

CITY OF CALGARY
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ITEM: 7.2.11 CPC2023-0947
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT



QuantumPlace®

CONSULTING

Ogden Land Use Redesignations
The Jessica

Application Context

The Jessica (7014-7032 Ogden Rd SE)

Application Context:

- Approximately 0.517 Ac. (0.21 Ha)
- TOD area, future Ogden Green Line station nearby
- Minor Millican-Ogden ARP Amendment
- Current land use district: Direct Control (DC 115D2009) based on Multi-Residential-Contextual Low Profile (M-C1) district

Future Vision:

- Mixed-use building with commercial on the first floor and residential above

Proposed Land Use Redesignation

- Mixed Use Active Frontage (MU-2)
- Maximum Height: 40 metres (12 storeys) | FAR: 7.0

Dec. 7 CPC Recommendation

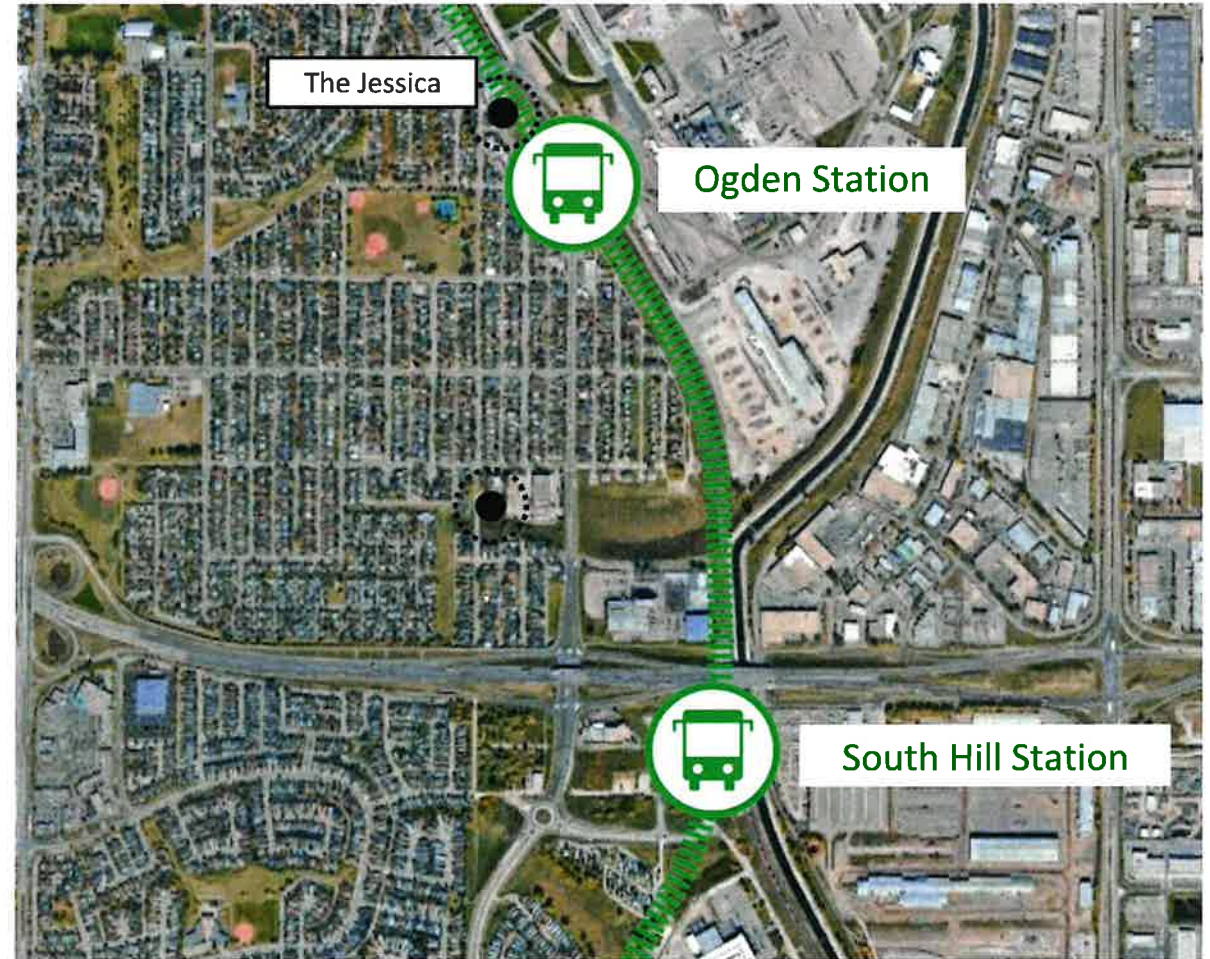
- Unanimously recommended for Council approval

Site Context



Policy Alignment

- Contribute to **TOD**
- Highest **density** close to the **LRT station**
- “**Developed Residential-Inner City Area**” in the MDP
- Intensify an **Inner-City Area** and increase local **commercial** options
- Increase the supply of **housing** and variety of housing forms
- **Mixed-use buildings with commercial uses at-grade**
- **Contribute to the pedestrian realm**
- Accommodating more future growth within the “**Balanced Growth Boundary**” map in the MDP



Application Sites in Context of Green Line LRT

Green Line LRT



Community Engagement

Engagement Context

- Met with the Millican Ogden Community Association (MOCA) (June 20).
A website was established and included a feedback form.
- A virtual open house was hosted (Sept. 12)
- Met with the MOCA board meeting (Nov. 7) that included attendance from the general public.

HI THERE!
LET'S TALK ABOUT THE PROPOSED
LAND USE REDESIGNATION FOR THE JESSICA

THE PROPOSED LAND USE CHANGE FOR 7014-7032 OGDEN RD S.E. IS

- From: Arterial Street (Arterial DC) based on Multi-Residential Conditional Use Permit
- To: Medium-Density Urban (MU-2) Urban of 10' and a max. height of 40' (max. 12 stories)

DEVELOPMENTAL PROPOSAL

- The project team proposes a three-unit residential development with commercial along the street and residential above.
- This site is located within a transit corridor (development area) adjacent to the future Ogden to Center LRT and within a community activity center.
- This site is in the vicinity of existing facilities and is close proximity to commercial use including restaurants and retail stores.
- Addressable zoning will include housing choice being additional units and accessory, and further will redesignate efforts to increase ability to accommodate existing or emerging uses (if any).
- How does this fit in the rest of the neighborhood and what does the use of the site mean to you?

WE WANT TO HEAR FROM YOU!

Please visit our website to learn more about this project, register for the virtual open house on September 12 at 7:00pm.

Visit: <https://qampage.ca/project/jessica-project/> to register.

If you have any questions or comments, please email us at info@quantumplaza.ca

HI THERE!
LET'S TALK ABOUT THE PROPOSED
LAND USE REDESIGNATION FOR THE LEO

THE PROPOSED LAND USE CHANGE FOR 7820 24 ST S.E. IS

- From: Direct Control (DC) based on Multi-Residential Medium Density Multi-Unit Dwelling Unit Permit
- To: Street Corridor (SC) based on Multi-Unit Dwelling components of the M-C2 based use district with a max. height of 40' (max. 12 stories)

DEVELOPMENTAL PROPOSAL

- The project team proposes a three-unit residential development that may include retail commercial units along the street (e.g. coffee shop or small restaurant) and residential above.
- The site is located in between two future Green Line LRT stations, the Ogden LRT Station and the South LRT Station and is served by several transit routes including Ogden Road which is approximately one block away.
- Location is close to additional density as it is adjacent to other residential sites in their proximity to within walking distance and close proximity to transit amenities.
- The proposed development will include transit-oriented development in alignment with the ADP with transit-focused urban development and transit amenities and options to the area.

WE WANT TO HEAR FROM YOU!

Please visit our website to learn more about engagement opportunities and the application and to sign up for the virtual open house on September 12 at 7:00pm.

Visit: <https://qampage.ca/project/leo-project/> to register.

If you have any questions or comments, please email us at info@quantumplaza.ca

Project Signs Placed on Both Sites



Responding to Community Engagement


Responses to concerns for "The Jessica"

Building Scale:

- Will create and sustain effective pedestrian linkages to the Ogden Main Street.
- Will create a mixture of residential and employment options and support commercial use around the LRT.
- Will contribute to TOD that provides mobility options for all ages.
- Will have minimal shadow impacts on existing development.

Project Benefits:

- Attraction of new residents and businesses;
- Commercial and employment opportunities;
- Additional density utilizing nearby LRT; and
- Improved services and amenities.

 **Millican Ogden Community Association**
September 7 at 11:01 AM

Check out the website below to find out more about these two developments. One is a 12 story building on Ogden Road and the other is 6 story building behind the fire hall.

<https://qpenage.ca/project/ogden-projects/>

Questions or concerns should be directed to
Toun Osuntogun, 587.316.6039, toun.osuntogun@quantumplace.ca

New Development Projects in Ogden



QuantumPlace Consulting has been engaged by The UrbanStar Group of Companies to submit land use redesignation proposals for **2 sites in close proximity in Ogden**. The team would like to offer you an opportunity to discuss any questions or concerns you may have. QuantumPlace will be hosting an online Open House for these 2 sites.

OPEN HOUSE

Date: September 12, 2023
Time: 7:00 - 8:00pm
Location: Digital Open House via ZOOM, sign up on project website
Website: <https://qpenage.ca/project/ogden-projects/>

The Moca Motion

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For more information regarding the open house, please contact Toun Osuntogun at (587) 316-6039 or toun.osuntogun@quantumplace.ca
(this is not a MOCA event, please direct all questions/inquiries to Toun)





Thank You.

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