

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Red Carpet at the intersection of 68 Street SE and Applewood Drive SE. The area included in this application is approximately 0.71 hectares (1.75 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 is 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 was originally comprised of 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, 174 grade-oriented dwelling units have either been completed or are under construction to the south of the subject site, while the remainder of the parcel is vacant.

Community Peak Population Table

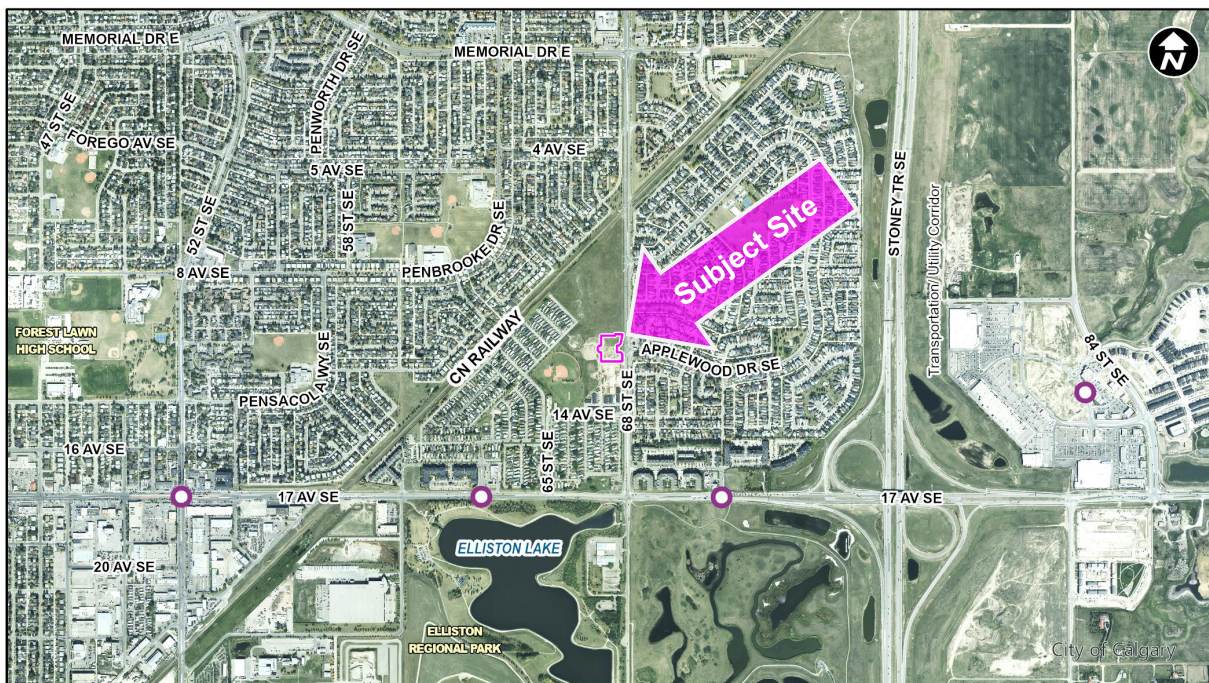
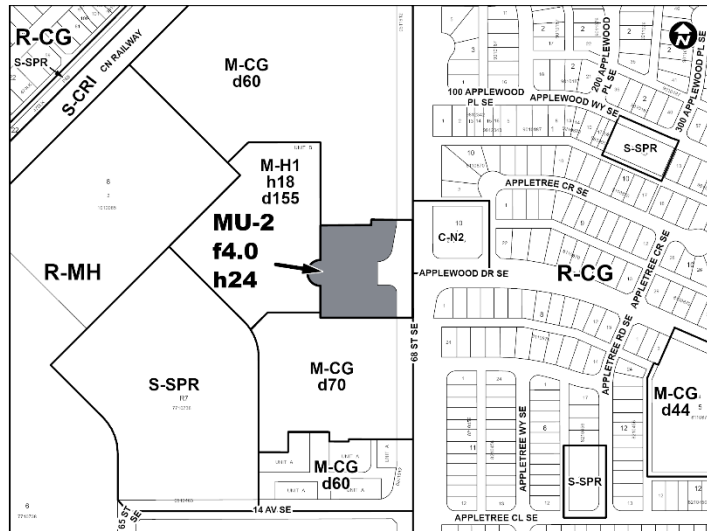
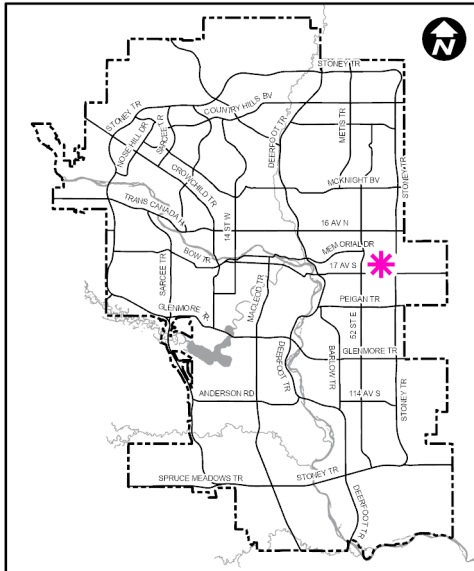
As identified below, the community of Red Carpet reached its peak population in 2006.

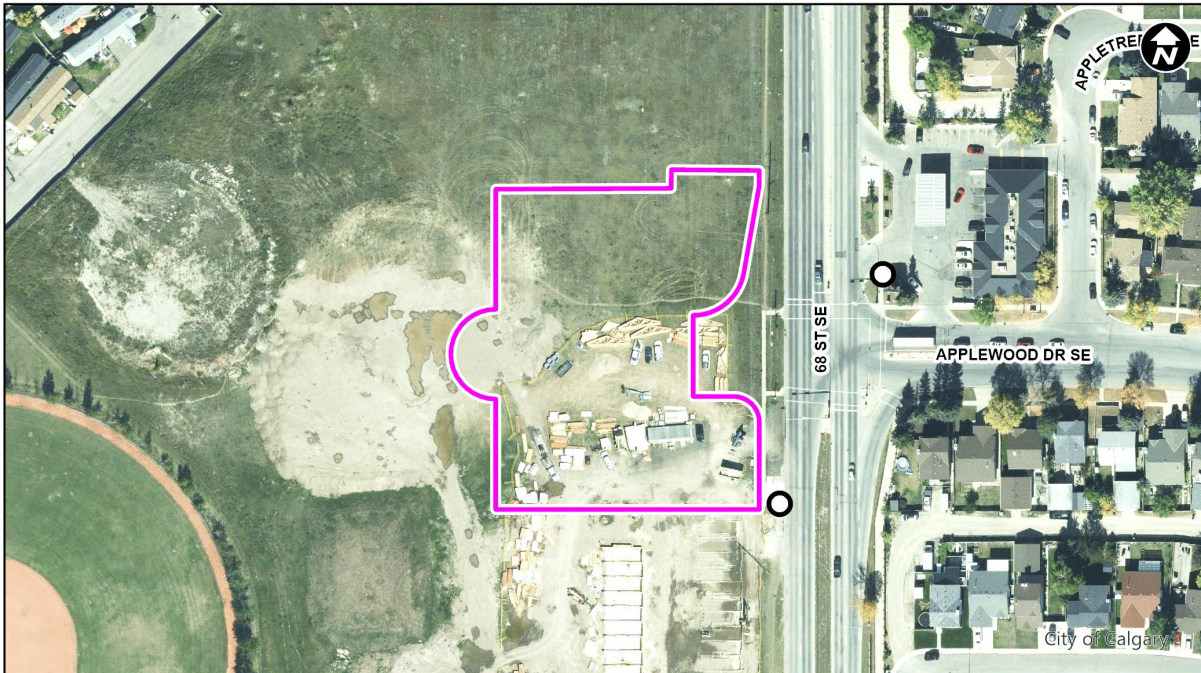
Red Carpet	
Peak Population Year	2006
Peak Population	1,777
2019 Current Population	1,594
Difference in Population (Number)	-183
Difference in Population (Percent)	-10.3%

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 land use for approximately 0.67 hectares of the subject site is the Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District. The C-COR1f3.0h16 District is intended to accommodate street-oriented commercial developments that may include residential uses provided the commercial uses account for at least 20 per cent of the gross floor area. The District has a maximum floor area ratio (FAR) of 3.0, or approximately 20,100 square metres (216,354 square feet) of developable floor area, and a maximum building height of 16 metres (approximately four storeys).

The existing land use for the remaining 0.04 hectares along the north edge of the subject site is the Multi-Residential – Contextual Grade-Oriented (M-CGd60) District. The M-CGd60 District is a multi-residential designation that accommodates multi-residential development in a variety of forms, with a maximum building height of 12 metres and a maximum density of 60 units per hectare. The minor adjustment to the north boundary where these two Districts meet is necessary as a result of adjustments to the proposed building footprint.

The proposed Mixed Use – Active Frontage (MU-2f4.0h24) District is intended to accommodate a mix of commercial and residential uses where commercial uses are required at grade to promote activity at the street level. The proposed MU-2f4.0h24 District would allow for a maximum FAR of 4.0, or approximately 28,400 square metres (305,695 square feet) of developable floor area, and a maximum building height of 24 metres (approximately six

storeys). The MU-2 District does not have a maximum density and since no density modifier is proposed the maximum number of dwelling units would be dependent on unit size and the proportion of commercial uses in the development.

The C-COR1 and MU-2 Districts both offer a similar range of uses with restrictions to size and location intended to encourage activity at the street level. The MU-2 District, however, does not require 20 per cent of the gross floor area to contain commercial uses, providing flexibility that may better suit the proposed development. As this site serves as the primary entrance to the larger development, the two proposed buildings are oriented perpendicular to 68 Street SE and have limited frontage onto the commercial street.

Development and Site Design

The rules of the proposed MU-2f4.0h24 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and parking.

Other key factors that are being considered during the review of the development permit include, but are not limited to:

- ensuring an engaging and active built interface along the 68 Street SE frontage;
- establishing the layout and configuration of dwelling units, commercial uses and common amenity areas; and
- incorporating climate resilience mitigation and adaption measures.

Transportation

Pedestrian access is available from existing sidewalks on 68 Street SE, which also provide a connection 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).

Direct vehicular access to the site will be provided from 68 Street SE in addition to the existing internal road network accessed from 14 Avenue SE.

A Transportation Impact Assessment was not required as part of this land use amendment application; however, the applicant has submitted one in support of the development permit application currently under review.

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.

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 MU-2f4.0h24 District provides for increased density, retains commercial services for the site and exceeds the minimum intensity threshold expected within a Neighbourhood Activity Centre.

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. Through the development permit, the applicant has committed to include conduits to accommodate the future installation of solar photovoltaic panels for electricity generation and 20 electric vehicle-ready 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 (Statutory – 2024)

The [East Calgary International Avenue Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Commercial Urban Form Category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Development is required to provide commercial uses on the ground floor facing the higher activity street, which is 68 Street SE for the subject site. The LAP also identifies the subject site as being within a Neighbourhood Activity Centre (Map 2: Community Characteristics) and development should therefore contribute to a broad range of amenities and services for the community. The proposed MU-2f4.0h24 District is in alignment with applicable policies of the LAP, as it would allow for the maximum six storeys of building scale and would ensure ground floor commercial uses are located on 68 Street SE.