

**Policy and Land Use Amendment in Ogden (Ward 9) at 7615 – 25 Street SE,  
 LOC2024-0010**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments 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 7615 – 25 Street SE (Plan 375AM, Block 10, Lots 7 and 8) 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 and townhouses, in addition to the building types already listed in the existing 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 with 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 proposed land use.
- A development permit for a four-unit rowhouse with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This policy and land use amendment was submitted on 2024 January 12 by Horizon Land Surveys on behalf of the landowners, William Elderfield Massiah and Joanna Theresa Massiah.

The 0.06 hectare  $\pm$  (0.14 acre  $\pm$ ) corner parcel is located in the southeast community of Ogden, fronting onto both 25 Street SE and 77 Avenue SE. The site is currently developed with a single detached dwelling and detached garage accessed off the rear lane. The site is located within 100 metres (a two-minute walk) of bus stops for Route 43 (McKnight - Westwinds Station/Chinook Station) and Route 779 (WiseWood/Riverbend). George Moss Park and the Ogden Plaza commercial centre are within 300 metres (a five-minute walk) of the site. The Glenmore Inn and shopping centre is also within 500 metres (an eight-minute walk).

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The proposed policy amendment to the ARP would revise the Proposed Land Use Policies map (Map 5) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential'. This policy amendment would allow for the development of higher density developments and an expanded range of housing options. The proposed R-CG district accommodates a range of building forms such as rowhouses and townhouses, that would align with the proposed policy amendment.

As noted in the Applicant Submission (Attachment 3), the proposed land use district would allow for a broader range of grade-oriented housing options, inclusive of rowhouses, at a maximum of four dwelling units for the site. A development permit (DP2024-01389) has been submitted on 2024 February 28 for a four-unit rowhouse with secondary suites, which is currently under review.

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 respective community association was appropriate. In response, the applicant reached out to Millican-Ogden Community Association, the Ward 9 Councillor's Office, as well as delivered letters via postcard to local residents within a 100 metre radius of the site. 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 also sent to adjacent landowners.

Administration received four letters of opposition from the public. The letters of opposition included the following areas of concern:

- ongoing street parking capacity surrounding the site;
- traffic and congestion implications with a higher density development;
- increasing the overall density in the neighbourhood; and
- potential height, lot coverage, setback, and shadowing impacts of a future development.

No comments from the Millican-Ogden Community Association were received. Administration contacted the Community Association to follow up and no comments were received.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a 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**

The proposed R-CG District would allow for a wider range of housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

**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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform