

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the southeast community of Ogden at the southwest corner of Crestwood Road SE and 69 Avenue SE. The site is approximately 0.06 hectares (0.14 acres) in area, has dimensions of approximately 36 metres deep by 17 metres wide and is serviced by a rear lane. The site is directly across the street from a four-storey multi-residential building to the east. It is also 120 metres west of Ogden Road which is designated as an arterial street and is lined by a variety of neighbourhood commercial development. The site is approximately 150 metres (two-minute walk) from transit routes 117 (McKenzie Towne Express), 131 (East Bow Express), 151 (New Brighton Express) and 302 (BRT Southeast/City Centre). George Moss Park is 250 metres south. Lynwood Park is 500 metres west of the subject site, and is flanked by three schools, a community hall, a senior's centre and an arena.

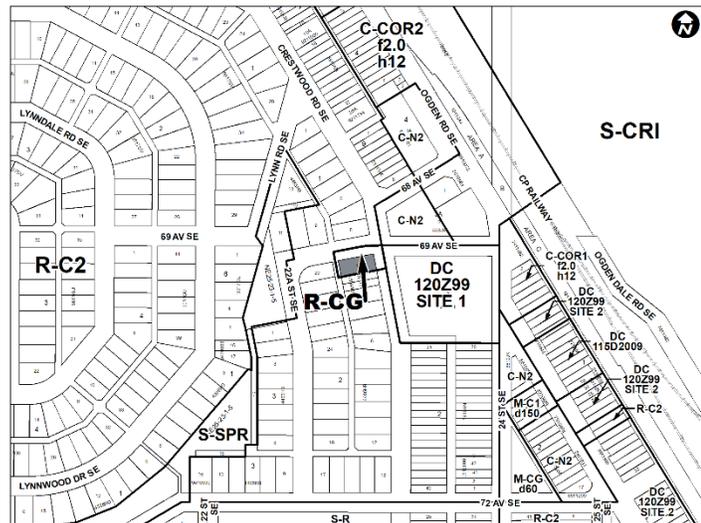
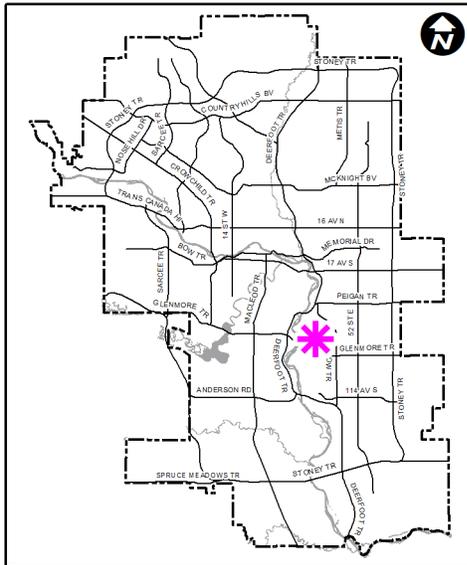
As identified below, the community of Ogden reached its peak population in 1982.

| 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 Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

In addition to the uses allowed in the R-C2 District, the proposed Residential – Grade-Oriented Infill (R-CG) District allows for the additional uses of rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to four dwelling units on the subject site.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along Crestwood Road SE and 69 Avenue SE; and
- mitigating shadowing, overlook and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along Crestwood Road SE and 69 Avenue SE.

The area is well-served by Calgary Transit. The site is approximately 150 metres (two-minute walk) from transit routes 117 (McKenzie Towne Express), 131 (East Bow Express), 151 (New Brighton Express) and 302 (BRT Southeast/City Centre).

Direct vehicular access to the proposed development will be required to come from the rear lane. The parcel is located within active [Residential Parking Permit \(RPP\)](#) Zone Q.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water and sanitary mains are available adjacent to the site (within the adjacent public road right-of-way), while public storm utilities are not immediately available. Servicing requirements will be determined at the time of development.

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.

Calgary 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 Area Redevelopment Plan (Statutory – 1999)

The subject site is currently identified as ‘Low Density Conservation’ in the [Millican-Ogden Area Redevelopment Plan](#) (ARP) which is compatible with the existing R-C2 District. An amendment to Map 5 (Proposed Land Use Policies) is required to support the proposed R-CG District, recognizing a change in the applicable land use policy for the subject site from ‘Low Density Conservation’ to ‘Low or Medium Density Multi-Dwelling Residential’ (Attachment 2) as well as a text amendment to recognize the density allotted through the R-CG District for this specific site.

The objectives of the plan promote the preservation of existing low density while accommodating new infill developments. This proposal supports a variety of housing types and is an appropriate location in the community. The R-CG District is compatible with the proposed Low or Medium Density Multi-Dwelling Residential, allowing for rowhouse buildings and townhouses in a manner that is compatible with the existing community as indicated in section 3.4.3.4 of the ARP.