

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Red Carpet, at the northeast corner of International Avenue (17 Avenue SE) and 60 Street SE. The site is approximately 0.45 hectares (1.10 acres) in size and is approximately 56 metres wide and 82 metres deep. The site is currently vacant and undeveloped with a previous use of agriculture. The site is directly north of Elliston Park, which has playgrounds, recreational pathways and a dog park.

Surrounding development is generally characterized by a mix of multi-residential, industrial and commercial development. Parcels surrounding the development are designated as Multi-Residential – Contextual Medium Profile (M-C2) District. Parcels south and west of the subject site are designated as Industrial – Business (I-B) District, Industrial – General (I-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District. Lands directly north of the site are designated as Residential – Manufactured Home (R-MH) District.

The site is ideally located near public transit, recreational and commercial opportunities. The parcel fronts onto 17 Avenue SE, which is a designated Urban Main Street and a part of the Primary Transit Network (PTN) as per the *Municipal Development Plan* (MDP). Elliston Park is approximately 50 metres (a one-minute walk) south of the site. There are commercial shops including a grocery store and daycare available approximately 350 metres west (a six-minute walk).

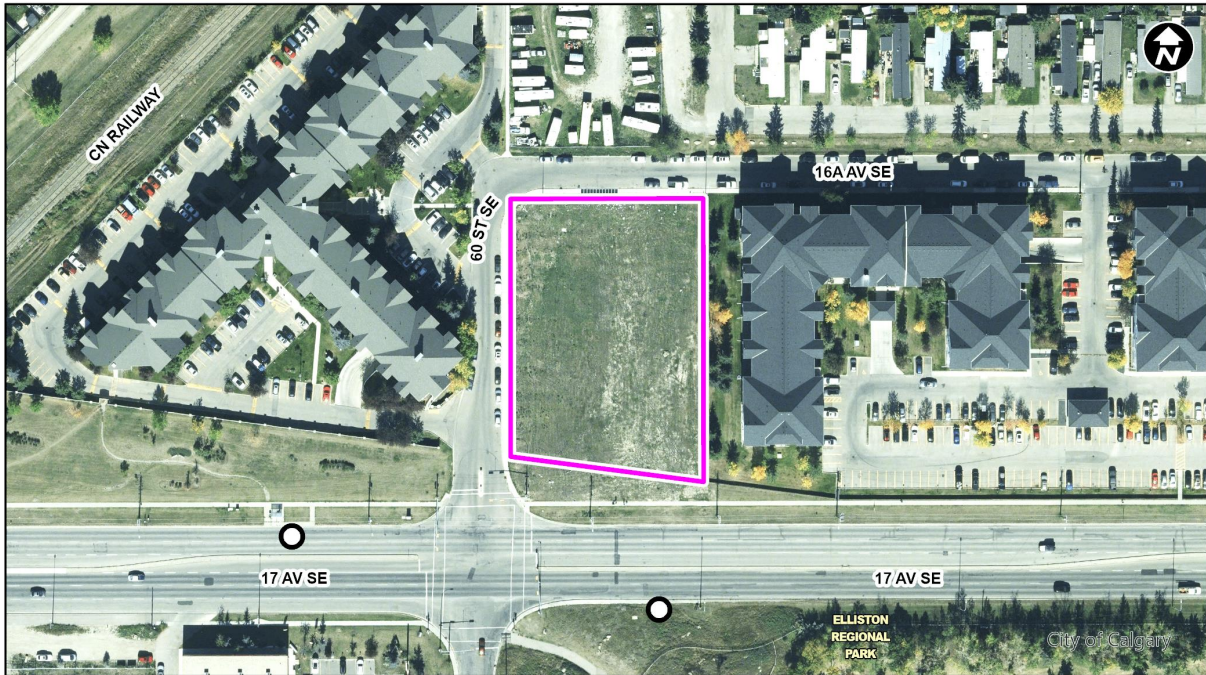
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Medium Profile (M-C2) District is a multi-residential designation in developed areas that is primarily for multi-residential development of medium height and medium density where intensity is measured by floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. The M-C2 District allows for a maximum building height of 16.0 metres and maximum FAR of 2.5.

The proposed Multi-Residential – High Density Low Rise (M-H1f2.0) District would allow for high density multi-residential development. The M-H1 District allows for a maximum building height of 26.0 metres and a minimum density of 150 units per hectare (66 units). The applicant is proposing a maximum FAR of 2.0 that allows for a total developable area of approximately 8,900 square metres (95,798 square feet).

The M-H1 District has rules regarding street wall stepbacks and building separation to respond to immediate urban context as well as requirements on landscaping and amenity space. The proposed FAR is considered appropriate as it will allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.

Development and Site Design

The rules of the proposed M-H1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- mitigating shadowing, privacy and overlooking impacts;
- ensuring an engaging built interface along both 17 Avenue SE and 60 Street SE;
- providing high quality finishes and materials are used and are consistent with surrounding development; and
- ensuring the ATCO utility right-of-way is managed appropriately in the future development.

Transportation

Pedestrian access to the site is available from the existing sidewalks on 17 Avenue SE, 16A Avenue SE and 60 Street SE. A regional pathway is located directly south of the site in Elliston Park and is part of the current Always Available for All Ages and Abilities (5A) Network.

The subject site is well served by Calgary Transit. The site is adjacent to 17 Avenue SE and within 75 metres (a one-minute walk) to bus routes located on 17 Avenue SE including Route 1 (Bowness/Forest Lawn), Route 87 (Applewood/17 Av SE) and Route 307 (MAX Purple City Centre/East Hills).

A Transportation Impact Assessment (TIA) was not required for the proposal.

Environmental Site Considerations

The site is located within 450 metres of the former Hub Oil Hazardous Waste Storage Site. Although there is no variance required for the proposed residential use, the developer will be responsible for ensuring appropriate environmental assessments of the property for review at the development permit stage. Prior to approval of a future Development Permit a Phase I Environmental Site Assessment will be required.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit review stage.

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 site is located within the Developed Residential – Established area as per (Map 1: Urban Structure) in the [Municipal Development Plan](#) (MDP). Relevant policy identifies that new developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network (PTN).

The proposed M-H1 District recognizes the predominantly medium density residential nature within these communities and supports moderate intensification that respects the scale and character of the neighbourhood. This application is in keeping with relevant policies in the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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 Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses and encourages a range of housing types. The proposed land use is in alignment with applicable policy of the LAP.