

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the southeast community of Ogden midblock on 24 Street SE, between 78 Avenue SE and 80 Avenue SE. The site is approximately 0.30 hectares (0.75 acres) in area, has dimensions of approximately 70 metres deep by 40 metres wide. The undeveloped site is directly north of a naturalized area designated as the Special Purpose – Urban Nature (S-UN) District. The site is directly south of Ogden Fire Station No. 9, directly east of the former Royal Canadian Legion – Ogden Branch and directly east of semi-detached dwellings, which flank the west side of 24 Street SE. The site is 250 metres (four-minute walk) west of stops for four transit routes, including Route 302 (BRT Southeast/City Centre). George Moss Park is 490 metres (eight-minute walk) north.

Community Peak Population Table

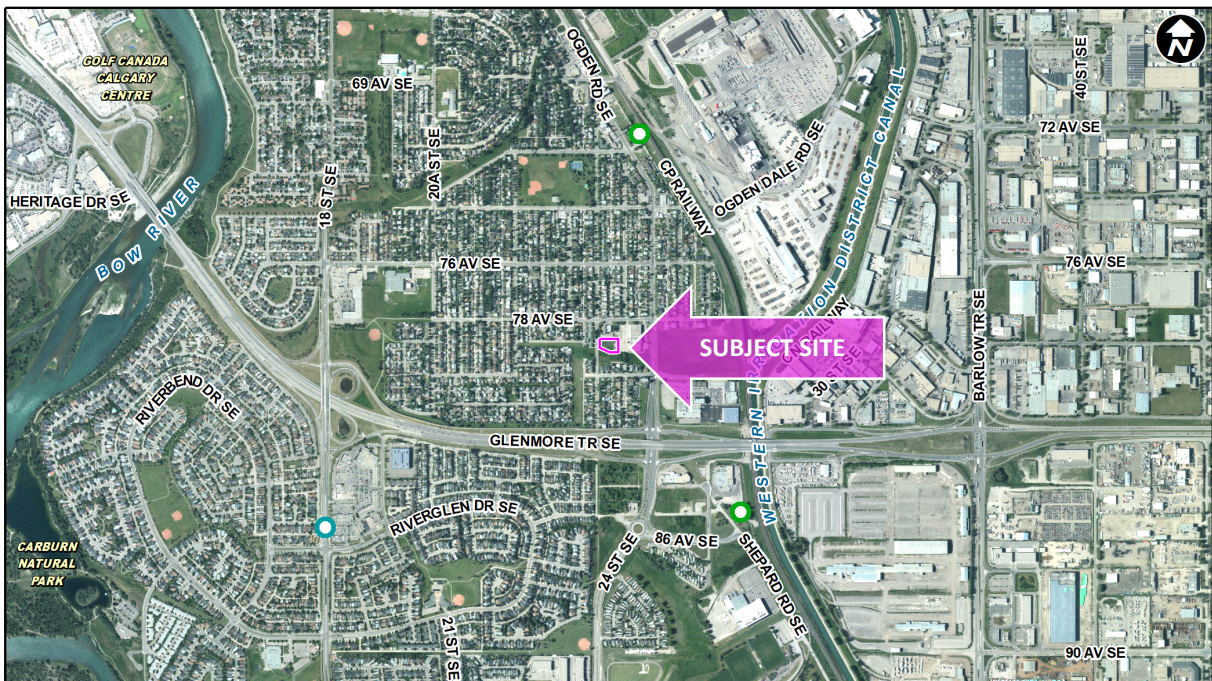
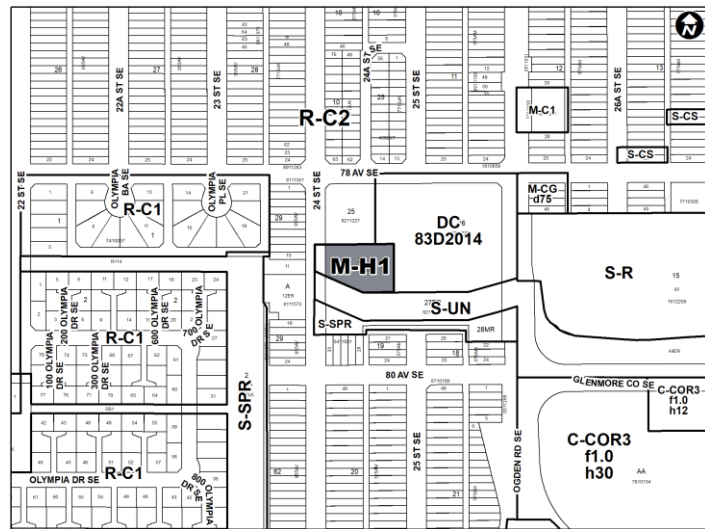
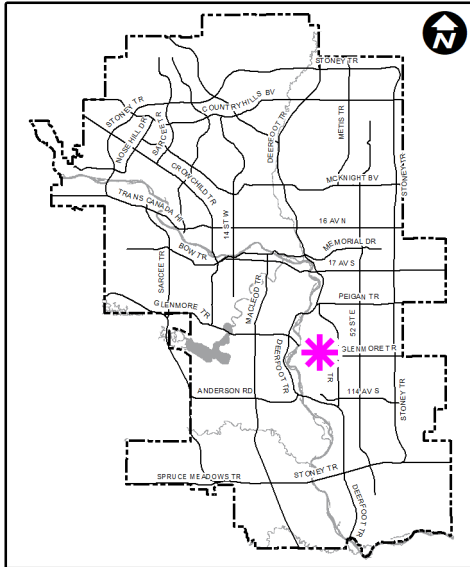
As identified below, the community of Ogden reached its peak population in 1982.

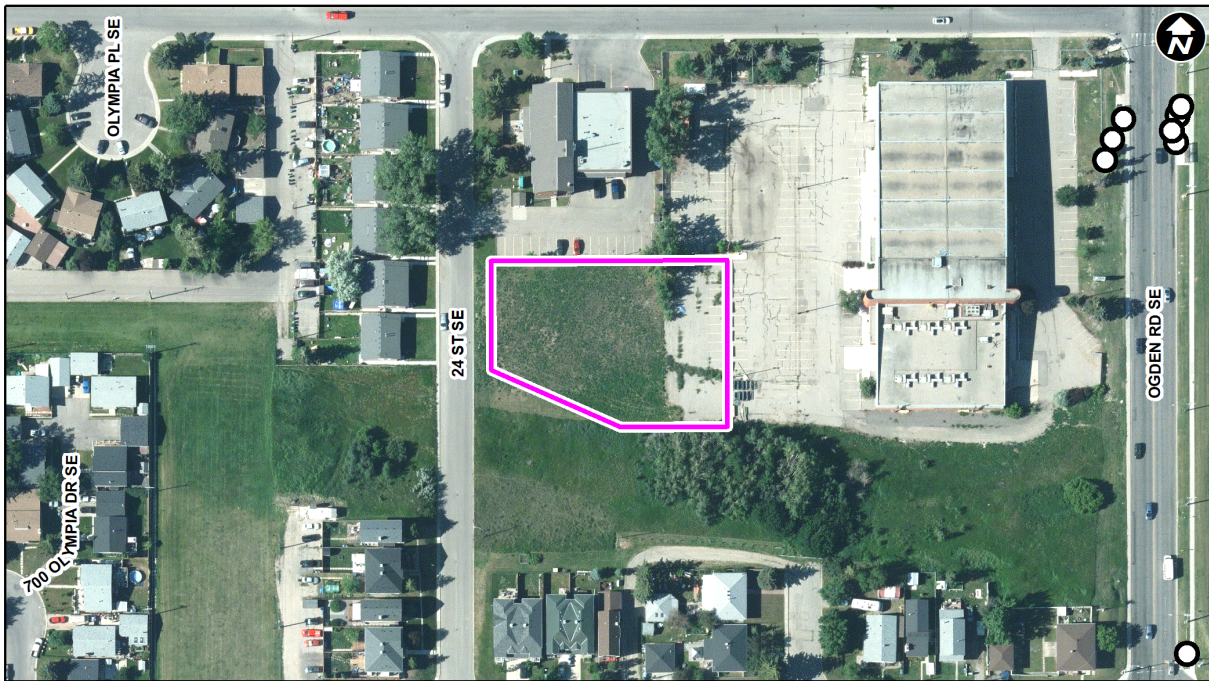
Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.7%

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

Land Use

The existing land use designation for the site is a Direct Control (DC) District ([Bylaw 124Z99](#)). The DC District allows for apartment buildings and is based on the Residential Medium Density Multi-dwelling (RM-5) District of Land Use Bylaw 2P80. The DC District contains provisions for a maximum of 48 dwelling units and five storeys, and was intended to accommodate the development of a senior citizens apartment building with the Ogden Branch of the Legion being the developer and administrator of the proposed retirees residence. A development permit was applied for, with a decision rendered 1999 December 3, however, the development was never constructed.

The proposed M-H1 District allows for multi-residential development in a variety of forms. Intensity is measured by floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. The M-H1 District includes a limited range of support commercial multi-residential uses which are restricted in size and location within the building. The M-H1 District contains landscaping provisions to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

The maximum building height for parcels designated M-H1 is 26.0 metres (up to eight storeys). The maximum FAR for all buildings on parcels designated M-H1 is 4.0. Based on the parcel size, this would result in approximately 12,000 square metres. The minimum density for parcels

designated M-H1 District is 150 units per hectare. Based on the parcel size, this would result in 45 units. There is no maximum unit density for the proposed M-H1 District.

Development and Site Design

The rules of the proposed M-H1 District would provide guidance for the development of the site, including appropriate uses, setbacks, building height and massing, landscaping, parcel coverage and parking. Other key factors that will be considered during the review of any subsequent development permit application include the following:

- avoiding disturbance of, and appropriately interfacing with, the Environmental Reserve lands to the south of the site;
- ensuring appropriate grain and scale of the ground floor façade;
- continuation of the sidewalk along 24 Street SE adjacent to the site; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The site is in close proximity to a 2.5m regional pathway on Ogden Road SE. An off-street bike pathway runs east/west two blocks south of the subject site. The pathway connects to a grocery store, medical clinics and other community amenities located approximately one kilometre to the west.

The area is exceptionally well-served by transit. Bus Rapid Transit (BRT) Route 302 (South Health Campus – City Centre) stops 250 metres (four-minute walk) east of the subject site and provides service every 20 minutes during peak times. The proximity of the BRT stop means that this site falls within the transit-oriented development area. Calgary Transit Route 43 (McKnight – Westwinds Station), Route 131 (East Bow Express) and Route 151 (New Brighton Express) also stop 250 metres (four-minute walk) from the subject site on Ogden Rd SE. Future Green Line Station (Ogden and South Hill) are approximately 800 metres (13-minute walk) and 1 kilometre (17-minute walk) away respectively.

On-street parking is currently unrestricted along 24 Street SE. 24 Street SE is classified as a Residential Street as per the Calgary Transportation Plan. A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and proposal.

Utilities and Servicing

Public water and sanitary utilities exist immediately adjacent to the site (24 Street SE). Public storm utilities do not exist within 24 Street SE or immediately adjacent to the site.

A public storm main extension will be required at the time of development. Said work, along with any other public utility improvements that may be deemed necessary, as to adequately service the intended development, will be at the developer's expense.

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 land use and policy 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 a Community Activity Centre as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP states that Activity Centres should contain a mix of medium and higher density employment and residential uses with environments that prioritize pedestrian convenience, safety, comfort and enjoyment. Community Activity Centres should achieve a minimum intensity threshold of 150 jobs and population per gross developable hectare. The proposed M-H1 District requires a minimum of 45 units on the site which exceeds the MDP's minimum intensity threshold for this area. The MDP states that Community Activity Centres should contain a broad range of ground-oriented and medium to high density apartment housing and a mix of housing tenure and affordability levels to accommodate a diverse range of the population.

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.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The site is exceptionally well-served by transit, and the proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

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). An amendment to this statutory plan is required to support the proposed M-H1 District (Attachment 2). This includes an amendment to Map 5: Proposed Land Use Policies to change the applicable land use policy for the site from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential or Live and Work'. In addition, a text amendment is required to recognize the proposed density and potential for support commercial uses as listed in the M-H1 District for this site.

One of the objectives of the plan is to promote the preservation of existing low-density areas while accommodating new infill developments. The M-H1 District is in keeping with the proposed 'Low or Medium Density Multi-Dwelling Residential or Live and Work' land use policy and would allow for transit-oriented development in a form that is compatible with the existing community.