



# Public Hearing of Council

## Agenda Item: 7.2.11



# LOC2023-0196 / CPC2023-0947

## Policy and Land Use Amendment

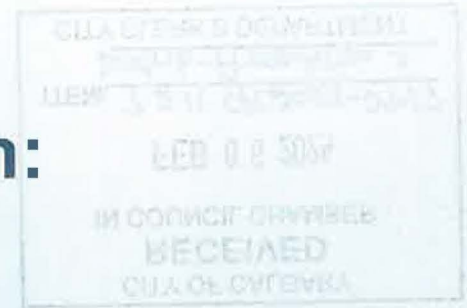
February 6, 2024

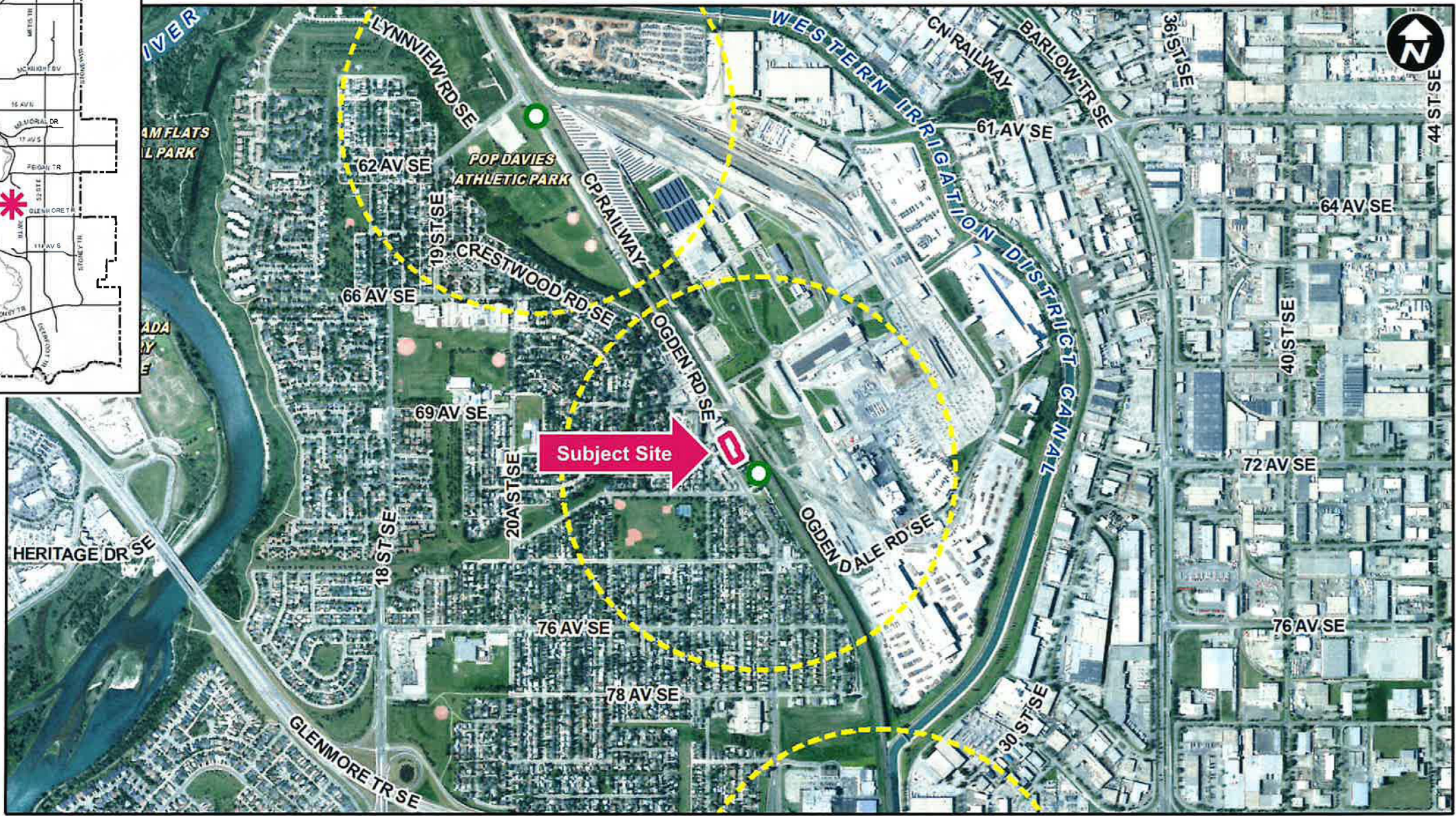
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
FEB 06 2024  
ITEM: 7.2.11 CPC2023-0947  
Distrib-Presentation 1  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

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 **Proposed Bylaw 35D2024** for the redesignation of 0.28 hectares  $\pm$  (0.68 acres  $\pm$ ) located at 7014 Ogden Road SE (Plan 375AM, Block 1, Lots 11 and 12), 7018 Ogden Road SE (Plan 375AM, Block 1, Lots 12 and 13), 7020 Ogden Road SE (Plan 375AM, Block 1, Lots 14 and 15), 7026 Ogden Road SE (Plan 375AM, Block 1, Lots 16 and 17), 7028 Ogden Road SE (Plan 375AM, Block 1, Lots 18 and 19), 7030 Ogden Road SE (Plan 0914633, Block 1, Lot 34) and 7032 Ogden Road SE (Plan 0914633, Block 1, Lot 35) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f7h40) District.





**LEGEND**

- 600m buffer from LRT station
- LRT Stations**

  - Blue
  - Downtown
  - Red
  - Green (Future)

- LRT Line**

  - Blue
  - Blue/Red
  - Red

- Max BRT Stops**

  - Orange
  - Purple
  - Teal
  - Yellow



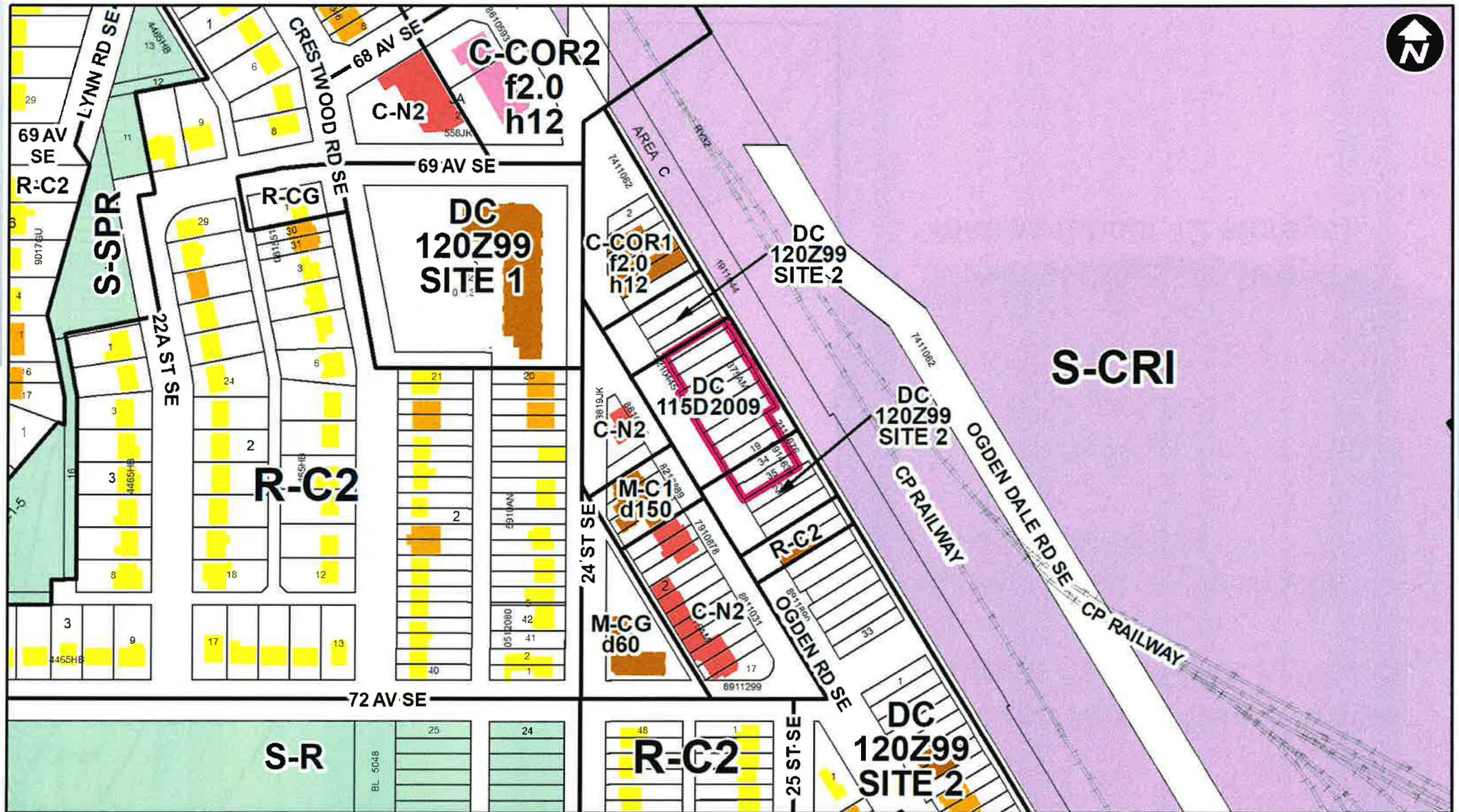
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  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow
  - Bus Stop

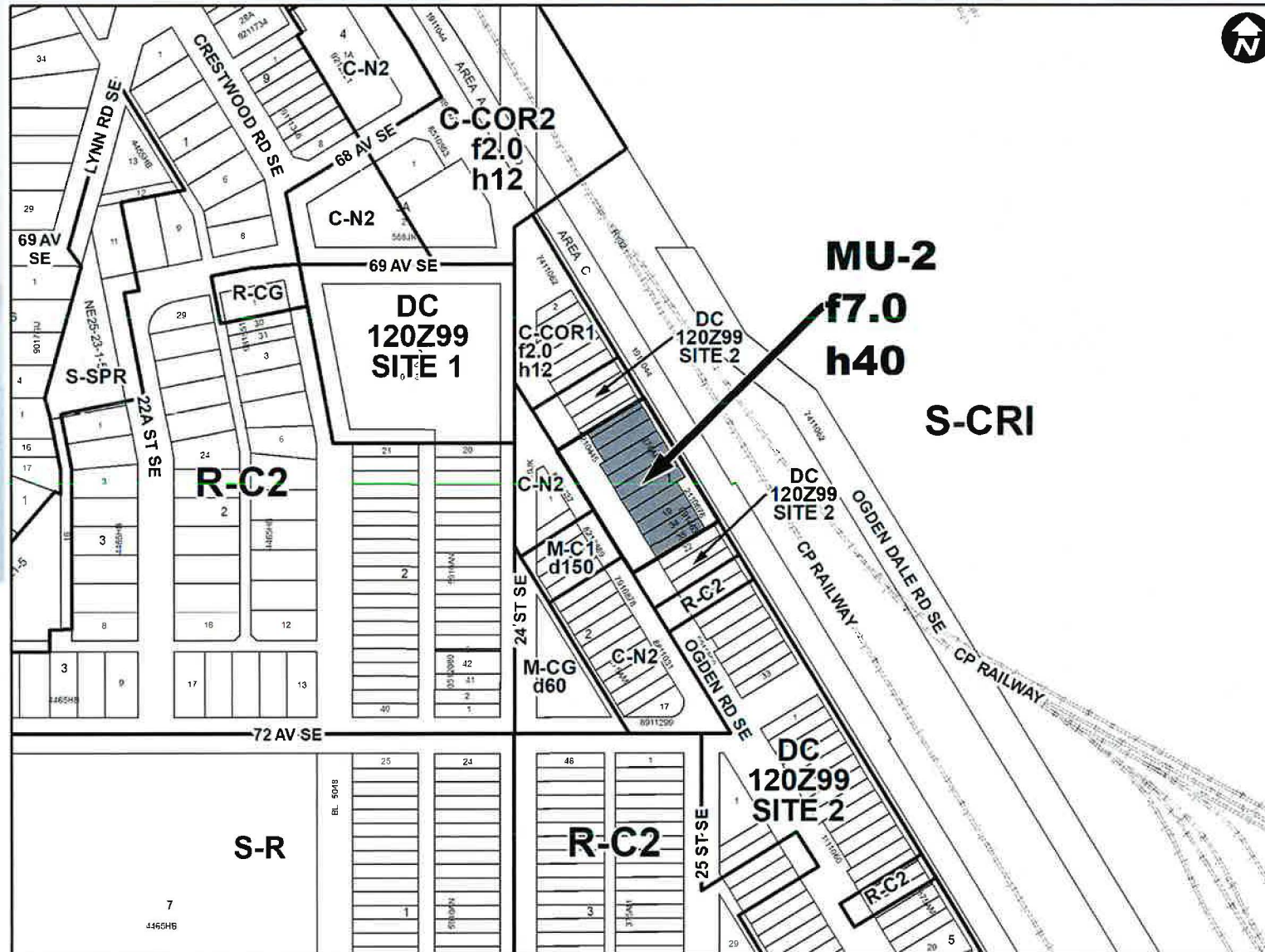
Parcel Size:

0.28 ha  
35m x 80m

**LEGEND**

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

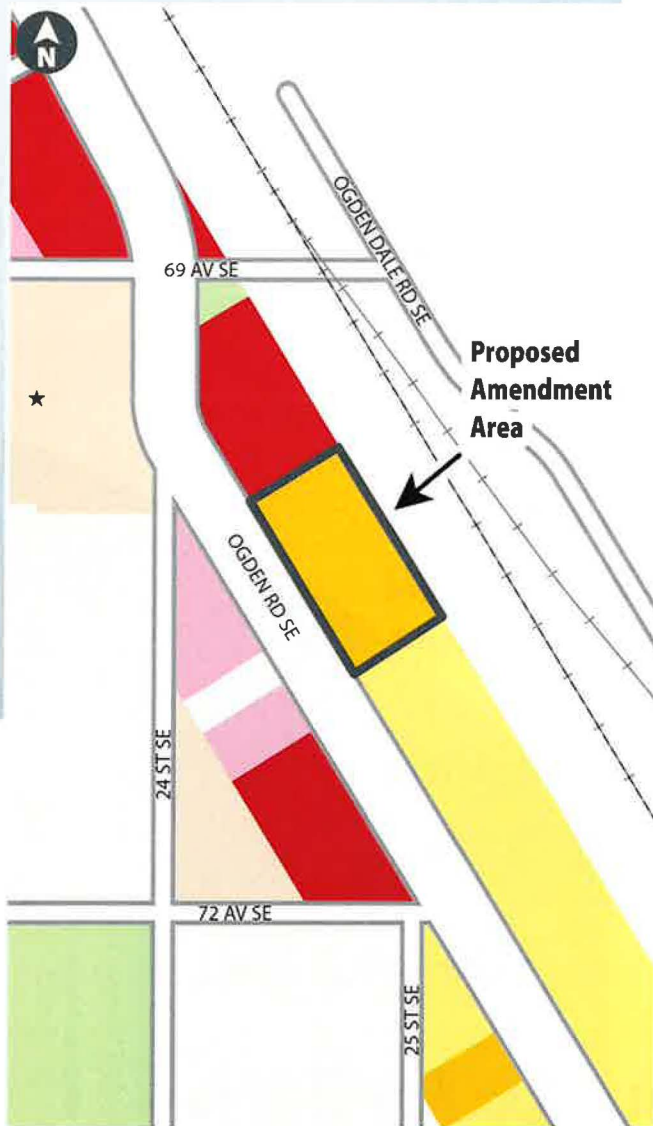




## Proposed Mixed Use – Active Frontage (MU-2f7h40) District:

- Commercial at grade with residential above
- Maximum Floor Area Ratio of 7.0 (Approximately 19,000 square metres)
- Maximum building height 40 metres (about 12 storeys)

# Millican-Ogden Area Redevelopment Plan Policy Amendments



**Millican-Ogden**  
Map 5  
Proposed  
Land Use Policies

- Legend**
- Plan Area Boundary
  - Low Density Conservation
  - Low or Medium Density Multi-Dwelling Residential
  - Low Density Residential or Live and Work
  - Low or Medium Density Multi-Dwelling Residential or Live and Work
  - Local Commercial
  - General Commercial
  - Park and Community Facilities
  - ★ Limited Commercial



**Millican-Ogden**  
Map 6  
Proposed  
Commercial and  
Residential Policies  
on Ogden Road

- Legend**
- Plan Area Boundary
  - Low Density Conservation
  - Low or Medium Density Multi-Dwelling Residential
  - Low Density Residential or Live and Work
  - Low or Medium Density Multi-Dwelling Residential or Live and Work
  - Low Density Residential or Local Commercial
  - Commercial Sites
  - Park
  - ★ Limited Commercial
  - Numbered Sites

## Proposed Amendment:

- Map Amendment to change subject site to “Low or Medium Density Multi-Dwelling Residential or Live and Work”
- Text Amendment to recognize the density allotted through the MU-2 District as well as commercial uses at grade

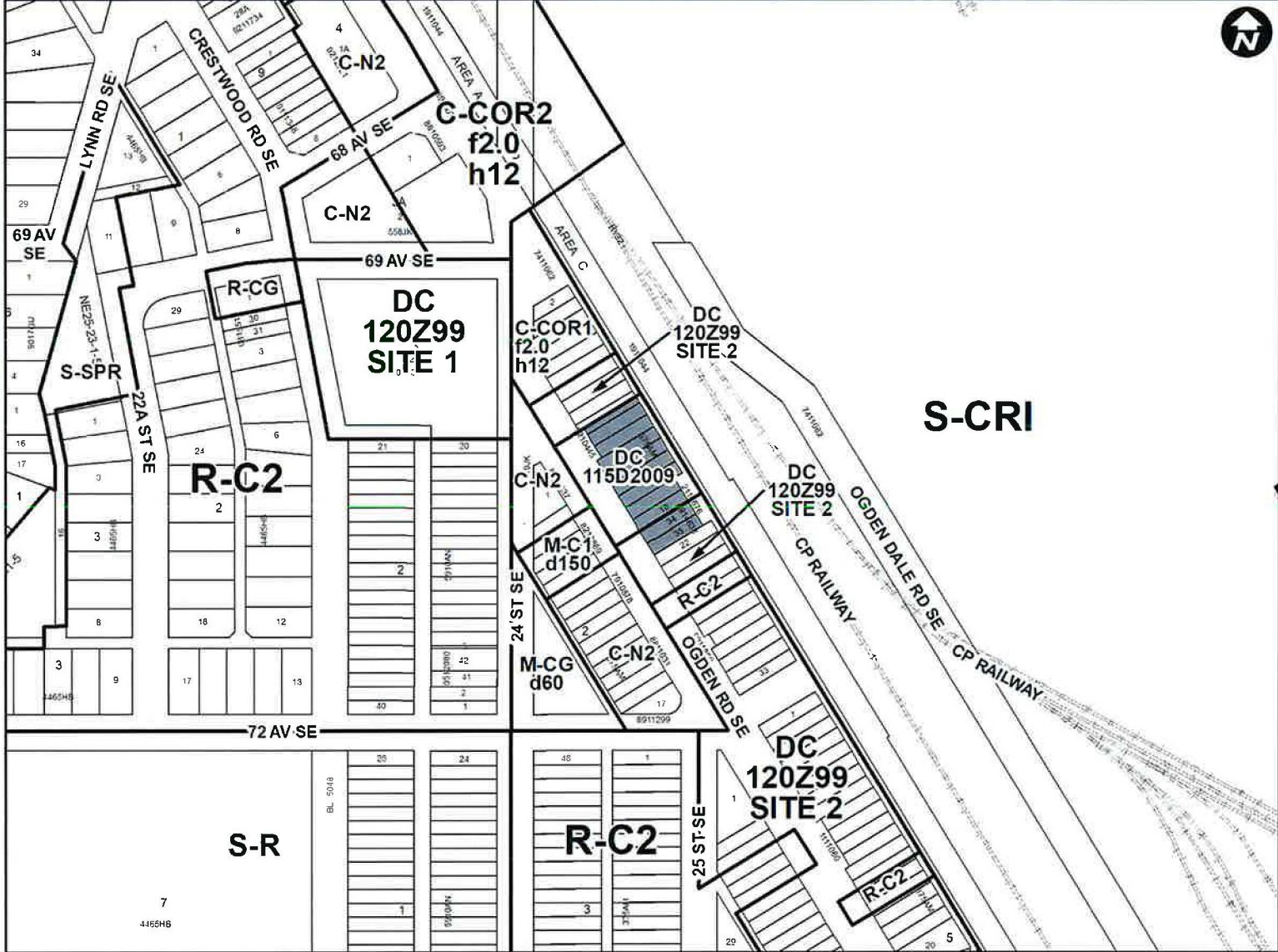
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## Supplementary Slides



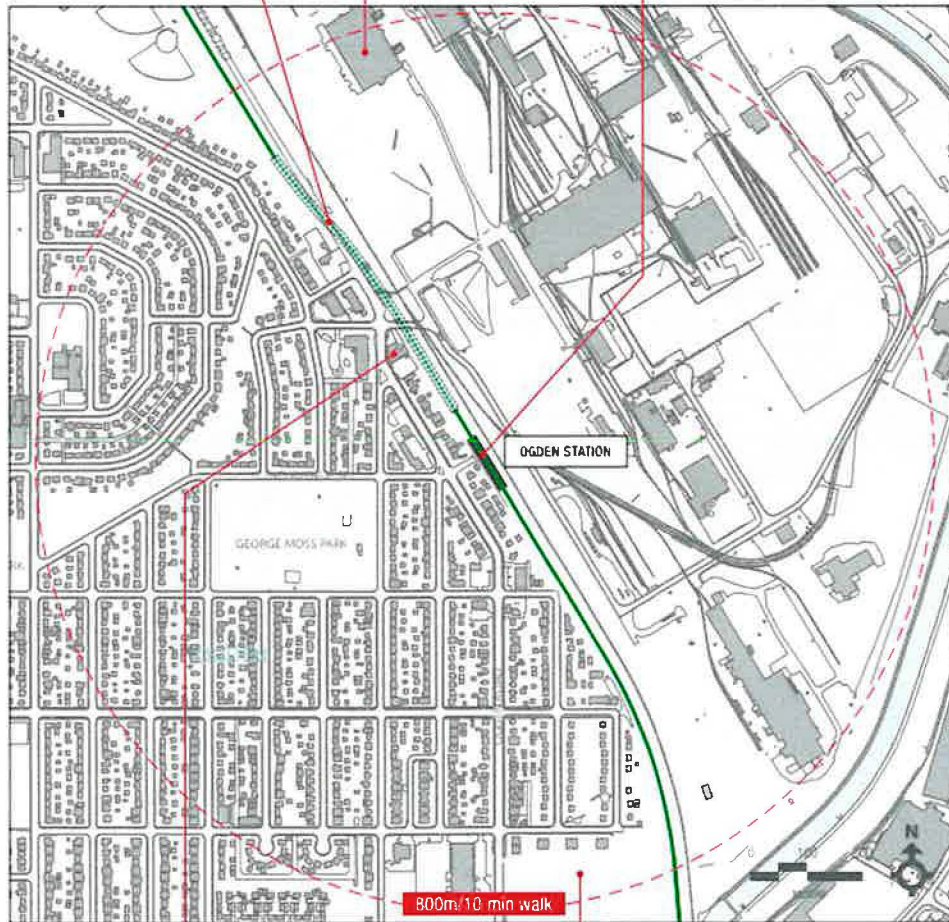



## STATION LOCATION FEATURES

Tunnel under Ogden Road S.E. and 69 Avenue S.E. to CP right-of-way.

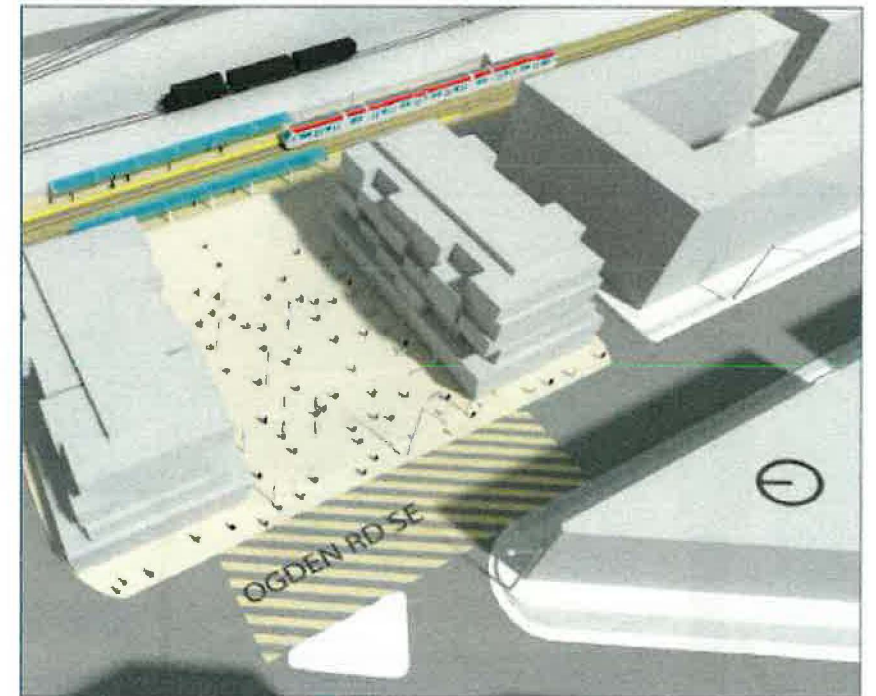
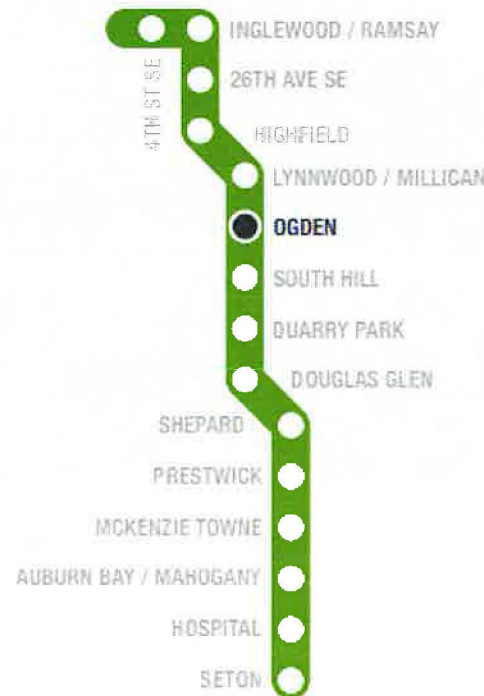
 10 minutes to CP Headquarters, employer of over 1,000 people.

The station is located in the centre of the proposed TOD development and services a Community Activity Centre identified in the MDP.



 3 minutes to Victory Manor heritage building.

 6 minutes to Millican-Ogden Community Association Family Resource Centre. 9 minutes to proposed lacrosse fields.



# Development Next to Freight Rail Corridors Policy Map 13



Information ✖

**Purpose of the Map**  
 This map shows the parcel risk profile for each parcel that is next to freight rail corridors and is an implementation tool for the [Development Next to Freight Rail Corridors Policy](#).

**Map Layers**  
 Some of the key layers in this map are:

- **Rail Proximity Envelope (RPE) for Existing Buildings** - This layer shows portion of the parcels or buildings that falls within the Rail Proximity Envelope for Existing Buildings; and
- **Rail Proximity Envelope (RPE) for New Buildings** - This layer shows portion of the parcels or buildings that fall within the Rail Proximity Envelope for New Buildings;

You can turn on and off the layers depending on your need.

**Legend**

- Parcels Adjacent to Rail Corridors
- Freight Track
- Freight Rail Corridor
- Rail Proximity Envelope (RPE) for Existing Buildings
- Rail Proximity Envelope (RPE) for New Buildings

**Parcel Specific Information**  
 Once you click on individual parcels, the information provided on the each parcel is linked to the Table 1 and Map 1 on page 10 and 11 of the [Development Next to Freight Rail Corridors Policy Implementation Guide](#).

The following information is displayed on each parcel:

- Freight Rail Corridor Section Area;
- Corridor Name;
- Uses Allowed without Mitigation;
- Maximum Building Width without Mitigation for High Density Uses; and
- Maximum Use Width without Mitigation for

## Alyth Lodge

**Alternate Names:** Ogden Hotel  
**Address:** 7012 OGDEN RD SE  
**Year of Construction:** 1912  
**Community:** OGDEN  
**Ward:** 9  
**Resource Type:** City Wide Historic Resource  
**Use Type (Original):** Commerce  
**Architectural Style:** Edwardian Commercial  
**Architect:** Unknown  
**Builder:** Calgary Brewery  
**National Historic Sites Theme:** N/A  
**Date Added to Inventory:** May 27, 1982  
**Re-Evaluation Date:** N/A  
**Development Era:** 1906 to 1913 (Pre WWI Boom, Age of Optimism)

### Legally Protected/Federally Recognized:

**Federal:** No  
**Provincial:** No  
**Municipal:** Yes: [see bylaw 5/7/2010](#)

### Significance Summary

The venerable Alyth Lodge has served Calgarians in several roles. Built by the Calgary Brewery in 1912, it was used as a hotel and social meeting place for brewery workers and C.P.R. Ogden Shop employees. During World War I, it temporarily became Calgary's first veterans' hospital. It was returned to the Calgary Brewery in 1920, and was purchased in 1935 by the provincial government which turned it into a single men's relief hostel. In the 1970s, a private owner transformed the Alyth into a rooming house, with retail use on the ground floor.

The lodge's most distinctive design feature is the angled facade, so shaped to accommodate the contour of the corner lot. A tower-like bay bisects the facade, rising to the line of the flat roof. Pavilion-like bays define the ends of the facade, and a second-storey gallery supported by wooden pillars extends on each side of the tower. Windows feature sandstone sills and keystones. Despite its somewhat neglected appearance, Alyth Lodge's high visibility and very good design and detail offer considerable value to the neighbourhood. Its excellent historical significance make it a building of considerable importance. (1982)

### Statement of Significance

Description



Alyth Lodge



Alyth Lodge

**SHADOW STUDY**  
7014 - 7032 Ogden Rd. SE, Calgary AB

**SPRING EQUINOX (Mar 21)**



10:00 am



12:00 pm



2:00 pm



4:00 pm



**AUTUMN EQUINOX (Sep 21)**



10:00 am



12:00 pm



2:00 pm



4:00 pm

