

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 January 23**

**ISC: UNRESTRICTED  
CPC2025-0084  
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**Land Use Amendment in Huntington Hills (Ward 4) at 6600 – 4 Street NE,  
LOC2024-0249**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.40 hectares  $\pm$  (0.99 acres  $\pm$ ) located at 6600 – 4 Street NE (Plan 8211348, Block 4, Lot 4) from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Community 1 (C-C1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
JANUARY 23:**

That Council give three readings to **Proposed Bylaw 43D2025** for the redesignation of 0.40 hectares  $\pm$  (0.99 acres  $\pm$ ) located at 6600 – 4 Street NE (Plan 8211348, Block 4, Lot 4) from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Community 1 (C-C1) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to the Commercial – Community 1 (C-C1) District to allow for additional commercial uses, including supermarkets.
- The proposal allows for appropriate uses to occur and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would provide more flexibility for commercial businesses and increase commercial amenities for the community.
- Why does this matter? The proposal would enable additional commercial uses that are contextually appropriate with the community.
- A development permit for changes to site plan and change of use has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the northeast community of Huntington Hills, was submitted by SLVGD Architecture Inc. on behalf of the landowner, Hunterhorn Holdings Ltd., on 2024 October 7. A development permit (DP2024-08935) for changes to site plan and change of use for a supermarket was submitted on 2024 December 19. As noted in the Applicant Submission (Attachment 2), the applicant intends to combine the existing three commercial units within the existing building into one commercial unit to accommodate a supermarket.

The approximately 0.40 hectare (0.99 acre) parcel is located on the north side of 64 Avenue NE. The subject property is currently developed with a single-storey commercial building approximately 1104 square metres in size. The subject site is adjacent to commercial properties to the north, west and east of the site.

A detailed planning evaluation of the application, including location maps and 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 the respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 3) for rationale why outreach was not conducted.

**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. No public comments were received.

No comments from the Huntington Hills Community Association were received. Administration contacted the Community Association to follow-up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 C-C1 District would allow for a wider range of complementary commercial uses to occur on the site and within the existing commercial building, providing shopping and amenities to nearby residents.

**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 of this site with applicable strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use amendment would widen the possible commercial uses allowed in the existing building, provide flexibility for businesses, additional amenities for area residents and allow for a more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

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**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 43D2025**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform