

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ogden at the southeast corner of 76 Avenue SE and 21A Street SE. The site is approximately 0.06 hectares (0.14) acres in size and is approximately 15 metres wide by 37 metres deep. The site is currently developed with a single-detached dwelling and a detached garage with rear lane access.

The subject property and surrounding lands are designated as the Residential – Grade-Oriented Infill (R-CG), which allows for a variety of infill housing types, including single detached, semi-detached, duplex dwellings, rowhouses, townhouses and secondary suites. Surrounding development is characterized by a mix of single detached and semi-detached dwellings.

The site is located 320 metres (about a five-minute walk) south of George Moss Park and within 550 metres (a nine-minute walk) of the Glenmore Square Shopping Centre, River View Church, and Almadina Language Charter Academy. Additionally, the Bow River and adjacent pathway system are located approximately one kilometre (about a 16-minute walk) east of the subject site.

Community Peak Population Table

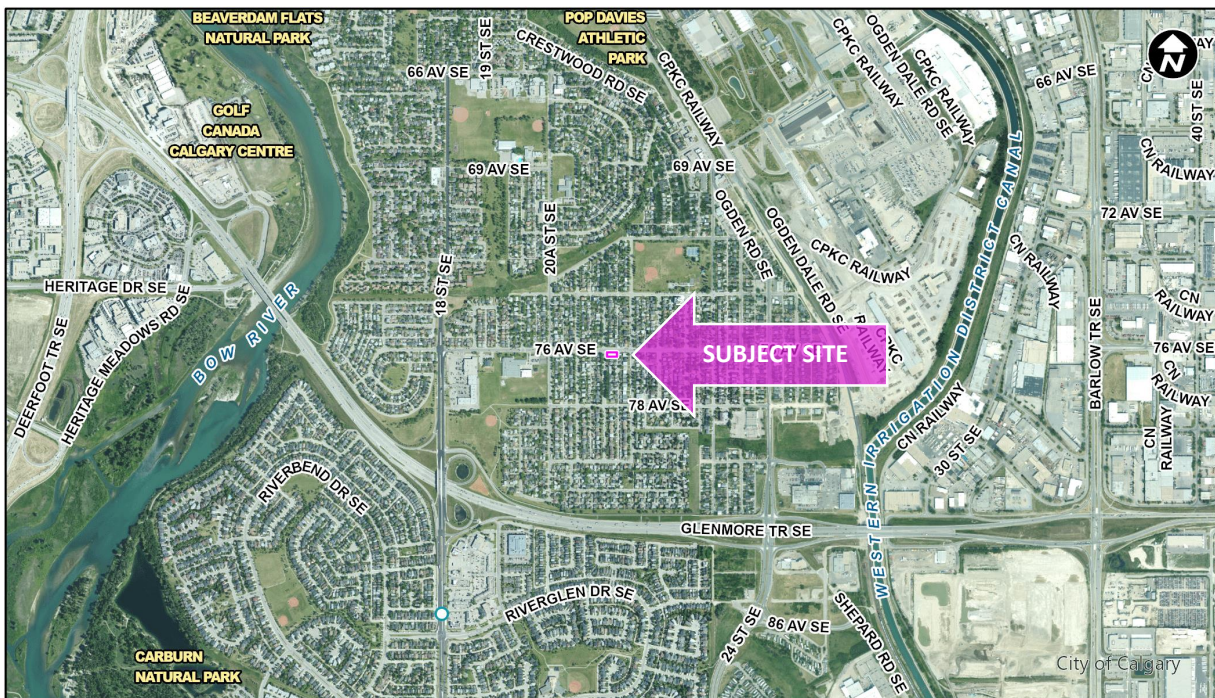
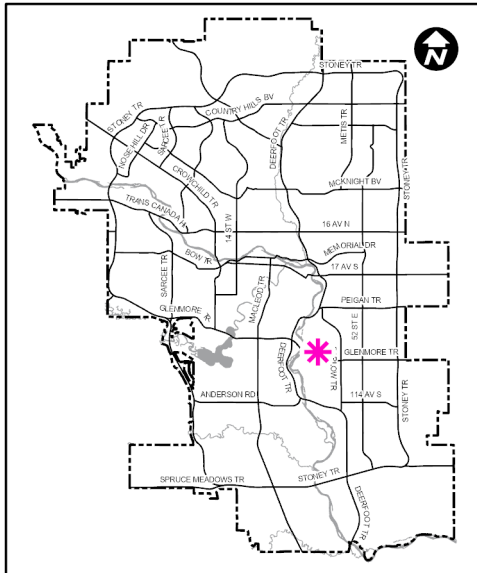
As identified below, the community of Ogden reached its peak population in 1982.

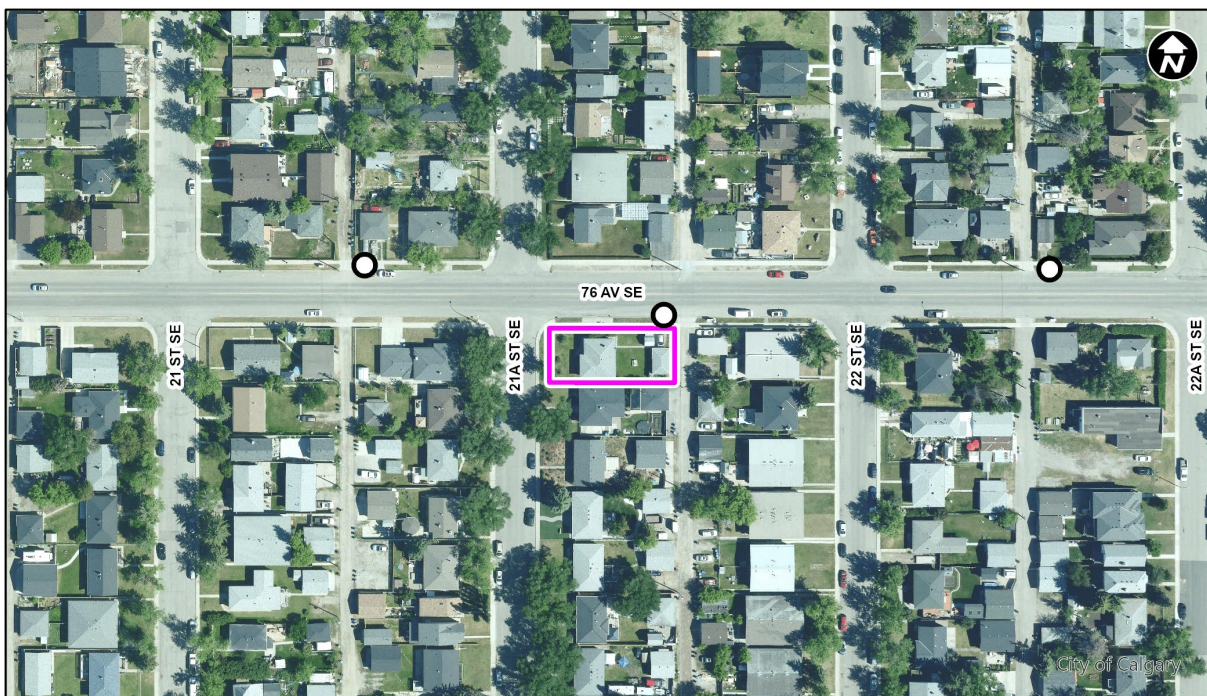
Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.7%

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 parcel area of the subject site, 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 requires 0.5 parking stalls per dwelling unit and per secondary suite.

Transportation

The subject site is located about 10 metres from the eastbound Route 43 bus stop (McKnight-Westwinds Station/Chinook Station) which offers connection to both Blue Line and Red Line Light Rail Transit (LRT) stations. The site is also located approximately 600 metres (a 10-minute walk) west of Route 151 (New Brighton Express) which offers access through the community and to the downtown core. Additionally, the subject parcel is located within 800 metres (about a 13-minute walk) of the future proposed Green Line LRT station.

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 subject site is within the Developed Residential - Inner City category as indicated in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and thereby representing an incremental benefit to climate resilience and providing opportunities to support the changing demographic needs of communities. The proposal is in keeping with the policies of the MDP.

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 subject site is located within the Low Density Conservation land use policy area as defined in Map 5: Proposed Land Use Policies of the [Millican-Ogden Area Redevelopment Plan](#) (ARP). As per Section 3.4.3 (Residential Land Use) of the ARP, 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 Low Density Conservation area supports residential development in the form of single and two-unit dwellings. 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 to align with the applicable policies of the MDP. A text amendment is proposed to further clarify that 75 units per hectare is appropriate on the subject site in alignment with the R-CG District maximum allowable density.