

**APPLICANT LED ENGAGEMENT SUMMARY | LOC2020-0013 and DP2020-3072**

Beyond the typical e-mail and telephone communication, meetings and milestones were made on the following dates:

<b>DATE</b>	<b>COMMUNICATION</b>
	<b>City of Calgary</b>
Dec 11, 2019	Pre-application meeting with Melanie Horkan, Abdul Jaffari and Tanya Williams to discuss the land use redesignation and the uses to be included in the DC.
Feb 5, 2020	Review draft DC including the uses, parking requirements, and review City Policy alignment.
Feb 5, 2020	A follow-up email to File Manager outlining the rationale for applying for a DC in lieu of a stock land use district.
	<b>Millican-Ogden Community Association (MOCA)</b>
June 13, 2018	Meeting held with MOCA Representatives and Ogden United Church representatives @ Tim Hortons on 18 Street SE to share initial visioning about redevelopment of Ogden United Church and engage in preliminary informal discussion about potential project.
March 26, 2019	Meeting held with MOCA Civic Affairs and Ogden United Church representatives @ Ogden United Church. Discussion centered around potential NFP partnerships for community supports, historical relationship of Ogden United Church with the Ogden Community, and summarizing the key findings of the preliminary engagement with community partners (see below 2015-2017 engagement) to illustrate alignment of project vision with established gaps in the community.
Jan 16, 2020	Meeting held with MOCA representatives, The Mustard Seed, Ogden United Church and Casola Koppe Architects @ Ogden United Church. Items of discussion were around Land Use application for a 17 meter / 5-storey building, the concept of the proposed development and the uses / programming.
Feb 4, 2020	Ogden United Church representatives attend MOCA monthly general meeting and speak to the project. Discussion largely focused on addressing immediate feedback / concerns expressed by community members.

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March 3, 2020	Ogden United Church representative attends MOCA monthly general meeting. Information shared regarding upcoming community open house scheduled for Tuesday April 7, 2020. Postcard open house notices and LUR information circulated to those in attendance, and additional copies left with MOCA for distribution.
March 26, 2020	Emailed MOCA regarding the cancelation of the Open House due to COVID-19 state of emergency and further details to be provided shortly.
April 17, 2020	Emailed MOCA the webpage link with information on the land use redesignation and community survey. Refer to the screen captures below for the information provided on the webpage.
May 12, 2020	Follow up email to MOCA member and our interest in alternative approaches to community engagement.
May 19, 2020	Email correspondence with MOCA offering a web-based meeting to discuss the proposed development in further detail. Offer was declined via email on May 22, 2020.
May 25, 2020	Email response to CA member regarding the health risks of having an Open House due to COVID-19 pandemic and provided further information on the Alberta Health public gathering restrictions. Web-based meeting invite was extended again to discuss the development permit application with the CA in further detail.
May 29, 2020	Emailed MOCA a one-pager about the proposed development and informing them of further information to be available online shortly. Contact information for The Mustard Seed and Ogden United Church representatives were provided and extended invitation to host web-based meeting with the CA again.
June 11, 2020	Phone conversation with MOCA president and Casola Koppe Architects regarding concerns about the proposed development and forms of community engagement. Casola Koppe Architects extended an invitation for an in-person meeting with MOCA Board members as COVID-19 public gathering restrictions are still in effect.
June 19, 2020	Emailed MOCA the webpage link with information regarding the proposed development.
July 1, 2020	In-person meeting at Millican-Ogden Community Hall with all MOCA Board members, Taylor Kawaguchi from The Mustard Seed (via web), Bill Weaver from Ogden United Church, Vickie LaFleur and Hans Koppe from Casola Koppe Architects to discuss proposal in further detail and their concerns regarding the proposed development.

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**Direct Engagement**

March 2, 2020	<p>80 postcards regarding the Land Use and Open House distributed</p> <ul style="list-style-type: none"> <li>• 2-block radius of the site</li> <li>• families who attend the preschool</li> <li>• to MOCA (30 postcards for their distribution)</li> <li>• digital version of the postcard posted on social media</li> </ul>
March 28, 2020	<p>Phone conversation between Casola Koppe Architects and resident without computer access regarding the cancelation of open house and available survey and provide information on how to get a hard copy. Concerns about the development were discussed.</p>
March 26, 2020	<p>Social media post regarding the cancelation of the Open House and email correspondence from Casola Koppe Architects to residents who had previously contacted us directly to inform them of the cancelation.</p>
April 4, 2020	<p>Email correspondence with resident and response from Casola Koppe Architects regarding the Open House cancelation and online information coming soon.</p>
April 17, 2020	<p>Due to COVID-19 public gathering restrictions and the cancelation of the Open House, we provided information online about the land use redesignation. Detailed description was provided to inform as best we could on the redesignation and proposed uses. Alongside the available information, we provided a survey. All survey results were submitted with LOC2020-0013 DTR.</p>
April 22, 2020	<p>Land Use site signage updated (submission date extended). Website link and survey information printed on large format and posted on site.</p>
April 24, 2020	<p>Phone conversation between Casola Koppe Architects and resident to the south of property to coordinate access for a hard copy of survey. Also discussed his concerns regarding the proposed development.</p>
June 1, 2020	<p>80 letters distributed to the residents within a 3-block area (on 24 St., 23 St. and 22a St.) regarding the proposed development. The letter included history about the Church, the partnership with The Mustard Seed, the needs in the community, programming, our intentions with the proposed development and that further information to be available online shortly. Contact information was provided for The Mustard Seed, Ogden United Church, and Casola Koppe Architects and welcomed any comments or questions.</p>

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June 8, 2020	Impromptu in person meeting between Hans Koppe of Casola Koppe Architects and neighbor to the south of parcel regarding overlooking and privacy.
June 15, 2020	Email correspondence with resident of Ogden who expressed concerns regarding the proposed development. Casola Koppe Architects responded on behalf of the project team regarding the approach and efforts at preserving the roots of Ogden United Church. Also provided further information regarding the Parking Study and how to further voice his concerns.
June 19, 2020	Development Permit webpage distributed via email, social media and posted on site. Refer to webpage information below. Survey results and applicant's response was included under "This is what we heard".
June 22, 2020	Email correspondence with Ogden resident and response from Casola Koppe Architects regarding their concerns about the proposal and forwarded the link to the proposed development webpage.

### **Ward 9 Office**

Sept 24, 2019	Met with Councillor Carra to discuss land use redesignation and development vision, including building height and uses. It was communicated that this development had to still read as a Church and was in overall support of a mixed-use development on this site.
March 31, 2020	Applicant and client met with Councillor Carra via web conference to present the conceptual version of the development illustrating the step backs, and the visual language to represent the Church. Received a positive response from Councillor Carra.

### **2015-2017 Engagement by Ogden United Church**

Prior to Casola Koppe Architect's involvement with this project, Ogden United Church engaged with community partners as early as 2015 to discuss the ongoing gaps in services and supports in the Ogden community. From 2015 through 2017, a total of 57 people, representing 34 community partner agencies gathered every two months at Ogden United Church to discuss ongoing support issues for residents in the Ogden community. The gatherings were called the Ogden Community Round Tables, and the common themes of ongoing community gaps were:

- 1.) Food supports and Basic Needs, especially for families with young children and seniors, are largely limited to emergency community food banks, which are overburdened beyond their resources. How can we connect vulnerable households with transformative and meaningful programming/support that increases household resiliency and sustainability, while reducing dependencies on food banks and other end-stage emergency support scenarios?

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- 2.) Affordable housing for families with children and seniors is an increasing concern. Rents are increasing, and tenant families are experiencing greater adversity in maintaining rent payments.
- 3.) Isolation / Loneliness is a key contributor to mental health concerns. How can we address the increased sense of isolation, especially noted in residents aged 31-49 years accessing the community resource centre?
- 4.) Family supports and community programming for children and youth are substantial gaps in the community. Few parenting supports, educational opportunities, developmental and relational programs for children exist, and the ones that do are often specifically targeted to distinct and/or exclusive groups.
- 5.) Intergenerational symptoms of ongoing poverty, such as illiteracy, are pronounced throughout the community, while potential resources such as the public library are being moved out of the community. Greater demand on schools and support agencies for early identification and intervention, with fewer resources and supports in the community.

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**LAND USE WEBPAGE**

An Open House was booked for April 7, 2020 although due to Covid-19 public gathering restrictions, this had to be canceled. In lieu of this, information was provided online at <https://theseed.ca/ogden-family-housing/> regarding the land use redesignation application and about the history of the site, proposed programing, the development vision, shadow studies, and a community survey for the residents to provide their comments and feedback. Below are screen captures of the webpage.



Ogden United Church is a congregation of The United Church of Canada. OUC was formed in 1914, and built its first church building on the church property in 1916. In response to changing community needs in Ogden, OUC expanded and redeveloped its property in 1958, and again in 1961. Throughout its history, Ogden United has recognized poverty as a problem that needs attention, and has not only worked to improve the well-being of the Ogden community, but has worked in partnership with other groups and programs with a similar interest in tending to the overall health, education, spiritual well-being, social, family life, community empowerment and livelihood of those who are struggling.

The Mustard Seed is a Christian non-profit organization that has been caring for men, women, and children experiencing poverty and homelessness since 1984. We provide a safe and supportive haven where people can have their physical needs met and can begin to heal and grow mentally, emotionally, and spiritually for a better life down the road. We offer services and programming that help people make positive and lasting changes in their lives.

## Applicant Led Engagement and What We Heard Report

Basic Services

Housing

Employment

Health & Wellness

Spiritual Care



### Basic Services



We meet the immediate needs of those experiencing homelessness and poverty by providing emergency shelter, food, clothing, hot showers, and hygiene supplies. Throughout our different locations, our shelters provide a safe and sober environment with a combined capacity of 486 adults every night. In 2019, The Mustard Seed served over 503,000 meals to those in need.

### Housing



Finding stable, affordable housing is a major obstacle for people in poverty. At The Mustard Seed, our staff provide residents with the support they need to live independently before, during and after they are housed. We offer independent or communal living with support from trained resident engagement workers. Throughout our different locations, we have 325 affordable housing units available and hope to add family housing this year.

**Employment**

The Mustard Seed's Employment Services team offers targeted programming to help individuals transition out of poverty and homelessness and into independent living. Employment offers three streams of support for individuals: a pre-employment group training program called Seed Academy, one-on-one employment coaching, and fast-track employment services.

**Health and Wellness**

We seek to target clients' health barriers and help them achieve their housing and employment goals. Our guests meet with an advocate to determine which programs best suit their needs. Clients are then referred to a variety of multidisciplinary services such as medical appointments, physical therapy, occupational therapy, counselling, and more.

**Spiritual Care**

The Mustard Seed provides opportunities for the community to meet their spiritual needs. As a Christian organization, spiritual care is foundational to what we do; it enriches the relationships we have with our community members. This program welcomes everyone and our spiritual programs are offered voluntarily to those who seek them out.

**How Big Is The Problem Of Families Experiencing Homeless And Poverty?**

Nationally, family homelessness has been identified as a fast-growing problem that needs to be addressed. The federal government's National Housing Strategy identifies women and children fleeing violence and people experiencing homelessness among its priority areas. For families on a fixed or limited income, housing with adequate living space is almost impossible to attain.

Research has shown the long-lasting consequences of family homelessness for children. Multiple studies indicate that children who have experienced homelessness have an increased chance of exhibiting the behavioural, mental health, and physical health problems attributed to homelessness.



### Why Ogden United Church And The Mustard Seed?

A partnership with Ogden United Church and The Mustard Seed grew out of a common commitment to social action and a desire to support a need in the Ogden community. Together, they are committed to working closely with community partners to best support the needs of this vulnerable population. By expanding our partnership networks, Ogden United Church and The Mustard Seed can increase our knowledge, best practices, and engage with several different social service agencies on how to better serve residents of the Ogden Family Housing project and residents of the Ogden community.

### Why Is There A Need To Build The Ogden Family Housing?

Through two years of Ogden community round table sessions, Ogden United Church captured several themes of ongoing gaps in the community. As poverty is increasing, potential resources and wrap-around supports that could help the community, such as the public library, have exited Ogden. A substantial gap in family supports and community programming available for youth has created a burden on the existing agencies and allowed for increased vulnerability. Through demonstrated need, Ogden United Church has recognized the need to connect vulnerable households to transformative programming that can increase household resiliency and sustainability, while also reducing dependencies on emergency poverty supports.

A significant recognized gap in Ogden is access to affordable housing for families with children and that continuous rent increases are causing tenant families to experience greater financial stress.

### What Needs Will The Ogden Family Housing Be Addressing?

The Mustard Seed is in partnership with Ogden United Church and the United Church of Canada to develop a multi-purpose residential apartment building for families experiencing poverty and homelessness. The housing will include 24 two and three-bedroom units that will operate as affordable permanent supportive housing. Families living in these units having access to wrap-around supports and individualized care that will help encourage dignity, safe and stable community living, and positive progression towards personal wellness goals.

Apart from housing opportunities, the vision of this project is to provide collaborative spaces where community partners can engage and help serve the community in a holistic and supportive way. Residents and community members of Ogden will have access to several different community services, including:

#### COMMUNITY HUB:

This multi-purpose community space will host The Mustard Seed's Neighbour Centre Community Hub. Operated in conjunction with Ogden United Church, the Hub will facilitate free access to wrap-around supports such as counselling services, employment coaching, and advocacy. The Mustard Seed will work diligently with the existing resources in the community of Ogden to ensure that the Hub provides family programming catered to the interests and needs of the community.

## Applicant Led Engagement and What We Heard Report

**OGDEN UNITED CHURCH SANCTUARY:**

The multi-purpose community space will act as the sanctuary for Ogden United Church, which will be utilized for church services, spiritual engagement, as well as to facilitate community meals for patrons of the Church, residents, and community members.

**COMMUNITY KITCHEN:**

The community kitchen, run by Ogden United Church, will offer the opportunity for an integrated approach to meal planning and cooking classes, while serving the local community. This will be a place for community members to come together to cook, eat and grow while giving them access and exposure to healthy cooking and new resources.

**AFFORDABLE CHILDCARE:**

To meet the affordability needs of our residents and community members, the collaborative will provide space both for a pre-school and a daycare facility on-site. Happy Days Preschool will continue to support families in Ogden alongside a complimentary daycare centre to help broaden the scope of childcare available for the community. The daycare and pre-school will both operate on a low-income basis to ensure the community can access quality childcare.

**COMMUNITY CAFÉ:**

To provide a unique space for the community to gather and socialize, Ogden United Church will operate a social enterprise café with the support of a community partner to increase employment opportunities for disadvantaged community members.

**Who Will Get Selected To Live In Ogden Family Housing?**

The Ogden Family Housing will prioritize selecting families that are eligible within the Ogden community. Upon program start-up, The Mustard Seed will collaborate with community organizations such as Millican-Ogden Community Association, South East Calgary Resource Centre and Youth Centres of Calgary to host open house and drop-in sessions for families to meet with Resident Engagement and Property Management staff to determine eligibility in the program. If the program has vacancies after supporting the community need, The Mustard Seed will support clients who need access to family housing as well as our social service sector partners who support families in need.

**Will Residents Stay In Housing Permanently?**

The Mustard Seed will provide a Permanent Supportive Housing (PSH) opportunity for families in the Ogden community. As long as families continue to meet the eligibility requirements and follow the house rules as outlined in the Resident Tenancy Agreement, families can stay as long as they would like. If a family does decide to move, The Mustard Seed will help them transition to a new home and discuss further options for accessing wrap-around supports.

**How Is The Ogden Family Housing Different Than A Shelter Run By The Mustard Seed?**

As an organization helping those experiencing homelessness and poverty, we recognize the importance of meeting people where they are at – from chronically homelessness individuals to those at risk of eviction and everything in between.

Our shelters provide temporary opportunities for struggling individual adults to meet their immediate basic needs (food, shelter, clothing), as well as access wrap-around support services to help move individuals out of the shelter and into an

## Applicant Led Engagement and What We Heard Report

Our shelters provide temporary opportunities for struggling individual adults to meet their immediate basic needs (food, shelter, clothing), as well as access wrap-around support services to help move individuals out of the shelter and into an alternative form of housing. These wrap-around supports intend to target the root causes of an individual's poverty or homelessness and help to remove those barriers to entry into stable housing.

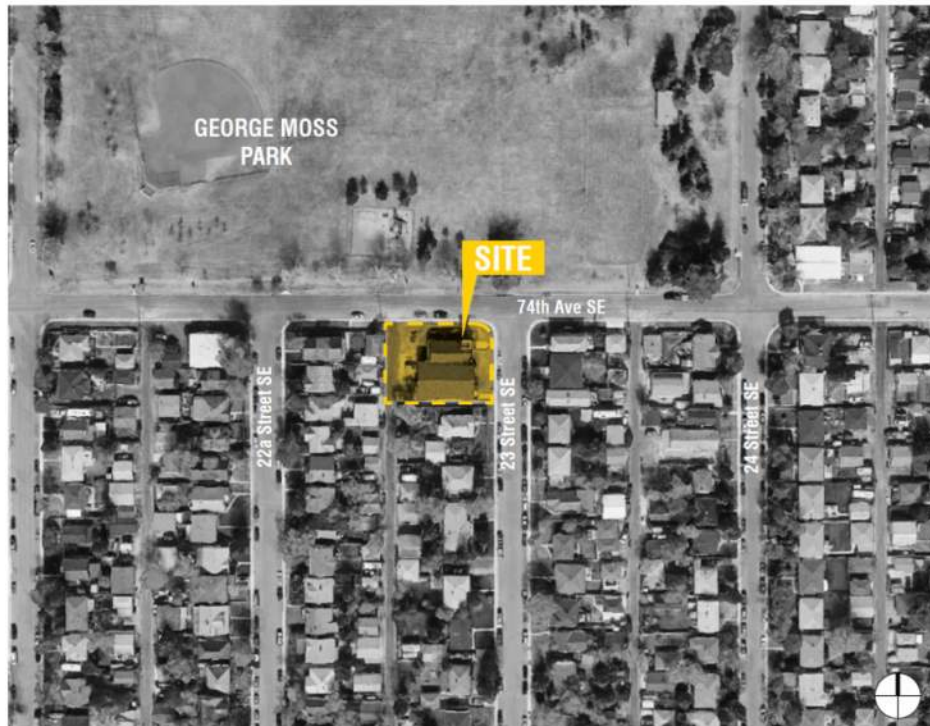
The Ogden Family Housing project is very different from The Mustard Seed Emergency Shelter in the sense that this initiative is supporting families who need Permanent Supportive Housing (PSH). PSH is a housing philosophy that combines affordable housing with wrap-around supports to ensure that families can maintain stable housing and meet their goals of wellness and self-sufficiency. It is an alternative housing model that diligently works to prevent re-entry into homelessness and reduce a families' reliance on other social services such as the health care system, child welfare, and police and judicial systems.

**Will The Ogden Family Housing Be A Sober Environment?**

Our teams have zero-tolerance of substance and/or use of alcohol at The Mustard Seed locations, and work closely with our community partners to ensure that individuals who are under the influence at our sites are properly cared for and relocated to an appropriate partner location.

As a major player in the homeless-serving sector in Calgary, The Mustard Seed as an organization has recognized the need for housing and support services to support multiple models of care. We recognize the incredible work that our fellow organizations do to support individuals and families who currently use or are addicted to substances and/or alcohol. The Mustard Seed as an organization does not operate safe-injection sites or supervised consumption sites in any of its locations and will not operate any of these facilities in the foreseeable future. Responding to the call for housing options for those across all spectrums of care, The Mustard Seed in Calgary provides sober, permanent supportive housing facilities to support those residents who do not qualify or want to be part of a harm-reduction model of housing. This option in the spectrum of housing is beneficial to the residents in our building who are seeking a safe and sober living and are committed to maintaining their sobriety. The Ogden Family Housing project would continue this sober PSH model of housing.

[Donate now](#)

[WHO WE ARE](#)[LAND USE](#)[COMMUNITY SURVEY](#)**SITE LOCATION**

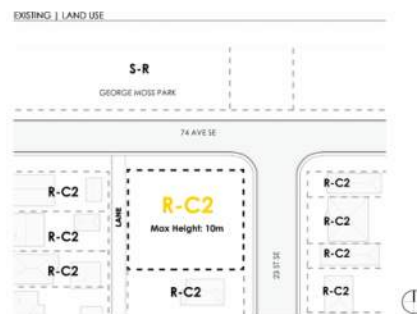
7401 23rd St. S.E. Calgary, Alberta

**COMMUNITY**

Ogden

**LAND USE APPLICATION**

The Mustard Seed and Ogden United Church are applying for a land use redesignation for the site noted below from R-C2 to a Direct Control based on the Multi-Residential Medium Profile Support Commercial (M-X2) district of Bylaw 1P2007.

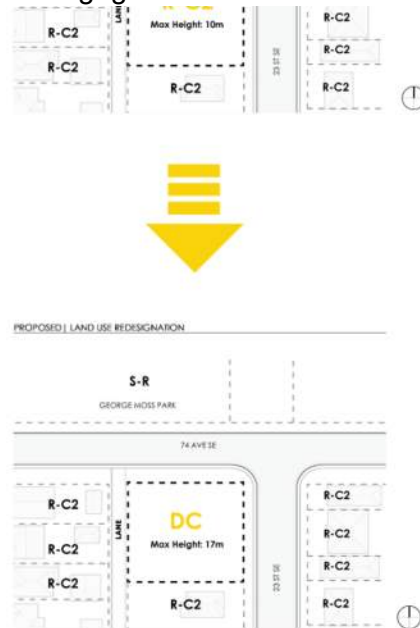


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# Applicant Led Engagement and What We Heard Report



## What is a Direct Control (DC) District?

A DC includes a unique set of uses and rules due to the unique characteristics and innovative ideas required for a development, unavailable in other land use districts. Typically, DC designations include a cross-reference to the rules of one of the standard Land Use designations (e.g. R-C2, M-C2, M-X2 etc.)

## Why a Direct Control District for this development?

The site's current land use district, R-C2 Residential – Contextual One / Two Dwelling does not support the proposed development vision in addressing the current demands of the Church and the community. As a result the team is seeking a Land Use Redesignation to encompass the uses, building height and parking requirements to support this unique, mixed-use, affordable family housing development.

## What does the DC include?

- A building height of 4 storeys with a half 5th storey facing 74th Ave S.E., up to a maximum of 17 meters
- Based on the Parking Study outlined below, a minimum parking impact is anticipated and proposing 6 surface parking stalls provided on the site

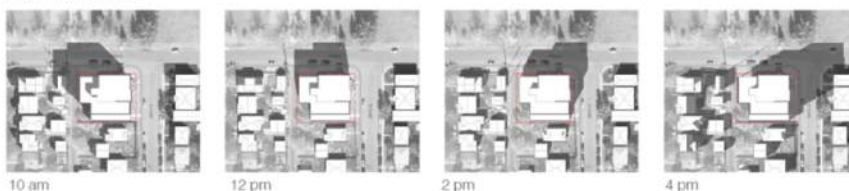
## DEVELOPMENT VISION

To take advantage of the site's corner location across from George Moss Park, we want to create and sensitively integrate a new dynamic and architecturally unique project to the established community of Ogden. In addition to offering family based affordable housing, the proposed mixed-use development includes collaborative spaces where community partners can engage and help serve the community in a holistic and supportive way. Please refer to [Who We Are](#) and [What Needs Will The Ogden Family Housing Be Addressing](#) for more information on the unique programming offered.

## BUILDING HEIGHT

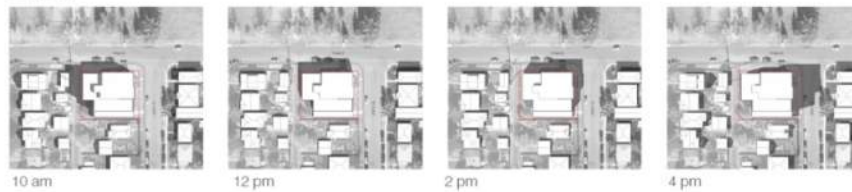
### SHADOW STUDIES

SEPT / MARCH 21



# Applicant Led Engagement and What We Heard Report

JUNE 21



The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

## PARKING

In support of the proposed land use change and associated development vision, a Parking Study was completed by Watt Consulting Group and submitted to the City of Calgary for review as part of the application process. These investigations include an evaluation of parking demands at other existing Mustard Seed affordable housing developments, current parking supply on site, on-street parking demand, as well as alternative travel modes.

Some of the key conclusions of the Parking Study are outlined below:

### Parking for residents of proposed development

In order for families to qualify for affordable housing, the household must meet or have an income below the most recent Core Need Income Threshold as defined by the City of Calgary. The Mustard Seed development's need for parking in their existing affordable housing projects is limited due to the nature of the population they serve. This proposed development will have similar parking demand criteria.

### On Street Parking Demand

A total of 85 publicly available on-street parking stalls are provided within a 1 block radius of the site. No time-limit restrictions are currently provided near the site.

Hourly parking occupancy counts around the subject site were completed on Friday February 21st 2020 from 8 am to 9 am, and Sunday February 23rd from 10 am to 11 am. These times are considered peak utilization of the facility with the weekday morning capturing drop-off period for the existing preschool and Sunday morning capturing the regular worship service at Ogden United Church.

The maximum parking demand observed near the site was a total utilization rate of 21% of available spaces. The proposed programming does not suggest a substantial increase in demand for parking over what exists today. The available capacity of on-street parking stalls can accommodate the anticipated small increase without causing a negative impact on the surrounding community or transportation network.

## APPLICATION PROCESS

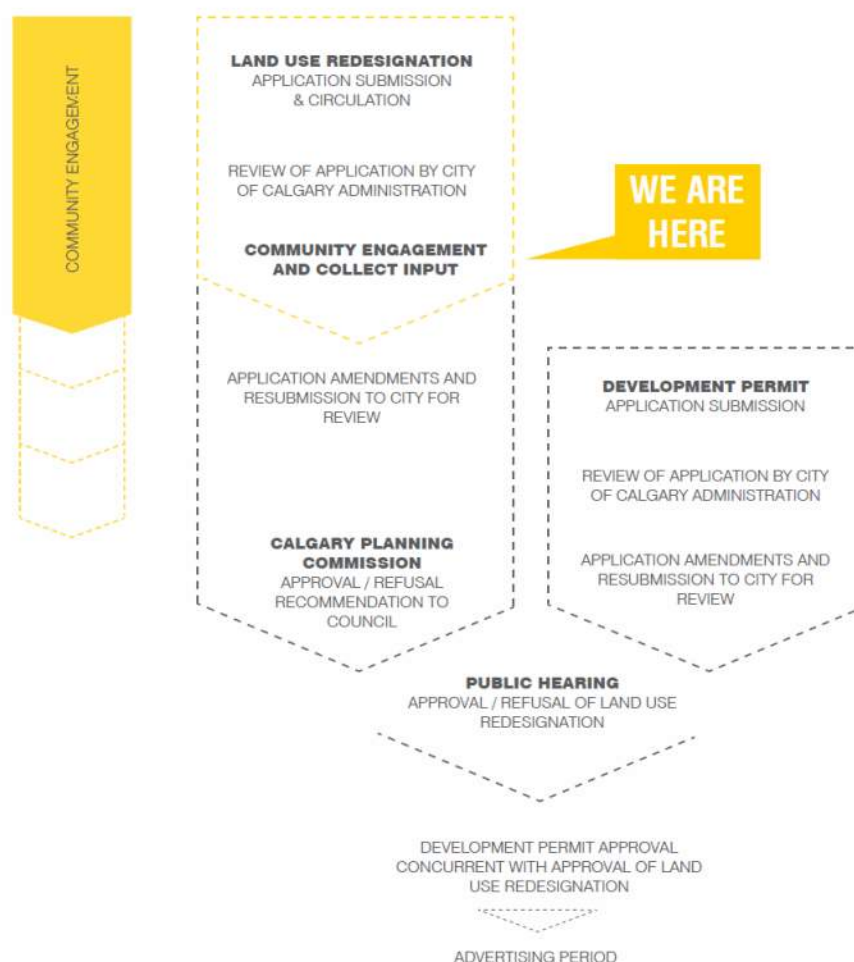


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## APPLICATION PROCESS



For more information on the City Review process, please visit

<https://www.calgary.ca/PDA/pd/Pages/Residential-Building-and-Development/Land-use-redesignation.aspx>

## CITY POLICIES





## WHAT WE HEARD REPORT

### Online Survey | LOC2020-0013

There was a total of 439 unique pageviews from April 7 to May 3, 2020. The synopsis below indicates an overall look at the concerns and includes all the comments submitted during the survey period. We asked individuals to locate their residence in relation to the project as shown below before responding to the survey. Area A is within 60 meters of the subject site. Area B is an additional 60 meters and so on.



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**THIS IS WHAT WE HEARD + OUR RESPONSE**

## SURVEY SYNOPSIS

CONCERN	AREA A	AREA B	AREA C	AREA D	TOTAL
Building Height	14	7	5	4	30
Parking	14	12	9	18	53
Density	14	11	9	20	54
Project Location	4	3	3	5	15
Affordable Housing/ Project Purpose	12	9	4	16	41
Population Served	8	10	3	11	32
Property Values	2	6	0	3	11
Design/Aesthetics	0	2	1	0	3
Safety (Traffic, Crime, Population)	6	6	4	7	23

NOTE: full survey results attached.

Below are the survey comments summarized with our project team response:

**DESIGN & BUILDING HEIGHT**

*Some responses requested that the building design aesthetic match heritage aspects of other residences in the community and are critical of the modern aesthetic and religious iconography presented. Responses are generally concerned the proposed building height will disturb existing sightlines, introduce visual privacy concerns, and reduce access to daylight. There are also concerns the proposed height contrasts the existing condition of the contextual height in the community.*

Our Response: Sited at the intersection of 74 Ave SE and 23 St SE, the development reads as a landmark for the community of Ogden. The development underscores the influence of the Ogden United Church, now rebirthed in a modern identity. The retention of the religious iconography at the building's northeast corner ensures that the building remains familiar and legible as a cultural landmark to the community and the city. To present an explorative flair of wit and playfulness, vividly toned orange and yellow aluminum composite panels inhabit moments in an otherwise ordered facade. These instances expand on the partnership between OUC and TMS; striving to not solely support members of community, existing and new, but enrich it through its unique uses and the demographics it celebrates.

A building height of 4 storeys with a half fifth storey facing 74<sup>th</sup> avenue SE allows us to address the current demands of the Ogden United Church and the surrounding community. We acknowledge that there are reservations with this massing, particularly with those immediately neighbouring the development. The partnership between Ogden United Church and The Mustard Seed strongly respects the neighbourhood they operate in and throughout the design process, they have endeavored to augment the building form to reduce potential disruptions with adjacent parcels. As demonstrated in the graphic "CROSS SECTION (E-W)" the building step-back at the fifth level along the

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east building elevation reducing the building height to best contextually address the adjacent RC-2 parcels. This massing step-back is applied along the south building elevation as well, wherein the development presents 5 storeys of building height solely when it addresses 23 St SE and 74 Ave SE and not when directly interfacing with R-C2 residential parcels.

Further to this, referring to the shadow study displaying September/March 21 and June 21, this massing exploration presents limited shadow impacts on the adjacent parcels.

## **PARKING**

*Responses are generally concerned that with the public's use of George Moss Park adding to street parking congestion, there will not be adequate parking available. There are concerns that staff and resident parking will encumber available space, along with some worry of the introduction of derelict or abandoned vehicles.*

Our Response: In support of the proposed land use change and associated development vision, a Parking Study was completed by Watt Consulting Group and submitted to the City of Calgary for review as part of the application process. These investigations include an evaluation of parking demands at other existing Mustard Seed affordable housing developments, current parking supply on site, on-street parking demand, as well as alternative travel modes.

In short, a total of 85 publicly available on-street parking stalls are provided within a 1 block radius of the site. No time-limit restrictions are currently provided near the site. Hourly parking occupancy counts around the subject site were completed on Friday February 21st 2020 from 8 am to 9 am, and Sunday February 23rd from 10 am to 11 am. These times are considered peak utilization of the facility with the weekday morning capturing drop-off period for the existing preschool and Sunday morning capturing the regular worship service at Ogden United Church.

The maximum parking demand observed near the site was a total utilization rate of 21% of available spaces. The proposed programming does not suggest a substantial increase in demand for parking over what exists today. The available capacity of on-street parking stalls can accommodate the anticipated small increase without causing a negative impact on the surrounding community or transportation network.

Due to the collaborative nature of the property, we recognize that other individuals will be onsite at different times of the day and may need access to parking. Although, the need for parking access in affordable housing projects is limited due to the nature of the population they serve. The affordable model proposed for this project is to provide rental rates at a minimum of 80% of the median market rate as determined in Calgary per year. In order for families to qualify for affordable housing in this building, the household must meet or have an income below the most recent Core Need Income Threshold as defined in the City of Calgary. In our experience housing individuals experiencing poverty or homelessness, many of The Mustard Seed residents are living on restricted minimum wage, part-time incomes or subsidies such as AISH and Alberta

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Works. It is anticipated that many of the residents who will reside in this building will have restricted incomes coupled with increased costs of living associated with supporting children. With many residents struggling to meet their basic needs along with housing, it is expected that a majority of residents will not be car owners, and will be reliant instead on alternative modes of transportation such as public transit.

Similarly to the residents of the building, it is anticipated that many of the community members who come to access the programs, services, and community activities will not have access to cars or will be close enough to the location to walk onsite. With parking stalls available onsite, The Mustard Seed will ensure they direct any community members who drive to utilize the onsite parking and avoid on-street parking.

The Mustard Seed staff and volunteers are respectful of these space restrictions so they have worked closely with neighbouring organizations and partners to help accommodate any overflow of staff and/or volunteer parking at other locations. While this relies on the cooperation of neighbours and community to offer these opportunities, it is recognized that this is an option to avoid an influx of street parking from staff and/or volunteers.

## **DENSITY**

*Some responses have reservations regarding the added density and the affect it will have on the vibrancy of the community, particularly with the demographics the building will support. Responses are concerned with the contrast in proposed density to what currently exists.*

Our Response: Redesignating the parcel to Direct Control (DC) based on the Multi-Residential Medium Profile Support Commercial (M-X2) district of Bylaw 1P2007 allows the development to best address the current needs the partnership between Ogden United Church and The Mustard Seed aspires to address. With this redesignated density, we are able to provide unique uses to community members, both existing and new. These uses benefit the community along three fronts: through immediate gratification with the community café and community hub which provide exciting opportunities for community members to socialize and flourish; through targeted development with the wrap-around supports for individuals and families, and; through long-term restructuring and reinforcement through the implementation of permanent supportive family housing to combat the hardship of homelessness and poverty. Rather than allowing the threats of homelessness and poverty to burden unfortunate families and society, this development addresses this crisis through its amended Land Use designation.

## **PROJECT PURPOSE & LOCATION**

*Some responses would prefer an alternate use on the parcel, asserting that the community has fulfilled its obligation to low-income housing with existing developments and this burden should either be carried by another community or relocated to another parcel -- away from the heart of Ogden. Some responses are concerned that the*

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*project's location is unfavorable in its proximity to George Moss Park and the family uses that occur there.*

Our Response: Poverty does not reside solely within the blocks of our downtown streets or city cores. We understand the value of providing support networks that spans across the fabric of all communities, focused directly to those who need it and fostering community stability over time. Strategically targeting the various pockets of poverty across the cities The Mustard Seed serve in, they see a partnership at the site of the Ogden United Church as an opportunity to continue to establish this community-based model of service provision. This initiative allows those that need support to access programs and services outside of the downtown area. Rather than starting anew or by inhabiting available space in the inner core of the city, this development builds on what is existing on site with the Ogden United Church and Happy Days Preschool. In this way, this development capitalizes on the established rapport that Ogden United Church has formed with the community, helping to expedite this project's commitment to combat poverty and homelessness.

### **POPULATION SERVED & SAFETY**

*Responses mention concerns with the introduction of homeless or poverty-stricken families into the community and are concerned with the potential overflow of clientele. Responses expect disruption through a spike in crime and were concerned with interactions with youth with the development's proximity to playgrounds/park space.*

Our Response: With the relative proximity of the proposed Ogden Family Housing project to The Mustard Seed Emergency Shelter in the Foothills Industrial Area, The Mustard Seed recognizes that some community members may be concerned about an overflow of clientele.

The Neighbour Centre does not intend to provide core basic service needs (food, clothing, shelter will not cater to the needs of The Mustard Seed shelter guests, therefore would not expect any increased activity from those outside of the community. If individuals or families who enter the Neighbour Centre in crisis, The Mustard Seed staff intends to support them as they would any other member of the community by finding the programming that would meet their unique needs and will direct anyone to the most relevant service provider.

As The Mustard Seed departments work collaboratively, if the staff at the Neighbour Centre continue to see an influx of shelter guests accessing the services, The Mustard Seed shelter staff would be notified and would prioritize creating more opportunities for individuals to access similar supports on-site at the shelter to reduce the reliance on supports in the Ogden community. The Mustard Seed as an organization strongly respects the neighbourhoods they operate in and plan to work collaboratively with their neighbours on how to best mitigate any potential concerns or issues with their operations.

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Further to this, to operate the proposed programming, it is vital for The Mustard Seed to have staff and volunteers on site. From the hours of 5 AM-9 PM on any given day, there would be between 2-6 staff and/or volunteers onsite at one time. The lower end will reflect earlier and later hours, as well as weekends, while prime-times will reflect hours when both Housing staff and staff of the Neighbour Centre are onsite. As the hours of the community hub haven't been confirmed yet, there is flexibility to adjust hours to best reflect the needs of the community and other activities occurring simultaneously in the building.

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NOTE: survey responses omitted (ie. 1-4) were test survey responses

WHAT WE HEARD REPORT | SURVEY RESULTS LOC2020-0013

ENTRY ID	AREA OF RESIDENCE	RESPONSE TO PARKING STUDY FINDINGS	ADDITIONAL COMMENTS PERTAINING TO FORMER	RESPONSE TO PROPOSED BUILDING HEIGHT	RESPONSE TO PROPOSED DENSITY	RESPONSE TO PROPOSED LAND USE	RESPONSE TO THE OVERALL BENEFIT OF THE PROPOSED DEVELOPMENT	DO YOU SUPPORT OR OPPOSE THIS LAND USE REDESIGNATION?	ADDITIONAL COMMENTS	DATE SUBMITTED
5	Area D	concerned this development will create a parking issue	more people in condensed space - more staff - more volunteers = more vehicles		that is a lot of extra people in a small space - will staff be 24 hours to support/manager-enforce rules etc		I think it is great and fully support this - I hope it is truly successful and a model for more locations	engaging the most vulnerable families and giving them a leg up to future independence		2020-04-17 11:29:15
6	Area B	concerned this development will create a parking issue	Already parking directly in the area is tight. Additional cars would create a concern.					Parking onsite, not just adding to on street parking, needs to be accommodated. Beyond that, the proposal is exciting.		2020-04-17 12:14:20
7	Area A	believe there is currently a parking issue	At different times of the year we already have a parking issue. With every new rental and lane way building that is added to our block we see that also stressing our parking situation. The George Mass park is well used during the summer months and overflows into our residential streets. Adding additional traffic density will not cure any of this.	My wife and I chose this neighbourhood because it didn't have this height of buildings on the block. We live behind and one house south of the church and at different times of the year it would block our sun.	My wife and I lived for years in high density housing saving to buy a small house in a one hundred year old established neighbourhood. We don't think that increasing density of people/family's and traffic to our block will help with parking problems and safety. We already have more than our share of affordable, low cost and city housing in our community more so than any of the surrounding areas. We also think that it would be better served if this was placed some where on Ogden Road.		I believe that in a another location and there are a lot of open/empty city owned lands available, that it would be a benefit to other surrounding community's/Calgary. As I said before, we as a community already do more than our share as far as affordable, low cost and city housing. These surrounding community's need to share in this. I think that it is a mistake to change the fabric of our historic and established community. Five story's is to high for our block and 24 units of housing is too many for our block.	The re-designation of land use would mean that anywhere in the residential area would be open for this height of building. We don't care what denomination the church would be but we think that the original church should stay as is. The impact of this land use change is not in the best interest of our residential well being. Too much traffic, parking problems and human density for this tight nit community culture.		2020-04-17 13:02:57
8	Area B	have no concern			no concerns.		Anything that supports our vulnerable people is very positive.	I feel that ensuring there are multiple support systems available will make this a great space in the community.		2020-04-17 16:00:38
9	Area D	have no concern			Affordable housing is good		Affordable housing is good	Affordable housing is good		2020-04-18 07:22:52
10	Area D	believe there is currently a parking issue	There has been a parking issue for a long time. Infills are creating problems now and will only get worse.		The long term effect of creating higher density will have a detrimental effect on what is a single family neighbourhood. It seems the City of Calgary has determined that the area is destined for higher density no matter what. They seem little interesting in what the citizens want. The Councillor, Gian Carra seems to be telling us that he is the planner and knows what's best for us. Totally ignores the community.		So much of what's in the proposal talks about new programs for the community by the church. Totally unrealistic. Right now there are only about ten folks attending regularly. They are all seniors unable to do any more. Where all the new volunteers will be coming from is a pipe dream. The proposal also said that this new development came about from all the community meetings held. Simply not true as this proposal was never on the table and never discussed. The church was close to closing when another church threw Ogden United a lifeline. Eventually it became a new building with the church on the main floor and residences above. When funding became an issue the Mustard Seed became involved and it grew to FIVE storeys. Nothing close to what was first envisioned and no input at all from the community.	Too high, too dense and not the single family neighbourhood folks want. It seems this is all based upon what planners see as a compliment to the Green Line. Wait until the Green Line becomes reality and then see what developers want to build. Let's not put the cart before the horse.	When will Carra listen to the needs of the neighbourhood and stop telling us what he thinks is best.	2020-04-18 11:56:07
11	Area C	concerned this development will create a parking issue	If there is no parking garage going in where will people park? Individuals already park in back alleys due to lack of street parking so this will make it worse.	You will be looking into the backyard of many people. It is intrusive and contextually not fitting with the area of the neighbourhood. Go to the major streets, not the heart of the neighbourhood.			Ogden already has enough supportive and subsidized housing. Why isn't riverbend or douglasdale or other locations being considered?	The size and location are completely wrong for this type of development. It is going to ruin the contextual design of the neighbourhood. Shame on you for doing this to your neighbours. It is clear you don't care about Ogden.		2020-04-18 19:56:08
12	Area A	concerned this development will create a parking issue	Where will these people park?	You will look right into my backyard. This will ruin my real estate value and impact the security of my home. Why does it have to be so high?	Too much in the wrong place.		There is already enough here. Go somewhere else.	Everything about this is wrong. This is so disappointing to have a religious organization pushing this agenda. Shame on you Pastor Bill. You clearly do not care about this neighbourhood.		2020-04-18 20:03:53

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13	Area C	concerned this development will create a parking issue	The area is already pressed for parking. Adding 24 family's to this would obviously create further strain on available parking. I'm unsure of how the study was flawed to not account for this.		You'd essentially double the number of family's on the block. In a time where population density is currently affecting a global pandemic, it's a no brainer that this is an issue.	A community garden, small paved and boarded outdoor hockey rink, an exercise park, a small skate park. A dance studio. These are realistic options to actually benefit and enhance the community.	If this land is to no longer be a church the building should be turned into something that the community can benefit from. Adding 24 more family's isn't fair to those family's or those already here. Listed things that the community could benefit from and that was in a 5 minute brain storm. Surely individuals being paid to do this could come up with ideas as good or better.	This land should not be used to use such a large building. There are better uses for the area.	Why does the church not try to help those already in the area? Bringing this many additional people into the area will only increase the number of individuals struggling in the area. It is ridiculous that this continues to be an idea as I have yet to hear any community member support this. The church should be ashamed that they are turning their back on a community they have been apart of for so long!	2020-04-18 23:23:10
14	Area C	concerned this development will create a parking issue	There is a well used ball diamond on the South West corner of George Moss Park. While this is only used during the Summer/Fall seasons, this would be a concern for that area. Obviously with that many stories, there would be a serious need for parking for the residents as well as any visitors.	Suspect this will block the sun in the morning at our house.	I love the idea of this development - and would love to have something like this in the neighbourhood - my issue is that the city has just redesignated the land in this area - and 2 blocks away this would be in the right zone. I don't think that we should go ahead and rezone an area when it's been done and makes a lot of sense with the development of the C-train station just up the road. I know it's awful when the Mustard seed has been given this land - but the location to me isn't ideal. You'll have a bunch of apartments being the same height, potentially and then single storey houses before this building.		Again, I love the Mustard Seed and would love to see family housing built in our neighbourhood. My reason for not supporting it is solely based on this location when the neighbourhood has been rezoned already - and this particular build falls outside of the zoning. 2 blocks away you'll have the taller buildings..... and this would ideally go there.	As stated above.		2020-04-19 04:50:28
15	Area D	have no concern			No concern		No comment	N/a		2020-04-19 07:40:35
16	Area A	concerned this development will create a parking issue	Parking is already tight for residence on this street. Add the parents dropping off kids at preschool and parents taking kids to park to play. PARKING IS AN ISSUE	Changes my view and will change atmosphere of neighborhood	It is not needed in this community. We already have the Victory Outreach and the community resource centre. And Calgary housing.	How about just refreshing the United church and get a minister that people want to follow. Since new minister has gotten there members have moved to different United church	Move to a different community that doesn't have any support for low income. How about Riverbend or McKenzie town or Acadia?	Ogden does not need this. It will do more harm than help.		2020-04-19 12:54:32
18	Area B	have no concern		anything more than 2 stories will not fit in the neighborhood. It will block the view and the sun.	24 units will increase the density too much		It will absolutely not benefit the community, it will make it even more transient.	all of it!		2020-04-20 14:33:33
19	Area D	concerned this development will create a parking issue	Concern that parking will be dense along the adjacent park.		What is normally a quiet neighborhood/street would be impacted by dozen of families coming and going at all hours.	Childcare at the existing facility was a staple of the neighborhood and would be welcomed back. There is already a youth centre a block down the street helping.	Although it may benefit a small portion of Calgarians in need it will come at the expense of a tight knit, quiet community. The small town feel of this neighborhood is the reason many residents reside here.	We are already a low income neighborhood and rely heavily on each other to curb petty crime and provide for each other. Question - how many shelters/low income housing have been placed in wealthy neighborhoods in Calgary? (Cough - Britannia, Eagle Ridge, Mount Royal)		2020-04-20 20:12:49
20	Area C	believe there is currently a parking issue	There is no parking along the park. Already people attending any park gathering parks in front of the houses. This is not the right neighbourhood for this building	It will be by far the tallest building in any sight line from the house. This type of building is inappropriate for this neighborhood	Ogden is a good neighbourhood. We take care of our own. Do not bring 24 homeless families into this neighborhood. We have crime already, and addiction problems. We do not need this building here.	Anything but this.	Totally not. I do not wish to live across the park from another source of crime and strife. We are trying so hard to look out for each other and make this a better community for all the young families already living here. Your going to turn Ogden into the inner city. This is horrible.	Pretty sure I already stated. We are not forest lawn, not inner city. We do not want this here. We do not want this here. The men's assisted living at victory brings us enough headaches and crime. You will destroy any chance this neighbourhood has to become a good neighbourhood to live in again if you allow this to be built.	Who is in charge. How dare they do this to Ogden. We have enough to deal with. Do Not bring this here.	2020-04-20 20:22:31
21	Area D	concerned this development will create a parking issue	I don't know enough/have enough information to know that parking issues might arise. Perhaps there's an underground parkade? Or the families aren't anticipated to have too many cars? The Crestwood development further north has ample parking. I'm more thinking about delivery trucks being able to access safely since there will be food deliveries, presumably.		No because I think families will add vibrancy.		I love that Happy Days will stay, plus a sanctuary for the church congregation. I love the community cafe concept. We need a place to meet and eat in the community. Crestwood affordable housing was heavily resisted (circa 2005?), and it's part of the community now. My children have classmates that live there. The only thing that Crestwood missed the mark on is that the playground is not open to the public. This proposal addresses that and more with the cafe, childcare.	I expect that lots will oppose due to the changes it will bring, the perceptions of The Seed. But I am optimistic and believe that people will thrive given the opportunity. I believe that if the facility is built well (quality, looks good) that residents and the community will respect the space. Further, I would expect that near full-time, on-site staffing will help families and community perception too. This is the right thing to do. Well done Ogden United/The Seed!	I have not seen any renderings. NOTE: I did submit comments to City of Calgary already, but from the signage on site, I did not realize the full details of the project. I thought it was a private development (either way, I support it).	2020-04-20 20:22:46
22	Area C	concerned this development will create a parking issue	Where will people park? Along the park? What happens during spring with sporting events at the park.		There is a lot of low income housing in Ogden. Most problems come from these areas.		We don't need more low income housing. Most people that live in low income stay in low income.	Don't want anymore low income or social housing. Go to another area that doesn't have as much.		2020-04-20 20:24:38
23	Area D	concerned this development will create a parking issue	Not enough parking.	Morning sunrise will be blocked by a building that is 3 stories taller than anything around it.	Families have friends and relatives. Where do they park? City street parking. So now my property is a parking spot for the Mustard Seed? No way.		Ogden has many low income buildings none 5 stories tall. One building has been in the process of being built for close to 20 years.	Building size.	If you are a home owner in this area and you go to the city and ask to build a 5 story home you are rejected. Why is this building and it's height even being considered?	2020-04-20 21:28:03

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24	Area D	believe there is currently a parking issue	Streets are parking lots now. Try and approach an intersection and see oncoming traffic is next to impossible as it is.		We already have residential programs that have become deteriorated and city doesn't do anything to clean it up. Two issues here. Lower income or perceived lower income people deserve to have an adequately maintained accommodations. Residential programs that are allowed to deteriorate sends the wrong message for the community and impacts resale values.	Seniors complex.	We have existing programs that have been abandoned and the city has allowed it. Adding another program to be abandoned isn't helping the community. City needs to clean up what is existing before allowing more programs in this community. City need to show a strong intent and clean up the existing problems, then you can ask residents to accept another one.	It was never intended to be anything but a church.	Why is this being allowed when you already have problems with similar programs?	2020-04-20 21:31:47
25	Area D	concerned this development will create a parking issue	Your very inconsiderate if you think it won't bring parking problems along with abandoned vehicles.		Take a look at the last multi family project and look what it brought our great neighborhood.	By not having another project like this one in our community.	It will no positive impact on our community. I'm am worried about the negative impact it will and am considering moving after 46 years in the area. There is never anything positive that comes out of projects like this in any community. Take it somewhere else.	See above	Of course, you will only show what you believe are the positive impacts but ignore the negative ones. Please go away.	2020-04-20 21:40:53
26	Area B	concerned this development will create a parking issue	We have enough traffic and lack of parking with the baseball diamonds there. Plus there needs to be safe parking for families with small children for the playground. Etc. There is enough traffic through the playground area. We do not need anymore	We are a traditional 1 max 2 storeys residential area.	We do not need a low income apartment complex bring down our property values that we have spent our adult life working for	Daycare or a preschool or community garden	We don't need anymore low income or subsidized rental units to bring down our property values we have more then our share.	Again we don't need a low income building in this area we have enough. Please protect the life time investment of the homeowners of this community. We do not need the traffic	Why is our community being destroyed with so many of these kinds of facilities. The one on Ogden road and 61 has enough issues	2020-04-20 22:42:04
27	Area D	have no concern			I work at the YMCA so is that you do good work for people who are struggling. I think this can be a great thing for this community and those in it who are in need of your help.		In this economy, and in this city, homelessness is an issue. This can help give some people a leg up and a chance to overcome that in their lives.	In this economy, and in this city, homelessness is an issue. This can help give some people a leg up and a chance to overcome that in their lives.		2020-04-21 10:42:02
28	Area B	concerned this development will create a parking issue	There are already lots of cars parking on the street. I'm concerned we'll be fighting for spots.	The houses in the neighbourhood are centennial. None of them are taller than 2 storeys. This new building will tower over every other buildings around George Moss Park. The architecture is very generic. It does not lift the visual appeal of the community in any way. Unless it is an existing historical building. I don't agree with religious symbols on the facade.	There are other parcels of land that could accommodate this type of building. I don't really understand why this specific area is targeted. There is the old Legion that is falling apart, the field next to the Glenmore Inn. The old refinery land in Lynwood. All these places can accommodate these types of buildings. It took 10 years to recuperate our investment in our property. I feel it will affect the value. I'm completely for diversity in a community. Inglewood is getting there but we are in an emerging neighbourhood that needs to be spruced up, not brought down by more generic architecture.		The proposed development is a great idea and would help the community and the city but this is not the place to do it.	I am opposed to the type of architecture and the obnoxious religious symbol in front of it. We need a building that will enhance the community not bring it down to its knees. I have a problem with the size of it and its location, like I said earlier, I'm sure there are other pieces of land that could accommodate it. This is an emerging community that needs diversity. Attractive shops, destination worthy activities, it needs to be rejuvenated and loved.		2020-04-21 16:35:42
29	Area D	concerned this development will create a parking issue	Not sure where there is space for parking. Curb side around a park is not residential parking and it causes a hazard for kids. Terrible study. This is a quiet community with young families with young children using the park.				This has no positive effect on the community that already has low income housing within less than a km from the proposed project. You do not put a building with the potential for dysfunction next to a kids park.	I oppose the location of this structure. You can take it to the outskirts of Ogden not the heart of a community full of young families and children.		2020-04-21 16:58:25
30	Area B	concerned this development will create a parking issue	There is no proposed parking in place! Not only a concern for the residents that live here, but the ones that will be moving here as well as the VISITORS they will bring in. There is already a fight for parking in front of residents homes and as a huge population of residents that have lived here for decades - they are increasingly frustrated when they can't park in front of their own home. The parking on days of worship as well as recreational events is excessive enough.		This surrounding streets are mainly single family homes. A building of that size and density will completely change the community. Parking, services and resources.	We love that there is a small, old community church that does not overshadow the houses and in fact complements the surroundings. We love the local preschool and while the building could be in better shape, we don't think the uses or purpose of it should change.	Ogden continues to be the city's placement for low-income housing, individuals and families. As stated in this proposal, children that have experienced homelessness or family insecurity have an "increased chance of exhibiting behavioural" problems. As someone who has two elementary school aged children, I can tell you that the resources in this community to deal with behavioural needs of kids and most importantly teens, is not sufficient to deal with more. While I'm fully supportive of the push for affordable housing specifically designated for families, I am HUGEY against the proposed location of this size and type of building. There are other locations in Calgary that would definitely benefit by having some diversity in their community. It feels as though the wealthy areas continue to get wealthier while the lower income areas, become increasingly designated for low income. At the	I strongly oppose the following: ARCHITECTURE - you're proposing a 5 story building in the midst of bungalows at the heart of a 100 year old neighbourhood on Ogden's main green space. It will completely overshadow the houses both in size as well as design. There is no visually appealing design elements to the building and the giant cross on the front is overpowering. DENSITY OF HOUSING - the density increase of that many people on a street that has ONLY single family dwellings, will be overwhelming for parking, green space and recreational facilities. It will in turn change the vibe of the community. PARKING - there is no proposed parking in place! Not only a concern for the residents that live here, but the ones that will be moving here as well as the VISITORS they will bring in. Not to mention Daycare pickup and drop off traffic in an already busy alavaround area!!!		2020-04-21 17:25:56



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31	Area D	have no concern			no concerns		if it keeps families with children off the street I think that is helpful	i think private charities helping families and people in general is a wonderful idea,	
32	Area D	concerned this development will create a parking issue	The proposed site is in a residential area along a road alongside a public park. Parking is very limited.	As the site is in a closed residential area, it should be a structure that blends in with the residential homes and not stand out.	Concerned for the residents living on that quiet residential street - the site has had a small church. Not a place for a 24 family residential unit. Consider looking at the old Ogden Legion as that site has ample space and is not directly in a residence.	It is a church site; let us keep it as church site.	We already have a resource center and Calgary Housing. Let us share these type of facilities with other communities and not overwhelm Ogden with additional low cost housing and services.	Not a project for that area. Consider the old Ogden Legion site.	Parking issues Community kitchen - leads to extra foot traffic in a quiet residential street - also do not want to see line ups of people waiting to enter Quiet residential street not made for this type of structure Question this statement as voice of a limited few. Many of us were busy attending Greenline meetings and so did not attend the meetings held with Ogden United Church so bias comments in this report.
33	Area D	concerned this development will create a parking issue	Too much demand for too little space in this residential area	Reduces view	Way too much for such a small site	This questions should be rephrased. I think this Land Use will not benefit the Community!	We have too much social housing in this area. Take this program elsewhere!	Inappropriate development for a residential neighbourhood already awash with social programs!	
34	Area B	believe there is currently a parking issue	Already it can be hard to find parking. Some neighbours are very adamant on the spaces out front of their house being theirs and this just makes it all the harder. Cars along 74th by the park make visibility hard and is a safety concern for children, especially small kids and I have a few.		No issue with the density IF appropriate parking is allowed for on the site. The building must also add to the community and be a design that fits with the community.		I believe that some aspects of the development will positively impact Ogden while others will not. The community kitchen will be great, additional services for families are welcomed. A cafe, if run correctly, will be a welcome addition as well. Additional affordable housing both is needed but also a concern at this density as it brings complications. I only support additional affordable housing if we are serving our existing community and proper supports and monitoring are in place. The focus on family is very welcomed.	There needs to be a better plan for parking. Also the aesthetic of the building needs to adapt to better compliment the area. We are an older established area with beautiful heritage homes, especially in the direct proximity of the building. The plans shown are very modern, harsh and the three story cross is not appreciated, nor respectful of all neighbours. See previous comments for more info.	The design of the building, timeline, process need more info around it.
35	Area D	concerned this development will create a parking issue	Parking always becomes an issue unless it's underground, plentiful and free. Increased traffic in the area will also create a problem for locals.		This will absolutely devalue properties in this area. Not only the fact that 24 "families" will be moving in, they are people that fall into a certain category regarding income and mental capacity. Many could be degenerates, homeless, crackheads, etc. that cause an increase in crime and fear amongst residents.	We need to attract the right type of people to this neighbourhood in an effort to maintain and increase its liveability, not increase the number of degenerates and otherwise needy people who make this a scary place sometimes. We could use a brew house, upscale coffee shop, a nice restaurant rather than a franchise... things to set Ogden apart and make people WANT to come check it out. Our reputation is so bad as it is, we don't need this to bring it down more.	This is an unfair question... I do think it would benefit Calgary as a whole, but it would totally bring down the community of Ogden. The current location is great, leave it in East Village or downtown.	DC sounds like it gives the developers the right to do whatever suits them best. More information is required here.	Is there a way to stop it or is this all a ruse to make us feel like we had a say?
36	Area A	concerned this development will create a parking issue	24 unit complex where there is enough parking space ,parking is generally a problem with tenants usually having 2 cars per household . this is a multipurpose building and there is more parking required on top of all the tenants.	The proposal says that the building will be 17meters high in a neighborhood with just single houses all around this will definitely impact the overall picture and landscape negatively .	Yes I am concerned about the density in that small area for all the reasons I have stated above .		I feel this is a trick question . I am not against a development in general but in this size and density is just not favorable . a building with lower heights and density would be more neighbor friendly	the height of the structure and the immediate density , parking problems	I was under the impression from discussions at the Ogden community meetings that the church would be renovated it was never discussed for a redevelopment or rezoning of the property.
37	Area A	concerned this development will create a parking issue	I am 10,000% AGAINST this development.		I am 10,000% AGAINST this development.	I would support a Long Term Care Facility type of development.	Here is all this development will bring to my quiet community... Crime. Substantial loss of property value resulting in the inability to sell, or be forced to sell at below market value. Transients, Drug use & drug paraphernalia. Prostitution. Graffiti. Increased traffic on an otherwise quiet street & the associated dangers, aggravation for residents. This will DESTROY this neighborhood and turn it into East Harlem.	I strongly oppose the Mustard Seed portion of this project. See previous comments. I'm also not very thrilled about the height.	
38	Area A	believe there is currently a parking issue	Not enough street parking now	Residential area. Most homes are single story	Drugs and crime will increase		Does not belong in a residential setting across from parks where children play	Does not belong in a residential community	
39	Area A	concerned this development will create a parking issue	There is not enough parking already, cars will line the street in front of the park.	It will block the view ! Monstrosity in a residential area. No thank-you! Do not come to Ogden!!!	We do not want homeless and crime in our residential community. Our nice park will now be populated with needles and homeless gathering. We won't be able to take kids to the park due to criminals and mental unstable low lives.	Keep it a church and day care!	All these people bring are crime, violence, drugs and drive down property value. We do not want this type of people around and in our community.	Please do not bring more crime and poverty into our community! You will ruin any family environment, a entire neighbourhood, destroy a park and wreck everything normal people stand for. Stay away !	

## Applicant Led Engagement and What We Heard Report

40	Area A	concerned this development will create a parking issue	I do not believe in this project. This is a beautiful quiet area and you're going to create chaos with homeless who are homeless due to drugs and trauma and mental health.	It's in a perfectly open nice area and now will be disrupted.	yes I have no desire for groups of people who suffer mental health, trauma and problems around. We don't need another bleeding heart organization that empathizes with people who don't contribute to society and already drain it. Helping homeless is not something I believe in and support.	Keep it a church and daycare. Put in a school. Or leave it open space.	Absolutely not! Crime rates and needles is not my idea of positivity!	I have no desire to support anymore homeless initiatives. There are actively problems going on and supporting criminals with mental health and drug addicts is not something I will ever support.	Why are you doing this. Tell Me your success on rehabilitation rate of people who become contributing human beings through the mustard seed. Give me some real days that your organization actually rehabilitates people and that they do not end up back in jail or using drugs.	2020-04-25 23:15:03
41	Area A	concerned this development will create a parking issue	There is already a parking concern especially in the summer when George Moss is being utilized. The playground across the street from proposed site will have children darting out between parked cars into traffic. I have issues with people already parking in front of my driveway.	The site is directly east across the back alley from me so my privacy in the backyard will be gone. Also it already takes alot longer than normal to get rid of the snow in my backyard so the lack of early sunlight will definitely have an effect on the use of my property. The wind will also be increased through our yard. But the most troubling is that our quality of life will be effected with such a tall structure looming over us. 5 stories is too high for the area. The Area Redevelopment Plan has already increased the height limit to 3 floors in the the area so 5 floors is definitely not in the scope of the neighborhood. 2 blocks to the east has a limit of 6 floors and I believe the Mustard Seed could fin a better property in that area far such a structure.	24 family units to too dense for this size of property. With the Covid 19 pandemic upon us, the Mustard Seed should rethink the amount of families allowed in 1 building.	I don't feel that this project is a bad one. Just the sheer size of the building. This community is already a lower rent district and the need for additional large structures of this size is not needed.	The scope of the project is way too large for our community. Again I say 5 stories and 24 additional families is too much.	The plan is it has been seen is too vague and has too many questions, regarding future use and changes to use once the redesignation is completed. I am also not impressed that the Mustard Seed seems this project does not need a direct contact to the effected neighborhood. I had to learn about this from my neighbor and once the City sign was installed there was nothing from you. You need to a better job of community involvement. Just because it benefits the current property owner doesn't mean that the people who are directly effected are for it.		2020-04-27 09:45:30
42	Area A	concerned this development will create a parking issue	Some residents will need parking as well as any workers, volunteers, and visitors.	It will block the sun for the morning. I will lose any privacy in my back yard. Also, the height will make the building will be an eyesore amongst all the one and two story buildings. The height is my primary concern.	Most of the problem with the density is the parking and the height.		Not at its current height. It will be the tallest building in the whole of Ogden. If the mustard seed wants a large building in Ogden then it should be where it there is zoning for it which is only a few blocks away. There is lots of space on the other side of Ogden road and it is closer to the C-train and buses. So why does it have to be wedged in the wrong zone?	I oppose the size of the building. There is a large area that is already zoned for large buildings so put it there. It doesn't fit with the plan for the neighborhood. It is not like the area zoned for high density is full and needs to be expanded. This is NOT the case. Instead, there hasn't even been any development in the high density area yet. It's clearly in the wrong spot. The reason for putting the building where it is currently planned is solely to save money, not because it is the best place for it. I would not oppose the building if it fit within the current zoning.	I would like to know more about the parking study. How is it possible that 24 families and a church can not require additional parking?	2020-04-27 11:15:19
43	Area C	concerned this development will create a parking issue	Currently there may be no parking issue, but at an increase of population and that will change. The residents will have people visiting, staying over as well as having vehicles themselves (may not be registered to them). There is no way that increasing the population by 24 families will not create parking problems.	With the zoning change, it will set a presidency for the community. Allowing other building to be constructed that will impact my residence.	My concern is not having 24 more families in our neighborhood. It's the height of the building, it does not fit into our area redevelopment plan and the shadow (from the height of the building) it will cast of neighbouring houses is a concern.	Before and after school child care is a huge issue in our neighbourhood. Having a facility that could provide this would be great asset to the community.	I strongly believe in giving people a hand up, and our community is very diverse which will allow families to feel comfortable in our community and schools.	I believe there are other parcels of land in our community that would better suite this building style. For instance there is a redevelopment plan for the community centre, this would have been a natural fit to partner with them, to create a multi storey building that is closer to schools and community facilities.		2020-04-28 11:58:05
44	Area D	have no concern			More affordable housing is needed in Calgary.		I definitely don't think it will be a negative for the community.	I support the much needed affordable housing. And the support given to Ogden Community Church, which is part of the communities history.		2020-04-28 12:23:04
45	Area C	concerned this development will create a parking issue	This development will increase demand for street parking which will from time to time infringe on the same streets that we rely on for visitor parking.		Increasing residential density brings with it negative impact on quality of life for current residents.	We don't think the uses included in the Land Use Redesignation will benefit the community at all. Something such as a Community Garden would be of much greater benefit to the Ogden community.	See reasons mentioned in prior comments.	Most of this mentioned in previous comments. Oppose increase in population density, street parking, noise, proposed uses.		2020-04-28 13:03:12

## Applicant Led Engagement and What We Heard Report

46	Area B	concerned this development will create a parking issue	<p>If this project goes ahead I truly believe there should be on site parking provided and not street parking. I don't park in front of my neighbors. I park in front of my own home. And if I lived on the street of this development I would be furious if my parking was taken up by someone from there. Despite your surveys on parking this will cause a big problem. That corner can not support the added parking.</p>		<p>This community is blue collar and for the most part single family homes. The entire community is going to be impacted. As above I said that corner cannot support the added parking and it can not support the added population of 24 families. 24 families is huge. If I lived next door to this project I would be in a total panic. As it is from a couple of blocks away my concern is overwhelming. I have lived in this community my whole life and this proposed project has me and my family feeling utterly fearful of the impact to our community and way of life. It is simply too much!</p>		<p>I can see absolutely no benefit to my community. If the Mustard Seed wants to help homeless families why don't they refurbish one of the many empty building in down town Calgary.</p>	<p>As I've already said that corner can not support the added population. That is to many people to drop onto one lot. I think there is more to consider than simply redesignating a lot and saying everything will be fine. This community is not apartment building after apartment building. It is mostly single family homes that make up our community and I am both devastated and appalled that our community church thinks this will solve their low weekly visitors.</p>	2020-04-28 13:25:01
47	Area B	concerned this development will create a parking issue	we don't want the street to be a stolen vehicle parking lot	the proposed building is too high	way way to many people for this street and area	day care	keep the homeless out of our community	it will drop my house value	2020-04-28 19:38:28
48	Area D	have no concern			/		<p>While I realize the need for , and strongly support the development of housing for our homeless , I have concerns over the overall reputation of Ogden and what too much of this type of housing could do to real estate values here. There is a "tipping point", after which this type of development overshadows the over all impression of a community. What is absolutely vital to counter such negativity is a high high architectural standard , plus superior building standards. It would be beneficial to do public open houses/consultations to show the actual appearance (inside and out) of the proposed building.</p>	/	2020-04-28 20:49:08
49	Area B	concerned this development will create a parking issue	Based on the housing density that already exists adding 50+ vehicles at minimum will cause a great deal of concerns for all residents	It doesn't fit in with the surrounding buildings heights and current community age and landscape. Decreased amount of sun exposure	Community infrastructure around the planned site has never been set up for high density buildings like the one proposed. The increased traffic around the playground zone will be dangerous		<p>This proposal will bring an over abundance of people to a small area on the street a constant change of residence with no ties to the community.</p>	I oppose the entire project	2020-04-28 21:18:58
50	Area D	have no concern			We have enough low income housing in this neighborhood		Building is far too large for Bing in the center of the community.	Size. It's too big	2020-04-28 21:28:56
51	Area D	concerned this development will create a parking issue	According to the land use designation you will have 6 stalls available. How many staff? How many residents that will have a vehicle?		This is a low density area of Ogden, it should be kept that way.		<p>Of course it would support Calgary as a whole. I am not opposed to low income housing, however I think Ogden already has its fair share. We have low income housing, specifically for families is: Crestwood affordable housing development 60 units (which is notorious for having drug dealers etc) community resources for low income, alpha house etc. If currently less than 50% of communities in Calgary have low income housing, let's spread the wealth to other neighbourhoods. This is over half of residential communities in Calgary that have no low income housing. According to the City of Calgary affordable housing document (2016) Ogden has between 201-600 non-market rentals. Ward 9 alone has 2001-3000 of these unit's.</p>	<p>Not only do oppose more low income housing, I oppose a 5 story building in a low density area of Ogden. Who will have access to help at this facility? Do you need to be a certain denomination?</p>	2020-04-29 16:07:56

## Applicant Led Engagement and What We Heard Report

52	Area D	concerned this development will create a parking issue	According to the land use designation you will have 6 parking stalls. How many staff? How many residents will have cars?		This is a low density area of Ogden and it should be kept this way. Also with this being a church/mustard seed building, who gets to live here? Do you have to be a certain denomination?		Of course it would benefit Calgary. Will it benefit the residents of Ogden. No.	I do not oppose low income housing, however Ogden has its fair share of low income housing. Specifically, Crestwood Rd family housing which 60 unit building on Ogden Rd (which is also notorious for drugs/drug dealers etc.) We lots of single unit low income housing, low income supports such as the resource centre. We also have the Alpha house. According to the City of Calgary housing inventory document from 2016 - Ogden has between 201-600 non-market housing. Ward 9 alone has between 2001-3000 non-market houses. In fact only 50% of all communities in the city have low income housing. That's half of all communities in Calgary, let's spread it out a bit. This community already has a 43% of residents who rent, add on to that all the affordable housing and what we have is a very transient community.	2020-04-29 16:22:52	
53	Area D	have no concern			No concerns		Ogden is a warm welcoming place with a diverse mix of people. While we don't want to have to deal with crime, violence, etc. I have always found that if someone wants to try to improve their lot in life Ogdenites will encourage and celebrate that.	I dont oppose it but would want to make sure all sides are considered.	2020-04-29 16:58:46	
54	Area D	have no concern			Concerns of bringing more traffic to the area		How does it benefit the community as a whole? It benefits only a small select few	Bringing more low life and crime to the neighborhood	2020-04-29 17:31:30	
55	Area D	concerned this development will create a parking issue	It is located next to a park in play ground zone This park is normally busy. It will increase the parking along that street creating poor visibility for drivers who may need to stop if a child runs out on the street.		This is a single family dwelling neighborhood. There are no other buildings like that on that street or on the surrounding streets. It would be a poor visual impact to our neighborhood and bring down the property values of the surrounding homes.		This would not benefit the community. It would only bring down property values. This neighborhood was not designed for such buildings. Many members of the community purchased here because there where no such buildings. Many members of the community have stayed living here because there were no such buildings. We dont want it!	I oppose the rezoning for a low income, large multi-dwelling building.	2020-04-29 17:57:00	
56	Area B	concerned this development will create a parking issue	We are already having parking issues.		To many added people. What about crime, we have lots already around here.	Get rid of the religious aspect and focus on education to better themselves.	If it is a City project it should never have a religion. Ogden is not only christian.	Will they pay taxes, or is it all tax free to the homeless, but not the taxpayers?	Lots, but you do not ask for my contact in this ...survey...	2020-04-29 18:49:09
57	Area B	concerned this development will create a parking issue	Plan doesn't address parking. Site is located next to park and playground zone. Area already experiences speeding, cut thru traffic associated with daycare on site. Will parking be allowed in playground zone?	Height and scale is excessive, and outside the principles of the Ogden ARP. Funding is driving the design not whether the proposal fits the site and community. If the Mustard Seed wants another 'warehouse for the poor' then buy a property along Ogden Road.	Scale is excessive and present infrastructure does not adequately support such a proposal. How much commercial use will there be in addition to residents? Truck traffic, etc. Lack of any green space on site. Lack of sufficient parking. Roads not designed for traffic. Lack of green space for residents. George Moss Park does not offer sufficient amenities, no paths, benches, etc. A small playground is not sufficient.	Low density housing, three stories or less is appropriate. Will meet same goals with minimal impact to residents and community.	It would negatively impact surrounding residents due to building size and resulting traffic, etc. Traffic will use surrounding side streets to access property. Site is also located adjacent to park and playground zone. Plan does not follow principles outlined in Ogden ARP. Scale is excessive and is a not zoned for commercial use, which is this proposal is in reality. I thought society was getting away from 'warehouses for the poor' such as this proposal. Concerned about the number and density of low income housing already in Ogden. How much is too much?	Scale is inappropriate for location. Community already has enough low income housing. Community does not need 'commercial' low income housing such as being proposed by the Mustard Seed. Would support a smaller scale proposal that is three stories or less and follows the Ogden ARP.	Proposal does not follow the Ogden ARP, either existing or draft. Why is the City considering such proposals when the draft ARP is on indefinite hold. Community engagement by the Mustard Seed and United Church to date has been poor. This is a major proposal that has long term ramifications to residents and the community. Please take our concerns seriously.	2020-04-29 18:51:25

# Applicant Led Engagement and What We Heard Report

58	Area B	concerned this development will create a parking issue	Our street already has issues with no street parking being available for the residents. I also work within social services and the assessment that the residents of the proposed home are low income and will not have vehicles is not at all accurate.	The proposed building does not fit within the community aesthetics and stands out. The proposed building and its purpose will effect my property value. This area is single dwelling family homes and at most two storey homes. The aesthetics of this building does not fit in with the current community/neighbourhood	The amount of housing units being proposed here is not appropriate for this area. This area is single dwelling family homes and at most two storey homes. The aesthetics of this building does not fit in with the current community/neighbourhood. This amount of increase in population is also a concern for parking.	Way Smaller building with lower density for low income housing Way Smaller building with lower density for seniors	Ogden has lots of community housing, low income housing and programs already in the area. The last housing project (victory outreach) has brought lots of crime and drug to our community. We have people stealing things from our homes and yards, our cars are being broken into and there is drug use in the parks and alleys.	Born and raised in this community I have seen lots of change over the years. Ogden has lots of community housing, low income housing and programs already in the area. The last housing project (victory outreach) has brought lots of crime and drug to our community. We have people stealing things from our homes and yards, our cars are being broken into and there is drug use in the parks and alleys. Ogden has already contributed to low income housing, reach out and programs within our community which has caused an increase in crime/drugs. We keep adding these to our community and it is causing worries and concerns for the residents. This also effects our property value.	There was no community consultation and many residents are elderly and low income and do not have access to this online survey or know how to access/use it. Community consultation needs to be done properly taking into account the population living in the community.	2020-04-29 18:57:08
59	Area D	believe there is currently a parking issue	There is limited parking in the area without building an apartment.		Already crowded area for people and parking	Same as above	Will lower values of homes, bring in more crime and shady individuals.	Same as above.		2020-04-29 19:19:02
60	Area C	believe there is currently a parking issue	Many people in Ogden do not just have one vehicle. The neighborhood is a busy place and street parking can sometimes be hard depending on how close to the middle of the block you live	This area of the neighborhood doesn't have any tall buildings unless you get closer to Ogden road. It is going to be a sore eye when ever I look out my back window or take the dogs for a walk	Ogden is already a very busy place with lots of traffic that varies from people walking to driving to riding their bikes. With all that traffic creates increased crime rates, accidents and garbage. Why wouldn't we want to try to minimize or fix some of the problems we already have before adding more to the pile. I think it is an absolute horrible idea and it is all about making money.		There are many other ways to contribute to the city of Calgary as a whole instead of looking at it from a making money viewpoint. So you have 24 family residential units ranging from \$1000-\$1800 Minimum \$2400 - maximum \$4320 A MONTH! How is that benefiting Ogden or Calgary as a whole? It is only benefiting someone's pocket	Because it doesn't matter what the general public would like to happen in their neighborhood... It only matters how much cash one can bring to the table		2020-04-29 20:05:56
61	Area C	concerned this development will create a parking issue	With all the construction that will need to be done, meetings, and more people coming in and out this will create more traffic/parking issues.		There may not be enough room to house that many families and accommodate their needs. With this being across from an after school drop in, it could take away from children who live in the neighbourhood. Not to mention there is a lot of low income housing in Ogden.	I believe this should just remain as a church.	I don't believe it would benefit Ogden, but I believe it would benefit in a community that doesn't already have low income housing.	I don't believe this is something the community needs. The community has lots of low income housing already. Ogden has given a lot back to the city, and it's time for other communities to do the same.		2020-04-29 21:52:31
62	Area D	concerned this development will create a parking issue	I don't think this would be a good thing in that area		Concerned about the type of people in the area	The church cab stay	Too close to schools	I don't think this is a good place for it		2020-04-29 22:22:03
63	Area D	concerned this development will create a parking issue	With 24 family units and only 6 stalls that means more street parking blocking access and reducing viability of the park and children playing.	It is to tall of a building in a residential area, a different location along ogden road where there are similar buildings already	Adding this many low level income families adds to the crime in the area. Just look at the affordable housing on 26a street.		There's enough government housing in the area. Would this not be more beneficiary to be built closer to downtown and to the services that they require more often.	To large of a building in a residential neighborhood. Would be much more suited to be built along Ogden road closer to the condo building and other larger buildings	Why is it ok to only be able to have a house no more then 10m and now purpose to have a building 2.5 times larger then anything around. I'm sure the surrounding neighbors don't want to look out their window and see such a large building.	2020-04-29 22:35:22
64	Area A	concerned this development will create a parking issue	There is a park there and a community service (yyc) this is a terrible idea to put this around all these parks and children	I will be able to see it from my yard	This is an older family environment let's keep it that way instead of shoving it in there, and asking questions later. Let's have parks and green space instead.	Keep it the way it is.	We need to keep this area the way it is. Going to shove something in where it doesn't belong.	No	Is there no other area that doesn't disrupt everything	2020-04-30 02:03:29
65	Area D	have no concern			There is a senior home nearby that could be impacted. What is the impact on the property values?	I would prefer the dynamic of the neighborhood remain the same.	Ogden has already taken a huge hit with property values. The train development will also impact that greatly, in a negative way. This will make it worse.	I want this neighborhood to be safe and the increase in crime, vandalism already affects it greatly.		2020-04-30 10:42:58

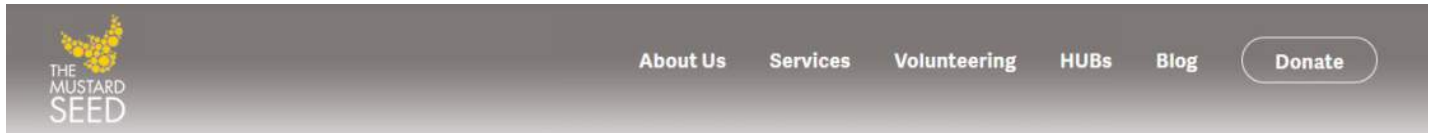
## Applicant Led Engagement and What We Heard Report

66	Area D	concerned this development will create a parking issue	Concerned this development will cause a major parking issue as you mentioned there will be 24 family units. There is a sports park right across that is used extensively in the summer which draws many other vehicles to the community already. We believe that tenants and their visitors will use the street parking around the park, making it difficult to see children at the playground and will lead to a safety issues for children crossing street and walking to the park to play. This will also cause an issue in the spring for street cleaning as there will not be enough areas to park off street for this multi-residence. Hence the gravel will not be cleaned, leaving an eye-sore and a danger to those bike riding and walking in that area.		This is a single family neighbourhood allowing the maximum of a duplex on an R2 lot. Our concern is that allowing this building it will open possible future developments of the same size, as a precedent will be set if this goes through. Twenty-four units could possibly equal 100+ people living in this small area.	Yes, a new church with no residential dwellings.	It will just become another low-rental housing building which will not be looked after. We already have several Habitat for Humanity houses, as well as the Victory House and many other low-rental housing in the community.	Have concerns regarding residential property values.	Who will be the controlling factor in this development? Ogden United Church or the Mustard Seed? Is the United Church just doing this so they can get a new church? What is the size of the Ogden United Church congregation? What is going to stop the other older churches in Ogden from doing the same? Why is the Mustard Seed so interested in the community of Ogden for this development?	2020-04-30 16:32:22
67	Area A	believe there is currently a parking issue	At different times of the year we are quite congested as the park is quite well used. We have lane way housing and rental housing that has already increased the traffic and parking problems. We live in a playground zone that is more like a raceway zone and despite letting the city know about this it continues to be so. I feel that increasing the volume of parking and vehicles in our neighborhood will not make any of these problems go away.	If a study has been done does it take into account the seasons of the year? This will impact us for privacy, sunlight and environmentally. Wind redirection etc. Once again I don't feel that re-zoning for 5 story units in the middle of a historic residential area will do anything other than put money in the city's pockets for us that live here. It's unacceptable as we saved our money to buy in this neighborhood.	We have a historic, established and tight knit community. Increasing the density will not address the problems we already have. It will be in a playground zone, in the middle of a residential area that already has the right amount of people. As a community we already have 40 units of low-cost housing in the old hotel on Ogden Road. We have the affordable housing right across the street from the hotel and several blocks of city housing on the East side of Ogden Road. We have over 200 units of low-cost housing already and I feel that we are doing more than our share, lets spread this around to other neighborhoods. This is one of the last neighborhoods in the city that you can afford to buy a home and a piece of land.		I have the feeling that the City is trying to change this historic neighborhood to increase tax money. This has nothing to do with a healthy happy existing community. To be able to re-zone to 5 stories will open this up to all of the community and we do not under any circumstances want this to happen!!!! We feel that Ogden Road is best suited to this as it is already a main road and don't feel that it should be in the middle of an established residential area. I'm in favor of the Historic United Church staying a Church in it's present form. I don't care what denomination it ends up being as the previous minister had a large congregation and the present one who has started all this does not. We are not in favor of any of this.	5 stories in residential area, increase of traffic, increase of parking problems and density. we are vehemently apposed.		2020-04-30 16:44:24
68	Area A	believe there is currently a parking issue	Our Parking is already an issue with the amount of laneway and rentals in the neighborhood, along with the seasonal sports.	yes at different times of the year.	We already have the right density for a residential area.		I think it would be great on ogden road but not in the middle of a playground and residential community.	We have a historical, established and beautiful neighborhood. I don't think 5 stories has a place in our residential area. Put it on ogden road.		2020-04-30 17:23:25
69	Area A	concerned this development will create a parking issue	During day care hours, parking is already practically full. I know you did a survey, however, everyday at least 95% during drop off hours of parking is being used by parents. When you add the families vehicles, employee vehicles, visitors for the families vehicles, it'll make the street much more busy. If you have cars parked on the park side, kids will be tempted to run between the parked cars to cross the street and other cars won't be able to see the kids. That's a MASSIVE issue.	It's going to make the neighborhood feel cramped. I live in the house behind the church, and we will have zero privacy in our backyard and in my rooms window. We will never see the sun and it'll feel like we are trapped.	Covid-19 rules will not be able to be followed will that many people in a small building.	A food bank.	It'll make a low income neighborhood even more low income. There's much more space to build a building like this not exactly in the middle of the neighborhood, there's no space!	The building is going to be way too tall.		2020-04-30 18:58:10
70	Area B	concerned this development will create a parking issue	Parking is at a premium now. Another 24 dwellings on 23 st. will be horrid	It will stick out like a sore thumb and make my street less appealing to everyone wanting to buy or currently owns property. My wife and I for instance along with all the other property owners.	The higher concentration of people will bring down property values.	Building 2 single family dwellings in place of a 24 unit on the existing site would help preserve existing habitats.	The whole reason any of us bought property in this neighborhood is because we have pride and respect for each other.	Like I said, this area is just fine the way it has been for the past several years.	I'll elaborate any and all comments when there is a fair, unbiased community meeting with all concerned.	2020-04-30 19:27:45



**PROPOSED DEVELOPMENT WEBPAGE**

The webpage below was developed in lieu of an Open House due to the continuing COVID-19 public gathering restrictions, relating to DP2020-3072. The webpage was live on June 19, 2020 and included the survey results from the land use survey provided April 17th 2020. Below are screen captures of the webpage.

**ODGEN FAMILY HOUSING****SITE LOCATION**

7401 23rd St. S.E. Calgary, Alberta

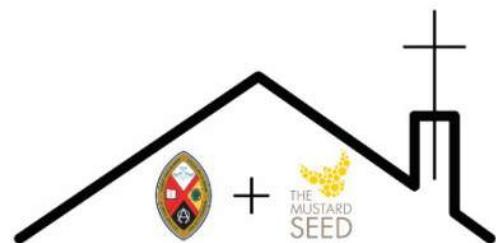
**COMMUNITY**

Ogden

**DEVELOPMENT VISION**

This proposed mixed-use development is designed to reinforce true meaning of what 'community' means — creating a space anchored in the betterment of the wellbeing of all residents of the community, both existing and new. It includes 24 family-based affordable housing units of either 2 or 3 bedrooms above a multi-purpose space where Ogden United Church services will continue to be offered. Acting as a catalyst for change, the development enriches the community fabric of Ogden through: supportive services and educational resources; a community kitchen offering an integrated approach to learning; affordable childcare, and; a social enterprise café promoting a stronger community spirit through social interaction and integration.

Visualizations by The Rapid Eye Movement Inc.

**WHO WE ARE**

Ogden United Church is a congregation of The United Church of Canada. OUC was formed in 1914, and built its first church building on the church property in 1916. In response to changing community needs in Ogden, OUC expanded and redeveloped its property in 1958, and again in 1961. Throughout its history, Ogden United has recognized poverty as a problem that needs attention, and has not only worked to improve the well-being of the Ogden community, but has worked in partnership with other groups and programs with a similar interest in tending to the overall health, education, spiritual well-being, social, family life, community empowerment and livelihood of those who are struggling.

The Mustard Seed is a Christian non-profit organization that has



## Applicant Led Engagement and What We Heard Report



The Mustard Seed is a Christian non-profit organization that has been caring for men, women, and children experiencing poverty and homelessness since 1984. We provide a safe and supportive haven where people can have their physical needs met and can begin to heal and grow mentally, emotionally, and spiritually for a better life down the road. We offer services and programming that help people make positive and lasting changes in their lives.

The Mustard Seed knows that poverty is no longer confined within the blocks of our downtown streets or city cores, and at TMS, we understand the value of going out into communities and providing supports to those in need directly. In an effort to target the various pockets of poverty across the cities we serve in, TMS has strategically been working towards a community-based model of service provision. This initiative allows those that need support to access programs and services outside of the downtown area. In this sentiment, The Mustard Seed has partnered with Ogden United Church to build and operate a collaborative project to directly serve the greater Ogden community.

### WHY IS THERE A NEED TO BUILD THE OGDEN FAMILY HOUSING?

Through two years of Ogden community round table sessions, Ogden United Church captured several themes of ongoing gaps in the community. As poverty is increasing, potential resources and wrap-around supports that could help the community, such as the public library, have exited Ogden. A substantial gap in family supports and community programming available for youth has created a burden on the existing agencies and allowed for increased vulnerability. Through demonstrated need, Ogden United Church has recognized the need to connect vulnerable households to transformative programming that can increase household resiliency and sustainability, while also reducing dependencies on emergency poverty supports.

A significant recognized gap in Ogden is access to affordable housing for families with children and that continuous rent increases are causing tenant families to experience greater financial stress.

The purpose of the Ogden Family Housing project is to provide a new opportunity to eliminate and reduce poverty where we serve. Supporting community as an adult-oriented organization since the 1980s, The Mustard Seed began to recognize the impact of childhood poverty and homelessness on an individual's future development. Through our daily efforts, we decided that we wanted to take a more proactive step towards ending intergenerational poverty through new family-oriented projects and initiatives.

The Mustard Seed has recognized significant gaps in wrap-around supports for families and has become intentional in the creation of family-oriented services and programs. With the launch of The Mustard Seed's 2019-2024 Strategic Plan, we intend to be purposeful in our expansion to serve families experiencing poverty. The purpose of this project is to utilize our best practices in providing permanent **supportive housing**, **health and wellness services**, and **community hub programming** to create a unique wrap-around model of care catered to families in Calgary.

### WHAT NEEDS WILL THE OGDEN FAMILY HOUSING BE ADDRESSING?

#### [+] COMMUNITY HUB

This community hub will act as The Mustard Seed's first proactive step towards ending intergenerational poverty by providing family-oriented spaces to access services and programs with dignity in a safe space, in turn, enabling community growth and development. Facilitating programs, services, and community activities that allows any community member to access the space as an equal, is a vital principle in the development of **The Mustard Seed Community Hub** strategy. It is designed to provide services and programming to members of the immediate and surrounding community where we are located.



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### [+] OGDEN UNITED CHURCH SANCTUARY

The multi-purpose community space will act as the sanctuary for Ogden United Church, which will be utilized for church services, spiritual engagement, as well as to facilitate community meals for patrons of the Church, residents, and community members.

### [+] COMMUNITY KITCHEN

The community kitchen, run by Ogden United Church, will offer the opportunity for an integrated approach to meal planning and cooking classes, while serving the local community. This will be a place for community members to come together to cook, eat and grow while giving them access and exposure to healthy cooking and new resources.

### [+] AFFORDABLE CHILDCARE

To meet the affordability needs of our residents and community members, the collaborative will provide space both for a pre-school and a daycare facility on-site. Happy Days Preschool will continue to support families in Ogden alongside a complimentary daycare centre to help broaden the scope of childcare available for the community. The daycare and pre-school will both operate on a low-income basis to ensure the community can access quality childcare.

### [+] COMMUNITY CAFÉ

To provide a unique space for the community to gather and socialize, Ogden United Church will operate a social enterprise café with the support of a community partner to increase employment opportunities for disadvantaged community members.

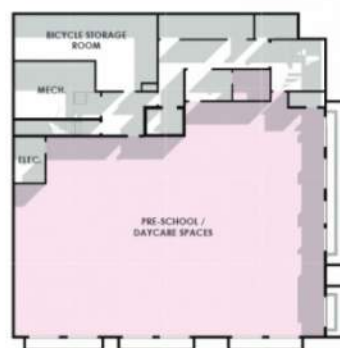
### [+] PERMANENT SUPPORTIVE HOUSING

Permanent Supportive Housing (PSH) is a housing philosophy that combines affordable housing with wrap-around supports to ensure that families can maintain stable housing and meet their goals of wellness and self-sufficiency. It is an alternative housing model that diligently works to prevent re-entry into homelessness or extreme poverty and reduce a families' reliance on other social services such as the health care system, child welfare, and police and judicial systems. Allowing residents to have access to permanent residence allows for measures of prevention and intervention care to be present through the development of relationships, care plans, and the development of a residential community.

### WHAT WE HEARD

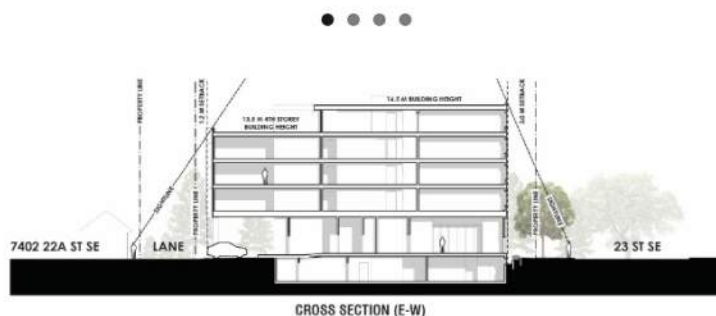
In lieu of an Open House event originally scheduled for April 7th, 2020 that was cancelled due to health and safety concerns with COVID-19, the project partners developed a Community Survey that was posted from April 17 to 30, 2020.

### [+] APPLICATION PROCESS

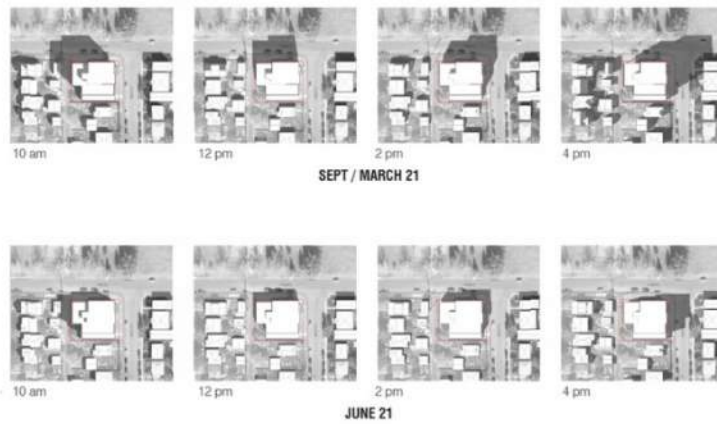


### PROPOSED BASEMENT PLAN

Pre-School / Day Care



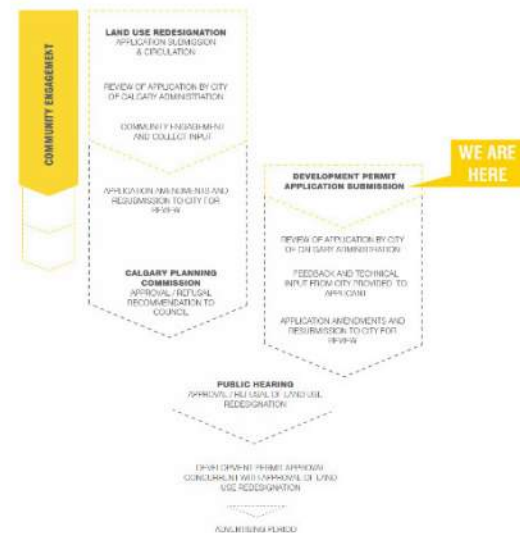
## Applicant Led Engagement and What We Heard Report



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### [+] APPLICATION PROCESS



For more information on the City Review process, please visit <https://www.calgary.ca/PDA/pd/Pages/Residential-Building-and-Development/Land-use-redesignation.aspx>

### GET IN TOUCH

We are interested in understanding how the local community feels about the proposed development at 7401 23rd street SE. If you have any questions or comments about this project, please get in touch with the City of Calgary File Manager Melanie Horkan at [Melanie.Horkan@calgary.ca](mailto:Melanie.Horkan@calgary.ca)



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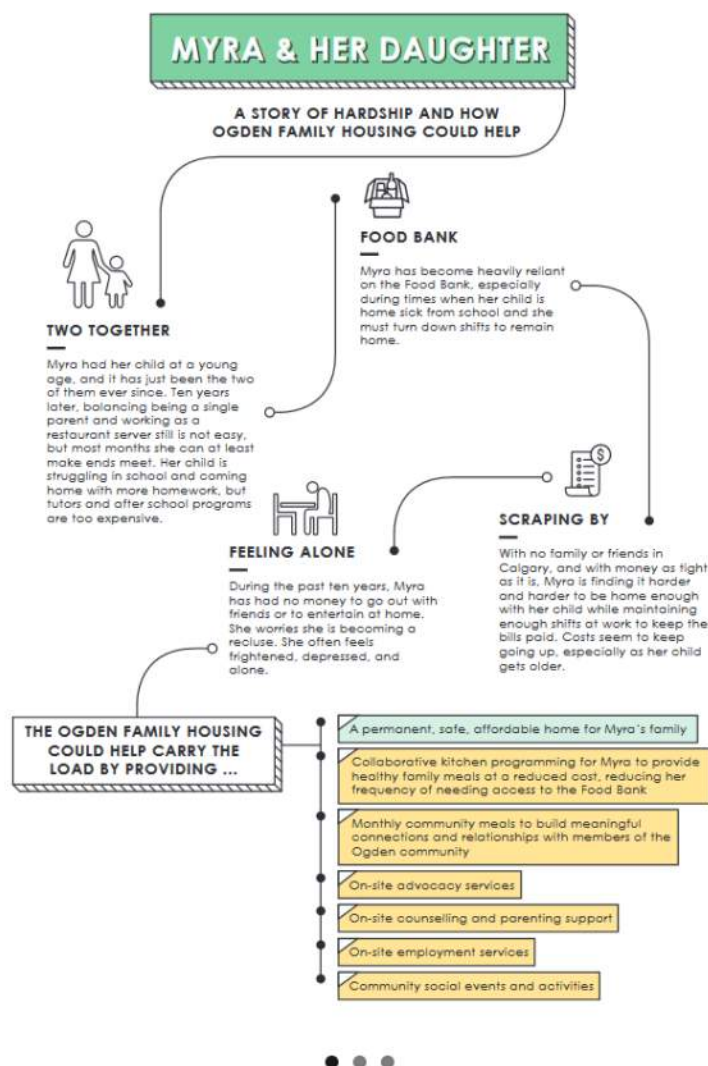
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## THIS IS WHAT WE HEARD

### [+] DESIGN & BUILDING HEIGHT

Some responses requested that the building design aesthetic match heritage aspects of other residences in the community and are critical of the modern aesthetic and religious iconography presented. Responses are generally concerned the proposed building height will: disturb existing sightlines; introduce visual privacy concerns, and; reduce access to daylight. There are also concerns the proposed height contrasts the existing condition of the contextual height in the community.

**Our Response:** Sited at the intersection of 74 Ave SE and 23 St SE, the development reads as a landmark for the community of Ogden. The development underscores the influence of the Ogden United Church, now rebirthed in a modern identity. The retention of the religious iconography at the building's northeast corner ensures that the building remains familiar and legible as a cultural landmark to the community and the city. Material application on the proposed development evokes the programs situated within the building. Vertical metal and fibre cement siding are utilitarian and stable applications in their nature, responding to the support anchor that the partnership between Ogden United Church (OUC) and The Mustard Seed (TMS) will offer to the community. To present an explorative flair of wit and playfulness, vividly-toned orange and yellow aluminum composite panels inhabit moments in an otherwise ordered facade. These instances expand on the aforementioned partnership between OUC and TMS; striving to not solely support members of community, existing and new, but enrich it through its unique uses and the demographics it celebrates.

A building height of 4 storeys with a half fifth storey facing 74th avenue SE allows us to address the current demands of the Ogden United Church and the surrounding community. We acknowledge that there are reservations with this massing, particularly with those immediately neighbouring the development. The partnership between Ogden United Church and The Mustard Seed strongly respects the neighbourhood we operate in and have been making efforts to best mitigate any potential concerns or issues with our operations. Throughout the design process, we have endeavoured to augment the building form to reduce potential disruptions with

Please note "THIS IS WHAT WE HEARD" portion above is included in the What We Heard Report.