

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ogden on the southeast corner of 78 Avenue SE and 22 Street SE. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 17 metres wide by 37 metres deep. It is currently developed with a single detached dwelling and detached garage accessed from the rear lane. The site is bound to the north by 78 Avenue SE, to the south by a similar parcel developed with a single detached dwelling, to the west by 22 Street SE and to the east by a laneway.

Surrounding lands are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwellings and accessory residential building uses. Directly north of the subject site across 78 Avenue SE is the New Life in Christ International Ministries church.

The site is located approximately 800 metres (a 13-minute walk) northwest of commercial uses on Glenmore Court SE and Ogden Road SE, which is part of an area identified as Commercial Activity Centre in the *Municipal Development Plan* (MDP). A grocery store (FreshCo.), a pharmacy (Shoppers Drug Mart) and additional commercial businesses are located within 600 metres (a 10-minute walk) west of the subject site. George Moss Park is along 74 Avenue SE and is 425 metres (a seven-minute walk) north of the site.

Almadina Language Charter Academy is located 350 metres (a six-minute walk) to the west and 270 metres (a five-minute walk) east of the subject site is the Ogden Fire Station No. 9, along 78 Avenue SE.

Community Peak Population Table

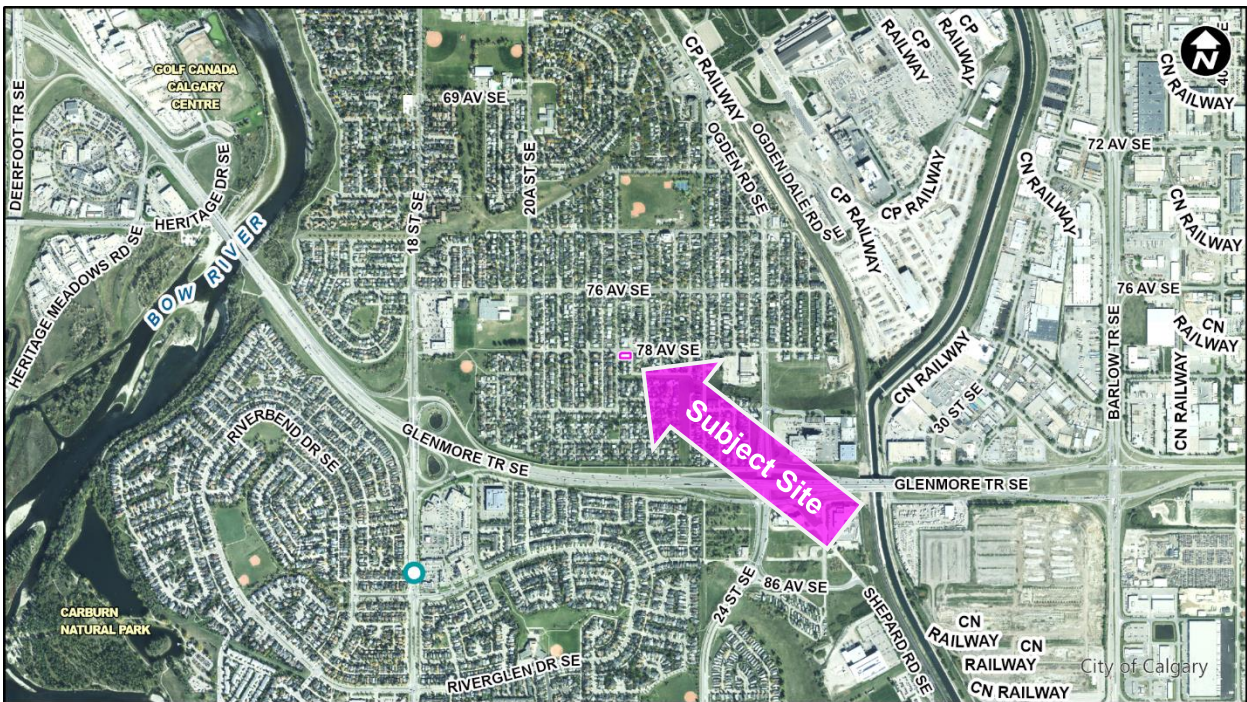
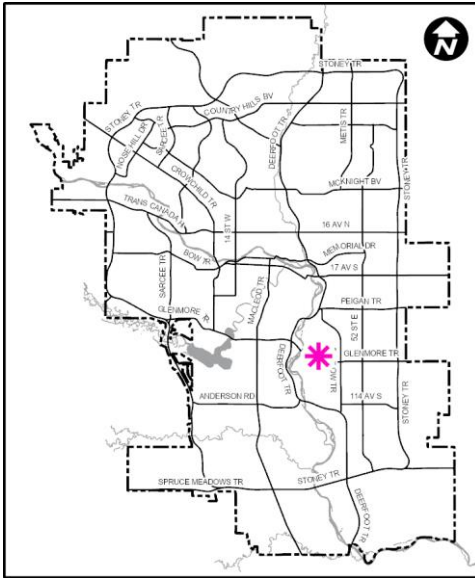
As identified below, the community of Ogden reached its peak population in 1982.

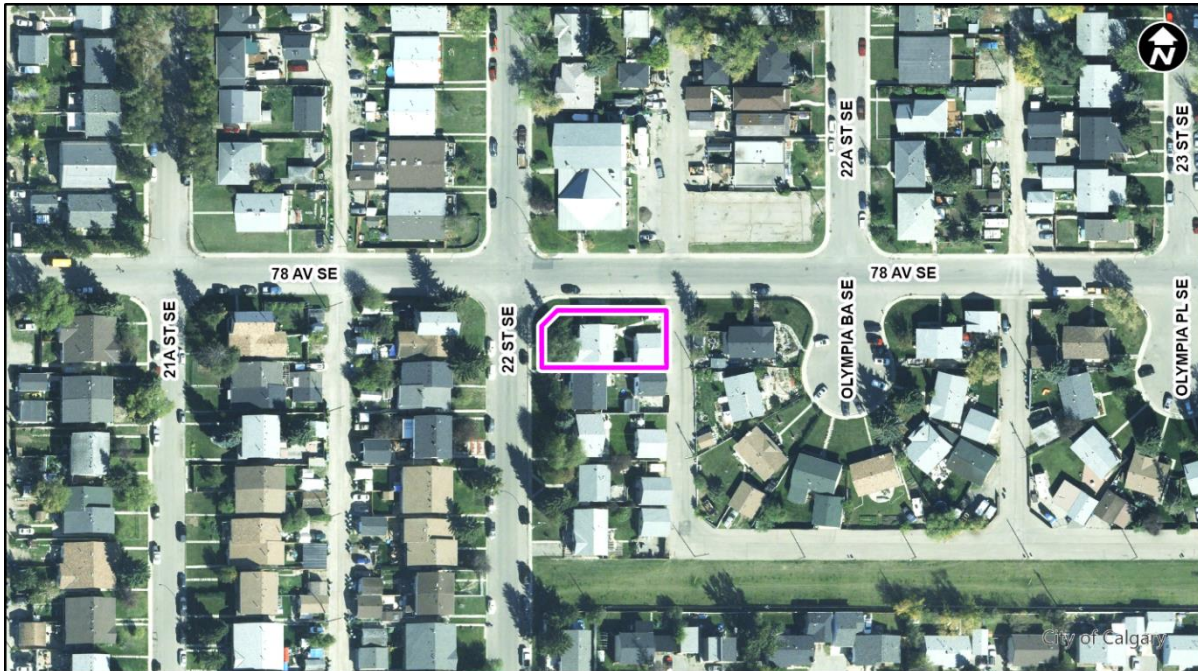
Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	- 2,972
Difference in Population (Percent)	- 25.74%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Ogden Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The site is within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use

of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Millican-Ogden Area Redevelopment Plan (Statutory – 1999)

The site is located within the Low Density Conservation area as identified on Map 5 – Proposed Land Use Policies of the [Millican-Ogden Area Redevelopment Plan](#) (ARP). As per ARP policies in section 3.4.3 (Residential Land Use), the Low Density Conservation area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. The existing low density built form, mainly single detached housing, should continue within this area.

The proposed policy amendment to Map 5 would amend the subject site from Low Density Conservation to Low or Medium Density Multi-Dwelling Residential to reflect the allowable uses under the R-CG District and align with MDP policies. A text amendment is proposed to further clarify that 75 units per hectare is appropriate on the site in alignment with the R-CG District maximum allowable density.