

Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and 901 – 68 Street SE, LOC2024-0199

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the East Calgary International Communities Local Area Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 8.08 hectares \pm (19.97 acres \pm) located at 721 and 901 – 68 Street SE (Plan 3270AG, Block Z; Condominium Plan 2010033, a portion of Unit B) from Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, Multi-Residential – High Density Low Rise (M-H1h18d155) District and Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – High Density Low Rise (M-H1h24) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to increase the maximum allowable height and density to allow for multi-residential development.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would enable additional housing choice and diversity for the community as well as a new public park.
- Why does this matter? The proposal would allow for additional density to support the continued development of a Neighbourhood Activity Centre serving the subject site and surrounding communities.
- An amendment to the *East Calgary International Avenue Communities Local Area Plan* (LAP) is required to accommodate the proposed Special Purpose – School, Park and Community Reserve (S-SPR) District.
- No development permit has been submitted at this time.
- 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 B&A Studios on behalf of the landowners, Lansdowne Equity Ventures Ltd. and The City of Calgary, on 2024 August 02. The subject site is located on the west side of 68 Street SE, approximately 500 metres (an eight-minute walk) north of 17 Avenue SE, which is part of the Primary Transit Network.

In 2018, approximately 8.01 hectares (17.79 acres) of the subject site was redesignated to the Multi-Residential – Contextual Grade-Oriented (M-CGd60) District and the Multi-Residential – High Density Low Rise (M-H1h18d155) District as part of a comprehensive application to accommodate phased multi-residential and mixed-use development. As noted in the Applicant Submission (Attachment 3), this land use amendment follows previous applications to increase

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the overall density of the site through modifier adjustments, providing additional flexibility for the development of the two remaining phases.

The proposal also includes approximately 0.25 hectares of Special Purpose – School, Park and Community Reserve (S-SPR) District as municipal reserve. The remaining 0.07 hectares of the subject site is a City-owned parcel currently designated Special Purpose – Future Urban Development (S-FUD) District. This parcel has been deemed surplus to the needs of The City's Mobility Business Unit and is proposed as S-SPR District in conjunction with the reserve-dedicated land. Stewardship of the parcel has been transferred to Parks, with the intent that the underutilized land can supplement the municipal reserve and allow for a more functional park design.

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 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 Penbrooke Meadows Community Association (CA). The Applicant Outreach Summary can be found in Attachment 4.

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 CA and Penbrooke Meadows CA 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.

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IMPLICATIONS

Social

The proposed land use would contribute to the supply of diverse housing options that may better accommodate the needs of different age groups, lifestyles and demographics.

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 permit stages.

Economic

The proposed land use would allow for increased density in the established area resulting in 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 application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the East Calgary International Avenue Communities Local Area Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform