

Planning and Development Services Report to  
Calgary Planning Commission  
2025 June 05

ISC: UNRESTRICTED  
CPC2025-0480  
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### **Policy Amendment in Ogden (Ward 9) at 7414 Ogden Road SE, LOC2025-0074**

#### **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).

#### **RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 05:**

That Council give three readings to **Proposed Bylaw 52P2025** 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 (DP2025-00966) for a new four-unit townhouse building and detached garage has been submitted on 2025 February 20 and is currently under review.
- There is no previous Council direction related to this proposal.

#### **DISCUSSION**

This policy amendment application, in the southeast community of Ogden, was submitted by Horizon Land Surveys on behalf of the landowners, Jaskiran Dhensa and Karndev Grewal on 2025 March 27. The approximately 0.05-hectare (0.14-acre) site is located directly east of Ogden Road SE and approximately 120 metres (less than 2-minute walk) south of 74 Avenue SE.

As indicated in the Applicant Submission (Attachment 3), the proposed policy amendment is intended to accommodate a townhouse building as indicated in the Applicant Submission (Attachment 3) and to align with the existing Residential – Grade-Oriented Infill (R-CG) District of the site. A development permit (DP2025-00966) for a new four-unit townhouse building with four secondary suites and a detached garage has been submitted and is under review.

## **Policy Amendment in Ogden (Ward 9) at 7414 Ogden Road SE, LOC2025-0074**

An amendment to the *Millican Ogden Area Redevelopment Plan* (ARP) is required because the subject parcel is currently designated as “Low Density Conservation” in Map 2 of the ARP. This policy designation is intended to support the retention and conservation of existing low-density housing forms, such as single detached homes, and does not contemplate new multi-dwelling forms such as townhomes and rowhouses. As such, the existing ARP policy does not support the form and intensity of the proposed townhouse building, despite the existing R-CG land use district permitting such uses. The proposed amendment would re-designate the site to “Low or Medium Density Multi-Dwelling Residential”, enabling alignment between the statutory policy and the approved land use district, and facilitating the development of a fourplex with secondary suites in a contextually appropriate location.

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 policy 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 distributed letters to residents within a 100-metre radius of the subject site, conducted door knocking and engaged with residents who were available, and contacted the Millican-Ogden Community Association (CA) and Ward 9 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 circulation to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report.

The CA provided a letter in opposition on 2025 May 13 (Attachment 5) identifying that the existing ARP policies should be respected, and that proposal does not align with the expectation of community members.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as the existing R-CG land use designation and proposed townhouse building will be compatible with surrounding development pattern and the scale of adjacent properties. The proposed development will also introduce a form of housing that helps meet community needs without significantly altering the established character of the neighbourhood.

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Following Calgary Planning Commission, notification 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 would accommodate a site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

##### **Environmental**

The 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. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

##### **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.

#### **ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 52P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform