

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Cambrian Heights, on the west side of Cottage Street NW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 20 metres wide and 30 metres deep. The site is currently developed with a single detached dwelling. Vehicle access to the site is provided from the adjacent lanes to the north and west.

Surrounding development consists of a mix of single detached and semi-detached dwellings designated as the Residential – One Dwelling (R-C1) District and Residential – One / Two Dwelling (R-C2) District.

There are four schools in close proximity to the site:

- Cambrian Heights School (Kindergarten to Grade 6) is 600 metres (seven-minute walk) to the south; and
- Highwood School (Kindergarten to Grade 4), Colonel Irvine School (Grade 5 to 9), and Foundations for the Future Charter Academy Northwest Elementary Campus (Kindergarten to Grade 4) are 1.2 kilometres (14-minute walk) to the northeast.

In addition to the local school parks, other recreation facilities and park spaces in close proximity to the site include:

- Cambrian Heights Area 1 Off Leash Dog Park is 350 metres (five-minute walk) to the west;
- Hounslow Drive Community Playground is 350 metres (five-minute walk) to the north;
- Nipawin Crescent Park is 550 metres (six-minute walk) to the north;
- Coleridge Crescent Park is 550 metres (six-minute walk) to the south;
- Queens Park is 700 metres (eight-minute walk) to the east;
- The southeast edge of Nose Hill Park is 1.1 kilometres (13-minute walk) to the west; and
- Highwood Park, Highwood Community Hall, and outdoor pool are 1.2 kilometres (14-minute walk) to the northeast.

An existing local commercial area is located at the intersection of Northmount Drive NW and 40 Avenue NW, 310 metres (five-minute walk) to the east. Other commercial areas are located approximately 1.2 kilometres (15-minute walk) to the south and east at the intersections of 14 Street NW and Northmount Drive NW and 40 Avenue NW and 4 Street NW respectively.

Community Peak Population Table

As identified below, the community of Cambrian Heights reached its peak population in 1969 and has decreased since then.

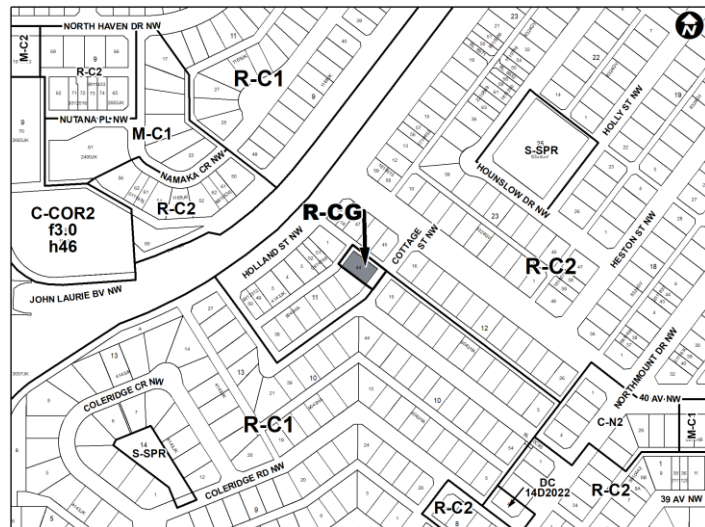
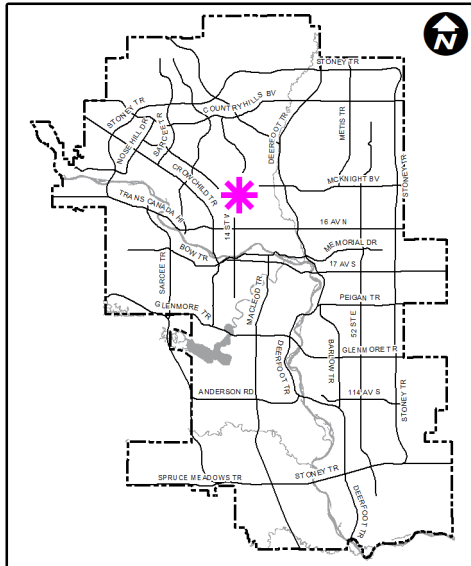
Cambrian Heights	
Peak Population Year	1969
Peak Population	3,301
2019 Current Population	2,036

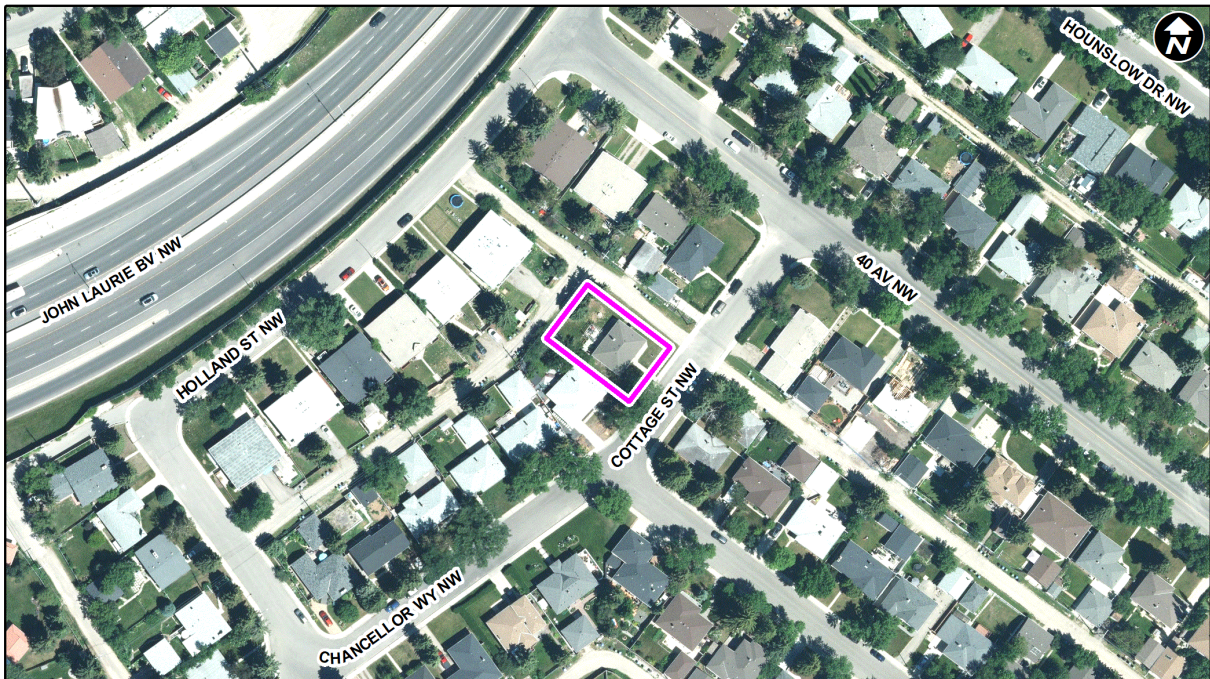
Difference in Population (Number)	-1,265
Difference in Population (Percent)	-38.3%

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 primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of grade-oriented housing forms including single detached, duplex dwellings, townhouses and rowhouses to be developed on existing residential lots. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwellings units per hectare. Based on the site area, this would allow a maximum of four dwelling units on the subject parcel. Secondary suites (one backyard suite, or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The R-CG District requires 0.5 parking stalls per dwelling unit and secondary suite.

Development and Site Design

If approved by Council, the rules of the R-CG District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- access and parking provision;
- mitigations of shadowing and privacy; and
- appropriate location of landscaping and amenity space.

Transportation

The subject site is located on a local roadway that is in close proximity to identified bikeway facilities including 40 Avenue NW and Holland Street NW. Both are considered existing on-street bikeways and are part of the Always Available for All Ages and Abilities (5A) Network.

Transit service near the subject site is located around the intersection of Northmount Drive NW and 40 Avenue NW which is located 300 metres (four-minute walk) to the southeast and is identified as part of the Primary Transit network. Bus routes located around that intersection include Route 20 (Heritage Station/ Northmount Dr N) and Route 38 (Brentwood Station/Temple). Also within a ten-minute walk of the site are connections to Routes 4, 414 and 832. Bus Route 5 (North Haven) is located 1.1 kilometres (13-minute walk) to the south.

On-street parking is currently unrestricted on the block of the proposed development and most homes have rear lanes that provide access to off-street parking. A Transportation Impact Assessment was not required as part of this application.

The R-CG District includes specific requirements to provide a range of mobility options for residents, including either alternate mobility storage or secure bicycle parking for any units that do not include a dedicated parking stall.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing and stormwater management will be evaluated on the Development Site Servicing Plan (DSSP) at the future development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential - Established area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that encourage redevelopment and modest intensification of Established Areas to support the transit network, make more efficient use of existing infrastructure, public amenities and delivers incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

As noted above, this application may deliver incremental benefits to climate resilience. This application does not include any other specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.