

**Policy and Land Use Amendment in Ogden (Ward 9) at 7820 – 24 Street SE -  
 LOC2023-0197**

**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 0.30 hectares ± (0.75 acres ±) located at 7820 – 24 Street SE (Plan 0110196, Block 29) from Direct Control (DC) District to Multi-Residential – High Density Low Rise (M-H1) District.

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

That Council:

1. Give three readings to **Proposed Bylaw 5P2024** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 36D2024** for the redesignation of 0.30 hectares ± (0.75 acres ±) located at 7820 – 24 Street SE (Plan 0110196, Block 29) from Direct Control (DC) District to Multi-Residential – High Density Low Rise (M-H1) District

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a mixed-use development comprising residential or support commercial uses at grade with additional residential uses above.
- The proposal would allow for an appropriate Community Activity Centre development that will transition to a low-density area and is in keeping the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – High Density Low Rise (M-H1) 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 M-H1 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.

**DISCUSSION**

This land use amendment application, located in the southeast community of Ogden, was submitted by QuantumPlace Developments on behalf of the landowner, UrbanStar Ogden Development Inc., on 2023 July 13.

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No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to facilitate a mixed-use six storey development.

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 received five letters of opposition, one letter of support and two letters of neutrality from the public. The letters of the opposition cited the following concerns:

- increased traffic issues;
- decreased parking availability;
- decreased wildlife habitat;
- decreased sunlight for adjacent homes;
- opposition to what is perceived as low-income housing; and
- concerns about potentially contaminated soil.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Traffic, parking and building massing will be reviewed and determined at the development permit stage. At the Development Permit stage, the applicant will be required to conduct confirmatory soil sampling after removing the fill and organic material as outlined in the Phase I Environmental Site Assessment which was submitted in conjunction with this land use redesignation application.

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.

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**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.

**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 5P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 36D2024**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform