

# OGDEN COMMUNITY GROWTH PLAN

## April 20th, 2022

## ANALYSIS SYNTHESIS



### Kevin Bailey, BA, BEd

Kevin is a Master of Planning candidate for the class of 2022 at University of Calgary. He has a Bachelor of Arts degree in History from Mount Royal University, as well as a Bachelor of Education degree from the University of Calgary. He has worked in a variety of roles in the building construction field, has worked on various private sector initiatives and is inspired by planning projects that create strong transportation and natural space networks.



### Sara Boulos, BDes

Sara is a Master of Planning candidate for the class of 2022 at the University of Calgary. She has a degree in Industrial Design from the University of Alberta and a Certificate in Community engagement and service learning. She has worked as a Junior Planner over the course of the summer, dealing with policy and land use development.



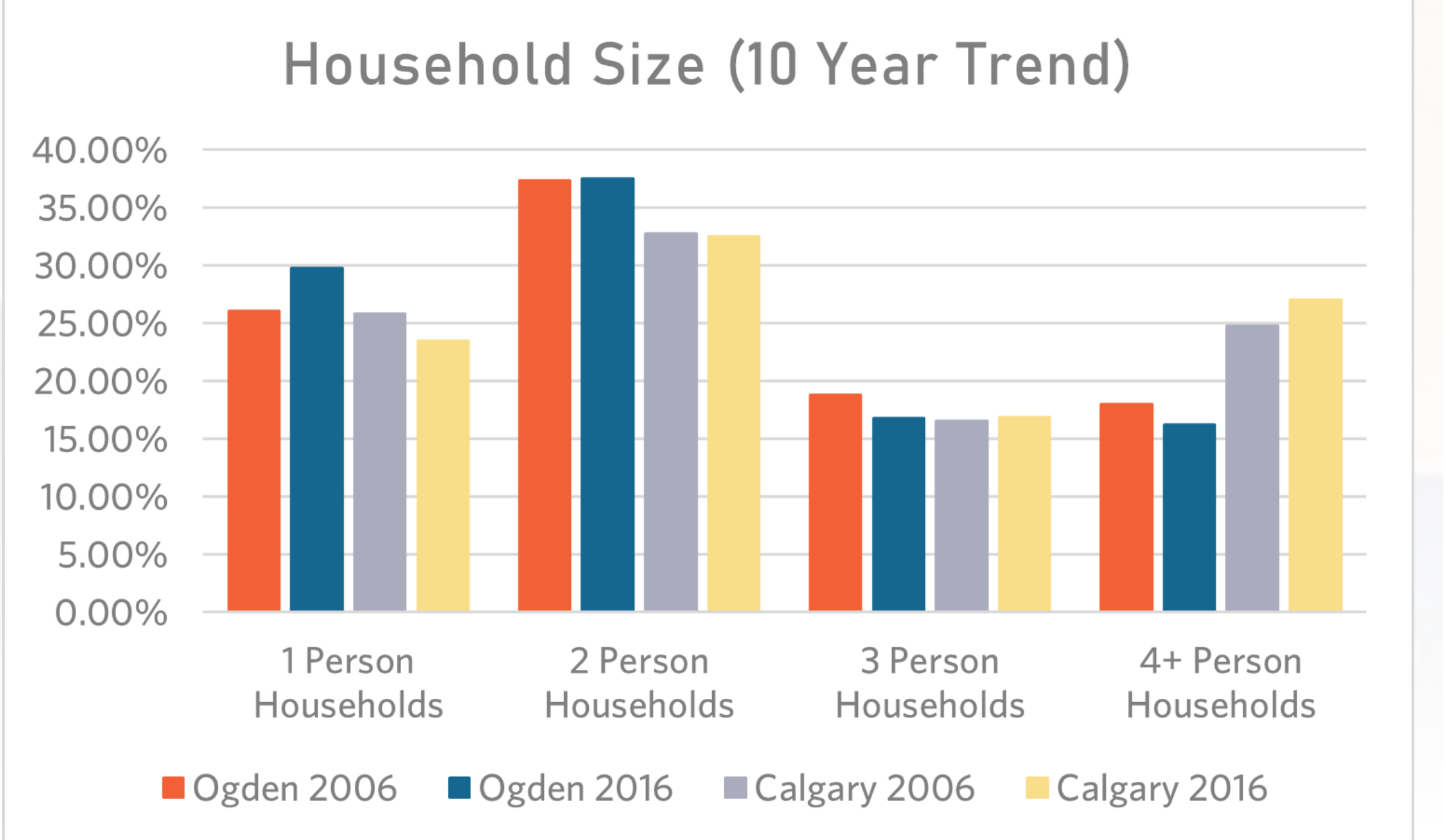
### Rachel Smigelski, BA

Rachel is a Master of Planning candidate for the class of 2022 at the University of Calgary. She has a Bachelor of Arts degree in Human Geography and Design, as well as a Certificate in Sustainability, from the University of Alberta. She completed an 8-month internship working as a Land Use Planner with the City of Edmonton and is passionate about creating healthy and walkable communities.

### Company Vision

At Haven, we take a community-centered approach to planning that prioritizes the consultation and wishes of the residents above all else, and we believe that any vision for communities should be inclusive of all the voices contained within them.

### Ogden Census Data

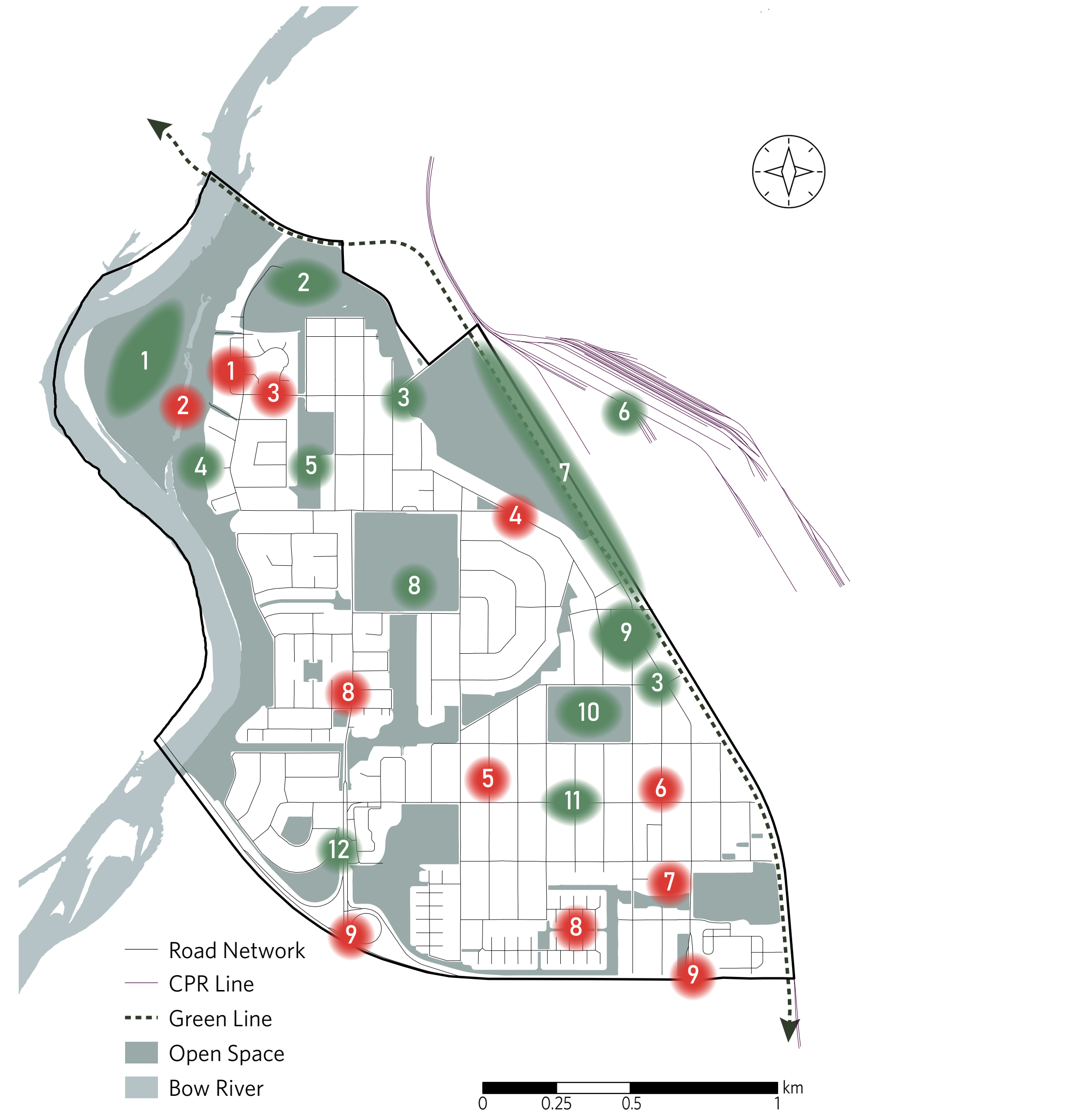


### Analysis Synthesis Map



- Opportunities**
- Access to Open Space
  - Bow River in Close Proximity
  - Range of Commercial Land Use Zoning
  - Existing Direct Control District is Flexible
  - Existing Legion Building is Unused
  - City Owned Land
- Constraints**
- Laneway Housing is a Discretionary Use Under Existing RC1 Zone
  - Duplexes are the Maximum Density Option Under Existing RC2 Zone
  - Soil Contamination
  - Ground Water Contamination

### WWHR Synthesis Map

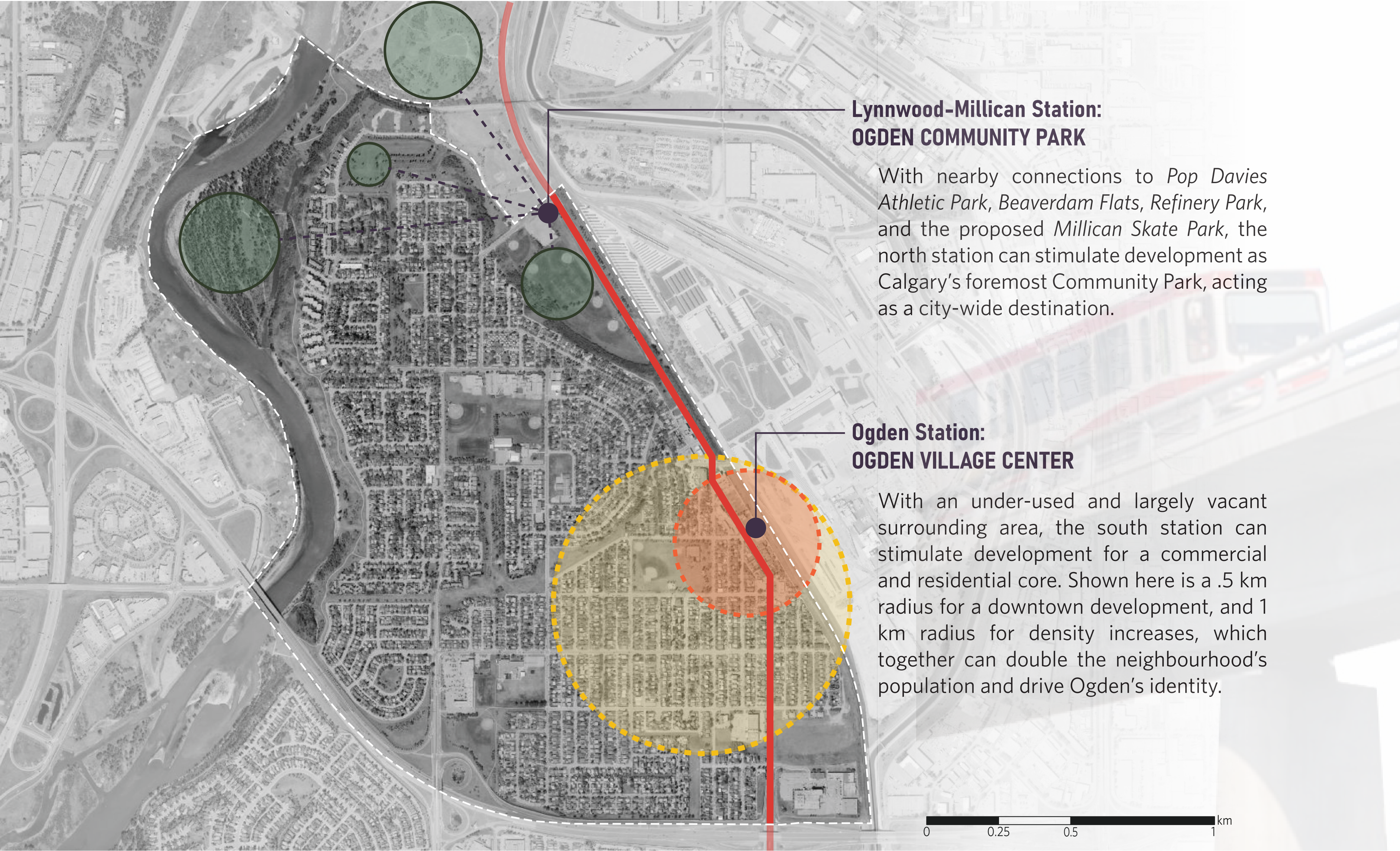


- Would like to see...**
- Improvements to Beaver Dam Flats
  - Programming the open space
  - Increased density around Green Line
  - Stairs to from ridge implemented
  - Improvements to Lynnview Playground
  - Rail road heritage maintained
  - Streetscape & pedestrian improvements
  - Improvements to Jack Setters Arena
  - Opportunities for cafes, bakeries, shops
  - Gazebos and seating implemented
  - Cycling infrastructure
  - Continuation of pathway
- Concerns about...**
- Maintaining views
  - Endangered bee species
  - Commercial uses on 62 Ave
  - Trees on Crestwood Rd
  - Icy streets in the winter
  - Preservation of historical buildings
  - Currently a wildlife hub
  - Snow removal is difficult
  - Vehicles cutting through community

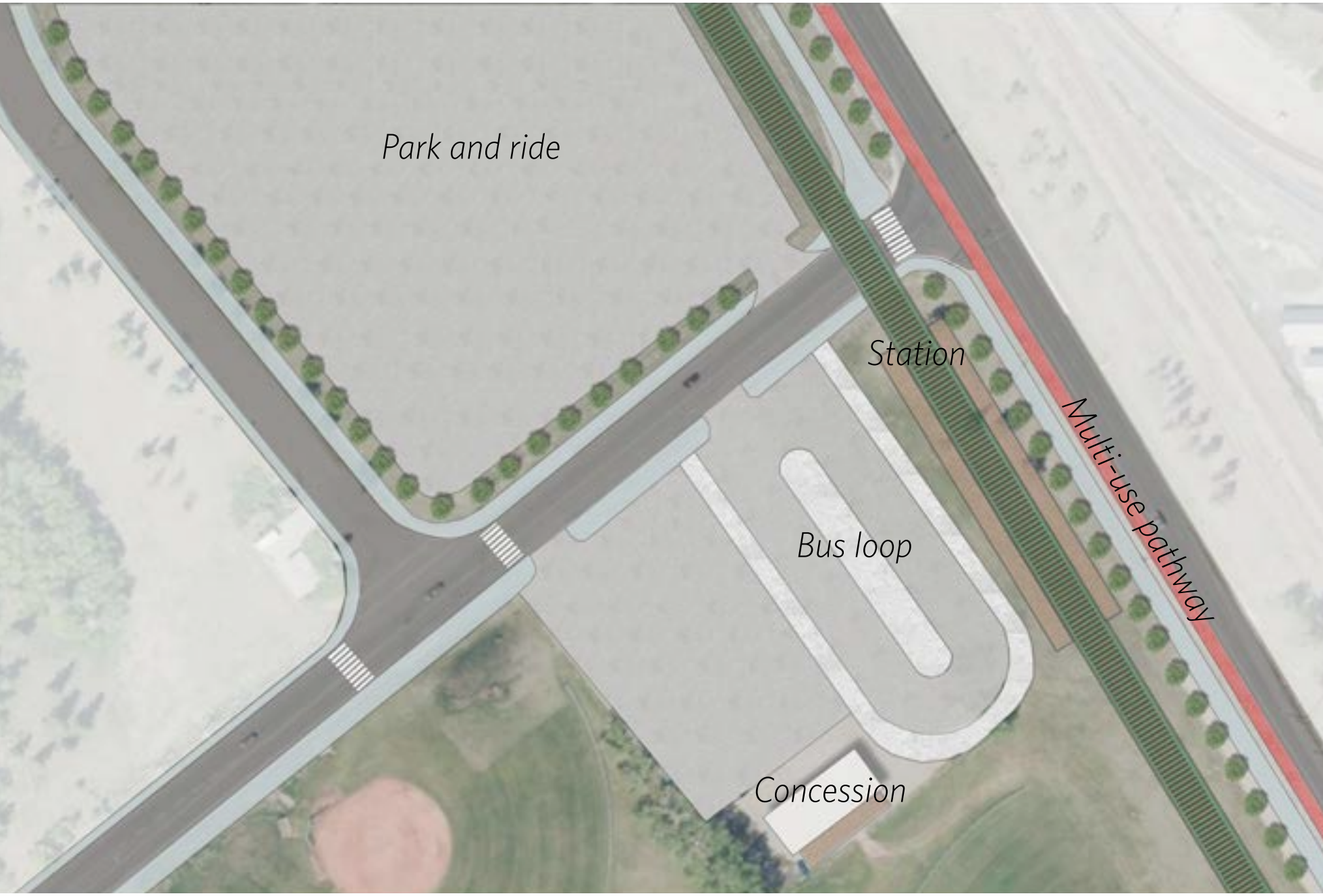
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## OPPORTUNITIES

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### North Station



### Precedent

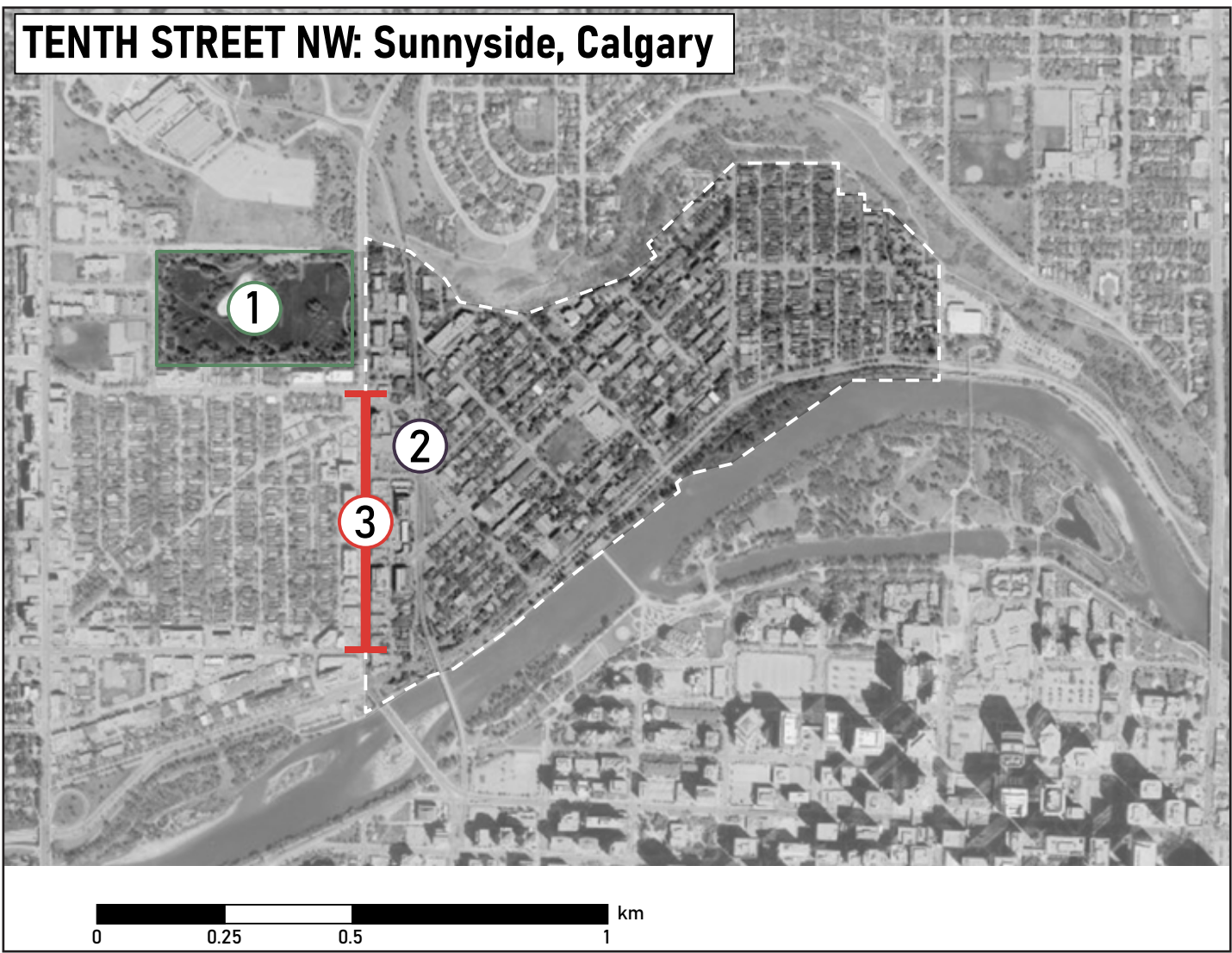


- 1. Dog Park
- 2. Disc Golf Course
- 3. Skate Park

### South Station



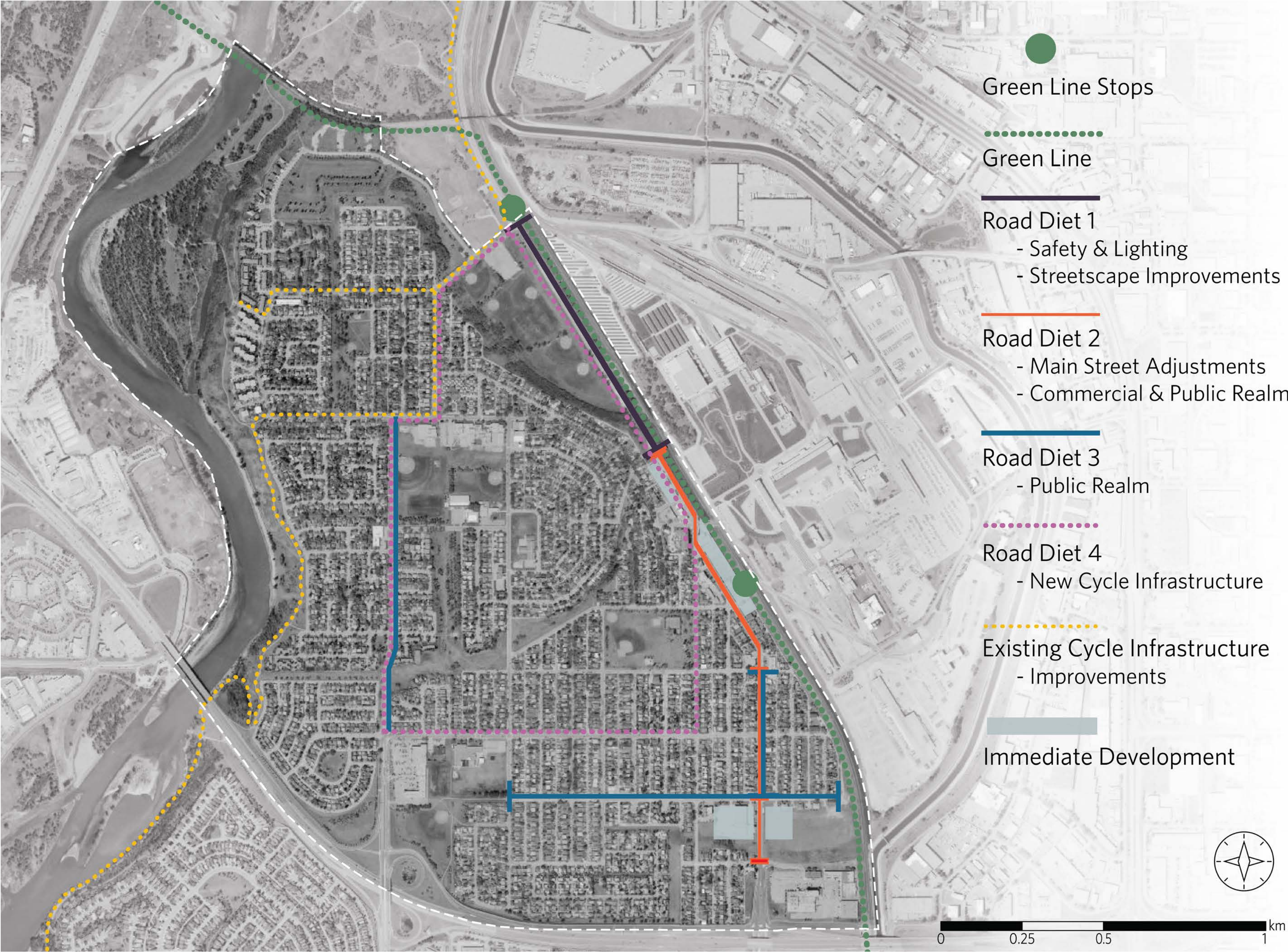
### Precedent



- 1. Riley Park
- 2. Sunnyside Station
- 3. Main Street

### Train Plaza





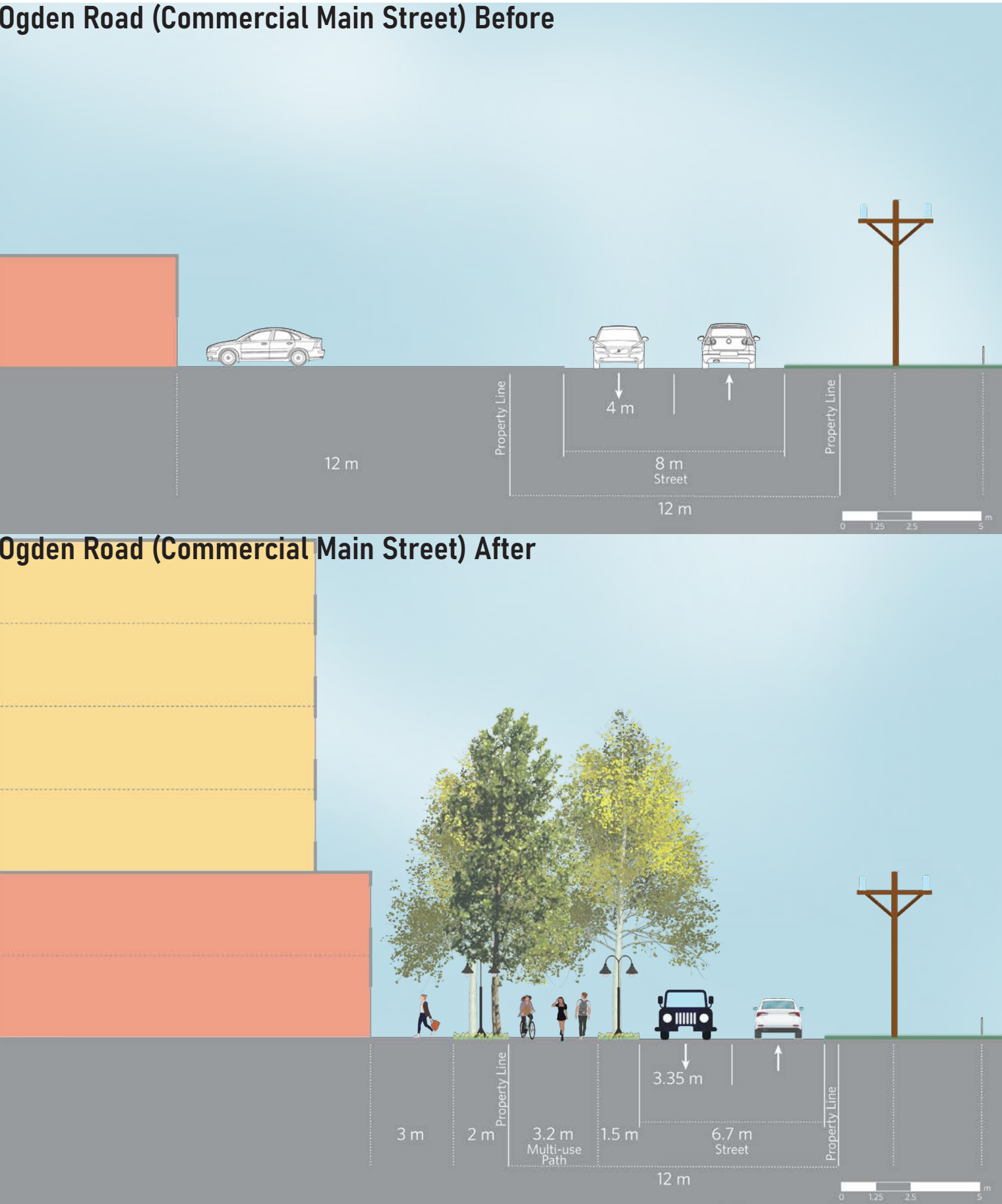
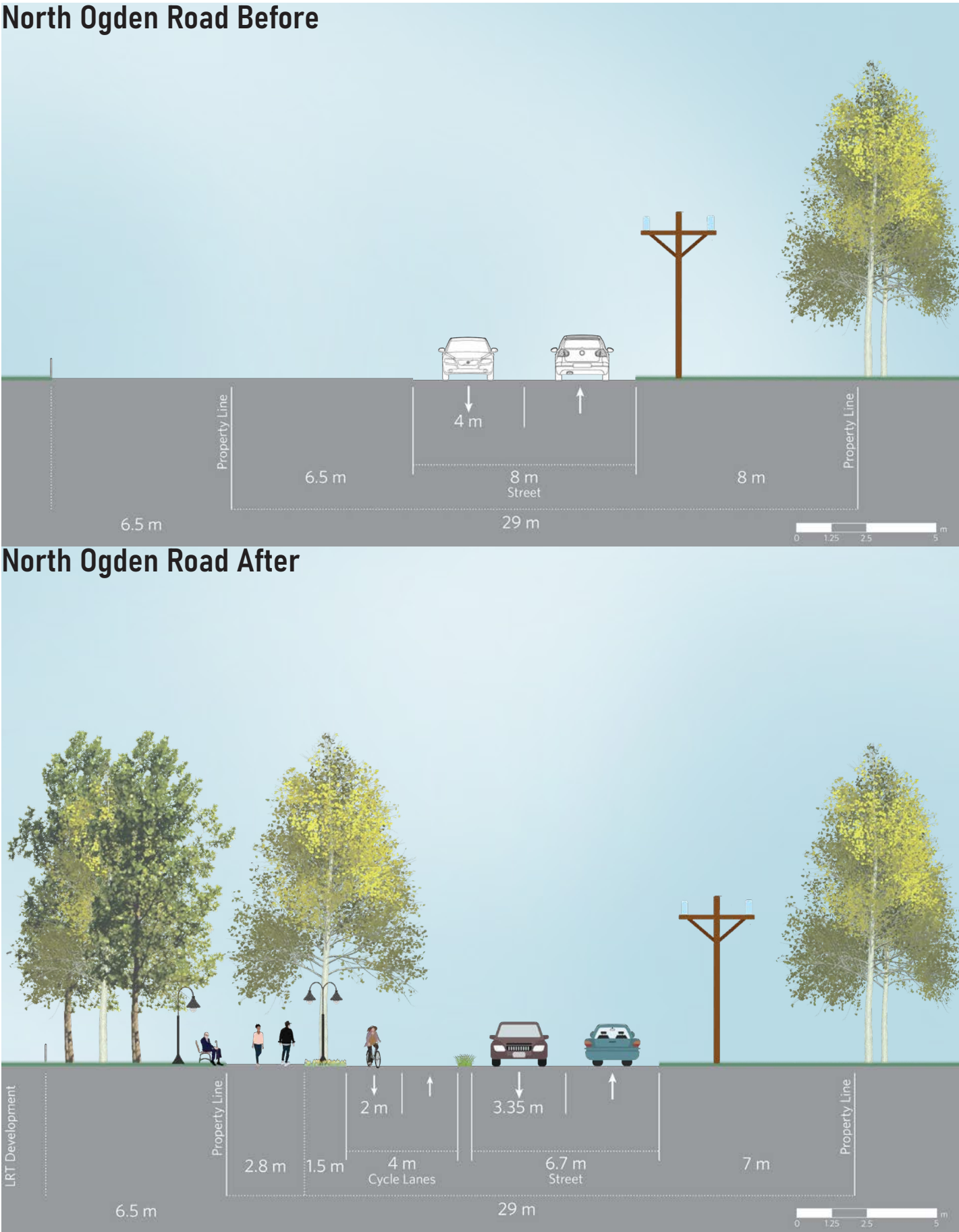
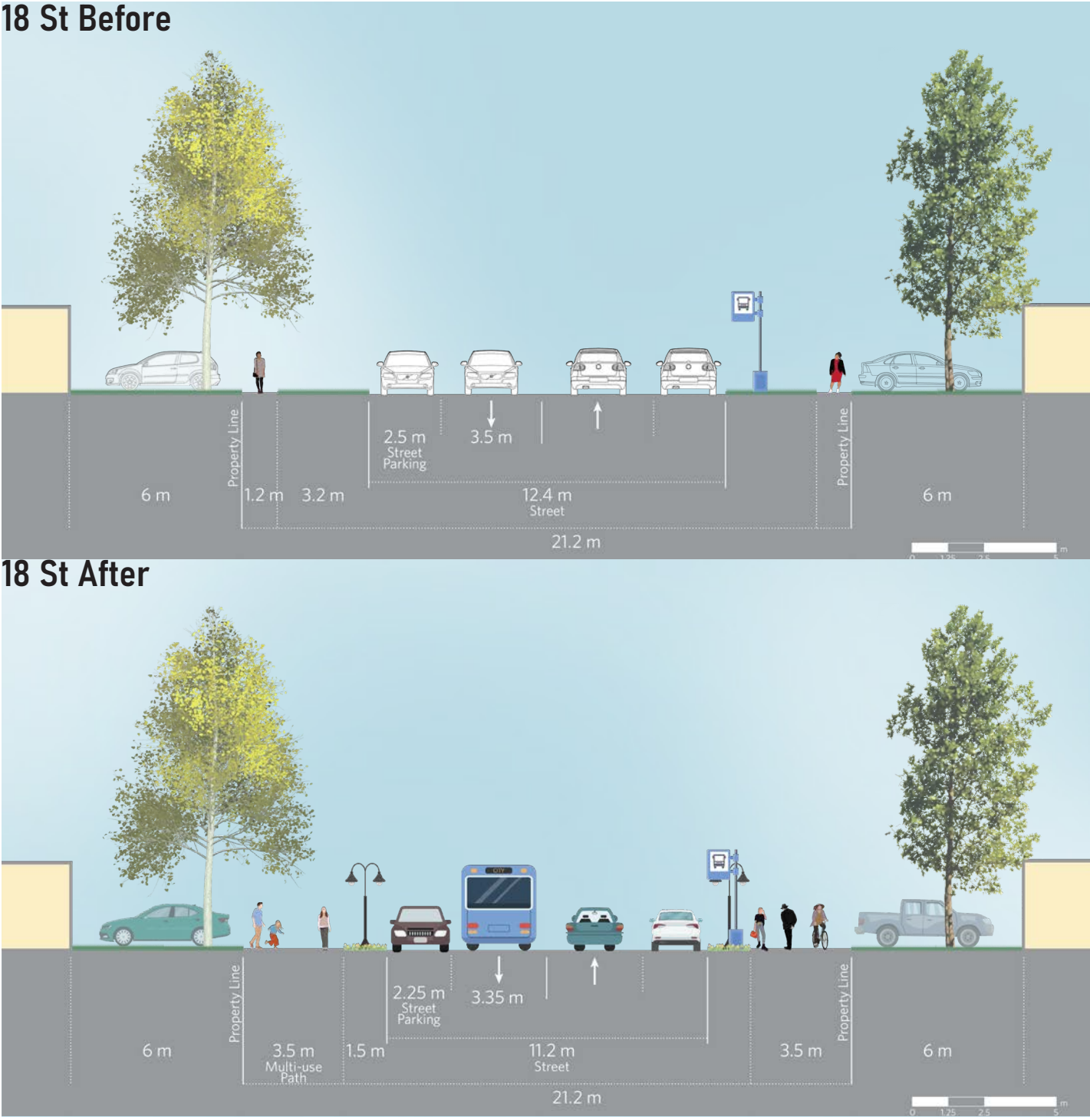
Road Dieting

Ogden’s existing mobility network prioritizes vehicles, creating an unsafe environment for pedestrians and cyclists. To address this, we are proposing a “Road Diet” approach that works by reducing lane widths to their minimums and redistributing this space to other uses. These uses could include multi-use pathways, cycle lanes, and space for landscaping, street trees, or seating.

The various Road Diet approaches in the map to the left connect and overlap with one another, ensuring a well-connected and redefined mobility network.

Our Road Diet methods will reimagine the pedestrian realm and reshape the vehicle realm, creating a safer, healthier Ogden.

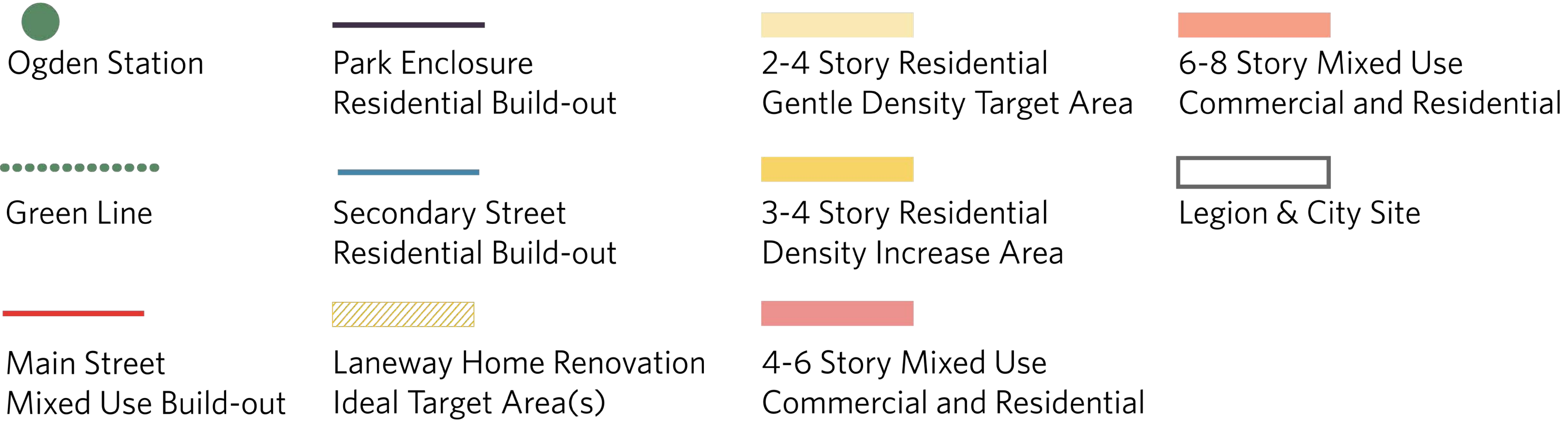
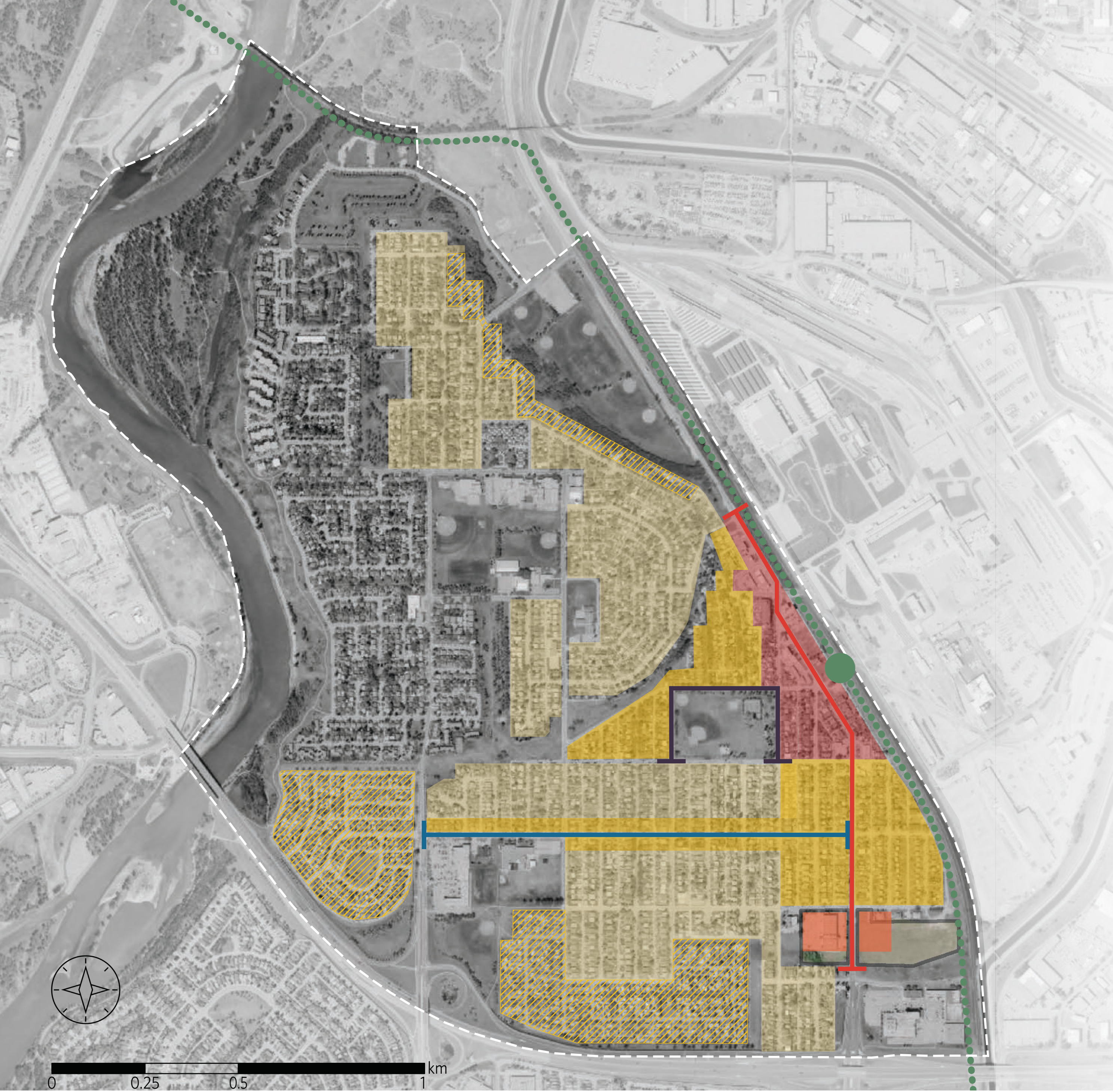
Mobility Interventions



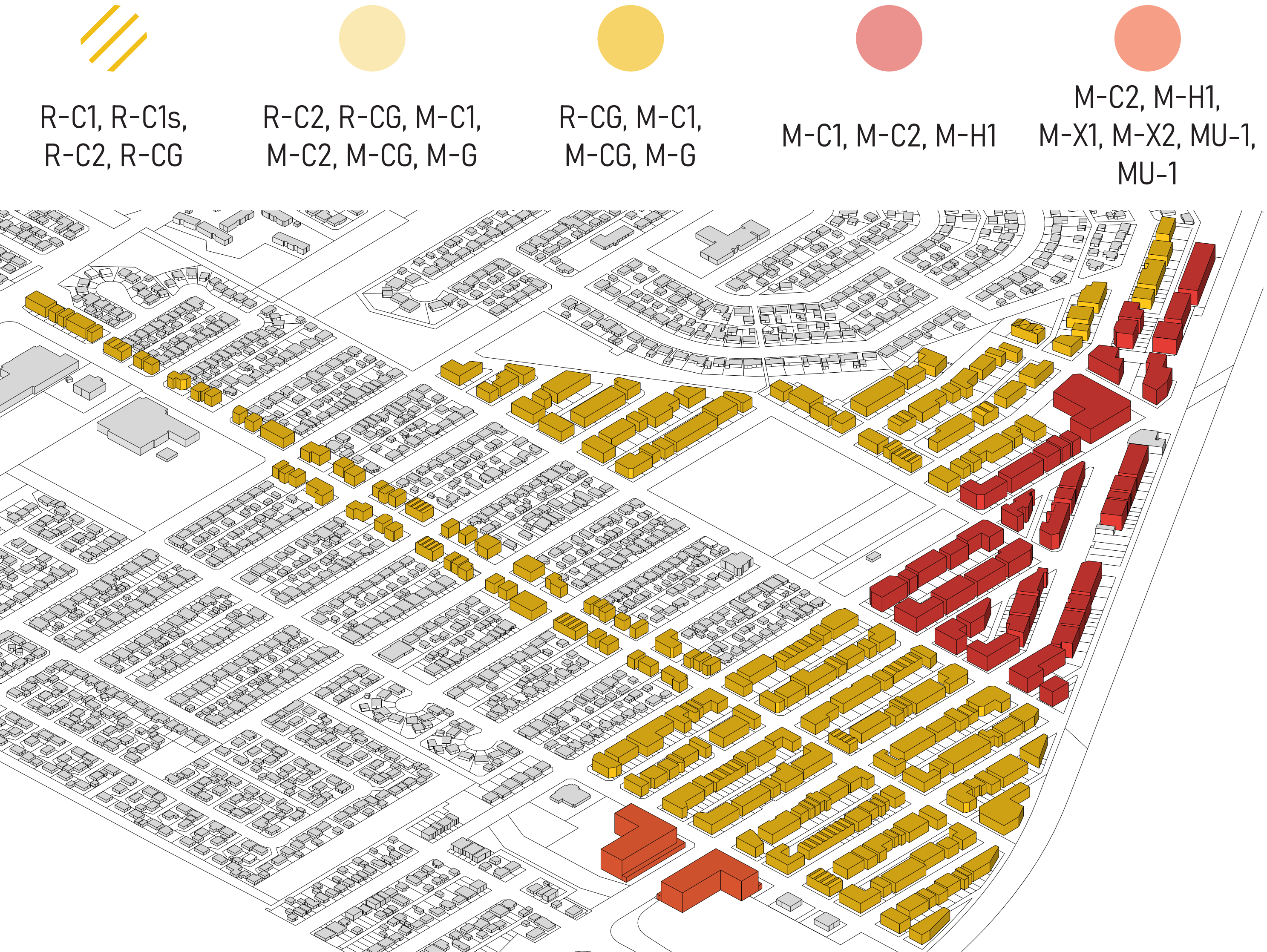
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## DENSITY

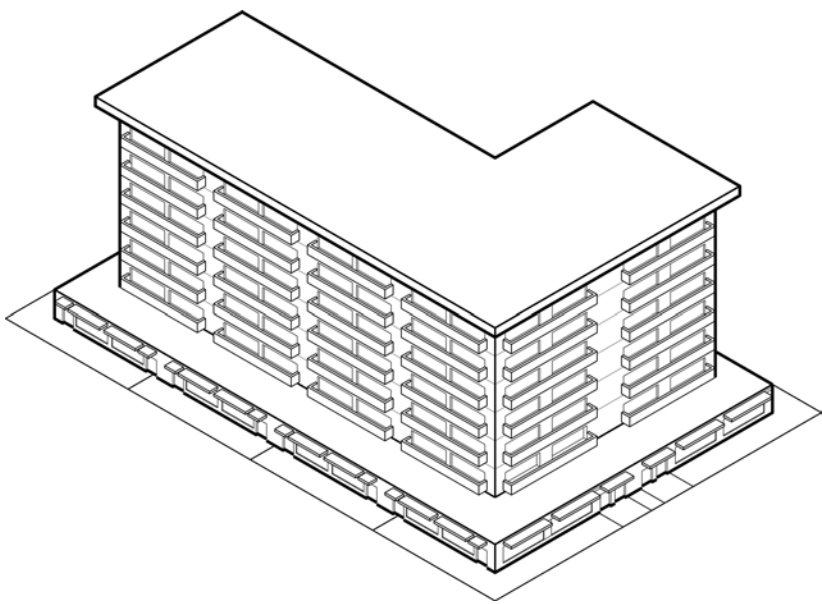
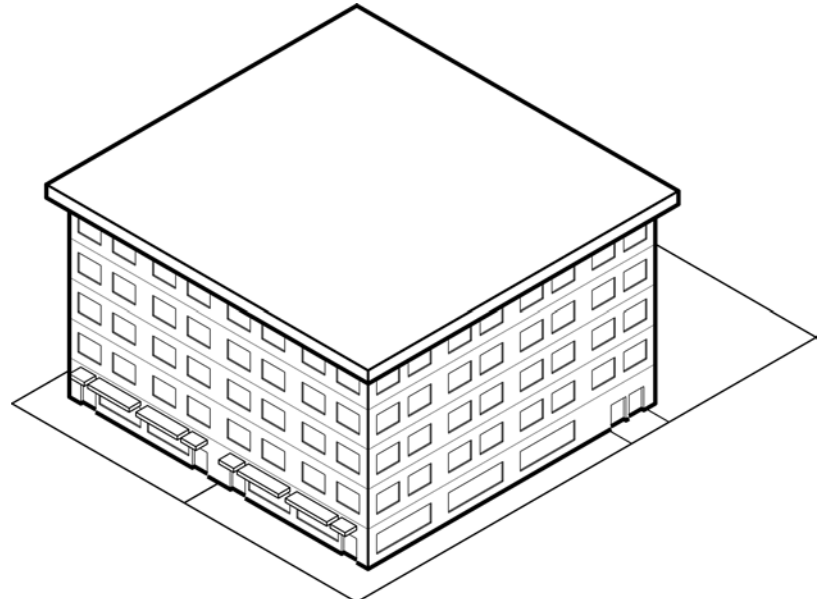
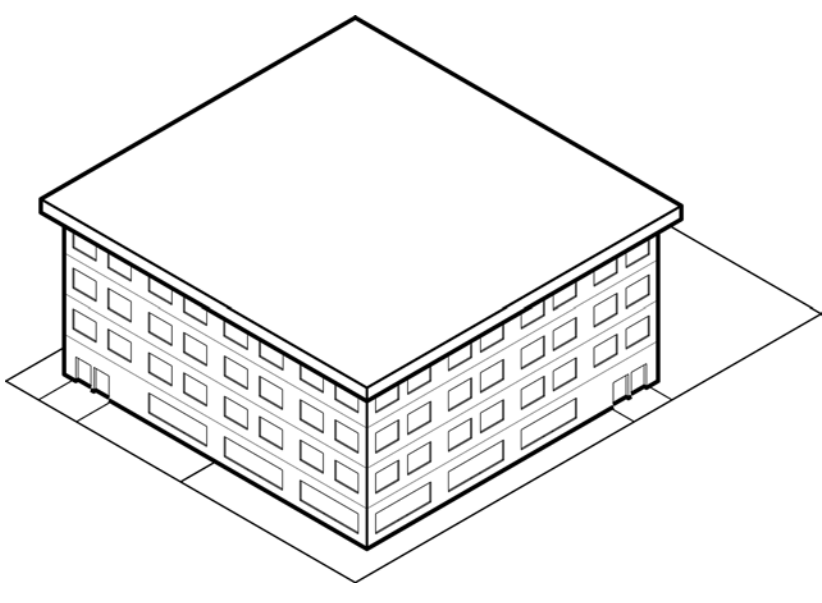
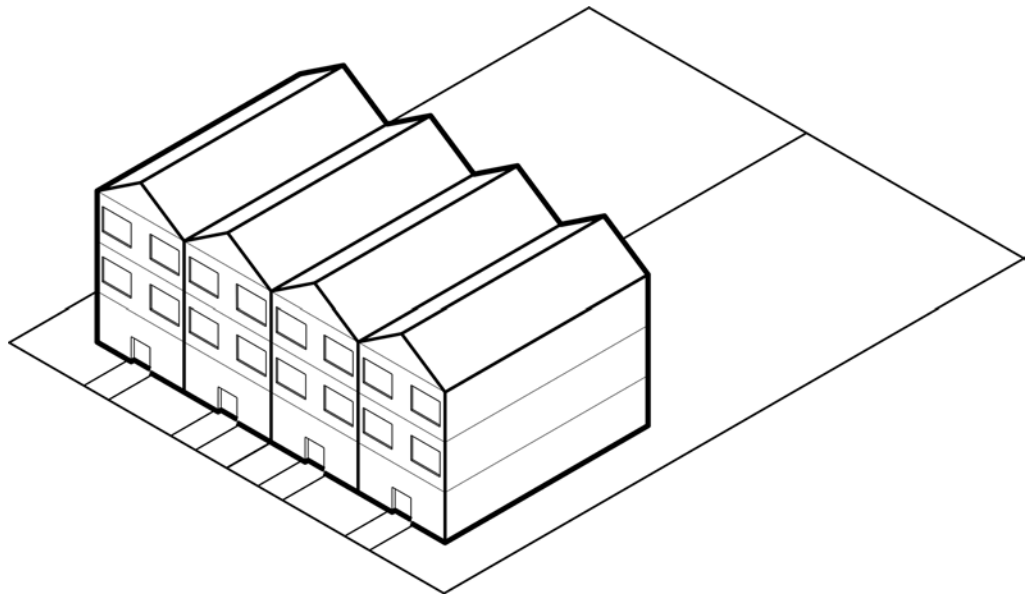
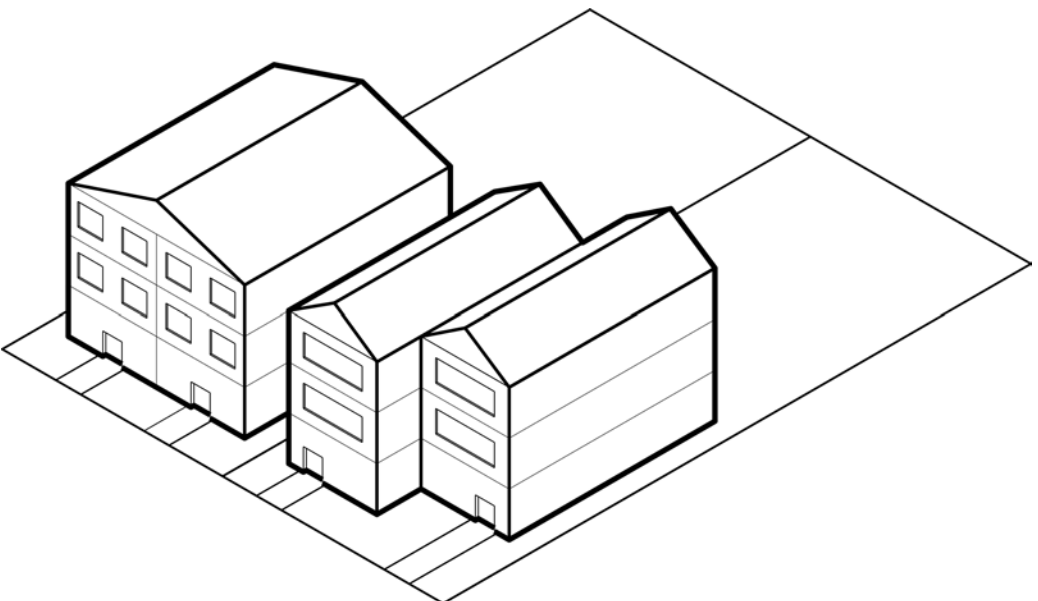
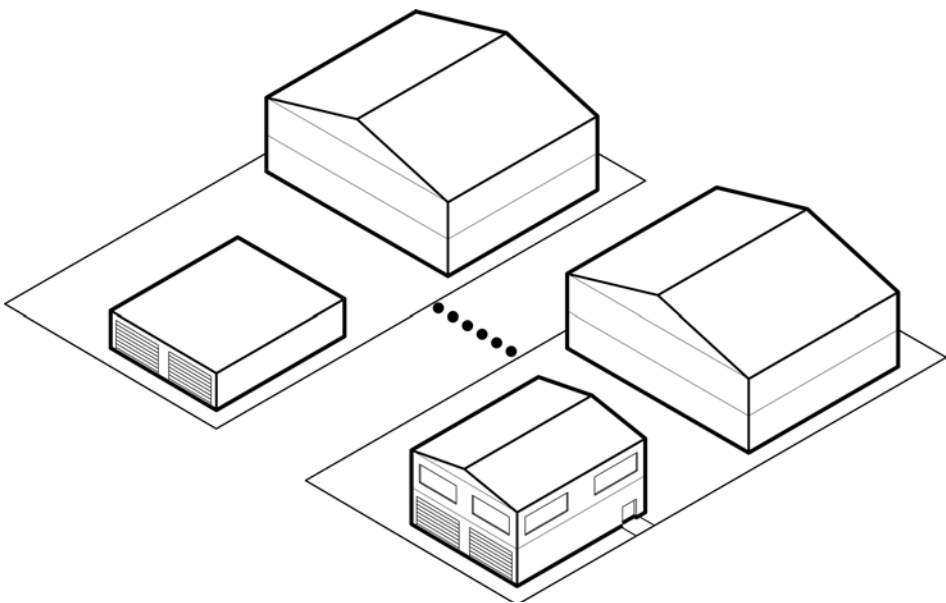
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Density could be achieved with land use zones:



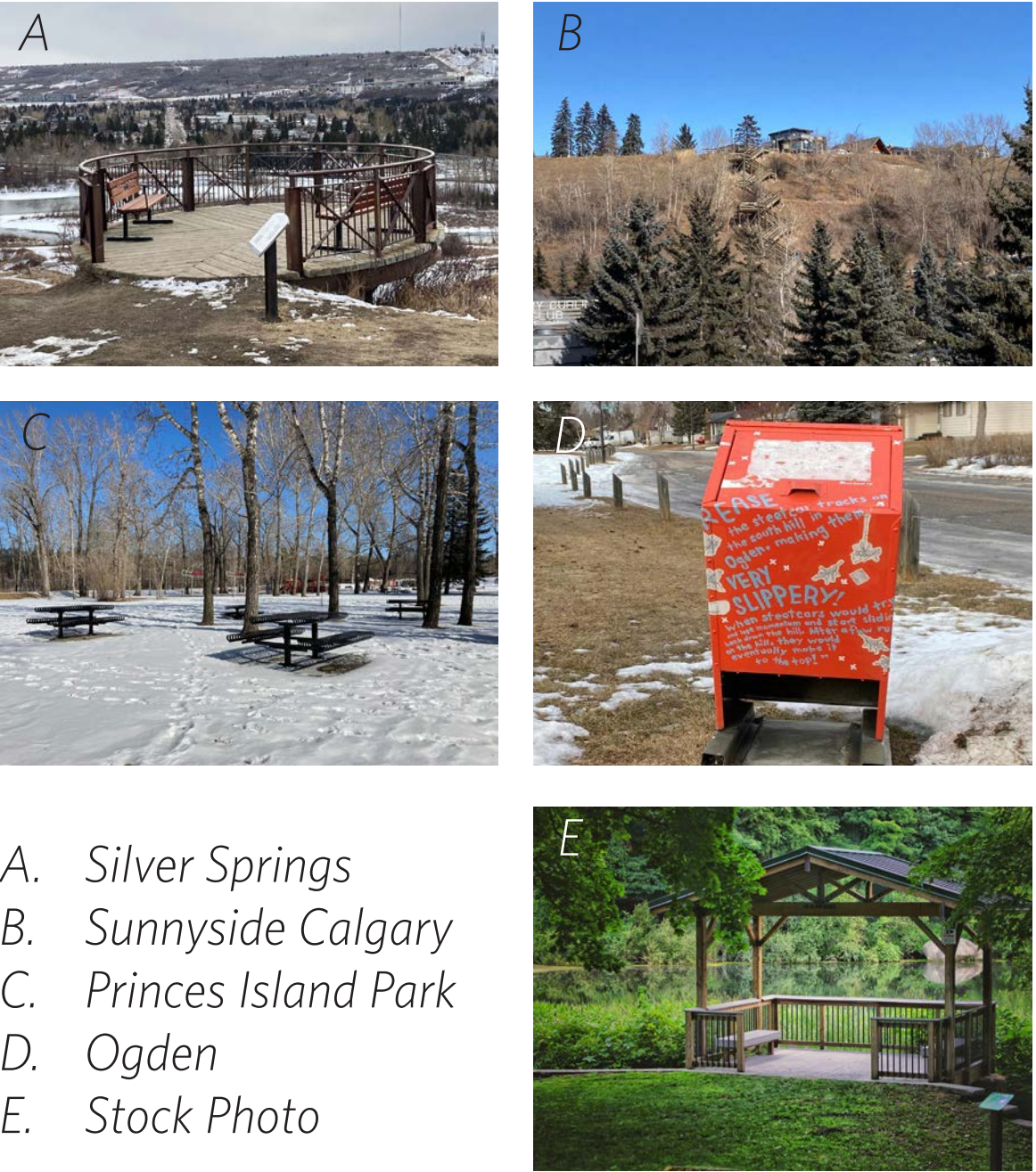
### Building Typologies





### Soft Changes

These interventions will be applied throughout Ogden's natural spaces in varying scales to encourage greater use and enjoyment



### Ogden Skatepark & Recreation Space



### Legion & City of Calgary Site



### George Moss Park



The former Legion & City of Calgary sites will form the entry point to the community, featuring two mixed-use residential buildings with commercial uses on the ground floors. Phyto-remediation will occur to address groundwater contamination to the east.

George Moss Park will act as the "backyard" to the nearby Main Street and commercial realm. This space will act as a recreation hub for the community and will house the Southeast Calgary Community Resource Center.