

Land Use Amendment in Red Carpet (Ward 9) at 901 – 68 Street SE, LOC2024-0148

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.77 hectares \pm (4.37 acres \pm) located at 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from Multi-Residential – Contextual Grade-Oriented (M-CGd60) District to Multi-Residential – Contextual Grade-Oriented (M-CGd70) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to increase the allowable density for multi-residential development.
- The proposal represents an appropriate density increase of a multi-residential site, allows for development that is compatible with the surrounding area and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would enable additional housing and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would allow for more housing options and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has been submitted for an 11-unit multi-residential development and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southeast community of Red Carpet, was submitted by FAAS on behalf of the landowner, Lansdowne Equity Ventures Ltd., on 2024 May 30. The subject site is located on the west side of 68 Street SE, approximately 350 metres (a six-minute walk) north of 17 Avenue SE, which is part of the Primary Transit Network.

The subject site was redesignated to the M-CGd60 District in 2018 as part of a land use amendment and outline plan that included multiple land use districts and approximately 11.37 hectares of land. This application includes the area intended for development under the third phase of the overall plan, which is proposed to be completed over six phases.

On 2024 January 04, a development permit application (DP2024-00064) was submitted for a multi-residential development containing 77 dwelling units within the proposed boundary of the third phase. Based on the approximate phase area of 1.10 hectares, the development permit proposed a density of 70 units per hectare, exceeding the current maximum of 60 units per hectare. In response to Administration's review, the applicant removed 11 dwelling units from the scope of the initial development permit application to comply with the maximum density. On 2024 May 30, a separate development permit application (DP2024-03839) was submitted for the remaining 11 dwelling units and is under review. As indicated in the Applicant Submission

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(Attachment 2), this land use amendment is required to facilitate the development of these remaining units.

A detailed planning evaluation, 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 provided information online, delivered postcards and contacted the Applewood Park and Penbrooke Meadows Community Associations. The applicant also notes that a virtual information session was planned for 2024 August 08 but was cancelled due to low registration. 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.

There is no community association for the subject area. The application was circulated to the neighbouring Applewood Park and Penbrooke Meadows Community Associations and no response was received.

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 M-CGd70 District would allow for more housing than the existing M-CGd60 District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the proposed development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs D and F).

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Economic

The proposed land use would provide increased housing choice and diversity 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform