

Planning & Development Report to
Calgary Planning Commission
2019 December 05

ISC: UNRESTRICTED
CPC2019-1032

Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098

EXECUTIVE SUMMARY

This application was submitted by the landowner, Jane Wachowich, on 2019 June 21 on behalf of the Youth Centres of Calgary. The application proposes to change the designation of the property from Residential – Contextual One / Two Dwelling (R-C2) District to a DC Direct Control District based on the R-C2 District to allow for:

- the additional use of Community Recreation Facility;
- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of two dwelling units (no change from the current maximum); and
- the uses listed in the R-C2 District.

The proposal is in alignment with the applicable policies of the *Millican-Ogden Area Redevelopment Plan* (ARP) and the *Municipal Development Plan* (MDP).

A development permit application has not yet been submitted.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares ± (0.07 acres ± located at 7400 – 23 Street SE (Plan 0913839, Block 1, Lot 50) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Community Recreation Facility (Attachment 1); and
2. Give three readings to the proposed Bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 05:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares ± (0.07 acres ± located at 7400 – 23 Street SE (Plan 0913839, Block 1, Lot 50) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Community Recreation Facility (Attachment 1); and
2. Give three readings to **Proposed Bylaw 13D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This application was submitted on behalf of the Youth Centres of Calgary by the landowner, Jane Wachowich, on 2019 June 21. Youth Centres of Calgary is an organization focused on creating safe, nurturing after-school drop-in programs for Calgary's vulnerable youth (ages 11 to 15). More information on the organization and their intentions is identified in the Applicant's Submission in Attachment 2.

On 2019 March 25, a development permit application (DP2019-0674) for a temporary use: Home Occupation – Class 2 (youth after school centre – 1 year) was approved on the subject site. The applicant was advised by Administration to submit this development permit application in order for a 'trial' of the operations, before formalizing the use through the required land use amendment application. The youth centre has been operating since the summer of 2019, with no complaints received.

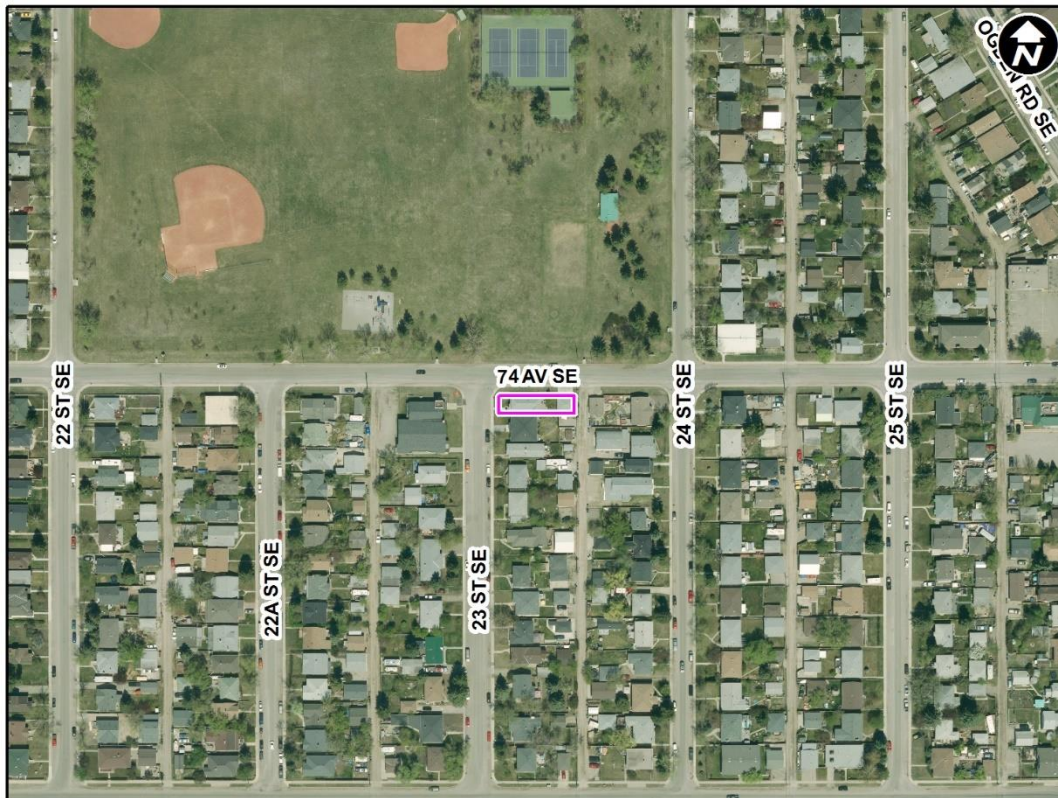
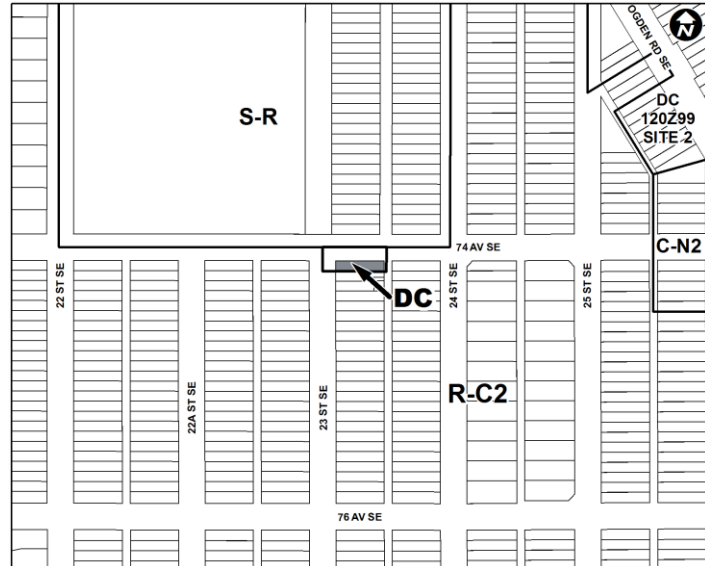
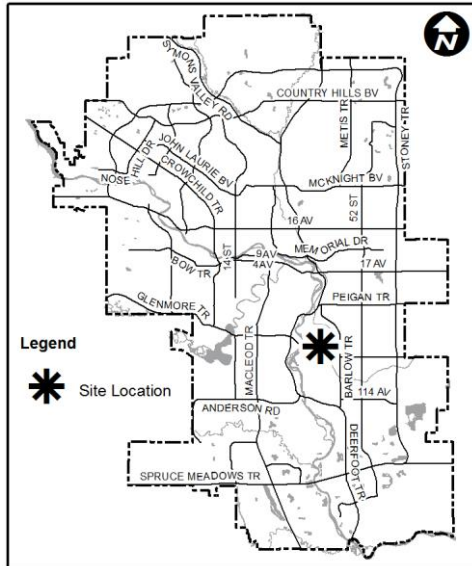
Should this application be approved by Council, a change of use development permit application for a Community Recreation Facility will be required to allow the facility to operate after 2020 March 25.

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Location Maps



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Site Context

The site is located in the southeast community of Ogden, at the junction of 23 Street SE and 74 Avenue SE. The subject site is approximately 0.07 acres (0.03 hectares) in size, approximately 8 metres wide by 36 metres deep, and is developed with a two-storey residential dwelling and a detached double garage accessed via 74 Avenue SE.

Parcels surrounding the site are designated Residential – Contextual One / Two Dwelling R-C2 District, apart from the George Moss Park to the north, which is designated Special Purpose – Recreation (S-R) District. Approximately three blocks to the east are a variety of retail units along Ogden Road SE, as is the future site of the Ogden Green Line LRT Station.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for the continued residential use of the site, whilst allowing the addition of a discretionary Community Recreation Facility use, which is compatible with and complimentary to established uses in the area. As the youth centre is presently approved under a development

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permit for home occupation, Administration was able to consider adjacent landowners experiences of the day-to-day operations in the determination of this application.

Planning Considerations

The following sections highlight the scope of planning analysis conducted by Administration.

Land Use

The site is currently designated as an Residential – Contextual One / Two Dwelling (R-C2) District, which is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex, semi-detached and single detached dwellings in the developed area. The R-C2 District allows for a range of complementary uses including home based child care for up to ten children, home based businesses with up to five vehicle visits per day, residential care and assisted living.

The proposed land use is a DC Direct Control District based on the R-C2 District, with the additional discretionary use of Community Recreation Facility. This proposal will ensure that the existing residential dwelling is retained, whilst allowing for the development aspirations of the applicants. Specific details of the proposed youth centre can be conditioned at the development permit stage in order to ensure that the development will fit into the surrounding residential context.

Development and Site Design

At the time of writing this report, a development permit has not been submitted for a Community Recreation Facility. The merits of the proposed use, including the number of youth aged 11 to 15, staff numbers, parking and other site planning considerations will be evaluated at the time of a development permit application.

Environmental

There are no known concerns associated with the lands or proposal.

Transportation Networks

A Transportation Impact Assessment (TIA) and parking study were not required for this land use amendment application. Public transit with bus stops is available within 230 metres for route 43, and 550 metres for routes 36 and 41. There are currently no parking restrictions for this block, and lots of street parking is available along 23 Street SE and 74 Avenue SE. The future Ogden Green Line LRT station will be located within 500 metres of the site.

Utilities and Servicing

Water, sanitary and storm deep utilities are available for development servicing. Servicing requirements will be determined at the time of future redevelopment.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

The applicants held two open houses in 2018 December and 2019 June. Approximately 35-50 community members attended each of the events and comments were overwhelmingly positive and supportive.

Administration received one letter citing concerns that include: perceived loss of quiet enjoyment that will result; rental homes remaining vacant and not attracting families to the area; lack of parking for staff; increase in noise and vandalism; that the premises will attract non-associated youths that will cause problems, and loss of property value.

Administration circulated the application to the Millican-Ogden Community Association, who stated that they had 'no real objection from a planning perspective' to the proposed land use amendment application in a letter provided 2019 August 19 (Attachment 3).

A letter has been received in support of the proposal from Calgary Police Service (CPS), stating that CPS has worked with 'Youth Centres of Calgary' for many years and that their initiatives have been instrumental in reducing crime and gang activities in local neighbourhoods.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Calgary Planning Commission's recommendation, the date of the Public Hearing and options for providing feedback will be advertised to the public.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the 'Residential Developed Inner City Area' on Map 1: Urban Structure of the *Municipal Development Plan* (MDP).

Sites within the Residential Developed Inner City Areas may intensify, or maintain and expand local commercial development that provides retail and service uses in close proximity to local residents. The MDP also has policies to encourage/provide for a full range of community services and facilities, including areas for public engagement, personal growth, health and learning. The proposal is in keeping with relevant MDP policies.

Millican-Ogden Area Redevelopment Plan (Statutory – 1999)

The subject site is located within the 'Low Density Conservation' land use area as identified on Map 5 of the Area Redevelopment Plan. One of the residential objectives of this plan is to 'preserve Millican-Ogden as a viable, safe and liveable residential community'.

A new local growth plan for the area including the Ogden community is currently being prepared by Administration to guide development and growth in the community and station area near the new Green Line LRT. This planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by Q2 2020.

The proposed land use amendment complies with the overall intent of the ARP.

Social, Environmental, Economic (External)

The proposed DC Direct Control District will allow for the continued residential use of the parcel, while contributing to Ogden's community services by providing a free after school facility for youths aged 11 to 15 in an emotionally and physically nurturing environment.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budget at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment, and therefore, there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal and operational and/or land use risks will be managed at the time of the development permit application.

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REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment will allow for a community service to be located in the community of Ogden, creating the opportunity for a youth centre to provide a safe, nurturing environment for young adults, thereby advancing the objectives of the *Millican-Ogden ARP* and *Municipal Development Plan*.

ATTACHMENT(S)

1. **Proposed Bylaw 13D2020**
2. Applicant's Submission
3. Community Association Letter
4. **Public Submissions**