

Planning and Development Services Report to
Calgary Planning Commission
2025 April 10

ISC: UNRESTRICTED
CPC2025-0375
Page 1 of 4

**Land Use Amendment in Highland Park (Ward 4) at 115 – 36 Avenue NE,
LOC2024-0181**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares ± (0.23 acres ±) located at 115 – 36 Avenue NE (Plan 36745, Block 15, Lots 20 to 23) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use – General (MU-1f4.0h20) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 APRIL 10:

That Council give three readings to the **Proposed Bylaw 87D2025** for the redesignation 0.09 hectares ± (0.23 acres ±) located at 115 – 36 Avenue NE (Plan 36745, Block 15, Lots 20 to 23) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use – General (MU-1f4.0h24) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 April 10:

“Moved by Commissioner Remtulla

That with respect to Report CPC2025-0375, the following be approved:

That Administration’s Recommendation be amended to change the proposed district from Mixed Use – General (MU-1f4.0h20) District to Mixed Use – General (MU-1f4.0h24) District.

For: (7)	Director Mahler, Commissioner Hawryluk, Commissioner Small, Commissioner Campbell-Walters, Commissioner Remtulla, Commissioner Hardwicke, and Commissioner Wagner
Against: (2)	Commissioner Damiani, and Commissioner Montgomery

MOTION CARRIED

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0375, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation 0.09 hectares ± (0.23 acres ±) located at 115 – 36 Avenue

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**ISC: UNRESTRICTED
CPC2025-0375
Page 2 of 4**

**Land Use Amendment in Highland Park (Ward 4) at 115 – 36 Avenue NE,
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NE (Plan 36745, Block 15, Lots 20 to 23) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use – General (MU-1f4.0h24) District.

For: (7)	Director Mahler, Commissioner Hawryluk, Commissioner Small, Commissioner Campbell-Walters, Commissioner Remtulla, Commissioner Hardwicke, and Commissioner Wagner
Against: (2)	Commissioner Damiani, and Commissioner Montgomery

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented mixed-use development with flexibility to develop up to six storeys in height.
- The proposal would allow for an appropriate building form and set of uses along Centre Street North, 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 Mixed Use – General (MU-1) District will allow for greater housing choices in the community and more efficient use of existing infrastructure and nearby amenities, as well as future transit infrastructure.
- Why does this matter? The proposal would enable additional housing and commercial opportunities that may better accommodate the evolving needs of different age groups, lifestyles and demographics. Additionally, the subject site is within an identified Transit Oriented Development area and allowing for mixed-use development near bus routes and a future train station offers more mobility choices to residents.
- A development permit has been submitted for a mixed-use building and is currently under review.
- There is no previous Council direction related to this parcel.

DISCUSSION

This application, located in the community of Highland Park, was submitted by Horizon Land Surveys on behalf of the landowners, Punj Development Corporation, on 2024 July 11. The application proposes to redesignate the subject site from the Commercial – Neighbourhood 2 (C-N2) District to the Mixed Use – General (MU-1f4.0h20) District. As noted in the Applicant Submission (Attachment 2), a height modifier is being proposed to align with applicable policies of the *North Hill Communities LAP*.

The site is approximately 0.09 hectares (0.23 acres) in size and is located at the intersection of 36 Avenue NE and Centre Street N, which is identified as an Urban Main Street in the MDP. The parcel is currently vacant, and this land use amendment application supports a development permit application (DP2024-06404) for a mixed-use building, which is under review. The subject site is well connected by transit as it is located along the Centre Street Transit corridor. Several Bus Rapid Transit (BRT) routes currently operate along this segment of the Primary Transit Network (PTN), providing direct connections to the downtown core. The future 40 Avenue North Green Line LRT Station is planned to be located at the intersection of

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40 Avenue N and Centre Street N, approximately 300 metres (a four-minute walk) away from the subject site.

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 respective community association was appropriate. In response, the applicant contacted the Highland Park Community Association and delivered flyers to residents within a 100-metre radius. The Applicant Outreach Summary (Attachment 3) provides more details about the engagement strategy.

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 was circulated and has provided comments indicating they have no concern with the proposed land use district (Attachment 4).

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 and on-site parking would be reviewed and determined at the development permit stage.

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 MU-1 District allows for a wider range of housing types than the existing land use district and will better accommodate the housing needs of different age groups, lifestyles and demographics. The option for developments to include local commercial uses at grade may provide for additional community vitality and activity along an Urban Main Street.

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 April 10**

**ISC: UNRESTRICTED
CPC2025-0375
Page 4 of 4**

**Land Use Amendment in Highland Park (Ward 4) at 115 – 36 Avenue NE,
LOC2024-0181**

on this site with applicable climate strategies are being explored and encouraged through the development permit application.

Economic

The proposed land use amendment would enable the development of both residential dwelling units and commercial uses. This would provide increased housing options while supporting local business and employment opportunities within Highland Park and surrounding communities.

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 87D2025**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform