

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southeast community of Ogden, is a corner parcel fronting onto both 25 Street SE and 77 Avenue SE. The area of the site is approximately 0.06 hectares (0.14 acres) and is approximately 15 metres wide and 38 metres deep. The existing development on site is a single detached dwelling with a detached garage that is accessed off the rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings designated under the Residential – Contextual One / Two Dwelling (R-C2) District, with one Multi-Residential – Contextual Low Profile (M-C1) District development one block east.

George Moss Park and the Ogden Plaza commercial centre are within 300 metres (a five-minute walk) of the site. The Glenmore Commerce Court is also within 500 metres (an eight-minute walk) and includes the Glenmore Inn and a variety of retail services.

Community Peak Population Table

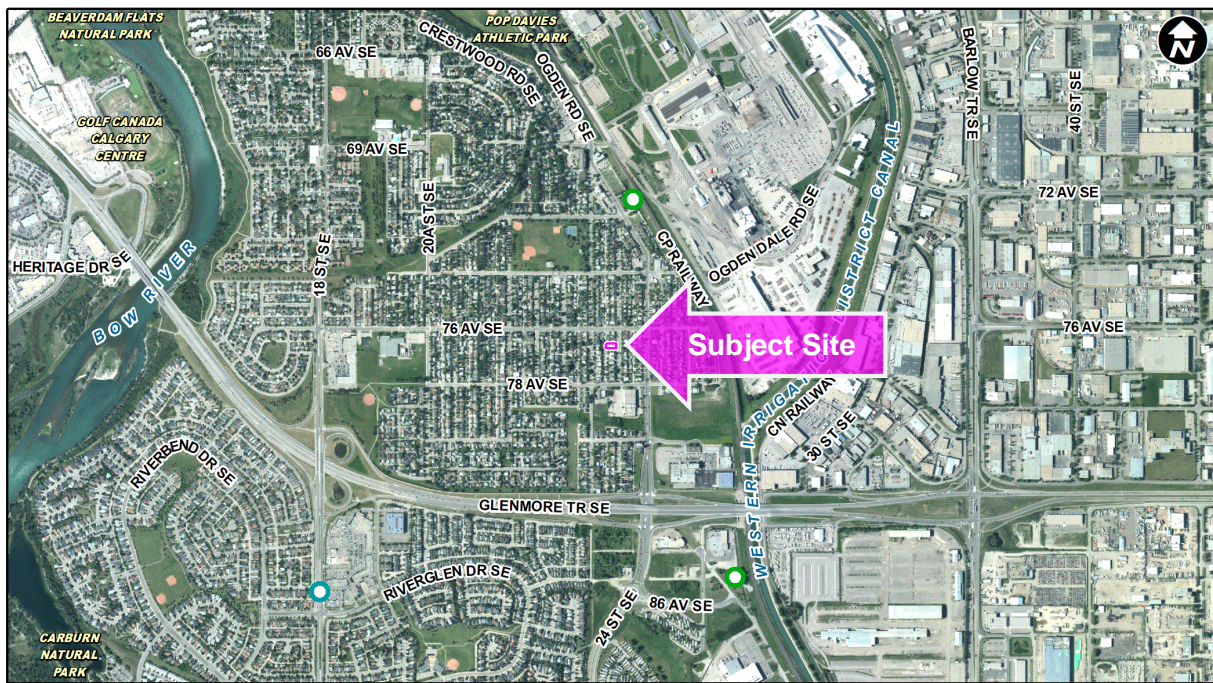
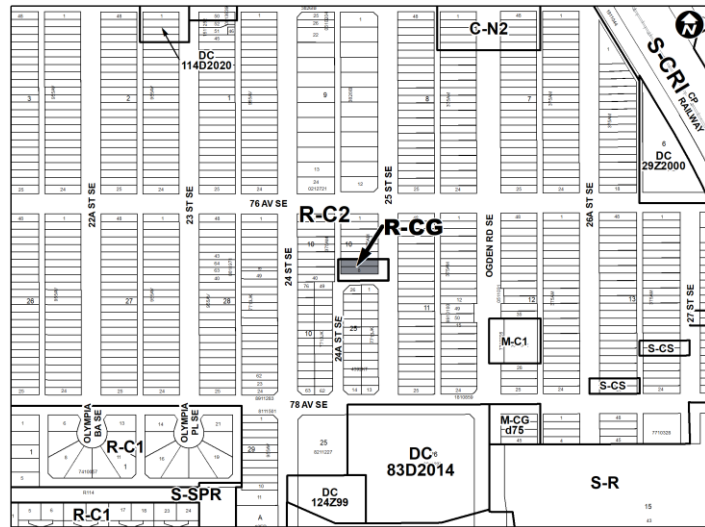
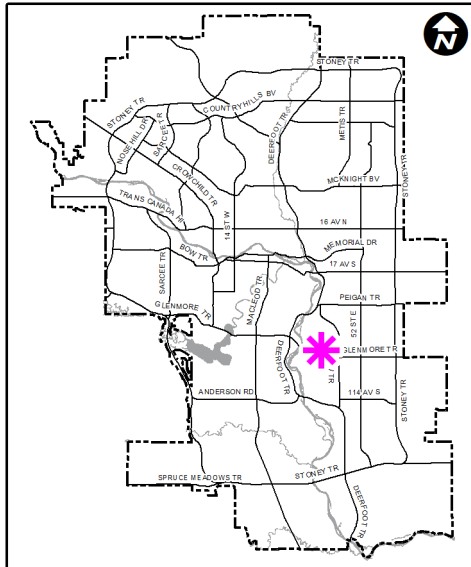
As identified below, the community of Ogden reached its peak population in 1982.

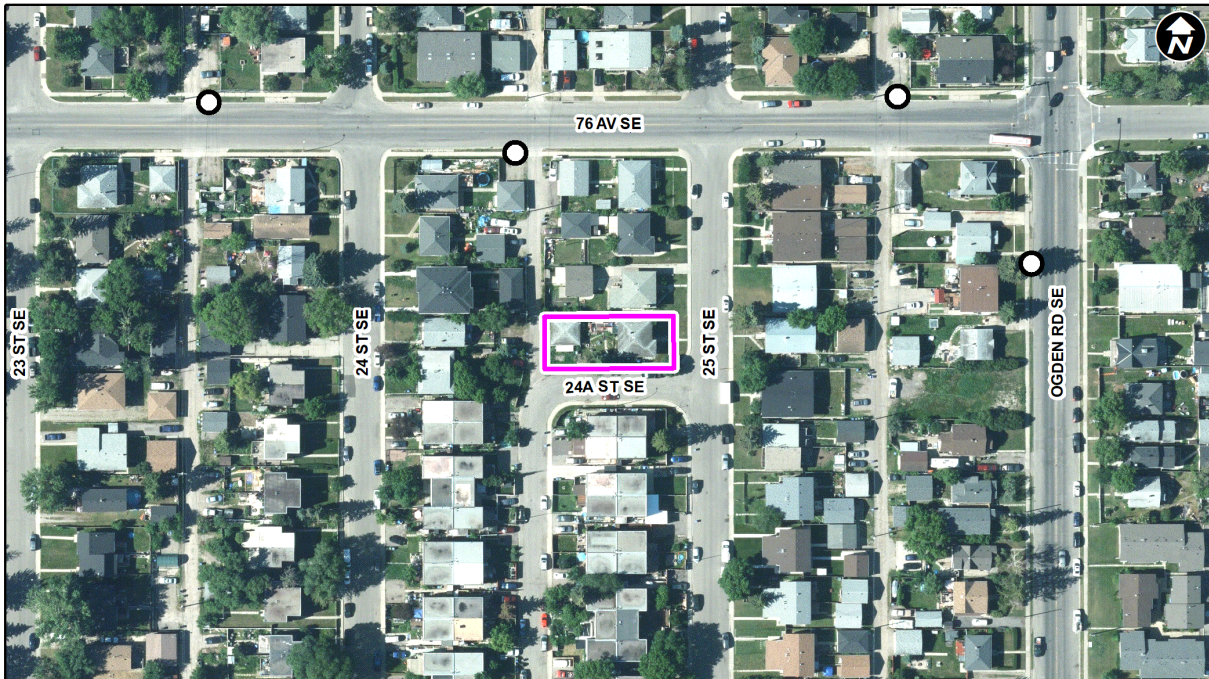
Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.74%

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 corner parcel, 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 parcels;
- ensuring appropriate built form with the surrounding context;
- providing an engaging built interface along both street frontages; and
- vehicle parking, bicycle parking and mobility storage lockers.

Transportation

The subject corner parcel fronts onto both 25 Street SE and 77 Avenue SE, both of which are identified as Residential Streets. Vehicular access to and from the site will be off the existing rear laneway west of the site, typically accessed from 76 Avenue SE which is a Collector Road. Pedestrian access will continue to be provided via the existing sidewalk along 25 Street SE.

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

The subject site is well-serviced by Calgary Transit. Bus stops within 100 metres (a two-minute walk) of the site include Route 43 (McKnight - Westwinds Station/Chinook Station) and Route 779 (WiseWood/Riverbend).

Environmental Site Considerations

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

Utilities and Servicing

Public water and sanity servicing exists adjacent to the site. No public storm utilities are adjacent to the site and a public storm main may be required at the time of development. If required, said work will be at the developer's expense, and subject to the terms and conditions of an Indemnification Agreement. Servicing requirements will be further determined at the time of a development permit.

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 identified within the Community Activity Centre area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage 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. The proposed policy and land use amendment are 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.