

Land Use Amendment in Ogden (Ward 9) at 7228 Ogden Road SE, LOC2022-0203

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 7228 Ogden Road SE (Plan 375AM, Block 5, Lot 15 and portions of Lots 14 and 16) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings, which would enable the existing uses on site to become legally conforming and allow secondary suites.
- The proposal represents a similar building form and set of uses that is compatible with the character of the existing neighbourhood and is in keeping the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed redesignation is compatible and consistent with the existing neighbourhood, allowing existing housing options to continue.
- Why does this matter? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow existing housing options to continue that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- The proposal is in keeping with the policies of the *Millican-Ogden Community Revitalization Plan*.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Ogden was submitted by the landowner, Bryon Heisler on 2022 November 9. The current land use for this specific parcel has resulted in a non-confirming use on the site. While the current Direct Control (DC) District for this site includes the additional use of live-work units, it is based on the Residential Low Density (R-2) District of Land Use Bylaw 2P80 which does not allow suites. The purpose of this application is to enable the secondary suites to become a legally conforming use (Attachment 2).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. The

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applicant confirmed that their intention is simply to legalize the existing secondary suites. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners.

Administration did not receive any letters of opposition or support from the public. No comments from the Millican Ogden Community Association were received. Administration contacted the Community Association to follow up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This proposal may have positive social implications by offering a greater number and variety of dwelling types for Calgarians near existing services and amenities.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stage.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Planning and Development Services Report to
Calgary Planning Commission
2023 February 09

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CPC2023-0118
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform