

Land Use Amendment in Red Carpet (Ward 9) at 901 – 68 Street SE, LOC2024-0152

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.71 hectares \pm (1.75 acres \pm) located at 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District and Multi-Residential – Contextual Grade-Oriented (M-CGd60) District to Mixed Use – Active Frontage (MU-2f4.0h24) 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 level of development intensity for a Neighbourhood Activity Centre and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *East Calgary International Avenue Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? This application would enable additional commercial opportunities and housing as well as a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would allow for additional density to support local commercial development serving the subject site and surrounding communities.
- A development permit for 183 dwelling units and three live work units has been submitted 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 June 3. 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.

In 2018, the subject site was redesignated to the Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District and Multi-Residential – Contextual Grade-Oriented (M-CGd60) District as part of a land use amendment and outline plan that included multiple land use districts and approximately 11.37 hectares (28.10 acres) of land. This application included the area intended for development under the fourth phase of the overall plan, which is proposed to be completed over six phases.

As noted in the Applicant Submission (Attachment 2), this application is intended to provide for increased building height, floor area and a more flexible ratio of commercial to residential use area. On 2024 July 25, a development permit application (DP2024-05479) was submitted for a two-building, six-storey development and is currently under review. Also noted is the applicant's

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intent to incorporate commercial units, although none were included in the first iteration of the plans.

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 the Community Association was appropriate. In response, the applicant provided information online, delivered postcards to nearby residences and contacted the Applewood Park and Penbrooke Meadows Community Associations. The applicant also notes that a virtual information session was planned for 2024 August 8 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 for the land use amendment 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-2f4.0h24 District would allow for an appropriate mix of uses and intensity for a Neighbourhood Activity Centre which may accommodate the evolving 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).

**Planning and Development Services Report to
Calgary Planning Commission
2025 February 27**

**ISC: UNRESTRICTED
CPC2025-0199
Page 3 of 3**

Land Use Amendment in Red Carpet (Ward 9) at 901 – 68 Street SE, LOC2024-0152

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