

**Policy Amendment in Ogden (Ward 9) at 7847 – 25 Street SE, LOC2025-0088**

**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 JULY 24:**

That Council give three readings to **Proposed Bylaw 72P2025** 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 (DP2024-08857) for a new four-unit rowhouse building with four secondary suites and a detached four-car garage has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This proposed policy amendment to the ARP was submitted by the landowner, AAA West Investments Inc., on 2024 April 14. The approximately 0.06-hectare (0.15 acre) site is located at the northwest corner of 80 Avenue SE and 25 Street SE. It is currently developed with a single detached dwelling and detached garage with rear lane access.

The proposed amendment is intended to accommodate a rowhouse building as indicated in the Applicant Submission (Attachment 3). A development permit (DP2024-08857) for a new four-unit rowhouse building with four secondary suites has been submitted and is under review. The property is designated as the Residential – Grade-Oriented Infill (R-CG) District, which allows for this development proposal.

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 the 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. In general, the rationale speaks to the fact that development of this type and at this level of density is allowed under the R-CG District, and that all new Local Area Plans provide policy support for development of this type and at this level of density for a corner lot with access to a rear lane.

**City-Led Outreach**

In keeping with Administration's practices, the application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any responses from the public on this application, and no comments were received from the Millican Ogden Community Association.

Following Calgary Planning Commission, notifications 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 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*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

**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.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 July 24

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CPC2025-0647  
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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. **Proposed Bylaw 72P2025**
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform