

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Huntington Hills. The parcel is one of four parcels that make up the Hunterhorn Plaza commercial area. The site is approximately 0.40 hectares (0.99 acres) and is approximately 60 metres wide by 64 metres deep. The site fronts onto 64 Avenue NE and abuts commercial parcels to the north, west and east. The building located on the subject site makes up a portion of an attached commercial strip mall located on the parcel directly north. The property contains a commercial building comprised of three commercial units.

The surrounding commercial sites have a Direct Control ([Bylaw 80Z86](#)) District designation. Multi-residential development designated as the Multi-Residential – Contextual Low Profile (M-C1) District is located to the south of the property. Special Purpose – School, Park and Community Reserve (S-SPR) District sites are located to the west and southwest, and the Special Purpose – Community Service (S-CS) District is located to the east of the subject property.

Hunterhorn Plaza hosts a variety of retail, restaurants and services. Catherine Nichols Gunn School is approximately 250 metres (a four-minute walk) to the west of the parcel, and Laycock Park is approximately 450 metres (an eight-minute walk) to the southwest of the parcel. Access to Deerfoot City shopping area is approximately 1.3 kilometres (a 22-minute walk) to the southeast.

Community Peak Population Table

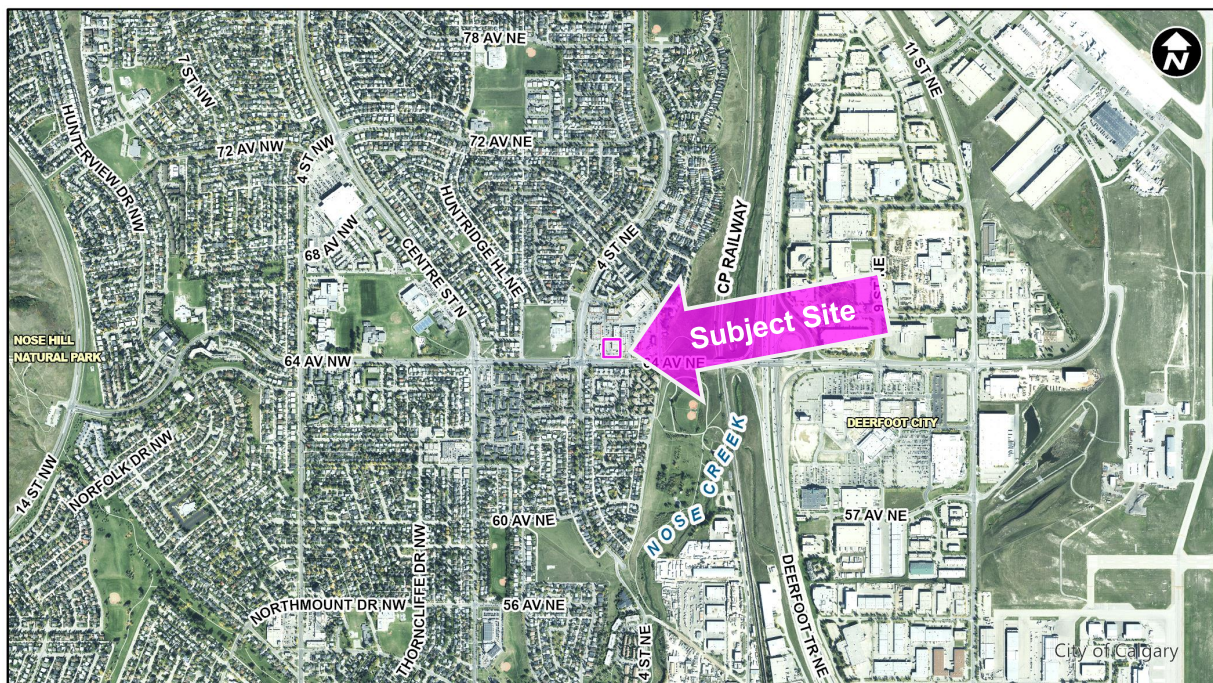
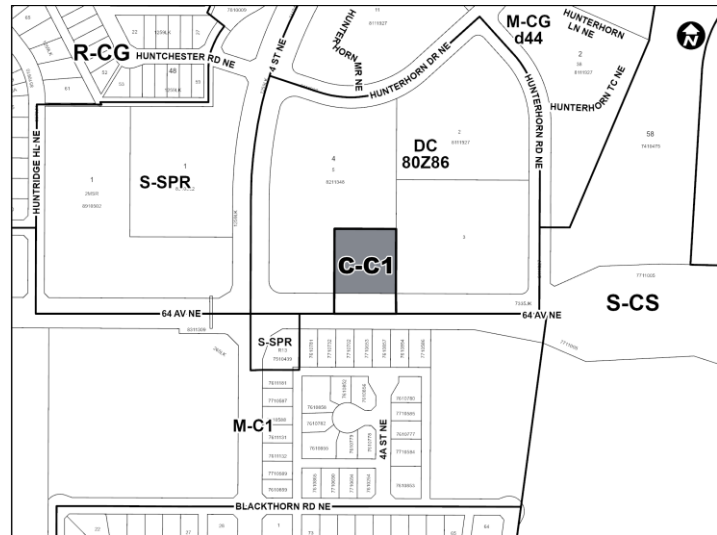
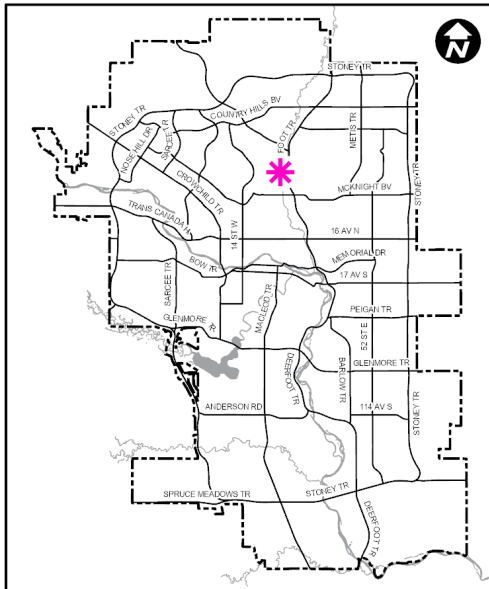
As identified below, the community of Huntington Hills reached its peak population in 1983.

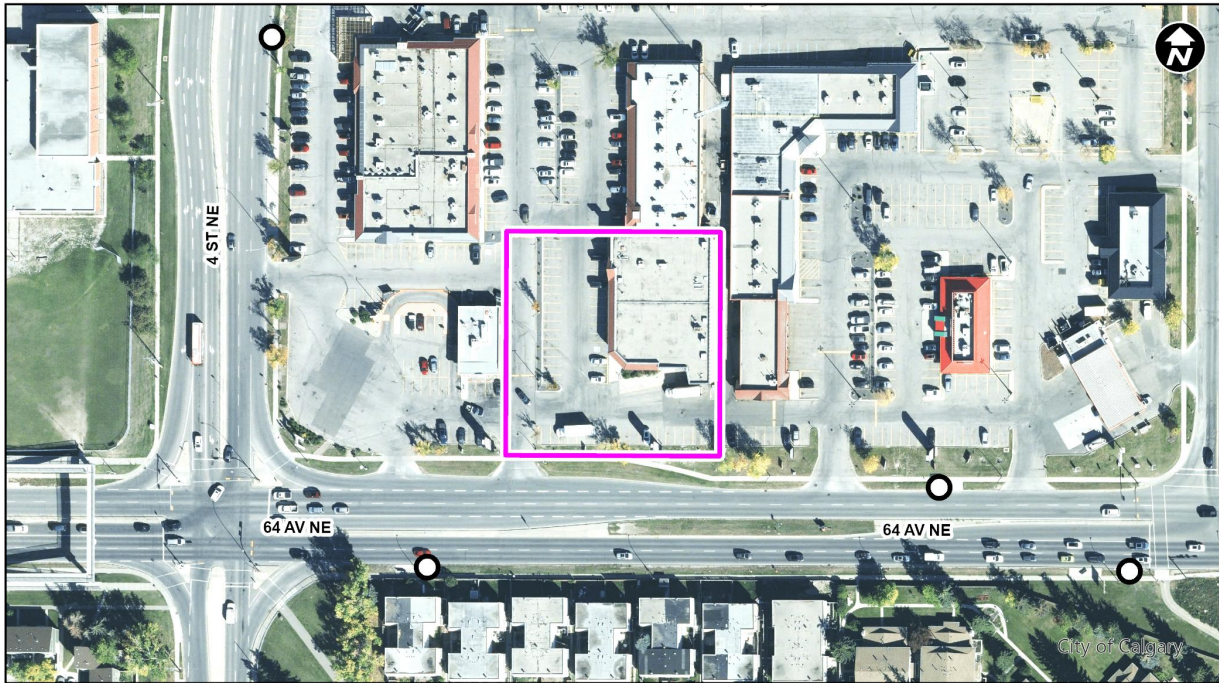
Huntington Hills	
Peak Population Year	1983
Peak Population	15,904
2019 Current Population	13,420
Difference in Population (Number)	-2,484
Difference in Population (Percent)	-15.62%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Huntington Hills Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Neighbourhood 2 (C-N2) District is intended to be characterized by small scale commercial developments that have limited use sizes and types. The C-N2 District has a maximum building height of 10 metres, a floor area ratio (FAR) of 1.0 and should be located on parcels with a maximum area of 1.2 hectares (2.9 acres) that are in keeping with the scale of nearby residential areas. The C-N2 District allows for residential uses on upper floors of buildings that contain commercial uses. Under the C-N2 District, Convenience Food Store is an allowable land use, however, the maximum gross floor area may not exceed 465 square metres.

The proposed Commercial – Community 1 (C-C1) District is intended to accommodate small to mid-scale commercial uses with both vehicular and pedestrian access that serve the surrounding community. When located within an existing building, supermarkets are a permitted use in the C-C1 District. If proposed in a new building or an addition to an existing building, supermarkets are considered a discretionary use. Given the scope of the application, the C-C1 District was deemed the most suitable land use district, as it allows for the development of a supermarket, while reflecting an appropriate and similar land use intensity as the neighbouring community commercial DC District.

Development and Site Design

The rules of the proposed C-C1 District will provide basic guidance for future site development including landscaping, parking, building orientation, use areas and access.

Transportation

Pedestrian access to the site is available from 64 Avenue NE. The City of Calgary's Always Available for All Ages and Abilities (5A) Network recommends future pathways adjacent to the subject site along 64 Avenue NE and 4 Street NE. Existing 5A pathways are located in Laycock Park and the green space located to the east of the site, which connect to the Nose Creek Pathway System.

The subject site is located near bus routes on 64 Avenue NE and 4 Street NE. A transit stop for Route 32 (Huntington/Sunridge) is located approximately 150 metres (a two-minute walk) east along 64 Avenue NE. Route 5 (North Haven) is located approximately 250 metres (a four-minute walk) to the northwest along 4 Street NE.

Direct vehicle access is provided from 64 Avenue NE. A Transportation Impact Assessment (TIA) and parking study was submitted by the applicant in support of the proposed land use change to accommodate a supermarket. The TIA was reviewed and accepted by Administration based on the proposed size of the supermarket.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing will be considered and reviewed as part of the development permit review 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 Residential Developed – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This area encourages modest redevelopment that helps to increase the amenities and services available to communities to make more efficient use of existing infrastructure, public amenities and transit. Commercial development at a scale and intensity that supported residents' needs is supported. The proposal is consistent with applicable MDP policies.

Calgary Climate Strategy (2022)

This application does not include any 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 are being explored and encouraged at the development approval stages.