# Applicant Submission

**QuantumPlace®**
CONSULTING

June 27, 2023

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

**Re: Applicant Submission - Land Use Redesignation for The Jessica: 7014, 7018, 7020, 7026, 7028, 7030, 7032 Ogden Road SE, Calgary**

QuantumPlace has been engaged by the UrbanStar Group of Companies to submit a land use redesignation proposal for 7014, 7018, 7020, 7026, 7028, 7030, 7032 Ogden Road SE, Calgary. The intention of the redesignation is to change the current designation from DC 115D2009 and DC 120Z99 (Site 2), which is based on the Multi-Residential-Contextual Low Profile (M-C1) district to a Mixed-Use Active Frontage (MU-2) district with a maximum height of 40 metres (12 storeys), FAR of 7.0 and approximately 179 units. The proposed development will facilitate street orientated development in alignment with Main Street objectives and include at-grade commercial with residential units above the first storey.

The site is adjacent to the future Ogden Green Line station and would form part of a proposed Transit Oriented Development (TOD) area. The subject site is supported by existing trans bus routes. Located within a Community Activity Centre as identified by the Municipal Development Plan, the subject site is in close proximity to commercial uses including restaurants and local retail stores. The site is located on the busy commercial main street of Ogden Road. A minor amendment to the Millican- Ogden ARP will be required to facilitate the height and density desired for this project.

The adjacent properties surrounding the subject site are:

- A three-storey commercial and residential building is located to the north and contains a church and a community outreach centre designated C-COR1f2.0h12;
- The CPR railway and future Greenline railway tracks (S-SPR) are located to the east;
- An empty lot designated Direct Control 120Z99 is located to the south;
- The future Ogden Greenline station platform will be located to the south and east of the subject site; and
- A one storey Cambodian Temple (C-N2), multi-residential buildings designated M-C1 and a restaurant designated C-N2 are located across Ogden Road to the west.

Since the site is located within a TOD area and will be adjacent to the future Ogden station, it is an ideal location for additional density due to its location, proximity to the Green Line , existing transit, and community amenities such as parks, recreation facilities, schools, playgrounds and the Millican- Ogden Community Association . The proposed development will increase the population density which will further support existing and future transit infrastructure, future main street development along Ogden

Road and provide local employment opportunities and retail services to the community. The proposed height and density align with The City's direction for TODs and is consistent with new Local Area Plan policies like the proposed North Hill Communities Local Area Plan that look to implement 12-26 storeys in proximity to LRT stations.  Commercial uses at-grade will enable the return of the Ogden Main Street and add to the vibrancy of the street.

**Engagement**

Prior to submission the QuantumPlace team met with the Millican- Ogden Community Association. This presentation included an overview of the application and engagement strategy. The team will host a digital open house to engage the broader community and attend the Millican- Ogden Community Association's AGM in September to discuss the project and answer questions from community members.

**Conclusion**

Given The City's goal of increasing density in established communities and the pattern of increasing heights along TODs and commercial areas in the recently completed multi-community Local Area Plan areas, the proposed land use redesignation is appropriate and in a key location for increased height and density.

Should you require any additional information, please feel free to contact the undersigned.

Sincerely,


Jessica Karpat