



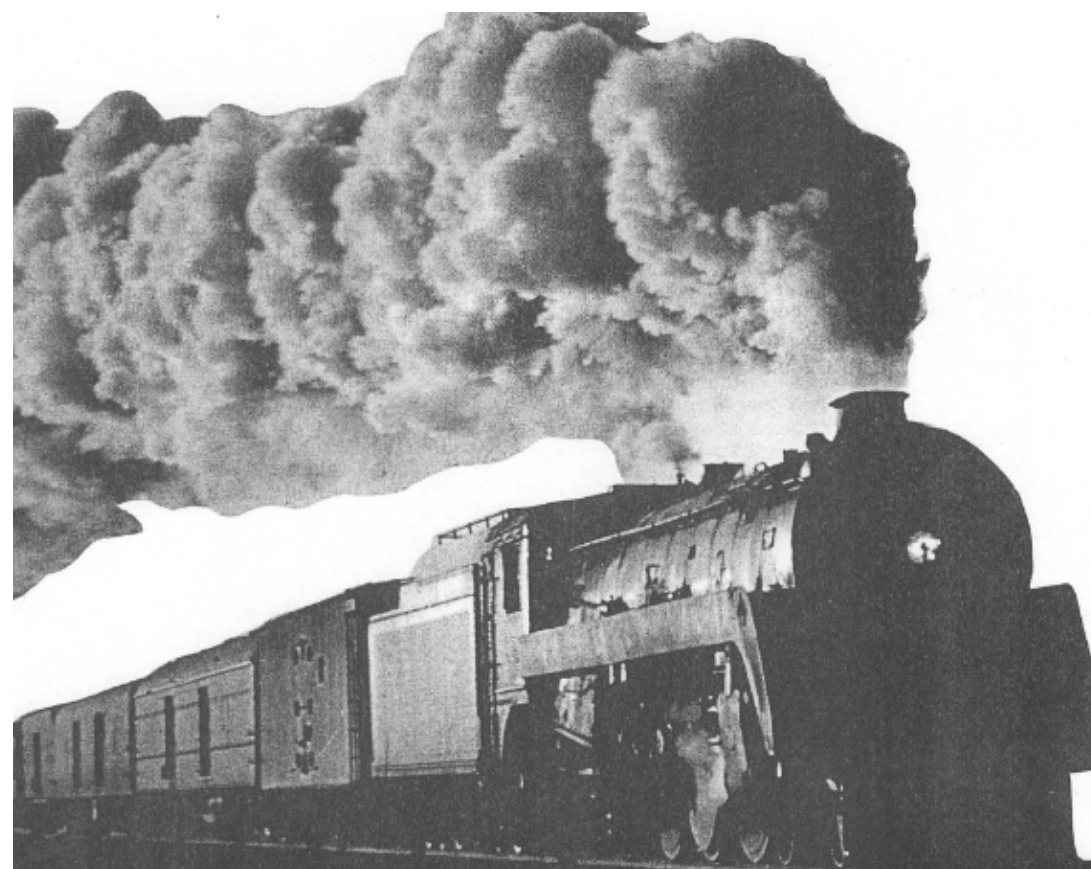
MILlican OGDEN

THE PAST AND FUTURE COMMUNITY

BTS
CONSULTANTS



UNIVERSITY OF CALGARY
SCHOOL OF ARCHITECTURE,
PLANNING AND LANDSCAPE

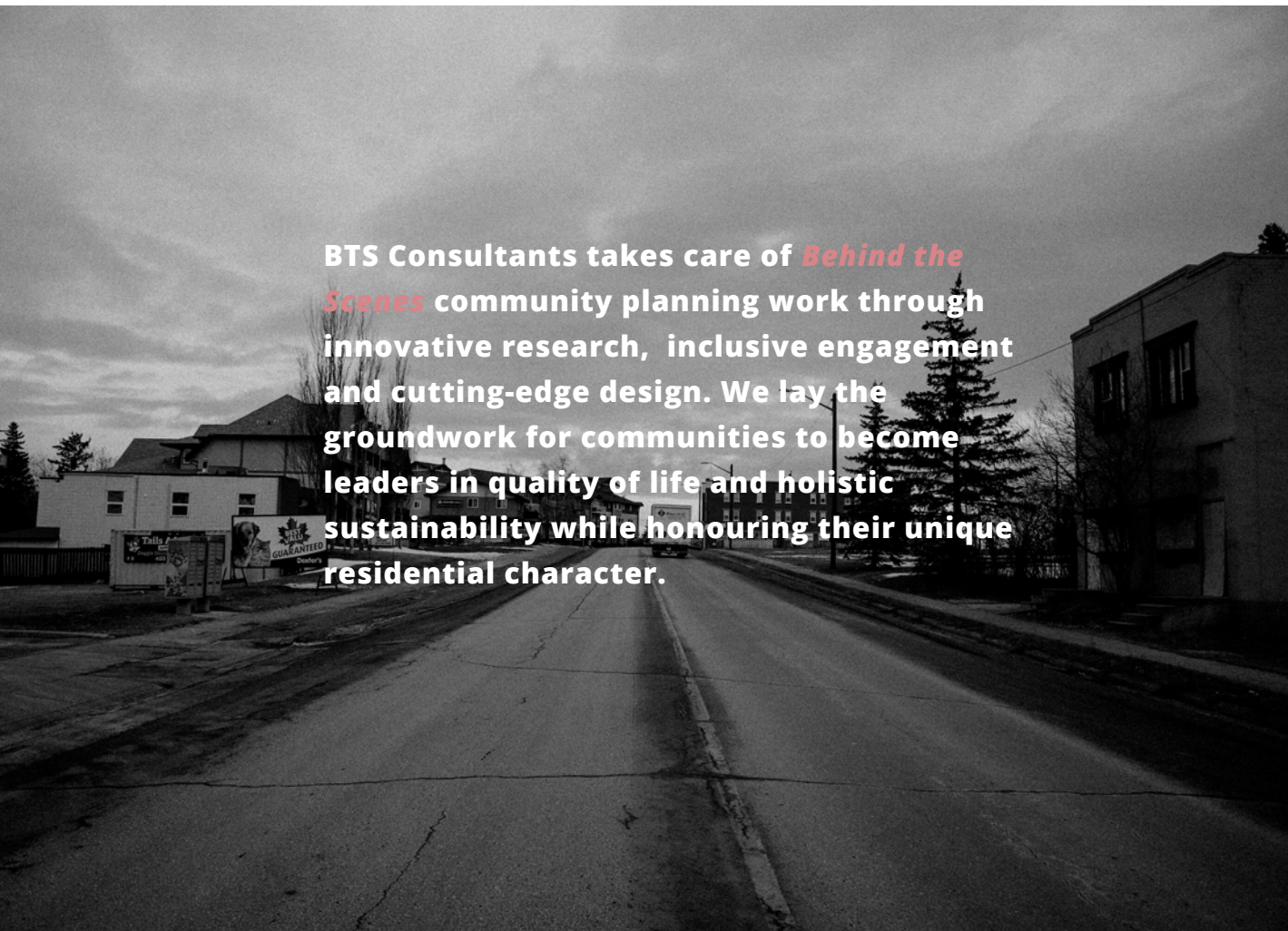


LAND ACKNOWLEDGEMENT



In the spirit of respect, reciprocity and truth, we honour and acknowledge Moh'kinsstis, and the traditional Treaty 7 territory and oral practices of the Blackfoot confederacy: Siksika, Kainai, Piikani, as well as the Îyâxe Nakoda and Tsuut'ina nations. We acknowledge that this territory is home to the Métis Nation of Alberta, Region 3 within the historical Northwest Métis homeland. Finally, we acknowledge all Nations – Indigenous and non – who live, work and play on this land, and who honor and celebrate this territory.

OUR MISSION



BTS Consultants takes care of *Behind the Scenes* community planning work through innovative research, inclusive engagement and cutting-edge design. We lay the groundwork for communities to become leaders in quality of life and holistic sustainability while honouring their unique residential character.

OUR TEAM



BEN DORE | PLANING TECHNOLOGIST
MPLAN, HBEDP ENVIRONMENTAL DESIGN + PLANNING

Ben earned his undergraduate degree in Environmental Design from Fanshawe College and recently completed a Masters in Planning from the University of Calgary. Ben uses his graphic and mapping skills to illustrate analytical and conceptual ideas for client presentations.



TERRENCE CHENG | JR. PLANNER
B.A ECONOMICS, MPLAN

After receiving his Bachelor's Degree in Economics, Terrence shifted away from a career in finance and completed a Master's Degree in Planning. His past experiences will help BTS with time management and provide efficient resource allocation to all components of a project.



SARAH SHAW | SR. PLANNER
MPLAN, B.A.UBST;ARST

Sarah graduated from the University of Calgary with a B.A. in Urban Studies (ARST minor) and a Master's Degree in Urban Planning. Sarah brings a diverse set of experiences to BTS including heritage conservation, affordable housing practice, illustration and urban/suburban decline in residential communities.



On behalf of the team at BTS consulting, we would like to extend our gratitude to **Professor Francisco Alaniz Uribe** and the Steering Committee of Millican – Ogden for providing feedback and guidance throughout the cultivation of this project.

Members include:

Zev Klumochko, Millican–Ogden
Community Association

Zach Hoefs, Planner | Civic Works

Jillian Green, Planner | City of Calgary

Robert Dickinson, Neighbourhood
Partnership Coordinator | City of
Calgary

EXECUTIVE SUMMARY

THE NEIGHBOURHOOD OF MILLICAN-OGDEN IS A CRUCIAL AND HISTORICALLY IMPORTANT COMMUNITY WITHIN THE CITY OF CALGARY.

THE MILLICAN OGDEN COMMUNITY IS CURRENTLY STRUGGLING TO ATTRACT NEW RESIDENTS, AND THE RESIDENTIAL AREA HAS SEEN A POPULATION DECREASE. DESPITE MANY POSITIVE ATTRIBUTES LIKE AN ABUNDANCE OF GREEN SPACE, A RICH HISTORICAL SIGNIFICANCE AND PROXIMITY TO CALGARY'S URBAN CORE, THE ONGOING POPULATION DECREASE HAS PUT THE LOCAL ELEMENTARY SCHOOL AT RISK OF CLOSURE.

RESIDENTS HAVE NOTED A LACK OF DIVERSITY IN THE NEIGHBOURHOOD, RESULTING IN A LIMITED DRAW TO THE AREA, SPECIFICALLY THE LACK OF BARS, RESTAURANTS, COFFEE SHOPS, GYMS AND HOUSING TYPES. WITHOUT IMPROVING OUTWARD COMMUNITY APPEAL, RESIDENTS WORRY THEY WILL CONTINUE TO EXPERIENCE POPULATION DECREASE AND LOSS OF SERVICES.

THE MILLICAN OGDEN COMMUNITY ASSOCIATION (MOCA) SOUGHT PARTNERSHIP WITH SAPL STUDENTS THROUGH THE CALGARY FEDERATION OF COMMUNITIES (CFC) TO DEMONSTRATE THE IMPORTANCE OF PLANNING WORK WITHIN THEIR COMMUNITY AND ILLUSTRATE THE UNIQUE CHARACTER AND THE POTENTIAL OF MILLICAN OGDEN AS A SIGNIFICANT NEIGHBOURHOOD IN CALGARY.

THIS REPORT ANALYZES INFORMATION GATHERED OVER FOUR MONTHS THROUGH ANALYSIS AND ENGAGEMENT EFFORTS AND HIGHLIGHTS SIX MAIN AREAS THAT CAN HELP GUIDE AND INFORM OGDENITES OF POSSIBLE INTERVENTIONS WITH INCREASED COMMUNITY INVESTMENT.

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OVERVIEW

PART 01

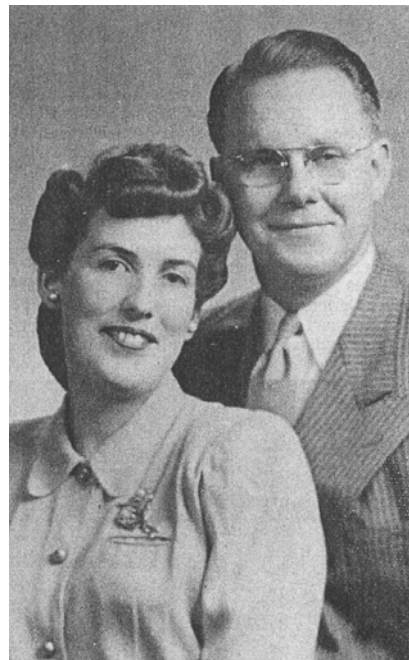
INTRODUCTION



The community of Ogden has a rich history, meticulously documented and observed in literature and through the historical assets found in the neighbourhood. Ogden is sustainable. It has been a place of significance since early indigenous settlement and through 19th-century European settlement and industry. What it means to be sustainable now is essential to redefine.

We believe in the many historical and cultural assets found in Ogden. Our design approach is simple. Rather than focusing our attention on areas where WE saw possibility, we considered the community holistically. We used an asset-based approach to identify the areas of the community with historical and cultural significance. These physical assets require attention and are critical to local citizens' sense of place. However, goals of appealing to tourists and non-residents travelling through Ogden are also imperative to its long-term sustainability.

Our goal is to develop Ogden respectfully and responsibly to benefit its citizens and visitors and to see Ogden realize its potential as a Connected, Inclusive, Active, Unique, Diverse, and historic community.



The people of Ogden

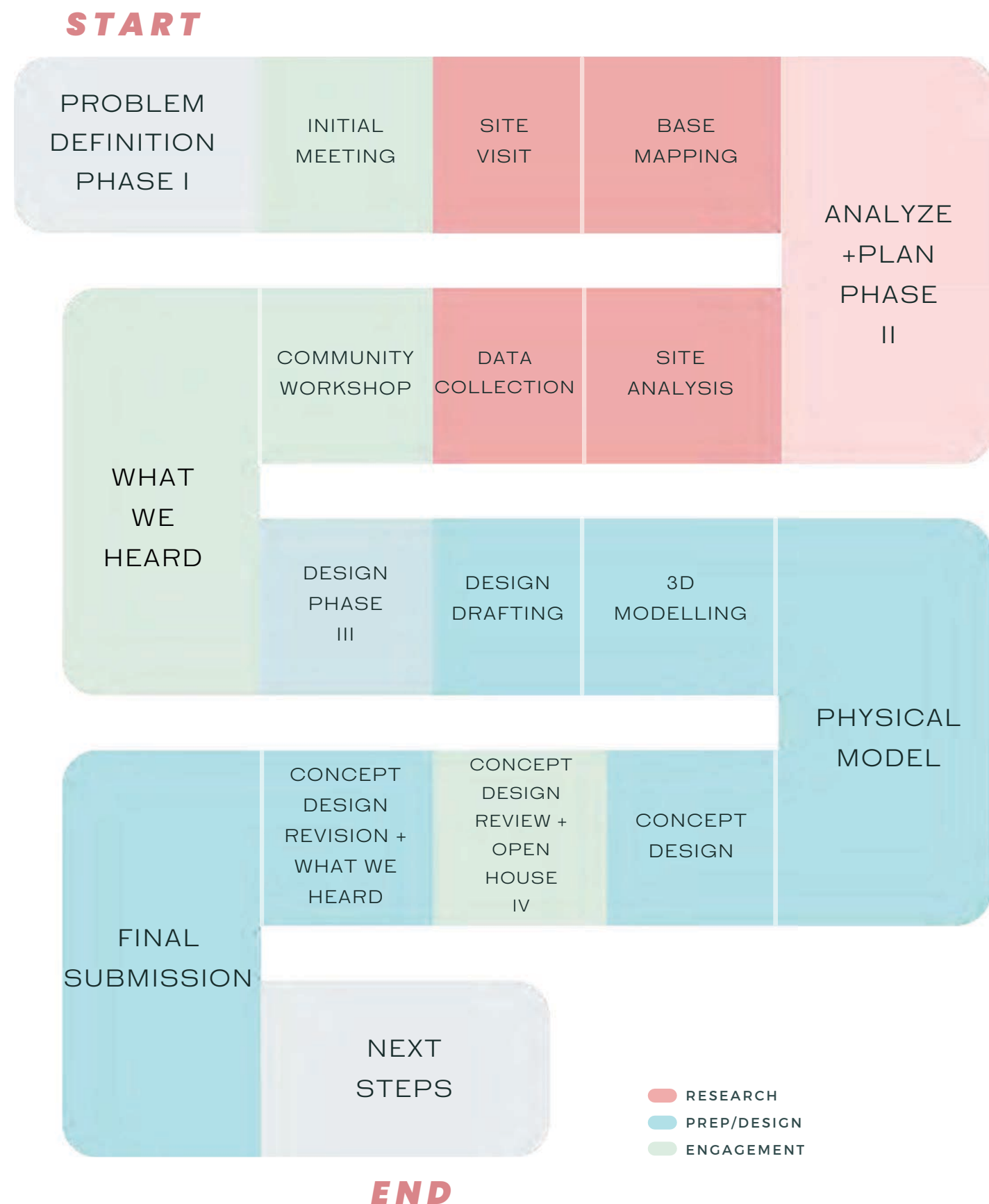
Ogden is a vibrant historic community filled with generations of diverse stories and experiences. The neighbourhood has maintained a tight-knit sense of community since the early years of its inception, providing a unique place with a well-cultivated sense of home. Ogdenites are resilient and hardworking, they maintain a deep sense of pride in their community and create a welcoming environment for new ideas and people.

METHODOLOGY

This project follows a multi-method approach to develop a conceptual design that utilizes research-based solutions to solve key issues being observed in Ogden

The proposed approach will be carried out in four phases. First, a preliminary problem definition phase will utilize a synthesis of quantitative and spatial methods to achieve an understanding of community challenges. Second, an analysis and planning phase will lay the groundwork for design work through further data collection and stakeholder feedback. Once the necessary research has been completed, an interactive design process will begin. Finally, once a concept design has been produced a round of public review will begin and will guide revisions to the concept for the final submission.

The final proposal developed for the Ogden Community Association can be utilized as a guidebook for future development in the neighbourhood.



LEGAL FRAMEWORK

Ensuring that our design concept is in adherence to the policy and regulatory framework outlined by the City of Calgary is pertinent to the overall efficacy of the proposition. Our team utilized several of these documents to inform and guide our concept design for the community. While our team observed many documents for this project, the key documents and their relevance to the project are listed below.

1. Calgary Municipal Development Plan

The Municipal Development Plan aims to establish an environment where the City can deliver services that Calgarians want in a financially viable manner while also conserving the environment and maintaining a healthy economy. Adherence to this plan is essential to ensure that proposed concepts in Ogden align with the City of Calgary's visions and goals for the future.

2. Guide for Local Area Planning

A concern expressed by the neighbourhood association is the continual decline of the population resulting in the potential closing of the neighbourhood elementary and local businesses. The guide for local area planning will provide the team with a toolkit of best practices that can be expressed to community members and integrate strategies provided by the municipality as a starting point to grow further and develop a community.

3. Green Line LRT + Calgary Transportation Plan

The Ogden community will host two new LRT stations following the construction of the Greenline LRT. This initiative is in line with the overall goals and visions that have been outlined in the Calgary Transportation Plan. This document provides a long-term policy document that outlines how the city will provide transportation options to Calgarians over the next 60 years. The document emphasizes the importance of ensuring multi-modal connectivity to Calgarians. This document acts in conjunction with the municipal development plans and the guider local area planning; as such, it will be necessary for transit and connectivity initiatives in Ogden to align with the more important goals of the city.

GUIDING DOCUMENTS



Calgary Municipal Development Plan



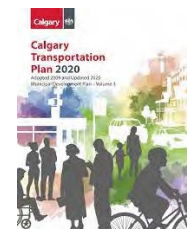
Green Line LRT Development Plan



Calgary Climate Resilience Strategy



The Guide for Local Area Planning



Calgary Transportation Plan



Calgary Economic Plan

STAKEHOLDERS

The final design concept that had been produced would not have been possible without the input given by stakeholders. The key actors were an integral part of the planning process. Key actors that played an active role during the design process include:

1. Millican-Ogden Community Association

Creating the opportunity for BTS to create a land-use document for the community, the Millican-Ogden Community Association would like to identify strategies that will help guide the future of the community and retain families and individuals.

2. City of Calgary

The City of Calgary has been an integral part of the Millican- Ogden design concept. With their intent to utilize this document as a guiding document toward an official community plan, the City is extremely interested in the outlook of the project. The City has been involved in the steering committee and has provided resources in the form of data files and guest lectures.

3. Private Landowners & Developers

With parts of the design concept being reviewed by the City of Calgary with the possibility of being integrated into an official policy document, private landowners and developers are interested in the development of this project. With investment coming into the community in the form of the Green Line, both private landowners and developers are interested to see the limitations and opportunities that the team has identified.

4. The Public

Through the community workshop and the open house, the public had been available to give feedback on their vision of Ogden. From Ogdenites to other participants from the City, the public has given the BTS team comments and feedback that had influenced the design process.

KEY ACTORS



Millican-Ogden
Community Association



City of Calgary



Private Landowners
& Developers



The Public

SITE CONTEXT

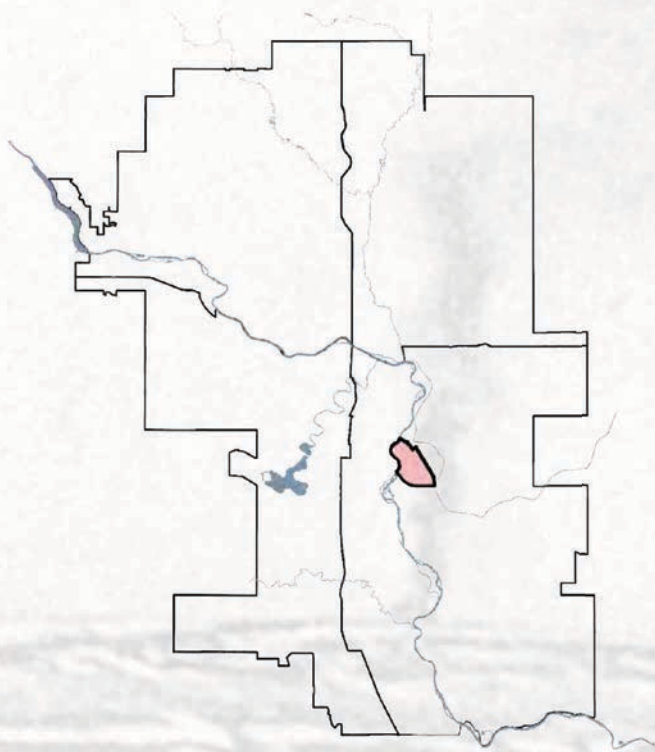
Millican-Ogden is a residential community located in the southeast quadrant of Calgary, AB. Glenmore Trail borders the community to the South, the Bow River to the West, and the Canadian Pacific Railway occupation.

The community has ample greenspace connecting it to the Bow River, downtown proximity, and several heritage resources, including the Ogden Hotel. Residents can enjoy recreation at the community's outdoor pool and the Jack Setter's Arena. In the neighbourhood, there are both public and private schools. Ogden is also situated between major industrial and employment centres around the city which includes Manchester.

By car, residents can reach most major destinations in approximately 20 minutes, in average traffic conditions. Below highlights some of these locations:

- Calgary Airport: ~ 22 minutes
- Calgary Zoo: ~15 minutes
- Chinook Mall: ~ 10 minutes
- Downtown Calgary: ~ 13 minutes
- Fish Creek Park: ~ 15 minutes
- Mount Royal University: ~ 12 minutes
- Saint Mary's University: ~ 16 minutes
- University of Calgary: ~ 20 minutes
- Manchester: ~ 8 minutes

CITY OF CALGARY



COMMUNITY BREAKDOWN

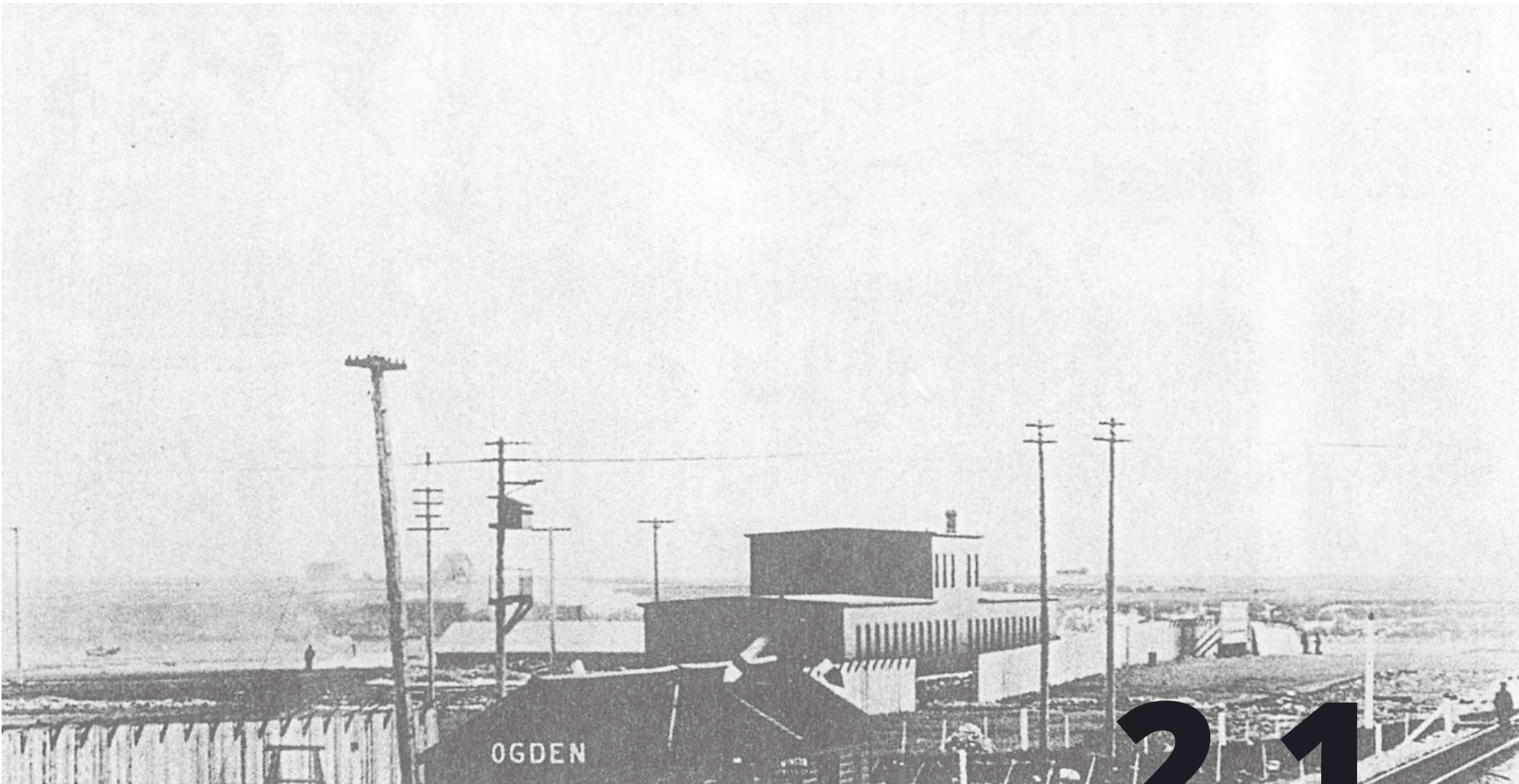




PART
02

SITE ANALYSIS

Our team conducted an in-depth site analysis in January 2022. This analysis observed cultural, economic and ecological community assets to assess community strengths and improvement areas adequately. The results of this analysis informed the basis of the draft design concept. This section will discuss the overall findings of the analysis and its methods in depth.



2.1

SITE VISITS: OGDEN AT A GLANCE

Our team conducted several visits to the site between January 2022 and March 2022. We collected pertinent data and observations about the site during these visits, and these observations would form the basis for our further analysis and concept design. Depicted below are the field notes and photos our team collected of the Ogden community during this time period.



OGDEN HISTORY



The community of Ogden has a rich history that has been meticulously observed and documented. The story of this history is deeply embedded in neighbourhood heritage assets like the Alyth Hotel (1913), The Ogden Block (1914), the CP Rail Bow River and Ogden Road Bridges, St. Augustines Anglican Church and numerous heritage homes concentrated throughout the community.

The historic built form of Ogden tells a story of resiliency, community, and industrialism. These assets have stood the test of time, anchoring the community to its essential past in the wake of pressing change.

Natural assets also communicate this story, specifically the bluff area and beaver dam flats on the community's west side. These areas have ties that long pre-date the neighbourhood itself.

In this section, we explore the key points in Ogden's historic timeline, urban morphology, and archeological and cultural narratives, to gain an understanding of historic areas, as well as understand the community's character and identity further. Additionally, heritage assets were identified and mapped to further this understanding.

HISTORIC TIMELINE

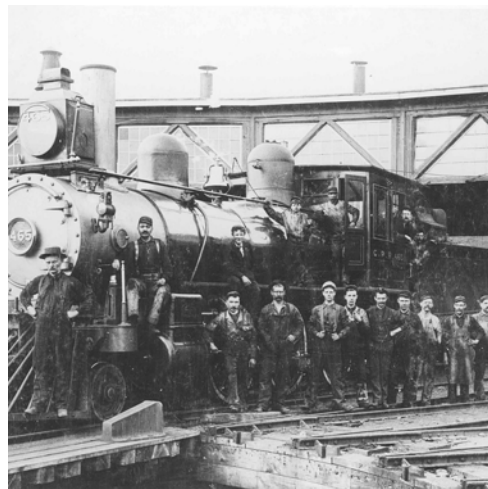
FIRST NATIONS



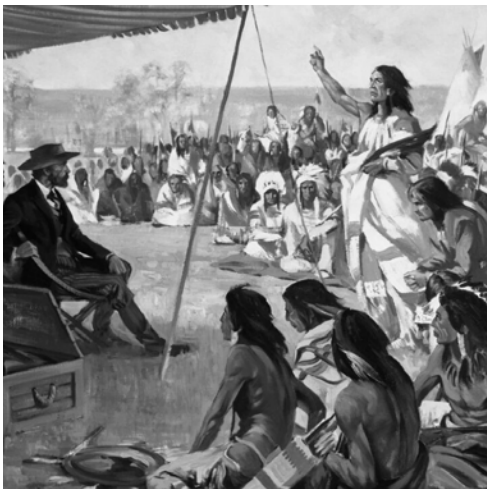
FORT CALGARY 1875



CANADIAN PACIFIC RAILWAY 1883-1911



TREATY 7 1877



Maps, Journals and Archeological findings trace several cultural groups to the Ogden Area

1970-72 Survey finds 162 archeological sites-11 in Ogden (primarily on the east side of the Bow)

Archaeological findings include Buffalo remains and tipi rings

The Northwest Mounted Police found Fort Calgary at the confluence between the Bow and Elbow Rivers

Canadian Pacific Railway (CPR) completes construction

CPR identifies a need to replace the West Calgary Shop (1910-1911)

CPR plans to implement a service shop on the east side of the Bow River.

Treaty 7 is signed on September 22, 1877 with the Siksika (Blackfoot), Kainai (Blood), Piikani (Peigan), Stoney-Nakoda, and Tsuut'ina (Sarcee) peoples.

HISTORIC TIMELINE

WESTERN IRRIGATION DISTRICT 1907



CP Rail promises new western Canadian settler arable land.

By 1907, a dam and reservoir had been built at what is now Chestermere Lake, along with a canal connecting them to the Bow River.

Irrigation ensured crops during dry seasons.

OGDEN SHOPS 1911-1913



I.G. Ogden

Ogden Shops are constructed and spark a massive boom period within the community.

154 Acres of Land are sold to W.J. Millican, which would come to be known as the Millican Estate

Many prominent buildings were constructed during this time including the Alyth Hotel and Ogden Block.

THE STREET CAR 1911-1950



Calgary Municipal Railway expands to include 13 new lines.

The streetcar connects Ogden and other outlying communities to the city center, allowing more workers to access the community.

The streetcar runs until 1950 when it is replaced by automobile buses.

IMPERIAL OIL 1922-1977



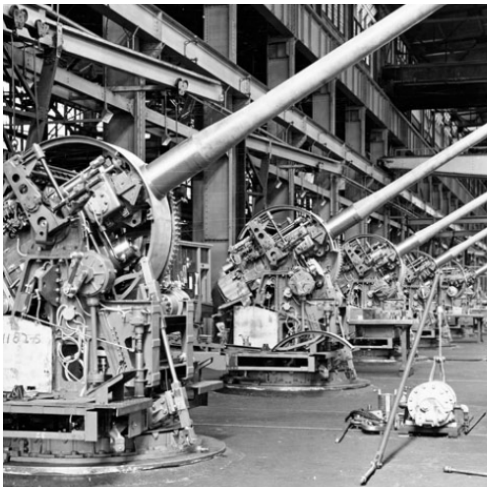
Imperial Oil is constructed between 1922 and 1924

Represents a massive investment for the City of Calgary

Operates on the east side of the bow river until 1976 and is demolished in 1977.

HISTORIC TIMELINE

WORLD WAR II



Ogden shops were identified as an ideal location for munitions production.

Plant re-fitted for gun production in 1941.

The shops produced over 1,000 during the war, considered one of Calgary's most significant contributions to the war effort.

CALGARY BOOM 1970-1980



Oil prices rise from \$3 USD to \$40 USD (1973) sparking a massive boom period that would transform Calgary and Edmonton.

4000 people a month migrated to Alberta.

Lynwood begins construction in 1978.

REMEDIATION 1985-2018



The first hints of pollution are discovered with oil found oozing from the ground in nearby Beaverdam Flats Park (1985).

Testing uncovers unacceptably high levels of lead pollution in the soil of Lynnew Ridge (2001).

Imperial Oil is made to remediate the area and the space re-opens as a park in 2018.

CITIZENS + STUDENTS 2022



Summer 2021, the Millican Ogden community association identifies a need for a comprehensive study of the community to address change and population decline in the area.

Millican Ogden is selected in the partnership between the Calgary Confederation of Communities and the School of Architecture Planning and Landscape.

Students begin work January 2022.

"NEW IDEAS

MUST USE

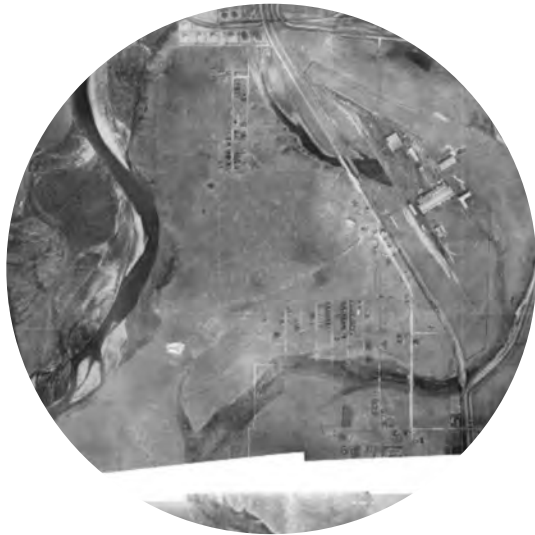
OLD BUILDINGS"

- JANE JACOBS



URBAN MORPHOLOGY

1924-26



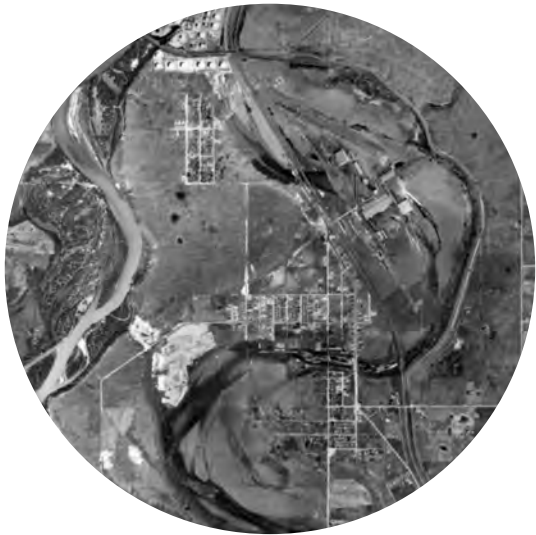
A few buildings appear along the main street, **Ogden Road**, including the Alyth Lodge and the Ogden Block. A few houses are shown in the northern and southern portions of the neighbourhood. The Imperial refinery finishes construction and begins its operation.

1948



After the Second World War, soldiers return to civilian life and begin constructing homes to begin families. **Residential streets** are beginning to populate west of the CPR station and south east of Ogden.

1953



The formation of more streets at the northwest sector of Ogden continues to grow, and the discovery of the Leduc oilfield has contributed to tremendous **population growth** in both the city and the neighborhood.

1969



The continual population growth through the Leduc oilfield discovery continues to spread along to communities like Ogden. Along with the growth of family homes, schools such as Sherwood High school were constructed.

1979



The community continues to experience growth with the continual creation of residential streets as well as the introduction of corner stores and plazas within the neighbourhood.

URBAN MORPHOLOGY

1988



1995



2005



2015



2021



Stores were built at the corner of the neighborhood to serve both commuters and residents of the community.

The economic boom in Calgary in the late 20th century resulted in the need for more schools in communities like Ogden. St Bernadette School was introduced in the neighbourhood as a daycare prior to its conversion to a Catholic school.

With the continual need to improve road infrastructure, an on ramp was built on Glenmore Trail along with the Olympia playground that invited residents with green space and a baseball field.

With the Imperial Lawsuit reaching its conclusion, the contaminated residential homes north of Ogden were demolished and remediated into green spaces. Parts of these areas were available for public use in 2018.

With the approval of the Green Line LRT and its plan to introduce a station to Ogden residents, some of the green space that is contaminated by the refinery can be used to lay the foundation of tracks that can connect the community with the transit network in Calgary.

RESIDENTIAL CHARACTER

Millican-Ogden contains a high concentration of historical resources.

While there are some significant buildings, such as the Ogden Block and Alyth Hotel, the character found on some residential streets is arguably the most important. A distinct sense of place is found on some of the residential streetscapes. Many are lined with mature trees and have a similarly unique pattern of building facades. Unfortunately, many of these residential properties are not officially designated or recognized. Moreover, residents have no incentive to maintain or preserve these dwellings outside of personal motivations. Several architectural features give these dwellings their unique facades, including, but not necessarily limited to:

- Rectangular Massing
- Gable Roofs
- Ornamental Details
- Stucco Cladding
- Wooden Cladding
- Front Porches and Porticos



HISTORIC BUILDING INVENTORY





Ogden is home to several heritage assets. This map was generated using data points of heritage homes recommended for designation after completing a recent heritage assessment in the community.

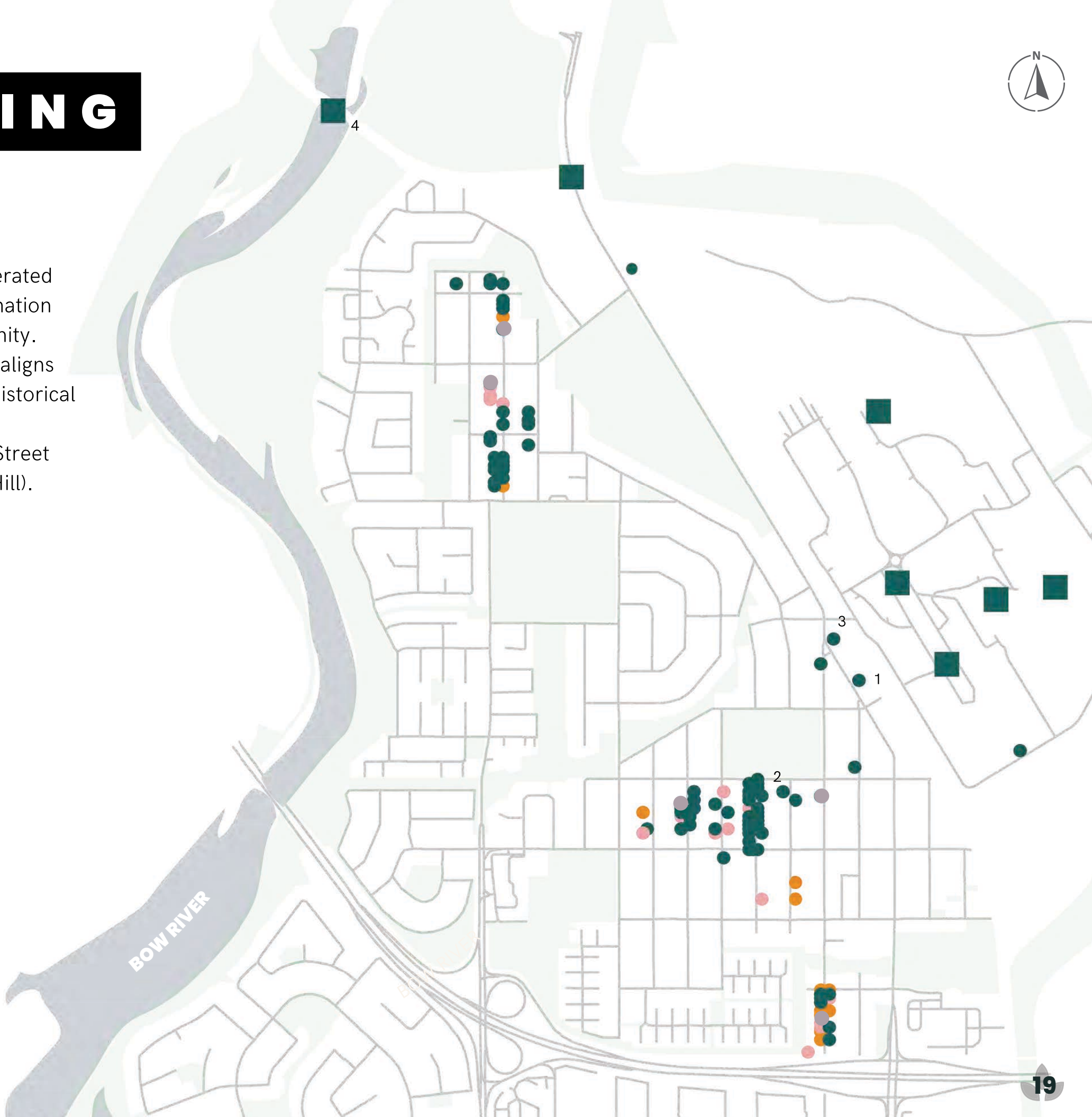
Many of the heritage assets date back to 1910-1919, which aligns with the Ogden Shops and the Ogden Boom outlined in our historical timeline. The heritage assets are concentrated around four prominent locations, George Moss Park, Ogden Road, 18 A Street SE (Millican), and 24 Street SE (historically known as South Hill).

Building Date

- 1910-1919
- 1920-1929
- 1930-1939
- 1940-1954
- Calgary Heritage
Ogden Shops 1913

Heritage Landmarks

1	2	1913
		
Ogden Block	St. Augustines Anglican Church and Manse	1913
3	4	1913
		
Alyth Hotel	CPR Northern Railway (Bow)	1913



CULTURAL HISTORY

Between 1971 and 1972, an archeological survey was conducted of communities along the east bank of the Bow River, including Ogden. The survey uncovered clues that depict continuous occupation in the area for the last 4000 years. Archeologist James L. Rogers found several artifacts tying the following first nations groups in the area:

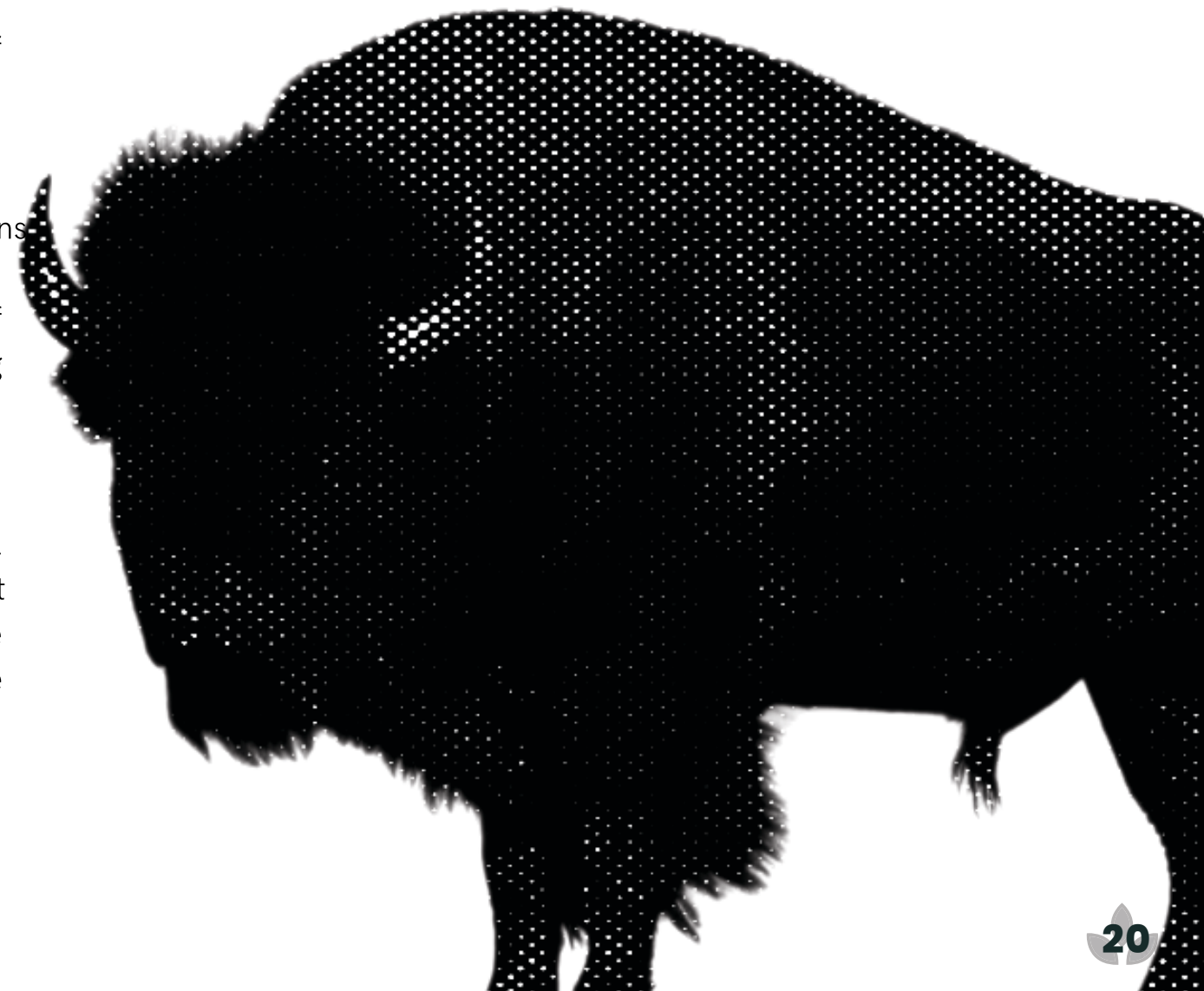
- Hanna Culture (2000 BC-1,000 BC)
- Pelican Lake Culture (1,000 BC-AD 500)
- Besont Culture (AD 200 - AD 750)
- Old woman's culture (AD 600- AD 1500)
- Historic Crow Culture (AD 1700-AD 1730)

While these groups are distinct, they share a similar way of life. According to the Bow-Highwood Report (1972), The primary way of life for all groups centred around hunting bison, deer, antelope, wolf, beaver, jackrabbit, geese, and various ducks. These groups also collected native plants like saskatoons which grew along the river banks; wooded river valleys provided lodge poles and weapons.

Archeologists also found tipi rings in Ogden in the hills along the bow river west of Ogden. The presence of buffalo wallows, and bone fragments found in the area leads experts to believe that the escarpment on the west side of the Ogden community may have been used as a buffalo run.

In more recent history, there has been a Blackfoot tie to the area since 1750, according to Glenbow historians. Calgary's only residential school St. Dunstan's Anglican/Industrial School, was located close to Ogden on the North West side of the Bow River and operated between 1896 and 1907. Some foot trails leading out of Ogden were uncovered during the archeological process and may help explain this St. Dunstan's location along the banks of the bow river.

The Ogden community has a significant history that predates the neighbourhood itself. It is essential to recognize and document this history within this project and all future community planning initiatives. All planning in Canada takes place on territory connected to Indigenous peoples by treaties, self-government agreements, and inherent rights. As planners, we understand that these issues are complex, regionally diverse and rapidly changing. We recommend that any plans for the Ogden community follow the Canadian Institute of Planning Policy for Planning and Reconciliation.



ARCHEOLOGICAL MAP

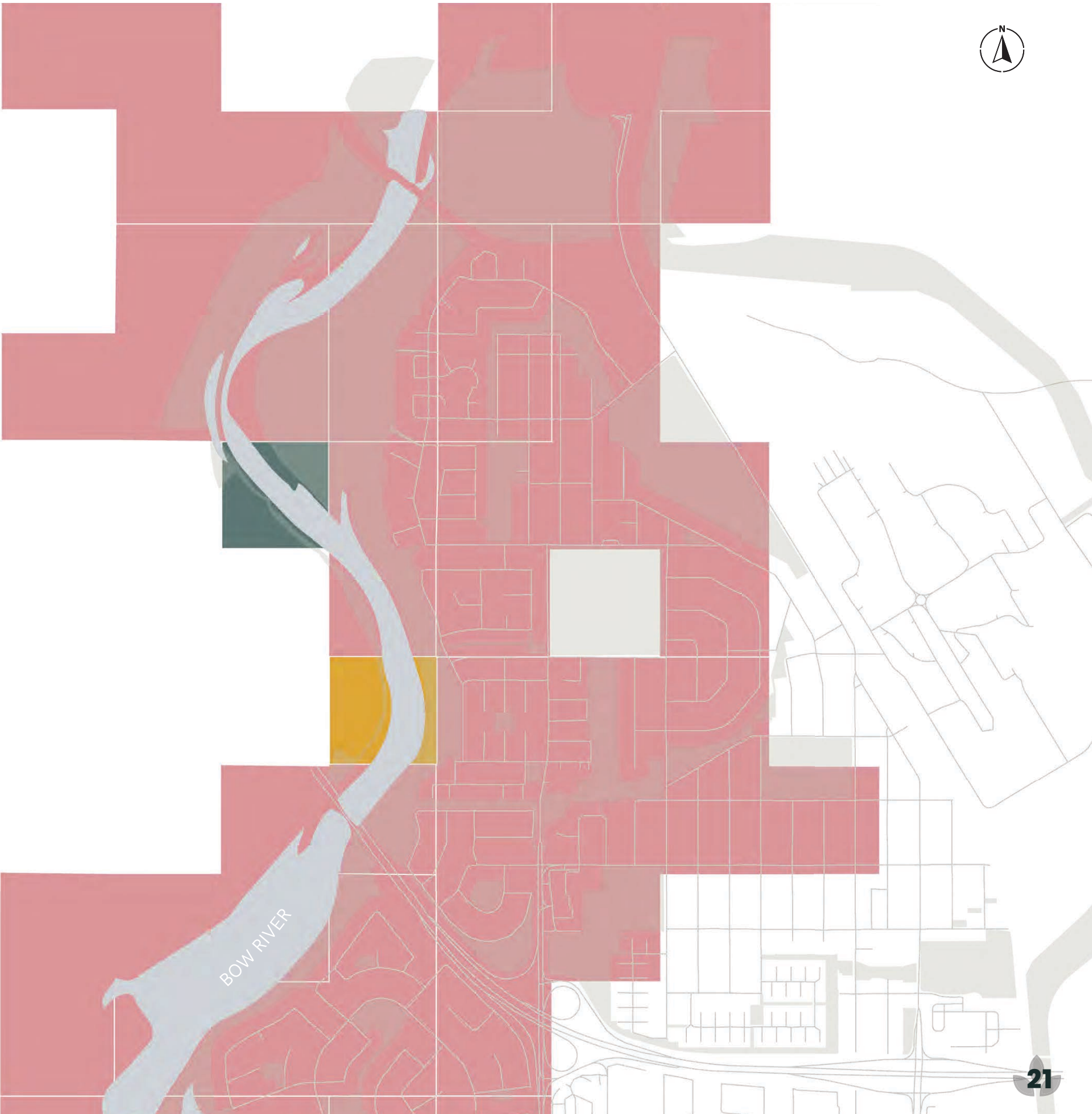
This archeological map was generated using data from the Government of Alberta. The map depicts that most of the Ogden community is considered to have archeological potential. Artifact discoveries may limit future development if uncovered but do not require avoidance at this time.

Category & Historic Resource Value Legend

- TYPE A - HRV 4
- TYPE P - HRV 4
- TYPE A,P - HRV 4
- WATER BODY

Category & Historic Resource Value Defintions

- TYPE A: ARCHEOLIGCAL SITE
- TYPE P: PALEONTOLOGICAL SITE
- TYPE A + P: ARCHEOLOGICAL FINDINGS AND PALEONTOLOGICAL FINDINGS BOTH PRESENT
- HRV 4: CONTAINS AHISTORIC RESOURCE THAT MAY REQUIRE AVOIDANCE



HISTORICAL SUMMARY

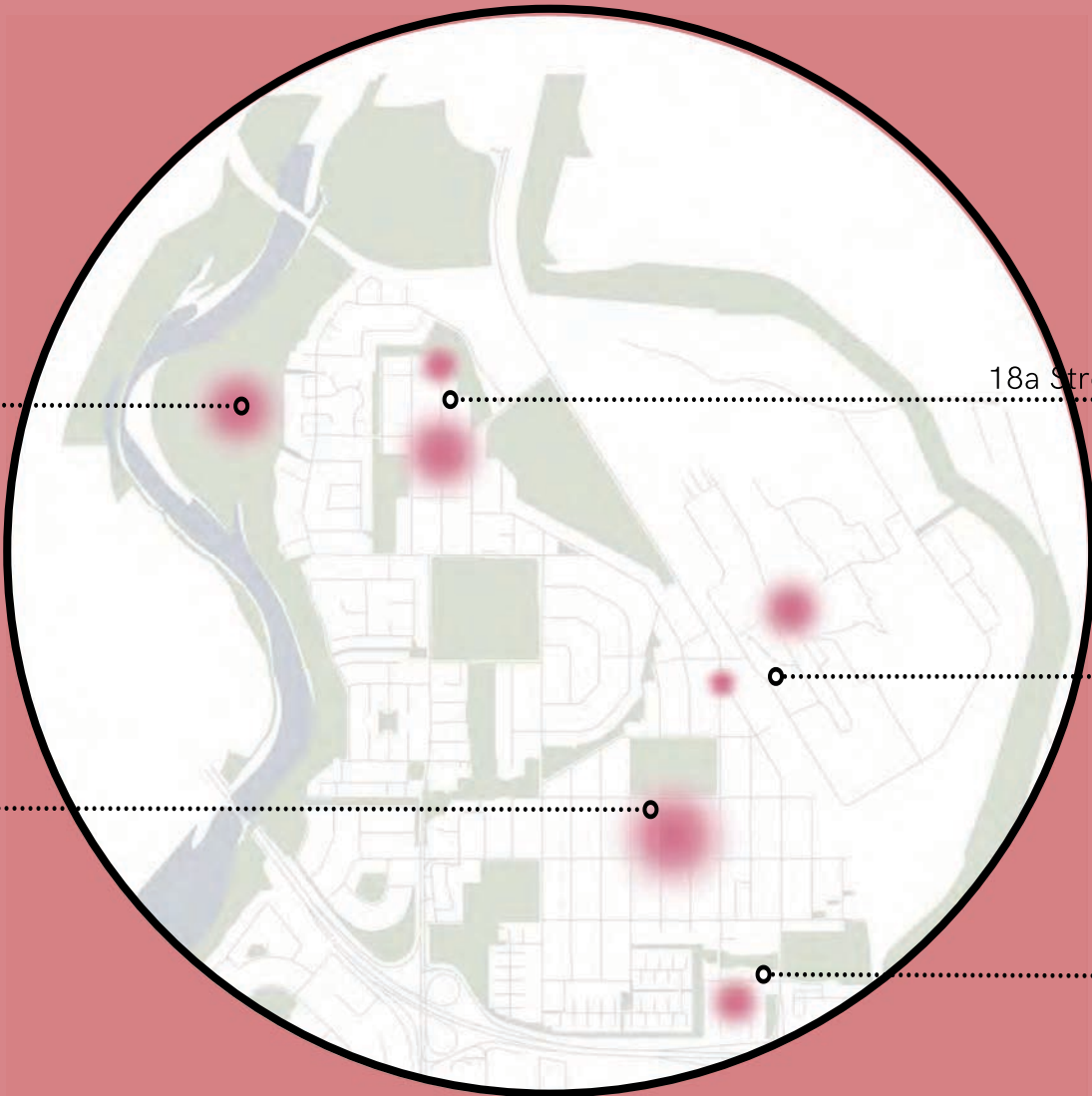
Ogden has a rich history which is well reflected in heritage resources throughout the built form. Many architectural styles are seen commercially and residentially in "Heritage Hotspots".

Heritage resources are well dispersed throughout the community, located in prime spaces, along main roads and collector streets, and residential areas surrounded by greenspace.

Heritage resources tell an essential story about Ogden's development and contribute to its significance as a community in Calgary.

Escarpment/Beaver
Dam Flats, Archeological
Hot Spot

74TH Avenue SE, Residential/
Institutional Hot Spot



18a Street SE, Residential
Hot Spot

Ogden Road SE
CPR Ogden
Shops,
Commercial,
Industrial
Hot Spot

24 Street SE,
Residential
Hot Spot



6200 18a St SE
Year Built: Unknown



6202 18a St SE
Year Built: 1914
Features: Original
Orchestrates



6222 18a St SE
Year Built: 1914
Features: White wood shake siding
with original front porch



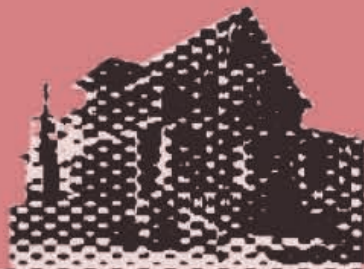
6605 18a St SE
Year Built: 1912
Features: Greek Revival
style



6415 18a St SE
Year Built: 1946



6419 18a St SE
Year Built: 1946



6617 18a St SE
Year Built: 1912



6639 18a St SE
Year Built: 1914
Features: Historic Front Porch

Demographics

Our team delved into statistical information gathered from the Canadian and Civic census from 2006 to 2019. The purpose of this analysis is to identify socio-economic and population trends in Millican-Ogden and will guide the team's design concept for the community.



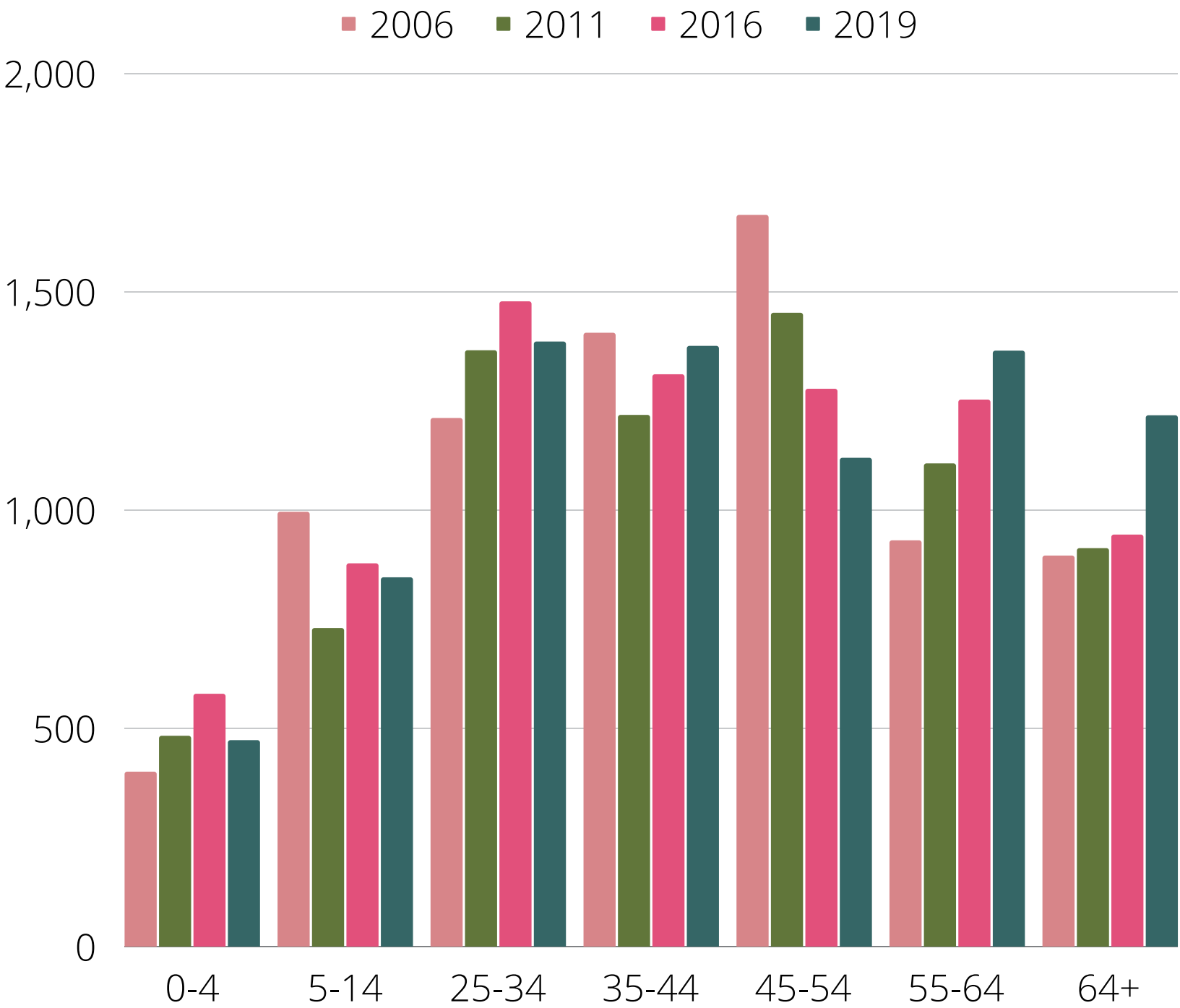
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POPULATION BREAKDOWN

Through the analysis of multiple censuses of Ogden, apparent trends in the population were identified to help inform the concept design proposed for Millican Ogden. These patterns include:

- Ages 0-14: There is a downward trend in the decrease of school-aged children living in the neighbourhood
- Ages 45-54: Upward trend of residents aged 45-54 settling in Ogden

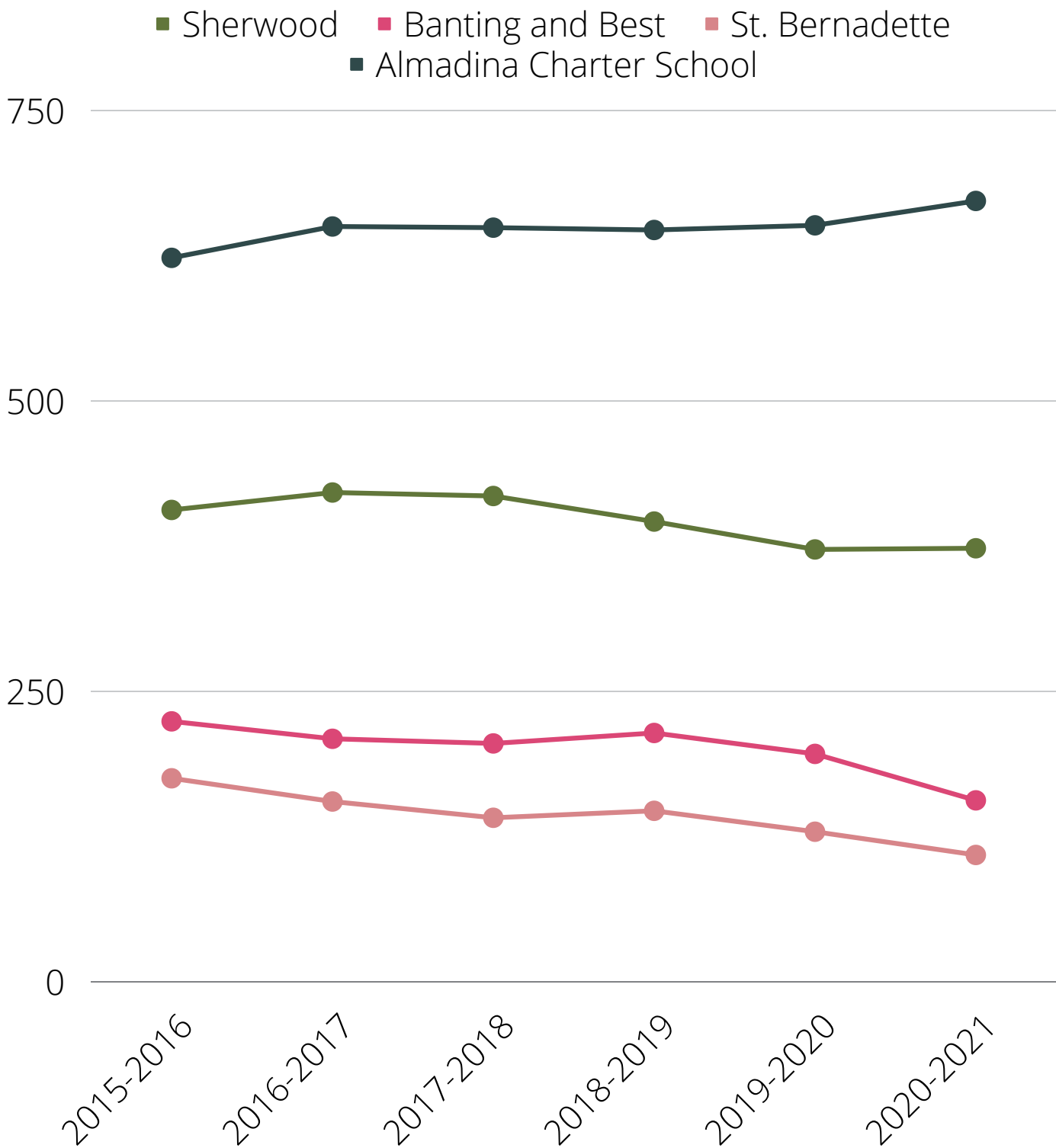
These indicators show that the community is unable to retain its younger population and that the older population that is close to retirement is choosing Ogden to be the community they age in place after living in varying communities during their adulthood. The census has also indicated that the community does not attract many migrants that are moving from outside of Calgary and people that choose to move to Ogden are generally from within the city.



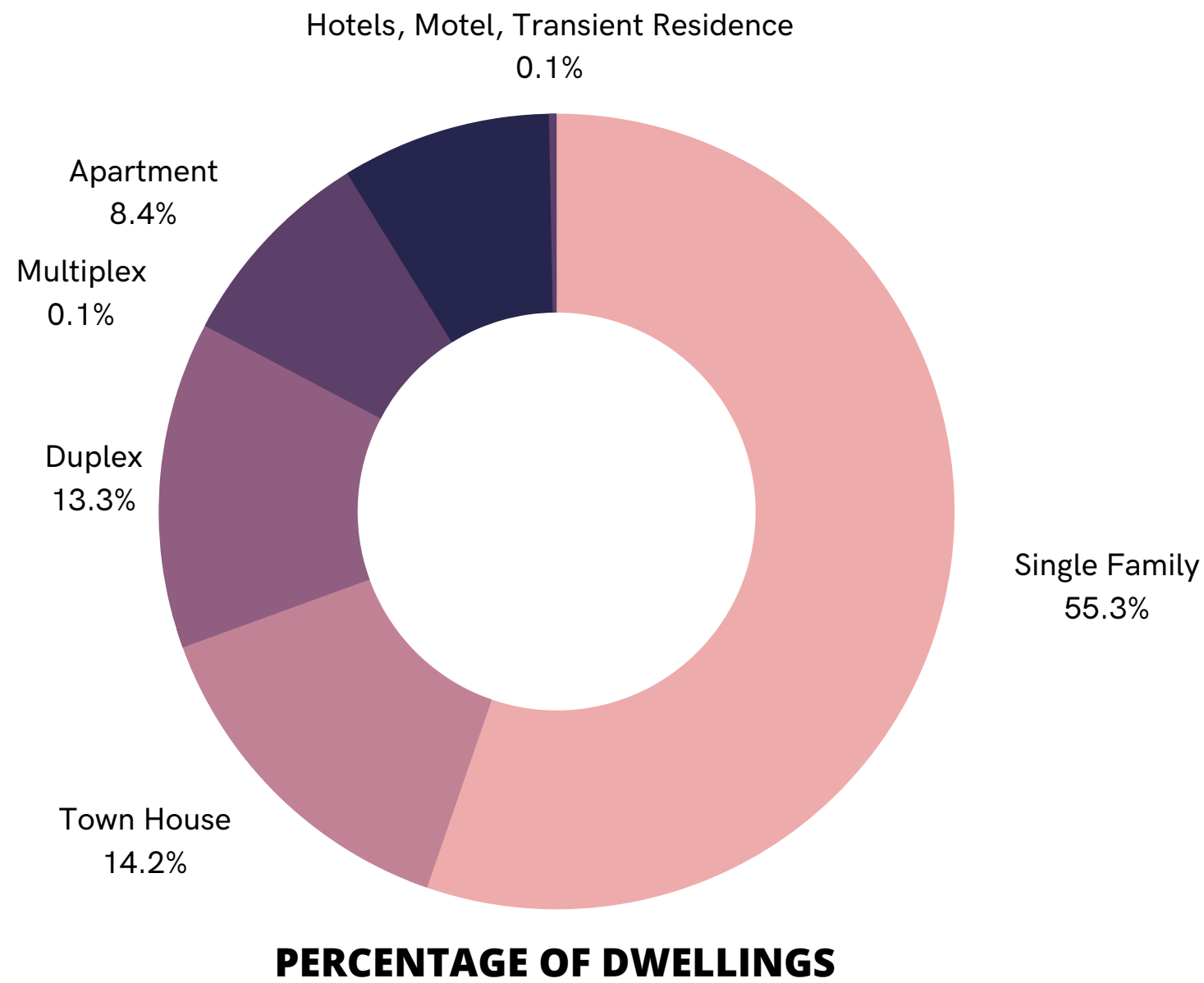
SCHOOL ENROLLMENT & EDUCATION

School enrollment obtained by the Alberta Board of Education reaffirmed the community’s struggle to retain school-aged children in their schools. Although BTS was unable to uncover information about the threshold that would cause the neighbourhood schools to close, the continual downward trend in the population of school-aged children will continue to pose a threat to the continual operation of these public facilities. Almadina has resisted the downward trend in comparison to other schools in the neighbourhood. As a private school, Almadina draws residents from other communities to help sustain its enrollment numbers - a characteristic not shared by the public schools in the area.

As for the education levels of the community, the census identified most residents in the community have a high school or trades diploma. This is due to Ogden's inability to retain and attract young families and adults into the neighbourhood - evident in the census from 2006 to 2016.



COMMUNITY DWELLINGS



AVERAGES

\$362,131.55



Average Price Per Dwelling
(2016)

2.4 PEOPLE



Average Residents
Per Dwelling
(2016)

\$3745 INCOME
(26.03%)



Households Spending More
Than 30% of Household
Income on Shelter

COMMUNITY DWELLINGS

Drawing from the civic and federal census, we found that Ogden primarily consists of single-family homes, with a sparse inventory of medium-density units such as apartments and multiplexes. The area also experienced a loss of homes due to the discovery of contaminated land left by Imperial Oil. Further analysis also identified the household size to be consistent with the City of Calgary but the average age of these household configurations has increased since the late 20th century.

Further analysis found that although the average price per dwelling in Ogden is less than the city average, a higher percentage of people were spending more than 30% of their income on shelter. Also, the community contains many single-family homes, a lot of which are being considered heritage assets.

DEMOGRAPHICS SUMMARY



Although household size is identical to the City of Calgary's numbers, the composition of these households cannot support neighborhood schools.

Lack of new and diverse residential spaces is hindering the entrance of new families into the community.

The neighbourhood cannot retain the younger demographic and cannot attract movers from outside the city.

Environmental Analysis

As part of our site analysis, our team conducted an in-depth environmental assessment, looking at the open space network, recreation facilities, natural areas, habitats, sun, wind, flooding, and previous contamination. This section will discuss these findings to identify assets, improvement areas and intersections in Ogden's open space network.



2.3

OGDEN OPEN SPACE



Ogden has an abundant space network - with more than a third of the space comprised of parks, schools, natural areas, off-leash dog parks, and other recreational spaces. The open space network connects to the Beaver Dam Flats' natural area and the Bow River pathway system. Our assessment found that most open space in the area is underserved and underutilized, with the vast open space located at Lynnwood Park lacking amenities, due to the park's expansion being a result of a failed attempt at opening an additional school in the neighbourhood. Since the flood in 2013, Beaver Dam Flats had lost local amenities and have not received any upgrades to the space. Undeveloped space labelled in orange has also been left vacant and is quite uninviting to visitors due to its inherent lack of amenities

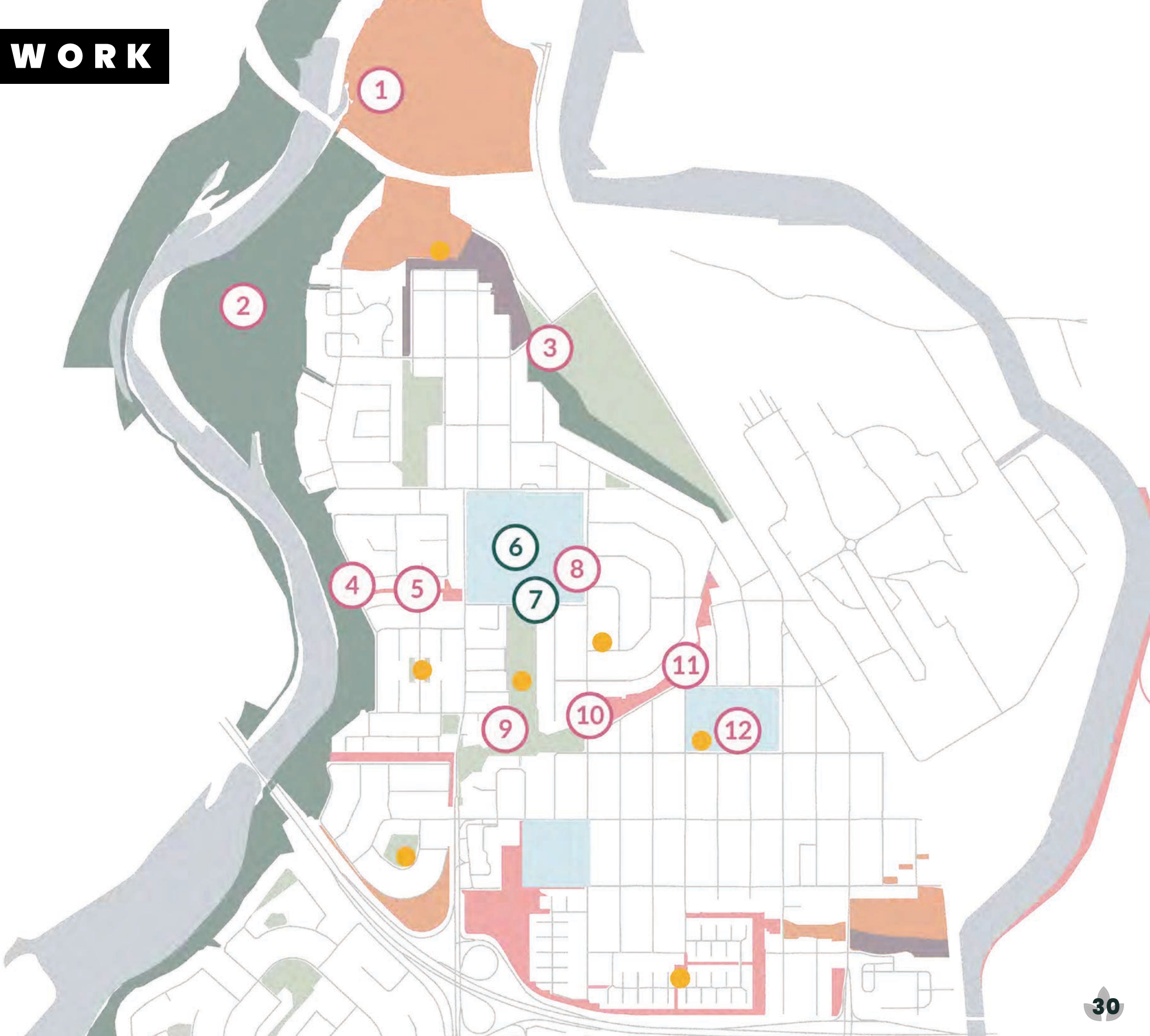
OPEN SPACE NETWORK

CATEGORY

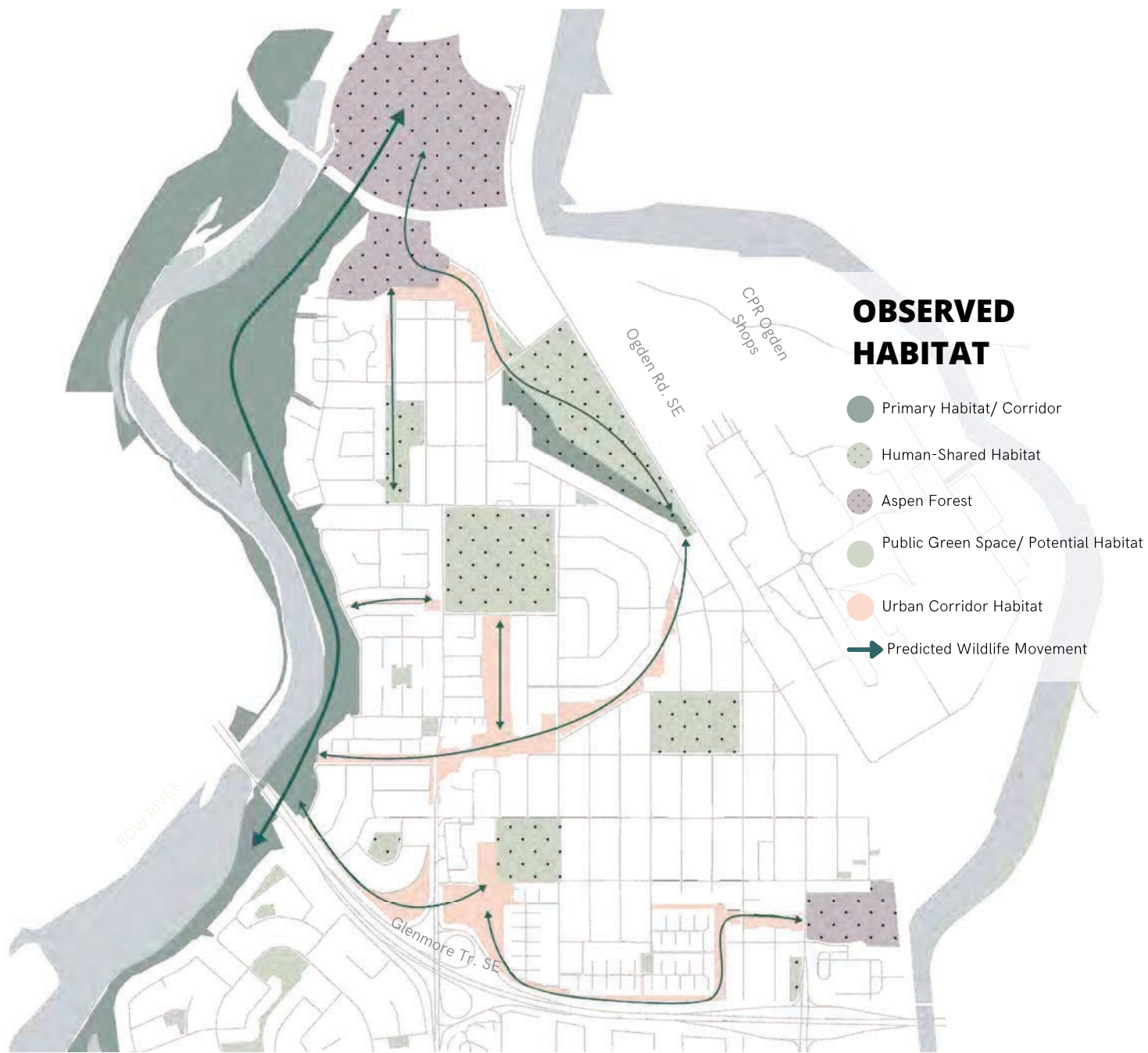
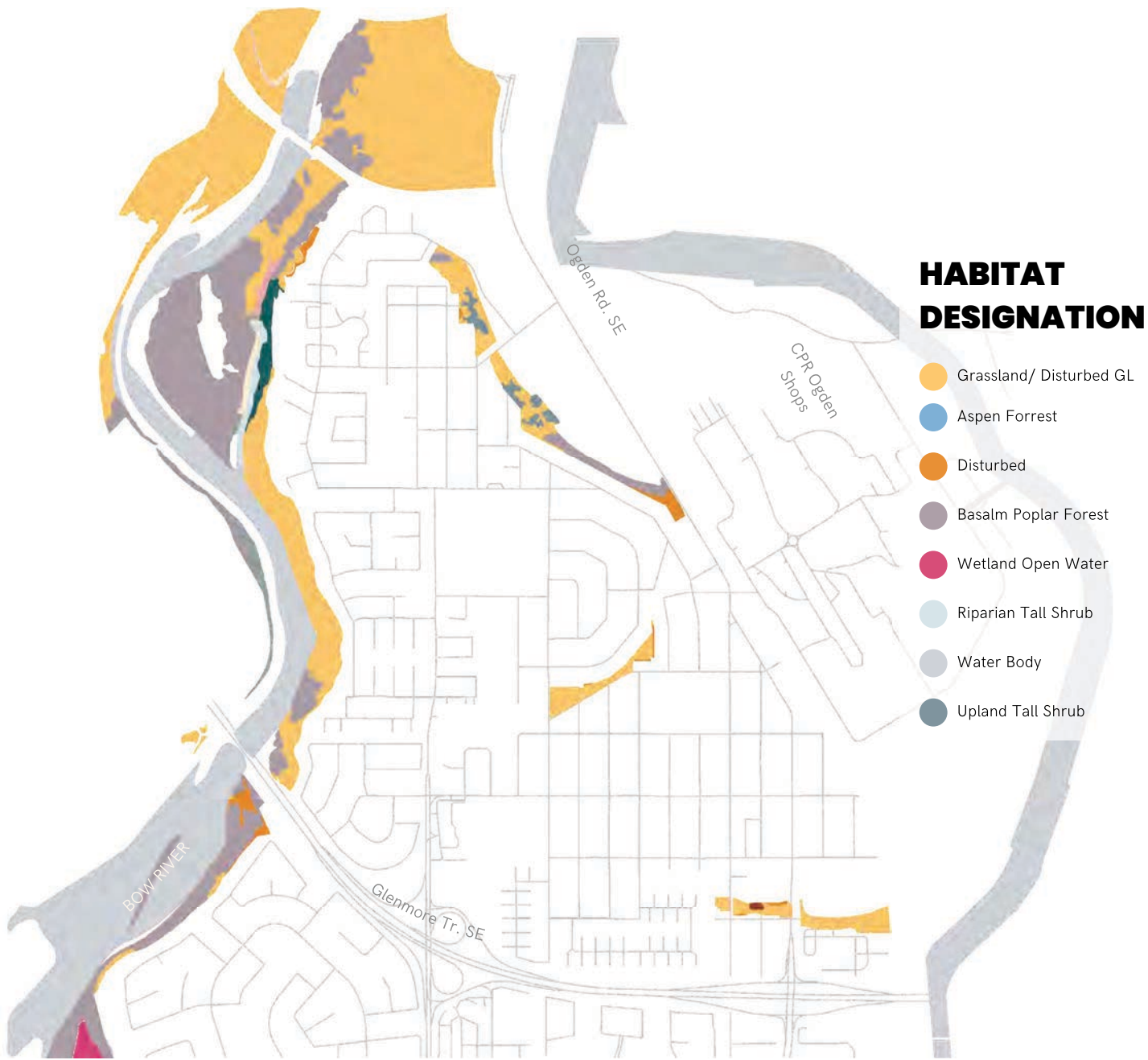
- Community Park/Recreation Space
- School Park/ Recreation Space
- Semi-Natural Space
- Natural Space
- Linkage/ Green Belts
- Undeveloped/Disturbed Green Space
- Water Body

RECREATION NETWORK

- Playground
- Green Space
- Facility
- 1 Refinery Park
- 2 Beaver Dam Flats
- 3 Pop Davies Park
- 4 Bluff/ Bow River Path
- 5 Lynnwood Off-Leash Dog park
- 6 Jack Setter Arena
- 7 Millican-Ogden Outdoor Pool
- 8 Lynnwood Park
- 9 Harry Huish Park/ Off-Leash Dog Park
- 10 Jack Setter/ Nature Ribbon Park
- 11 Off-Leash Dog Park
- 12 George Moss Park



HABITAT ASSESSMENT



Ogdens open space network functions as a network of habitats for several varieties of flora and fauna. The site is primarily grassland areas with large swaths of balsam poplar forest.

Several habitat areas fall within the confines of the community, allowing animals, insects and birds to take up occupancy. The map on the right highlights some of these habitat areas, which co-exist with human programs, such as school grounds and dog parks. Even underdeveloped or disturbed spaces can operate as potential habitats. The animals can migrate through the community via urban corridors, highlighted on the map in pink.

WILDLIFE

IN

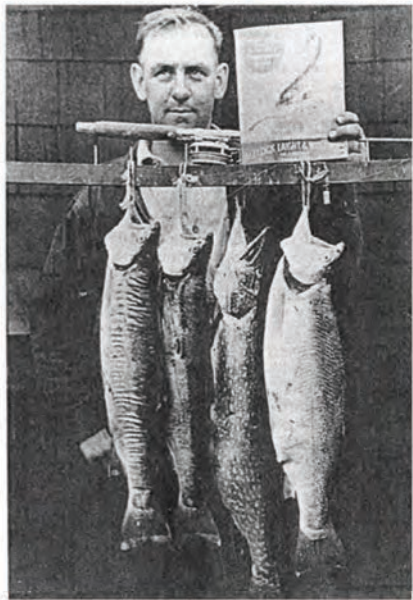
OGDEN



Canada Goose



Bow River Trout



W. Boote, September 1936



Honey Bee

Mallard Duck



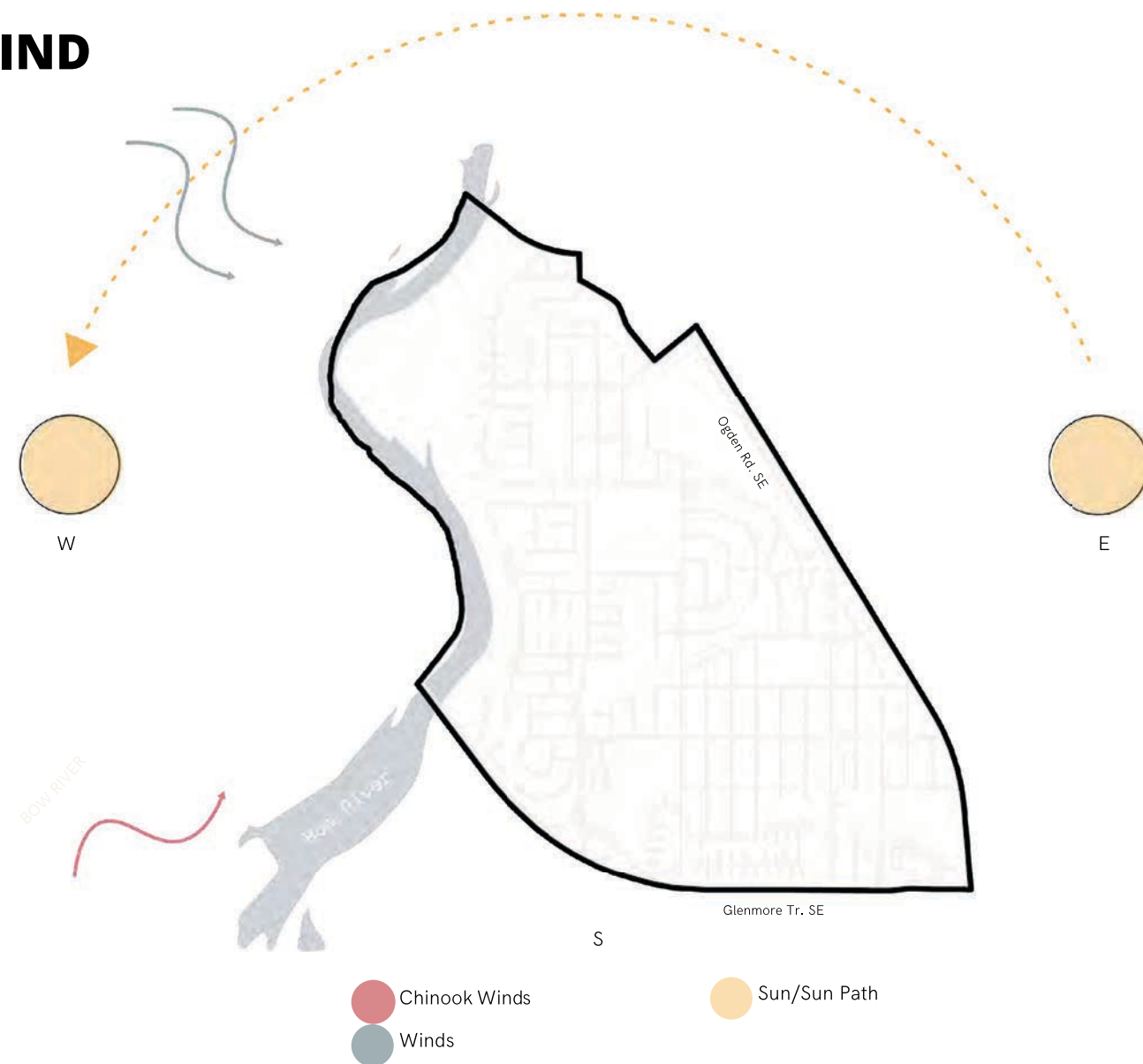
Mule Deer



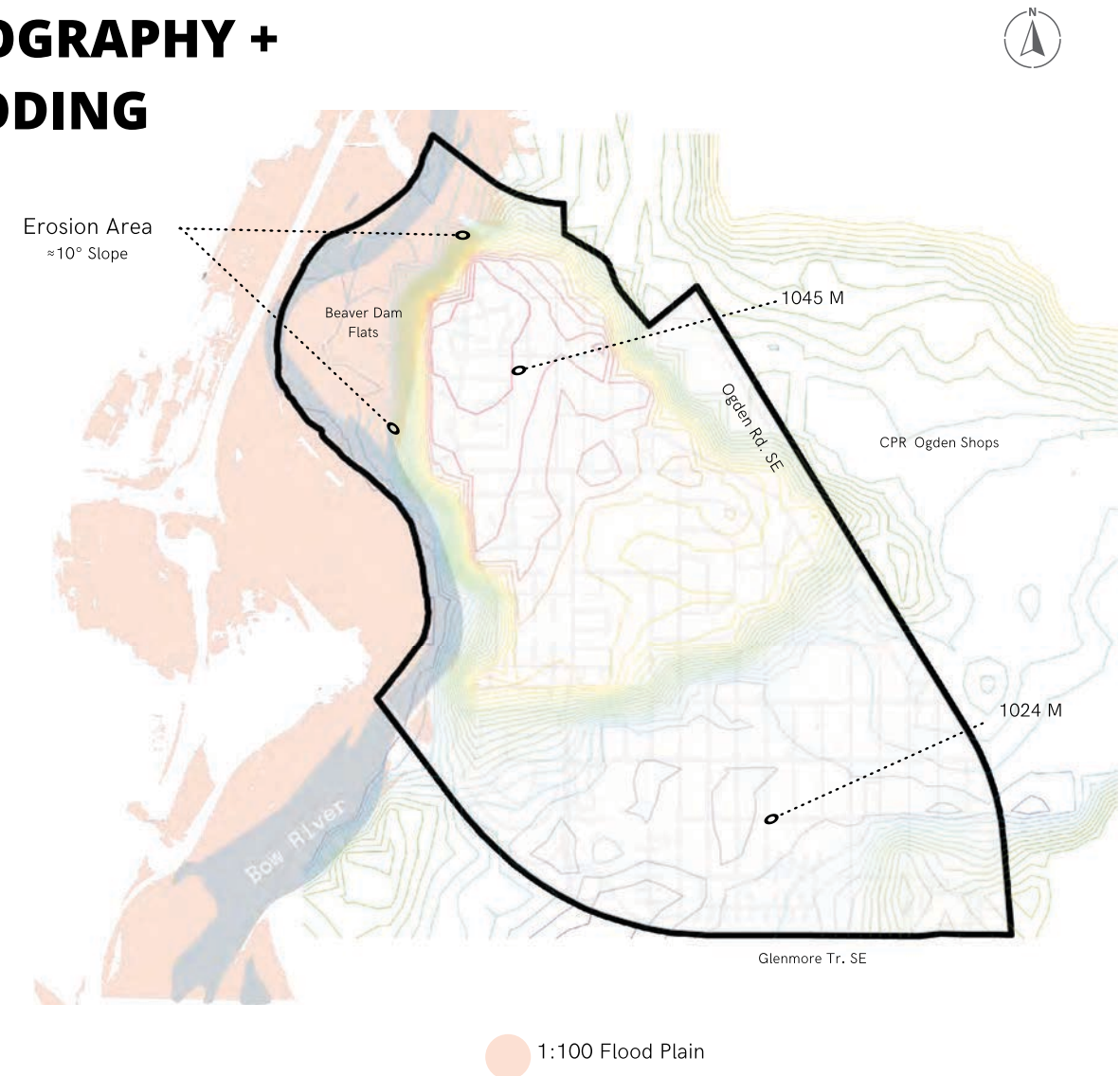
Bald Eagle

HABITAT ASSESSMENT

SUN + WIND



TOPOGRAPHY + FLOODING



Ogden is located on an escarpment on the eastern side of the Bow River. The community, like all of Calgary, has good access to sunlight. The area has been historically impacted by flooding specifically in the Beaver Dam Flats area, which is subject to being washed out during major flooding events, like those seen in 2013.

Additionally, the escarpment itself may be vulnerable to erosion given its locality on the 1:100 flood plain in addition to the banks of the Bow River which are traditionally at risk of erosion.

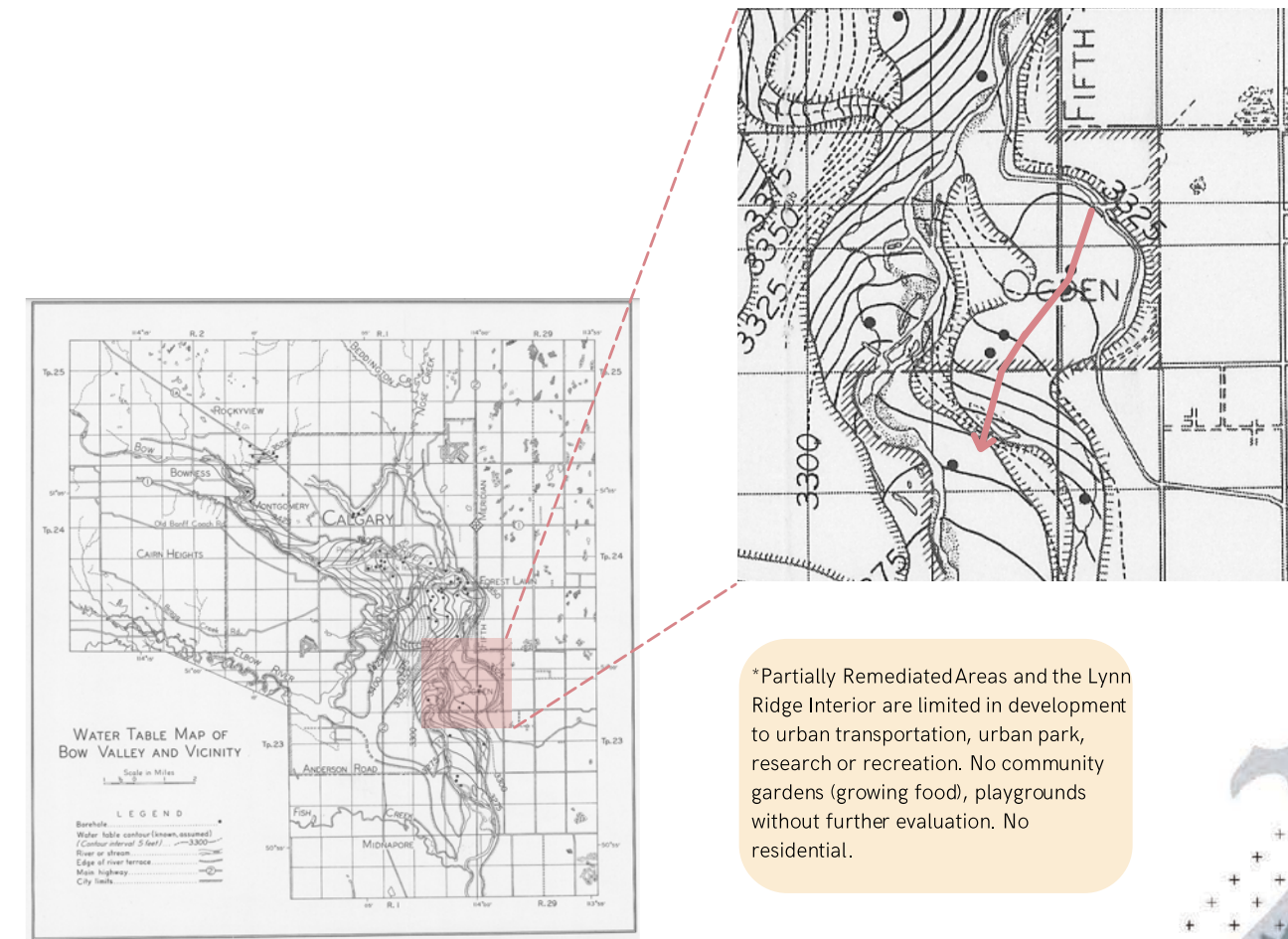
CONTAMINATION ANALYSIS

Historic contamination events have dramatically impacted the Ogden community.

In addition to the lead contamination from the old refinery site, a notable contamination plume from the Ogden shops also affects the community. The contamination path is subsurface, following the water table. The CPR plume is under a remediation strategy covered in the Alberta 2004 environmental remediation plan.

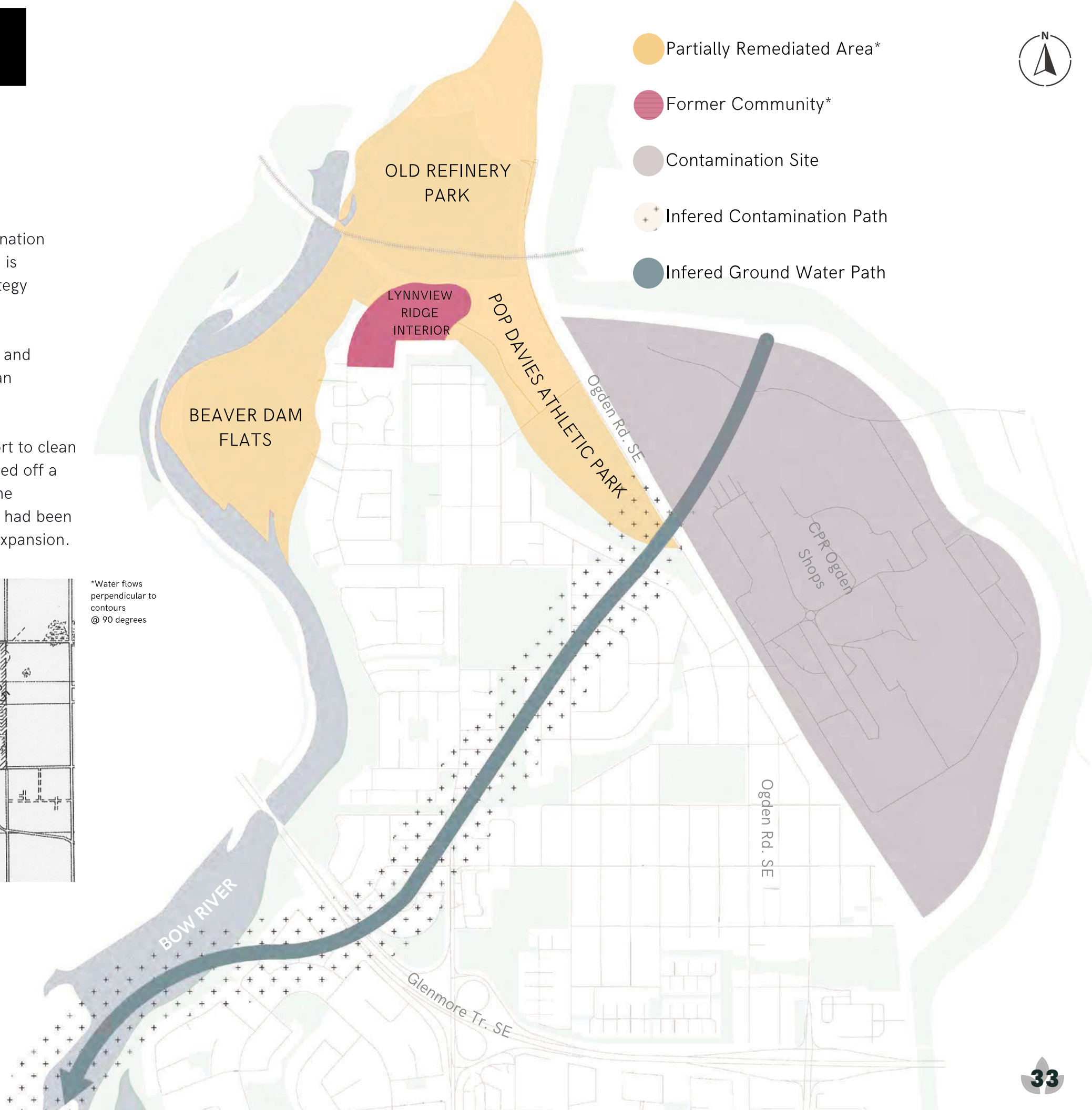
Contaminations and remediation events limit what type of development can occur and require ongoing monitoring. The Lynnview and refinery sites are restricted to urban transportation, urban park, research or recreation development.

The City of Calgary, alongside Imperial Oil, has proposed a \$27 million dollar effort to clean up the area in 2014. The provincial government approved the cleanup, which signed off a new risk management plan for the land, which covers an area south and west of the intersection of the Bow River and Ogden Rd. Land to the North of Millican Estates had been leased to the City of Calgary, with efforts to utilize the land for future Greenline Expansion.



*Partially Remediated Areas and the Lynn Ridge Interior are limited in development to urban transportation, urban park, research or recreation. No community gardens (growing food), playgrounds without further evaluation. No residential.

*Water flows perpendicular to contours @ 90 degrees

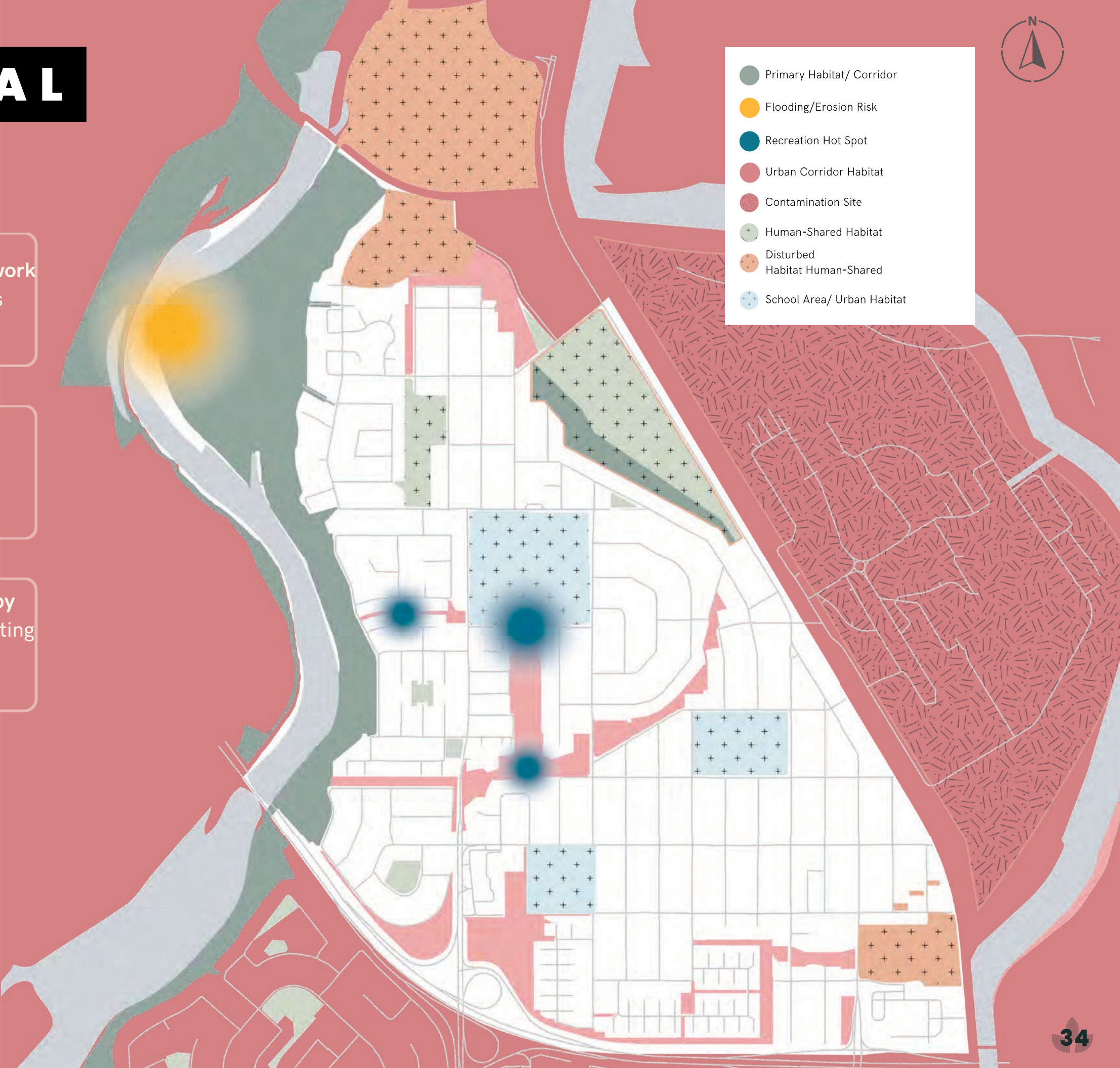
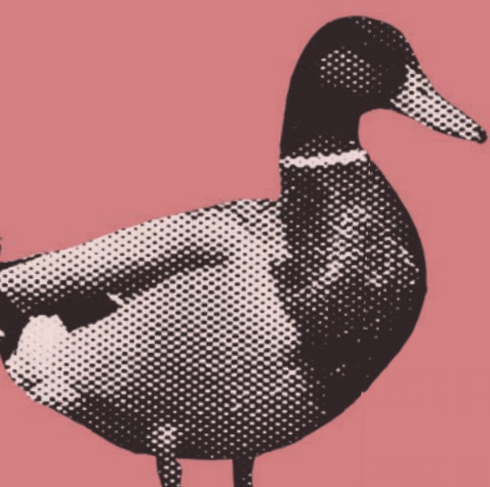


ENVIRONMENTAL SUMMARY

Ogden has an abundant and complex open space network that functions both as a source of recreation for its residents and a means of wildlife movement.

Ogden has a lot of spaces in their environmental system that function as corridors and habitats for wildlife. These will be important to maintain and improve in future development.

Open Space in the area has been heavily impacted by historical events like contamination and flooding, limiting what type of future development can occur.



- Primary Habitat/ Corridor
- Flooding/Erosion Risk
- Recreation Hot Spot
- Urban Corridor Habitat
- Contamination Site
- Human-Shared Habitat
- Disturbed Habitat Human-Shared
- School Area/ Urban Habitat

Built Form Analysis

As a single-family community, Ogden is a community with an array of typologies. The analysis of the built form helped guide densification opportunities in our project and the opportunity to integrate potential infill projects in our design strategy.







2.4

SUBDIVISION + PARCELS






Keeping its working-class roots, Ogden's parcels are subdivided to accommodate single-family homes. The land had been subdivided into large parcels, which allows the possibility of infill developments

The community also possesses an abundance of parks and recreation spaces, schools, and land allocated towards the eventual construction of the Ogden and Millican Greenline Station.

City Land use

-  City-Owned Land for Transit
-  City-Owned Buildings
-  Park and Recreation Space
-  Schools

Parcel Size (m²)

-  0.25-20000 m²
-  20000.1-85000 m²
-  85000.1-290000 m²
-  290000.1-460000 m²
-  460000.1-1129000 m²



1.
Banting and Best
and Sherwood
School



2
St.
Bernadette
School



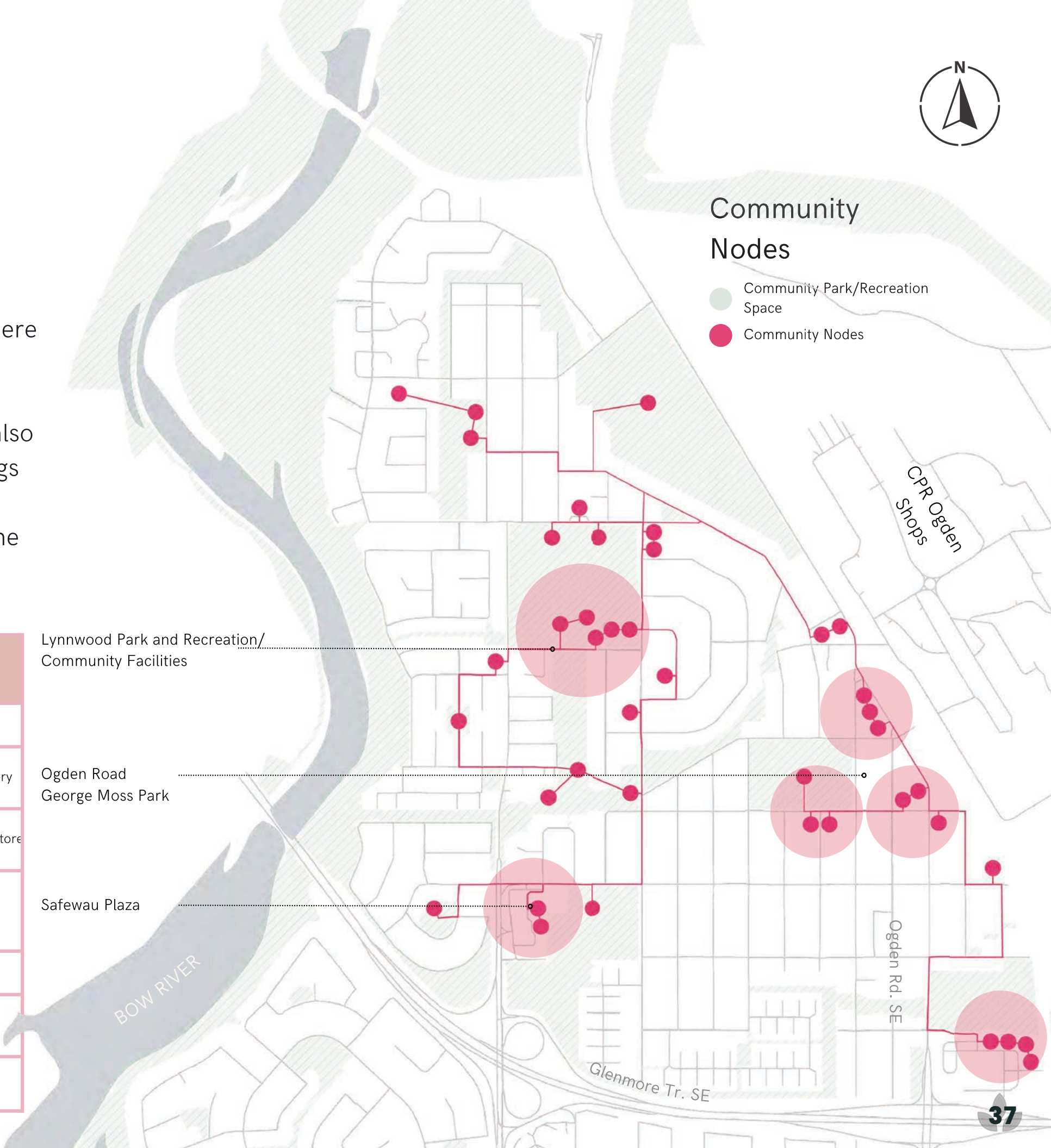
3.
Almadina
Language
Charter



THIRD PLACE ANALYSIS

To help identify gathering spaces around the community, our team conducted an inventory of third places to find places where people socialize outside of their homes and workplace. The analysis resulted in identifying over forty places ranging from bars, recreational spaces, and specialty stores. This analysis also shows the inherent lack of diversity in the commercial offerings given to residents, such as multiple cannabis stores and pizzerias. These places target residents in the area and lack the attraction for people outside the community to visit.

Community	Community cont.	Food	Food Cont	Parks and Recreation	Parks and Recreation cont.	Specialty
Ogden House Senior Citizens Club	Ratchatham Buddhist Society	Partner's Pub and Grill	Ogden Whistle Pub	Harry Huish Park	Lynnwood Ridge Park	Alpha Comics
Millican Ogden Community Association	Youth Centres of Calgary	Smokehousebroasters Calgary	Cedars Deli	Jack Setters Park	Lynnview Playground	Lynnridge Laundry
Almadina Language Charter Academy	Calgary Maranatha Spanish Church	Mozy Cafe	Starbucks	Lysander Playground	George Moss Park	Glenmore Thrift Store
Banting and Best School	KIDS R FUN Daycare	Hungers Stop	Monza Pizza	Lynnwood Park	Millican Ogden Outdoor Pool	
Cambodian Temple	Sherwood School	Ken's Chinese Restaurant	Safeway	Jack Setters Arena	Pop Davies Athletic Park	
SE Calgary Community Resource Centre	St Bernadette School	Tandoori Palace Indian Restaurant	Ogden Pizza & Pub			
St Bernadette Church						



INFRASTRUCTURE ANALYSIS

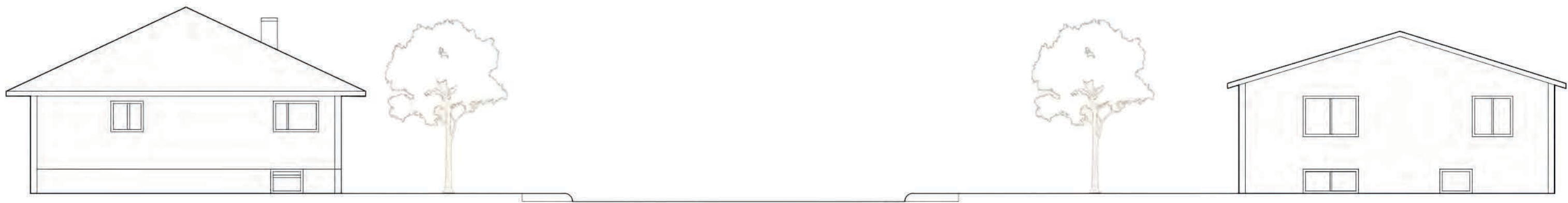
Our team analyzed power and waterline infrastructure to identify possible constraints in the built environment. With the construction of new roadway infrastructure, the Enmax substation that was once south of the fire station was moved just east of the community due to the conflict the power station will have with the future implementation of the Green Line LRT Station. Stormwater ponds can also be found at the outskirts of the community along Glenmore trail.

- Stormwater Pond
- Public Water Service Lines
- Powerline
- Powerline Structure



BUILDING TYPOLOGIES

Through the analysis of building typology in the area, the neighbourhood resembles a typical residential neighbourhood. The residential typology in the community ranges from single, multi-family, to heritage residential. Commercial and institutional typologies exist in the neighbourhood but are generally located on the outskirts of the neighbourhood with the exception of small commercial spaces scattered across the neighbourhood.



Residential Section: 6223 19 St SE

Scale 1:30



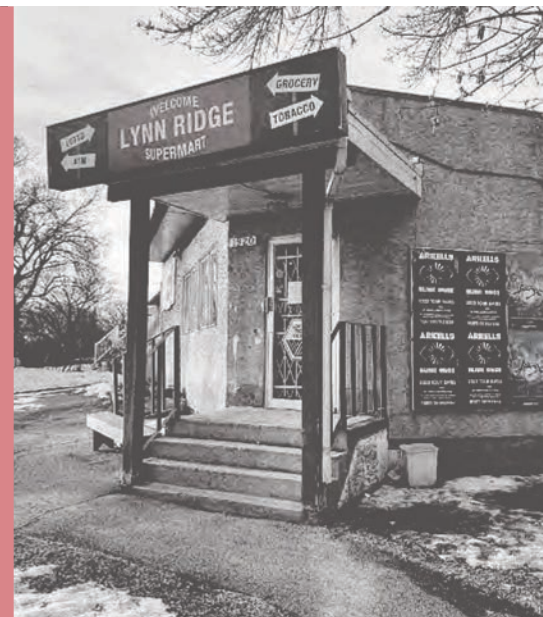
Single-Family
Residential



Multi-Family
Residential



Heritage
Residential



Commercial



Heritage
Commercial



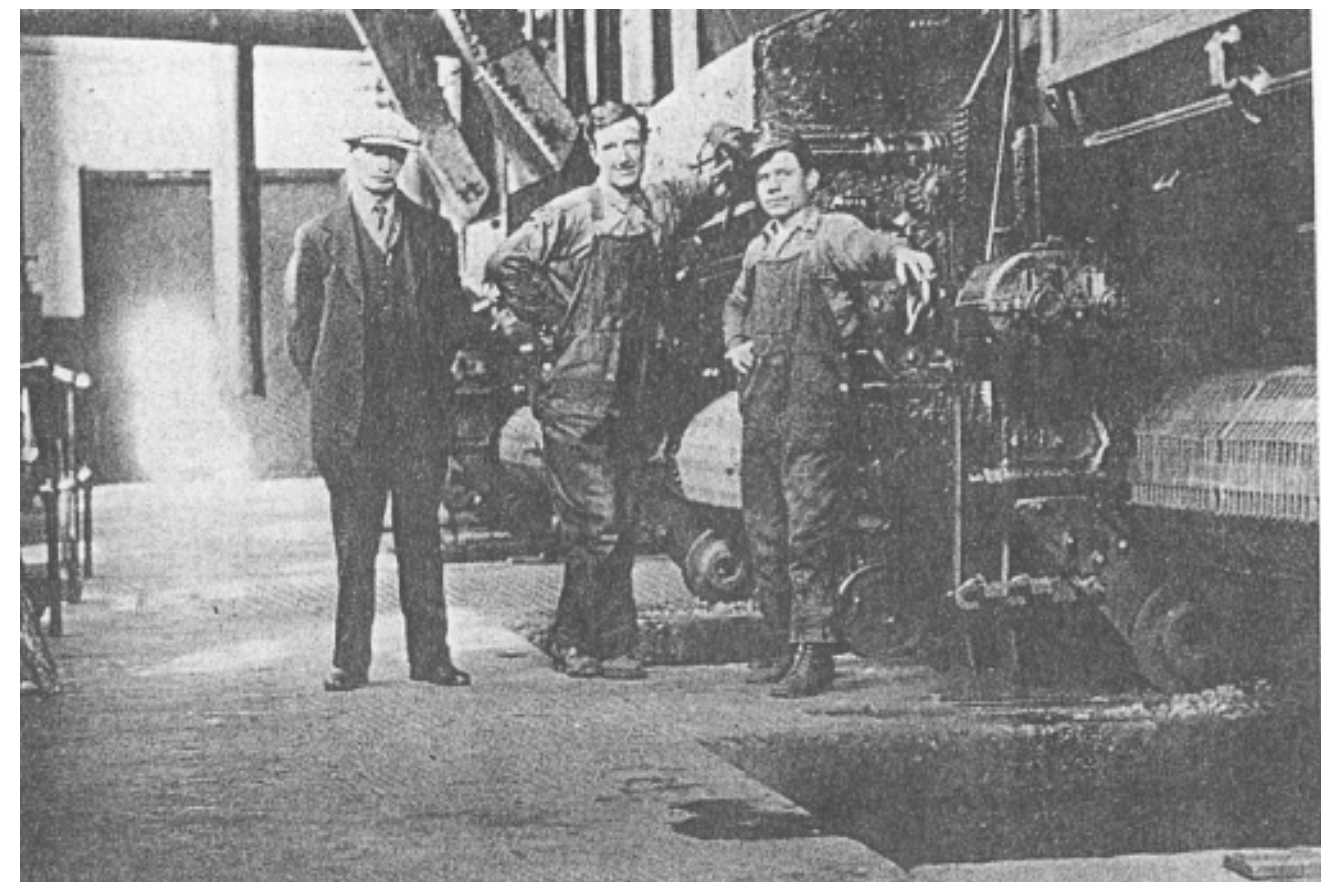
Insitutional

CPR RAILWAY & THE BUILT ENVIRONMENT

The CPR Railway has been the pinnacle of growth in Ogden since its inception in the early 20th century. The most notable contribution that the CPR Railway to the community and the surrounding area is the Ogden Shops. The Ogden Shops was a catalyst for growth and economic prosperity in Calgary's early history.

With the announcement of the western CPR shop will be situated in Ogden, blue-collared workers and businesses flocked to the area which resulted in economic prosperity in the area until the Great Depression. The Ogden Shops contributed to the repair of railway vehicles travelling around Canada and also as an ammunition factory during the First and Second World Wars. The area gained the distinction of being the only CPR repair shop between Winnipeg and Vancouver and was an important place in Western Canada.

The Ogden Shops was named after a senior CPR executive, I.G. Ogden. I.G. Ogden played an important role in shaping the community of Millican-Ogden in the early 1900s.



HISTORIC OGDEN ROAD

As one of the oldest communities in Calgary, Ogden Road SE is a historic main street that contains historical assets that still exist today. Such buildings include:

The Alyth Hotel

The historic Alyth Lodge has served Calgarians in a variety of capacities. Built in 1912 by the Calgary Brewery, it served as a motel and social gathering place for brewery employees and the C.P.R. Ogden Shop employees. It served as Calgary's first veterans' hospital during World War I. In 1920, it was restored to the Calgary Brewery, and in 1935, the provincial government purchased it and converted it into a single men's relief hostel. A private owner converted the Alyth into a rooming house with retail space on the ground floor in the 1970s. Alyth Lodge's great visibility and excellent architecture and detail significantly value the community, and its outstanding historical significance makes it a significant structure.

The Ogden Block

The Ogden Block was erected in 1914 by Eng Hon Quan and Eng Shon Yun, according to the Millican-Ogden neighbourhood restoration plan.

Until the 1920s, they ran the Hong Lee laundry on the main floor and an 18-room boarding house upstairs. According to the Lee Association of Calgary, people used the laundromat to wash garments for rail workers at the Canadian Pacific Railway yard. According to the volunteer organization's centennial yearbook, the building's red brick was later stuccoed over and transformed into apartments.











In the late 1800s and early 1900s, the laundry business was essential for Chinese immigrants. Some academics claimed that laundry workers were able to establish a place with another arduous sort of physical labour after railway construction.

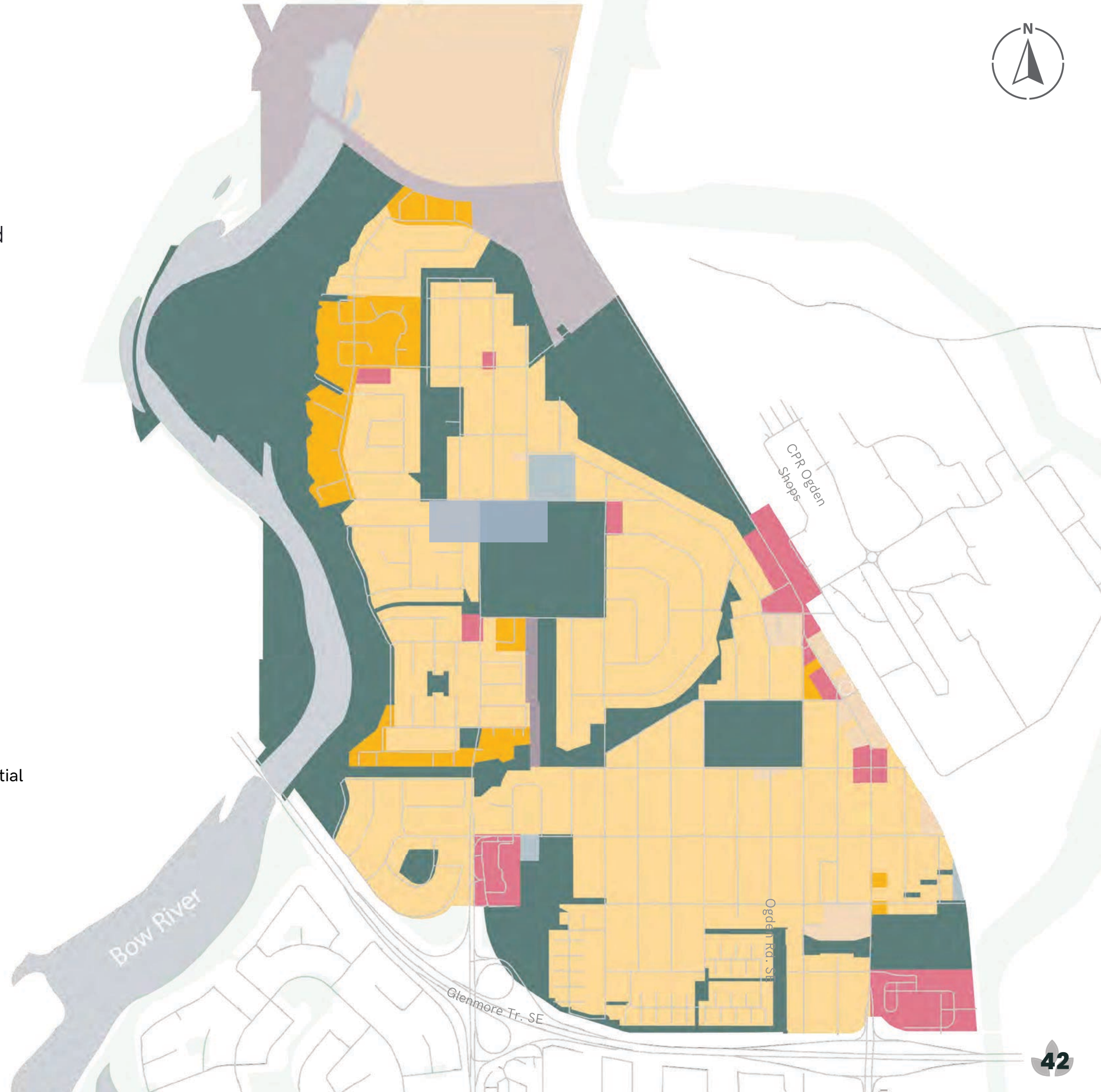


LAND USE

Ogden illustrates a typical residential neighbourhood with low to medium density land uses. About a third of the land is used as park and recreation space scattered across the community. There is a lack of mixed-use uses, with commercial land uses at the corner of some streets and along Ogden Road – the community’s main street.

Land Uses

- | | |
|---|--|
|  Commercial |  Institutional |
|  Direct Control |  Major Infrastructure |
|  Future Urban Development |  Mixed Use |
|  Industrial |  Low Density Residential |
|  Park and Recreation Space |  Medium Density Residential |



MOBILITY NETWORKS



CYCLE NETWORKS

No bike paths are found in the neighbourhood. An opportunity exists to connect Ogden to the Bow River Pathway and the greater Regional Pathway.



PRIMARY TRANSIT NETWORKS

The neighbourhood is served by multiple bus routes such as the 24, 36, 41 43, 734, 735, and 851.










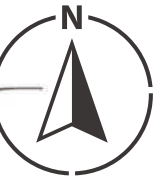
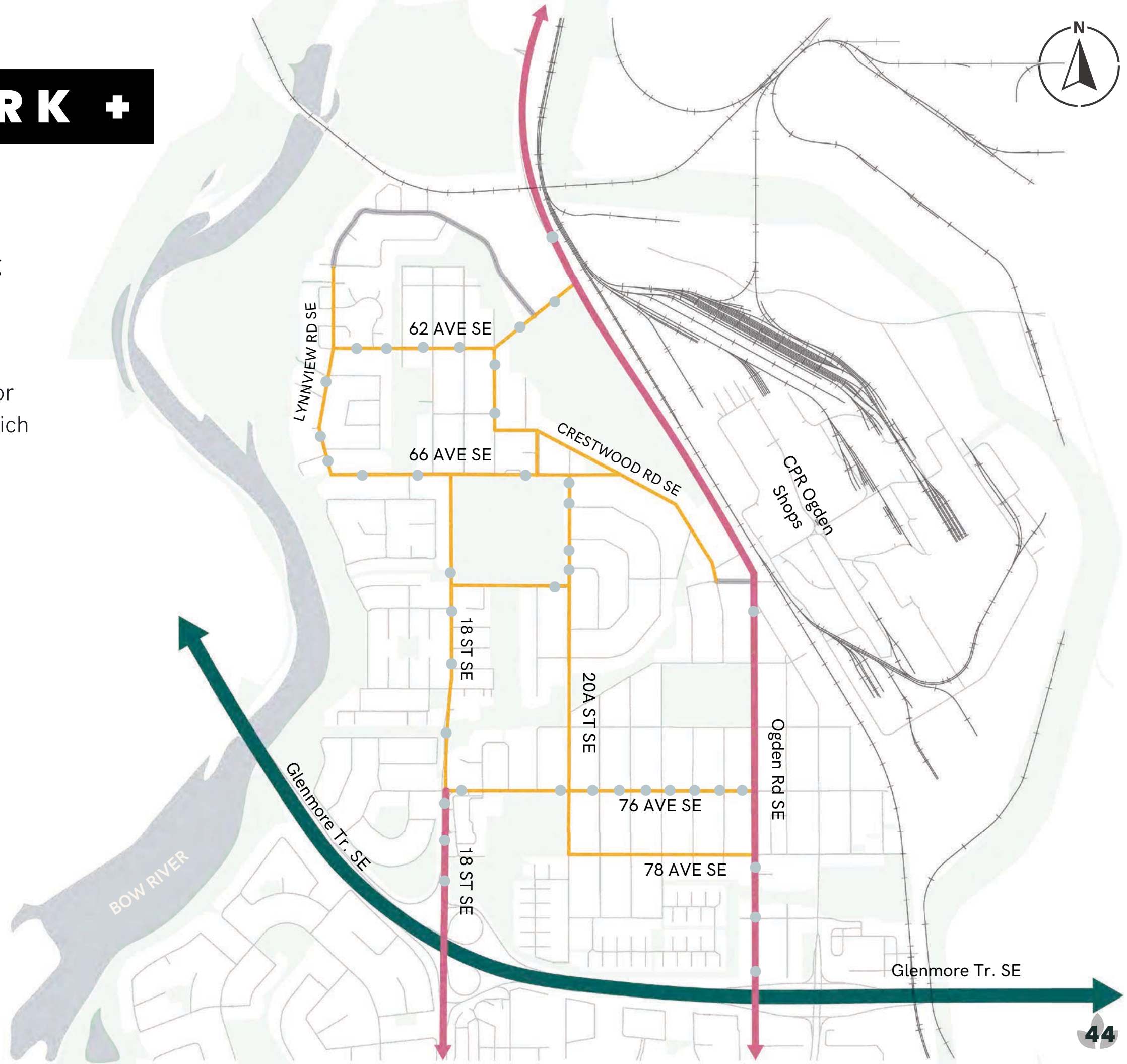
FUTURE LRT NETWORK

The future Green Line LRT has two proposed stops in the neighbourhood.

ROAD NETWORK + RAIL LINES

Ogden is bordered by rail lines running along the northern and eastern portion of the neighbourhood. While some of the neighbourhood roads follow a curvilinear pattern, there are strong arterial and collector roads cutting through the neighbourhood which create a block pattern. Millican-Ogden has a strong system of streets running north-south that

-  Skeletal Road
-  Arterial Street
-  Collector Street
-  Closed Street
-  Residential Street
-  Rail Line
-  Transit Stop

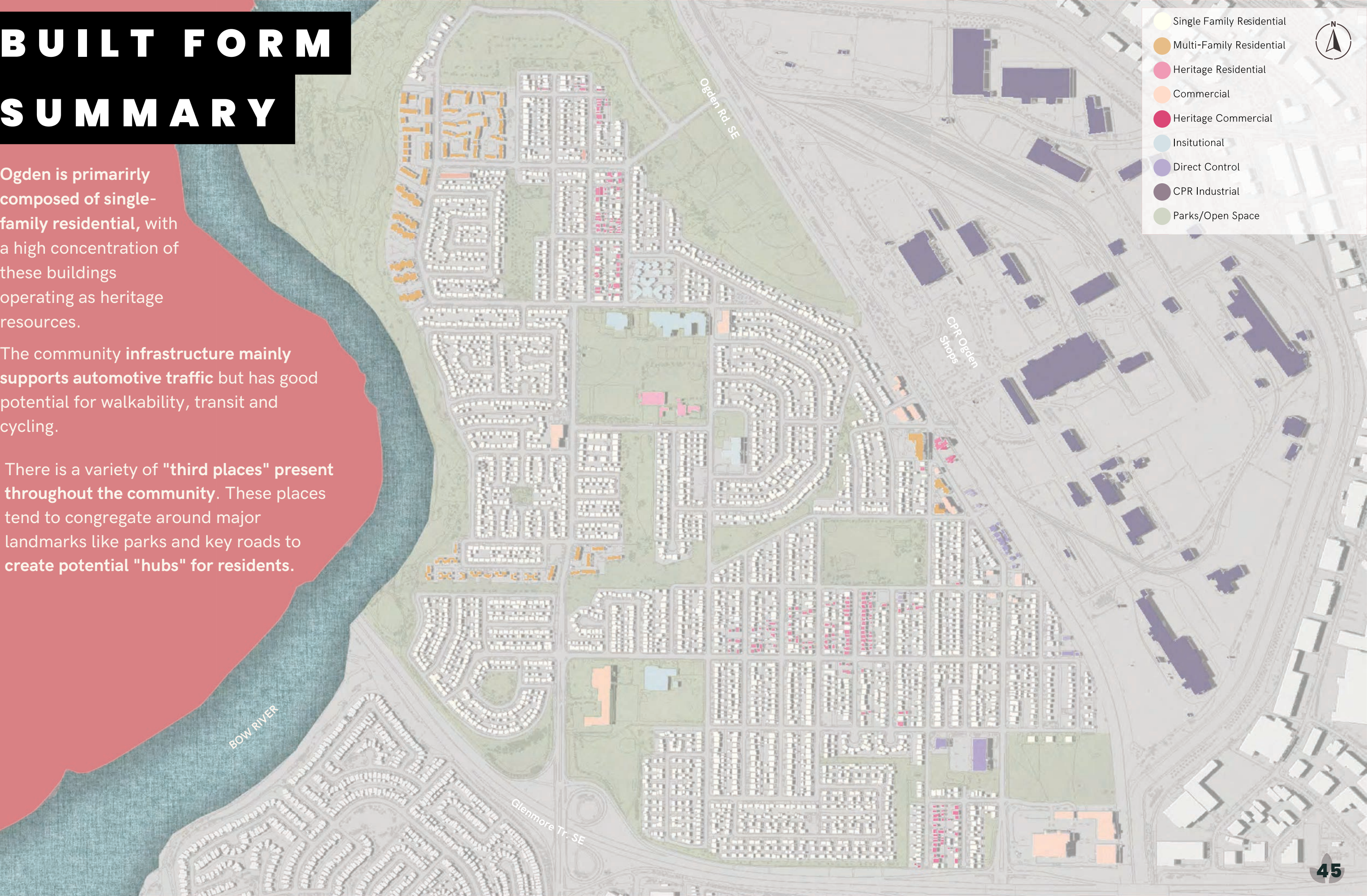


BUILT FORM SUMMARY

Ogden is primarily composed of single-family residential, with a high concentration of these buildings operating as heritage resources.

The community infrastructure mainly supports automotive traffic but has good potential for walkability, transit and cycling.

There is a variety of "third places" present throughout the community. These places tend to congregate around major landmarks like parks and key roads to create potential "hubs" for residents.



Main Street Analysis

With the integration of the Ogden Green Line, our team conducted a main street analysis to understand how we can utilize community assets and resources. This section explores Ogden Road's effectiveness as a main street through various lenses.

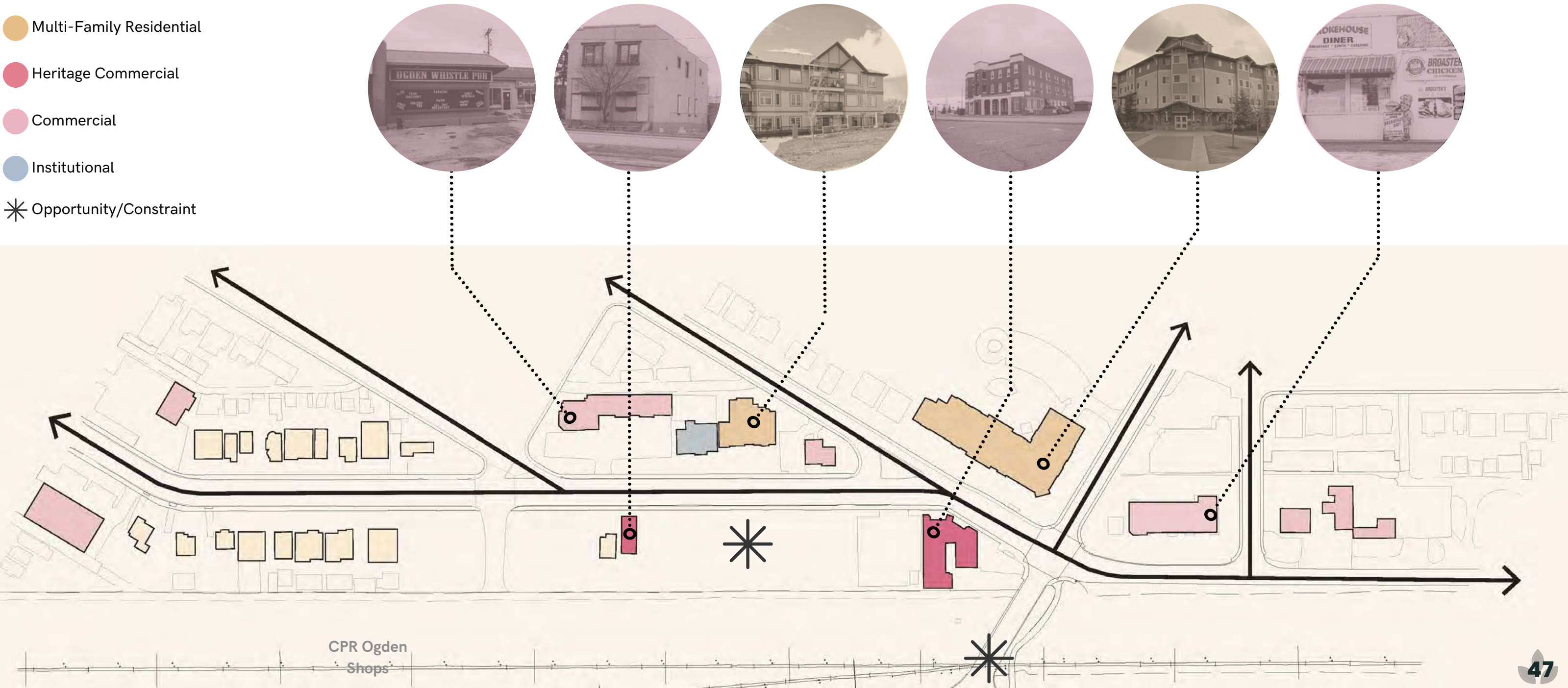


2.5

MAIN STREET ANALYSIS

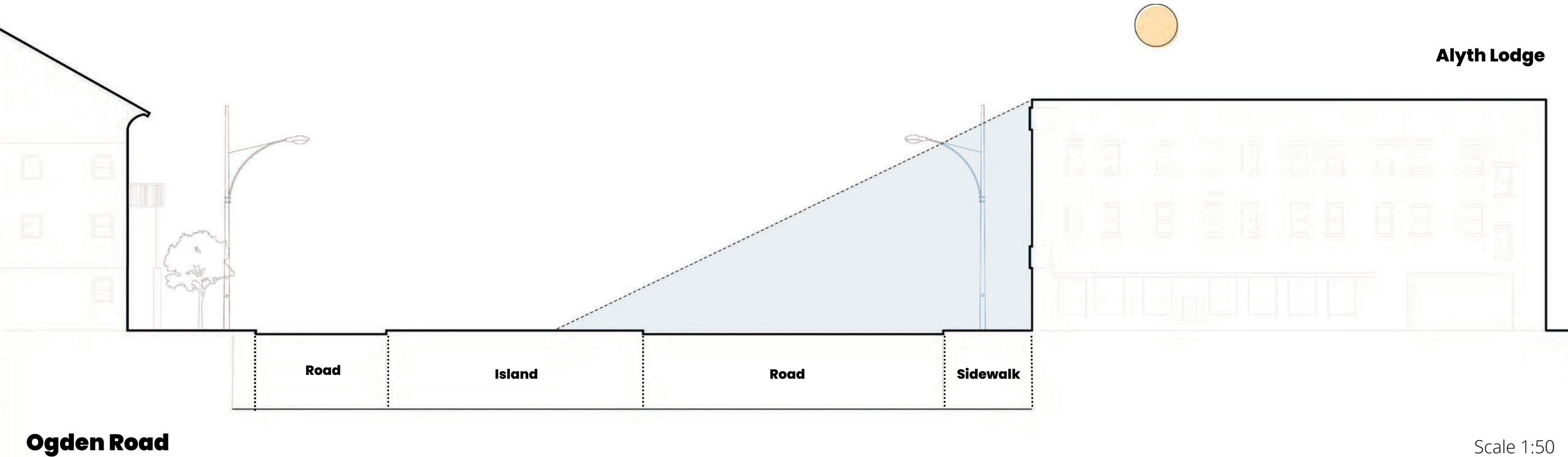
The main street, Ogden road, presents various opportunities for redevelopment and placemaking. While there are a few commercial spaces along the main road, the main street is not a destination. The abundance of vacant lots and underutilized spaces do not reach their full potential, and commercial services and amenities do not target the younger generation. The main street is also home to some historical landmarks, such as the Alyth hotel and Ogden Block which are currently underappreciated.

- Single Family Residential
- Multi-Family Residential
- Heritage Commercial
- Commercial
- Institutional
- * Opportunity/Constraint



MAIN STREET ANALYSIS

This section illustrates the existing conditions of Ogden road. The wide roads and islands can be related to problems with circulation and efficiency. Power lines and the lack of bike lanes and boulevards make the pedestrian experience somewhat difficult.



Ogden Road

Alyth Lodge

Scale 1:50

PROXIMITY CONFLICTS

Ogden is surrounded by several surrounding industrial uses that produce noise pollution and present possible safety concerns. These uses may lack compatibility with adjacent land uses and must be considered.

Industrial Considerations

- Contaminated Sites
- Industrial Land Uses
- Rail Lines

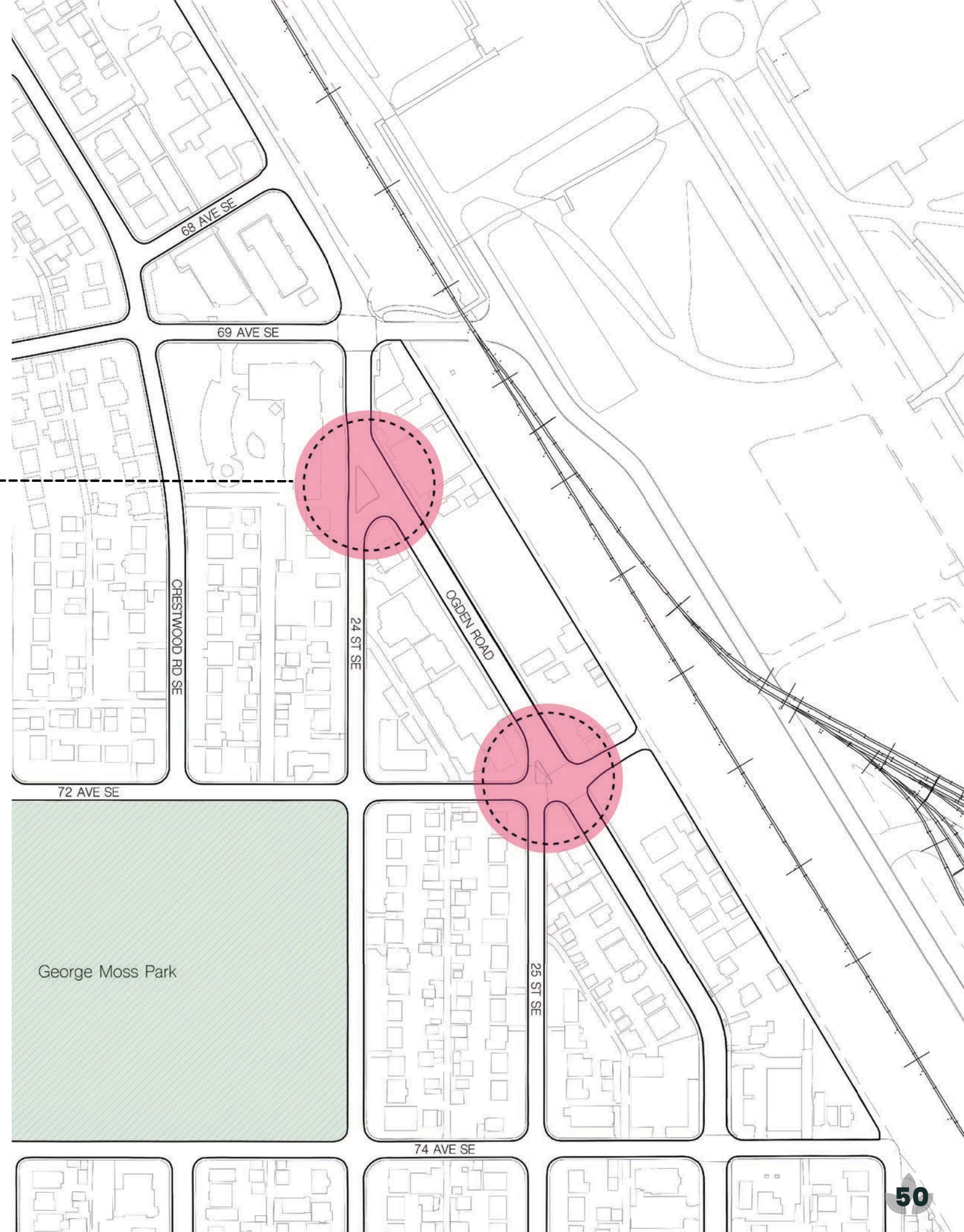
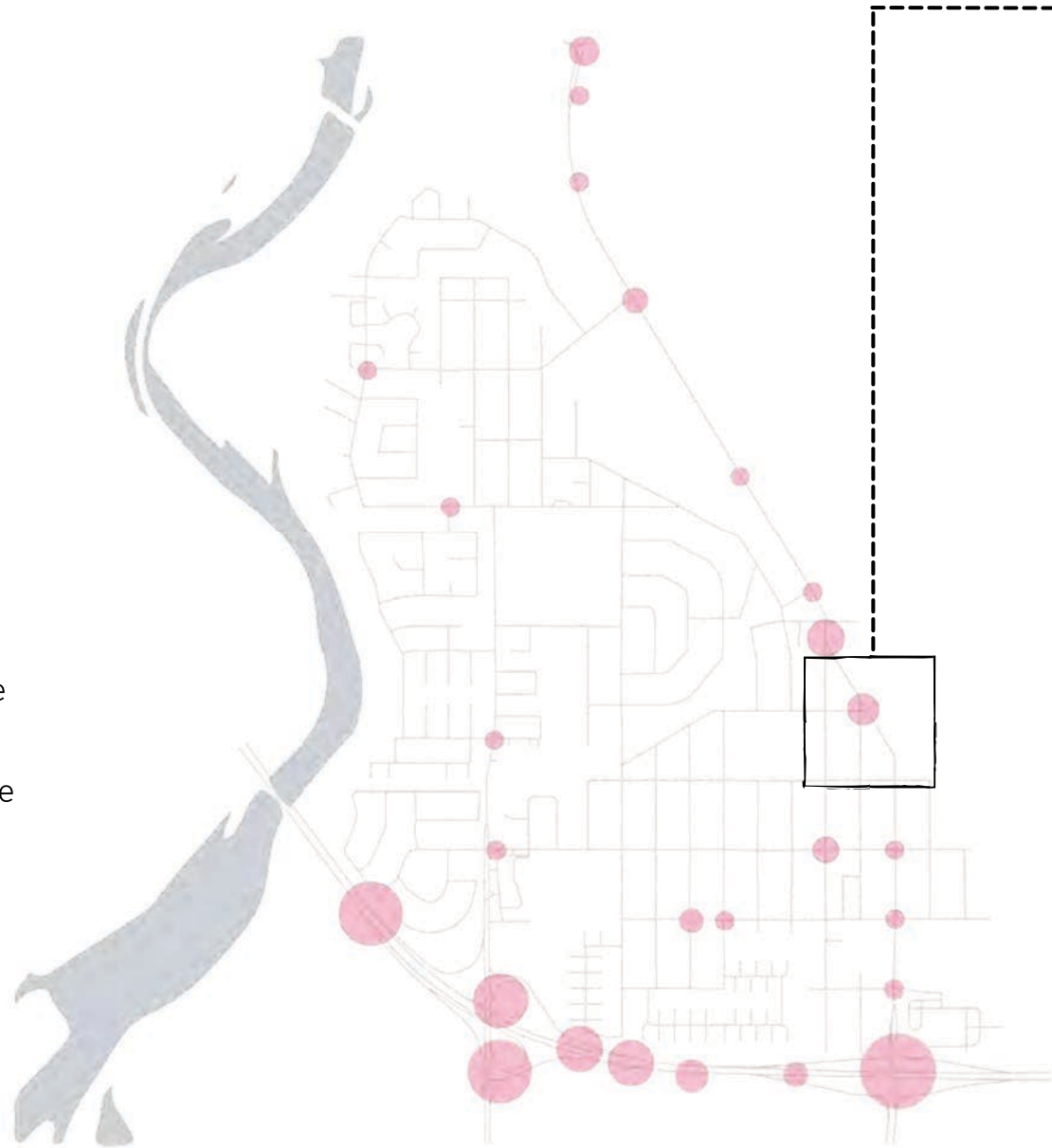


CIRCULATION + EFFICIENCY

A series of conflicting mobility and circulation conditions have been problematic in the neighbourhood. From a pedestrian point of view, active rail lines and inefficient intersections create conflicts when travelling through the community and crossing intersections. A 5-way intersection sees a high volume of traffic incidents for pedestrian and vehicular traffic.

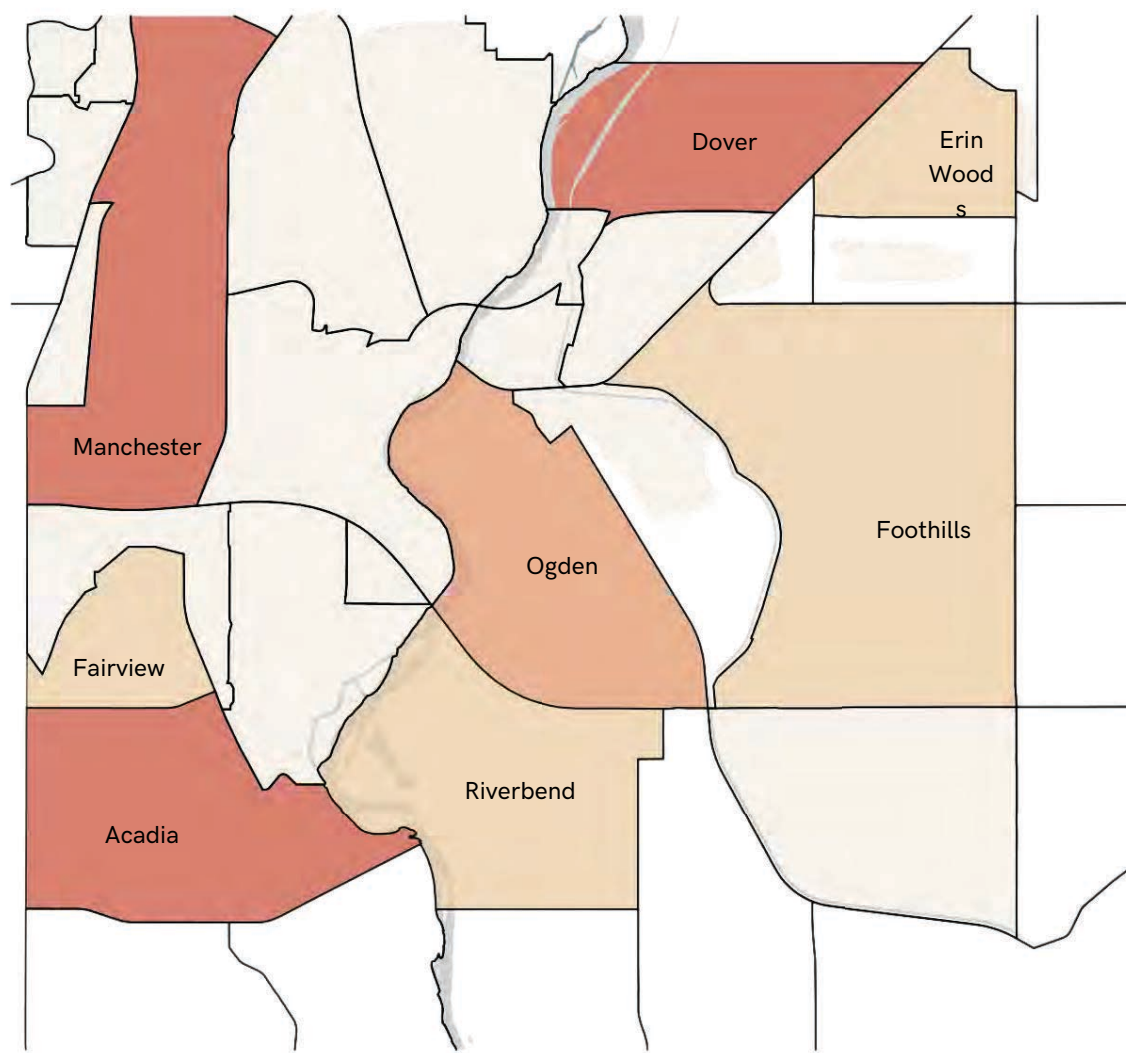
Traffic Incidents

- Low Volume
- High Volume



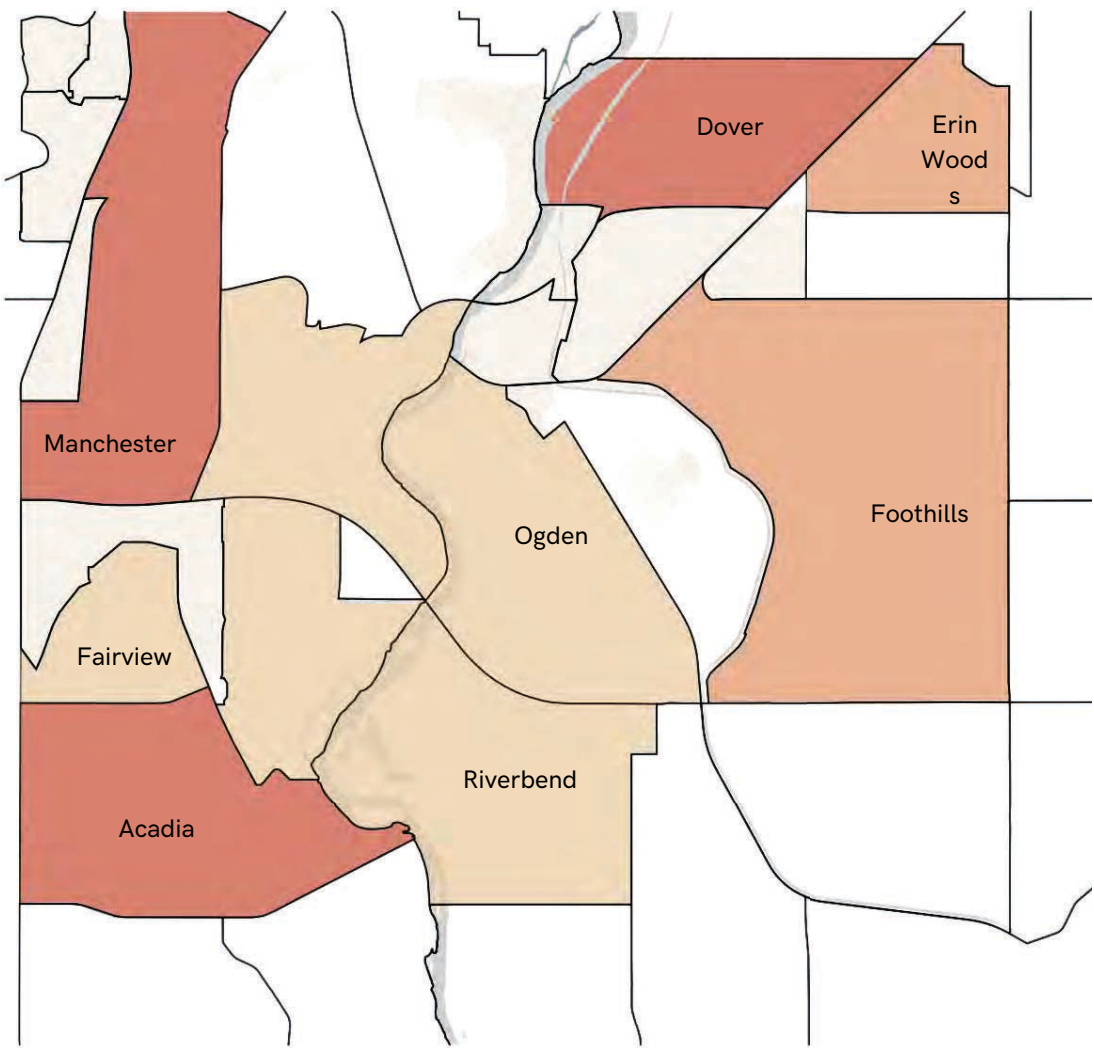
CRIME + SAFETY

Ogden has seen its fair share of crime which has given it a negative perception by some. After taking a look at the crime stat in Ogden and surrounding neighbourhoods, we found that crimes per capita and overall crime in the community have actually been decreasing in contrast to neighbouring communities such as Acadia and Foothills which saw an increase in crime.



Community Crime Statistics 2017
(Crime committed/1000)

300+ 230-299 0-229



Community Crime Statistics 2019
(Crime committed/1000)

300+ 230-299 0-229

Visual Analysis

A visual analysis was conducted by the team to identify the pedestrian experience and how they would feel walking around the community of Ogden. This section also explores areas that can further enhance the public realm



2.6

VISUAL ANALYSIS



While walking through the community, we took note of a few things that may impact the pedestrian experience. The streetscape along some of the major roads lack continuity and pedestrians must walk on the gravel shoulder because of the lack of sidewalks, boulevards and street trees. We also noticed Buildings in a state of disrepair that hinder the overall image of the community. This detracts from the public's sense of pride and creates safety concerns for residents. Heritage assets are under-utilized and are not focal points of the community. Despite their rich cultural significance, they lack compatibility with surrounding land uses. We also noticed a lack of diversity in both housing and commercial uses that would attract newcomers to the neighbourhood.

VISUAL ANALYSIS



Some major roads lack continuity for pedestrians



Closed buildings at risk of decline



Heritage assets not being focalized



Under programmed greenspace and recreation spaces



Lack of new and diverse housing to support new people with different needs



"Third Places" and potenital hubs underserved by lack of pedestrian and cycling infrastructure

Analysis Summary

Following the compilation of this historical, cultural, built form and Mainstreet analysis, our team was able to better understand the community, its opportunities and constraints. This section summarizes our research findings and will form the basis of the final design proposal.



2.7

KEY ISSUES

We can connect our research findings to the key issues we previously identified in the previous stage of this project.

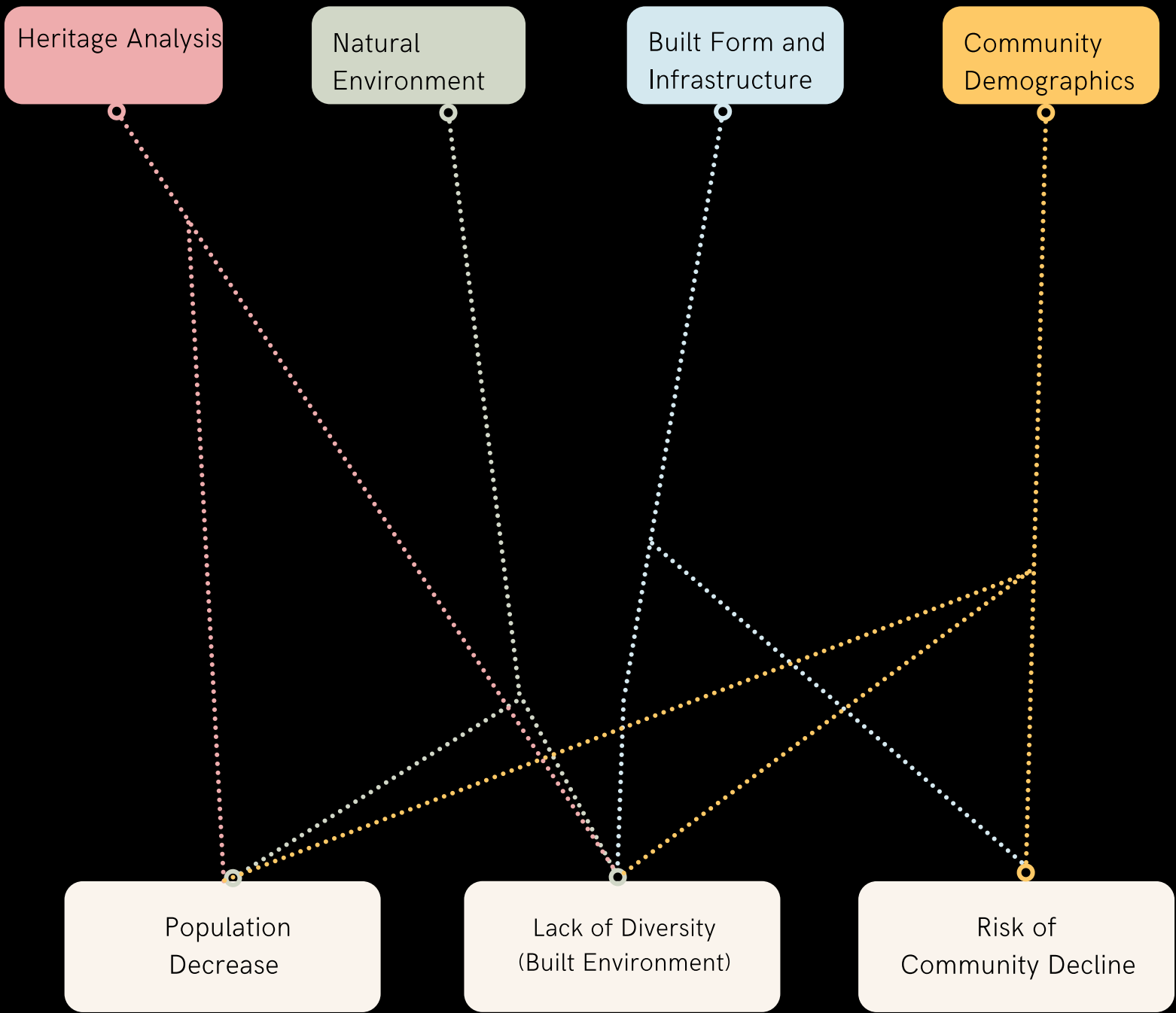
Our statistical analysis supports the residentially observed experience of population decline and risk of decline in the form of school closure. We believe these stats are reflective of the lack of diversity in the built form.

The community is primarily composed of single-family residential which cannot currently support new people and different family configurations within the community. This is a contributing factor to population decrease and risk of decline.

Although the environmental network is large, many spaces within it are under-programmed which affects the outward attractiveness of these areas and can contribute to decline.

Finally, the community has significant heritage value, however, important landmarks are currently being underserved by the existing infrastructure and have fallen privy to decline. Heritage assets can add vale to residential spaces and can aid in attracting newcomers to the area.

Relation of Key Issues + Analysis Areas Research Areas



OPPORTUNITIES + CONSTRAINTS

Through our analysis, we have identified some possible constraints that may limit future development. The contamination sites limit what type of future development can occur in areas. Flooding and erosion also pose limitations in the Beaver Dam Flats area and limit the ability to program the area or implement structures. Additionally, there are several wildlife corridors that run through our site, that will require avoidance to maintain their functionality.

We believe that we have the opportunity to enhance cultural and historical assets in Ogden. After our analysis of the existing conditions, a common theme that our group kept coming back to was the historical significance of the community and the abundance of historical assets and landmarks. These spaces provide strong historical ties to Ogden's past and should be celebrated. Previous land use decisions have not taken into consideration these assets and we see them as places with tremendous potential and opportunity. We have identified a few areas of opportunity centred around these assets which include the main street, the George Moss Park area, the historic Millican neighbourhood, and the Lynnview remediation site. Given their distribution throughout the community, these historic sites can be anchors of the community and become a source of historic connectivity.



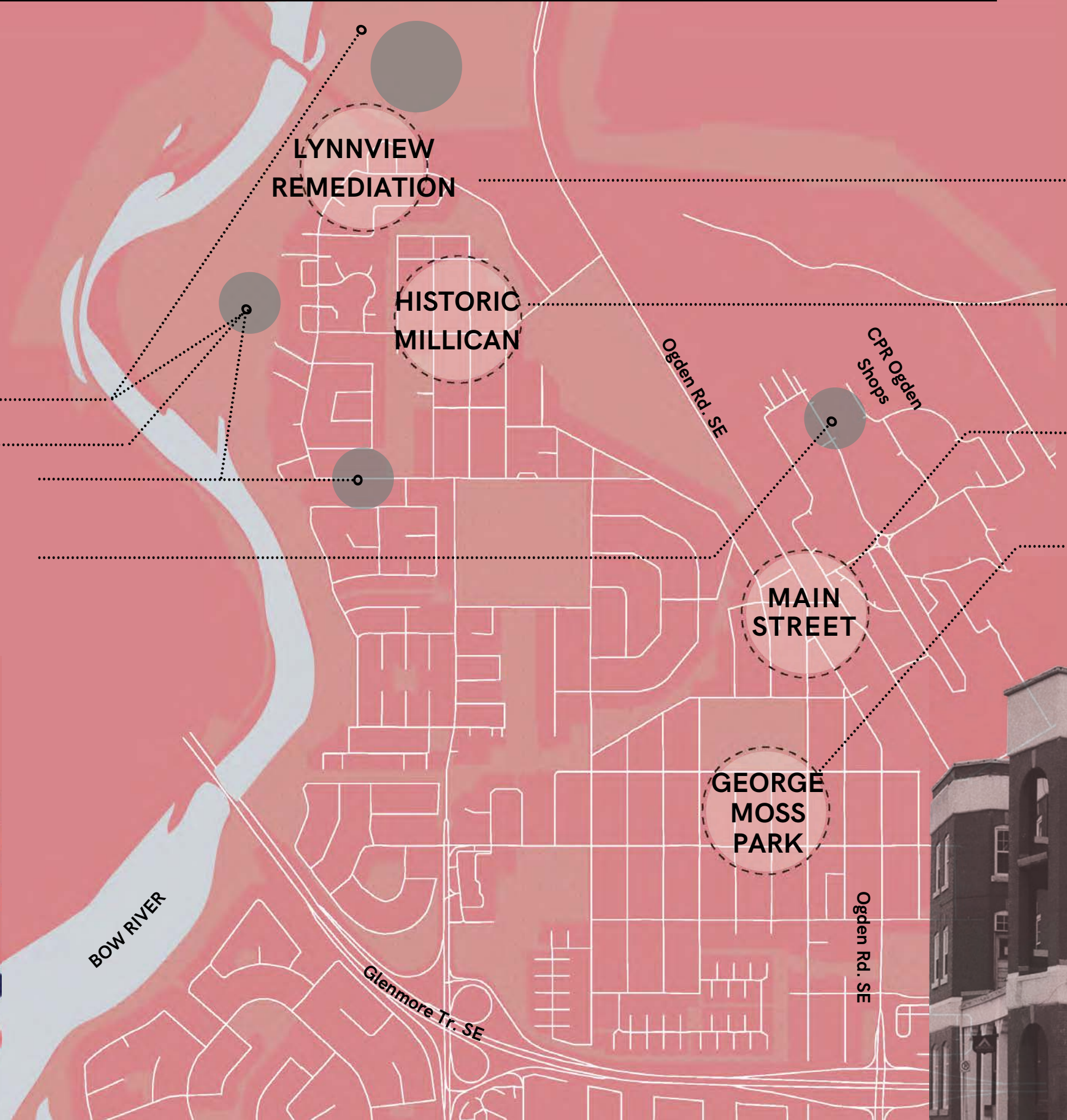
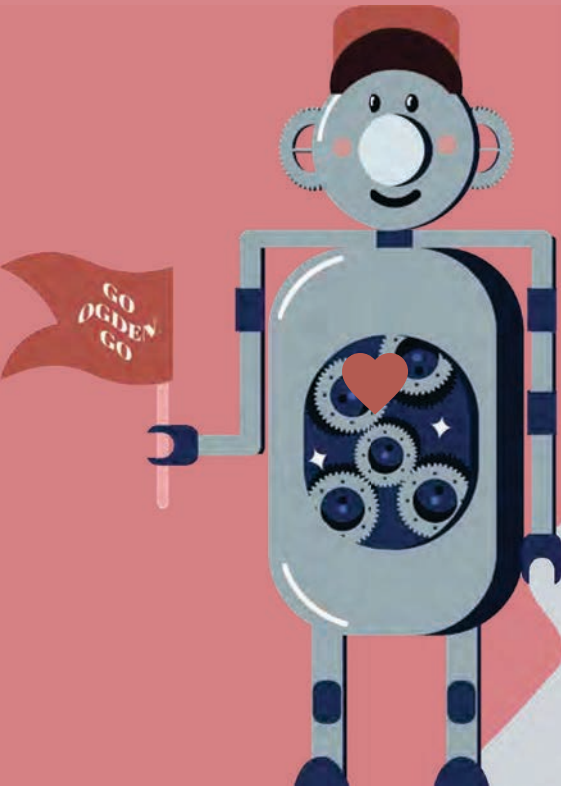
OPPORTUNITIES + CONSTRAINTS

MAP



Possible Constraints

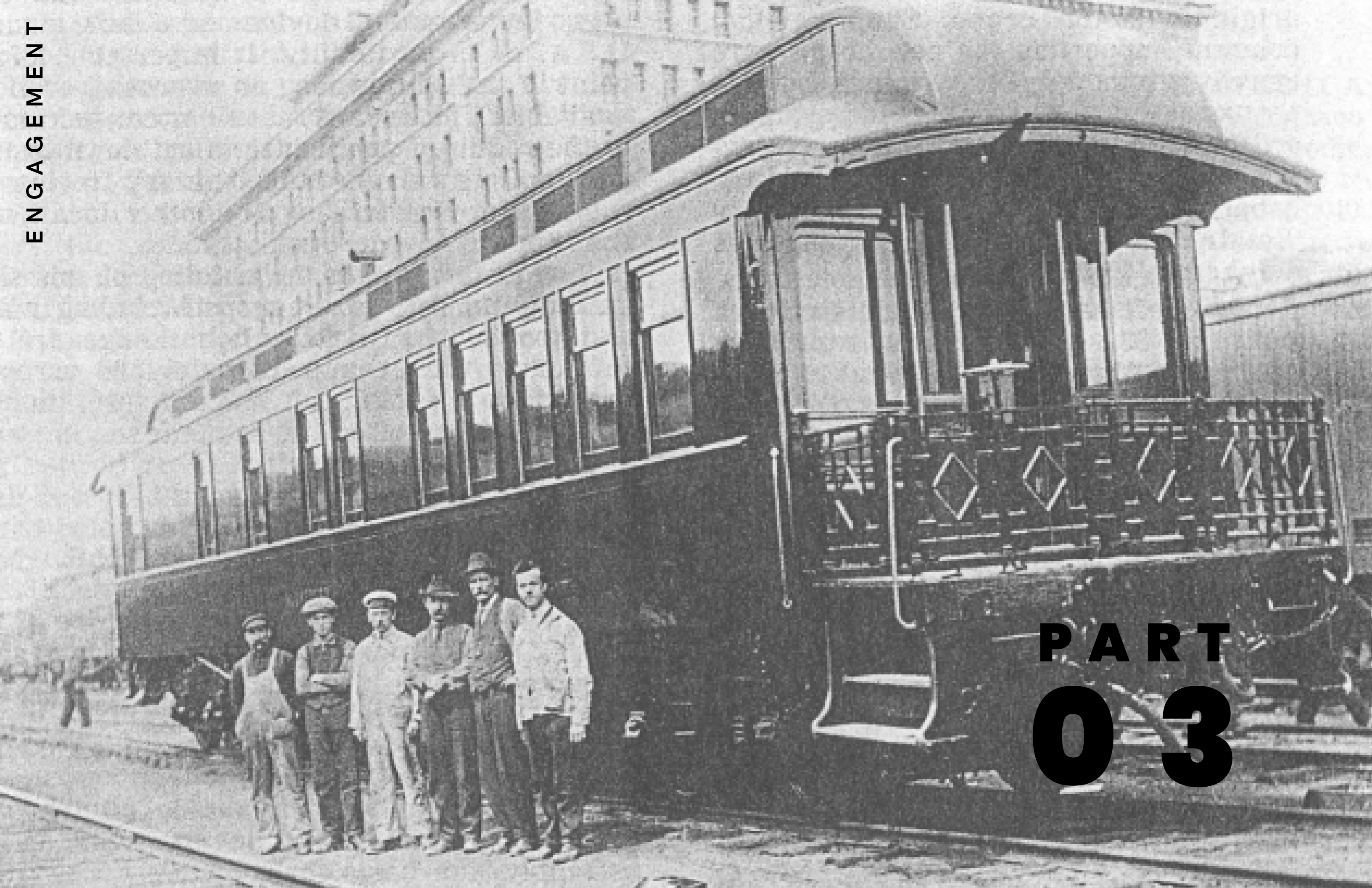
- Contamination Sites
- Flooding and Erosion
- Important Wildlife Corridor and Natural/ Urban Habitats
- CPR Rail line and Industry/ Contamination Plume



Opportunities

- The Lynn View interior area offers expansive views of the city
- A residential area with historic residential streets.
- Ogden Road has potential for redevelopment with vacant land , Heritage Resources and a future LRT station.
- An exapnsive and under programmed park adjacent from a historic Church site.





PART
03

Public Engagement

Productive community input and meaningful engagement was a critical component of this project. Due to the ongoing COVID-19 pandemic, engagement sessions were a mix of both in person and virtual events. Despite these challenges, we were able to learn from community members about their ongoing challenges and aspirations for Millican-Ogden.



3.1

COMMUNITY WORKSHOP

With the original date of the community workshop occurring in February on Thursday the 17th, at the Millican Ogden Community Association, SAPL rescheduled the engagement to Tuesday, February 15th at 6 pm on Zoom due to Covid-19. The session occurred for approximately two hours.

During the community workshop, participants were split into seven groups, where participants answered questions about challenges faced by the community today and future possibilities that they would like to see implemented in Ogden.

An online survey was made available for a week following the community workshop to receive feedback from people that were unable to attend the virtual workshop. The survey garnered 26 responses and echoed similar feedback and comments from participants that attended the community workshop.



OPEN HOUSE

The community open house occurred at the Millican Ogden Community Association on Wednesday, April 20th, at 6:30 pm. The team prepared five posters which highlighted the main themes and designed interventions for the public to observe. SAPL students created a physical model to allow members to visualize design interventions through augmented reality. The open house was available to the public until 8:30 pm.

Approximately 35 members of the public attended. Participants observed the team's design interventions and were allowed to provide comments and feedback to the team verbally and through sticky notes.



WHAT WE HEARD

The two engagement opportunities were excellent for community members to share their thoughts and knowledge about the community with the BTS team. Our team compiled a summary of comments into a document that accentuates our conversations with the community.

Community Workshop:

- All groups voiced safety concerns about using Beaver Dam Flats in the evening as they are dimly lit. They would like to see improvements in various parks/dog parks/ green spaces such as bathrooms, skate parks, lights, benches, etc., to attract residents into the area while feeling safe.
- Mixed-use implementation created some mixed results, but most residents supported the stature.
- Community members unanimously agreed that welcoming more residents and members into the community is necessary.
- Almost all respondents agreed that the lack of community amenities is prevalent in the area – with many leaving to other neighbourhoods for cheaper and more diverse options.
- Almost all respondents agree that Ogden Road is due for revitalization, with many agreeing that the Ogden Block, Alyth Hotel, should be restored, preserved, and adapted.



WHAT WE HEARD

Open House

- Supportive of adaptive reuse for the Ogden Block and Alyth Hotel
- Supportive of the interpretive heritage walk on remediated lands
- Supportive of Beaver Dam Flats' temporary programming initiatives, signage and amenity upgrades
- Concerns regarding reopening Lynnview Road SE and additional parking spaces in the community
- Supportive of community-wide heritage signage in Ogden parks
- The preservation of heritage assets through direct heritage control is supported
- Agrees that George Moss Park is underutilized and The City should install exercise equipment

Any interested parties can find additional comments gathered from the community workshop and open house in the Appendix.

