

**Land Use Amendment in Highland Park (Ward 4) at 4220 Centre Street NE,  
LOC2024-0307**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 4220 Centre Street NE (Plan 6482GN, Block 10, Lot 1) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f4.0h21) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MARCH 27:**

That Council give three readings to **Proposed Bylaw 73D2025** for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 4220 Centre Street NE (Plan 6482GN, Block 10, Lot 1) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f4.0h21) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for mixed-use development up to six storeys in height.
- The proposal represents an appropriate increase in height and development intensity near the future 40 Avenue N Green Line LRT Station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide commercial opportunities near a future Green Line LRT Station and enable transit-oriented development.
- Why does this matter? The proposal would allow for increased intensity within walking distance of transit and provides for a more efficient use of existing infrastructure and nearby amenities.
- A development permit for eight dwelling units and one commercial retail unit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the northeast community of Highland Park, was submitted by Arbutus Rock Asset Management on behalf of the landowner, 2616169 Alberta Ltd. (Carlin Howden) on 2024 December 16. A development permit (DP2024-05487) for a mixed-use development proposing eight dwelling units and one commercial retail unit was submitted on 2024 July 24 and is under review. The Applicant Submission can be found in Attachment 2.

The site is approximately 0.05 hectares (0.12 acres) in size and is located at the southeast corner of Centre Street N and 40 Avenue NE. It is approximately 250 metres (a four-minute walk) north of the future 40 Avenue N Green Line LRT station. The parcel is currently developed with a single detached dwelling with detached garage and has rear lane access.

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The proposed Mixed Use - General (MU-1) District provides for commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level and represents an appropriate increase in intensity along an Urban Main Street and within walking distance of transit.

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 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 discussed the proposal with the Ward 4 Councillor and adjacent neighbours. 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.

No public comments were received at the time of writing this report.

The Highland Park Community Association provided a letter in support on 2025 11 February (Attachment 4) but noted they are unclear whether future development can meet the amenity space and landscaping requirements of the MU-1 District.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including landscaping and amenity space, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed MU-1f4.0h21 District would provide additional housing choices and commercial amenities which may accommodate the evolving housing needs of different age groups, lifestyles and demographics.

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

**Economic**

The proposed land use would provide for additional commercial uses in the community and allow for a more efficient use of land, services and existing infrastructure.

**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. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 73D2025**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform