

**Policy and Land Use Amendment in Ogden (Ward 9) at 1928 – 62 Avenue SE,
 LOC2023-0065**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 1928 – 62 Avenue SE (Plan 2515AM, Block 2, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 3:

That Council:

1. Give three readings to **Proposed Bylaw 66P2023** for the amendments to Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 166D2023** for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 1928 – 62 Avenue SE (Plan 2515AM, Block 2, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Millican-Ogden Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- A development permit (DP2023-01929) for a four-unit rowhouse building with Secondary Suites and a carport has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment was submitted on 2023 March 20 by Sara Karimiavval on behalf of the landowner, 2476612 Alberta Inc (Heirloom Homes). As noted in the Applicant Submission (Attachment 3), the applicant intends to pursue development of a four-unit rowhouse building

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with secondary suites. 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.

The 0.06 hectare ± (0.16 acre ±) parcel is located in the southeast community of Ogden, at the northeast corner of 62 Avenue SE and 18A Street SE. The site is currently developed with a single-detached dwelling and a detached garage with vehicular access from the adjacent residential lane. The site is well served by public transit, and is close to a number of bus stops, local parks, an on-street bikeway, and a supermarket.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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 respective community association was appropriate. In response, the applicant presented the development proposal at a Millican-Ogden Community Association meeting on 2023 May 2 and delivered postcards to approximately 200 homes within the vicinity of the site. The Applicant Outreach Summary can be found in Attachment 4.

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 also sent to adjacent landowners.

Administration received four letters of opposition and two letters of support from the public. The letters of opposition included the following areas of concern:

- too much density is proposed;
- increased traffic and parking issues;
- rowhouses do not fit the character of the community; and
- public infrastructure and amenities such as sewer, water etc. may not be able to accommodate an increase in users.

The Millican-Ogden Community Association provided an email on 2023 May 9 to state that they had no comments regarding the application (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for a 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

The proposed R-CG District would allow for a wider range of housing types than the existing R-C2 District, and the proposed land use change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

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. Proposed Bylaw 66P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. Proposed Bylaw 166D2023**
- 7. CPC Member Comments**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |