

Planning and Development Services Report to
Calgary Planning Commission
2025 March 27

ISC: UNRESTRICTED
CPC2025-0258
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**Policy and Land Use Amendment in Ogden (Ward 9) at 6240 – 18A Street SE,
LOC2024-0302**

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 (0.16 acres \pm) located at 6240 – 18A Street SE (Plan 2515AM, Block 2, Lots 27 and 28) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MARCH 27:

That Council:

1. Give three readings to **Proposed Bylaw 41P2025** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 80D2025** for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 6240 – 18A Street SE (Plan 2515AM, Block 2, Lots 27 and 28) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 March 27:

“Revised Attachment 1 was distributed with respect to Report CPC2025-0258.”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms where dwelling units may be attached or stacked in a form and scale consistent with low density residential districts.
- The proposal represents an appropriate density increase for 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 land use amendment would allow for greater housing choices within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *Millican-Ogden Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- A development permit for a rowhouse development has been submitted and is under review.

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- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southeast community of Ogden was submitted by the landowner, 2476612 Alberta Inc. (Heirloom Homes) on 2024 December 11. A development permit (DP2024-08670) for a rowhouse development accommodating 10 dwelling units and no secondary suites has been submitted and is under review.

The 0.06 hectare ± (0.16 acre ±) parcel is located in the southeast community of Ogden at the northeast corner of 62 Avenue SE and 18A Street SE. The site is currently unoccupied and fenced off for construction under the previously approved development permit application (DP2023-01929). The existing Residential – Grade-Oriented Infill (R-CG) District allows for four dwelling units and four secondary suites. The applicant is seeking to add more density with this land use amendment application. The site is well served by public transit and is close to a number of bus stops, local parks, an on-street bikeway and a supermarket.

The subject site meets Land Use Bylaw 1P2007's location criteria to qualify for redesignation to the H-GO District as it is located within the Inner City area identified on the Urban Structure map of the MDP and is within 600 metres of the capital-funded Lynnwood/Millican Green Line Light Rail Transit (LRT) Station.

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 attended a Millican-Ogden Community Association meeting and presented the proposed development on 2025 February 4 at the Millican-Ogden community hall. 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 one letter of opposition from the public. The letter of opposition included the following areas of concern:

- lack of public engagement with community members;
- inconsistency with existing community character in terms of building height and increased density;

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- lack of updated planning framework to guide new developments;
- privacy concerns from the proposed rooftop patios; and
- conflict of interest within the community association.

The Millican-Ogden Community Association replied to Administration and indicated neither support nor opposition to the application (Attachment 5).

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 would be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and 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 development of this site enables a more efficient use of land and infrastructure and allows for a diversity of grade-oriented housing that may better accommodate the 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 would be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a 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.

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ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 41P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 80D2025**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform