

Policy Amendment in Ogden (Ward 9) at 7604 – 21A Street SE, LOC2025-0237

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 26:**

That Council give three readings to **Proposed Bylaw 12P2026** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks to amend 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 (DP2025-07239) for a new four-unit townhouse with four secondary suites has been submitted and is currently under review.
- There is no previous Council direction related to this proposal

DISCUSSION

This policy amendment application, in the southeast community of Ogden, was submitted on 2025 December 3 by Horizon Land Surveys on behalf of the landowner, 2518586 Alberta Ltd. (Sol Yoon). The subject parcel is approximately 0.06 hectares (0.14 acres) in size and is located at the southeast corner of 76 Avenue SE and 21A Street SE. The site is currently developed with a single-detached dwelling and a detached garage, which is accessed from the rear lane.

The subject site is designated Residential – Grade-Oriented Infill (R-CG) District which supports the development of rowhouses and townhouses. As per the applicant's submission (Attachment 3), a policy amendment is required to align the policies of the *Millican-Ogden ARP* with the R-CG District and support a development permit (DP2025-07239) for a new four-unit townhouse with four secondary suites.

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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. In response, the applicant visited homes within a 100-metre radius of the subject site to discuss the application with residents and deliver postcards. The applicant also discussed the application with the Ogden Community Association (CA) and the Ward 9 Councillor's office. A summary of the applicant's outreach initiatives can be found in Attachment 3.

City-Led Outreach

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

Twelve letters of opposition and two letters of support were received from the public regarding this application. The letters of opposition highlight the following concerns:

- increase in street parking and traffic in the area;
- negative impact on privacy of adjacent properties;
- future development may create shadowing impacts on adjacent parcels;
- proposed development is not consistent with the existing community character; and
- the policy amendment, if approved, would allow overdevelopment of the site.

The letters of support highlighted the following:

- increase in density is encouraged in the neighbourhood;
- shadowing impacts will mostly occur along 76 Avenue SE based on parcel location; and
- new development has the potential to offer other housing options in the community.

This application was circulated to the Millican-Ogden Community Association (CA). The CA provided a letter in opposition to the application. The comments received from the CA can be found in Attachment 5.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including height, number of units, on-site parking and access, are being reviewed through the development permit.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the policy amendment application will be posted on-site and mailed 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 accommodate 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 *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the review of the development permit.

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 known risks associated with this proposal

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 12P2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform