

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Ogden at the northwest corner of 80 Avenue SE and 25 Street SE. This corner lot is approximately 0.06 hectares (0.15 acres) in size and is approximately 16 metres wide by 37 metres deep. It is currently developed with a single detached dwelling and detached garage accessed from the rear lane.

Surrounding lands are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single- and two-unit dwellings and accessory residential building uses.

The proposed policy amendment is needed to allow for the proposed development. DP2024-08857 is currently under review and proposes a four-unit rowhouse building with four suites and a detached four-car garage.

## Community Peak Population Table

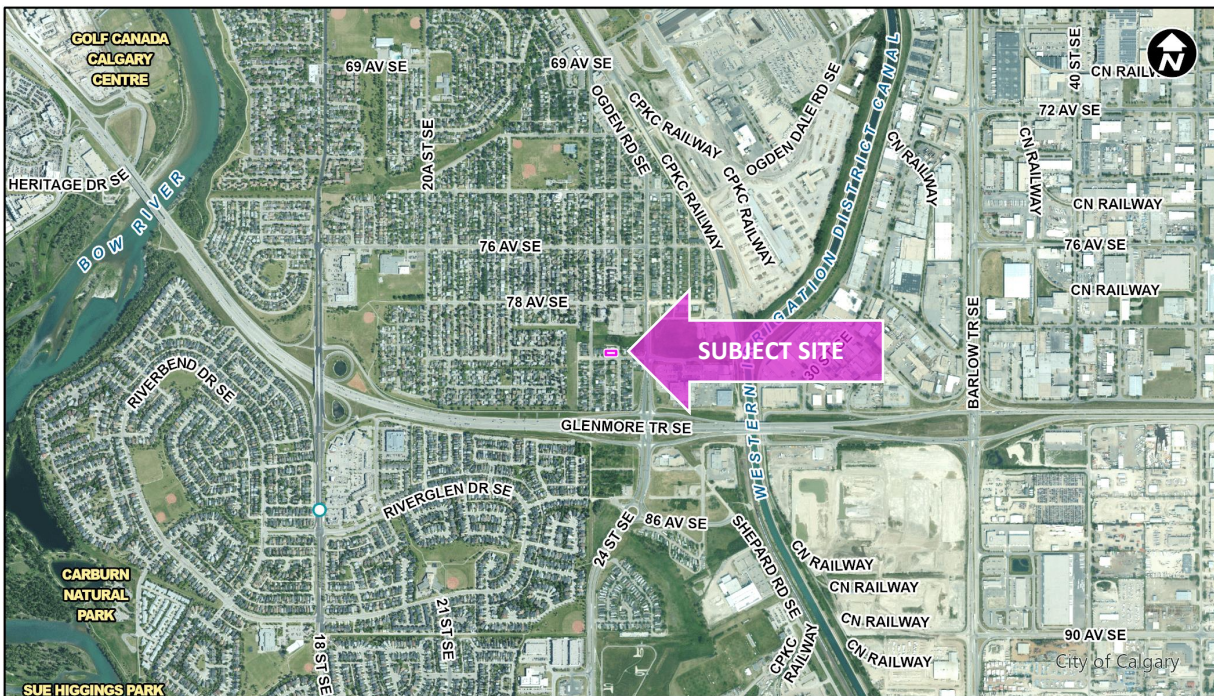
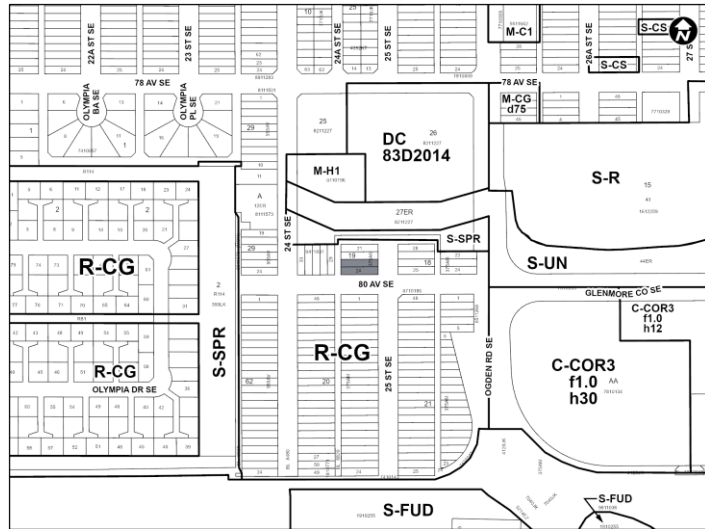
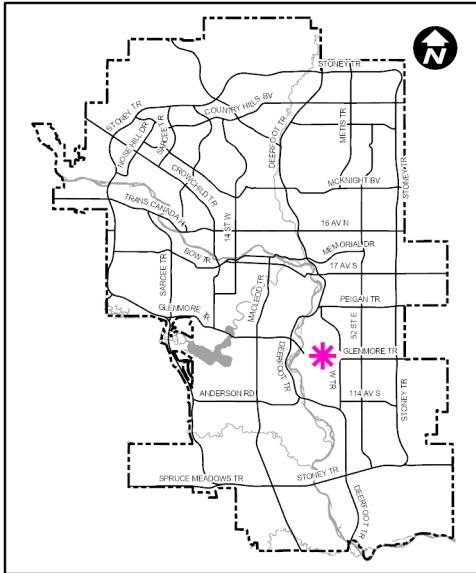
As identified below, the community of Ogden reached its peak population in 1982.

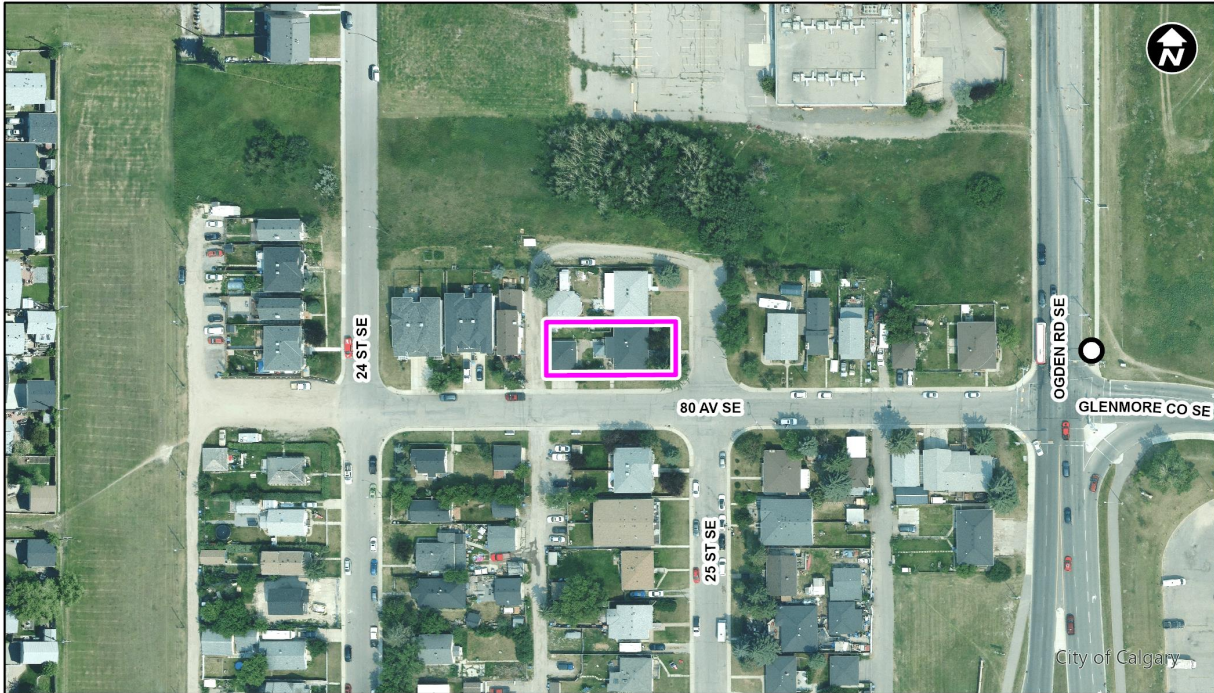
<b>Ogden</b>	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	- 2,972
Difference in Population (Percent)	- 25.74%

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

The site is 275 meters (a five-minute walk) from the nearest northbound Primary Transit Stop at Ogden Road SE and 78 Avenue SE and 800 meters (a 13-minute walk) from the nearest southbound Primary Transit Stop at 24 Street SE and 86 Avenue SE. The site is also 700 meters (a 12-minute walk) from George Moss Park and 300 meters (a five-minute walk) from a commercial corridor node at the intersection of Ogden Road SE and 80 Avenue SE that features approximately 25 shops and services, including restaurants and a daycare.

## 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 a Community Activity Center area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a broad range of ground-oriented and medium to high density apartment housing and a mix of housing tenure and affordability levels to accommodate a diverse range of the population. Community Activity Centres may contain a broad mix of uses at a lower intensity level than Major Activity Centres. The proposed policy amendment is in alignment with the applicable 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](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

### **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.