

**Policy and Land Use Amendment in Ogden (Ward 9) at 2403 Crestwood Road SE -  
 LOC2022-0211**

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**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2403 Crestwood Road SE (Plan 4465HB, Block 2, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG 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 application, located in the southeast community of Ogden, was submitted by New Century Design on behalf of the landowners Trung Nguyen and Lily Le on 2022 November 29. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit for a four-unit rowhouse in the future.

The approximately 0.06 hectare site is situated at the southwest corner of Crestwood Road SE and 69 Avenue SE. The laned corner lot is directly across the street from a 4-storey multi-residential building. It is also 120 metres west of Ogden Road which is designated as an arterial street and is lined by a variety of neighbourhood commercial development. The site is approximately 150 metres (two-minute walk) from four transit routes. George Moss Park is 250 metres south. Lynwood Park is 500 metres west of the subject site, and is flanked by 3 schools,

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a community hall, a senior's centre and an arena. The proposed R-CG District would allow grade-oriented development in the form of rowhouse or townhouse buildings.

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. 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 four letters of opposition from the public. The letters of opposition cited the following concerns:

- increased traffic and parking issues;
- increased density;
- increased number of waste bins;
- the community is for homes, and not apartment buildings;
- the development would be an eyesore; and
- community feedback has previously been ignored by the City.

Six letters of support cited the following positives:

- additional housing is being provided;
- the application represents an investment in the community;
- this type of development will bring vibrancy back to the community;
- increased density is needed to support local businesses and schools; and
- the site is ideally located near services and public transportation.

The Millican-Ogden Community Association provided a letter in opposition on 2023 January 7 (Attachment 5) identifying the following concerns:

- proposal is dependent on a draft local area plan / does not comply with the existing ARP;
- minimal engagement has been undertaken by the applicant; and
- insufficient street parking to support the proposed development.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

**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 Amendments to the Millican-Ogden Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Letter

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform