

**Land Use Amendment in Carrington (Ward 3) at 13717R Centre Street NW,  
 LOC2022-0078**

**RECOMMENDATION:**

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 3.49 hectares  $\pm$  (8.64 acres  $\pm$ ) located at 13717R Centre Street NW (portion of NE1/4 Section 33-25-1-5) from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One / Two Dwelling (R-2) District and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
 FEBRUARY 8:**

That Council give three readings to **Proposed Bylaw 94D2024** for the redesignation of 3.49 hectares  $\pm$  (8.64 acres  $\pm$ ) located at 13717R Centre Street NW (portion of NE1/4 Section 33-25-1-5) from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One / Two Dwelling (R-2) District and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.

**HIGHLIGHTS**

- This application seeks to redesignate lands in the community of Carrington to allow for a modest increase in residential density within an already approved neighbourhood.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Keystone Hills Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for a greater diversity of housing forms, and a more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment was submitted on 2022 May 4 by B&A Studios on behalf of the landowner, H3 Developments Ltd. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intention is to offer dwellings that meet the needs of current homebuyers and market demand while allowing for the neighbourhood to transition to higher densities over time.

The 3.49 hectare  $\pm$  (8.64 acre  $\pm$ ) site is located in the northwest community of Carrington. Calgary Planning Commission approved the associated outline plan (LOC2013-0037) on 2015 April 13 and Council approved the associated land uses on 2015 July 27. The new proposed uses reflect those of the Approved Outline Plan (Attachment 3) and the application seeks to

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change some of the original designations of the outline plan to new uses that have become available since 2015, namely the Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**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 application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and the respective community association was appropriate. The applicant determined that outreach would not take place because this land use amendment reflects a continuation of this area's current land uses. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to public/interested parties, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

This application was circulated to Rocky View County and a response indicating no objections was received. There is no community association in the area.

No public comments were received by Administration.

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.

**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development in the community of Carrington. The development of these lands will enable a more efficient use of land and infrastructure and support surrounding uses and amenities.

**Environmental**

This application does not include any specific actions that address objectives of the *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.

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**Economic**

The moderate increase in housing density at this location represents a more efficient use of infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Approved Outline Plan
4. Applicant Outreach Summary
- 5. Proposed Bylaw 94D2024**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform