

Applicant's Submission

July 20, 2020

APPLICANT'S SUBMISSION

LOC2020-0013 | DP2020-3072

RE: Land use redesignation at 7401 23rd St. S.E. Calgary, Alberta

FROM: RC-2

TO: Direct Control District (based on M-X2)

On behalf of The Mustard Seed and Ogden United Church, Casola Koppe Architects is submitting this application to redesignate the parcel as noted above, from R-C2 to a Direct Control District based on the Multi-Residential Medium Profile Support Commercial (M-X2) district of Bylaw 1P2007. The subject site is located on a corner lot within the community of Ogden, at 7401 23rd Street S.E., South of George Moss Park and north of a R-C2 parcel. The site consists of a church currently accommodating a preschool on the lower level, and surface parking on the West side of the building, served by a lane.



This is the current site of Ogden United Church, which has been serving the community since 1914. The church inherently has an important significance to the community. Therefore, the proposed development aims at preserving and enriching its roots, while integrating new collaborative spaces where community partners can engage and help serve the community in a holistic and supportive way. The proposed 5-storey (17 meter) multi-residential development includes a broad range of uses including a multi-purpose space, to be operated jointly by The Mustard Seed and Ogden United Church, a community kitchen, a social enterprise café, and support spaces for health and wellness services all located on the ground floor. Affordable childcare, preschool and residential storage are located below the ground floor. The residential units located above, include 24 family-based residential units serving the Mustard Seed's clients who need access to affordable housing.

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Direct Control District

The proposed Direct Control District and amendment to the Millican-Ogden Community Revitalization Plan aims at encompassing the uses, building height, and parking requirements to support this unique, mixed-use, purpose-built, affordable family housing development.

DEVELOPMENT VISION

Project Partners: the Ogden United Church and the Mustard Seed

After Ogden United Church serving the community for approximately 100+ years, the church congregation and ministry began to recognize that the community of Ogden had significant gaps in supports for its residents. In 2015, Ogden United Church initiated the engagement of community partners to discuss the ongoing gaps in services and supports in the Ogden community. Through community roundtable sessions from 2015-2017, Ogden United Church's ministry and congregation began to recognize the greater potential impact that its location could provide to the community. A partnership with The Mustard Seed grew out of a common commitment to social action and a desire to support a need in the Ogden community.

The Multi-Purpose Space

The proposed multi-purpose space will act both as a community hub and a church. The Mustards Seed's community hub programming will provide full time Employment Coach, Advocacy, and Counselling services to residents, and the local community. Based on the needs and interests of the community, the Mustard Seed would accommodate events such as Mobile Food Market, Bingo, Art Therapy, Tax clinics, and fundraising to name a few.

Ogden United Church will serve weekly worship services, and host other special events such a Bible / book studies, Community Christmas Hamper Programs, and week-long Vacation Bible School throughout the summer. Other spiritual and community groups such as the Pathfinders and Maranatha Seventh Day Adventist, are to continue their weekly services in the proposed multi-purpose space. In addition, this space will facilitate community meals for patrons of the Church, residents, and community members.

Community Kitchen

Adjoining the multi-purpose space is a community kitchen offering the opportunity for an integrated approach to meal planning and cooking classes to serve the local community. This creates a space for residents of the community to come together to cook and grow, while giving them access and exposure to healthy cooking and new resources. Run by Ogden United Church, teaching kitchens are to be offered bi-weekly and would develop in response to the community's needs. The kitchen would also serve monthly meal services offered by Ogden United Church and be used by staff to serve the daycare program.

Affordable Housing

The proposed development consists of twenty-four (24) residential non-market units, with a mix of 3-bedroom and 2-bedroom including 20% accessible units. The residential units will operate as affordable permanent supportive housing for families, encouraging dignity, safe and stable community living, and positive progression towards personal wellness goals. Private access through a fob system would ensure certain floors to be accessible by only the residents of the building. The Mustard Seed plans to operate a check-in desk 16 hours a day for the residents and visitors of the building. The residential portion of the proposed development would operate independently to the amenities provided on the ground floor. A minimum of 24 secured residential bicycle storage is provided in the basement.

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The Mustard Seed Health and Wellness Services

The proposed development includes support spaces located on the ground floor of the building to offer preventative and early intervention care including counselling services that will serve the local community.

Social Enterprise Cafe

The proposed social enterprise café, located on the main floor, and operated by Ogden United Church with the support of a community partner, will increase opportunity for disadvantaged community members and create a community space to interact and socialize.

Daycare and preschool

The proposed daycare would provide affordable options for the residents of the community. The preschool space would operate on a part time basis with morning and afternoon classes.

Parking

The residential, visitor and commercial parking rules proposed in the Direct Control district are appropriate for the site's proximity (400m) to future Green Line LRT station and demands of tenants of this proposed development. A total of 6 surface parking stalls are proposed along the lane for all uses of the building. The loading and pick-up / drop-off stall is proposed on-street, along 74th Ave SE.

To support this, a Parking Study was completed by Watt Consulting which 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 / proximity to future LRT station.

In short, the study states that "*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*".

Building Height | Setback

The proposal includes a small portion of the building to extend beyond 4 storeys, to 5 storeys / 17 meters to allow for commercial main floor height. This portion is sensitively located on the North East corner facing George Moss Park, to have as minimal impact on the adjacent parcels. Therefore, a maximum building height of 15 meters / 4 storeys is provided 5 meters from shared property line to introduce a smaller scale interface with adjacent residential parcel.

Overall Vision

This proposed development is designed to act as a catalyst for change, creating a new space for residents of the community both existing and new, alongside supportive services and educational resources. This land use redesignation would allow for a development that would add vibrancy to the community and address the need and demand for affordable housing, while engaging the community through the events and services offered by The Mustard Seed and Ogden United Church. This land use redesignation is in line with the MDP, as this development encourages community growth and provides new and safe housing options in Calgary's established neighbourhood.