

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Red Carpet on the west side of 68 Street SE near the intersection of Applewood Drive SE. The area included in this application is approximately 1.77 hectares (4.37 acres) in size and is a portion of a parcel approximately 10.48 hectares (25.89 acres) in size. The site has been partially developed through phased multi-residential development occurring since 2020.

Surrounding development consists of predominantly low-density residential development in the form of single detached dwellings and manufactured homes, and some low-rise multi-residential development along 17 Avenue SE. Local commercial uses are available across 68 Street SE directly east, and to the west the site is adjacent to Mountview Park, which includes a playground, baseball diamonds and a cricket pitch. The subject site is approximately 350 metres north (a six-minute walk) of 17 Avenue SE, which includes a MAX Purple station located within approximately 650 metres (an 11-minute walk) of the site. 17 Avenue SE west of 60 Street SE is an identified Urban Main Street, also known as International Avenue.

The existing land use for the subject site was established through a land use amendment and outline plan in 2018 to accommodate a comprehensively planned mixed-use development called Elliston Village. The outline plan area included the Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, Multi-Residential – High Density Low Rise (M-H1h18d155) District and Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District. Currently, 97 dwelling units have been completed through the first two phases in the form of grade-oriented multi-residential development, with another 77 units proposed for the third phase.

## Community Peak Population Table

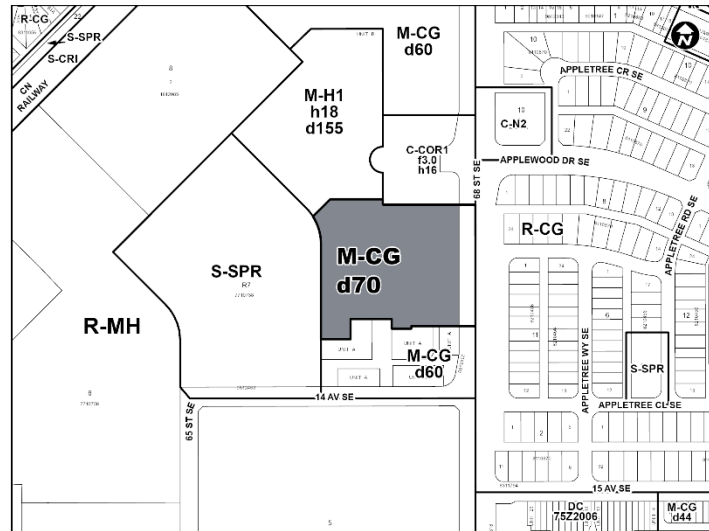
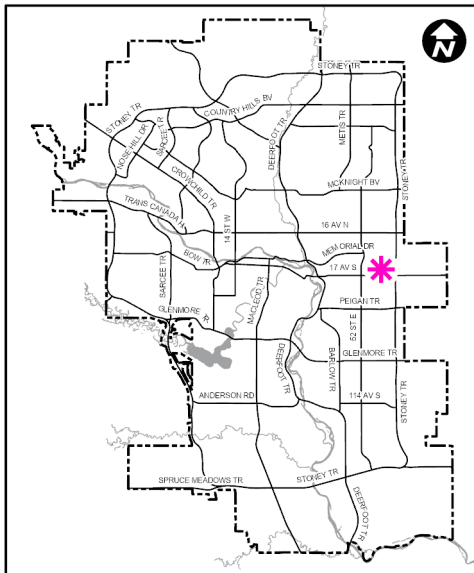
As identified below, the community of Red Carpet reached its peak population in 2006.

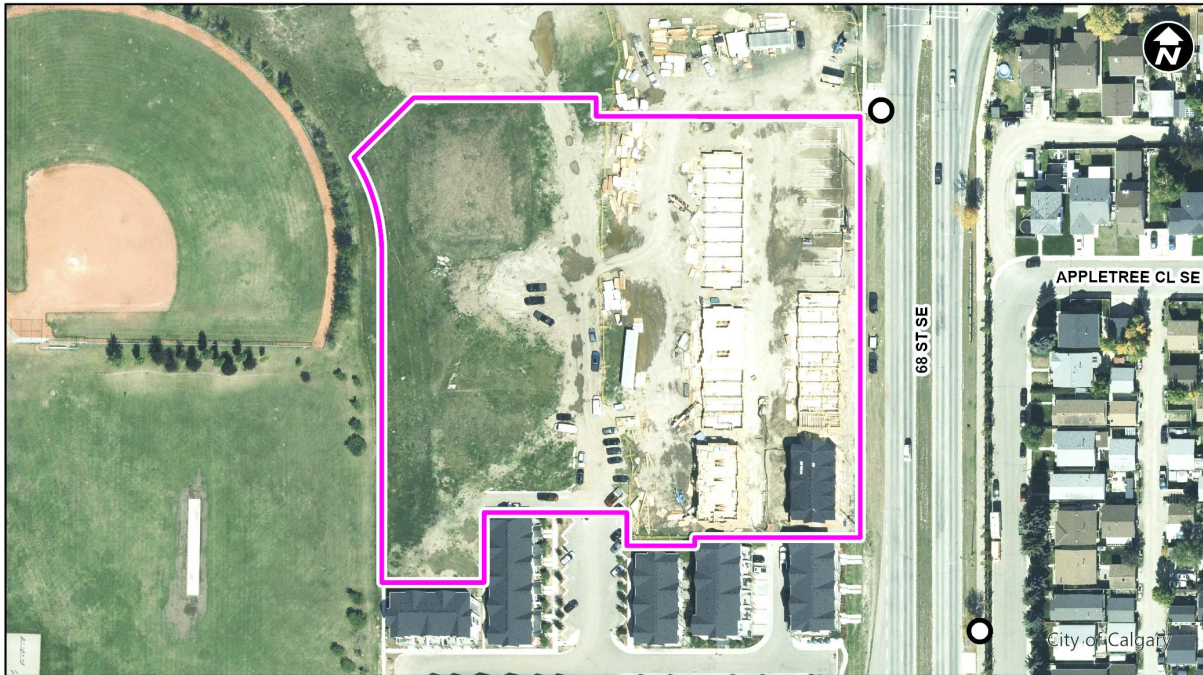
<b>Red Carpet</b>	
Peak Population Year	2006
Peak Population	1,777
2019 Current Population	1,594
Difference in Population (Number)	-183
Difference in Population (Percent)	-10.3%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-CGd60 District is a multi-residential designation that accommodates multi-residential development in a variety of forms, with higher numbers of dwelling units and higher traffic generation than low density residential districts. The district currently allows for a maximum building height of 12.0 metres and a maximum density of 60 units per hectare, which would enable 66 dwelling units for the undeveloped portion of the site.

The proposed M-CGd70 District would increase the maximum density to 70 units per hectare, which would enable 77 dwelling units for the undeveloped portion of the site.

The outline plan provided for approximately 8.77 hectares of M-CGd60, which was intended to accommodate up to 526 dwelling units. The M-CGd60 was split between a south and north portion of the unsubdivided parcel; approximately 2.54 hectares and 6.23 hectares in size respectively. It was expected that density would be distributed unevenly over these two areas; however, the plan did not account for subsequent subdivisions and the requirement for individual development permit applications to comply with the maximum density. The proposed density adjustment necessitates a land use amendment due to Section 40 of Land Use Bylaw 1P2007, which states the Development Authority must refuse a development permit when the proposed development exceeds the maximum units per hectare specified on the Land Use District Map.

### **Development and Site Design**

The rules of the proposed M-CGd70 District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the site, additional items that are being considered through the development permit process include the distribution of buildings and how the private road network and pedestrian connections are integrated with previously constructed phases.

### **Transportation**

Pedestrian access is available from existing sidewalks adjacent to the site on 68 Street SE and 14 Avenue SE. Existing pathways along 68 Street SE provide a connection from the site to 17 Avenue SE and primary transit service as part of the current Always Available for All Ages and Abilities (5A) Network.

The nearest transit service is available adjacent to the site on 68 Street SE, with southbound service for Routes 68 (68 St E) and 87 (Applewood/17 Av SE), and corresponding northbound service across 68 Street SE within 100 metres (a two-minute walk) of the site. The MAX Purple BRT is located to the south on 17 Avenue SE, with the nearest station approximately 650 metres from the subject site (an 11-minute walk).

Vehicular access to the site is currently available via the internal road network accessed from 14 Avenue SE; however, a second access from 68 Street SE will be required for the proposed 77 dwelling units.

A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed as part of the development permit application.

## **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 parcel is located within the Residential – Developed – Established City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities

to make more efficient use of existing infrastructure, public amenities, and transit. The proposal is in keeping with relevant MDP policies as the proposed M-CGd70 District provides for a modest increase in density in a form that is consistent and compatible with previously constructed phases and planned future phases of the comprehensive development.

#### **Transit Oriented Development Policy Guidelines (2004)**

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit (LRT or BRT) station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

#### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to include conduits to accommodate the future installation of solar photovoltaic panels for electricity generation and electric vehicle-capable stalls to accommodate the future installation of electric vehicle chargers. These support Programs D: Renewable energy – Implement neighbourhood-scale renewable energy projects and F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles of the *Climate Strategy*.

#### **East Calgary International Avenue Communities Local Area Plan (Proposed)**

On 2024 September 10, Council gave first reading to the [East Calgary International Avenue Communities Local Area Plan](#) (LAP) which includes Red Carpet and surrounding communities. The LAP was referred to the Calgary Metropolitan Region Board (CMRB) to be reviewed. If the LAP is approved by the CMRB, it will then return to Council for second and third readings. The proposed land use is in alignment with the applicable urban form category and building scale modifier for the subject site in the proposed LAP. Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only.