

Planning and Development Services Report to
Calgary Planning Commission
2026 February 12

ISC: UNRESTRICTED
CPC2026-0074
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Policy Amendment in Ogden (Ward 9) at 7443 – 20A Street SE, LOC2025-0207

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, 2026
FEBRUARY 12:**

That Council give three readings to **Proposed Bylaw 11P2026** 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 for a four-unit townhouse building with four secondary suites was submitted on 2025 July 31 and is ready for decision pending Council's decision on this land use amendment.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the southeast community of Ogden, was submitted by Global Design on behalf of the landowner H&R Group Ltd. on 2025 October 15. The approximately 0.05 hectare (0.14-acre) site is located east of 20 Street SE and north of 76 Avenue SE. A development permit (DP2025-04431) for a four-unit townhouse with four secondary suites and a detached garage has been reviewed by Administration and is ready for approval pending Council's decision on this policy amendment.

As outlined in the Applicant Submission (Attachment 3), the proposed policy amendment is intended to enable the development of a four-unit townhouse building with four secondary suites and a detached garage. An amendment to the ARP is required because the subject parcel is currently identified as "Low Density Conservation" on Map 5: Proposed Land Use Policies. This typology only supports redevelopment in the form of single and semi-detached and duplex

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dwellings. It does not support the form or intensity of the proposed townhouse development, even though this form of development is allowable under the Residential – Grade-Oriented Infill (R-CG) District approved for the site. The proposed policy amendment would update the ARP land use typology for the subject parcel to “Low or Medium Density Multi-Dwelling Residential.” In addition, the amendment includes a text amendment to establish a maximum density of 75 units per hectare for the subject site, which is consistent with the R-CG District. This revision would align the ARP’s statutory direction with the existing R-CG District and support development of the proposed townhouse building 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, published a project website, and contacted the Millican-Ogden Community Association (CA) and Ward 9 office for comment. The Applicant Outreach Summary can be found in Attachment 4.

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.

No public comments were received at the time of writing this report. The CA provided a letter of opposition on 2025 December 4 (Attachment 5) identifying that the proposed development is not aligned with the existing Area Redevelopment Plan (ARP), specifically noting congestion and privacy concerns associated with the proposed development.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as the existing R-CG District and array of development options are compatible with the surrounding development pattern and scale of adjacent properties. Based on an assessment of the area’s mobility infrastructure, traffic congestion is not anticipated. The proposed development will also introduce a form of housing that helps meet community needs without significantly altering the established character of the neighbourhood.

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.

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IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and would accommodate a site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

Environmental

The application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed policy amendment would allow for additional housing types and would accommodate a site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 11P2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform