

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ogden on the west side of Crestwood Road SE, 55 metres south of 69 Avenue SE. This mid-block parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. It is currently developed with a single detached dwelling with rear lane access.

Surrounding development is characterized by single and semi-detached dwellings on parcels designated Residential – Grade-Oriented Infill (R-CG) District to the north, south and west of the site. The parcel to the east across Crestwood Road SE is designated Direct Control (DC) District ([Bylaw 120Z99](#)) to accommodate multi-residential development with ground floor commercial and retail uses.

The site is well served by public transit, and is close to local parks, schools and commercial amenities. Bus stops serving Route 117 (Mckenzie Towne Express), Route 131 (East Bow Express), Route 151 (New Brighton Express), and Route 302 (BRT Southeast/City Centre) are located approximately 210 metres (a four-minute walk) to the east on Ogden Road SE. The future Ogden Green Line Light Rail Transit (LRT) Station is located approximately 400 metres (a seven-minute walk) to the southeast. George Moss Park is located approximately 210 metres (a four-minute walk) to the south. In addition, there are a range of commercial and retail amenities within walking distance to the east and along Ogden Road SE.

Community Peak Population Table

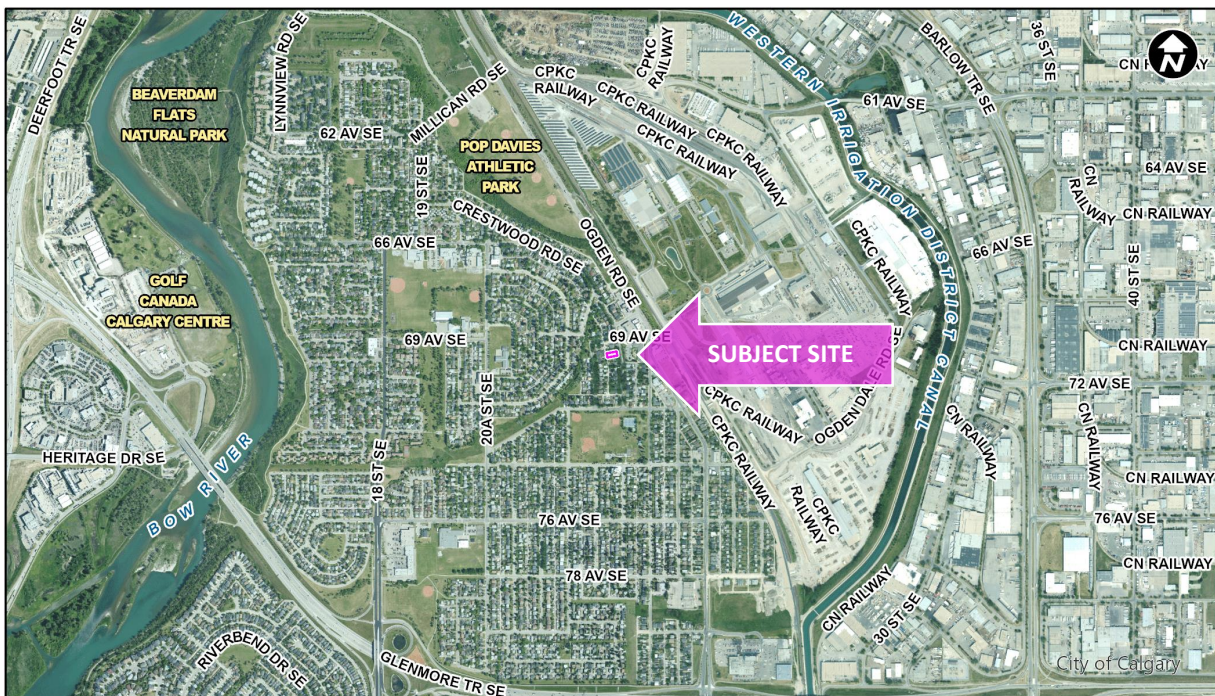
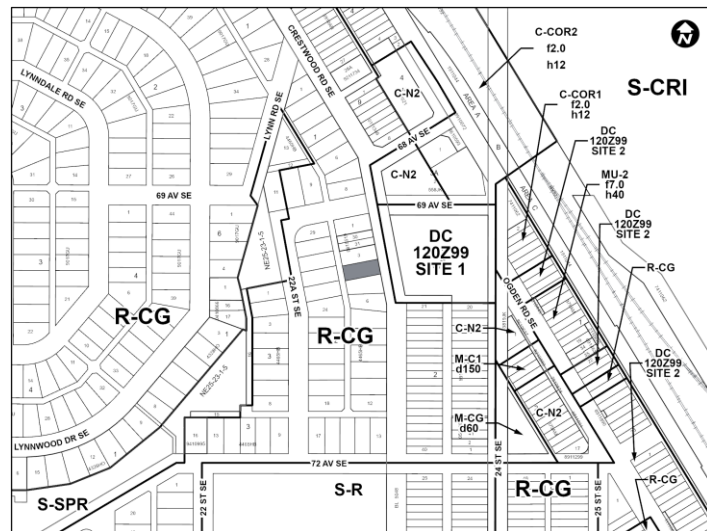
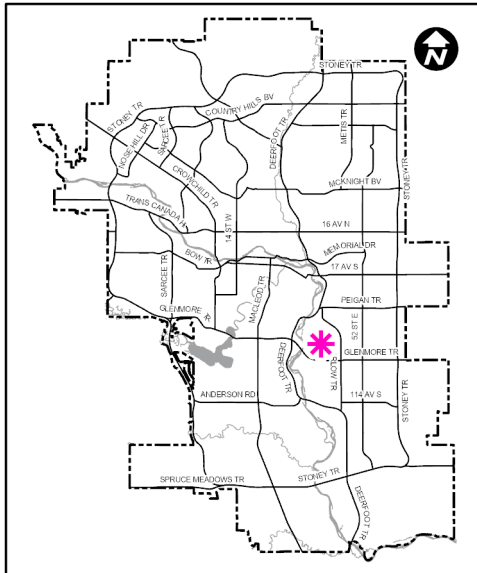
As identified below, the community of Ogden reached its peak population in 1982.

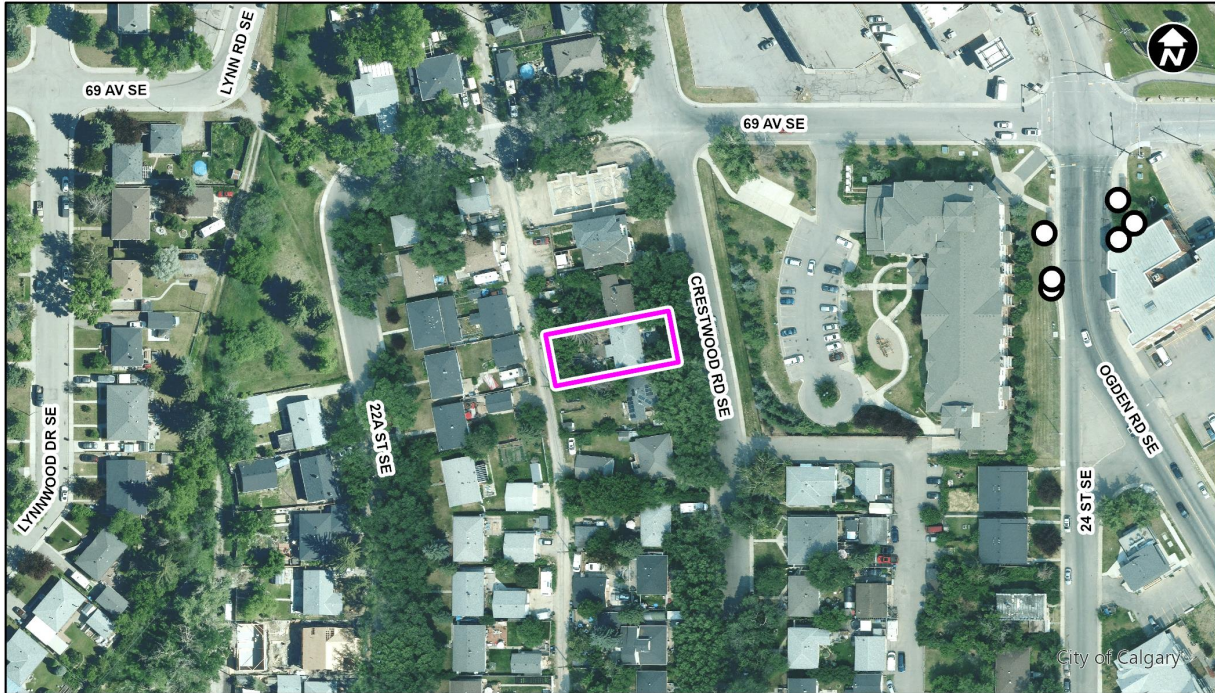
| Ogden | |
|------------------------------------|----------|
| Peak Population Year | 1982 |
| Peak Population | 11,548 |
| 2019 Current Population | 8,576 |
| Difference in Population (Number) | - 2,972 |
| Difference in Population (Percent) | - 25.74% |

Source: *The City of Calgary 2019 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 existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for 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 requires 0.5 parking stalls per dwelling unit and per secondary suite.

Transportation

Vehicular access for the site will only be permitted to and from the adjacent residential lane. Transit service is available within 210 metres (a four-minute walk) along Ogden Road SE for Route 117 (McKenzie Towne Express), Route 131 (East Bow Express), Route 151 (New Brighton Express) and Route 302 (BRT Southeast/City Centre). A Transportation Impact Assessment was not required in support of this application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Public water, sanitary and storm mains exist within the adjacent public road right-of-way. Servicing requirements will be determined at the time of development.

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 subject parcel is located within the Developed Residential - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and thereby representing an incremental benefit to climate resilience. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

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 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 Low Density Conservation area supports residential development in the form of single and two-unit dwellings. 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 subject site in alignment with the R-CG District maximum allowable density.