

**POLICY AMENDMENT & LAND USE AMENDMENT
OGDEN (WARD 9)
OGDEN ROAD SE & GLENMORE TRAIL SE
BYLAWS 22P2014 & 83D2014**

MAP 28SE

EXECUTIVE SUMMARY

This land use and policy amendment seek to redesignate a Special Purpose – Community Institution (S-CI) District to Commercial – Corridor 1 (C-COR1f1.0h16) District with a floor area ratio of 1.0 and a height maximum of 16 metres. The intention of this application is to redevelop the existing Ogden Legion site into commercial space with possible future redevelopment of all or part of the site.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 June 19

That Calgary Planning Commission recommend **APPROVAL** of the proposed amendments to the Millican-Ogden Area Redevelopment Plan and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 22P2014 & 83D2014; and

1. **ADOPT** the proposed amendments to the Millican-Ogden Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 22P2014.
3. **ADOPT** the proposed redesignation of 1.29 hectares ± (3.2 acres ±) located at 2625 – 78 Avenue SE (Plan 8211227, Block 26) from Special Purpose – Community Institution (S-CI) District to Commercial – Corridor 1 f1.0h16 (C-COR1f1.0h16) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 83D2014.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in line with Municipal Development Plan and its Community Activity Center policies. The redesignation provides for greater intensity of uses along an identified Primary Transit Network as well as provides for a sensitive reuse of a site which does not adversely impact adjacent uses.

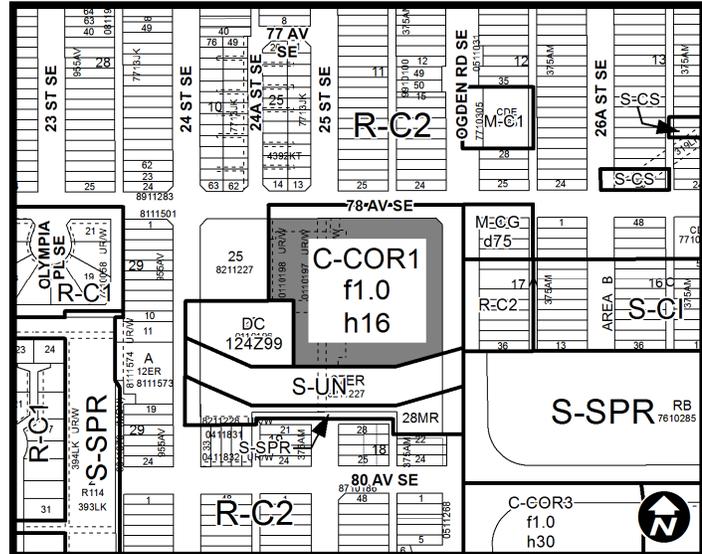
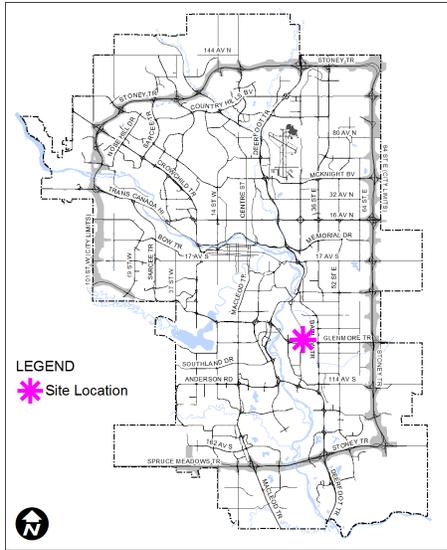
ATTACHMENTS

1. Proposed Bylaw 22P2014
2. Proposed Bylaw 83D2014

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Millican-Ogden Area Redevelopment Plan (APPENDIX II); and

Moved by: J. Gondek **Carried: 6 – 2**
Opposed: M. Logan and G.-C. Carra

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.29 hectares \pm (3.2 acres \pm) located at 2625 – 78 Avenue SE (Plan 8211227, Block 26) from Special Purpose – Community Institution (S-CI) District **to** Commercial – Corridor 1 f1.0h16 (C-COR1f1.0h16) District.

Moved by: J. Gondek **Carried: 6 – 2**
Opposed: M. Logan and G.-C. Carra

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Applicant:

Rick Balbi Architect Ltd

Landowner:

1102157 Alberta Ltd (Dean MacKenzie)

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i>	No	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Does this site have the appropriate growth management direction.</i>	Yes	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located within the Millican-Ogden Community and situated along Ogden Road SE and just north of Glenmore Trail SE. The subject site is the site of the former Ogden Legion which is no longer in operation.

LAND USE DISTRICTS

The proposed district is the Commercial – Corridor 1 (C-COR1f1.0h16) District. This district is intended to provide for commercial uses along corridor streets with parking accommodated off a rear lane, opportunity for commercial on the main floor with residential above and for buildings of varying height, size and density.

The applicant's intent at this time is to utilize adaptive reuse of the existing building which would create a non-conforming building. The applicant has acknowledged this non-conformity and the issues which may arise from the land use redesignation application.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject site falls within a Community Activity Centre (CAC) typology on the Urban Structure Map within the MDP. Expectations within CAC's are as follows:

- The minimum intensity thresholds of 150 jobs/pop per gross developable hectare should be determined by the local area plan. The Millican-Ogden ARP does not recognize the Community Activity Centre.
- Should contain a broad range of ground oriented and medium to high density apartment housing and a mix of housing tenure and affordability to accommodate diverse range of population.
- Retail is an important element within these activity centres.
- Should be well serviced by Primary Transit.
- ARP amendments must align with the Municipal Development Plan.
- ARP amendments introducing more significant change may trigger a broader larger land use amendment process for the CAC as a whole given that it does not exist from a land use perspective at this time.

Millican-Ogden Community Revitalization Plan

A minor map amendment of the Area Redevelopment Plan portion of the Millican-Ogden Community Revitalization Plan is required as part of this land use redesignation proposal.

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The subject site is identified as Park and Community Facilities with the closest commercial being the Glenmore Inn site which is identified as General Commercial. The majority of identified commercial sites in the ARP are located along Ogden Road between 68 Avenue and 72 Avenue SE. The subject site shares no parcel boundaries with residential but rather with emergency services and a future assisted living facility (DP under review) and therefore the proposed commercial district would not be encroaching into residential.

A Community Activity Centre as identified in the MDP is not recognized by this ARP.

The application proposes 16 metres, and given the context of the site, and location within an identified Community Activity Center, a height of 16 metres is considered appropriate for the site.

The proposed map amendment is included as APPENDIX II.

South East Transit Way (SETWAY)

The future South East Transit Way LRT line is anticipated to run along the CP Rail tracks with a potential Ogden station location at 69 Street SE and a Southhill Station just south of Glenmore at Ogden Road and Shepard Road SE per Council approved SETWAY line assignments. Although this site will exist outside the future TOD area of the LRT platforms it does have Bus Rapid Transit stops immediately adjacent the site. Therefore TOD Guidelines may apply.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was submitted and approved to the satisfaction of CPAG.

A Parking Study was not required as part of this application.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing service can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required as part of this land use redesignation application.

ENVIRONMENTAL SUSTAINABILITY

None

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GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

A letter of support was received with some exceptions on uses (see APPENDIX III)

Citizen Comments

One letter was received from the adjacent neighbour regarding the easements registered against this parcel which allows access and parking through this parcel. These issues were resolved with the adjacent land owner.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

This application is for a proposed Land Use Redesignation in the Millican/Ogden community of Southeast Calgary, from Special Purpose – Community Institution (S-CI) to Commercial – Corridor 1 (C-COR1) with a proposed FAR modifier of 1.0 and a proposed maximum height of 16 metres.

The site is located in southeast Calgary, located at the northeast corner of 78 Avenue SE and Ogden Road SE, with a total area of 3.2 acres. The site is occupied by a three storey building that formerly housed the Ogden Legion. The site is surrounded by a variety of land uses, with residential to the north and west, and a mix of residential and special purpose districts to the south and east. Directly adjacent to the site to the west is a City of Calgary fire station. To the southeast is some isolated commercial development including the Glenmore Inn, which transitions to industrial to the east. Commercial locations in the immediate area are located primarily to the west at 18 Street SE and 76 Avenue SE, and to the north along Ogden Road SE.

The site is currently identified within the Millican-Ogden Community Plan as institutional, and is further proposed as Park and Community Facilities within the future plan. The site is further identified within the Municipal Development Plan as a Community Activity Centre, which are areas located central to residential or business areas, generally located on relatively small land bases and supported by local transit.

The intent of the proposed land use (C-COR1f1.0h16) is to reuse the existing building to include primarily retail, personal service and office uses, with the potential for the addition of a small stand-alone commercial building or addition in the future. While C-COR1 is primarily applied to commercial corridors and continuous frontage, it limits high intensity uses and excludes automotive related uses while allowing a broad range of mixed uses to be considered.

The site has good proximity to residential and access to Glenmore Trail and Ogden Road, and future development would ensure that parking is adequately provided on the subject site. Further, the South East Transit Way is anticipated in the relatively near future, and this site is expected to be within good proximity to the LRT with increased transit expected, including Bus Rapid Transit immediately accessible.

When it was first built, the Ogden Legion complex was a hub of activity for the Millican/Ogden Community. Over the years, because of lagging Legion support, the premises has become less vibrant, less used, and no longer provides the same sense of community for this area of the City. The intent of this application is to try to infuse that same spirit and pride within the Community by providing uses and meeting points for residents to meet, greet and assemble. This can be accomplished through the consideration of neighbourhood-friendly uses that add to

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the community while creating employment opportunities and increasing the aesthetics of the building through the development process.

Given the location of the site, its proximity to existing commercial and major roads and its identification within the Municipal Development Plan, the proposed C-COR1f1.0h16 (Commercial – Corridor 1) land use would be an appropriate proposal for this property, to provide flexibility of use and limited development potential. We would therefore request your support of this application in order to ensure the future viability of this property.

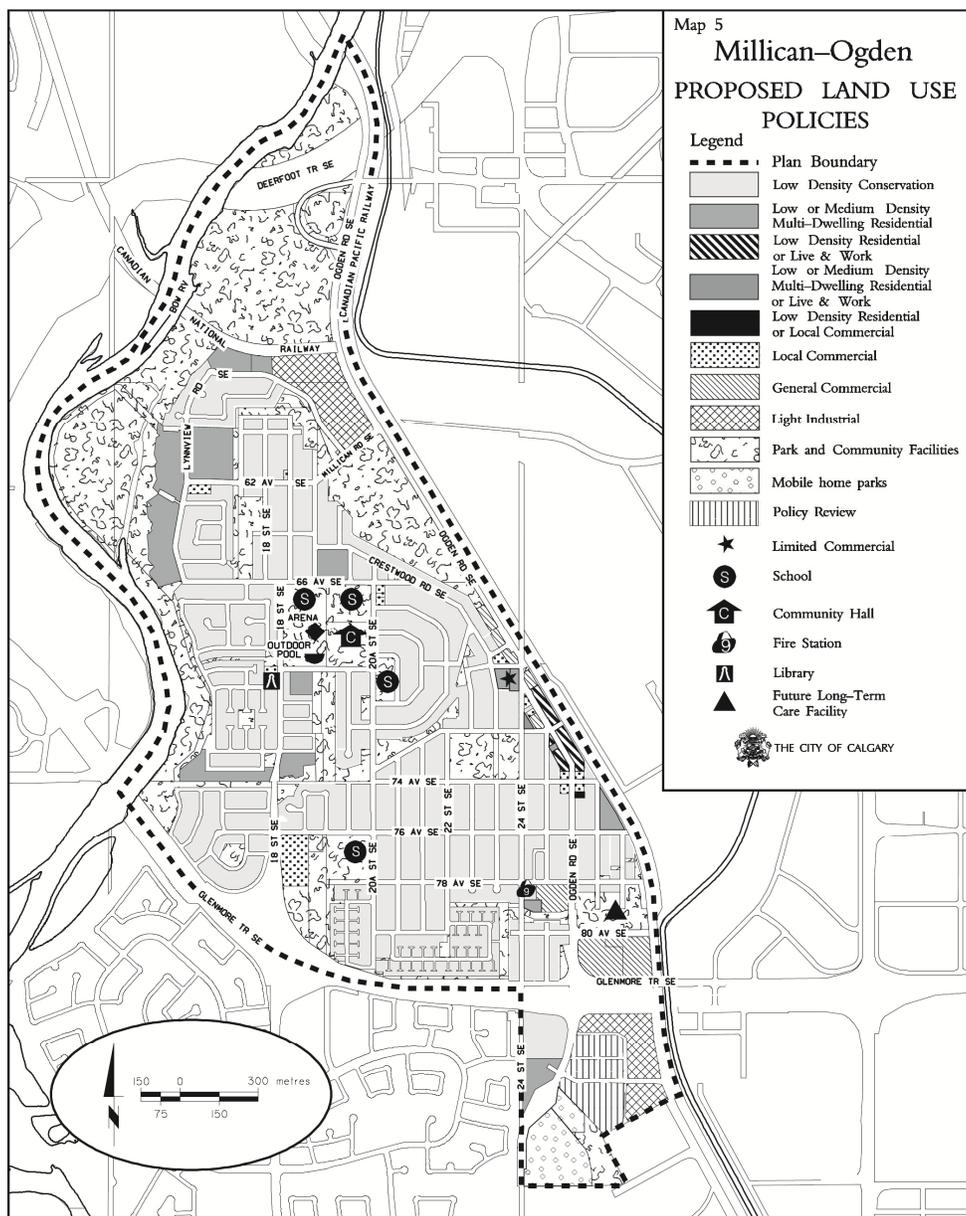
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APPENDIX II

MILLICAN-OGDEN AREA REDEVELOPMENT PLAN MAP AMENDMENT

- (a) Delete the existing Map 5 entitled “Proposed Land Use Policies” and replace with the revised Map 5 entitled “Proposed Land Use Policies” as follows:



Approved: 8P1999
 Amended: 40P2009

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APPENDIX III

COMMUNITY ASSOCIATION LETTER



MILLICAN-OGDEN
COMMUNITY ASSOCIATION

December 1, 2013

The City of Calgary,
Land Use Planning & Policy #8117

Attention: Ivy Campbell, Land Use Planner

Re: LOC2012-0074 (2625 – 78 Ave SE)

Dear Ms. Campbell,

The Civic Affairs Committee of the community recently reviewed the above application to redesignate the former Ogden Legion site from Special Purpose- Community Institution (S-CI) District to Direct Control (DC) District using the Community-Commercial 1 (C-C1) District and has the following comments for your consideration.

The Millican-Ogden's Board of Directors and the community at large have recently agreed to a list of uses that it considers to be undesirable given the working-class nature of the community and as a result, it is proposing an amendment to the Area Redevelopment Plan (ARP) to protect the community from such problem uses. In communities like Millican-Ogden, for example, uses such as massage parlours and billiard parlours have been associated in the past with undesirable and/or illegal activities, and, as a result, we in Civic Affairs are vitally interested in protecting this beautiful community from such uses and activities by encouraging uses that are more appropriate to our long range re-development plans.

After careful consideration of permitted and discretionary uses of your proposed Direct Control (C-C1) District and our list of undesirable uses, we in Civic Affairs are in whole-hearted support of the re-use of the former Legion building and many of your proposed permitted and discretionary uses, with the exception of the following: counseling service, vehicle rental-minor, addiction treatment, amusement arcade, auto service minor, billiard parlours, car wash, single vehicle, custodial care, drinking establishment- medium, drive through, gas bar, liquor store, market-minor, power generator facility-minor, residential care, restaurant: licensed-medium, Special function- class 2, vehicle sales- minor.

If you have any questions or concerns with this letter, please contact Jack Scissons at 403-975-2556 or by email at jack_scissons@yahoo.ca.

Thank you for your attention to this matter.

Rick Smith, President
Millican-Ogden Community Association

Cc: Councillor G-C Carra