

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Ogden at 2343 Crestwood Road SE. It is a regular-shaped, mid-block parcel with dimensions of 15 metres wide, 38 metres deep and a site area of approximately 0.06 hectares. The site has a street frontage along Crestwood Road SE and is accessible via a laneway to the rear that intersects with Lynn Road SE to the north. The subject site is designated as the Residential – Grade-Oriented Infill (R-CG) District, which supports infill by way of a variety of low-density housing types in addition to single detached, semi-detached and duplex housing forms. An existing detached dwelling with detached garage currently occupies the site.

Surrounding parcels are designated as the R-CG District and are developed predominantly with single detached dwellings. Immediately to the south is an open space public park which links to surrounding park and outdoor recreational areas within the wider Ogden community. Land dedicated as the Commercial – Neighbourhood 2 (C-N2) District is located 120 metres (a three-minute walk) south of the subject site with additional commercial uses along Ogden Road SE.

A development permit for a townhouse and four secondary suites (DP2025-01922) is proposed for the subject site. The proposed development is inconsistent with the policies stipulated within the *Millican-Ogden Area Redevelopment Plan (ARP)*. Consequently, a policy amendment is necessary to ensure that the appropriate density as afforded to the site as per the R-CG District can be realized. The subject site is a desirable location for moderate densification due to proximity to commercial zoned land, existing primary transit stops and future Green Line LRT station.

## Community Peak Population Table

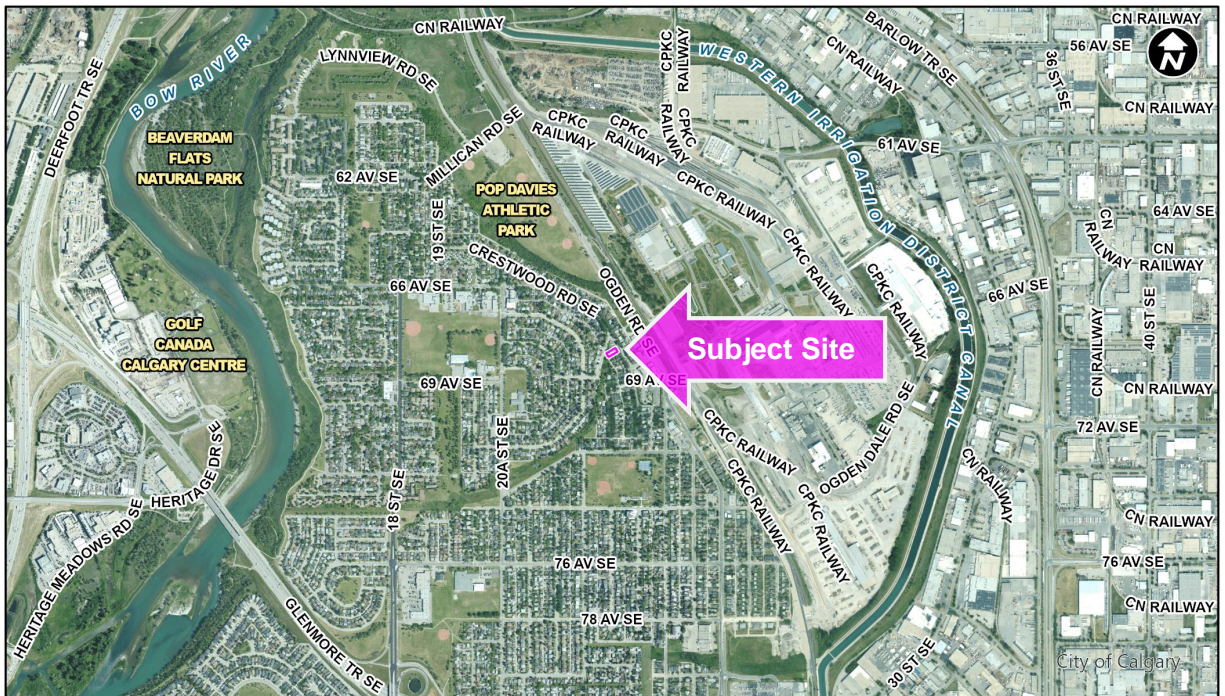
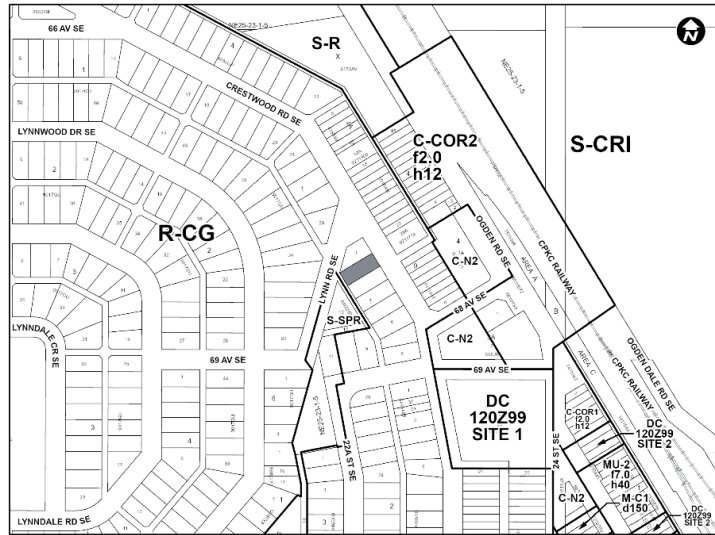
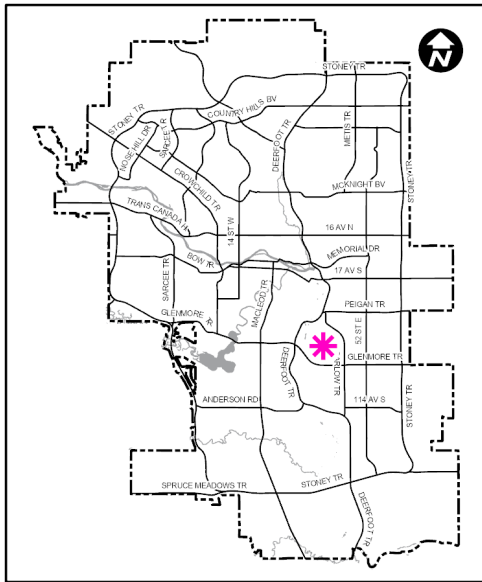
As identified below, the community of Ogden reached its peak population in 1982.

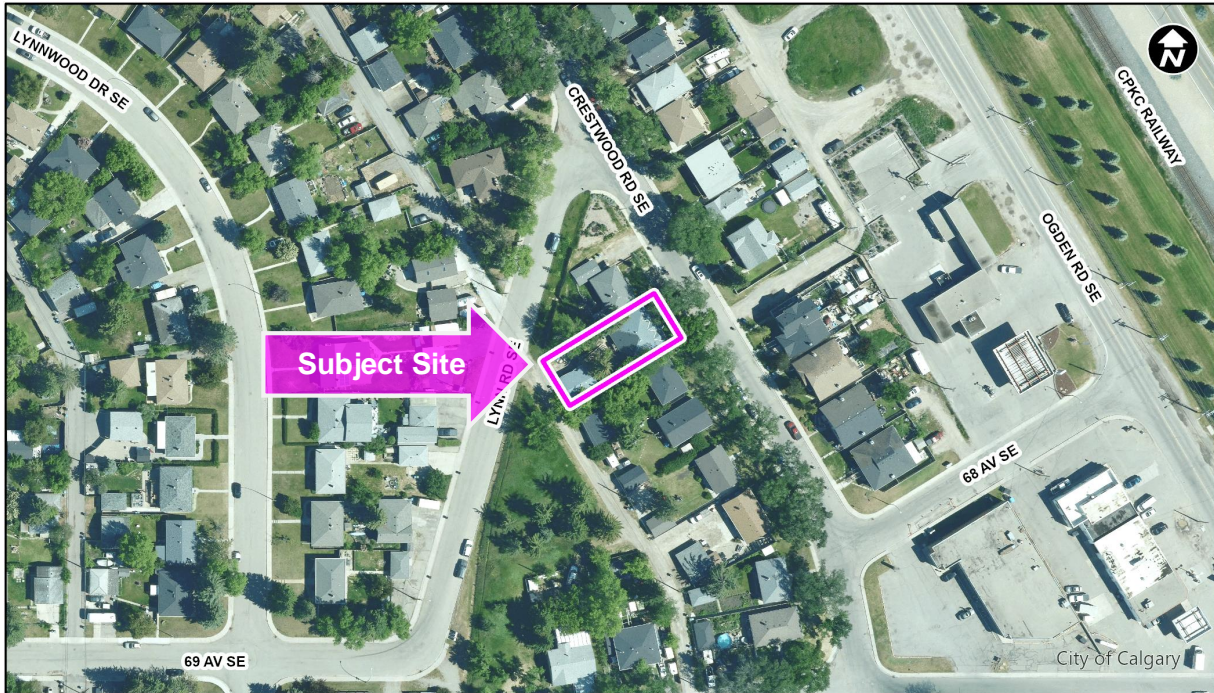
<b>Ogden</b>	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.7%

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 subject site is designated as the R-CG District, which was applied as part of the Rezoning for Housing initiative to support increased housing choice in established areas. The R-CG District accommodates a range of low-density residential forms, including single detached, semi-detached, duplex dwellings, townhouses, and rowhouse buildings. It allows for a maximum building height of 11.0 metres and a maximum density of 75 dwelling units per hectare, which, based on the site's parcel area, allows 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.

### Transportation

The subject site is located approximately 270 metres (a four-minute walk) from bus stops located along Ogden Road SE which serve Routes 117 (Mackenzie Towne express), 131 (East Bow Express), 151 (New Brighton Express) and Route 302 (BRT Southeast/City Centre). A future Green Line Light Rail Transit (LRT) station is to be constructed approximately 600 metres (a 10-minute walk) from the site.

## 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 assigned the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed policy amendment is in keeping with relevant MDP policies by facilitating modest infill development, diversity of housing options and increase density near transit network.

### **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 is being explored with the development permit review for the site.

### **Millican-Ogden Area Redevelopment Plan (Statutory – 1999)**

The site is assigned the land use category of “Low Density Conservation” area under the [Millican-Ogden Area Redevelopment Plan \(ARP\)](#). Policies associated with the Low Density Conservation area regulate for development and infill in the form of detached or semi-detached dwellings, as to preserve the low density residential character of neighbourhoods. The applicable policies of the Millican-Ogden ARP do not align with the development opportunities afforded to the site as per the designated Low Density Residential R-CG District.

The proposed policy amendment seeks to change the subject site from the “Low Density Conservation” land use category to the “Low Density Multi-Dwelling” land use category through a change to Map 5 of the ARP.

An additional change to the text of the ARP is necessary to stipulate that a maximum density of 75 dwellings per hectare to be applied over the subject site where the ARP currently imposes a maximum density of 44 units per hectare. Details of the proposed amendments to the *Millican-Ogden ARP* are included under Attachment 2.

These amendments are supported based on context, where the policy amendment would seek to potentially increase housing density at a location in proximity to existing and future primary transit stops and within walking distance to parks and outdoor recreational spaces and commercial zoned parcels along Ogden Road, providing access to services, retail and potential employment.