

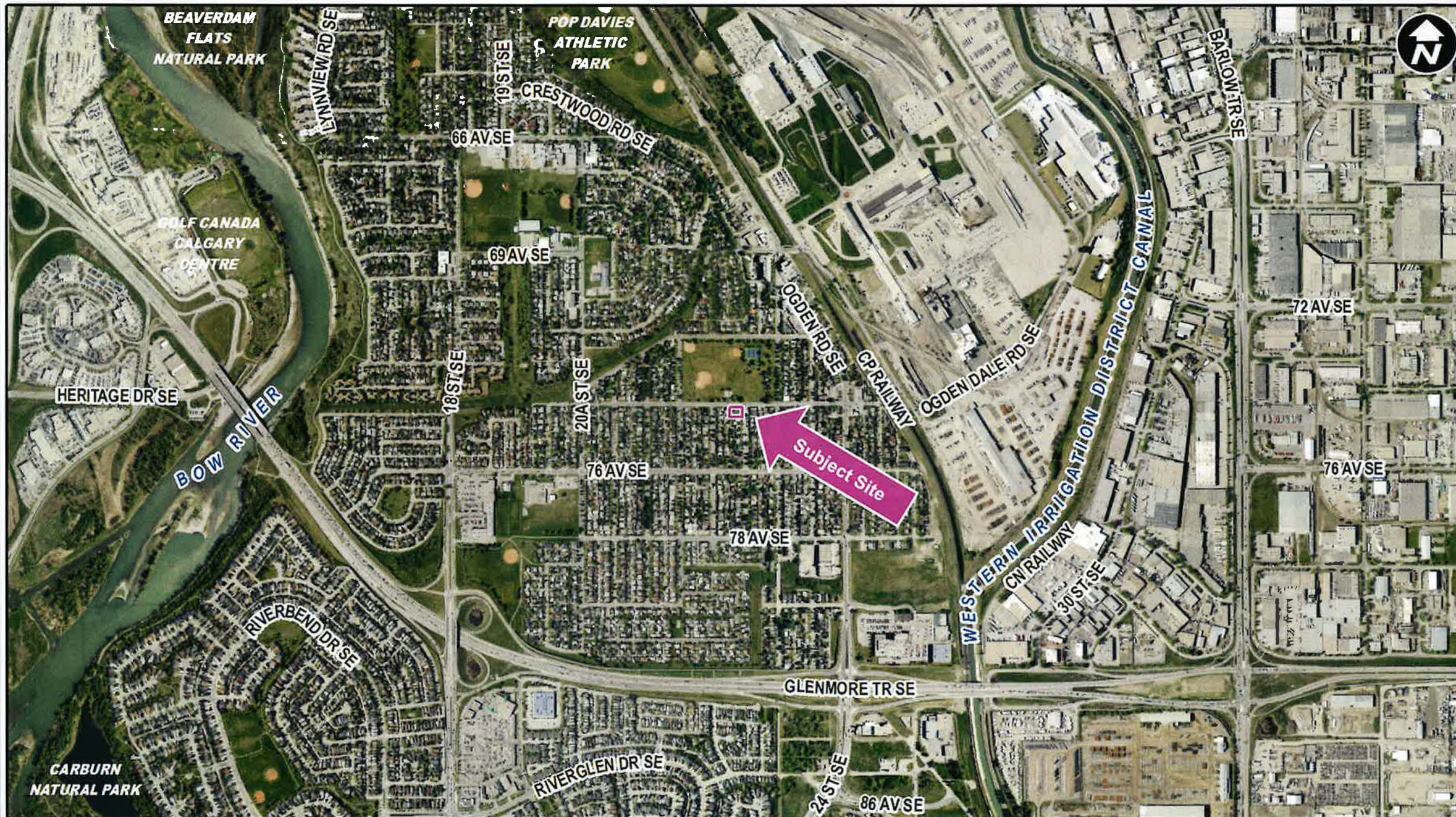


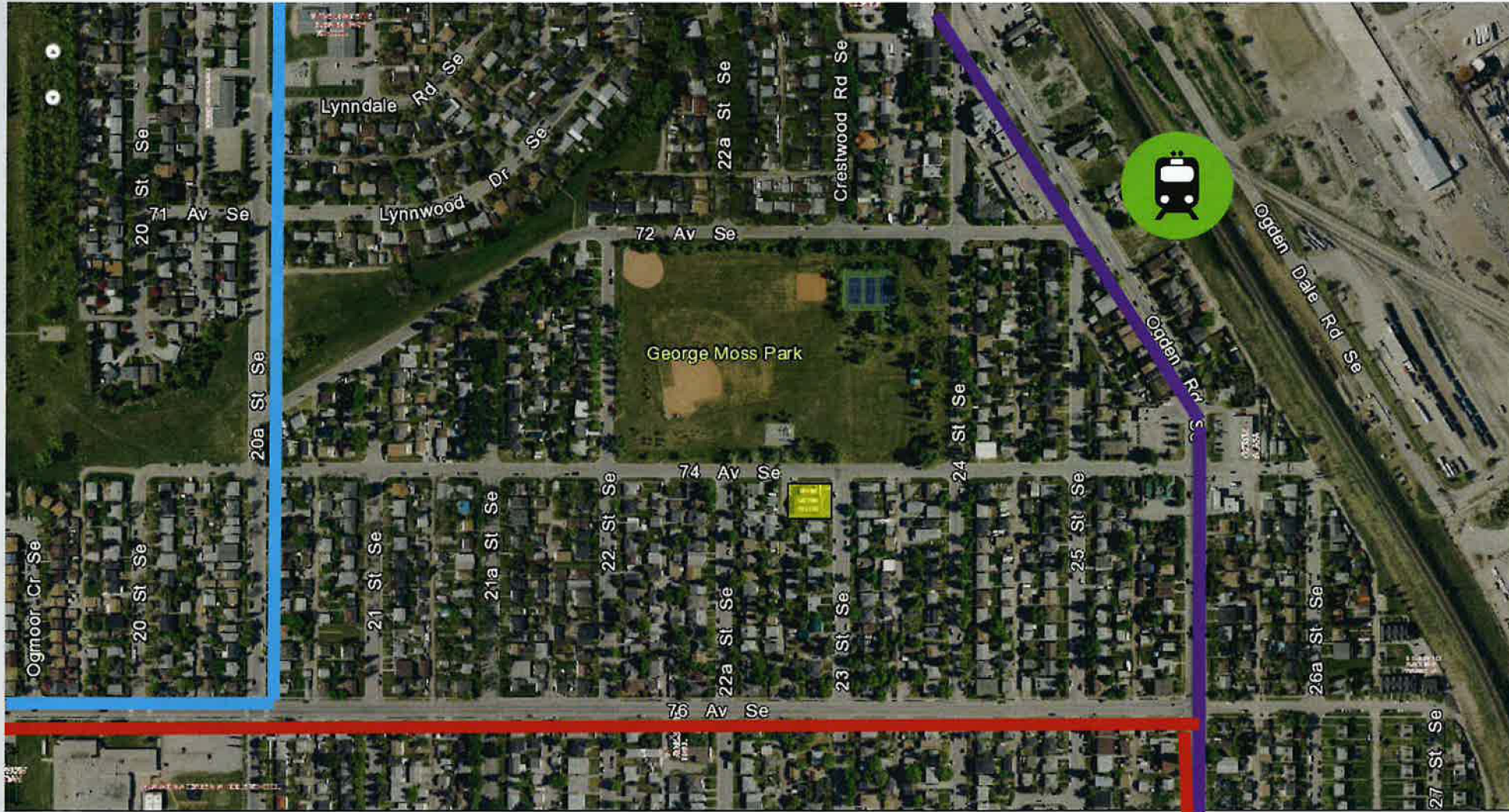
Public Hearing of Council
Agenda Item: 8.1.20

1

LOC2020-0013
Policy and Land Use Amendment
(R-C2 to M-X2 (DC))







Green
Line
LRT
station

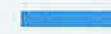
Bus routes



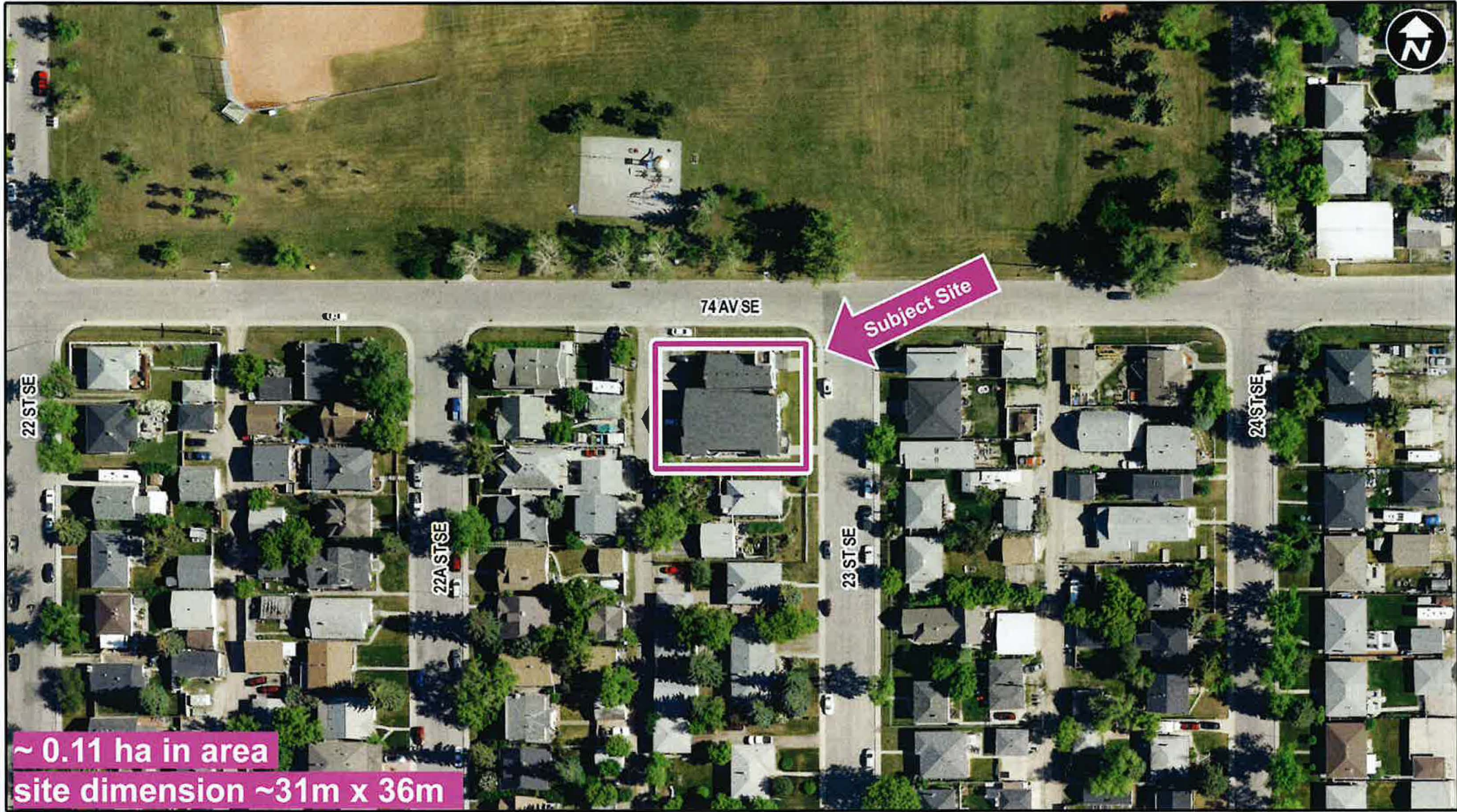
BRT 302



43



36 & 41









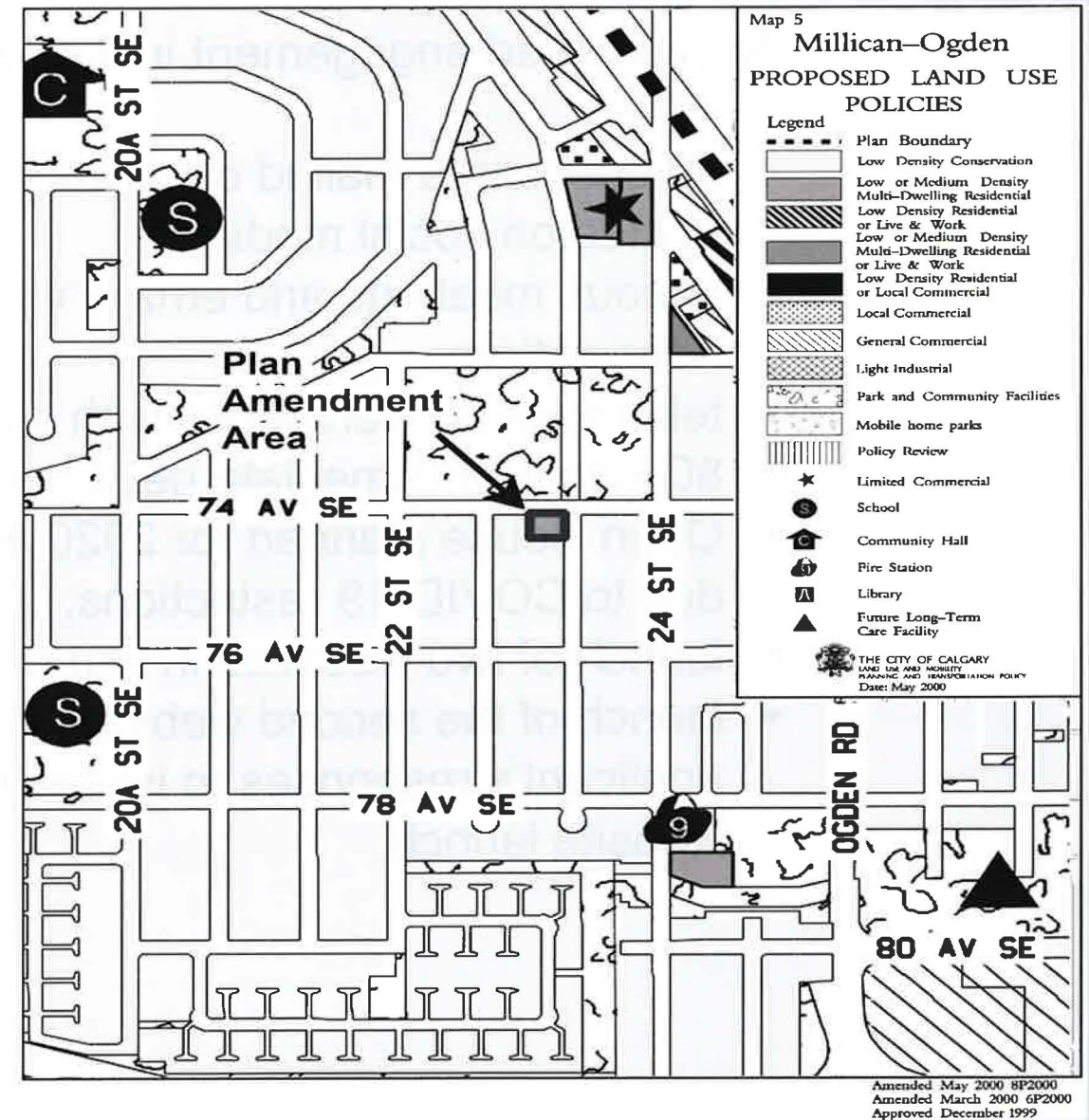
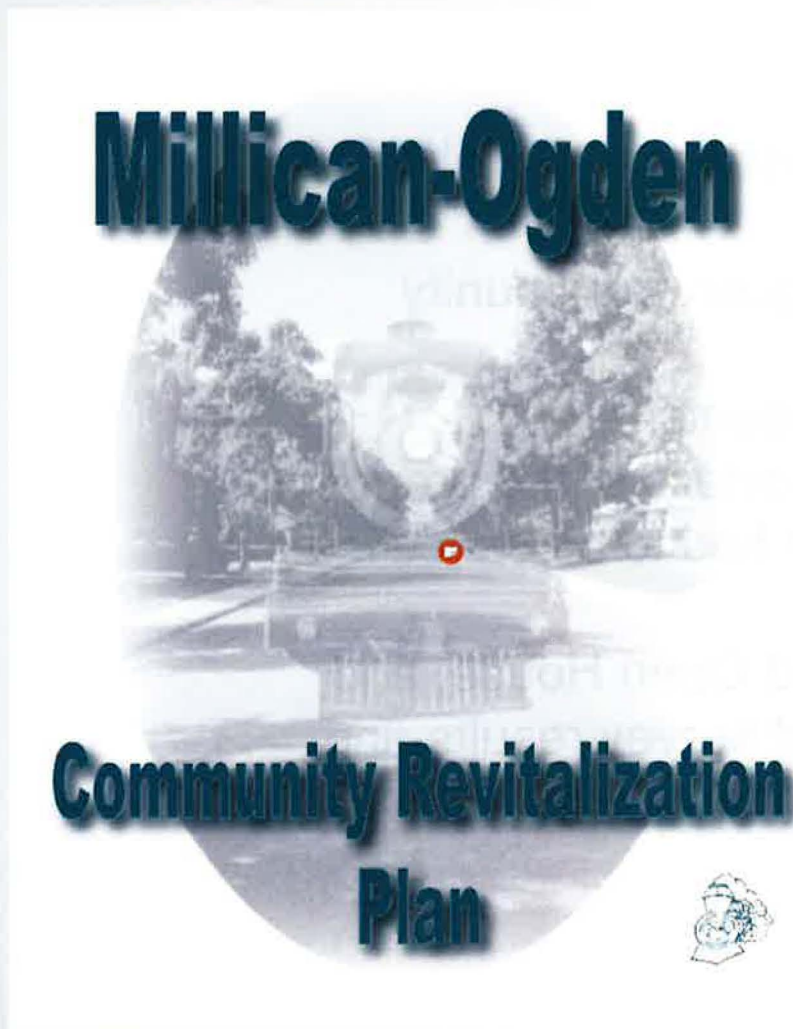
This proposal seeks to redesignate the subject parcel from R-C2 to DC Direct Control District to allow for:

- Transit supportive mixed-use development, with appropriate parking requirements considering the site's proximity to the future Ogden Green Line LRT station;
- A maximum building height of 17.0 metres;
- Appropriate transitions in building height to adjacent low-density residential development, and
- The additional use of Instructional Facility.



Proposed Policy Amendment

9



Applicant-led engagement included:

- 80 post cards mailed out through Canada Post and a digital version posted on social media;
- various meetings and emails with Millican-Ogden Community Association;
- telephone conversations with concerned residents;
- 80 letters to immediate neighbours outlining details of the proposal;
- Open House planned for 2020 April 07 which had to be cancelled due to COVID-19 restrictions;
- launch of two websites in lieu of the cancelled Open House; and
- launch of the second website, the inclusion of survey results and applicant's responses to issues raised by residents during the first website launch.

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

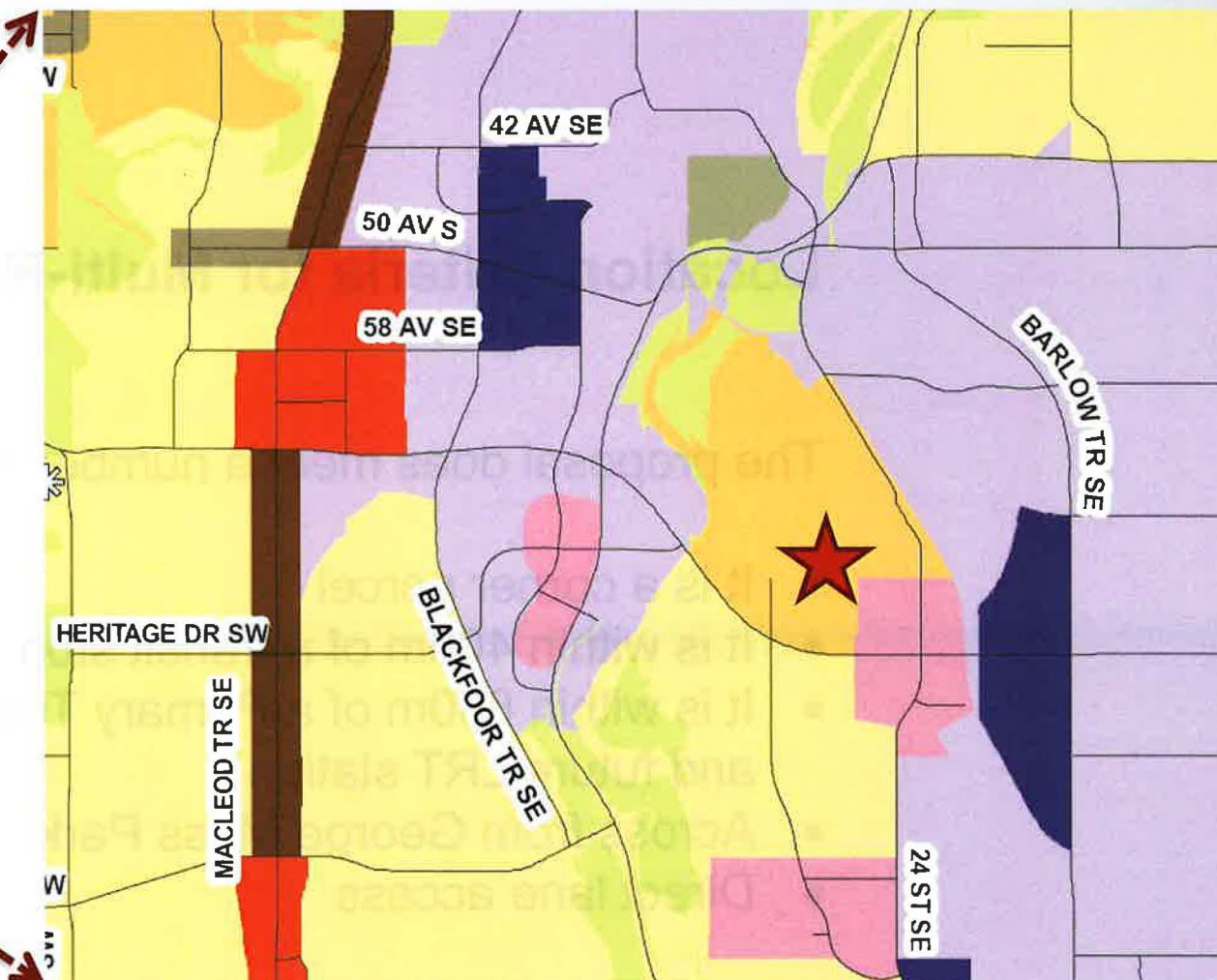
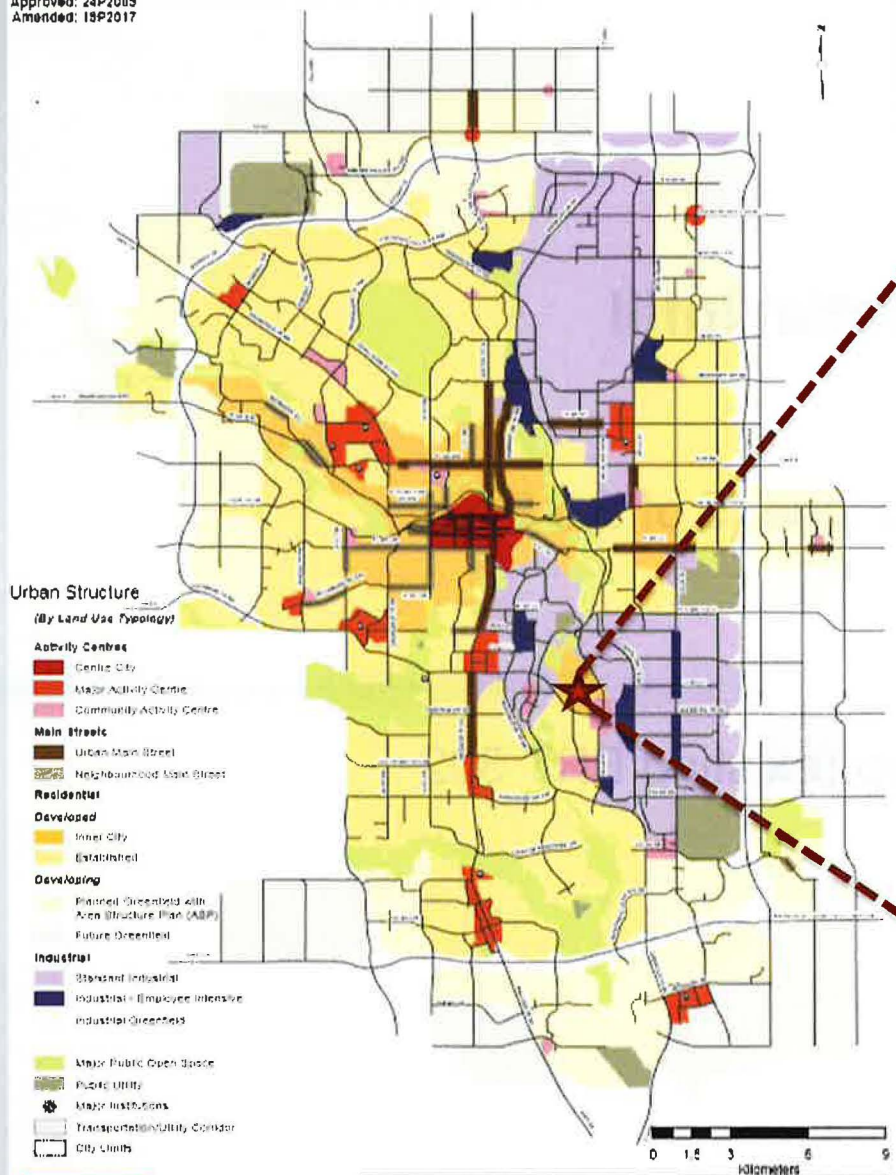
1. **ADOPT**, by bylaw, the proposed amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the **Proposed Bylaw 37P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 7401 - 23 Street SE (Plan 955AV, Block 2, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate a mixed-used development, with guidelines (Attachment 2); and
4. Give three readings to the **Proposed Bylaw 114D2020**.

Supplementary Slides

Location Criteria for Multi-Residential Infill

The proposal does meet a number of the criteria (5 of the 8).

- It is a corner parcel
- It is within 400m of a transit stop
- It is within 600m of a Primary Transit stop (existing BRT 302 and future LRT station)
- Across from George Moss Park
- Direct lane access



Residential

Developed

Inner City



Urban Structure

Urban Structure is a strategic planning tool used to guide the development of the city's urban structure.

Concurrent DP2020 -3072

**New: Multi -Residential Development: Place of
Worship – Small; Child Care Service; Restaurant:
Food Service Only – Small; Outdoor Café and
Commercial Multi -Residential Uses (1 building)**





OGDEN FAMILY HOUSING

MATERIALS SELECTION

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. To expand, the Ogden Family Housing Initiative brings families with small children to an established community where their symbiosis will result in the holistic betterment of the community. Wood grain cladding softens the integration with the pedestrian realm to create a welcoming atmosphere for residents and the local community alike.







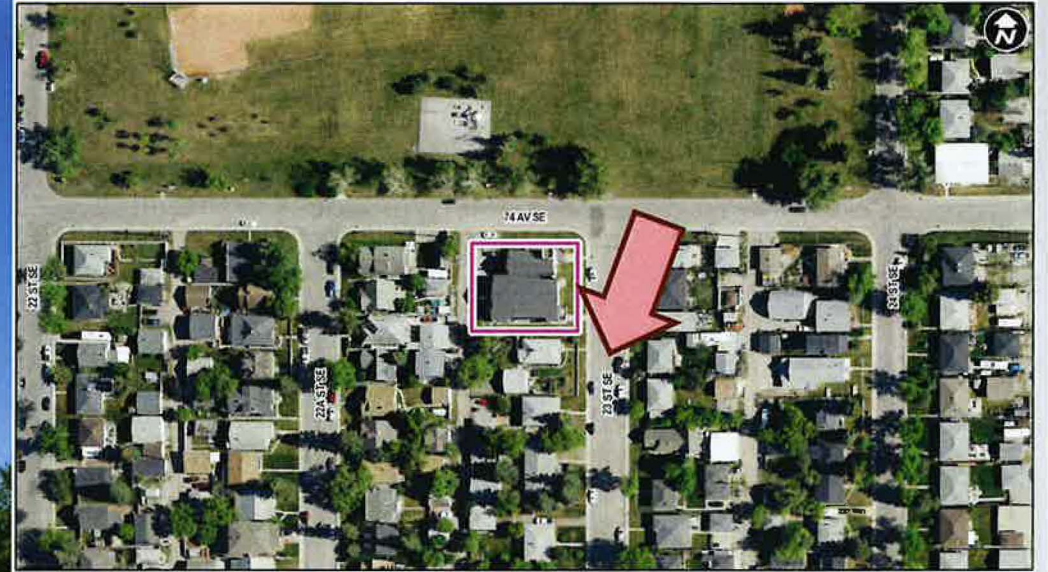
View 1



View 2













View 1



View 2





Ogden Family Housing

[Introduction](#)
[Land Use](#)
[Community Survey](#)

Ogden United Church is a congregation of The United Church of Canada (UCC) located in 1974, and built on the church building on the church property in 1974. In response to changing community needs in Ogden, UCC approved and submitted to the City of Calgary a rezoning application in 2014, and again in 2015. The rezoning is a result of the rezoning process, and has not yet been approved. The rezoning process is a result of the rezoning process, and has not yet been approved. The rezoning process is a result of the rezoning process, and has not yet been approved.

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 home where people can find their spiritual needs met and their hopes for the future renewed. We provide a safe and supportive home where people can find their spiritual needs met and their hopes for the future renewed. We provide a safe and supportive home where people can find their spiritual needs met and their hopes for the future renewed.

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[Volunteering](#)
[HUBs](#)
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[Why Ogden United Church and The Mustard Seed?](#)
[Why Is There A Need To Build The Ogden Family Housing?](#)
[What Needs Will The Ogden Family Housing Be Addressing?](#)
[How Will We Address The Core Unmet Family Housing?](#)
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25

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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 the 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.

Proposed Amendment to the Millican-Ogden Community Revitalization Plan

1. The Millican-Ogden Community Revitalization Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
- (a) Amend Map 5 entitled 'Proposed Land Use Policies', by changing 0.11 hectares \pm (0.28 acres \pm) located at 7401 - 23 Street SE (Plan 955AV, Block 2, Lots 1 to 4) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in Schedule A.
- (b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, add the following after policy 2. and renumber the sections accordingly:
- "3. The site at 7401 - 23 Street SE should be medium density multi-dwelling with the addition of commercial uses on the basement and ground floors."

Proposed Amendment to the Millican-Ogden Community Revitalization Plan

SCHEDULE A

