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OGDEN COMMUNITY GROWTH

DESIGN CONCEPT

INTRODUCTION

Aktiv Consultants has taken a “people first” planning approach to the design concept for the future growth of Ogden, Calgary. The goal is to create spaces able to be enjoyed by all abilities, ages, and energies. The community will benefit in areas of economic, social, and environmental sustainability by focusing on the strategies outlined in this concept. The rich history of Ogden was explored, community and environmental data was studied, and there was community engagement to help guide this design concept. The concept will result in diversifying and strengthening the social mix in Ogden.

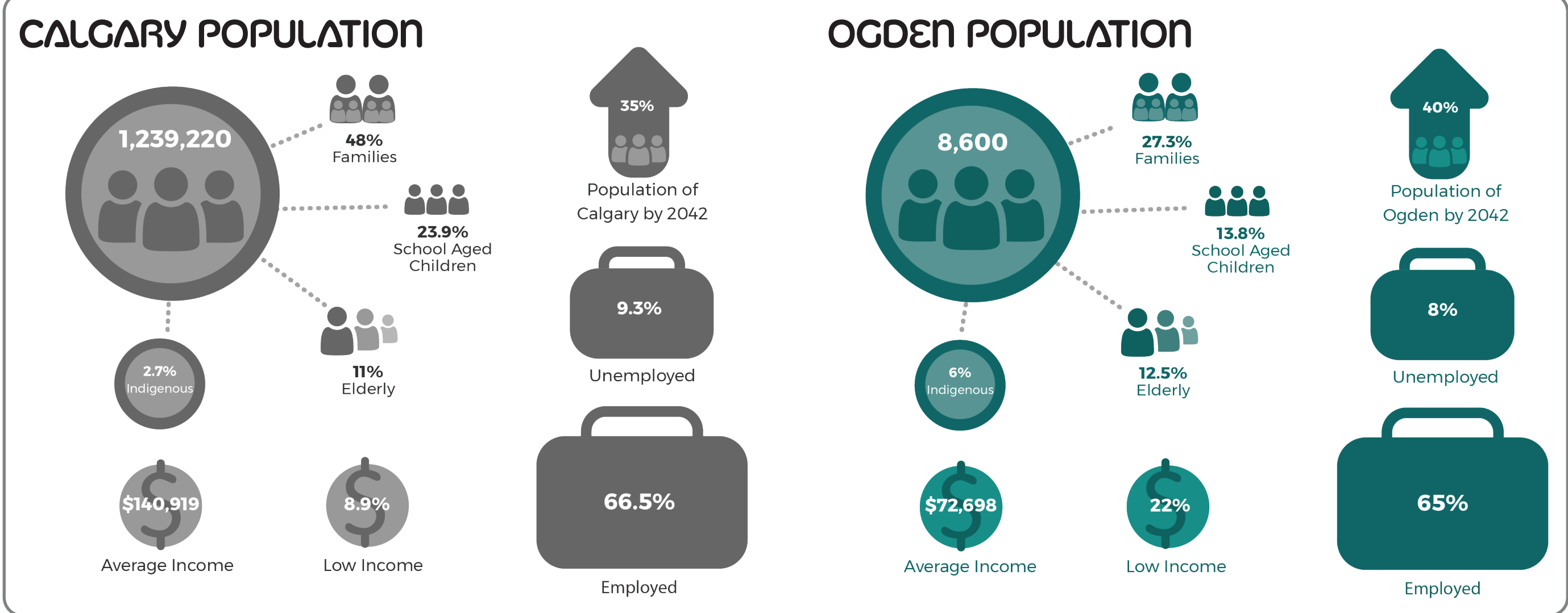
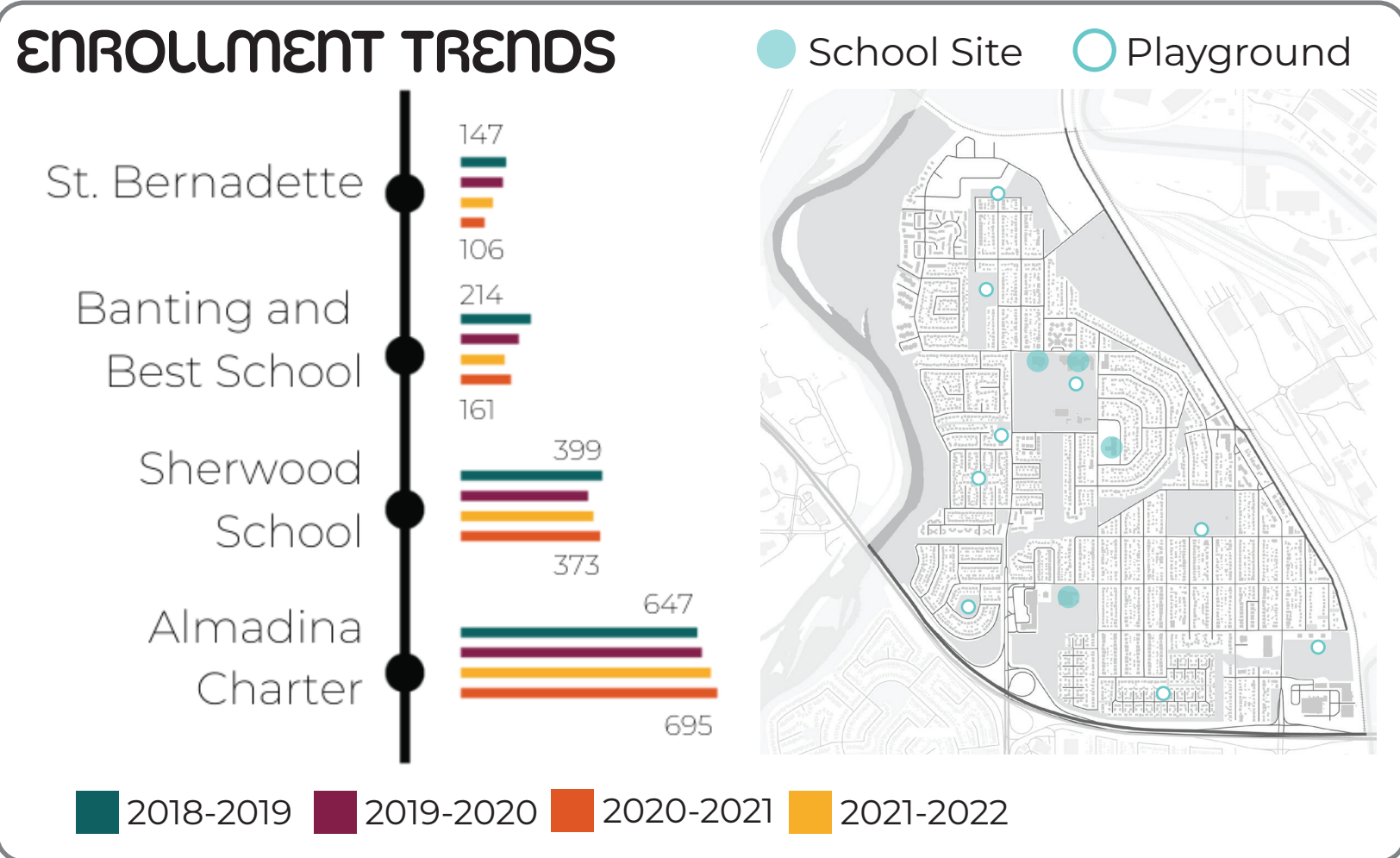
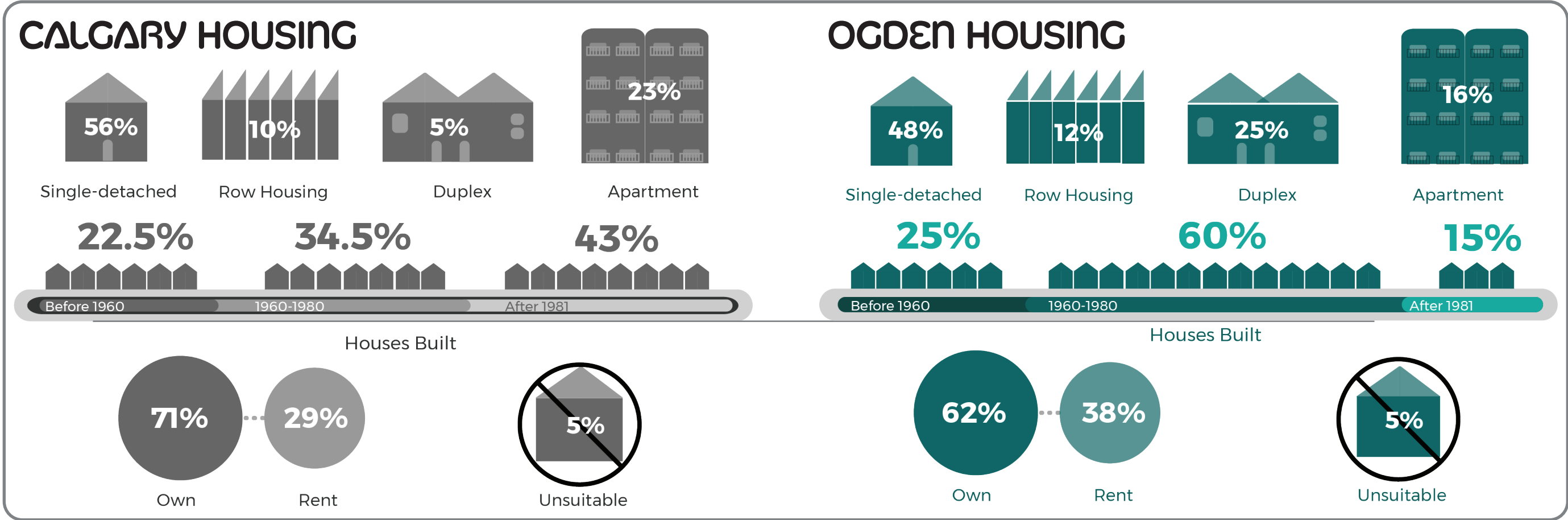
WHAT WE OBSERVED

- Strong barriers on four sides
- Unbalanced demographic mix
- Well-connected transit system
- Decrease in school enrolments
- Well-connected greenspaces
- Clustered housing typologies
- Main Street potential
- Vehicular priority on streets

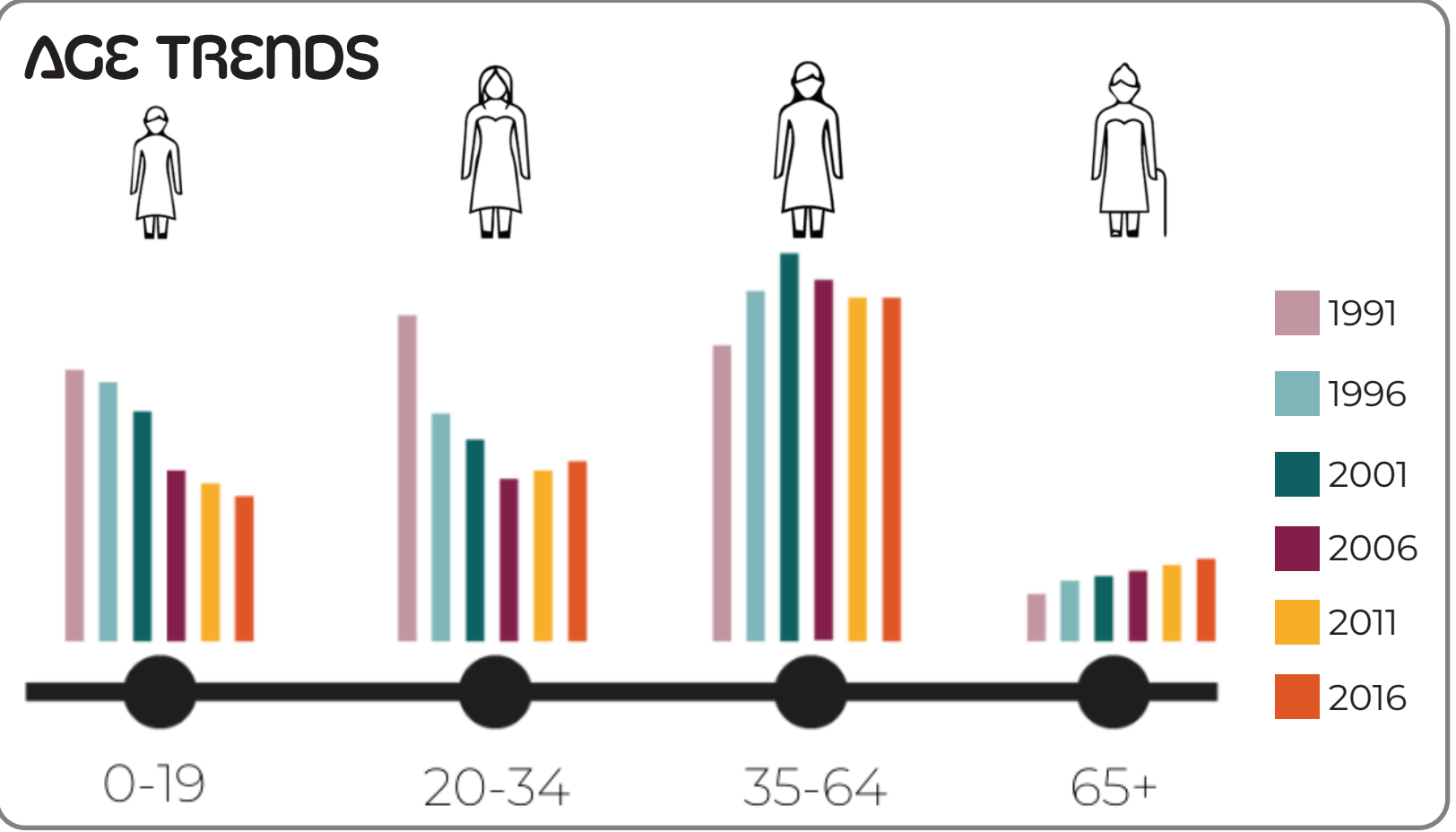
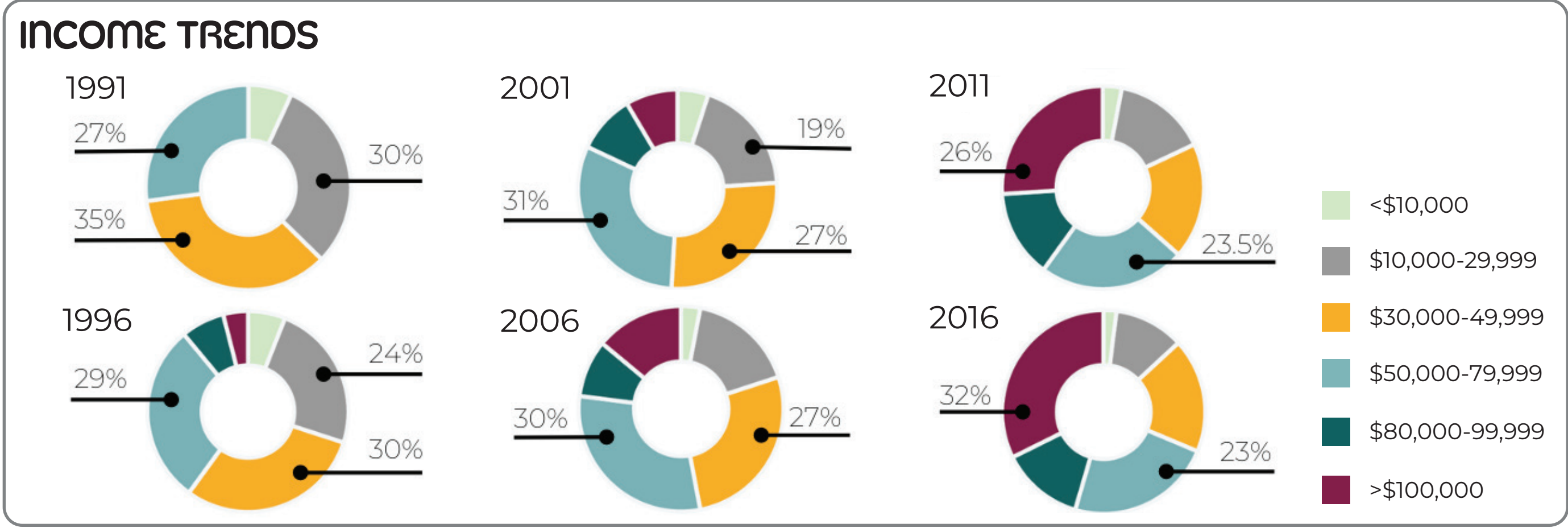
WHAT WE HEARD

- Poor E-W active connections
- Lack of gathering spaces - open spaces & commercial
- Lack of biking infrastructure
- Missed opportunity on Ogden Road & unsafe conditions
- Greenspaces are cherished

COMMUNITY PROFILE

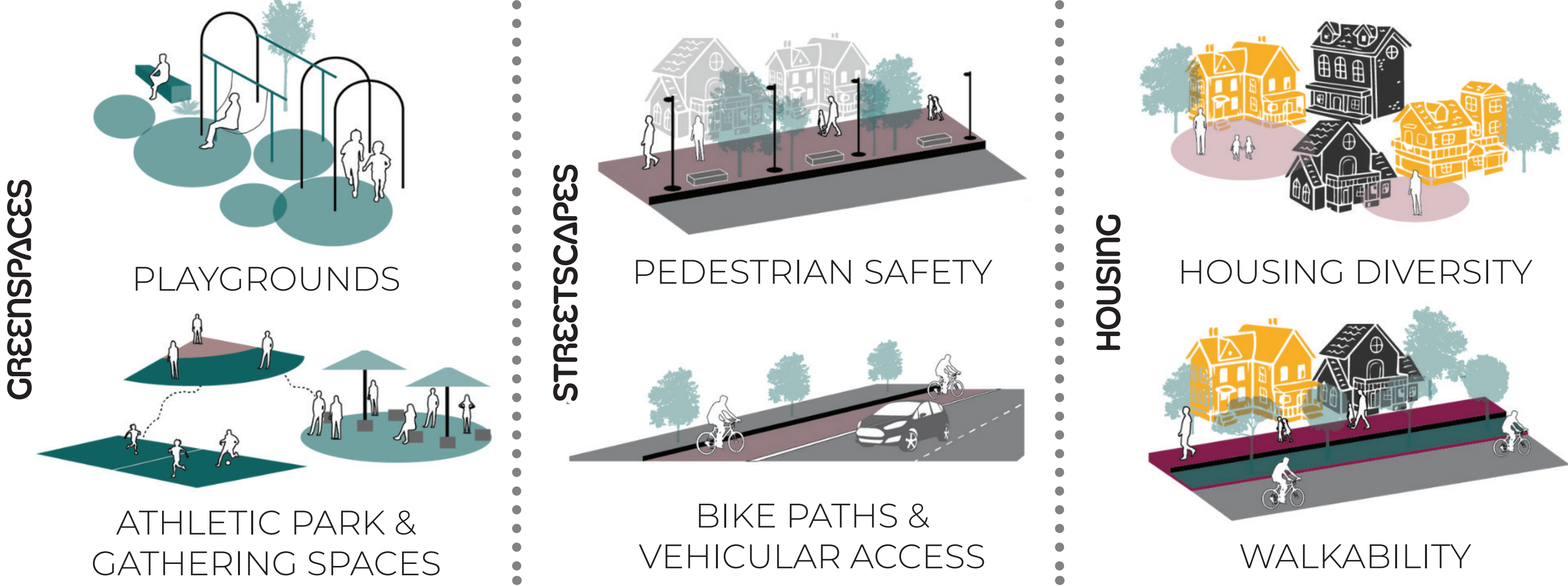


When observing community trends, the concerning decreased enrollment rates were noted in elementary schools. This, along with the decrease in youth population, guided the push for retaining children in the community and focusing on young family needs. The lower average family income demonstrates the unique needs for mobility, goods and services delivery, and recreation. There is great opportunity to improve quality of life in the community with better access to, and investments in, public spaces. Ogden’s future is one that meets the diverse needs of it’s members and attracts new families and individuals into the space.

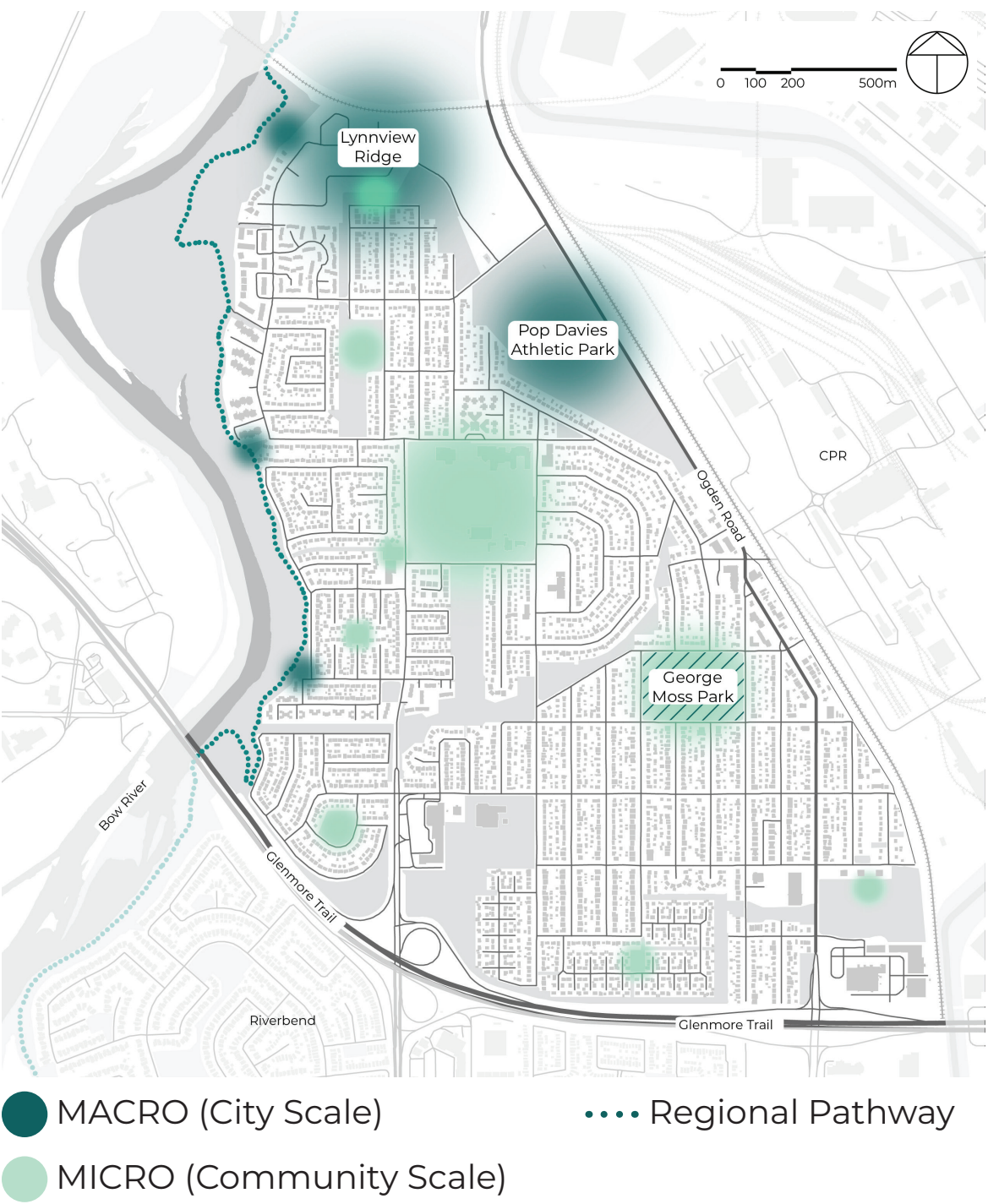


TARGET IMPROVEMENTS

After the analysis of Ogden, the following strategies presented themselves to foster positive growth: greenspace programming enhancements, streetscape improvements, and diversifying housing stock. These were chosen based on the cherished, and plentiful, open space inventory, advantageous street widths, and residential upscaling opportunities. There is untapped potential in these areas that can be realized to benefit the overall health of Ogden.



GREENSPACE PROGRAMMING



OPPORTUNITIES

- 31% of community is greenspace
- Direct access to natural areas
- City-wide recreation potential (destination)
- Well connected & accessible greenspaces



MICRO PROGRAMMING

- Bow River Pathway connection
- Event space on Lynnview Ridge
- Regional recreation facility
- Splash park & unique features



MACRO PROGRAMMING

- Upgraded & inclusive play
- Paved pathways
- Intentional greenway connectors
- Covered seating for gathering
- Public washrooms



GREENWAY CONNECTIONS



GEORGE MOSS PARK

George Moss Park is one block from Ogden Road where the future Ogden LRT Green Line station will be situated. This park can provide a moment of pause, be an interesting element on the walk home, or be a place to play with friends and family. Micro and macro scaled elements interact to attract users while meeting the needs of community members.

INCLUSIVE
PLAY



image retrieved from: <https://www.parentmap.com/>

EXPLORATION
& ACTIVITY

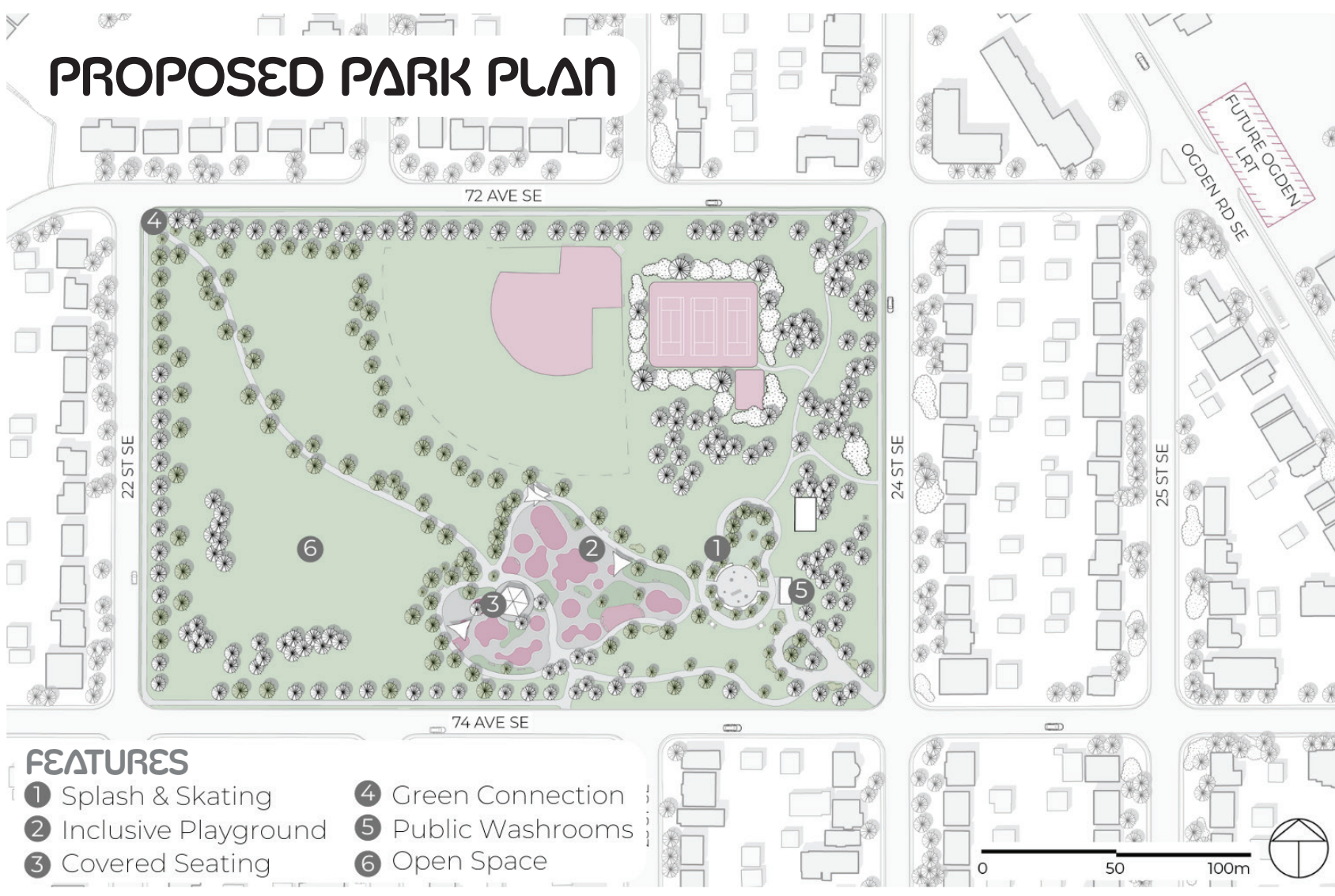


image retrieved from: <https://www.richmondhill.ca/>

COVERED
GATHERING



image retrieved from: <https://www.parentmap.com/>



CURRENT



FUTURE



LYNNVIEW RIDGE PARK

Lynnview Ridge has great city views and ample open space to enjoy. A paved path is proposed up from the Bow River Pathway to link to this busy system. Skate paths strategically weave wheel-friendly elements along pedestrian pathways. With uncertain development abilities, this area is a great destination spot for outdoor events and gathering. Traffic and noise considerations exist through forestry buffers and opening Lynnview Road for residential avoidance.

SKATE PATHS



image retrieved from: <https://www.spoilmarch.com/about/skate-path/>

MARKET &
OPEN SPACE

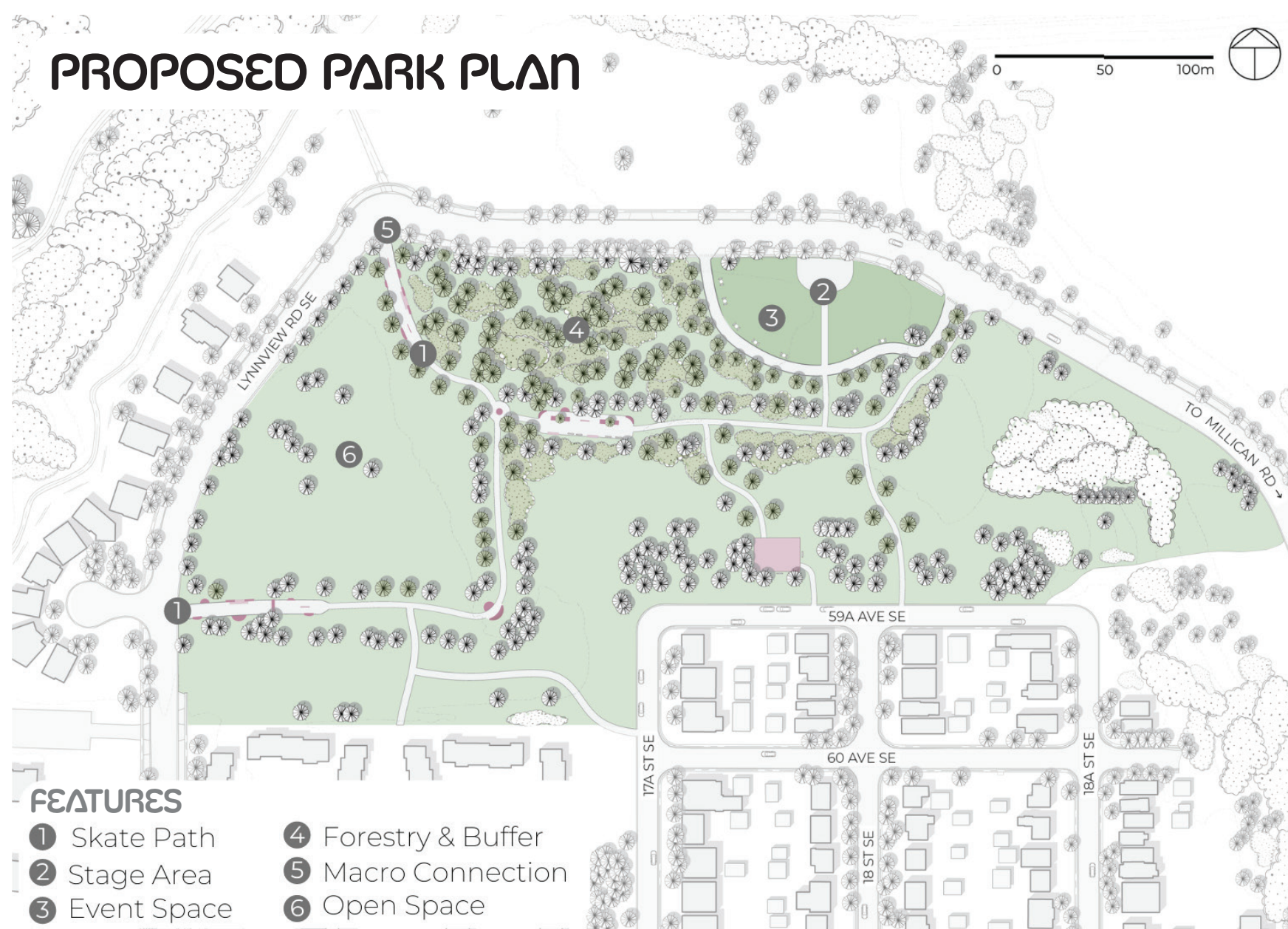


image retrieved from: <https://www.csla-aapc.ca/wards-atlas>

FESTIVALS



image retrieved from: <https://calgarybluesfest.com>



CURRENT



FUTURE



POP DAVIES ATHLETIC PARK

Pop Davies Athletic Park is situated immediately adjacent the future Lynnwood/Millican LRT Green Line station and the main N-S thoroughfare of Ogden Road. This provides potential to connect Calgarian sport enthusiasts to high quality recreation facilities. This connection is lacking in the city. Year-round considerations exist through tobogganing, a hockey rink, warming areas, and indoor changing rooms. Pop Davies will bring users in to Ogden, strengthening businesses along the Ogden Road corridor.

MULTI-USE
FIELDS



image retrieved from: <https://www.sportsfield.com/products>

CLASS A
FACILITY



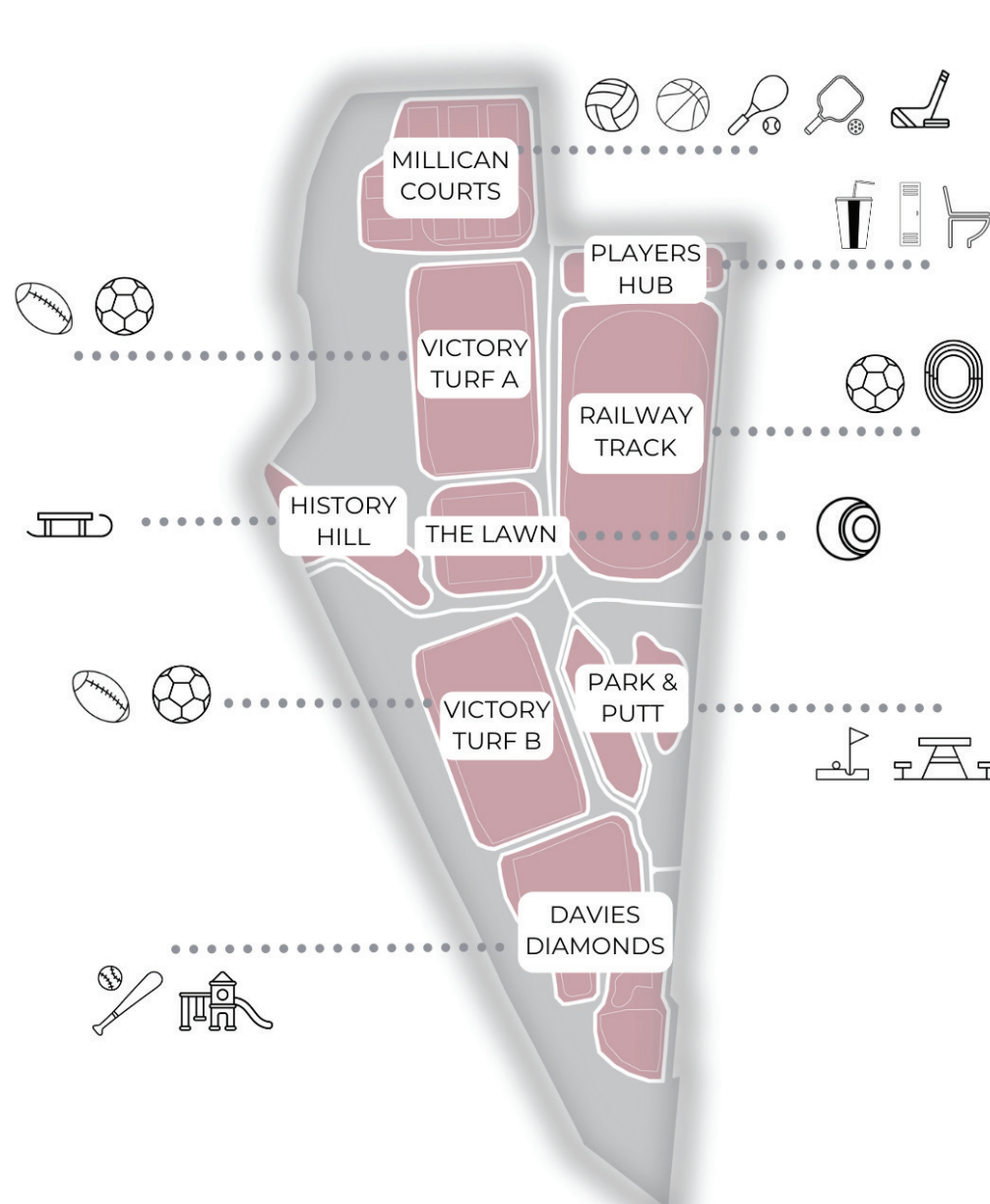
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ENHANCED
RECREATION

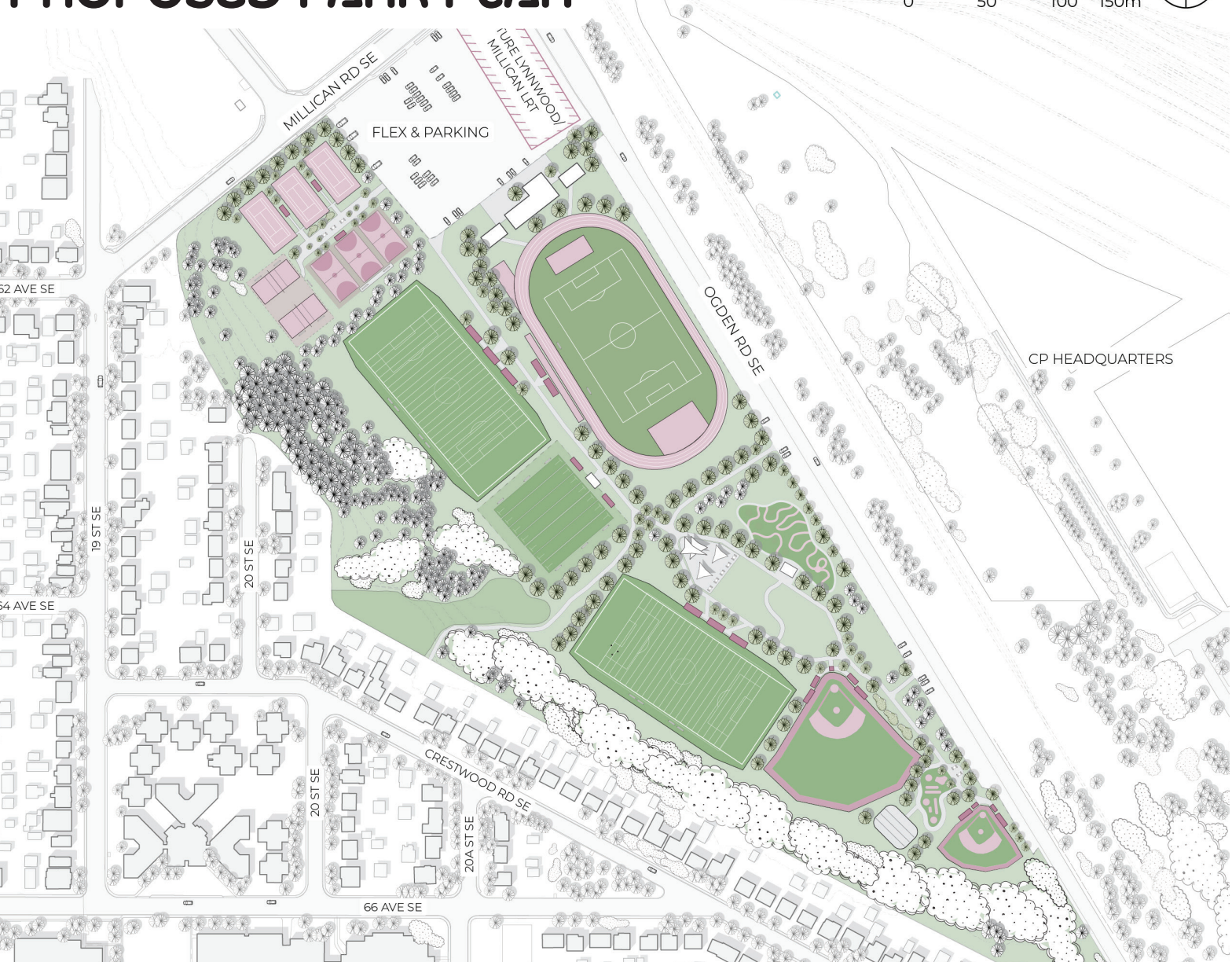


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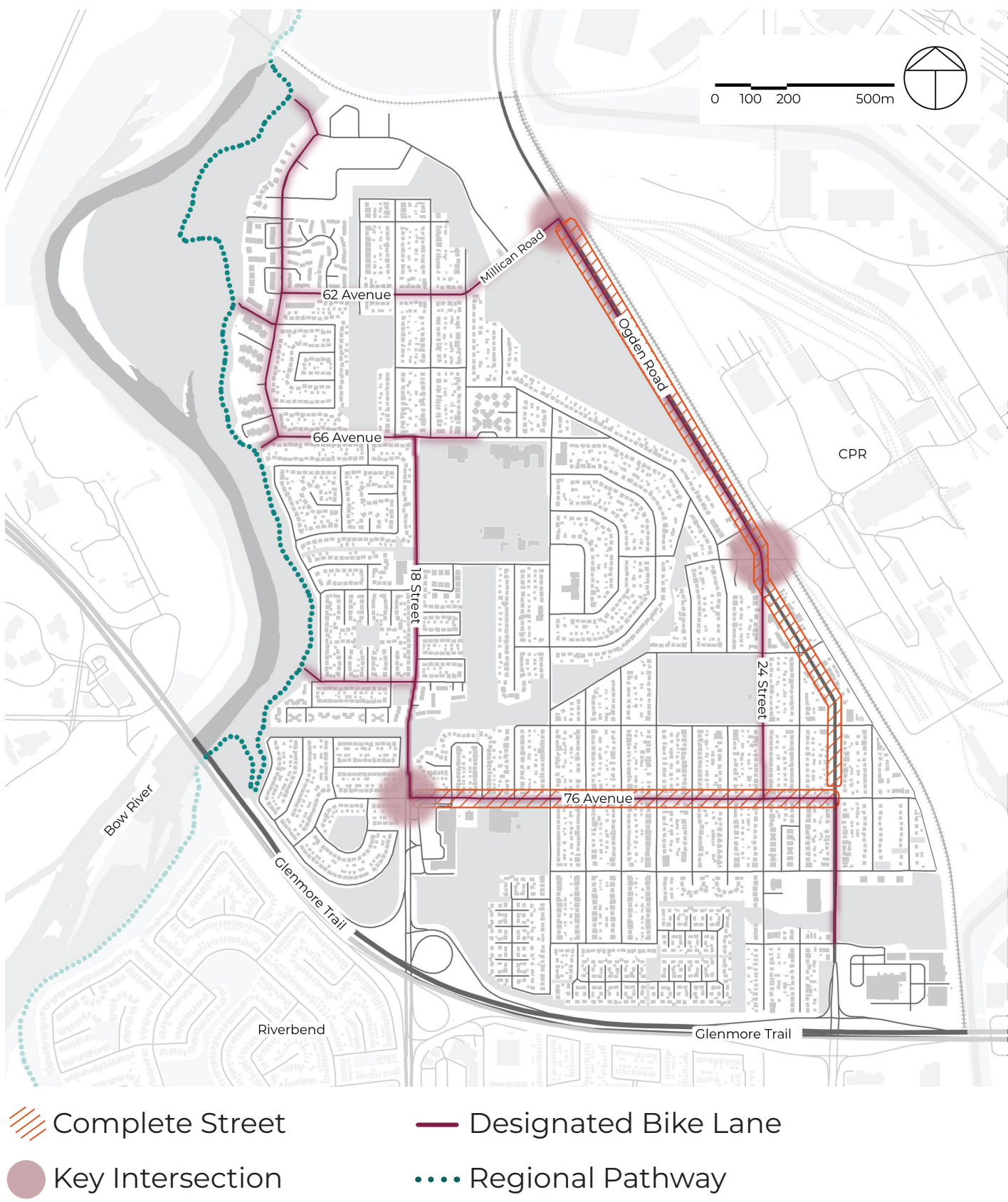
PARK EXPERIENCE



PROPOSED PARK PLAN



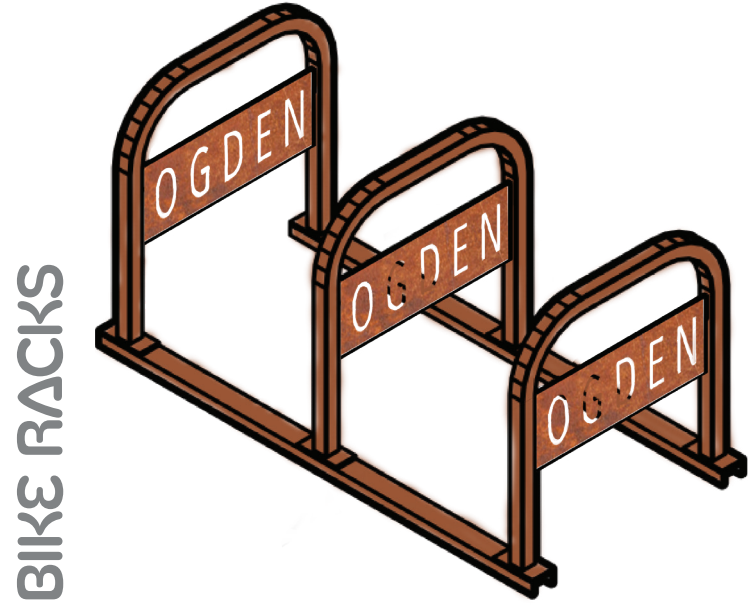
STREETSCAPE IMPROVEMENTS



OGDEN PLACEMAKING



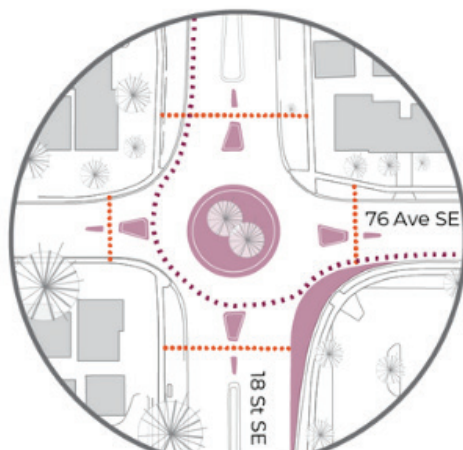
These elements represent the historic CP Rail significance. They tie in a sense of place.



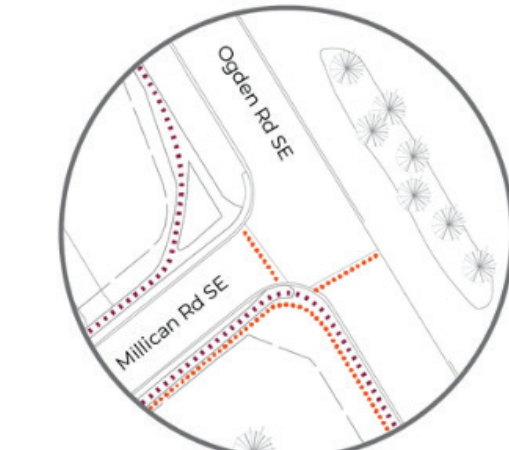
INTERSECTION IMPROVEMENTS



OGDEN RD & 69 AVE

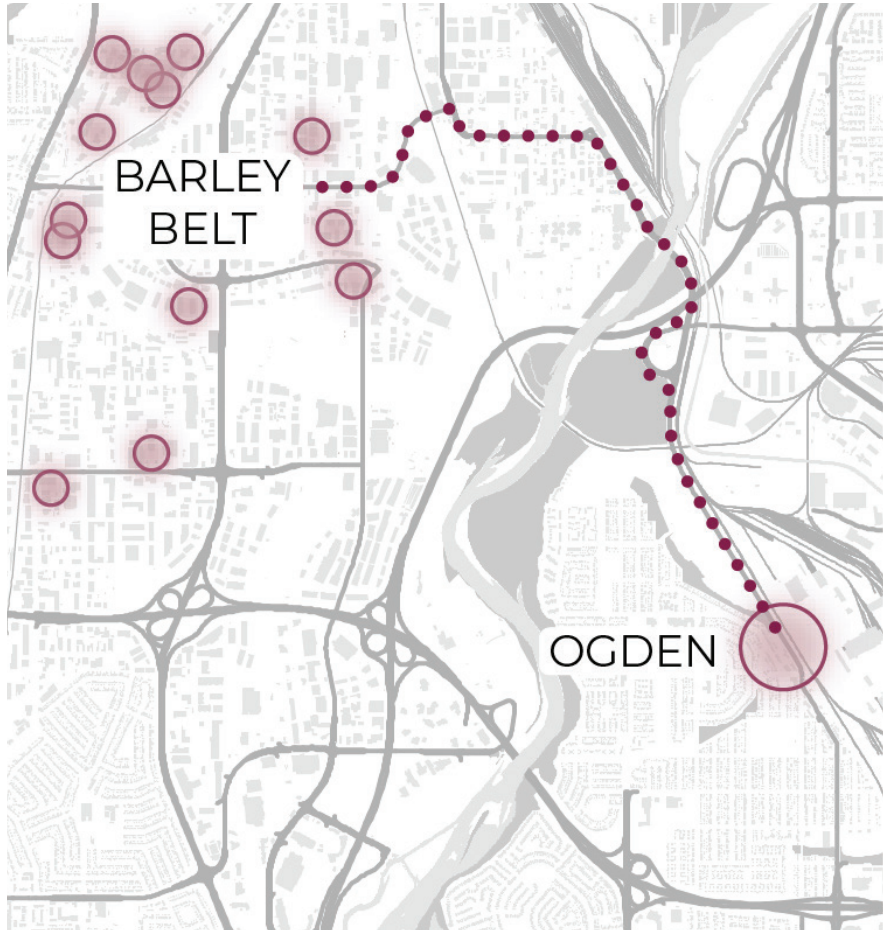


76 Ave & 18 St



Ogden Rd & Millican Rd

LINKAGE TO BREWERIES

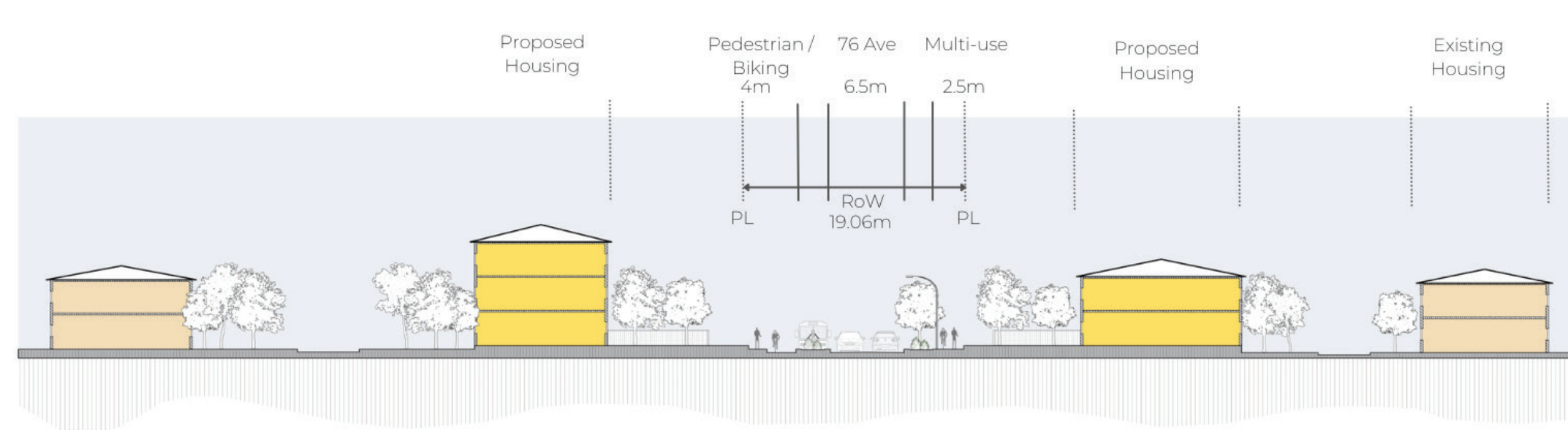
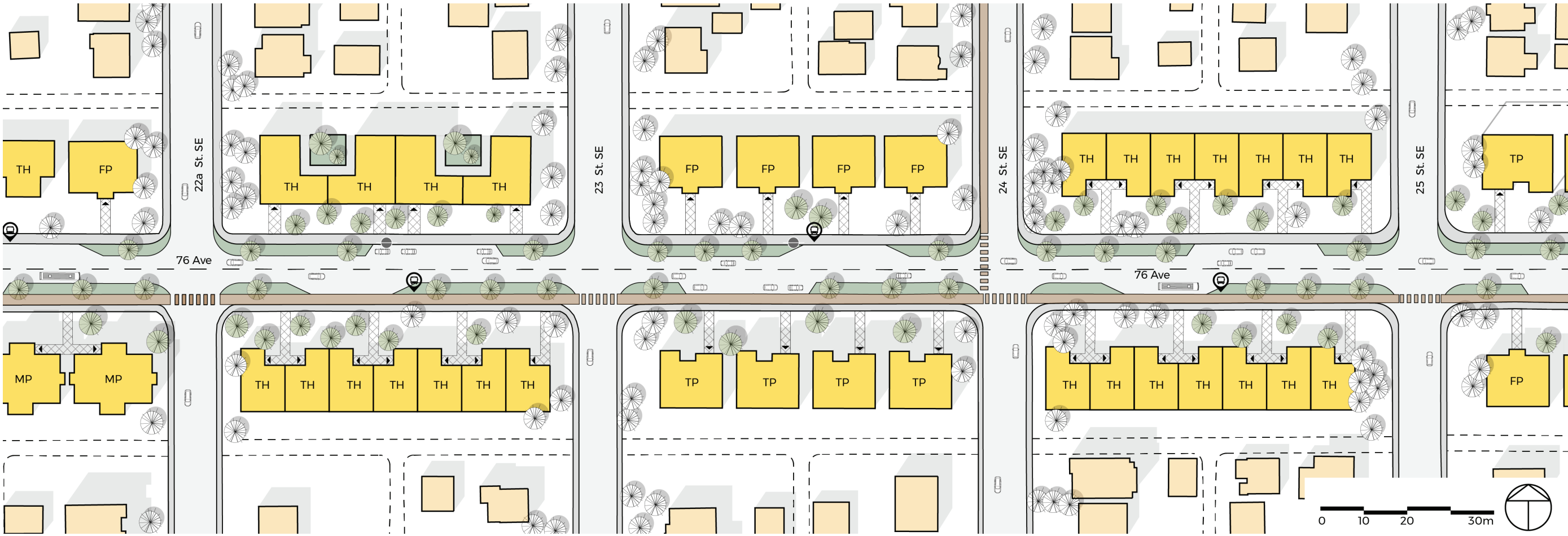


CYCLE TIME ~20 MINUTES



76 AVENUE - COMPLETE STREET

- Added vegetation
- Active mobility priority over car
- Density in built form
- Proper road width
- Better access to commercial spaces
- Improved transit, cycling, and pedestrian experience
- Range of housing types (townhome, fourplex, multiplex)
- Improve health



76 Ave is a busy thoroughfare for vehicles, pedestrians, and cyclists. The street will safely accommodate different users and interact with building frontages. This will result in a livelier street while diversifying the housing stock.

CURRENT



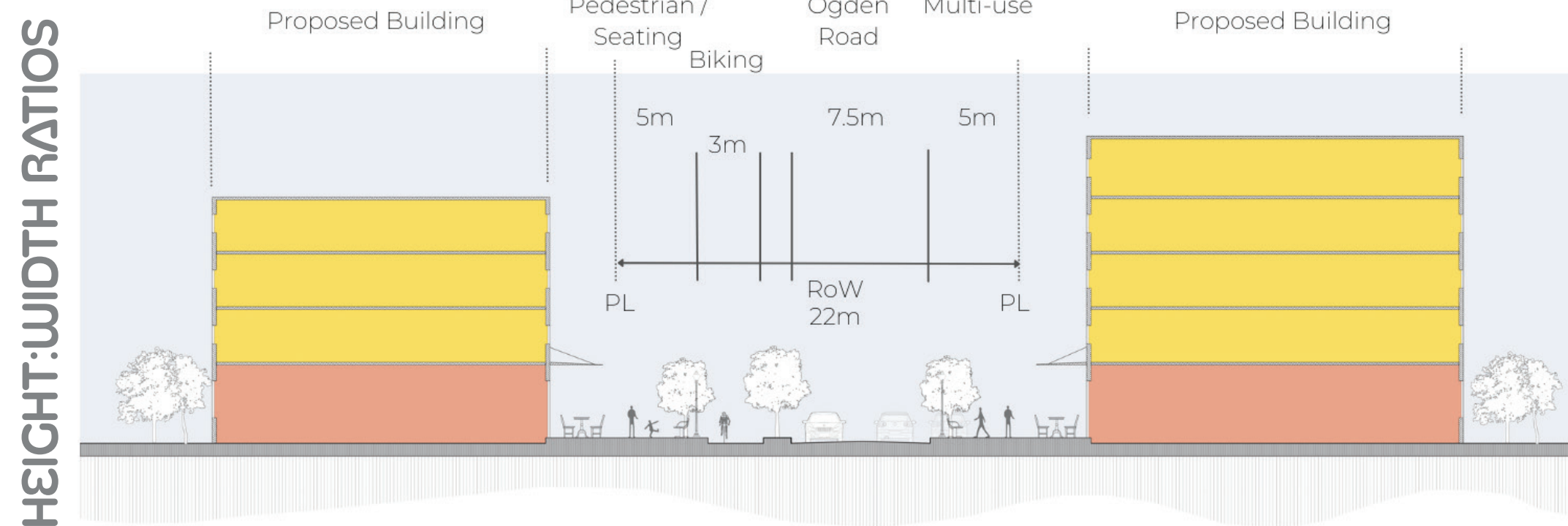
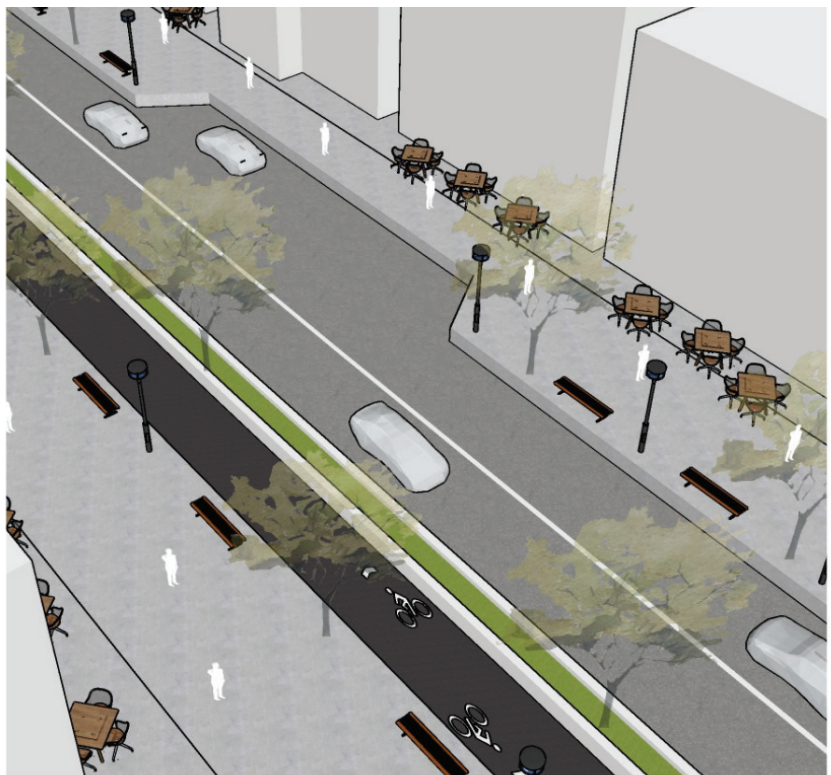
FUTURE



OGDEN ROAD

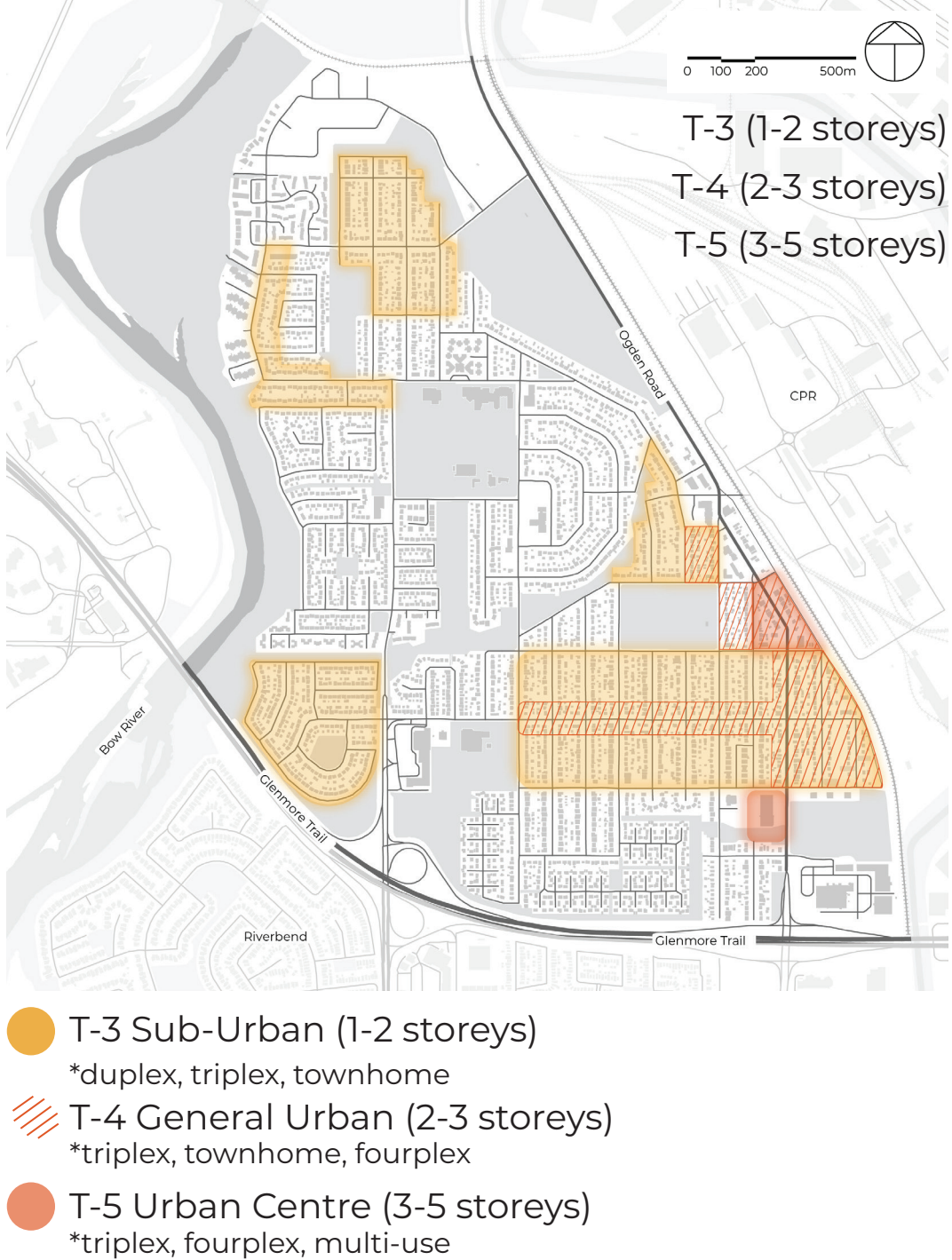
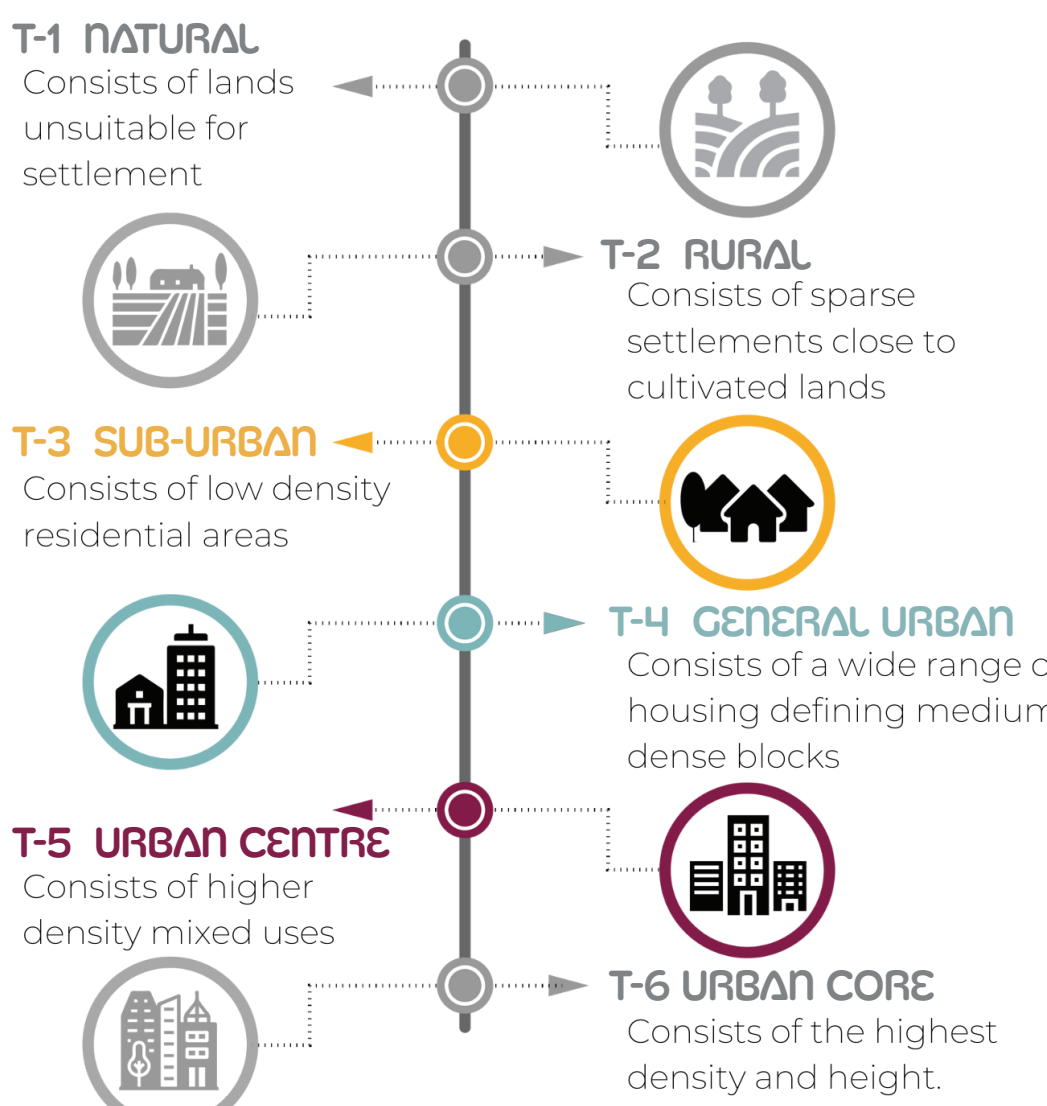


- Vegetation buffer for cyclists
- Improved safety & enjoyment
- Widened sidewalks for street furniture & flow of people
- Street frontage for business
- Advantageous arterial road
- Added lighting features
- Clustered retail shops
- Added uniqueness for Ogden



DIVERSIFYING HOUSING

HOUSING TRANSECT ZONES



HYBRID BASED CODE

- Hybrid code is a mix of both land use and form-based code. It integrates design standards quantitatively in a regulatory format.
- Land use bylaws are traditional laws where each land use district defines the uses on the parcel.
- Form-based code is a planning tool that regulates development using physical form as an organising principle.



Urban Form
The building and street relationship affects the public realm of the neighborhood.



Land Use and Density
Segregation of uses and density is considered for the development in a parcel.

