

Millican-Ogden Area Redevelopment Plan and South Hill Station Area Plan

Millican-Ogden Area Redevelopment Plan

At this session you can:

- View the final draft of the Area Redevelopment Plan for Millican-Ogden.
- Provide feedback to City staff on specific topics still open for input in the Millican-Ogden Area Redevelopment Plan:
 - by filling out the paper survey,
 - by filling out the online survey at calgary.ca/millicanogden.
- Learn about next steps.

South Hill Station Area Plan

At this session you can:

- View the final draft of the Station Area Plan for South Hill.
- Learn what feedback has been incorporated as part of the Area Redevelopment Committee process.
- Learn about next steps.



Timeline

- 2015

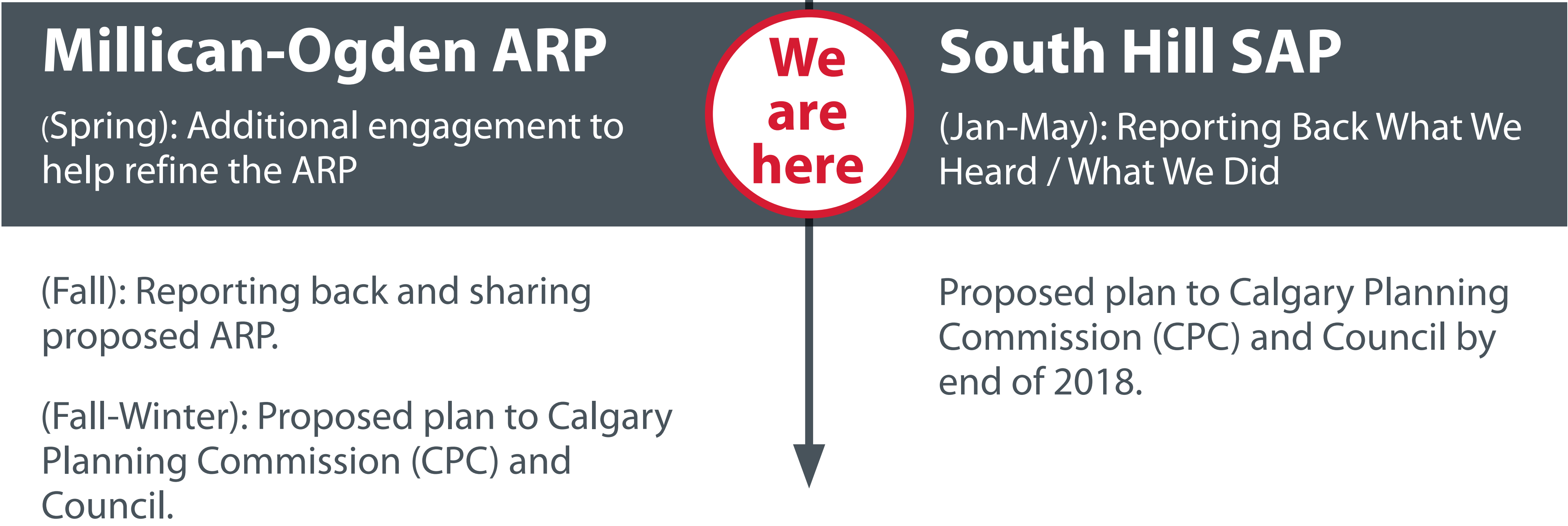
Transit Oriented Development Charette Workshops
- 2016

Broad public engagement
- 2017

Draft of Millican-Ogden ARP / South Hill SAP
- 2017

(October-November):
 - issue identification engagement online and with Area Redevelopment Committee (ARC)

(Jan-Apr): Reporting Back What We Heard / What We Did
- 2018



What is an Area Redevelopment Plan?

An Area Redevelopment Plan (ARP) is a long-range statutory planning document approved by Council. ARPs set out the vision for how an established community should change over time. They guide future development decisions, outlining land use and the form that development should take.

Millican-Ogden ARP

- The vision for Millican-Ogden is that it will continue to offer the features that residents currently enjoy, such as an abundance of open space, a high degree of connectivity to the wider city, a mix of land uses and housing types, and a proud sense of community spirit and railway heritage.
- These features will be augmented by the Green Line stations in the area, with the Ogden Light Rail Transit (LRT) station becoming the new heart of the community that will include a mix of shops, services and housing to serve the area's diverse population.

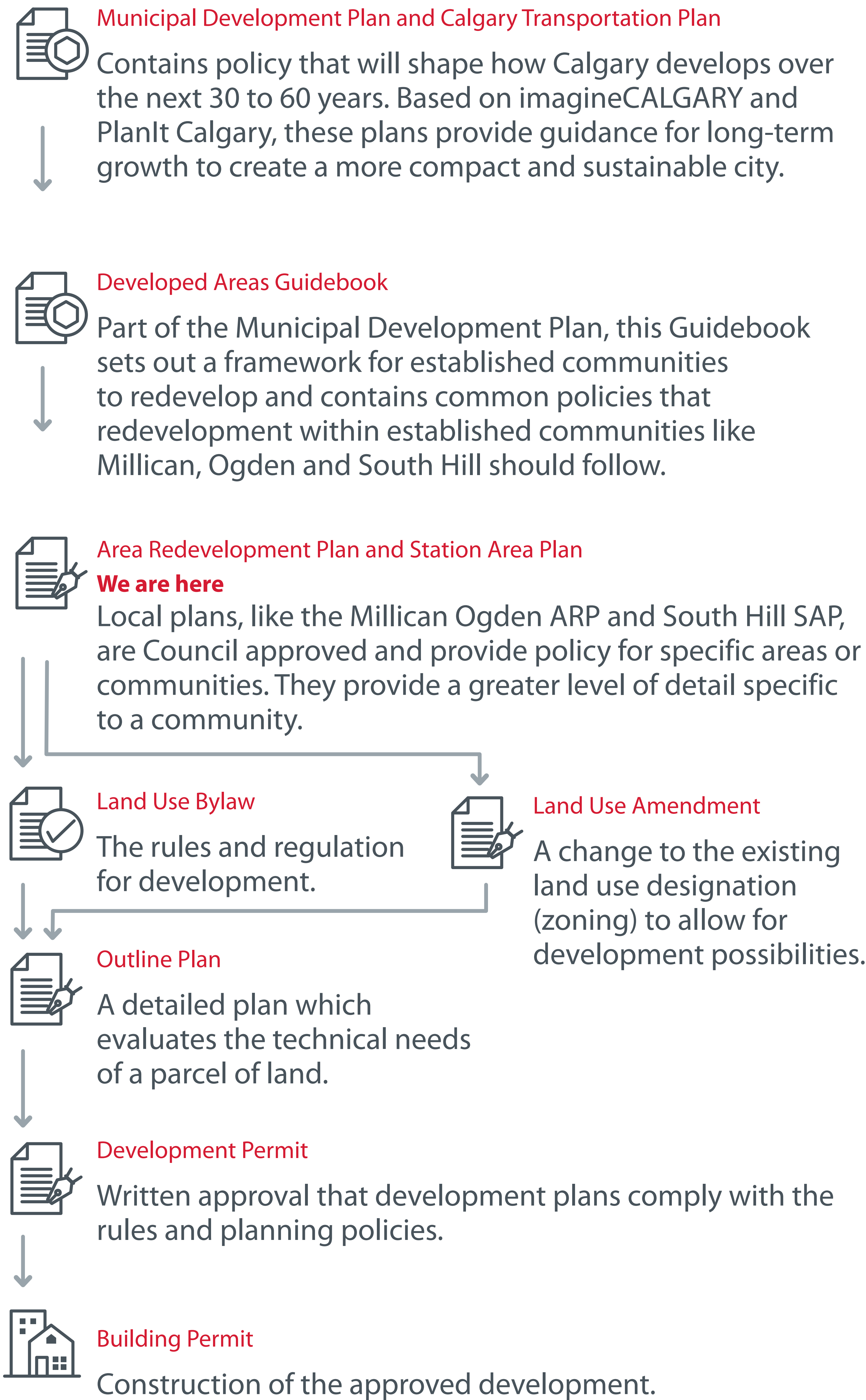
What is a Station Area Plan?

A Station Area Plan (SAP) is a long-range statutory planning document approved by Council that provides comprehensive guidance for Transit Oriented Development (TOD), focusing on strategic redevelopment opportunities.

South Hill SAP

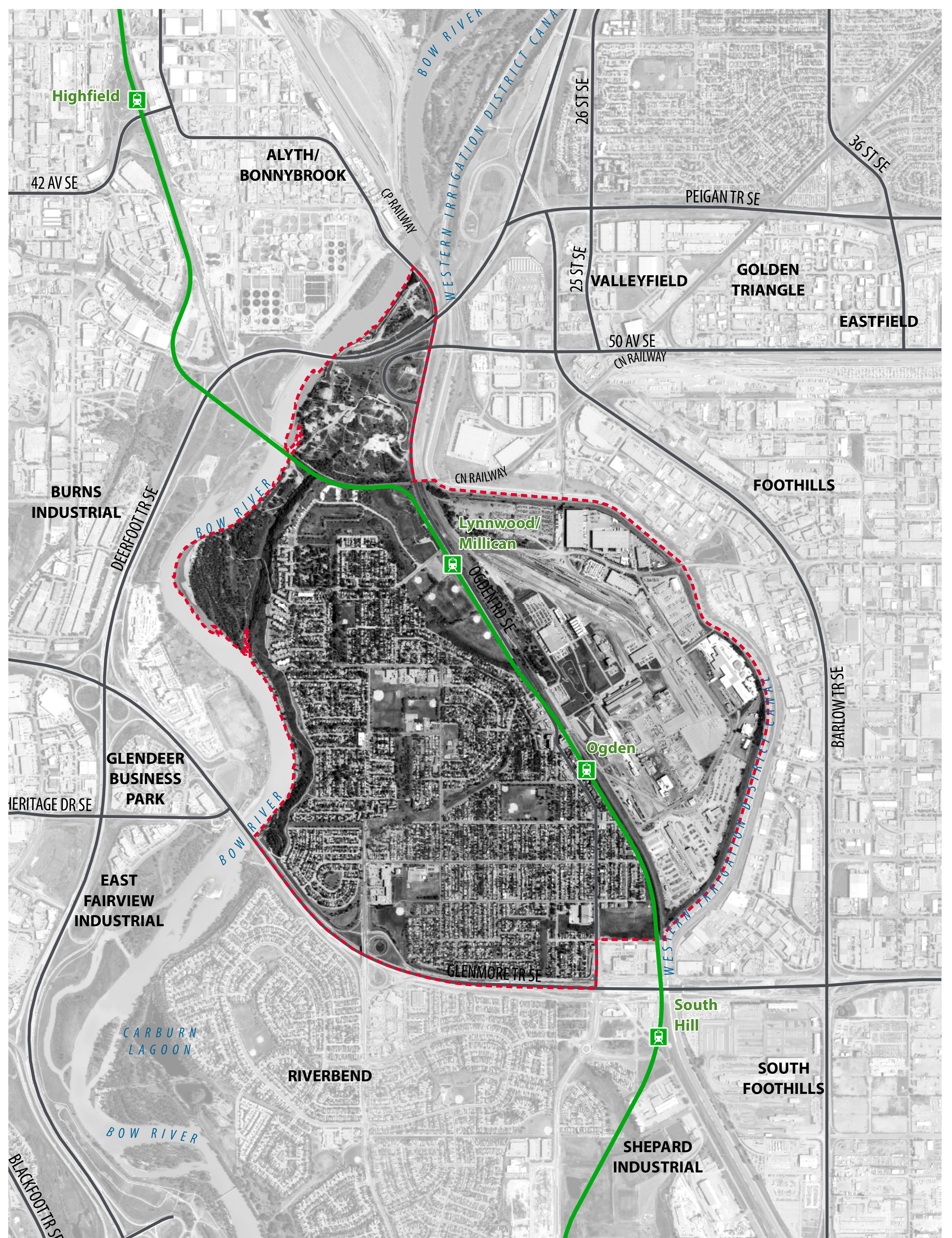
- The vision for South Hill Station is to become an urban village with mixed-use development built around a transit hub. Much of the South Hill area is City-owned, providing a unique opportunity for TOD.

How does an ARP or SAP fit into the planning process?



Millican-Ogden Area Redevelopment Plan - What We Heard / What We Did

The City has reviewed all public and stakeholder feedback collected during the last phase of engagement in October/ November 2017 for the Millican-Ogden ARP. We have summarized the changes we are making as a result of this feedback on the following boards. For a more detailed version of the What We Heard/ What We Did report, please pickup the handout here tonight or visit calgary.ca/millicanogden.



Millican-Ogden ARP land use concept

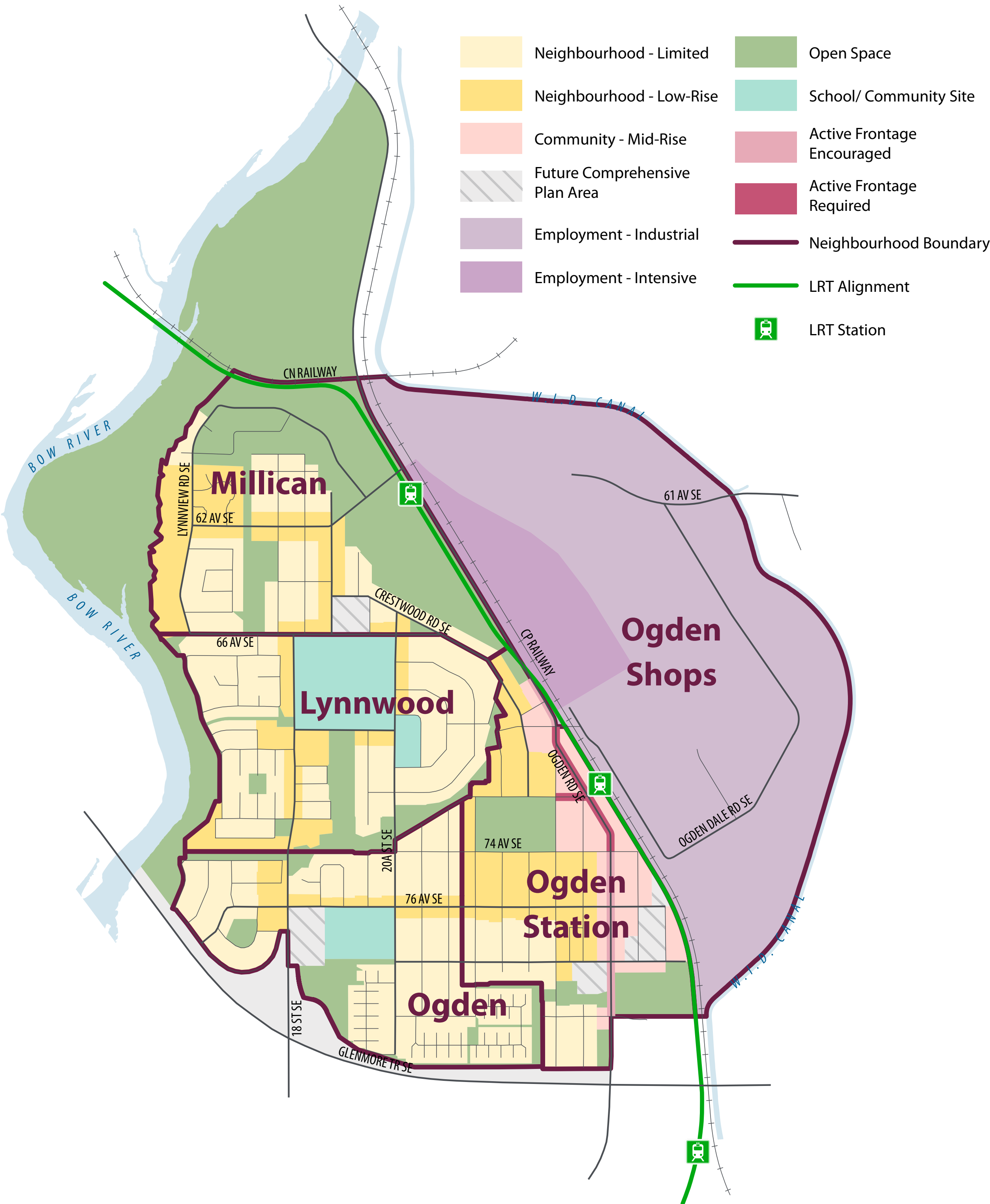
Provide your input

Do you have any comments or concerns regarding changing the Community - Mid Rise building block, the addition of the Active Frontage Encouraged area or the historic neighborhood names? Please explain why on the feedback form here tonight or take the online survey.

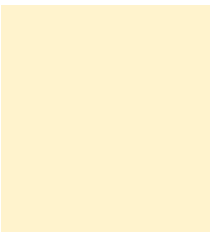
The land use concept illustrates the general location of neighbourhoods and relationship between land use building blocks, the transportation network and open spaces. Building blocks found in this ARP are based on those established in the Developed Areas Guidebook. Each building block has a range of land use districts that can be applied during the Land Use Amendment stage.

What have we changed?

1. The Community – Mid Rise building block has been used instead of the Neighbourhood – Mid Rise building block to allow for mixed use development.
2. The Active Frontage Encouraged designation has been added further north and south to encourage active uses along the entire length of Ogden Road.
3. Generic neighbourhood names have been replaced with historic neighbourhood names.

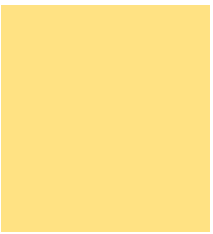


Building Block definitions



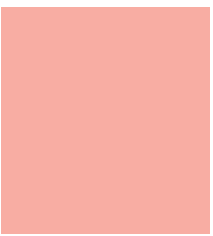
Neighbourhood – Limited

- Up to 3 storeys.
- Single detached, semi-detached, duplex, suites, row house, townhouse.



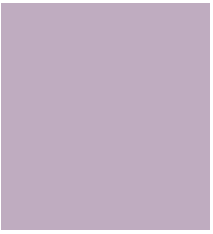
Neighbourhood – Low-Rise

- Up to 4 storeys.
- Apartment, townhouse, low-rise multi-residential.



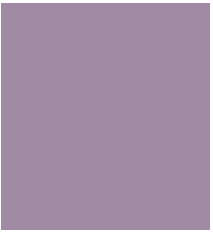
Community – Mid-Rise

- 4-6 storeys
- Mixed-use, mid-rise multi-residential.



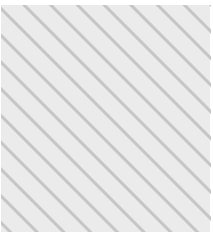
Employment-Industrial

- Varies in height.
- Protection of industrial land for primarily industrial uses, with limited commercial uses.



Employment-Intensive

- Varies in height.
- Vertical or horizontal mix of employment opportunity.



Future Comprehensive Plan Area

- Sites over 1.0 hectare in size.
- Require further planning and an ARP amendment at time of redevelopment.

Millican-Ogden ARP open space network, community amenities and facilities

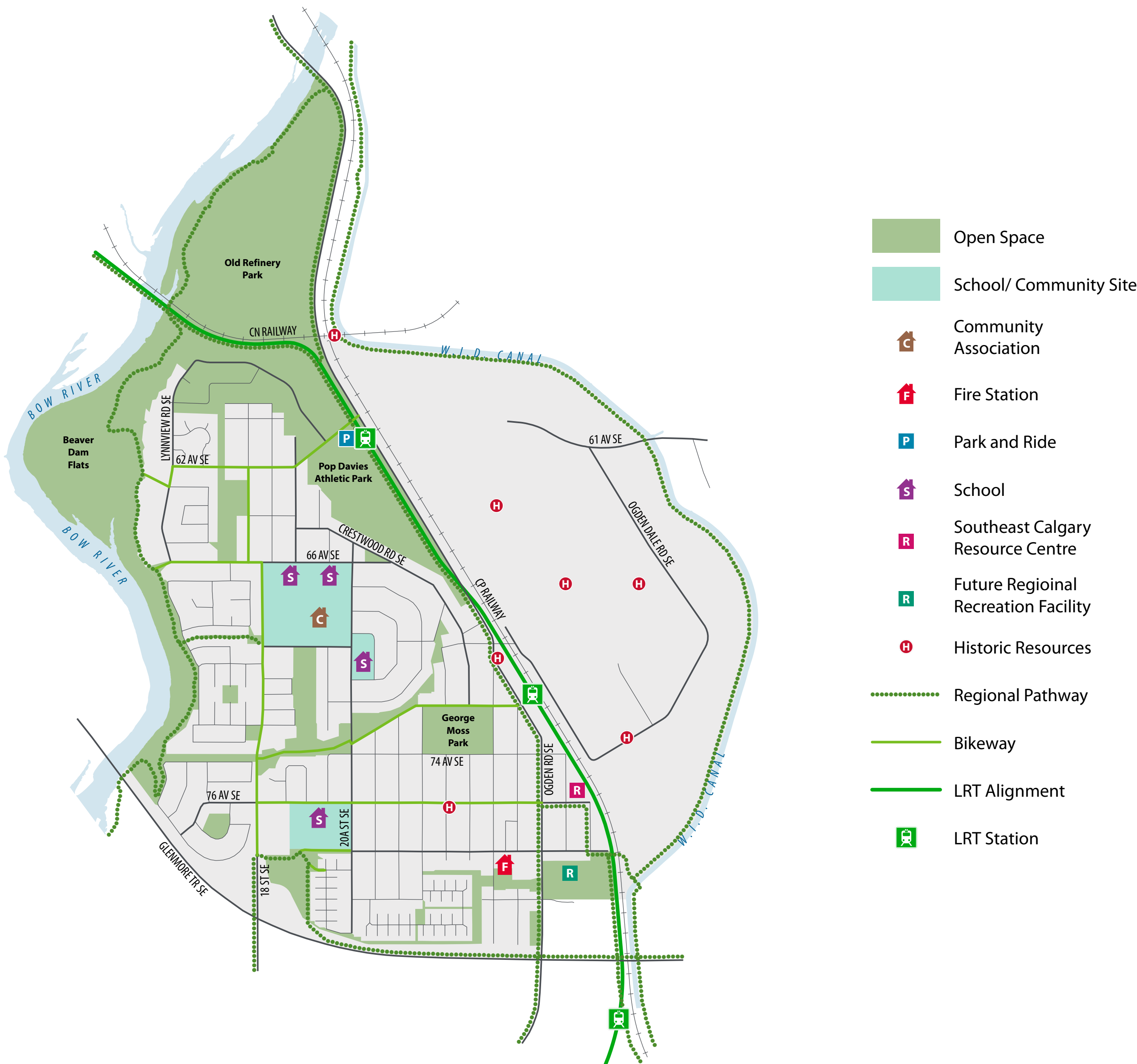
Provide your input

Do you have any comments or concerns regarding the addition of general affordable housing policy or removal of George Moss Park as a designated site for future senior’s housing? Please explain why on the feedback form here tonight or take the online survey.

The goal of the ARP with respect to open space and community amenities and facilities is to maintain and enhance the quality of amenities that serve the community’s needs, for the benefit, use and enjoyment of residents.

What have we changed?

1. City Council has directed staff to explore the feasibility of incorporating an affordable seniors housing facility in the southeast corner of George Moss Park. Staff’s recommendation is to remove this policy in the ARP in favour of a more general policy encouraging affordable seniors housing in the community.
2. Open space and pathway mapping has been updated to more accurately reflect the pathway network and use of open space.
3. Plan boundaries have been expanded so that Beaver Dam Flats and Old Refinery Park are now within the ARP.



Millican-Ogden ARP - mobility

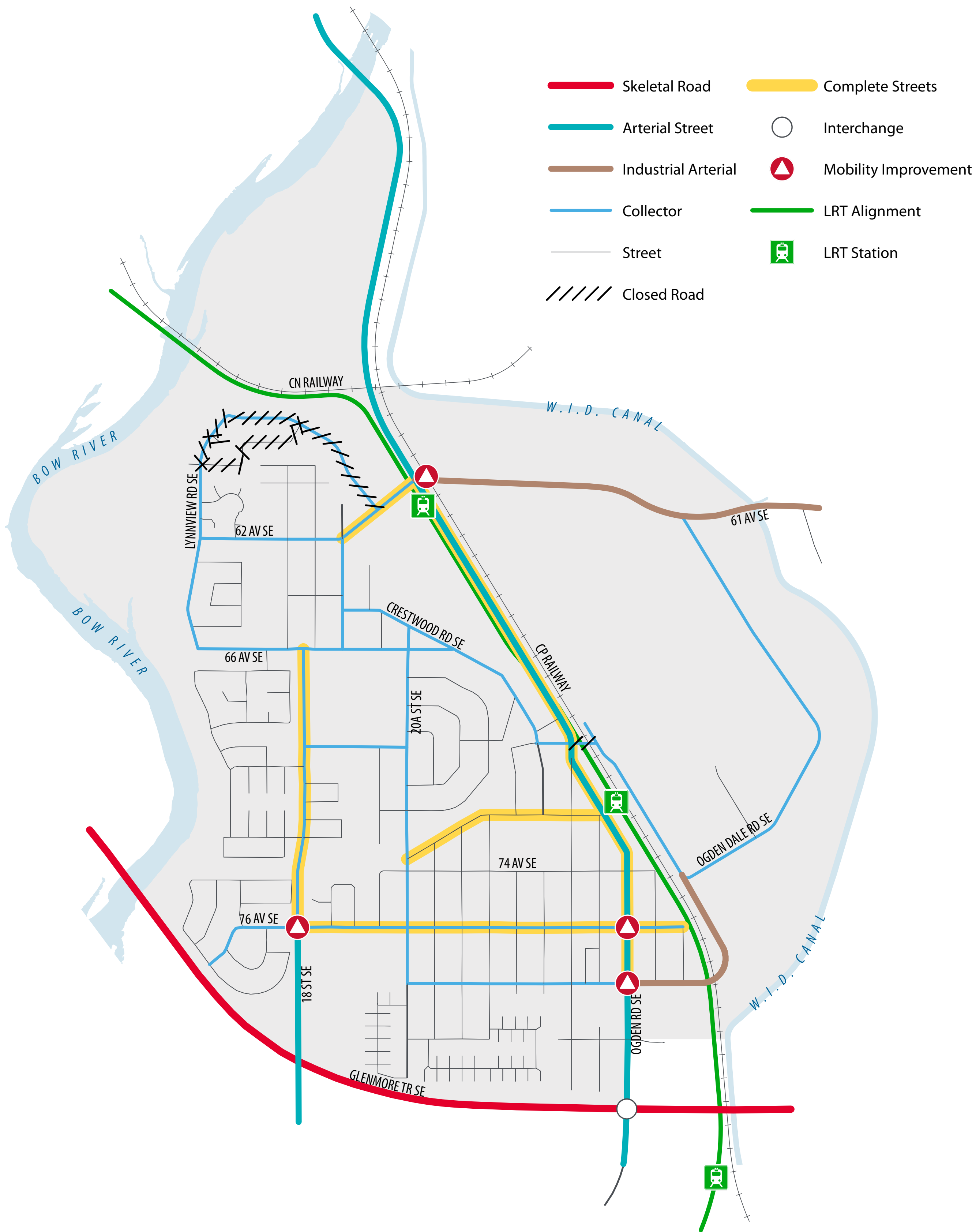
The plan area is served by major road, transit and bicycle connections, linking it to major regional destinations. The policies in the ARP are intended to improve existing connections, minimize cut-through traffic and make walking, cycling, and transit use even more desirable choices for residents.

What have we changed?

69 Avenue SE, which is currently designated as a Truck Route, is planned to be closed at the existing CP Rail Crossing. It is recommended that when 69 Avenue is closed, truck access to the Industrial area, east of the tracks, be via 61 Avenue SE from Barlow Trail.

78 Avenue SE is currently not a Truck Route and it is the Greenline’s recommendation that 78 Avenue not be designated as a Truck Route.

The proposed structure at 78 Avenue under the CP Rail tracks must still allow for large vehicles including emergency trucks and commercial vehicles that may occasionally be forced to use 78 Avenue (if 61 Ave is temporarily closed etc.).

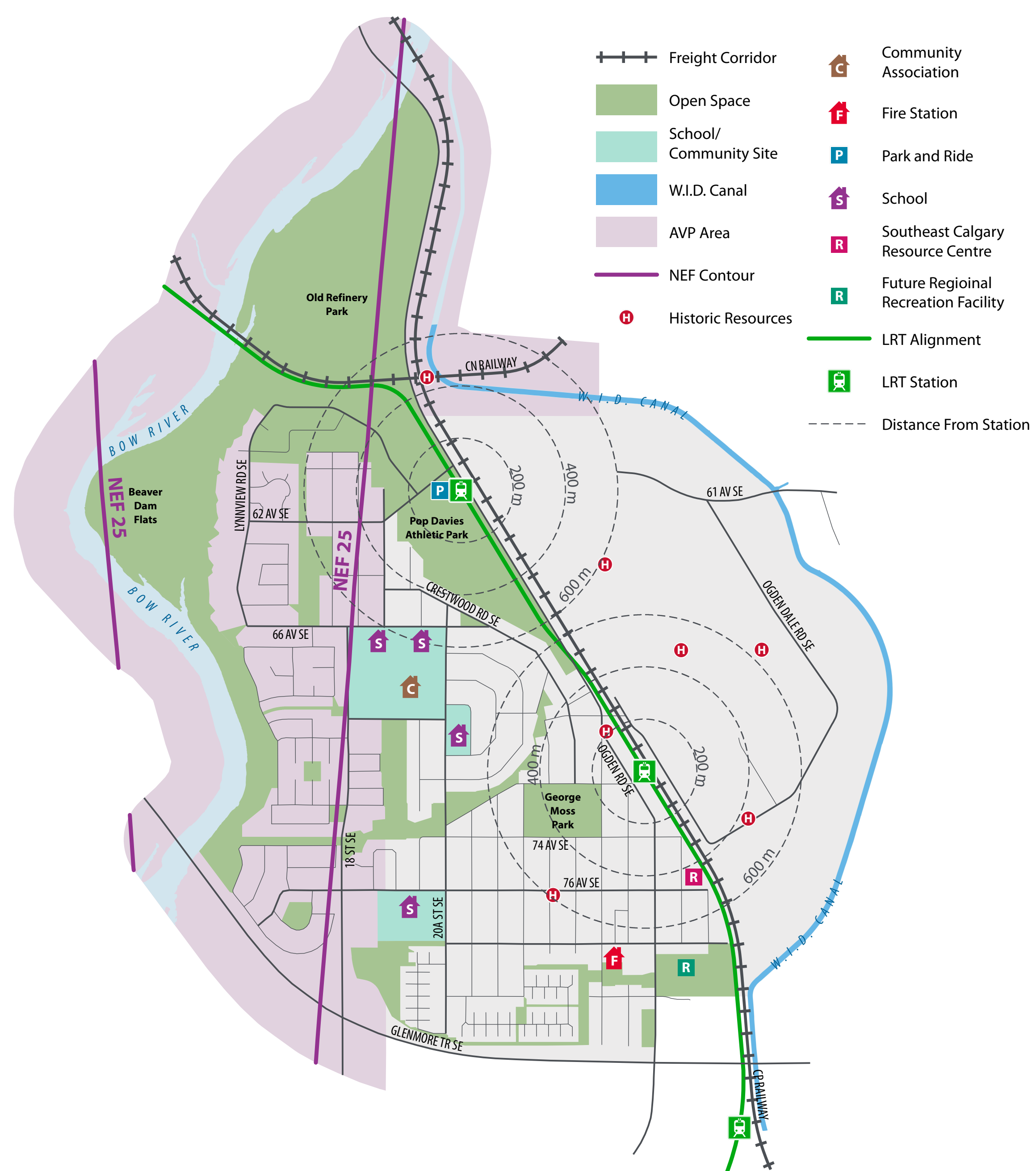


Millican-Ogden ARP infrastructure and environment

Historically, Millican-Ogden has attracted considerable industrial development. As a result, potentially contaminated sites may impact future development. With new development proposed for the area, it is important that a detailed environmental assessment be completed at the time of application to ensure a site is suitable for its intended use.

What have we changed?

1. The text and maps within the ARP have been updated to accurately reflect the lands related to the former refinery site and the remedial measures conducted to date.
2. The plume originating at CP Ogden Shops is being remediated and risk managed by CP through an Environmental Management Plan approved by the Government of Alberta.

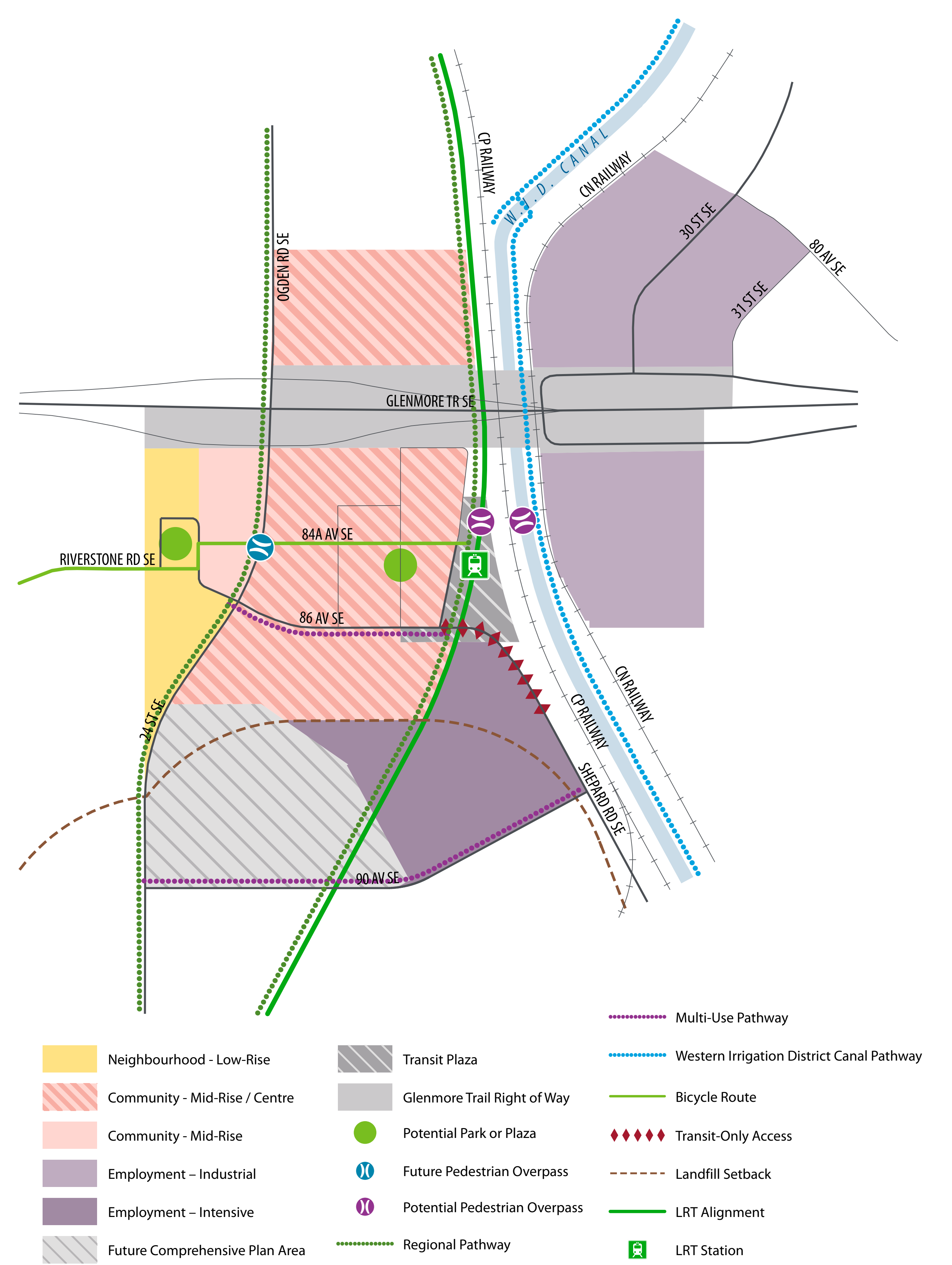


South Hill Station Area Plan – land use concept

The land use concept illustrates the general location and relationship between land use building blocks, the transportation network and open spaces in South Hill. Building blocks found within this Station Area Plan (SAP) are based on the building blocks established in the Developed Areas Guidebook.

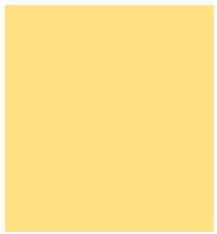
Adapted from the policy:

South Hill will be a transit-rich community that is walkable and bikeable, providing individuals with many ways to get around. Development in South Hill will include a variety of land uses, building types and scales of development focused around a High Street.



Building Block definitions

The building blocks in South Hill are adapted from the Developed Areas Guidebook. The following descriptions highlight the key elements of the building blocks in the South Hill context.



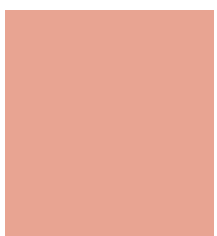
Neighbourhood – Low-Rise

- Three to four-storey row houses, townhouses and multi-residential buildings.
- Development adjacent to Riverbend will be two storeys.



Community – Mid-Rise

- Vertical and horizontal mixed-use including retail and office uses.
- In South Hill Village this will be four to six storeys; west of 24 Street SE development will be restricted to a maximum of four storeys.



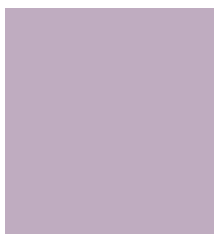
Community – Centre

- Vertical and horizontal mixed-use from six to 10 storeys.
- Development greater than 10 storeys can be accommodated at the discretion of the Approving Authority.



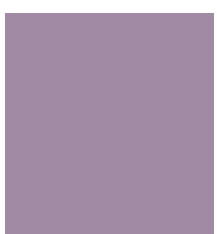
Community – Mid-Rise/Centre

- Allows for a combination of the two building blocks.



Employment-Industrial

- Will provide a buffer between heavy industrial uses outside the Plan Area and future Employment – Intensive uses in the plan area.
- Will consist of light industrial uses that can transition over time to industrially-based office uses.



Employment-Intensive

- Campus-type business development. Ancillary uses such as restaurants and coffee shops that support office jobs will be permitted.
- No comprehensive commercial retail development will be permitted.



Future Comprehensive Plan Area

- This land will not be developed in the short or medium term and requires additional planning form prior to redevelopment.

Next Steps

We will take the feedback received today on the **Millican-Ogden ARP** to make additional changes to the document. The proposed ARP will be available online in fall 2018.

The proposed **South Hill SAP** will be available in fall 2018.

Both documents are expected to go to Calgary Planning Commission (CPC) and Council in Q4 2018.

Following CPC, City Council will review the documents and hold a public hearing to get citizen and industry feedback. After the public hearing, City Council will either approve the plans or request additional changes be made.

Please check the project webpages for updates:
calgary.ca/millicanogden and calgary.ca/southhill.

Contact

Thank you for taking the time to attend tonight's session. Please contact us with questions or comments.

Millican-Ogden

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