

**Policy Amendment in Ogden (Ward 9) at 2343 Crestwood Road SE, LOC2025-0092**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed Bylaw for the amendment 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 73P2025** for the amendment 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 including 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 will encourage greater access to housing, accommodating the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2025-01922) for a new four-unit townhouse and detached garage was submitted on 2025 April 01 and is currently under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This policy amendment application to the ARP was submitted by Horizon Land Surveys on behalf of the landowners, Ravinder, Nimrat and Ravneat Duggal, on 2025 April 15. The site is approximately 0.06 hectares (0.14 acres) and is situated east of Ogden Road SE. A primary transit stop facilitating the 302 BRT service is located 270 metres (a four-minute walk) from the subject site and a future Green Line LRT station is to be constructed approximately 600 metres (a 10-minute walk) from the site.

As indicated in the Applicant Submission (Attachment 3), the proposed policy amendment is intended to enable redevelopment of the site by way of a townhouse building and to improve the alignment with the existing Residential – Grade-Oriented Infill (R-CG) District of the site. A development permit (DP2025-01922) for a new four-unit townhouse building with four secondary suites and a detached garage has been submitted and is under review.

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The ARP currently restricts the ability of the subject site to accommodate a townhouse development and the ability to maximize the planning and development opportunities in accordance with the designated R-CG District. The “Low Density Conservation” land use category assigned to the site under the ARP is intended to support the retention and conservation of existing low-density housing forms, such as single detached homes, and does not contemplate other low-density housing forms such as townhouses and rowhouses. As such, the existing ARP policy does not support the form and intensity of the proposed townhouse, despite the existing R-CG District allowing such uses. The proposed policy amendment would change the site to “Low or Medium Density Multi-Dwelling Residential”, enabling alignment between the statutory policy and the approved land use district and facilitating the development of a townhouse with secondary suites in a contextually appropriate location.

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

**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 policy 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. In response, the applicant distributed letters to residents within a 100-metre radius of the subject site, conducted door knocking and engaged with residents who were available, and contacted the Millican-Ogden Community Association (CA) and Ward 9 Councillor Office for comment. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration’s standard practices, this application was circulated to relevant public groups, notice posted on site and published [online](#).

No public comments were received during the application review stages.

The CA provided a letter in opposition on 2025 May 13 (Attachment 5) requesting that the City respect the existing ARP without amendment, and raised concern about the availability of vehicular parking and traffic congestion along Crestwood Road SE.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. This is based on the context of the site where it is situated within walking distance to existing primary transit bus services, a future LRT station and land designated for commercial purposes, which may intensify once the future LRT station is delivered. The site is designated as the R-CG District which allows for infill by way of townhouses and rowhouse buildings.

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Following Calgary Planning Commission, notification 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 facilitate the delivery of additional housing and housing diversity that would accommodate 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*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

**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 risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 73P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform