

Policy Amendment in Ogden (Ward 9) at 7804 – 22 Street SE, LOC2024-0275

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Millican-Ogden Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g., single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that is 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 policy amendment 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 policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2024-06235) for a new four-unit rowhouse building and detached garage has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

The policy amendment application, in the southeast community of Ogden, was submitted Horizon Land Surveys on behalf of the landowner, Royal Model Homes LTD on 2024 November 8. The approximately 0.06 hectare (0.15 acre) site is located at the southeast corner of 78 Avenue SE and 22 Street SE. It is currently developed with a single detached dwelling and detached garage with rear lane access.

The proposed policy amendment is intended to accommodate a rowhouse as indicated in the Applicant Submission (Attachment 3). A development permit (DP2024-06235) for a new four-unit rowhouse building with four secondary suites and detached garage has been submitted and is 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

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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. In response, the applicant indicated they delivered letters to residents within a 100 metre radius of the subject site and contacted the Millican Ogden Community Association and Ward Councillor's Office for comment. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, the application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any responses from the public on this application. No comments were received from the Millican Ogden Community Association. Administration contacted the Community Association to follow up on 2025 January 16, in which the Community Association confirmed they had no comments on this application.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy amendment application will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

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 proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2025 February 27**

**ISC: UNRESTRICTED
CPC2025-0122
Page 3 of 3**

Policy Amendment in Ogden (Ward 9) at 7804 – 22 Street SE, LOC2024-0275

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