

Background and Planning Evaluation

Background and Site Context

The subject site is in the southeast community of Ogden on the east side of Ogden Road SE and south of 74 Avenue SE. The parcel is a mid-block site and is approximately 0.05 hectares (0.13 acres) in size, with dimensions of approximately 15 metres wide and 36 metres deep. The site is currently undeveloped and is bound to the north and south by parcels developed with single detached dwellings. Adjacent to the west is Ogden Road SE and to the east is a laneway.

Surrounding lands are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwellings and accessory residential buildings.

The site is located approximately 550 metres (an eight-minute walk) north of the commercial uses located at the corner of Glenmore Court SE and Ogden Road SE. In addition, the hotel use on the site (Glenmore Inn), the site also provides a variety of small scale retail and service commercial use which is identified as a Community Activity Centre in the *Municipal Development Plan* (MDP). Other commercial amenities such as grocery store (Freshco), pharmacy (Shoppers Drug Mart) and businesses are located within approximately 1,500 metres (a 20-minute walk) west of the subject site. George Moss Park is along 74 Avenue SE and is approximately 425 metres (a nine-minute walk) north from the subject site.

Almadina Language Charter Academy is located within approximately 1,100 metres (a 15-minute walk) to the west while Ogden Fire Station No. 9 is approximately 500 metres (a seven-minute walk) south of the subject site, along 78 Avenue SE.

Community Peak Population Table

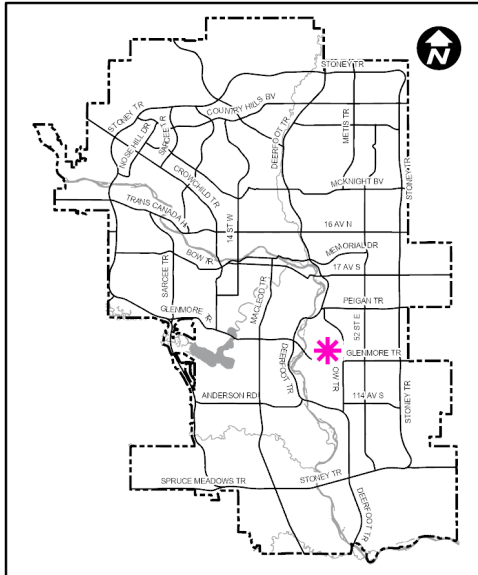
As identified below, the community of Ogden reached its peak population in 1982.

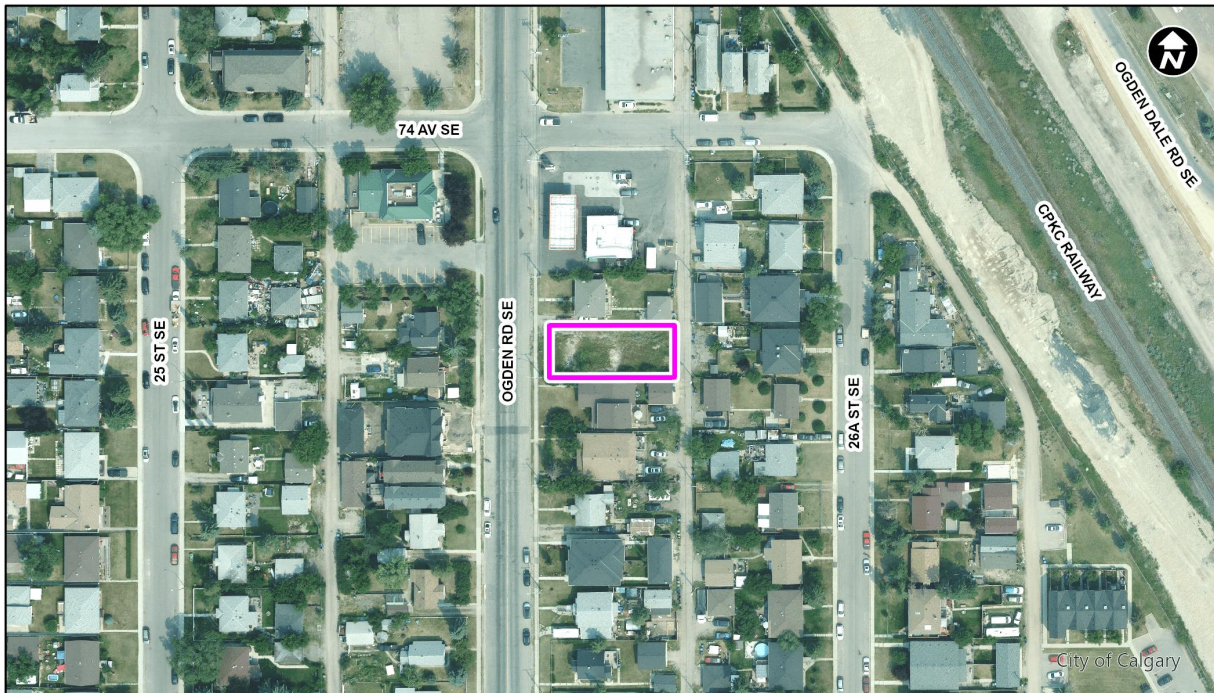
Ogden	
Peak Population Year	1982
Peak Population	11,548
2021 Current Population	8,315
Difference in Population (Number)	- 3,233
Difference in Population (Percent)	28%

Source: *The City of Calgary 2021 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Ogden Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is designated as Residential-Grade Oriented Infill (R-CG) District, which was applied as part of the recent Rezoning for Housing initiative to support increased housing choice in established areas. The R-CG District accommodates a range of low-density residential forms, including single detached, semi-detached, duplex dwellings, townhouses, and rowhouse buildings. It allows for a maximum building height of 11.0 metres and a maximum density of 75 dwelling units per hectare, which, based on the site's parcel area, permits up to four dwelling units.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

This proposed policy amendment was initiated to support a concurrent development permit application (DP2025-00966), for a four-unit townhouse development on the site. The policy amendment proposes to align the statutory policy and the proposed built form. While the R-CG District support townhouse development, the current *Millican-Ogden ARP* designates the site as "Low Density Conservation" which only permits single and semi-detached housing. The proposed amendment would re-designate the site to "Low or Medium Density Multi-Dwelling

Residential” to enable multi-dwelling built forms such as townhouses, and will ensure consistency between the ARP and the existing R-CG land use designation for the site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration’s recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The site is within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored with the development permit review for the site.

Millican-Ogden Area Redevelopment Plan (Statutory – 1999)

The site is located within the Low Density Conservation area as identified on Map 5: Proposed Land Use Policies of the [Millican-Ogden Area Redevelopment Plan](#) (ARP). As per the ARP policies in Section 3.4.3 (Residential Land Use), the Low Density Conservation area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.

The proposed policy amendment to Map 5 would amend the subject site from Low Density Conservation to Low or Medium Density Multi-Dwelling Residential to reflect the allowable uses under the R-CG District and align with MDP policies. A text amendment is proposed to further clarify that 75 units per hectare is appropriate on the site in alignment with the R-CG District maximum allowable density.

The proposed policy amendment will also complement and support the existing low density built form in the neighbourhood by introducing sensitive infill opportunities that reflect the established character, while allowing for a gradual and contextually appropriate increase in housing diversity and choice.