

**Policy and Land Use Amendment in Ogden (Ward 9) at Multiple Addresses –
 LOC2023-0196**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.68 acres \pm) located at 7014, 7018, 7020, 7026, 7028, 7030 and 7032 Ogden Road SE (Plan 375AM, Block 1, Lots 12 to 19 and a portion of Lot 11; Plan 0914633, Block 1, Lots 34 and 35) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f7h40) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 7:**

That Council:

1. Give three readings to **Proposed Bylaw 4P2024** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 35D2024** for the redesignation of 0.28 hectares \pm (0.68 acres \pm) located at 7014, 7018, 7020, 7026, 7028, 7030 and 7032 Ogden Road SE (Plan 375AM, Block 1, Lots 12 to 19 and a portion of Lot 11; Plan 0914633, Block 1, Lots 34 and 35) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f7h40) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a mixed-use development comprising commercial and residential uses at grade with additional residential uses above.
- The proposal would allow for transit-oriented development in close proximity to a future Green Line LRT Station and is in keeping the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed MU-2f7h40 District would allow for greater housing choice within the Inner City and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed MU-2f7h40 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 proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application, located in the southeast community of Ogden, was submitted by QuantumPlace Developments on behalf of the landowner 2079087 Alberta Ltd. (Dean Gorenc) on 2023 July 13. No development permit application has been submitted at the time of writing this report, however, as noted in the Applicant Submission (Attachment 3), the intent is to facilitate a 12-storey mixed-use building with commercial uses at grade.

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 the respective community association was appropriate. In response, the applicant attended a community association board meeting, met with the Ward Councillor, created a project website, held an online open house and attended a community association general meeting. 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 sent to adjacent landowners.

Administration did not receive any letters of opposition or support from the public.

No comments from the Millican-Ogden Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy and land use amendment 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

This proposal may have positive social implications by offering a greater number and variety of dwelling types for Calgarians near existing services and amenities.

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Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stage.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

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 4P2024**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. Proposed Bylaw 35D2024**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform