

Land Use Amendment in Red Carpet (Ward 9) at 6105 – 16A Avenue SE, LOC2024-0128

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.45 hectares \pm (1.10 acres \pm) located at 6105 – 16A Avenue SE (Plan 0010642, Block 2, Lot 2) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f2.0) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
JANUARY 9:**

That Council give three readings to **Proposed Bylaw 38D2025** for the redesignation of 0.45 hectares \pm (1.10 acres \pm) located at 6105 – 16A Avenue SE (Plan 0010642, Block 2, Lot 2) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f2.0) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for multi-residential development up to a maximum building height of 26 metres (about six storeys) and floor area ratio (FAR) of 2.0.
- The proposal allows for an appropriate increase in housing diversity and is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and the *East Calgary International Avenue Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would allow for more housing options within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposal may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Red Carpet, was submitted on 2024 May 9 by Voshell Architecture and Design Inc. on behalf of the landowner, Grande Design Homes (Elliston Park) Ltd. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the applicant intends to develop a multi-residential building to accommodate an assisted living facility for seniors on the subject site.

The approximately 0.45 hectare (1.10 acre) site is located at the northeast corner of International Avenue (17 Avenue SE) and 60 Street SE, directly north of Elliston Park. Public transit, services and recreational opportunities are accessible along 17 Avenue SE, which is located directly south of the site. The site is currently vacant and is currently designated as Multi-Residential – Contextual Medium Profile (M-C2) District, which allows for a maximum height of 16.0 metres and a maximum floor area ratio (FAR) of 2.5.

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A detailed planning evaluation of the application, 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 the level of outreach with relevant public/interested parties and respective community association was appropriate. In response, the applicant posted on-site signage advertising a public open house at the Greater Forest Lawn 55+ Society, which was attended by 46 members of the public. In addition, the applicant contacted the Ward 9 Councillor's Office and Penbrooke Meadows Community Association. 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.

Administration received five letters of opposition from the public. The letters of opposition included the following areas of concern:

- density, height, shadowing and loss of privacy;
- safety and the ATCO high pressure gas line on-site; and
- traffic and parking impacts leading to congestion at the 60 Street SE and 17 Avenue SE intersection.

The Penbrooke Meadows Community Association did not provide a response to the circulation or a follow-up request for commentary. The International Avenue Business Revitalization Zone (BRZ) provided a letter in support of the proposal (Attachment 4) with a recommendation to incorporate the following features at the development permit stage:

- provide public gathering places that are centred on cultural activities, public art and building community;
- incorporate interesting, high quality architectural design and public art that reflects the community values; and
- promote energy efficiency, water efficiency and waste minimization solutions through the use of sustainable building design.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it provides an assisted living option to the community. The proposed M-H1 District is compatible with surrounding low and medium density residential uses as it fronts directly onto an urban main street and the surrounding development

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is of a similar built form. A multi-residential development would provide growth and opportunities for more people to live in an established community supported by amenities, services and mobility options.

The detailed design of the development including building and site design, site access, utilities, site contamination mitigation and on-site parking will be reviewed and determined at the development permit stage.

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 proposal provides a future framework for housing that allows for ageing in place and assisted living options for surrounding community members. The future development will enable a more efficient use of land and infrastructure and support surrounding uses and amenities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable the development of additional residential units which would support local businesses and transit infrastructure in the area.

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
4. International Avenue Business Revitalization Zone Response
5. **Proposed Bylaw 38D2025**
6. **Public Submission**
7. **CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform