

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0296

Land Use Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Sara Karimiavval on 2018 October 11 on behalf of the landowner 2131595 Alberta Inc (Logan Dominion Ltd). The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed (e.g. single detached homes, semi-detached, duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG designation.

This proposal is in compliance with the applicable policies of the *Municipal Development Plan* (MDP) and the *Millican-Ogden Community Revitalization Plan*.

A development permit has not been submitted at this time.

ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 6404 – 18A Street SE (Plan 2515AM, Block 3, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

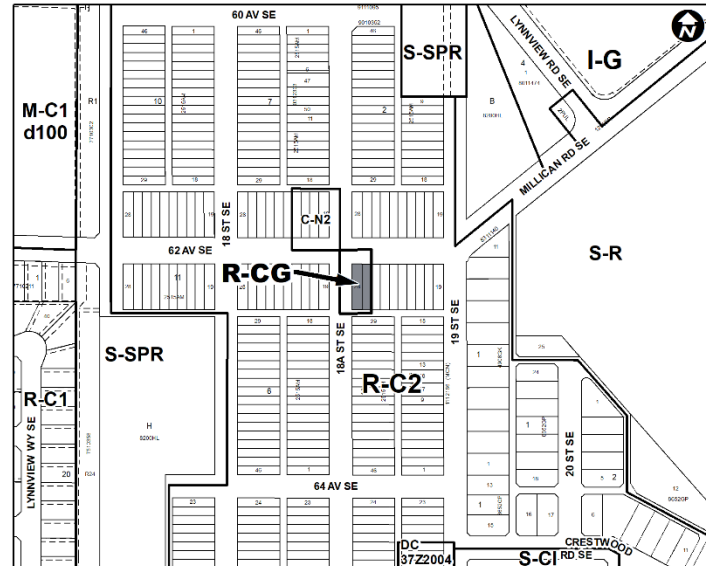
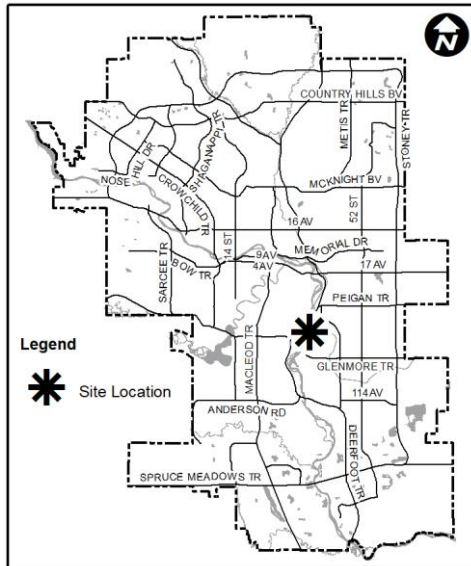
On 2018 October 11, the application was submitted by Sara Karimiavval on behalf of the landowner 2131595 Alberta Inc. (Logan Dominion Ltd), proposing to redesignate the lands, presently designated Residential – Contextual One / Two Dwelling (R-C2) District, to the Multi-Residential – Contextual Medium Profile (M-C2) District. Before circulation of the application, the proposed redesignation was amended to the Multi-Residential – Contextual Low Profile (M-C1) District. After the issuance of the first and only detailed team review document, the applicant identified that their desired outcome was achievable under the R-CG District, and the application was amended to reflect this change.

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Location Maps



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Site Context

The site, comprising approximately 664 square metres, is located in a low density residential setting in the southeast community of Ogden. A single detached dwelling and a two car garage built in 1962 presently occupies the land, which also comprises a number of mature trees, including a number of public trees along the 40 metre frontage to 18A Street SE, as well as the 17 metre frontage to 62 Avenue SE.

Single detached dwellings exist to the north, east and west on land designated as R-C2. To the northwest, the parcel on the corner of 18A Street SE and 62 Avenue SE was redesignated to Commercial – Neighbourhood 2 (C-N2) District on 2017 February 16. The site continues to be occupied by Ridge Mart Grocery, the operative business for as long as city records show. The adjacent lands to the south comprise a semi-detached dwelling constructed in 1965.

The site is located approximately 400 metres southwest of the future Lynnwood/Millican LRT Station, which will be located at the junction of Ogden Road SE and Millican Road SE.

As identified in *Figure 1*, Ogden reached a peak population in 1982, with 11,548 residents. As of 2017, the community had 8,558 residents.

Ogden	
Peak Population Year	1982
Peak Population	11,548
2017 Current Population	8,558
Difference in Population (Number)	-2,990
Difference in Population (Percentage)	-26%

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. This specific site has been identified for intensification of this nature by the *Draft Millican-Ogden Area Redevelopment Plan*, as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings and duplex dwellings. single detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single detached dwellings, semi-detached dwellings and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments.

Secondary suites do not count against allowable density.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the future site development including appropriate built form, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include:

- ensuring contextually sensitive development;
- provision of adequate parking stalls located on-site;
- retention of mature, public trees; and
- mitigation of overlooking/privacy concerns.

Environmental

Public trees have been identified surrounding the parcel. Retention of the public trees will be addressed at the development permit stage.

Transportation

A Transportation Impact Assessment (TIA) and Parking Study was not required for the proposed land use at this time.

Vehicular access to the parcel is available and anticipated to continue from the lane.

The area is well served by public transit via routes 24, 36, 41 and 75, located within approximately 100 metres of the subject parcel, as well as within 400 metres of the future Lynnwood/Millican LRT station.

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At the time of redevelopment, access and parking will be reviewed to ensure it is adequate to accommodate future redevelopment.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate storm water management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online through Planning and Development Map (PDMAP).

Prior to submission of the application, the applicant met with the Millican-Ogden Community Association Board of Directors for a closed meeting in order to discuss the proposed land use amendment and answer any questions. After receiving feedback from the Board of Directors, the applicant delivered flyers one block in each direction of the site, notifying residents of his upcoming presentation at the monthly community meeting on 2018 December 04. Administration was present at this meeting to observe the conversations and feedback from the community and it was deemed that additional City-led engagement was not required.

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map (PDmap) or by contacting the planner directly by mail, phone, or email. In response to the notice posting, letters to adjoining owners and applicant-led engagement, 25 letters were received regarding the proposed development, as well as comments from the Millican-Ogden Community Association (Attachment 2). Comments received included two letters of support and 23 letters of objection. A petition objecting to the initial proposed redesignation to M-C1 was also received with 118 signatures.

The two letters of support indicated that this type of development will kick start more interesting housing in the future.

The main reasons for opposition that were received by Administration in the 23 letters of objection were related to:

- existing parking / traffic congestion;
- the potential loss of mature trees;
- the precedent that the application could set;
- how the allowable building envelope of M-C1 would negatively affect the streetscape and the community; and
- the desire to maintain a single detached dwelling community.

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Administration considered the relevant planning issues specific to the proposed redesignation and provided feedback on community concerns to the applicant, resulting in the application being amended to propose the R-CG District instead of the M-C1 District.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

In accordance with the Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP), the subject site is identified as being located within the Developed Residential Area – Established Area. The land use policies in Section 3.5.3 state that in Established Areas, modest redevelopment should be encouraged.

The MDP's City-wide policies, Section 2 and specifically Section 2.2 Shaping a More Compact Urban Form, provides direction to encourage transit use, make optimal use of transit infrastructure, and improve the quality of the environment in communities. The intent of these policies is to direct future growth of the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

The site is located less than 400 metres from the future Lynnwood/Millican LRT Station. As such, the proposed modest increase in density will allow for better use of this future transit infrastructure.

Millican/Ogden Community Revitalization Plan (Statutory - 1999)

In accordance with the *Millican/Ogden Area Redevelopment Plan*, which forms part of the *Millican/Ogden Community Revitalization Plan*, the site is identified as Low Density Conservation. The objectives of the residential area speak to the community as a viable, safe and livable residential community that provides for a variety of housing types to accommodate

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differences in age, family size and income. The policy encourages transit supportive development, while recognizing and preserving the historic character of the community.

Residential policies intend to maintain stability in the community and to protect existing residential character as well as the quality of the neighbourhood. The policy states that R-1 and R-2 land use designations should continue. Administration supports the proposed land use redesignation to R-CG without the need for an amendment to the policy, specifically as the policy supports low density residential uses. Further, within the ARP, “should” is not interpreted as mandatory language.

It is noted that the *Draft Millican-Ogden Area Redevelopment Plan* identifies the site for modest intensification, classifying the site as Neighbourhood - Low Rise, which may have a built form of a multi-residential building with up to 4 storeys in accordance with the Developed Areas Guidebook.

Social, Environmental, Economic (External)

The proposed land use amendment will implement policy goals of providing more compact, compete communities with a diversity of housing, while allowing for modest redevelopment that reflects the surrounding context. Further, the proposal provides the opportunity for slightly higher density within 400 metres of the future Lynnwood/Millican LRT Station, promoting ridership.

Financial Capacity

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATION:

This application for a land use amendment from R-C2 to R-CG will allow for modest intensification of a corner site that is in proximity to a future LRT Station. The proposed redesignation will allow for a variety of housing types that are capable of increasing ridership of the future LRT Station while accommodating people with differences in age, family size and income, in accordance with the objectives of the *Millican/Ogden Area Redevelopment Plan*.

ATTACHMENTS

1. Applicant's Submission
2. Comments from Millican-Ogden Community Association