in this community and supports the neighbourhood by creating more homes for people to live in.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Application Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform