

**Land Use Amendment in Highland Park (Ward 4) at 3910 Centre B Street NW,  
 LOC2024-0069**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3910 Centre B Street NW (Plan 3674S, Block 27, Lots 4 and 5) 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 allow for rowhouses and townhouses, in addition to the building types already listed 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) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (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.
- No development permit has been submitted at this time.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This application, in the northwest community of Highland Park, was submitted on 2024 March 05 by Horizon Land Surveys on behalf of the landowner Michael W. Desjardins. No development permit has been submitted at this time. According to the Applicant Submission (Attachment 2), the intent is to apply for a development permit for four dwelling units, which may include secondary suites.

The approximately 0.06 hectare (0.14 acre) mid-block parcel faces Centre B Street NW. The site is currently developed with a single detached dwelling and a rear detached garage. Vehicle access is available from the rear lane.

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

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 June 06**

**ISC: UNRESTRICTED  
CPC2024-0657  
Page 2 of 3**

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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 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 the community association was appropriate. In response, the applicant knocked on doors and distributed pamphlets to neighbours within approximately 100 metres of the subject site. 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, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

The Highland Park Community Association provided a letter of support on 2024 April 11 (Attachment 4) noting they believe the application is suitable for following reasons:

- parcel location in close proximity to Centre Street and 40 Avenue NW; and
- project seeking LEED Gold certification.

Administration also received four letters of opposition from the public, which raised the following concerns:

- increased density;
- increased traffic and parking issue on Centre B Street;
- decreased safety and neighbourhood character; and
- removal of mature trees.

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, on-site parking, landscaping, amenity areas and architecture will be determined at the development permit stage.

Following Calgary Planning Commission, notification 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 R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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**Environmental**

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs H, K). The measures include: Pursue LEED GOLD certification, preserve mature trees, plant new landscaping, encourage green roofs and walls, permeable pavement, Electric Vehicle and solar roof panels.

**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. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform