

Applicant Submission



1026 16 Ave NW, Suite 203
Calgary, AB T2M 0K6
587-350-5172

November 8, 2023

Planning and Development
City of Calgary Municipal Building
800 Macleod Trail SE
Calgary, AB, T2P 2M5

Re: Updated Applicant Submission - Land Use Redesignation for The Leo: 7820 24 Street SE, Calgary (LOC2023-0197)

QuantumPlace has been engaged by the UrbanStar Group of Companies to submit a land use redesignation proposal for 7820 24 Street SE, Calgary. The intention of the redesignation is to change the current designation from DC 124Z99 based on the Residential Medium Density Multi-Dwelling Unit district (Land Use Bylaw 2P80), to a Multi-Residential – High Density Low Rise District (M-H1) to enable a 6-storey mixed-use development that is appropriate within a residential area. The proposed M-H1 district that will enable development of a mixed-use building with the potential for local commercial uses at-grade (like a coffee shop or small restaurant) and residential above. The proposed development is proposed to be a maximum height of 24 metres (6 storeys).

The subject site is located adjacent to a fire station, the Royal Canadian Legion, and a park. The site is also located in between two future Green Line LRT stations; the Ogden LRT Station (800 metres) and the South Hill LRT station (1 km). The site is supported by several transit routes located along Ogden Road SE approximately one block (150 metres) away.

The adjacent parcels surrounding the subject site are:

- The Ogden Fire Station No. 9 is located to the north (R-C2);
- The Royal Canadian Legion (currently abandoned) is located to the east and designated DC 83D2014;
- A park and open space is located to the south (S-UN and S-SPR) and beyond the park is low density residential development (R-C2); and
- Low density residential development (R-C2) is located across 24 Street SE to the west.

The QuantumPlace team is applying for an M-H1 district with a height of 24 metres and FAR of 3.0. The M-H1 district will accommodate contextual considerations while including commercial uses that are intended to blend well within surrounding residential neighbourhoods. Commercial uses will be enabled within the district but not required.

The board of the Millican-Ogden Community Association advised that a development higher than 6 storeys would be acceptable in this location however, the team is moving forward with its original proposal of 6 storeys. The site is a great location for the proposed medium-intensity development due to its unique location (adjacent to non-residential uses in two directions), proximity to transit, and the amenities located around it. The additional density and height will add housing choice and attract residents, businesses, and visitors to the area. The proposed project is expected to contribute positively to the redevelopment of Ogden.

Engagement

Prior to submission, the QuantumPlace team met with the Millican- Ogden Community Association and presented the proposed project and land use application. This presentation included an overview of the application and engagement approach. The team hosted a digital open house on September 12 to engage the broader community. QuantumPlace also attended the Millican-Ogden Community Association's General Meeting on November 9 to discuss the project and answer questions from community members.

Conclusion

This project will add much needed residential and potentially commercial uses to the community. This will further aid redevelopment efforts by increasing density in an established community which is aligned with The City's density goals.

Sincerely,



Alison Timmins RPP, MCIP, CAPM
Senior Community Planner, QuantumPlace Consulting

