

**Policy Amendment in Ogden (Ward 9) at 2415 Crestwood Road SE, LOC2025-0042**

**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 (DP2024-08378) for a new four-unit townhouse with four secondary suites and a detached garage has been submitted and is ready for decision pending Council's decision on this policy amendment.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the southeast community of Ogden, was submitted by Ktran Design and Drafting on behalf of the landowners, Tasnima Abedin and Mohammad Rahman on 2025 March 20. The approximately 0.06 hectare (0.14 acre) site is located on the west side of Crestwood Road SE, 55 metres south of 69 Avenue SE. It is currently developed with a single detached dwelling with rear lane access.

A concurrent development permit (DP2024-08378) for a four-unit townhouse with secondary suites and a detached garage has been submitted and Administration is ready to approve the development pending Council's decision on this policy amendment application. This is in alignment with the building forms available under the Residential – Grade-Oriented Infill (R-CG) District.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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### **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. After completing the Applicant Outreach Toolkit, the Applicant decided not to proceed with community outreach. 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.

No public comments were received at the time of writing this report, and no comments were received from the Millican Ogden Community Association.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 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*.

#### **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 September 04**

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**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