

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the southeast community of Ogden, on Ogden Road SE, midblock between 72 Avenue SE and 74 Avenue SE. The site is approximately 37 metres deep by 15 metres wide and is serviced by a rear lane. Development in the area consists of single detached and semi-detached dwellings with neighbourhood commercial development located south of the site. There is a freight rail corridor beyond the rear lane to the northeast. Transit Routes 43 (McKnight-Westwinds Station/Chinook Station), 117 (McKenzie Towne Express), 131 (East Bow Express), 151 (New Brighton Express) and 302 (BRT Southeast/City Centre) stop within 450 metres of the site.

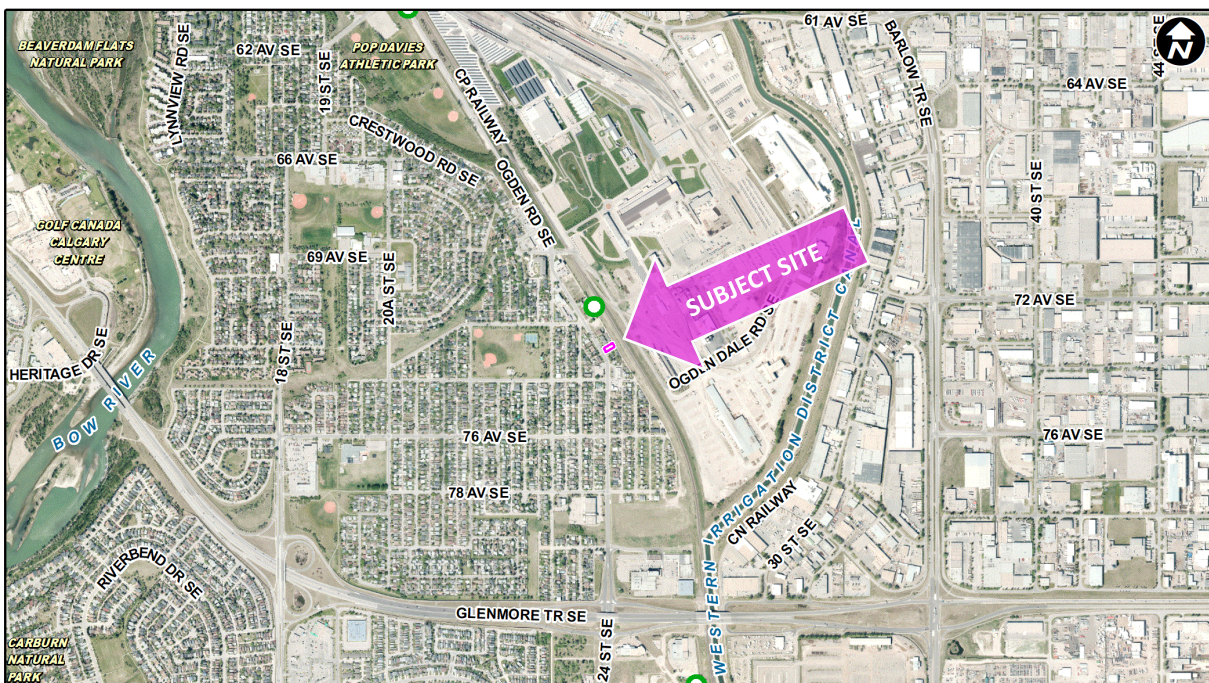
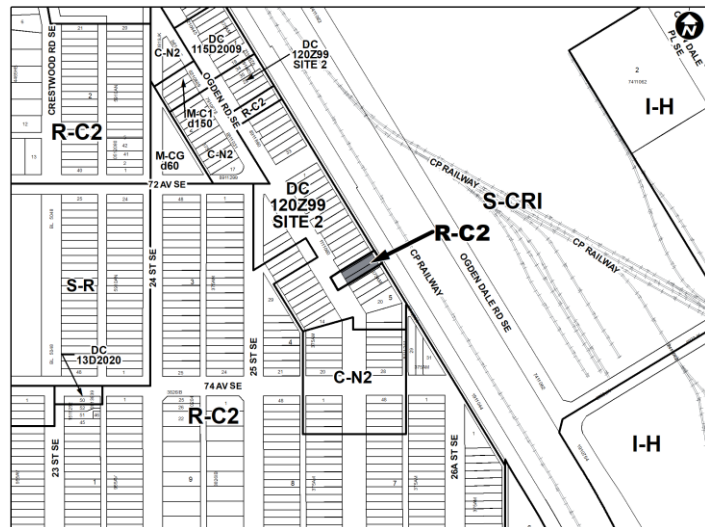
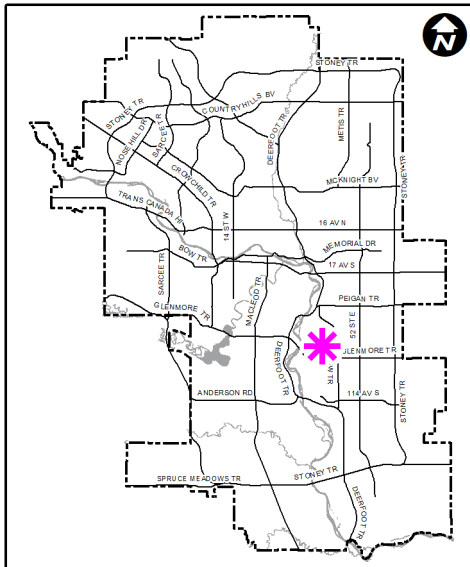
As identified below, the community of Ogden reached its peak population in 1982.

Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.7%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Ogden Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

The existing Direct Control (DC) District (Bylaw [120Z99](#), Site 2) is based on the Residential Low Density (R-2) District of Land Use Bylaw 2P80 with the additional discretionary use of Live-Work. The DC also contains site-specific rules around prohibited uses. The R-2 land use does not allow secondary suites and a land use redesignation is required for the existing secondary suites to become legally conforming uses.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District allows for the low-density housing form of Duplex Dwellings and Semi-detached Dwellings which is consistent with the R-2 District of 2P80. The R-C2 District allows for a maximum building height of 10 metres and two dwelling units. Secondary suites are a permitted use within the R-C2 District. The purpose of this application is to enable the existing semi-detached dwelling and secondary suites to become legally conforming uses with a district that is compatible and similar to the existing neighbourhood context. This is also in alignment with the ARP.

Development and Site Design

If this redesignation is approved by Council, the rules of the R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Transportation

Pedestrian access to the site is available via Ogden Road SE. Bus stops for Routes 117 (McKenzie Towne Express), 131 (East Bow Express), 151 (New Brighton Express) and 302 (BRT Southeast/City Centre) are located 350 metres north on Ogden Rd SE. Bus stops for Route 43 (McKnight-Westwinds Station/Chinook Station) is located 350 metres south on Ogden Road and 76 Avenue SE. A bus stop for Route 302 (BRT Southeast/City Centre) is located 380 metres north on Ogden Road. Street parking is available along Ogden Road SE and vehicular access to the site is via the lane.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP encourages modest redevelopment of Established areas to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Millican-Ogden Community Revitalization Plan (Statutory – 1999)

The application conforms with The [Millican-Ogden Community Revitalization Plan](#) which denotes the area as Low Density Residential or Live & Work. The intent of the Low Density Residential or Live & Work area is to allow residents to live and work on these properties.