

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Ogden at the northeast corner of 62 Avenue SE and 18A Street SE. The site is 0.06 hectares ± (0.16 acres ±) in size, with dimensions of approximately 17 metres wide and 40 metres deep. The parcel is currently developed with a single-detached dwelling and a detached garage with vehicular access from the adjacent rear lane.

Surrounding development is characterized primarily by single detached dwellings on parcels designated as the Residential – Contextual One / Two Dwelling (R-C2) District. The parcel to the south across 62 Avenue SE is designated as the Residential – Grade-Oriented Infill (R-CG) District and the parcel to the west across 18A Street SE is designated as the Commercial – Neighbourhood 2 (C-N2) District.

A bus stop served by Routes 24, 734, and 779 is directly adjacent to the site. An existing 5A (Always Available for All Ages and Abilities) on-street bikeway is available along 62 Avenue SE. The site is approximately 350 metres (five-minute walk) to Lynwood Ridge Park, 400 metres (six-minute walk) to Lynnview Playground, and 500 metres (eight-minute walk) to Pop Davies Athletic Park. Lynn Ridge Supermarket is located across 18a Street SE from the site.

## Community Peak Population Table

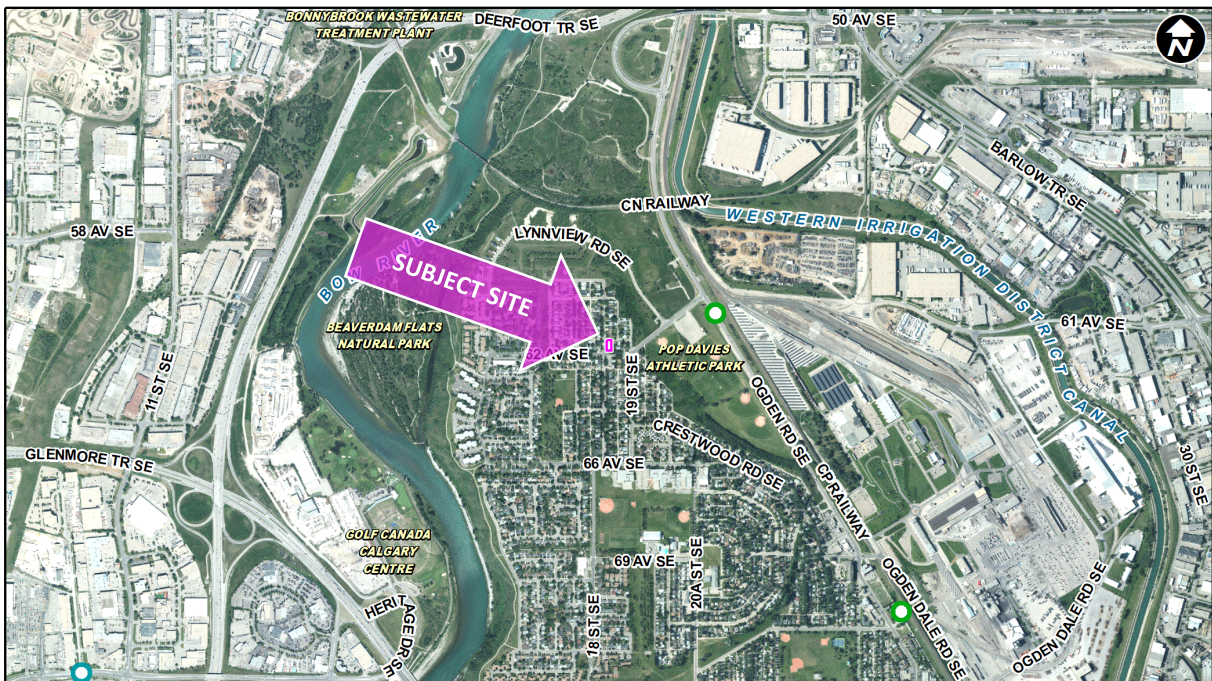
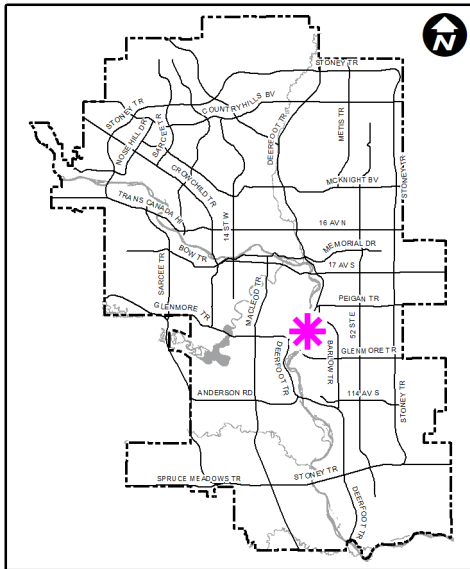
As identified below, the community of Ogden reached its peak population in 1982.

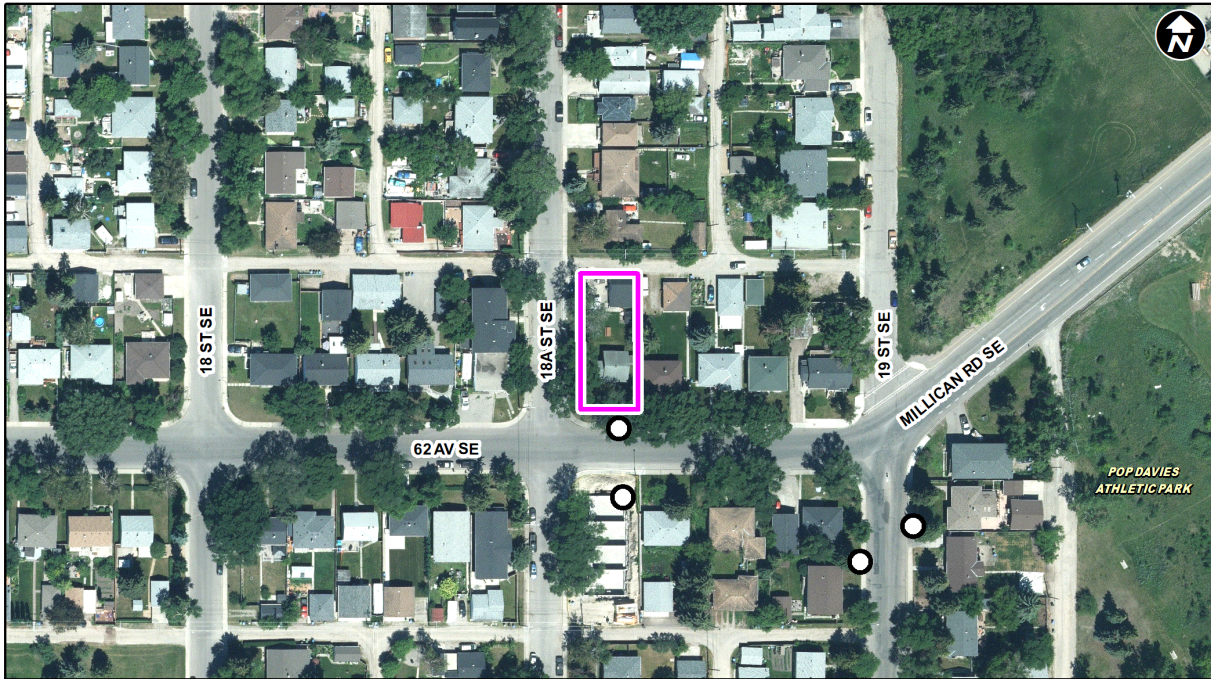
<b>Ogden</b>	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	- 2,972
Difference in Population (Percent)	- 25.74%

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.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. 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 subject site parcel area, this would allow up to four dwelling units.

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.

A development permit (DP2023-01929) for a four-unit Rowhouse Building with Secondary Suites and a carport was submitted on 2023 March 29 and is under review. 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 both 62 Avenue SE and 18A Street SE;
- mitigating shadowing, overlooking, and privacy concerns;
- ensuring appropriate density is proposed, and
- ensuring the adequate provision of parking stalls is located on-site.

### **Transportation**

Vehicular access to the subject parcel is to be from the adjacent residential lane Calgary Transit bus stops are located 5 metres away along 62 Avenue SE for Routes 24, 734, and 779. Existing 5A (Always Available for All Ages and Abilities) on-street bikeway is available along 62 Avenue SE. There are currently no parking restrictions for this block. A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Public water, sanitary and storm utilities exist adjacent to the site. Servicing requirements will be determined at the time of development.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns 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)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and 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 parcel is located within the Developed Residential - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and thereby representing an incremental benefit to climate resilience. The proposal is in keeping with the policies of the MDP.

### **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'. Furthermore, a text amendment to recognize the density allotted through the R-CG District for this specific site is also required.