

Background and Planning Evaluation

Background and Site Context

The subject site is in the southeast community of Ogden, located east of 24 Street SE and south of 80 Avenue SE. The corner parcel is approximately 0.06 hectares (0.15 acres) in size, with dimensions of approximately 16 metres wide by 38 metres deep. The site is currently developed with a single detached dwelling and a rear detached garage. To the south is a parcel developed with a single detached dwelling and the block has a rear lane along the east property line.

Surrounding lands are primarily designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwellings and accessory residential buildings.

The site is located south of Ogden Fire Station No. 9 and approximately 1.5 kilometers (a 20-minute walk) east of the commercial node at the intersection of 18 Street SE and 76 Avenue SE. This commercial area provides a range of amenities, including a grocery store (Freshco), a pharmacy (Shoppers Drug Mart) and other retail and service uses. Jack Setters Park, Ogden Off-Leash Dog Park, and Lyton Playground are located approximately 1.3 kilometers (a 15-minute walk) north of the site.

Community Peak Population Table

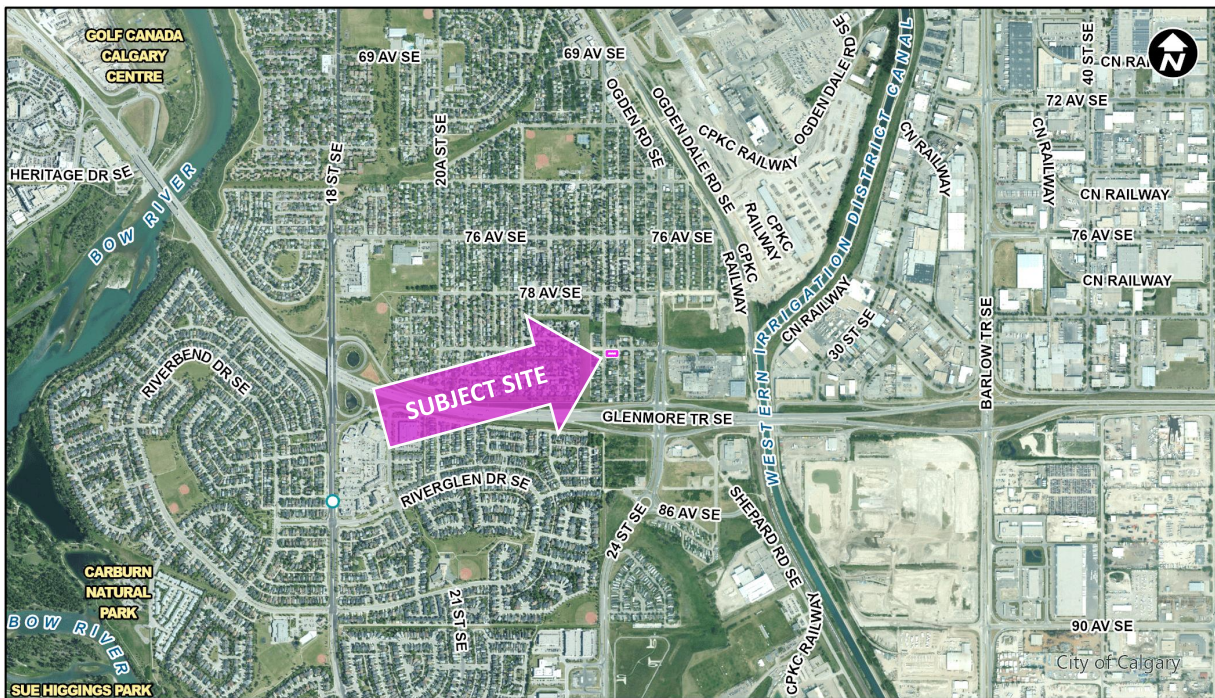
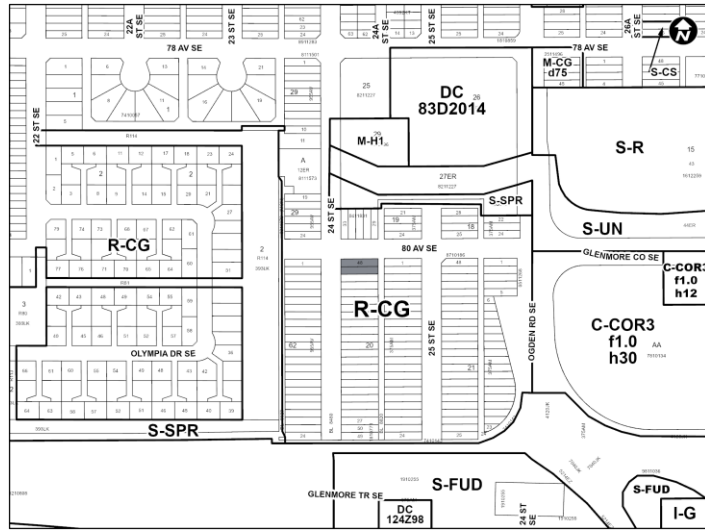
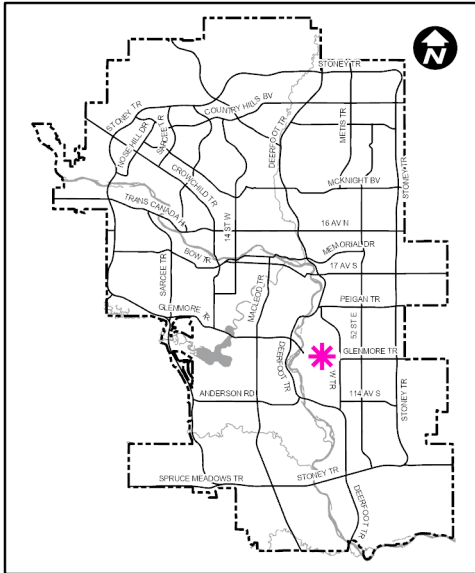
As identified below, the community of Ogden reached its peak population in 1982.

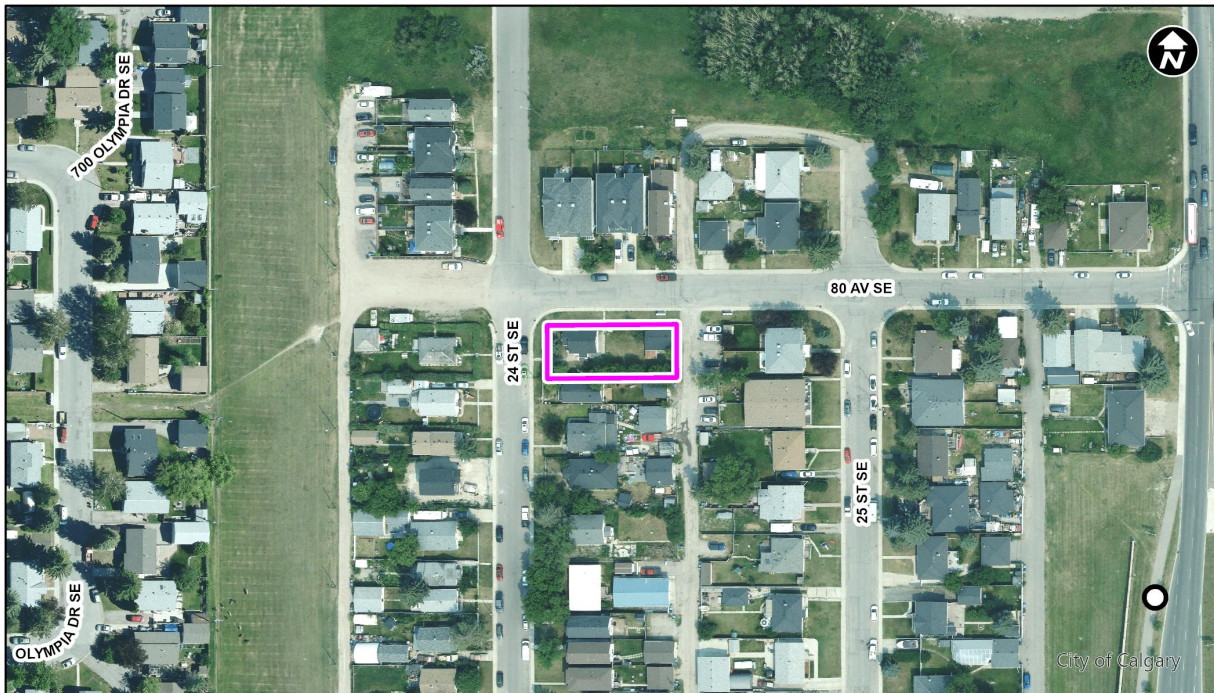
Ogden	
Peak Population Year	1982
Peak Population	11,548
2021 Current Population	8,315
Difference in Population (Number)	- 3,233
Difference in Population (Percent)	- 28%

Source: *The City of Calgary 2021 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 R-CG District. 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. Based on the size of the subject parcel, 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 the allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

Transportation

The site is well serviced by Calgary Transit along Ogden Road with bus stops for the southbound Route 43 (McKnight – Westwinds Station/Chinook Station) and the northbound Route 779 (WiseWood/Riverbend) approximately 200 metres (a five-minute walk) from the site. In addition, the site is approximately 900 metres (a 12-minute walk) from the planned Ogden Green Line Light Rail Transit (LRT) Station.

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 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 proposal is in keeping with relevant MDP policies.

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 has been explored and encouraged through the development permit.

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), which limits development to single and semi-detached dwellings. As per the ARP policies in Section 3.4.3 (Residential Land Use), this area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.

The proposed policy amendment to Map 5 would amend the subject site from the 'Low Density Conservation' typology to the 'Low or Medium Density Multi-Dwelling Residential' typology, enabling multi-dwelling built forms such as rowhouse and townhouses, to reflect the allowable uses under the R-CG District. A text amendment to Subsection 3.4.3.3, Policy 2(a) is proposed to add the subject site address and clarify that the maximum permitted density is 75 units per hectare, which aligns with the maximum permitted density of the R-CG District.

The proposed policy amendment will also complement and support the existing low-density built form in the neighbourhood by introducing sensitive infill opportunities that can provide a gradual and contextually appropriate increase in housing diversity and choice.

Carburn Communities Local Area Planning Project

This site is located within the Carburn Communities which includes Ogden and surrounding communities. A new local area planning project for this area is expected to launch in Spring 2026. As a local area plan is developed, applications must continue to be reviewed using existing legislation and Council-approved policy, including the *Millican-Ogden Area Redevelopment Plan* (ARP).