

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southeast community of Ogden, is a mid-block parcel fronting 20 Street SE. The area of the site is approximately 0.06 hectares (0.14 acres) and is approximately 15 metres wide by 37 metres deep. The existing development on the site is a single detached dwelling with rear lane access.

Surrounding development is characterized primarily by single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District.

The Almadina Language Charter Academy (Early Childhood Services to grade nine) and the Ogden off Leash Dog Park are within 150 metres (a two-minute walk) of the site. Millican-Ogden Community Association, Jack Setters Arena, Lynwood Park, St. Bernadette School (kindergarten to grade six) and George Moss Park are all within 900 metres (a ten-minute walk) of the site. The site is also 350 metres (a five-minute walk) east of a variety of commercial services located along 18 Street SE and 76 Avenue SE.

Community Peak Population Table

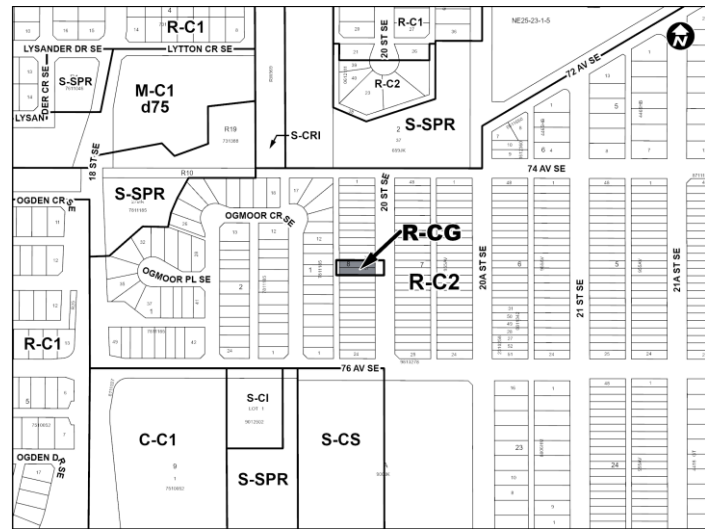
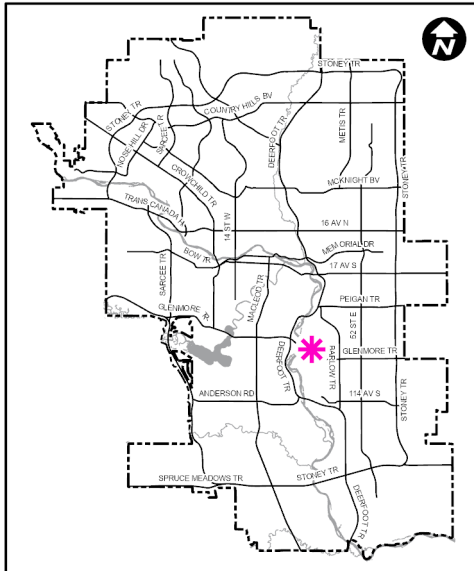
As identified below, the community of Ogden reached its peak population in 1982.

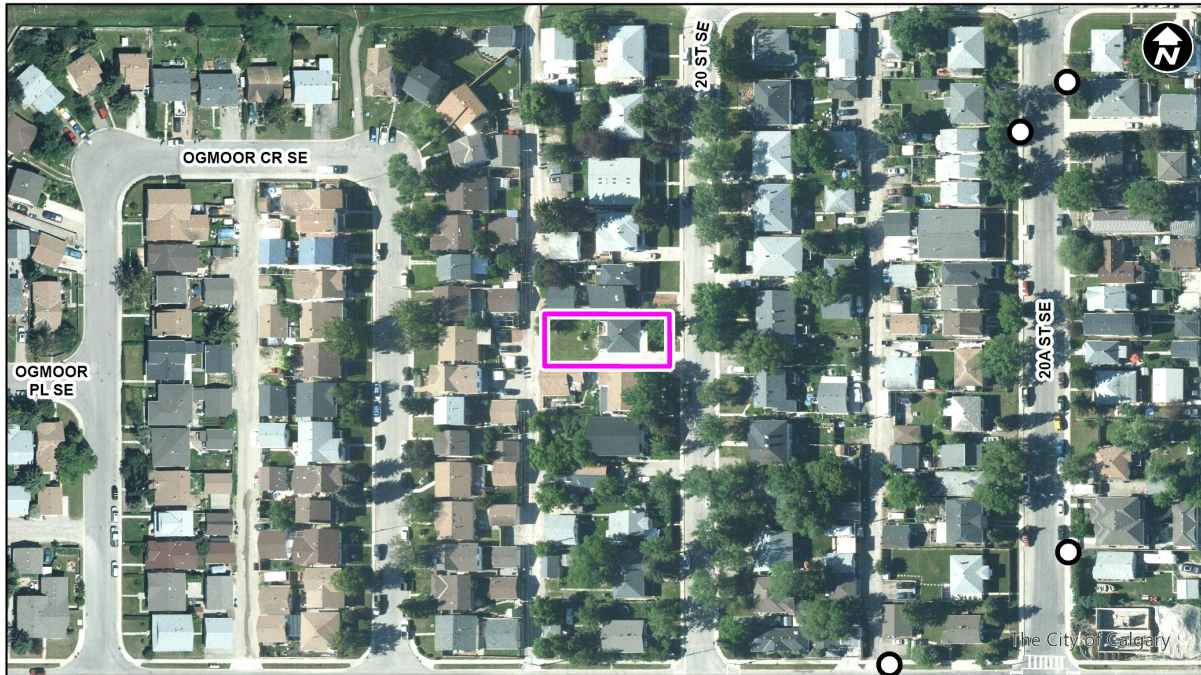
Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.74%

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

Land Use

The existing 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, 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 subject site parcel area, this would allow for 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 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 mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns with the neighbouring parcel;
- ensuring appropriate built form and height with the surrounding context;
- providing an engaging built interface along 20 Street SE; and
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers.

Transportation

The subject parcel is located midblock on 20 Street SE, which is classified as a Residential Street. Vehicle access to and from the site will be via the existing rear laneway, typically accessed from 76 Avenue SE. Pedestrian access will be from the existing sidewalk on 20 Street SE.

On-street parking adjacent to the parcel is presently unrestricted and is not located within an existing Residential Parking Permit (RPP) Zone.

The subject site is well-served by Calgary Transit. A bus stop for Route 24 (Ogden) is located 325 metres (a seven-minute walk), and bus stops serving Route 36 (Riverbend), Route 41 (Lynnwood), and Route 43 (McKnight / Chinook) are located 150 metres (a two-minute walk) from the subject site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water and sanitary utilities exist adjacent to the site. A public storm sewer main extension may be required at the time of development. Servicing requirements will be further 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 site is located within the Developed Residential – Established area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposed policy and land use amendment is in alignment with the applicable policies of the MDP.

Calgary Climate Strategy (2022)

The 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.