

**PART**  
**04**

# THE DESIGN PROCESS

Design is an iterative process that seeks continual improvement. In conjunction with the faculty, steering committee and public, our team utilized a multi-method iterative approach to design our final concept for the Millican Ogden community. After completing our community analysis and compiling the first public comments from the community (see pages 63-64, Appendix A), we began identifying improvement areas, opportunities and constraints. These observations and comments would form the basis of our design strategy.

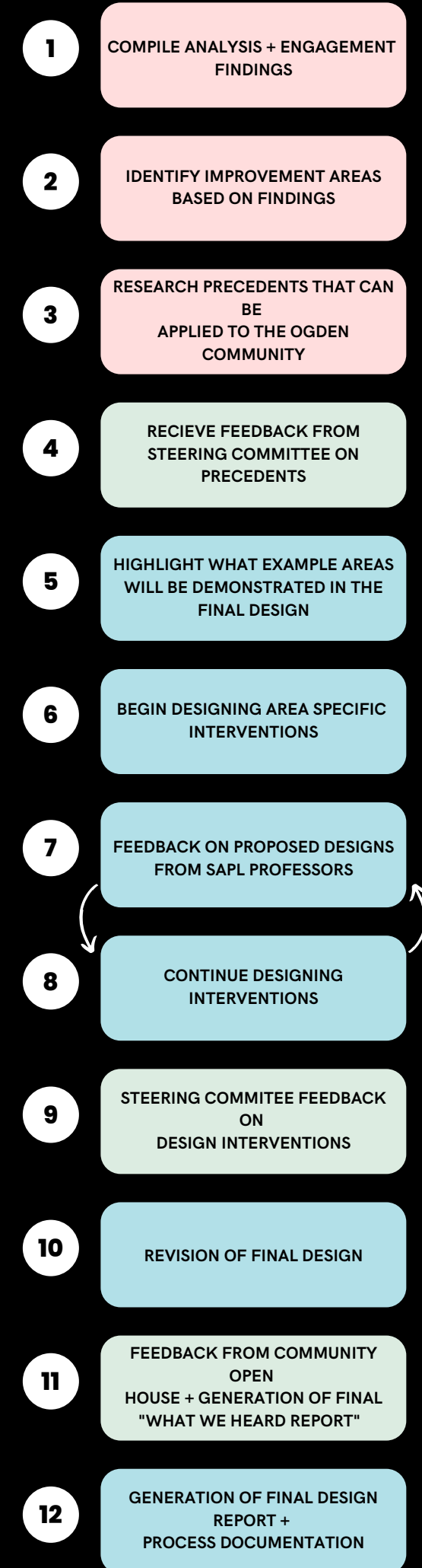
After identifying improvement areas, our team began researching various design precedents to analyze the components of successful design interventions in other local contexts. These precedents aided in the foundation of our design as our team was able to employ similar strategies knowing that they would likely be successful in the Ogden area.

We met with SAPL professor Francisco Alaniz Uribe twice a week for two months to strengthen our design concept. We received critical feedback and suggestions to implement within our designated interventions and crafted a more robust design to review with the steering committee.

Once our team had finalized the design, our team met with the steering committee, received feedback and incorporated it into this final proposal and report for the open house.

RESEARCH  
PREP/DESIGN  
ENGAGEMENT

## THE PROCESS

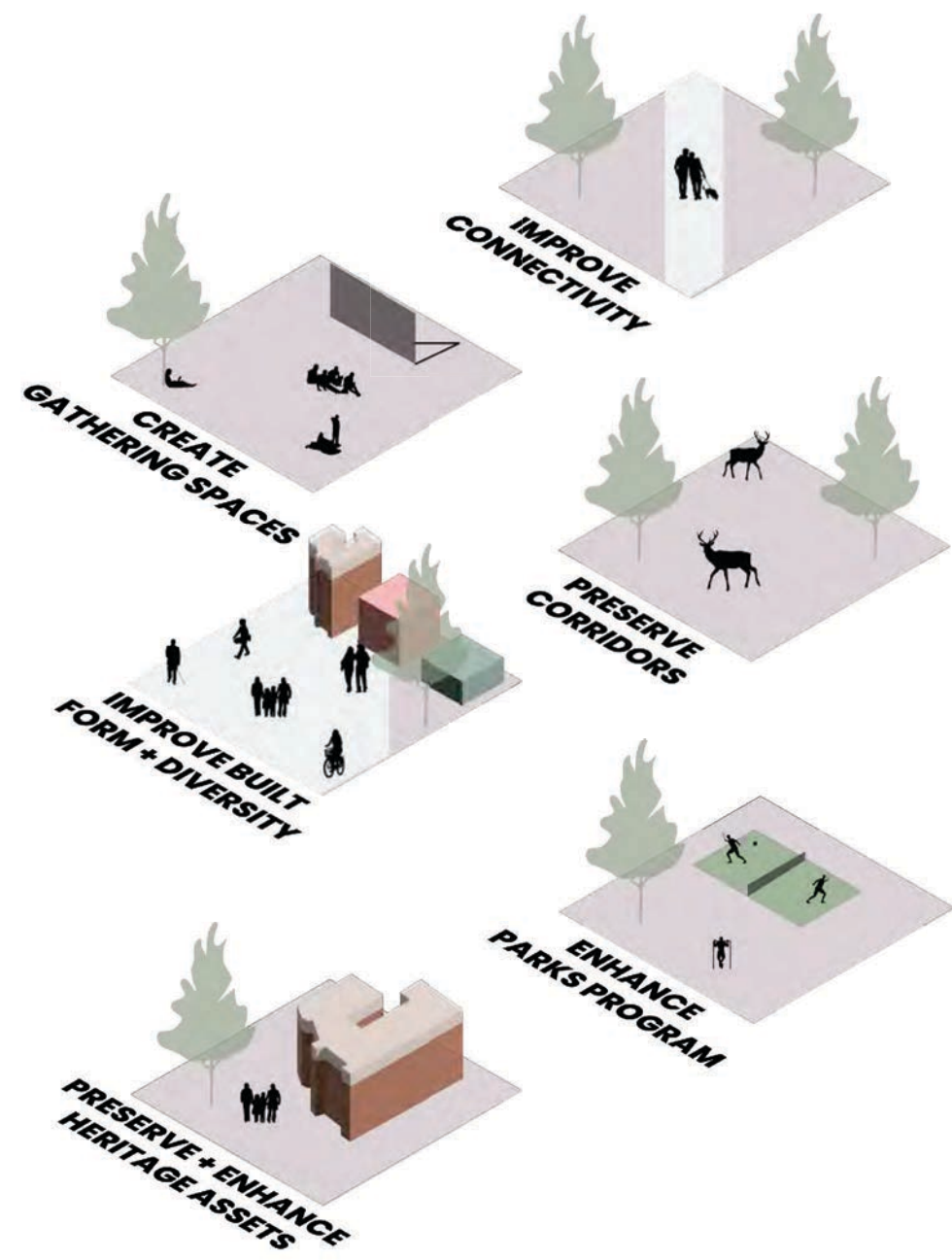




# IMPROVEMENT AREAS

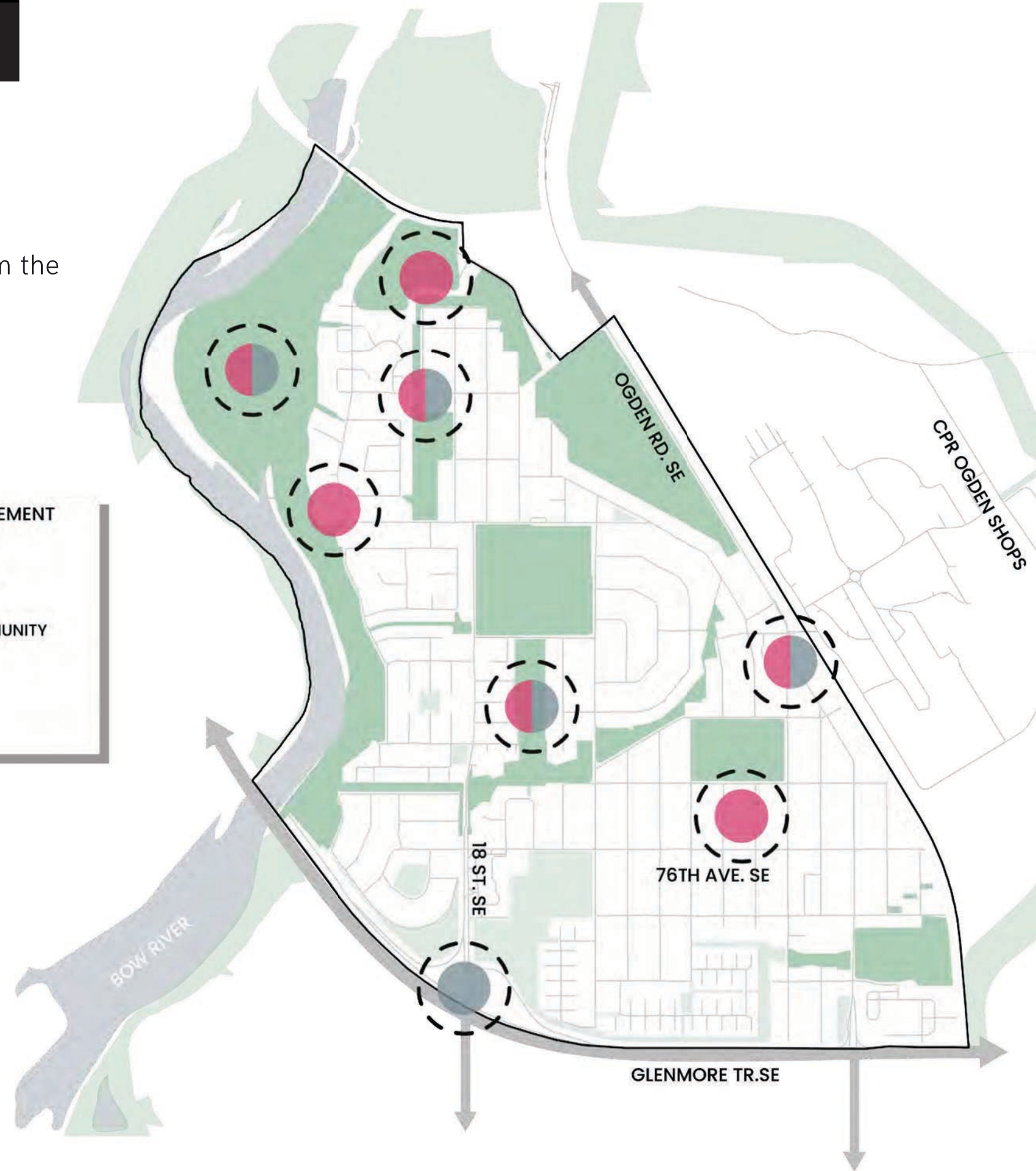
## + GOALS

The following map illustrates areas of improvement that were identified through our engagement and analysis findings. The following goals form the basis of our design concept.



OPPORTUNITY + IMPROVEMENT AREAS

- ANALYSIS IDENTIFIED
- ANALYSIS AND COMMUNITY IDENTIFIED
- COMMUNITY IDENTIFIED





# DESIGN CONCEPT

As we began designing for the future community, our team reflected on all we had read and heard from past and current Ogdenites. What became apparent was the deep sense of connection that every resident felt towards the community. However, it also became apparent that this sense of connection was rooted in different reasons. Ogden has been a long-standing community because its residents have cherished it for different reasons. Some see it as a great place to raise their family, and others see it as a place where you can work where you live, or as a place where you can access nature every day, as a place that you can feel closer to history, a place that is diverse, and a place that is one of a kind.

As we look to the past, it becomes clear how important it is to persevere these unique connections to the community in the future.

Our concept design explores the various lenses people can connect with the present and future Ogden as a special place. An avid fly fisher may think of Ogden as an active community, enjoying the green space and easy river access in Beaver Dam Flats. A family sees Ogden as inclusive, offering a variety of housing types and amenities to suit their growing needs. A Calgary local loves the diversity of commercial amenities and people in the community and takes the Green Line down to enjoy Ogden road on the weekends. A long-time Ogden resident recognizes the powerful history of the community and enjoys the familiarity of longstanding landmarks, like the Alyth Hotel. Our design concept recognizes that people connect with the community for different reasons and seeks to honour the unique history and character of Ogden while enhancing what makes the community special for the past, present, and future generations.



# VISION

**OGDEN IS A VIBRANT COMMUNITY THAT NURTURES A SENSE OF INCLUSIVITY, AND FAMILY ENCOURAGES A HEALTHY, ACTIVE LIFESTYLE, SUPPORTS A DIVERSE RANGE OF BUSINESSES AND CONNECTS ITS RESIDENTS. OGDEN BRAVELY EMBRACES THE FUTURE WHILE HONOURING ITS UNIQUE HISTORY AND CHARACTER.**



**DIVERSE**



**HISTORIC**



**ACTIVE**



**INCLUSIVE**



**CONNECTED**



**UNIQUE**



# Design Precedents + Interventions

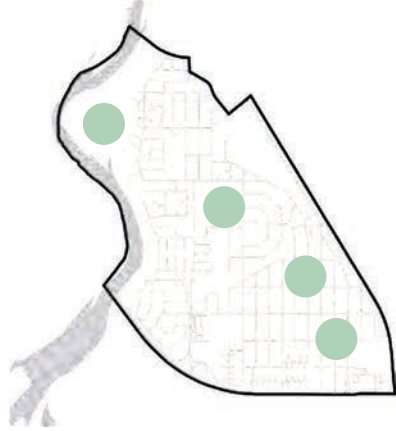
The team's design process has been influenced by design interventions outside of the community that had been proven successful. Our design precedents form can be reused in Ogden and solve challenges that have been identified during analysis. Interventions act as examples of future development and synthesize collected research and analysis.



# 4.1



# PARKS AND OPEN SPACE



Through the analysis phase, the team noted a pattern in the lack of amenities and programming in parks and open spaces around the community. The following recommendations have been made for the following spaces:

- 1 Ogden Gateway**
  - Experiential Structures
  - Informal Pathways
- 2 Beaver Dam Flats**
  - Lighting
  - Informal Pathways
  - Signage
  - Temporary Seasonal Activation
- 3 George Moss Park**
  - Plaza
  - Hammock grounds
  - Playground
  - Paved seating
  - Seating
- 4 Lynnwood Park**
  - Seating
  - Interpretive Signage
  - Raised Flower Beds





# PARKS + OPEN SPACE

## 1 Pathways – St Patricks Island, Calgary, AB

Multi-Use pathway systems create a safe experience for both pedestrians and cyclists. Shade structures and seating areas create areas for relaxation in the parks.

Image retrieved from: [https://admin.nordenson.com/wp-content/uploads/2016/01/SPI\\_01.jpg](https://admin.nordenson.com/wp-content/uploads/2016/01/SPI_01.jpg)

## 2 Community Gardens – Sunalta, Calgary, AB

Opportunities for community flower and vegetable gardens are available in Ogden's extensive open space system.

Image retrieved from: <https://www.sunalta.net/community-gardens>

## 3 Murdoch Park– Bridgeland, Calgary, AB

George Moss Park has a similar resemblance to Murdock Park in size and scale. Commercial and Residential activity around the park create a meaningful gathering space for the community.

Image retrieved from: <https://everydaytourist.ca/calgary-visitor-information/2015/6/6/calgarys-urban-villages-and-good-urban-design>

## 3 Weasel Head Flats– Lakeview, Calgary, AB

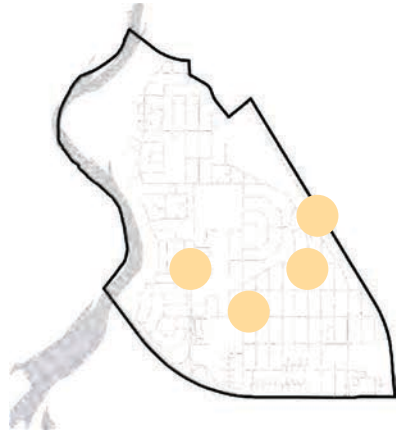
Weasel head flats is similar to Beaver Dam Flats. It is a great example of non-invasive programming in a natural area with a variety of pathways, amenities and activities for the community.

Image retrieved from: <https://www.avenuecalgary.com/Things-to-Do/Fitness-and-Adventure/Exploring-Calgarys-Parks-Weaselhead-Flats-Glenmore-Park/>





# ARCHITECTURAL STYLE + HOUSING



Strategic densification areas were explored to identify areas that can intake additional density without compromising the community's single-family character. The increased density will increase the diversity in housing types which will welcome additional individuals and families. The areas recommended for additional density includes:

## 1 Ogden Road SE

- Proposal of up to 10 storeys comprised of mixed-use commercial
- Highest point of density will be around Ogden Greenline Station, with density decreasing farther away from the area
- Proposed land use: MU-1, M-1, M-2, R-2, Direct Control

## 2 18 Street SE

- Proposal of up to 4 storeys with some mixed-use commercial
- Proposed land use: M-1, M-2, MU-2

## 3 George Moss Park

- Density will surround the park with developments up to 4 storeys
- Proposed land use: R-CG, M-1

## 4 76 Avenue

- Main street with proposal of developments up to 4 storeys
- Proposed land use: MU-2, R-CG, M-1





# ARCHITECTURAL STYLE + HOUSING

## 1 Row Houses – Mount Pleasant, Calgary, AB

This project by Gravity Architecture and RNDsQR uses a brick facade and a temporary finish to create an interesting and visually appealing design.

Image retrieved from: [https://images.squarespace-cdn.com/content/v1/563a22ace4b07ea997622fad/1503588460651-9B0B05OQ2443F2WKCCFM/15-063+RNDsQR+Mt+Pleasant+8+Plex+-+2020+5+ST+NW+-+exterior\\_1.JPG](https://images.squarespace-cdn.com/content/v1/563a22ace4b07ea997622fad/1503588460651-9B0B05OQ2443F2WKCCFM/15-063+RNDsQR+Mt+Pleasant+8+Plex+-+2020+5+ST+NW+-+exterior_1.JPG)



## 2 Adaptive Re-Use – Shoreham, England

This project uses a mix of contemporary and industrial styles to retain the existing aesthetic of the building and also use playful architecture to create an interesting building.

Image retrieved from: <https://www.dezeen.com/2012/03/06/192-shoreham-street-by-project-orange/>



## 3 Adaptive Re-Use – Etobicoke, Ontario

This project serves as an excellent example of adaptive re-use strategies in the residential context. The Tudor revivalist house has been adapted with an addition in the back, making full use of the large parcel. This type of addition allows for the character of a building to preserve, synthesizing modern and heritage features while allowing more flexibility to the president.

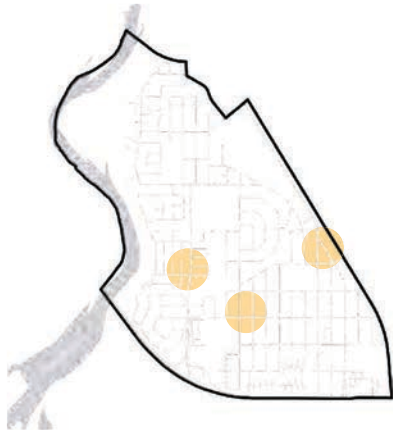
Image retrieved from: <https://www.dezeen.com/2012/03/06/192-shoreham-street-by-project-orange/>

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# MAIN STREET



With Ogden's Main Streets not functioning at their full potential with vacant lots and a lack of business diversity, investing in the Ogden Greenline will create investment opportunities for developers and business owners — resulting in the rejuvenation of these prominent main streets. Areas include:

## 1 Ogden Road SE

- Public plaza
- Community amenities
- Wide sidewalks
- Protected bike lanes
- Mixed-use commercial with active frontages

## 2 20a Street

- Mixed-use commercial spaces at the southeast corner of the street
- Public amenity upgrades such as trees and wider sidewalks

## 3 76 Avenue

- Mixed-use commercial spaces with active frontages
- Street trees and public realm improvements
- Active transportation implementation such as wider sidewalks and protected bike lanes





# MAIN STREET

## 1 Arts District, Los Angeles

The Arts District uses adaptive re-use and industrial style materials and finishing to create a structure that can be used as a market space. We see an opportunity for this on Ogden Road.

Image retrieved from: <https://cdn.skyrisecities.com/sites/default/files/images/articles/2019/12/40069/40069-132843.jpg>

## 2 Plaza Space – Copenhagen, Denmark

Interesting textures and materials can be used to create meaningful public spaces where residents can gather.

Image retrieved from: <https://www.instagram.com/p/BVUpcAzjKGv/?taken-by=visitcopenhagen&epik=dj0yJnU9cGxMZUVVGZnZPc2NOR3Jvdk1QWtNBellFLLWhvQ0JEWEEmcD0wJm49TW5ERkNUZDhhSjgtRzFfeVnQSczAxZyZ0PUFBQUFBR0psekzh>

## 3 Inglewood Night Market – Calgary, AB

The Inglewood Night Market is held twice a month during summer months. Roads are temporarily closed and local vendors take advantage of the street to sell artisan goods to residents.

Image retrieved from: <https://www.todocanada.ca/an-inglewood-night-market/>

## 4 Public Art – BUMP Calgary

There is an opportunity for public art to be displayed along the main street and surrounding area. Using local artists, public art displays can create a unique sense of place in the main street area.

Image retrieved from: <https://akimbo.ca/listings/beltline-urban-murals-project-bump-2020-summer-jobs-calgary/>





# MOBILITY + PUBLIC REALM



The team found a lack of public realm features and gathering spaces missing in the proposed Greenline Stations. The following improvements have been recommended to help create a vibrant and inviting area for the proposed stations:

## 1 **Ogden LRT Station**

- Public Plaza & Seating Areas
- Public Art
- Double Frontage Lots
- Wider sidewalks
- Bike Lanes

## 2 **Lynnwood/Millican LRT Station**

- Wider sidewalks
- Bike Lanes
- Park adjacent to the station





# MOBILITY + PUBLIC REALM

## 1 Public Plaza – Plaza Del Cinema- Italy

Ogdens Main Street Area does not have a plaza space for the community to gather. A public plaza with seating areas, trees for shade and gathering space will create a central space for the community to gather.

Image retrieved from: <https://www.archdaily.com/911027/piazza-del-cinema-c-plus-s-architects>

## 2 Shade Structures – Pep Palm Walk Arizona

Interesting shade structures create dappled shade to form interesting patterns on the paving material. They also add to the public realm creating a unique sense of place.

Image retrieved from: <https://www.instagram.com/p/BNe3u1bjYdR/?epik=dj0YjnU9SnQ0UVI2Uk9ORWFGbzR2UXpjWEs5czVIRFNQVVFVGwmcD0Wjm49QjFRY05TcFBKY1AtYTN5OWFPQU0wQSZ0PUFBQUFBR0pseFVz>

## 3 Protected Bike Lanes – Seattle, WA

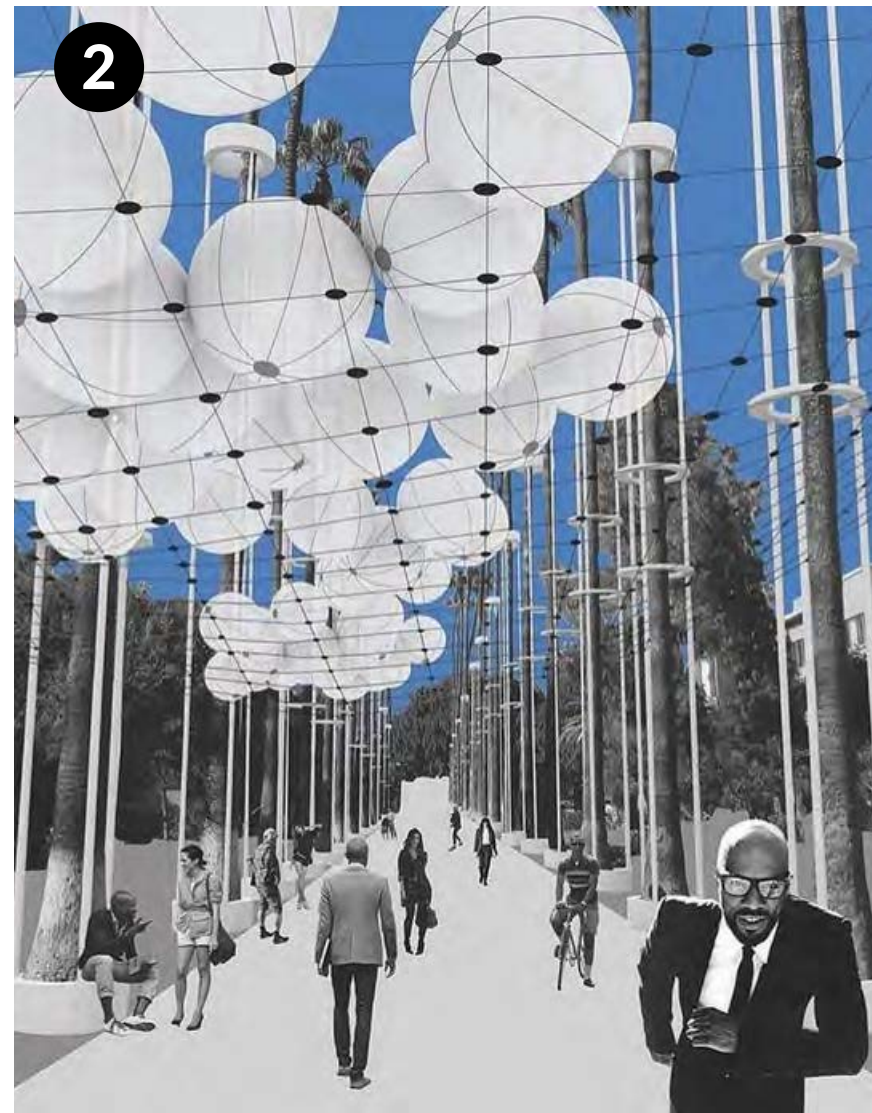
Calgary has extensive on street cycling infrastructure. There is opportunity for Millican-Ogden to connect to the already successful network in the city with protected and accessible bike lanes.

Image retrieved from: <https://www.seattle.gov/transportation/projects-and-programs/programs/bike-program/protected-bike-lanes>

## 4 Double Frontage Lots – Kyson Lower Marsh Waterloo, UK

Double frontage lots provide a more inviting street experience. Enhancing the public realm allows for increased permeability of the built form.

Image retrieved from: <https://aasarchitecture.com/2017/05/kysons-lower-marsh-hotel-scheme-waterloo/>



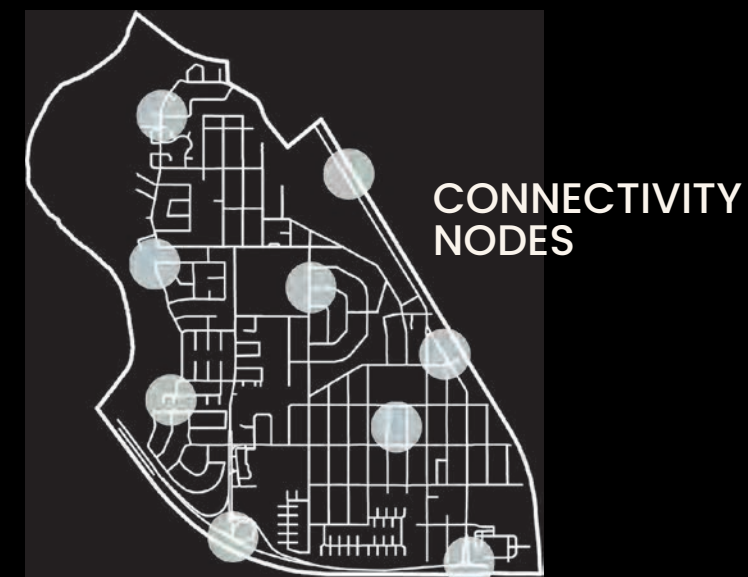


# CONNECTED OGDEN

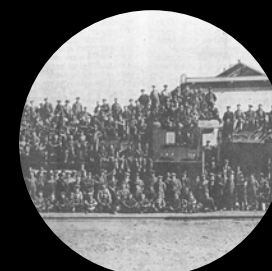
## 4.2

**CONNECTED OGDEN** explores transportation opportunities with the proposed Greenline LRT. This section looks into strategies that will help reduce the dependencies on a car and introduces other alternatives that residents can use to travel within and out of the community, such as cycling and walking, with improvements in cycling infrastructures and walkways.

### HIGHLIGHT AREA



### HISTORIC PROFILE CPR WORKERS



- Consists of 600 workers in various capacities
- many relied on the first streetcar to commute to work
- Generally worked at the CPR until retirement

### FUTURE PROFILE LAYLA, BRAD & RUTH



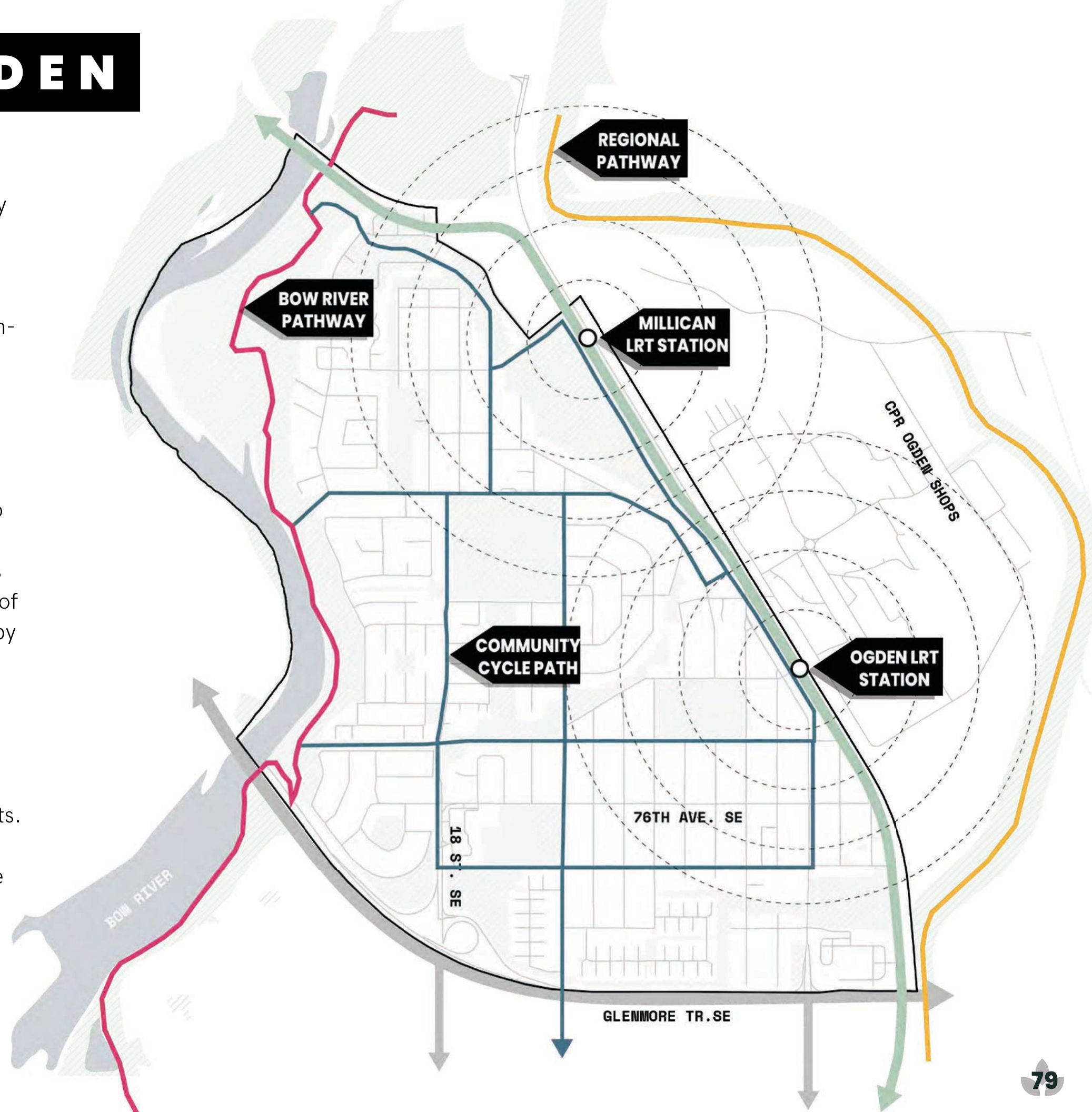
- Young family living in townhomes at George Moss Park
- Do not own a vehicle because of local amenities and close walk to Green Line LRT



# CONNECTED OGDEN

Connected Ogden is the realization of a community that thrives on multi-modal transportation. With approximately 80% of community members utilizing a private vehicle as their main choice of transport, we see an opportunity for Ogden to become more connected. Building upon the already successful Bow River pathway, opportunities for on-street bike paths bring cyclists into the community and through a network of safe and accessible bike lanes. Cyclists have the opportunity to stop in the community or continue on to one of the two connections to the south.

The future Green Line offers a whole new way for locals to travel through the community. With two stations proposed within the neighbourhood boundary, we see these as areas of high importance. The Ogden station is seen as an area of activation. Located in the main street area and anchored by two historical landmarks, transit riders will feel a unique sense of place when arriving at the station. Between the landmarks sees an opportunity for plaza space filled with activity and areas for relaxation. Public art, through the consultation of the community, can also contribute to the community's identity and offer a sense of arrival for tourists. The Lynnwood/Millican Station in the north is seen as a more typical and regimented LRT station. This stop will be used primarily for residents of the Lynnwood and Millican neighbourhoods, as well as users of pop davies park.





# STREET DESIGN

76th Ave SE is an important connector in the Ogden community. Currently, this road does not support a positive public realm experience. It is predominantly residential, with narrow walkways and no formal cycling infrastructure—additionally, many homes bordering 76th open onto their respective side streets as opposed to the main avenue itself. Many of these homes also have fences, which further removes them from the 76th Avenue streetscape and adds to the feeling of division. We are proposing the addition of a more diverse building form along 76th avenue that mixes residential, multi-residential, mixed-use and heritage residential buildings. Additionally, we are proposing that future infrastructure face the roadway to enhance the public experience and support active frontages and commercial diversity within the areas.

## Current Condition



## Future 76th Ave SE

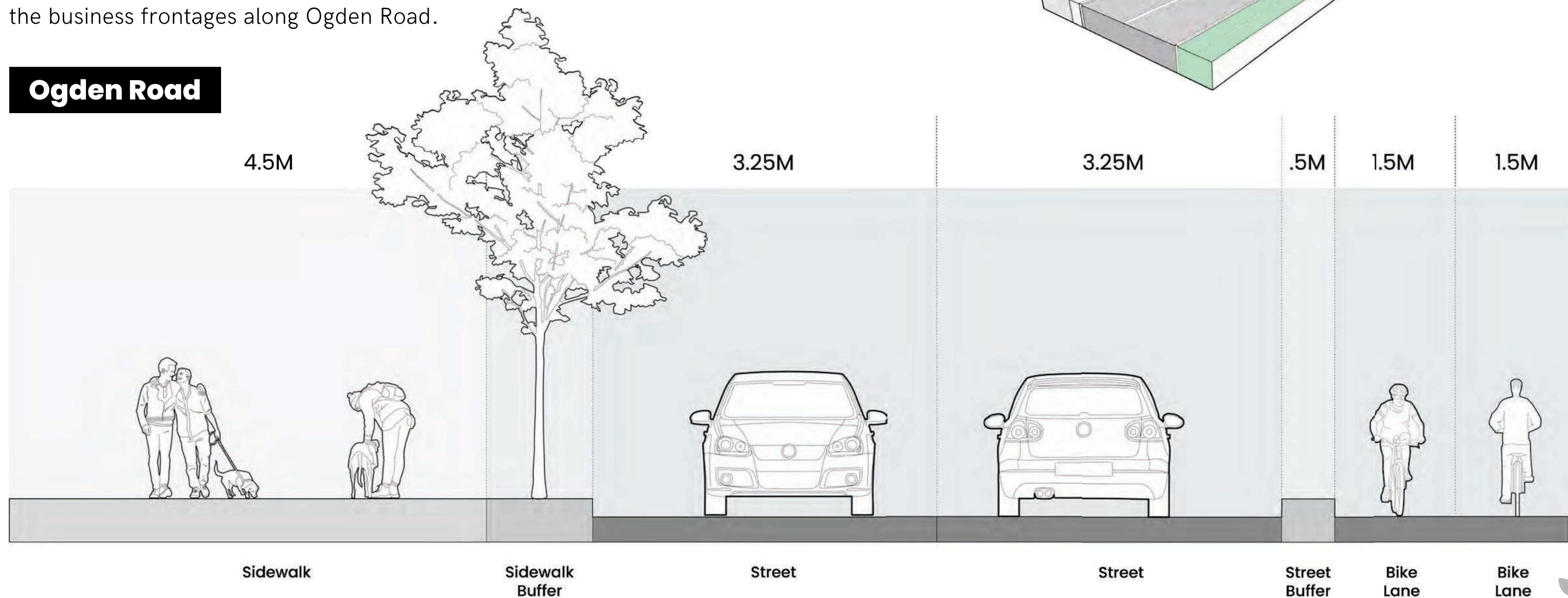




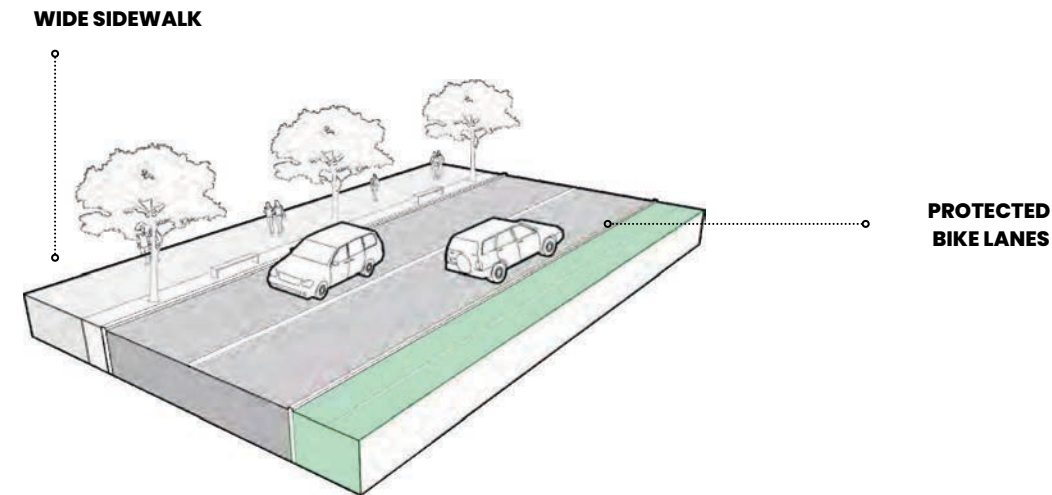
# STREET DESIGN

Ogden Road SE is the main thoroughfare for the Ogden community. It also acts as an arterial street and supports high volumes of traffic. Currently, Ogden Road does not support an excellent multi-modal experience. Sidewalks are narrow and often disconnected, there is no formal cycling infrastructure, and the road is catered towards vehicular traffic. Moreover, the narrow sidewalks and current street design may enable dangerous motor activity and pose a risk to pedestrians and cyclists. In conjunction with the Massachusetts department of transportation and the Calgary guide for complete streets, we propose wider sidewalks, narrower roadways and formal cycling infrastructure to allow for a better pedestrian experience. Additionally, these interventions will slow traffic and allow easier access to the business frontages along Ogden Road.

## Ogden Road



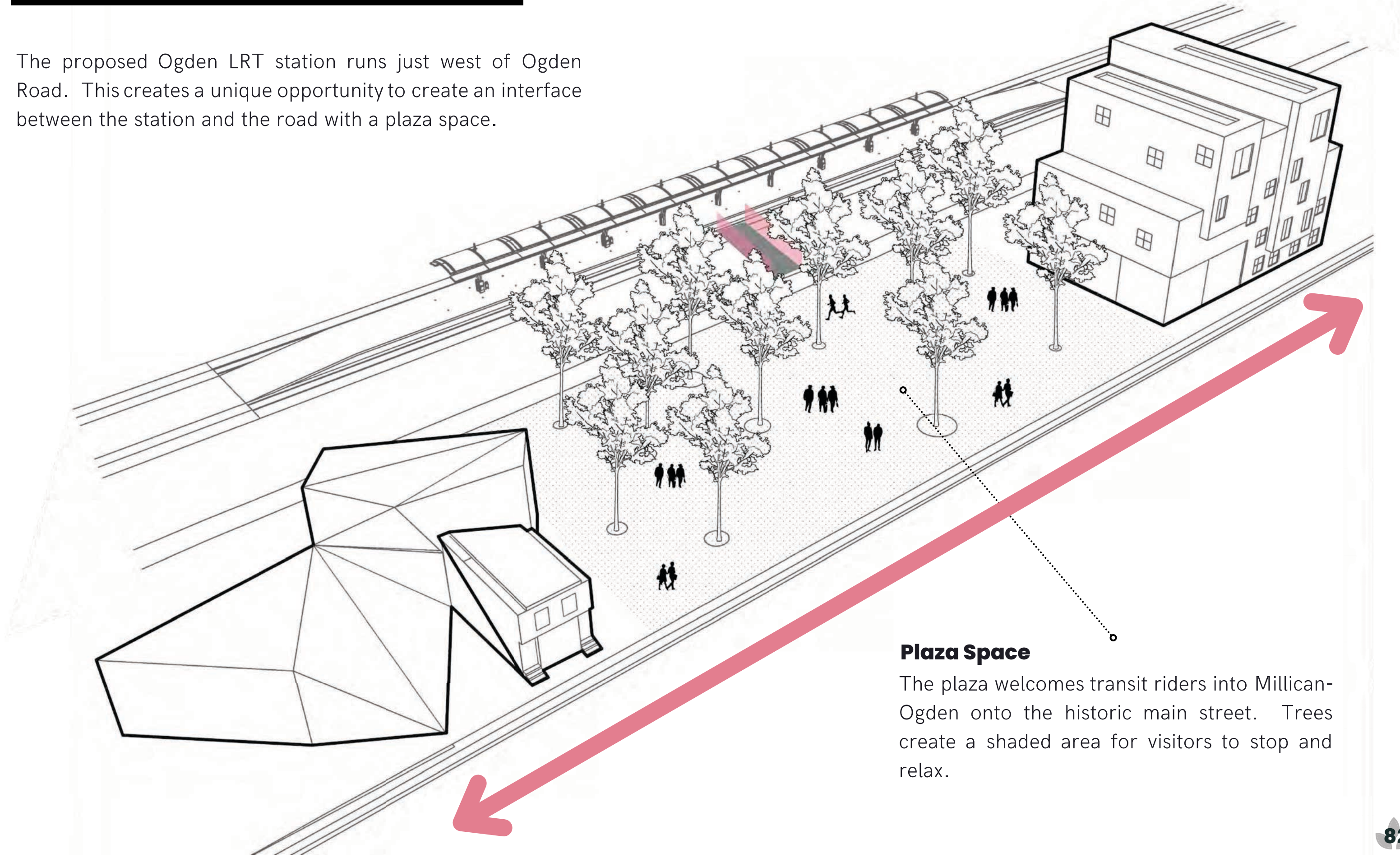
OGDEN ROAD  
LOOKING NW





# OGDEN STATION

The proposed Ogden LRT station runs just west of Ogden Road. This creates a unique opportunity to create an interface between the station and the road with a plaza space.



## Plaza Space

The plaza welcomes transit riders into Millican-Ogden onto the historic main street. Trees create a shaded area for visitors to stop and relax.





# **CONNECTED POLICY RECOMMENDATIONS**

Connected Ogden embraces active modes of transportation and prioritizes the pedestrian experience. The city and developers shall consider policies supporting an extensive cycling network and walkability to support the pedestrian experience.

Recommendations are as follows:

- Multi-modal transportation shall be included in future development as per the goals and objectives outlined in the Calgary Transit Plan.
- Protected biked lanes must be developed on any road identified as the main street or a complete street, complying with the outlined cycling network.
- Roads identified as complete streets or main streets shall be compatible with pedestrian uses, experiences and safety.
- Ogden Block LRT station shall interface with Ogden Road SE.

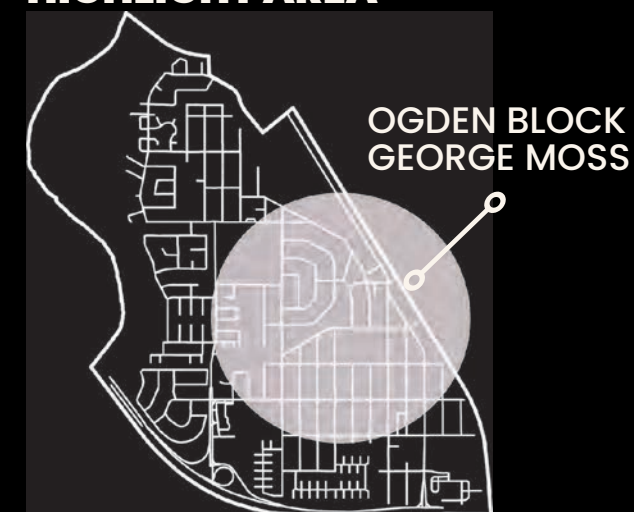


# INCLUSIVE OGDEN

# 4.3

**Inclusive Ogden** identifies the addition of new housing typologies as well as methods toward strategies densification in the community to welcome more families and residents. The highest form of density will be added around the Ogden Station Greenline and help support school enrollment as well as local shops around areas such as 76th Avenue and Ogden Road SE

## HIGHLIGHT AREA



## HISTORIC PROFILE ED AND FRIENDS



- Employed at the CPR
- Relied on streetcars as main commute to work
- Spent time advocating for the social credit movement

## FUTURE PROFILE GRAHAM & CHELSEA



- Retired CPR Workers
- Lives in home built by Todd's grandfather
- Both enjoy managing the community garden

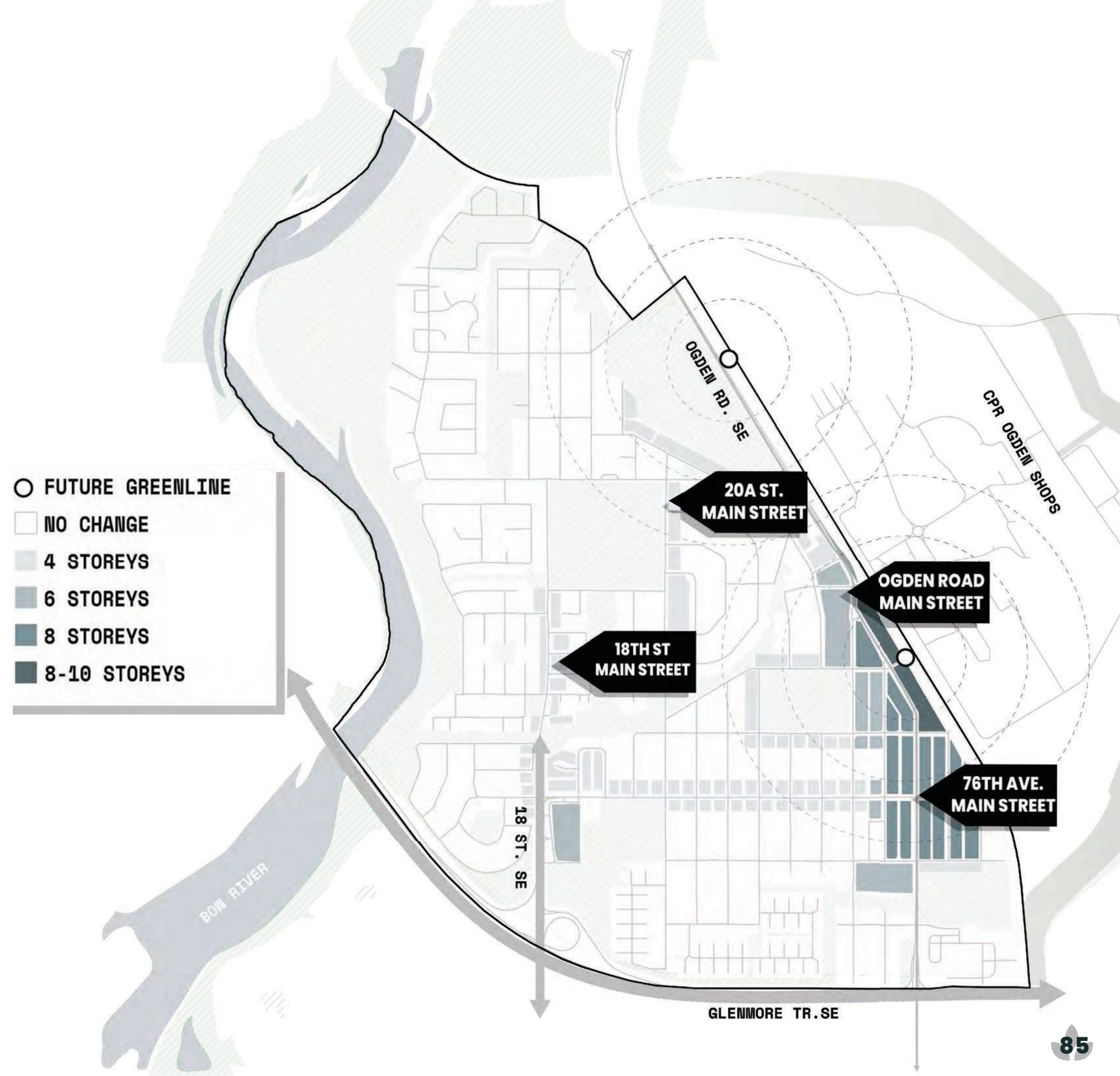


# INCLUSIVE OGDEN

Inclusive Ogden was realized after hearing about the community's collective desire to welcome more people into the area and share all the amenities that Ogden has to offer. Through engagement and analysis, it became clear that there was a lack of diversity in housing. While it is necessary to attract new families to the community, it is important that Ogden remains affordable and accessible for its own residents.

The plan looks to strategically densify specific parts of the neighbourhood with mixed-use developments that can provide active frontages to main streets such as Ogden Road and 18 Street SE with commercial options while creating additional homes for people that do not necessarily want a single-family home. In areas in close proximity to George Moss Park and Pop Davies park, medium-density units such as townhomes, rowhouses, and apartments will help boost school enrollment and dissuade families from using their vehicles.

- FUTURE GREENLINE
- NO CHANGE
- 4 STOREYS
- 6 STOREYS
- 8 STOREYS
- 8-10 STOREYS





# COMPLETE STREETS

As previously explored in the connectivity section, the existing streetscape is incompatible with the public realm. Many houses do not face the street, making the roadway feel closed off and disconnected from the community.

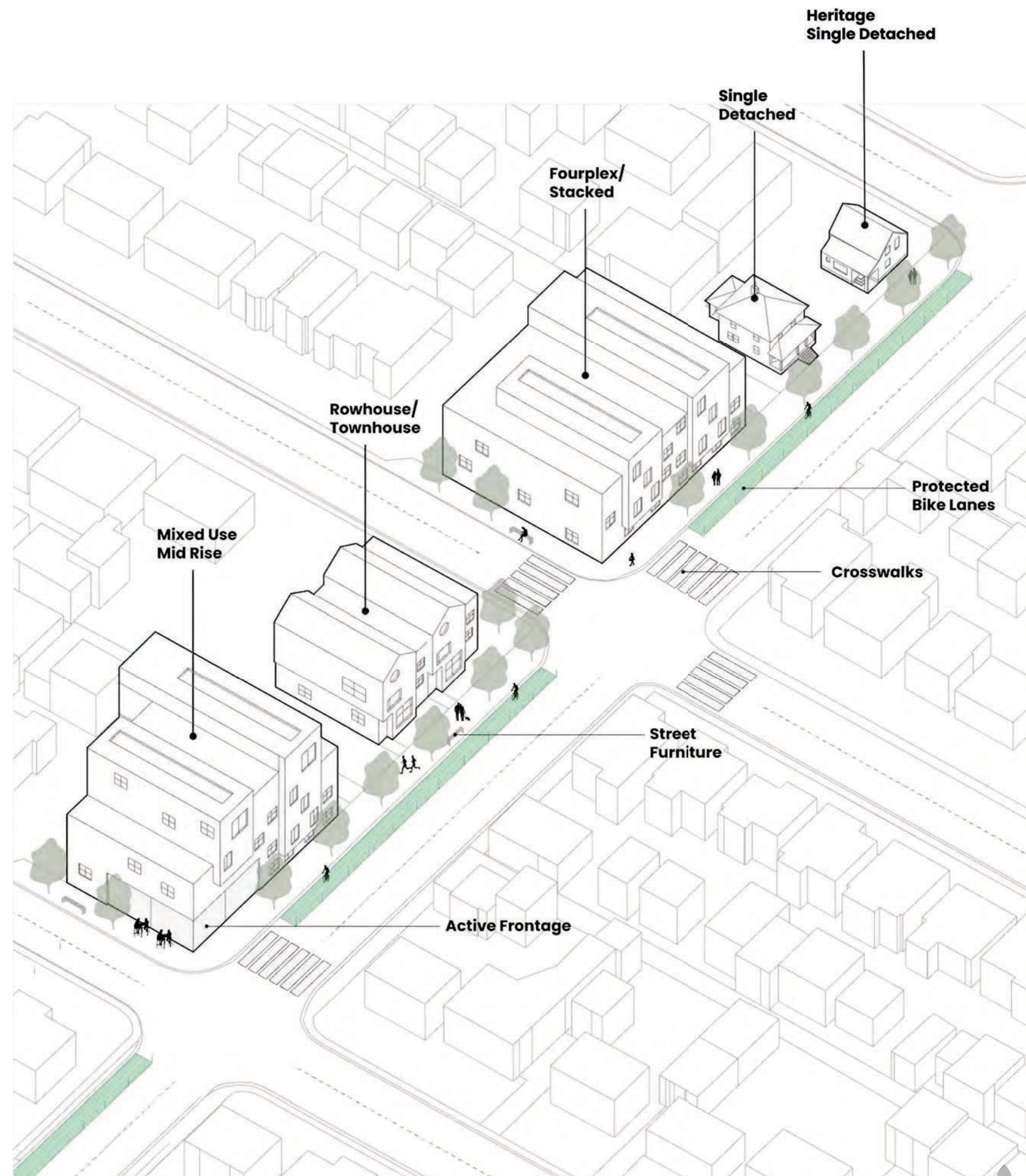
Additionally, the area comprises single-detached residential building typologies, and this housing composition is limited in what family organizations it can accommodate.

Like other roads in Ogden, this infrastructure's broad and thoroughfare nature may cause an unsafe or undesirable public realm for pedestrians and cyclists. It potentially promotes speeding and other unsafe vehicular practices. 76th Avenue SE is a crucial roadway, but currently, it only serves vehicles.

We propose a more inclusive housing typology along the roadway, with forward-facing frontages that interface at the street level to combat these issues. Additionally, a protected bikeway is included better to connect 76th Ave SE to Ogden Road SE. The addition of a wide sidewalk will also aid in the multi-modal experience.

Increased density and diversity of housing forms will allow for more activation of the street level. Diversity in housing types will support different people in the community like couples, singles, small families, and seniors by providing varying options for affordability and composition.

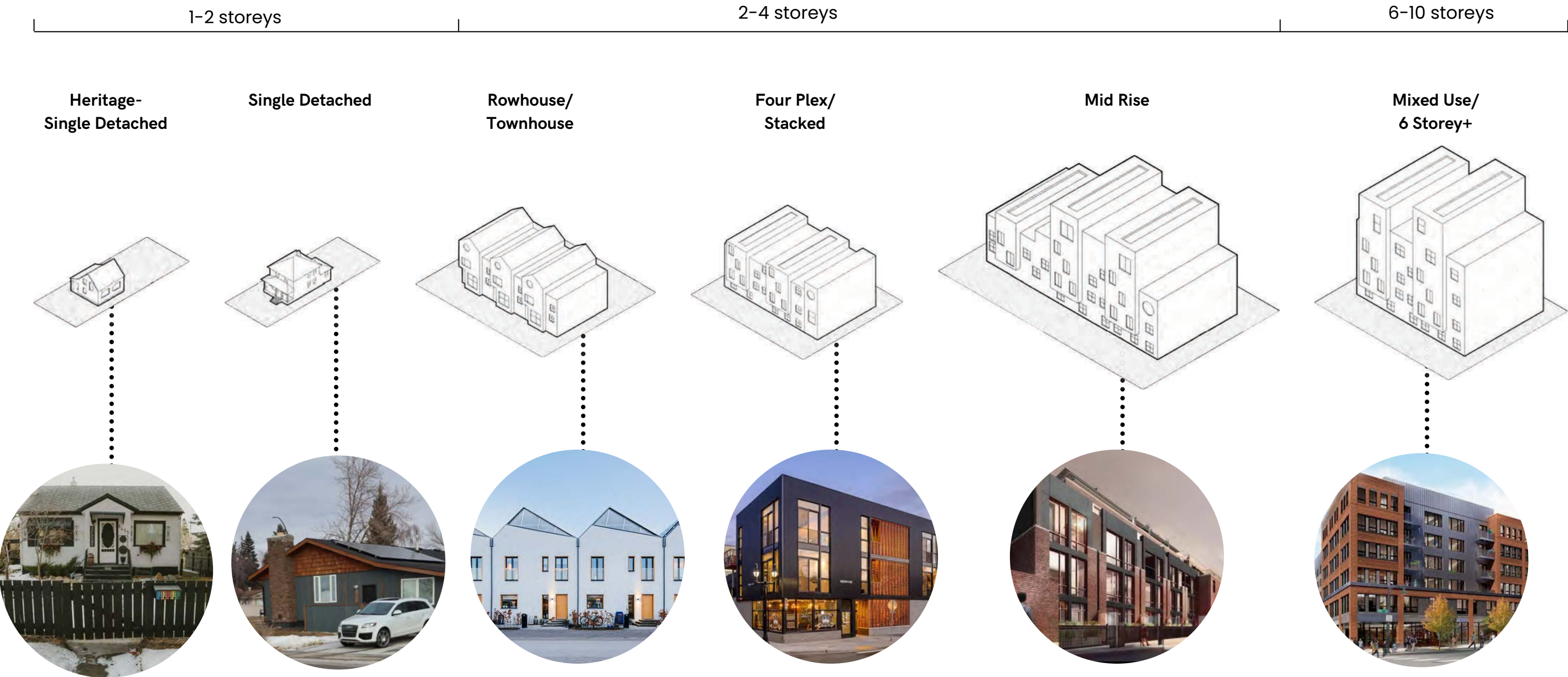
Mixed-use zoning, commercial amenities, tactical urbanism interventions and enhanced greenery are also being proposed to activate the street level further.





# HOUSING TYPOLOGY

Our team discovered a lack of diversity in housing typology through the analysis. We propose a series of new typologies to fit the neighbourhood's needs better and support a broader range of family organizations. The addition of new housing typologies will support these different family organizations and support commercial diversity that attracts more people to the neighbourhood. The highest density forms will be located in high activity areas, such as Ogden Road, 76th Avenue and the main street area. While activating the street level and supporting business, these new building forms will provide much-needed inclusivity to the area.





# DENSITY PLAN

The following map outlines the density plan for the area. The applicable plan will help create a diversity of typologies as discussed in the housing typology plan.

The proposed density is concentrated around the main street — with the highest point around the Ogden Greenline. The intent is to enable consideration of greater heights, including tower forms, for areas in the community surrounding the station while maintaining a general pattern of tower heights which decreases as it moves away from the highest point of the station. The maximum height that development can reach is highlighted on the map to the right. Millican Station will not follow the density strategy of the Ogden Greenline due to its close proximity to Pop Davies Park and the remediated lands.

The density plan has also identified main streets such as 76 Avenue Street as candidates that can accommodate additional density. These complete streets will see densities of four stories comprised of both mixed-use developments and residential spaces. This will provide "eyes on the street", where the proposed density strengthens the street and inspire social cohesion.

- 4 storeys
- 6 storeys
- 8 storeys
- 10 storeys







# INCLUSIVE POLICY RECOMMENDATIONS

Following Ogden's initiative to provide a wide array of housing options for existing and future residents, strategic densification should be considered to help rejuvenate and foster vibrancy in the community.

In line with our vision for inclusive Ogden are recommendations that the community should consider in future policy documents:

- New developments shall provide forward-facing frontages on roads designated as main streets or complete streets.
- Building heights should transition downwards away from the intersection of Ogden Road SE and 72 Avenue SE.
- The Ogden Block LRT station site should incorporate the building typologies up to 10 stories as per the density requirement outlined in the Calgary Transit Plan.
- Zoning and landuse designations in areas identified by the density plan shall be adapted accordingly to support improved density as per the objective outline in the Calgary Municipal Development plan.





**Historic Ogden** is the driving force of our strategy and a concerted attempt to take advantage of the abundance of historical assets located in the community. Ogden has a rich history and a variety of historic landmarks that are severely under-utilized. Our strategy celebrates heritage and the role that it plays in Ogden's character and identity.

#### HIGHLIGHT AREAS



#### HISTORIC PROFILE

##### I. G. Ogden



- Vice President of C.P.R
- Involved in Calgary's first planned community
- Ogden shops and neighbourhood named in his honor

#### FUTURE PROFILE

##### SANDRA



- Calgary Public Librarian
- Enjoys research on historical events occurring in Calgary
- Owns a heritage home on 18 A St



# HISTORIC OGDEN

Ogden is a community with a rich history that is currently being underutilized in the community. Heritage assets are abundant, including the Alyth hotel, railway bridges, St. Augustines, Ogden block, the Ogden Shops and several heritage homes.

Heritage was a driving force in our design strategy, and we firmly believe that heritage assets are a window to the past and an anchor of the community, past, present and future.

Our team recognized heritage's integral role in shaping the unique community character after our heritage analysis and public engagement. Our vision is to enhance this heritage so that the story of Ogden is told through the community.

We created a historical walking tour to connect residents and visitors to Ogden's heritage physically. The design for this route follows heritage hotspots identified during our analysis. As a part of our active Ogden strategy, we identified the Lynnview interior site as an ideal spot for an interpretive garden/park. Our vision for this area is a community garden and interpretive signage that tells the story of Ogden while overlooking the city. Our interpretive area will continue along the bluff, detailing the unique geological, archeological and first nations history. Throughout the heritage tour, there will be interpretive signage detailing past residents and stories; as the community grows, the community may add the stories of new residents.

There is immense potential for adaptive reuse in Alyth Hotel and Ogden Block. These assets will function as anchors of Mainstreet, integrating with new infrastructure as the past and future meet.





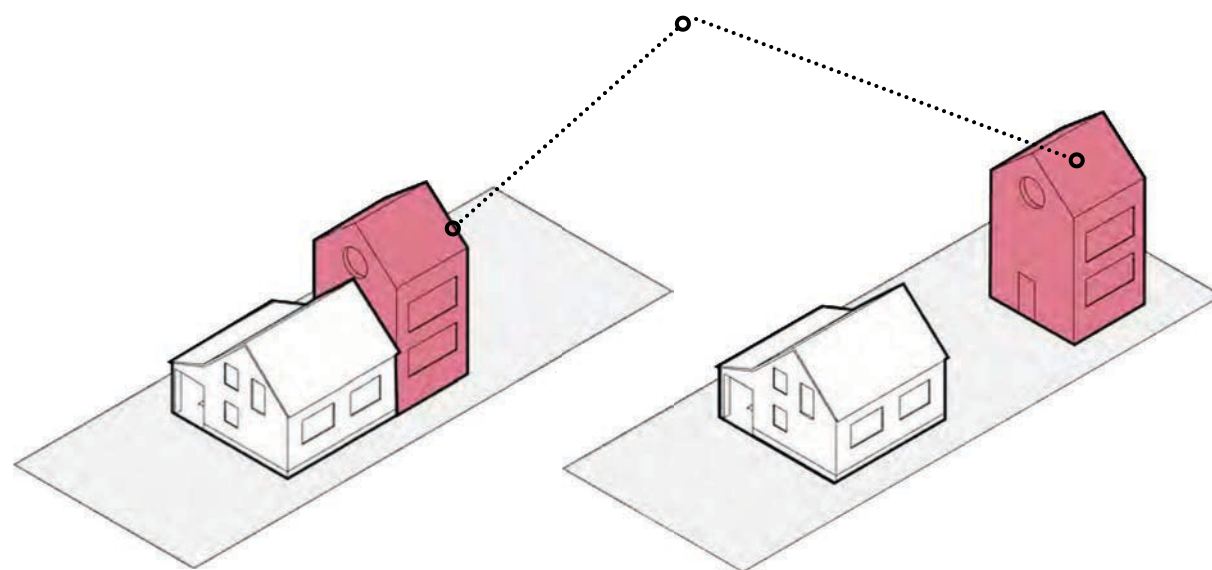
# ZONING FOR HERITAGE

Ogden is a community with immense heritage value, and our team saw an opportunity to preserve and enhance heritage assets within the community. There are four notable locations throughout the community with a high concentration of heritage homes and other structures. To approach the preservation of these assets, we are proposing the introduction of direct control of heritage areas (DCHA). This is a new land-use designation that is currently being piloted in other historic communities in the city of Calgary. This zoning designation is valuable in protecting assets. It allows planners to work with the community to identify how they should preserve land use and architectural elements in these heritage blocks. Rules are then created to protect these elements. This means that the roots and character of these communities are protected while the surroundings change. However, this does not stop change from happening. There are several ways that the community can incorporate change to align with the growing need for density. This can look like adding an addition or carriage house to the back of a heritage home, as pictured here. It also means that the community can preserve the historic feeling of an area by adopting particular architectural features and materials in new developments to establish a uniform character. These heritage blocks also provide an opportunity as an educational asset, which we are proposing to become the basis of an interactive interpretive heritage tour. Utilizing adaptive reuse strategies in conjunction with strategic zoning allows the community to maintain and appreciate these crucial assets.

If a DCHA is not applicable, we recommend incorporating alternative heritage preservation tools, such as heritage guideline areas (HGA) and heritage incentive areas (HIA). HGAs are areas where significant new development is subject to the Land Use Bylaw's discretionary approval process, and Local Area Plans are used to create them. Development applications in these locations must adhere to the general heritage compatibility requirements to receive City approval. HIAs offer concessions to owners of heritage sites that have been identified. They will encourage property owners to keep these structures in mind when considering redevelopment possibilities.

## MASSING

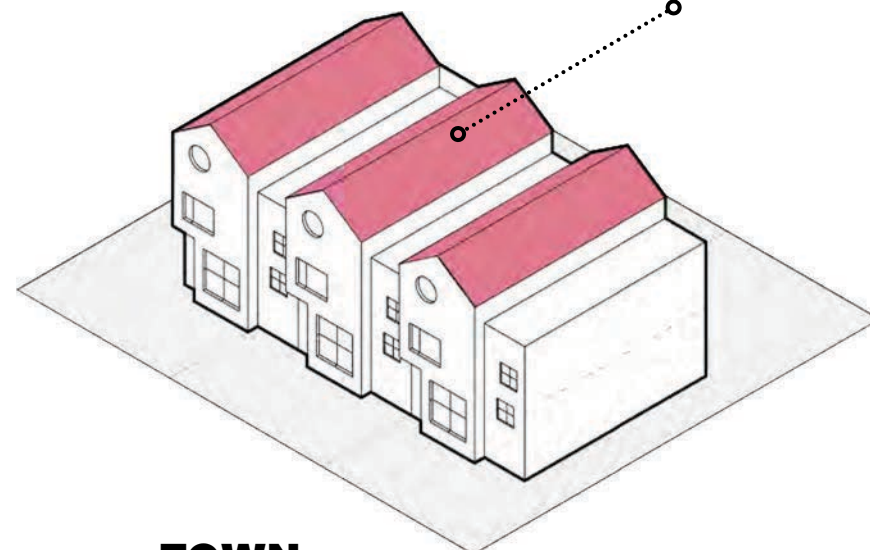
INCREASING DENSITY  
PRESERVING CHARACTER



**ADDITION**

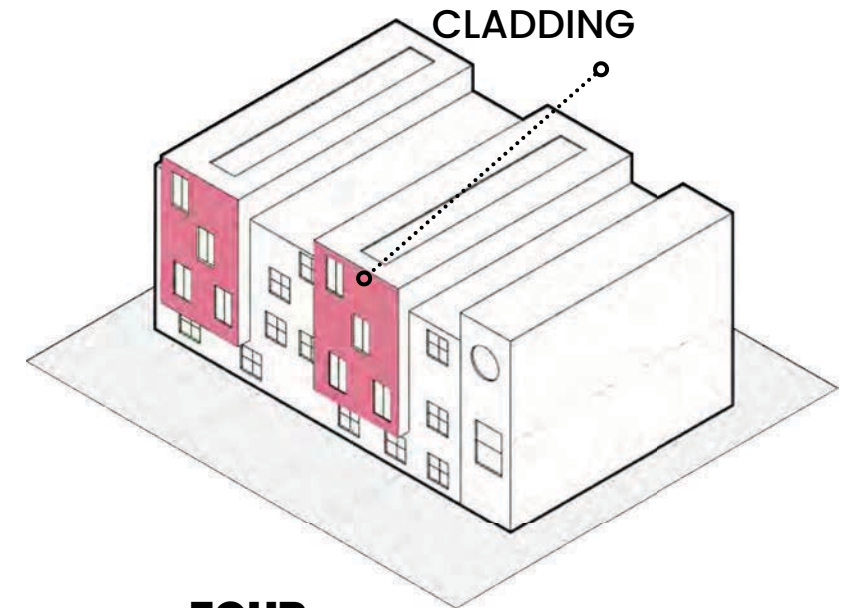
**CARRIAGE  
HOUSE**

ARCHITECTURALLY  
SIMILAR FEATURES  
+ MASSING



**TOWN  
HOMES**

ARCHITECTURALLY  
INSPIRED MATERIALS +  
CLADDING



**FOUR  
PLEX/STACKED**



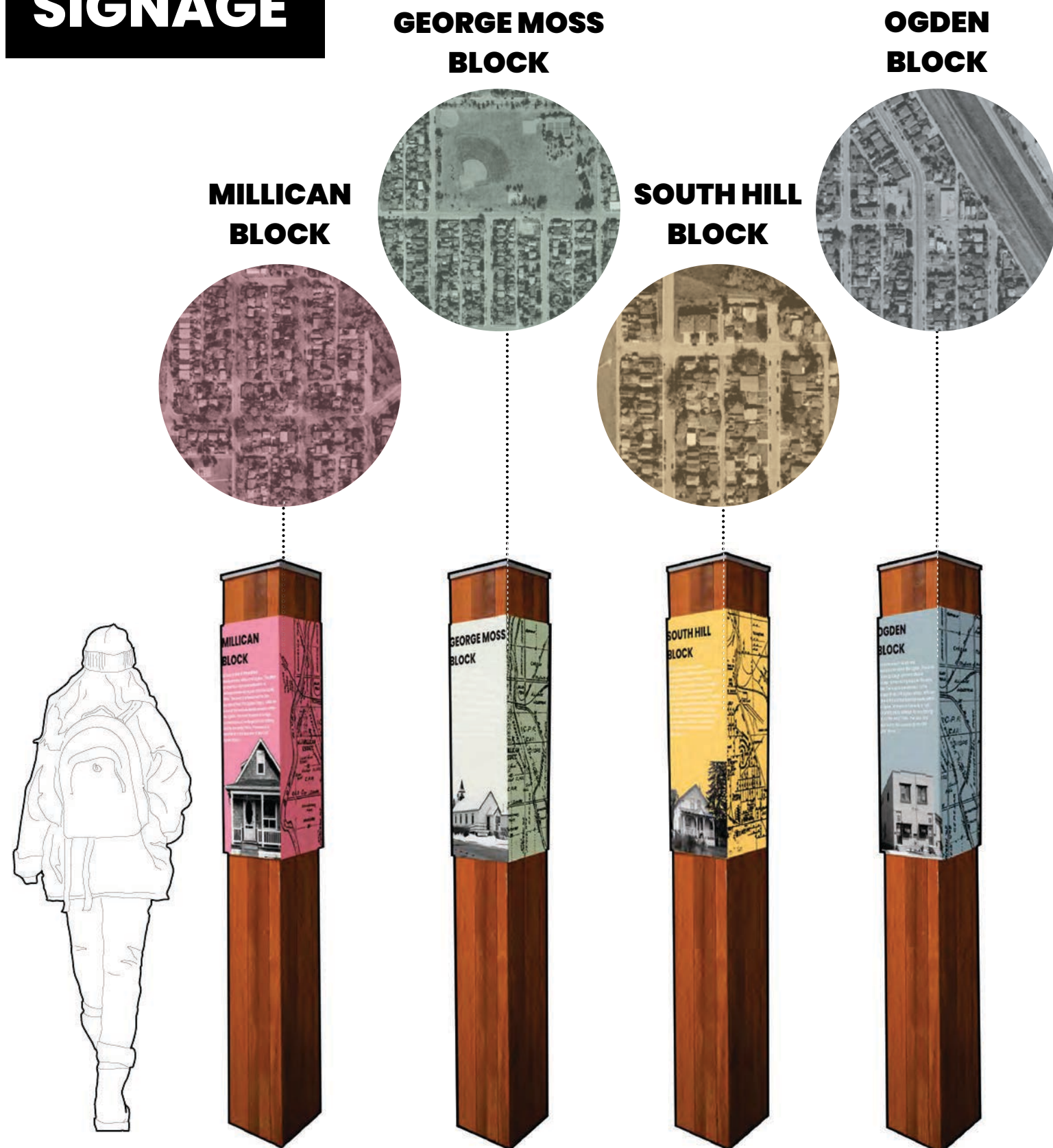
# HERITAGE PROGRAM

In line with the proposed heritage program, we are recommending that the incorporation of interpretive wayfinding signage be present throughout the community and in heritage areas. Wayfinding signage will add to creating a meaningful sense of place while connecting the community. Heritage signage will commemorate various heritage milestones in both the history of Ogden and the history pre-dating the community.

Signage will be present at all historical landmarks or identified locations, including the bluff, Beaver Dam Flats, Millican block, Ogden block, south hill block and George Moss block. This signage will integrate into other heritage programs and form the basis of an interactive community-wide heritage tour.

Signage will have clear graphic protocols that are like in nature and easily identifiable and recognizable to community members and visitors. We recommend that the signs be crafted out of raw material like aged natural wood or iron to reflect the railway history of the community.

## SIGNAGE





# OGDEN INTERPRETIVE PARK

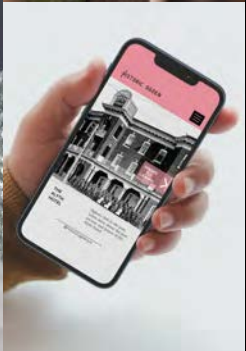
In line with our need to preserve and enhance heritage assets in the community, we propose that the Lynnvie interior site be recommissioned into an interpretive heritage park. This park will feature a variety of programming options, including an interpretive trail with signage detailing Ogden and Calgary history. The park will have a variety of gathering and seating spaces and community flower gardens. A primary gathering space in the park acts as a venue for people to share stories of the Ogden community, Calgary, and the history that predates both. We wanted to include this space as we believe that people must be able to tell their stories of their history.

The community will integrate the park into the heritage tour that connects residents and visitors to all of the valuable assets in the community. There is an opportunity for gathering spaces to be introduced along the ridge and bluff. Interpretive signage will be present throughout the community, with the addition of QR codes connected to an interactive app. The app will connect people to information like that in the Ogden whistle book. The Ogden community has a wealth of knowledge. Our goal is to provide a resource where it is encouraged, and there is an opportunity for the history/information to be expanded.

## OGDEN INTERPRETIVE PARK



## OGDEN INTERPRETIVE PARK



## OGDEN INTERPRETIVE PARK SIGNAGE + QR CODE APP





# HISTORIC POLICY RECOMMENDATIONS

The historic assets in Ogden became the forefront of this project and should be protected to enhance the community's rich historical character. This is done in various neighbourhood parts in the form of an interpretive walk, heritage zoning, and adaptive reuse.

The policy recommendations are as follows:

- Areas identified as having a high concentration of heritage assets shall adopt suitable protective zoning designation, such as Heritage Direct Control Area (DCHA), a heritage guideline area (HGA) or a Heritage Incentive Area (HIA) as per the objective outlined in the City of Calgary's heritage conservation and incentive program.
- Identified heritage areas within the community shall be connected via an interactive interpretive walking tour.
- Signage will be present at all historical landmarks or identified locations, including the bluff, Beaver Dam Flats, Millican block, Ogden block, south hill block and George Moss block. This signage will integrate into other heritage programs and form the basis of an interactive community-wide heritage tour.
- Signage will have clear graphic protocols that are like in nature and easily identifiable and recognizable to community members and visitors. Heritage signage will be compatible with other way finding signage found throughout the community.
- The former Lynnview interior site shall be recommended as a heritage interpretive park in accordance with the outline Ogden interpretive park plan. The interpretive park shall interface with the prescribed heritage program.



# ACTIVE OGDEN

4.5

**Active Ogden** is a strategic plan for Ogden's extensive open space system. This system has been utilized by Ogdenites for over 100 years and is a crucial aspect of the neighbourhood.

Ogden is also home to a variety of wildlife who use this open space system to survive. Many of Ogden's parks are under-utilized and lack programming.

## HIGHLIGHT AREAS



## HISTORIC PROFILE

### WALTER



- Community historian
- Loves catching fish on the Bow in his free time
- Enjoys living so close to natural areas.

## FUTURE PROFILE

### JOE



- Avid Fly Fisher
- Lives on the bluff and loves being close to the river.
- Picnics in Beaver Dam Flats with his family.
- Teaching his kids to fish.



# ACTIVE OGDEN

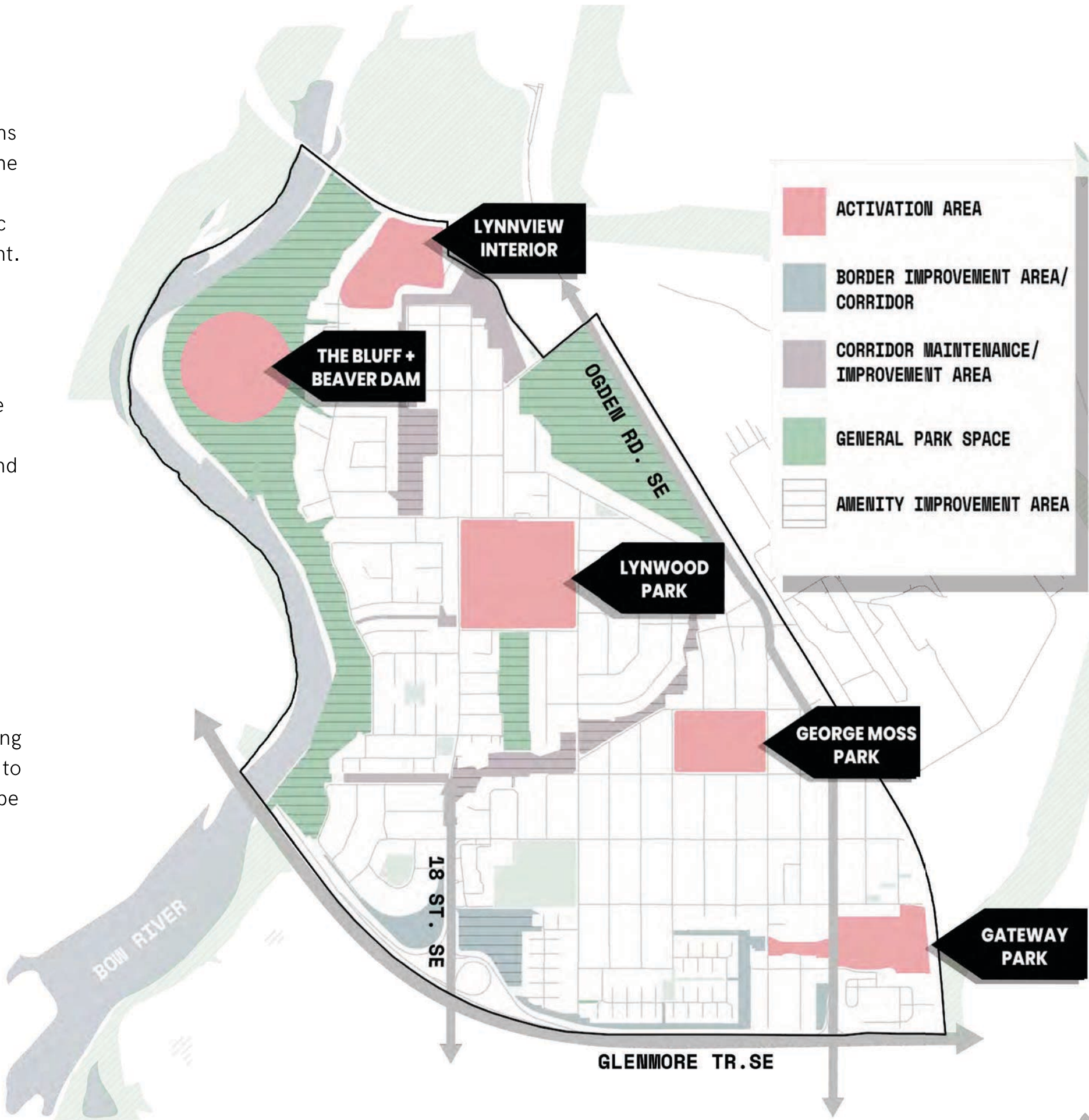
Ogden has an abundant open space network that our design strategy aims to enhance. Ogden's open space network is active in places, like along the ridge. However, many areas are currently underutilized and require varying levels of intervention. These interventions will improve the public realm for residents, directly responding to feedback heard in engagement. Some examples of these amenity improvements would be picnic tables, water fountains, benches and improved lighting.

People are not the only users of this network. During analysis, our team identified several important wildlife corridors which require maintenance and upgrades to sustain and improve their functionality. We believe that this functionality as well as its is an essential factor within the network and should be able to exist in conjunction with human use.

We have identified central parks in the community that can act as important anchors of the neighbourhood and central gathering spaces. These areas all need more significant intervention and meaningful programming.

To draw inspiration for the open network we primarily reflected on Murdoch park, sandy beach park and St. Patrick's island parks as inspiring interventions for our activation areas, we selected these precedents due to their functionality as gathering spaces, as well as varying features we hope to see in our open space network, like wide pathways, interesting programming, experiential structures and good seating.

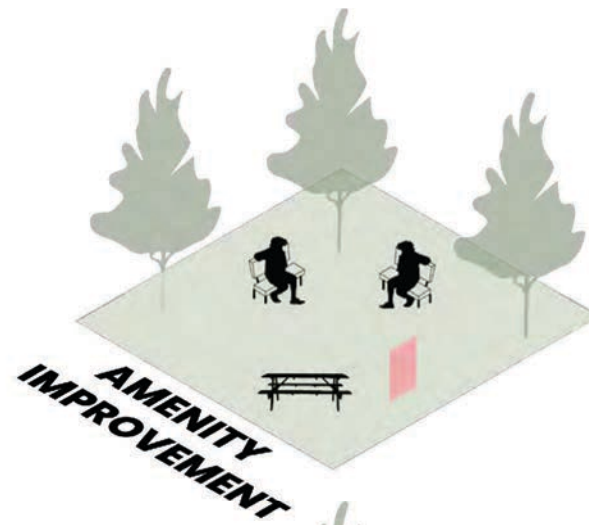
The goal of the open space network is to create meaningful gathering spaces for all residents of Ogden to utilize and enjoy an active outdoor lifestyle.



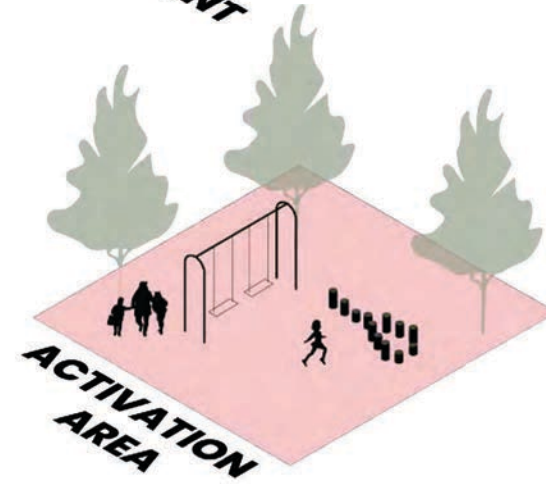


# PROGRAM DEFINITIONS

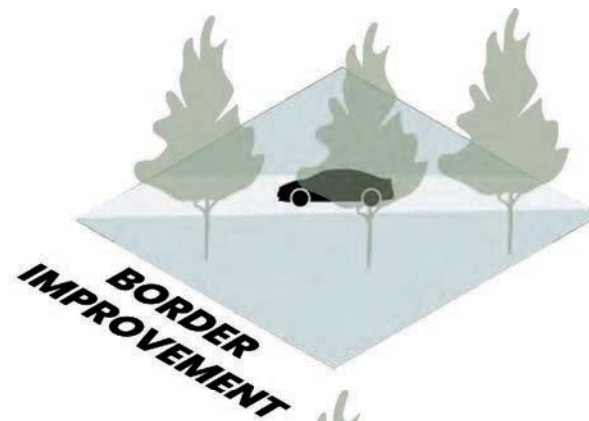
Ogden has a vast open space network that requires varying levels of intervention. Some areas require minimal interventions, such as basic amenities like trash cans, picnic tables, pathways and seating so that people may make better use of the site. Other areas require a more concerted effort to activate the space, such as the introduction of playgrounds, plazas, mass greenery and other unique programming.



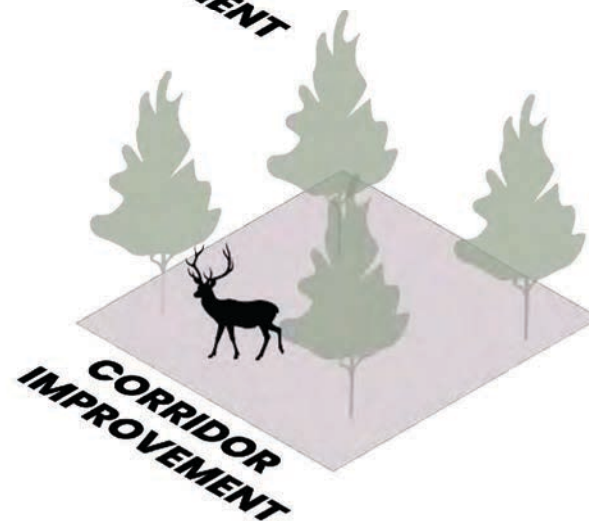
Amenity improvement areas require minimally invasive strategies and do not require extensive planning or programming. These spaces are typically well used or have already been heavily programmed but may be lacking some needed easily implementable infrastructure like garbage cans, picnic tables, signage and benches.



Activation areas vary in the required level of intervention. However, intervention is needed. These spaces typically lack amenities, are undeveloped or unprogrammed and require more involved planning initiatives. These areas need unique, site-specific programming like playgrounds, outdoor workout equipment, shade structures, plazas, etc., to attract people.



Border areas exist along significant roadways and act as a community buffer. These areas help establish a sense of place and can help eliminate noise from busy roadways. These areas may be trafficked, but they do not require pathways or people-specific intervention. However, they may require sound barriers or additional greenery.



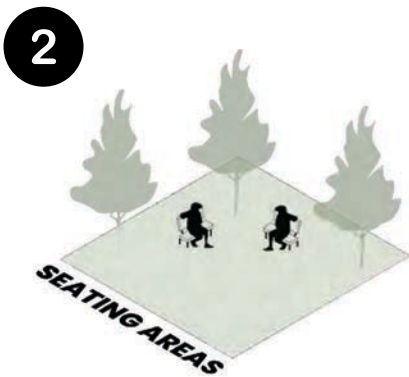
Corridor areas transect the community of Ogden, linking the community open space network. People and animals use these spaces to navigate the site, and these areas may require improvements to enhance animal mobility. Interventions in these spaces must consider wildlife impact and should be non-invasive and limited to basic amenities.



# GEORGE MOSS PARK PROGRAMMING



A central plaza space in the park can be used for food trucks, events and social events. Small seating areas are also available for residents to relax and enjoy the park.



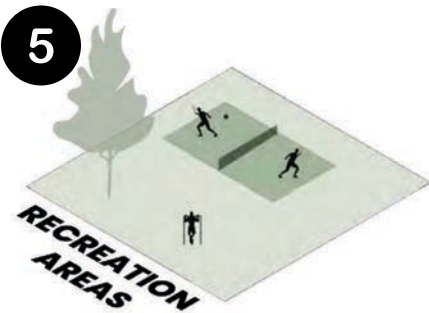
Seating areas have been strategically placed in the park to take advantage of shaded areas and views. Visitors can stop by one of the restaurants and commercial areas around the park before enjoying the seating areas.



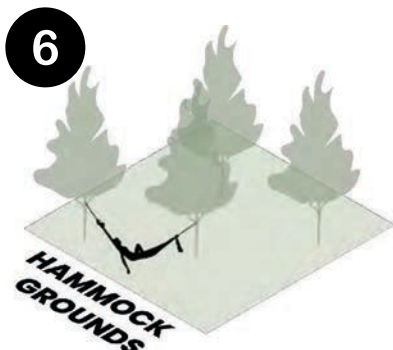
A central gathering space in the park is a space for activity. The large open space can be used for games and gatherings, or just simply to sit and relax. Programming for outdoor movies could take full advantage of this space.



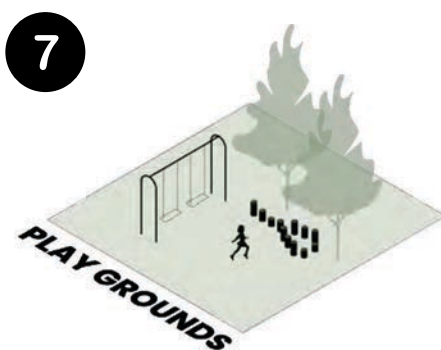
Seasonality has been considered in the new concept for George Moss Park. The large open area can be programmed for a skating rink in the winter.



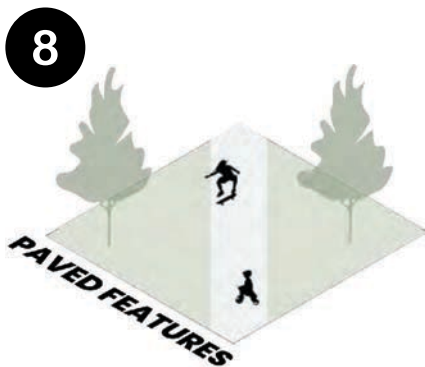
Recreation areas in the park have been retained to support organized sports. Tennis and pickle ball courts are located in the northeast corner of the park.



Hammock grounds have a mix of permanent hammock structures and hammock-ready trees for casual and serious hammockers to relax for the afternoon.



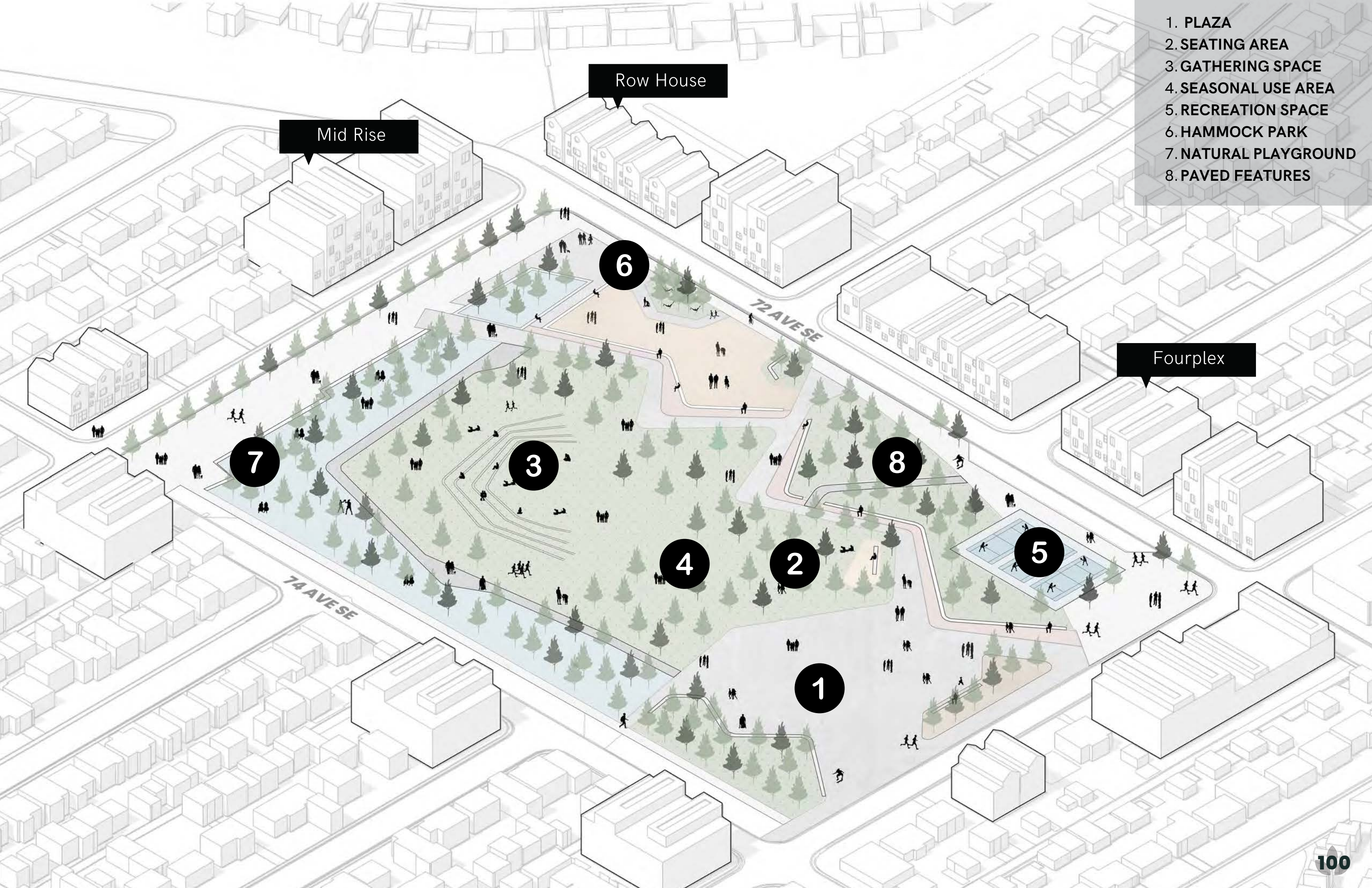
The current playground in George Moss is under-utilized and lacks variety. The proposed outdoor natural playground is much more expansive and features experiential structures for people of all ages.



A variety of paving materials are used in the park to create space for activity and movement. A pathway system through treed areas bring users through the park. Sidewalks and paved areas have been widened around the perimeter to increase the public realm.



- 1. PLAZA
- 2. SEATING AREA
- 3. GATHERING SPACE
- 4. SEASONAL USE AREA
- 5. RECREATION SPACE
- 6. HAMMOCK PARK
- 7. NATURAL PLAYGROUND
- 8. PAVED FEATURES





# A DAY IN GEORGE MOSS





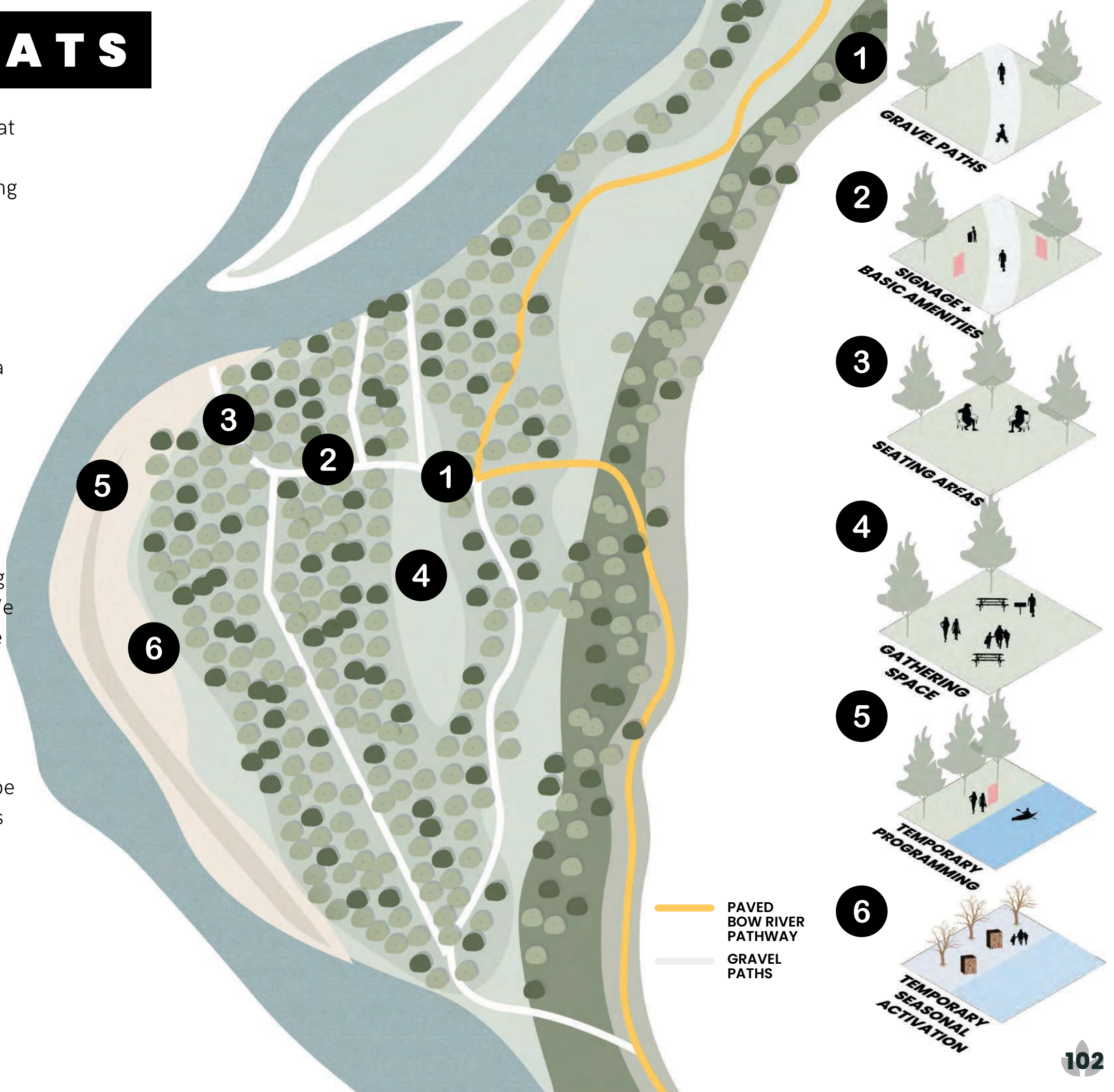
# BEAVER DAM FLATS

Beaver Dam Flats is a crucial wildlife and natural area that has held a special place in residents' hearts since the early years of Ogden history. However, despite this being a special place within the community, we heard concern from residents that the area lacked amenities and felt deserted and unsafe in certain instances.

To combat this, we are proposing minimal and non-invasive improvements within the Beaver Dam Flats area so residents and Calgarians can better use the space.

Beaver Dam Flats is located on the floodplain and historically has been inundated during flooding events. For this reason, we have elected to keep intervention in this area limited to minimal or non-permanent solutions such as; pathway upgrades and the creation of gathering spaces through communal picnic areas and bbq sites. We want to improve access to the river by establishing more even gravel pathways that are impervious to changing seasons/conditions.

Additionally, we propose wayfinding signage that connects the site to the rest of the community and can be integrated into the walking tour. There are historical ties to beaver dam flats and their usage.





# SUMMER NIGHTS IN THE FLATS





# PROGRAM + SIGNAGE

To activate the space without creating permanent infrastructure, we are proposing the integration of temporary programs such as establishing a hub for guided fishing, a pit stop for rafting and watersports in the summer months, orienteering and guided wildlife tours to admire the variety of waterfowl and birds that call the site home. In the winter months, we are proposing the integration of an annual warming hut competition where people submit their designs and the winner is selected to construct their design along the river for use in the winter months.

Wayfinding signage will also help in creating a sense of place and connecting beaver dam flats in Ogden. Signage should be like in nature, crafted out of raw materials that reflect the area and should display pertinent wayfinding info and historical relevencies.

## BEAVER DAM SIGNAGE PACKAGE



WARMING HUTS ALONG  
THE BOW





# ACTIVE POLICY RECOMMENDATIONS

With an abundant open space network with different usages, Ogden can benefit from amenity interventions at varying levels. Previous decisions have resulted in an under-utilized open space network. The goal is to integrate programming into activation areas identified as gathering spaces and provide minor amenity upgrades to other spaces as needed.

The policy recommendations are as follows:

- Wildlife Corridors shall be identified and maintained to prevent the loss of species.
- Areas identified in the Ogden's open space network shall follow the recommendations outlined via the guiding program definitions for amenity improvement areas (AIA), Activation Areas (AA), Border Improvement Areas (BIA) and Corridor Improvement Areas (CIA).
- Amenities and infrastructure in the Beaver Dam Flats shall be limited to temporary, non-invasive, adaptable and non-permanent uses as per local flooding inundation history.
- The community should implement programming measures outlined in the George Moss Park Plan per the City of Calgary Parks Development Guidelines.
- Wayfinding signage shall be present throughout the open space network. Signage will have clear graphic protocols that are like in nature and easily identifiable and recognizable to community members and visitors. Parks signage will be compatible with other ways of finding signage throughout the community.



# UNIQUE OGDEN

# 4.6

**Unique Ogden** is an opportunity for the creation of an authentic and differentiated voice in the city of Calgary. We see Ogden as a destination, a place where people come to experience a variety of rich historical landmarks, unique park spaces and active streets. One of the main sources of tourism and activity in a number of main streets and complete streets.

## HIGHLIGHT AREAS



## HISTORIC PROFILE

### GEORGE



- Took over father's grocery store
- Utilized store as a gathering space for local CPR Workers

## FUTURE PROFILE

### MELISSA



- Runs a vintage consignment shop on Ogden Road
- Hosts wine and art nights at the shop weekly

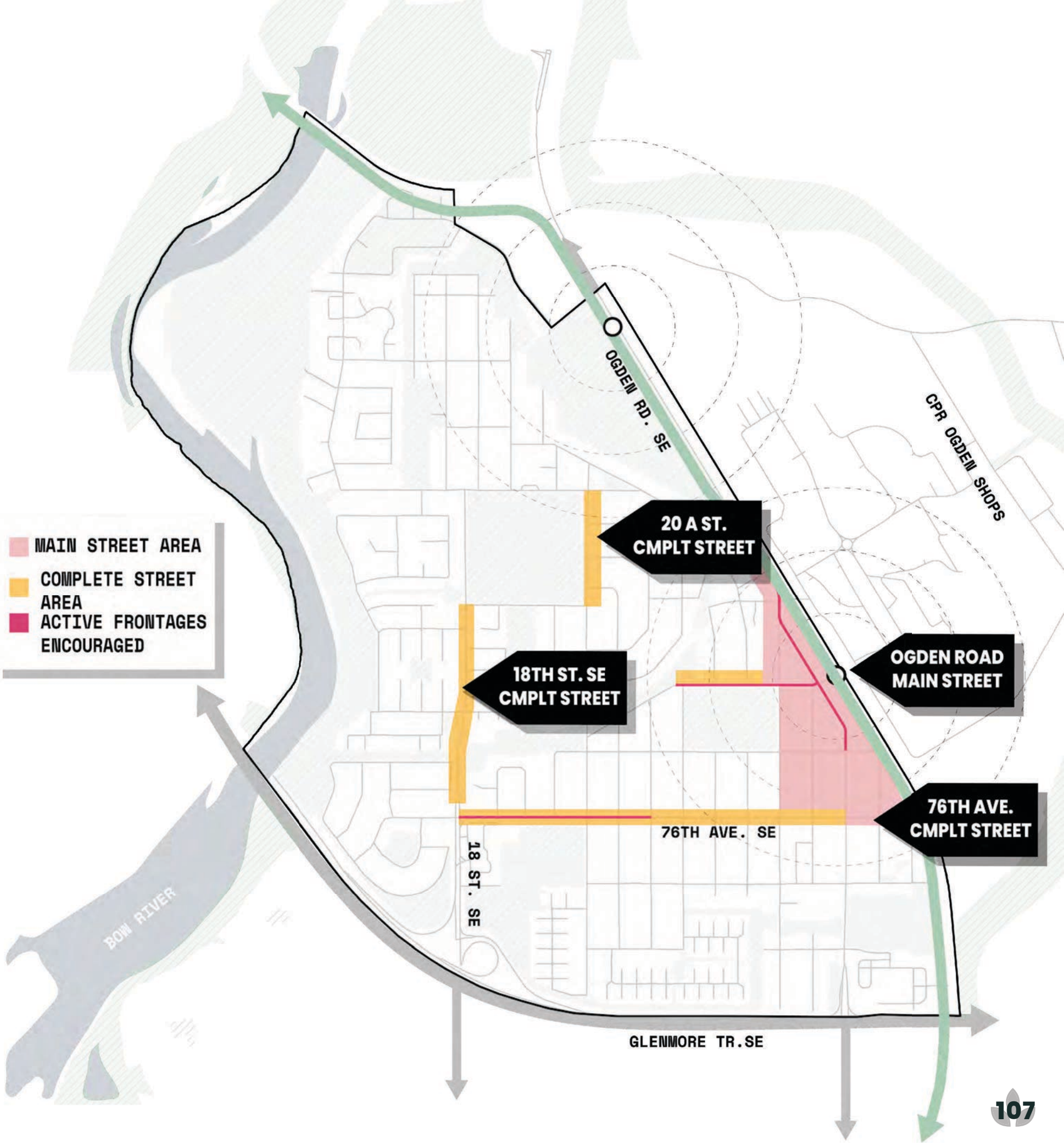


# UNIQUE OGDEN

The value of neighbourhoods in tourism is often overlooked as cities try to market themselves. Ogden is an opportunity for the creation of an authentic and differentiated voice in the city of Calgary. We see Ogden as a destination, a place where people come to experience a variety of rich historical landmarks, unique park spaces and active streets. One of the main sources of tourism and activity in a number of main streets and complete streets. These areas of density and commercial activity where community members will come to shop, work and eat.

The first of these streets is Ogden road, which we see is a cultural hub in the community. The Alyth Hotel, Ogden Block offers immense adaptive reuse possibilities and unique character. The abundance of empty lots along Ogden Road sees various opportunities for redevelopment and placemaking. Key amenities are missing, and many participants in our public engagement expressed the desire to see more shops and commercial amenities here. The location of the train station will also bring more pedestrian traffic to this space, bringing high volumes of pedestrian activity.

76th ave and 20th Street are areas that have been identified as places that will see high amounts of activity. These streets have the potential for increased density and public real improvements including street trees, planters, and wider sidewalks. Active frontages are encouraged along these streets, with interaction and engagement between street life and the ground floor of the buildings. The pedestrian-focused streets will be important nodes in the neighbourhood.





# ADAPTIVE RE-USE

Historic preservation also brings about the opportunity to breathe new life into underutilized buildings. Ogden's Main street is anchored by two historical assets, the Alyth Hotel and Ogden Block. Our priority for the main street was to preserve and enhance these two assets, and we see this being done through adaptive re-use strategies.

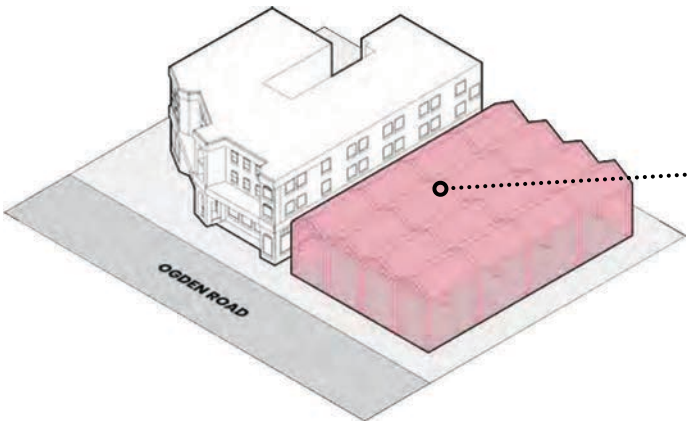
Drawing inspiration from the Arts District in Los Angeles for the Alyth Hotel, a facade of industrial materials and finishings is proposed to create a large open concept structure outside the hotel. This structure will act as a local market space where local vendors can sell artisan products and collaborate with the hotel building businesses.

The strategy for Ogden Block is much more dynamic, utilizing contemporary and playful architecture to complement the block's industrial style as a symbol of both the area's past and its aspirations for the future. This space is a cafe or bakery and a historic resource hub. We are proposing a with CPR to expand the heritage program and give community residents and visitors access to the critical industrial history of the neighbourhood.

These two heritage assets act as anchors and set a precedent for Ogden road has the potential to be a cultural hub for the community. Transit riders will be welcomed into an ample plaza space and onto the main street, full of shops, restaurants, and amenities in conjunction with the future LRT, enhancing the draw and overall appeal of the community.

## ALYTH HOTEL

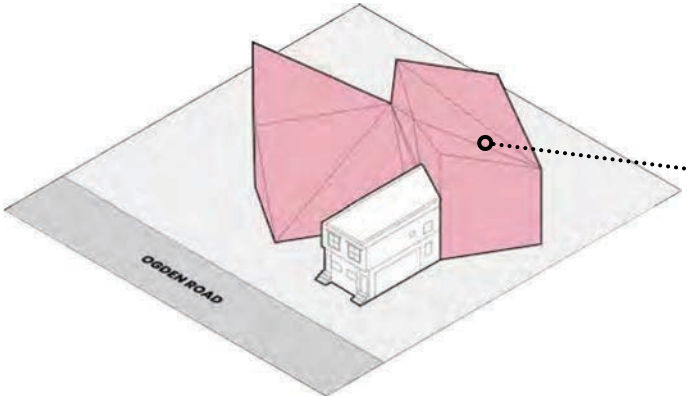
- Market space for local vendors with a connection to the hotel
- Industrial style finishing using wood, concrete and brick



ARTS DISTRICT, LOS ANGELES, CA

## OGDEN BLOCK

- Restaurant/  
Bakery/Bar/
- Contemporary Industrial Style; a symbol both of the area's past and its aspirations for the future

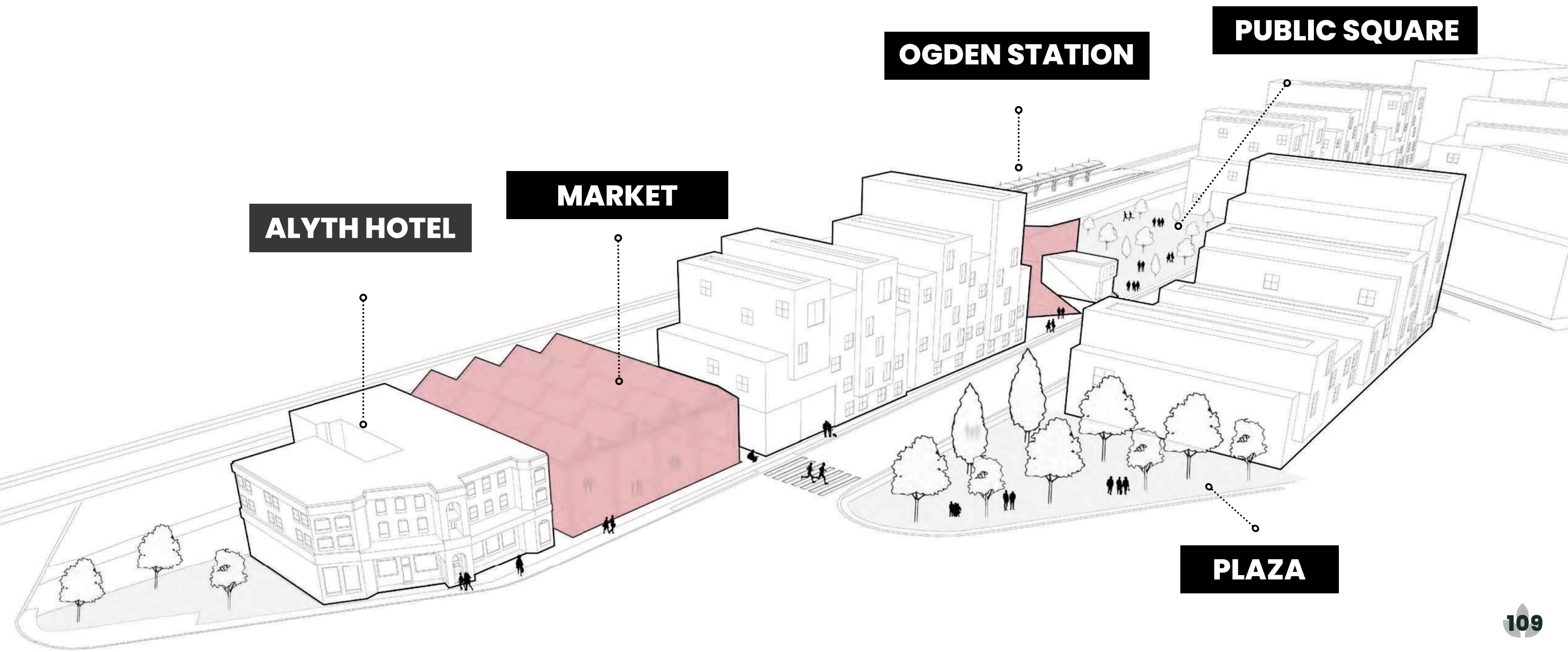


SHOREHAM STREET, SHOREHAM, UK



# The New Main Street

The new main street is a destination for not only residents of Ogden but also for visitors to the community. The main street is a hub for cultural and commercial activity. Anchored by the two historical buildings, Ogden Block and the Alyth Hotel, transit riders are welcomed into a large plaza space and onto the main street, full of shops, restaurants and amenities. The adaptive re-use strategy breathes new life into the currently under-utilized historic buildings. The market space attached to the Alyth Hotel is a space for local vendors to sell artisan goods. Density along the main street will also bring more residents to the area as well as commercial businesses.





# THE STORY OF OGDEN

PER PROGRAMS LIKE THE BELTLINE URBAN MURAL PROJECT (BUMP), MURALS AND UNIQUE PUBLIC ART WILL AID IN CREATING A UNIQUE SENSE OF PLACE. THESE SORTS OF INTERVENTIONS WILL ALSO AID IN ESTABLISHING OGDEN AS A DESTINATION WITHIN CALGARY. MURALS AND OTHER PUBLIC ART INITIATIVES CAN CONTINUE TO TELL THE STORY OF OGDEN WHILE OFFERING RESIDENTS HAVE AN OPPORTUNITY TO SHARE THEIR OWN UNIQUE STORIES. MURALS SHOULD BE REFLECTIVE OF OGDENS UNIQUE CHARACTER AND HISTORY.





# UNIQUE POLICY RECOMMENDATIONS

Unique Ogden places emphasis on two historical buildings that share same area as the Ogden Greenline — the Alyth Hotel and the Ogden Block. Utilizing these assets as anchors in Ogden block will create a cultural hub that can be enjoyed by visitors and local residents alike.

The following recommendations will help realize the two structure's potential:

- Adaptive reuse on the Alyth Hotel shall accommodate new uses that supports local businesses and current market demands
- The Ogden Block should be identified as a historical asset and given a historical designation as per the recommendation outlined in the City of Calgary Heritage Commercial Areas guidebook.
- Adaptive reuse on the Ogden Block building shall be compatible with the future Greenline LRT station and shall be used for cultural, historical or community based programming.
- Developers shall explore design considerations in consultation with the public to promote cultural visibility and emphasize living history and connection to the land

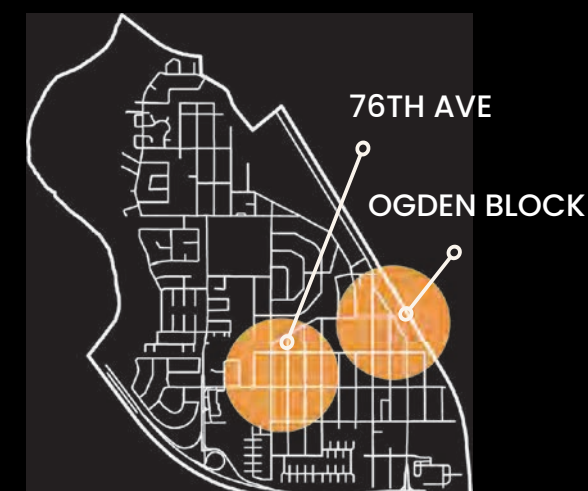


# DIVERSE OGDEN

4.7

**Diverse Ogden** is the exploration of commercial opportunities and diversity along main streets in the neighbourhood including Ogden Road SE and 76th Avenue. Through our analysis and engagement, we found that Ogden was severely lacking commercial diversity and many residents wanted to see this improved. Our strategy sees Ogden become a one-stop-shop for residents to live, work and play.

## HIGHLIGHT AREAS



## HISTORIC PROFILE

### RUPERT



- Operated Cable & Co and local post office on 74th and Ogden Road
- Active member of local churches
- Involved in Theatrical groups

## FUTURE PROFILE

### GERALD



- Local restaurant owner on Ogden Road
- Coach for the men's basketball team at Sherwood
- Heavily involved with the SE Resource Centre

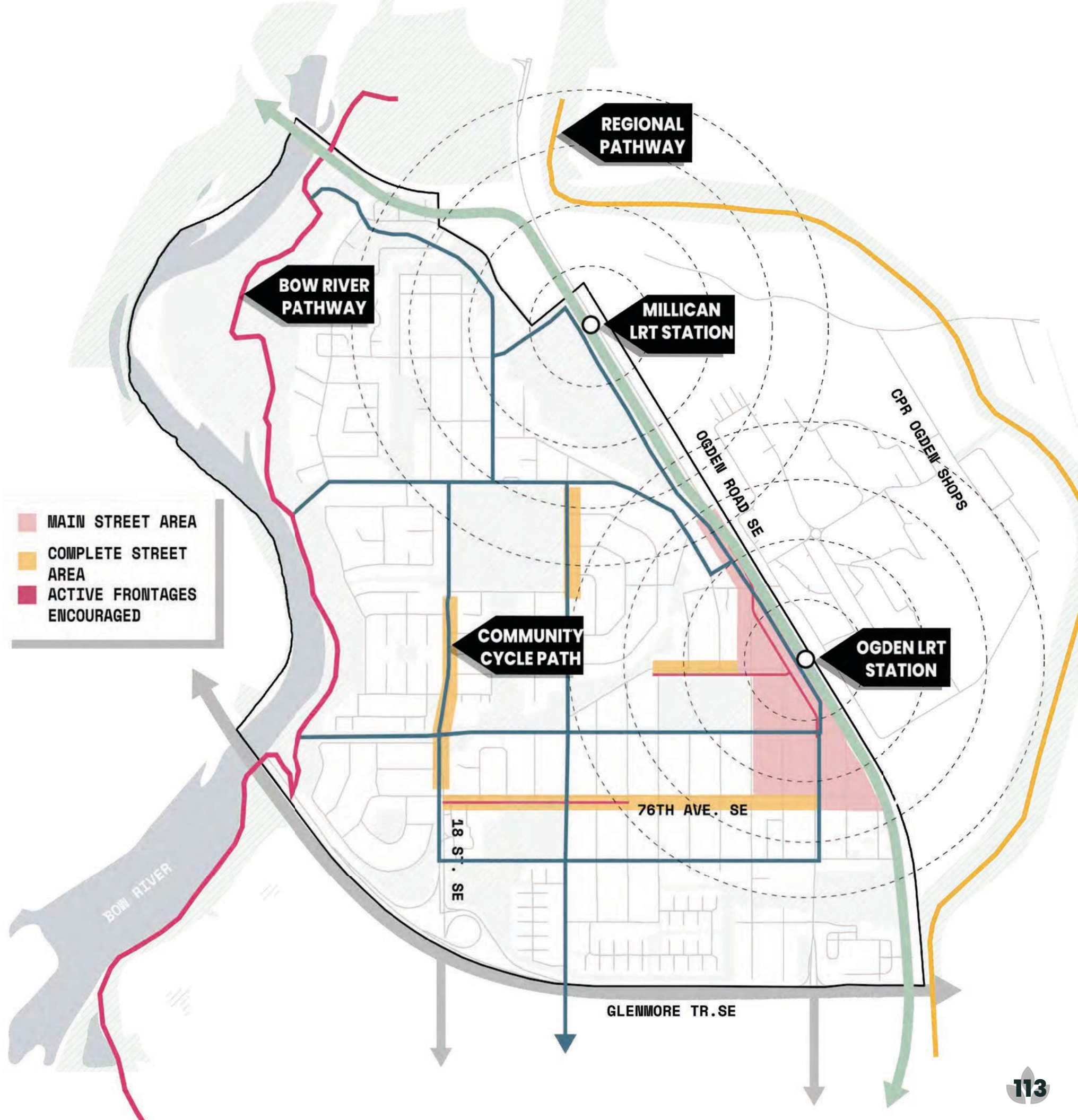


# DIVERSE OGDEN

Our strategy aims to create areas of high activity in the neighbourhood that will act as social, cultural and commercial hubs.

The first of these streets is Ogden Road SE, which we see is a cultural hub in the community. The Alyth Hotel, Ogden Block offers immense adaptive re-use possibilities and unique character. The abundance of empty lots along Ogden Road sees various opportunities for redevelopment and placemaking. Key amenities are missing, and many participants in our public engagement expressed the desire to see more shops and commercial amenities here. The location of the train station will also bring more pedestrian traffic to this space, bringing high volumes of pedestrian activity.

76th ave and 20th Street are areas that have been identified as places that will see high amounts of activity. These streets have the potential for increased density and public real improvements including street trees, planters, and wider sidewalks. Active frontages are encouraged along these streets, with interaction and engagement between street life and the ground floor of the buildings. The pedestrian-focused streets will be important nodes in the neighbourhood.





# OGDEN STATION PLAZA

The future Green Line offers a whole new way for locals to travel through the community. With two stations proposed within the neighbourhood boundary, we see these as areas of high importance. The Ogden station is seen as an area of activation. Located in the main street area and anchored by two historical landmarks, transit riders will feel a unique sense of place when arriving at the station. Between the landmarks sees an opportunity for plaza space filled with activity and areas for relaxation. Public art, through the consultation of the community, can also contribute to the community’s identity and offer a sense of arrival for tourists.

## A DAY IN THE PLAZA





# COMMERCIAL DIVERSITY

The main and complete street areas will see an increase in commercial amenities. We see the continual investment in Ogden as a strong pull that will help attract a diverse range of businesses and residents alike into the neighbourhood. With an increase of amenities, residents from our strategic densification, historic character, as well as the implementation of the greenline, the community will be able to provide a one-stop-shop for residents to work, live, and play. The mixed-use and utilization of adaptive reuse to buildings such as the Ogden Block and Alyth Hotel, as well as existing commercial buildings, will host lacking amenities such as cafes, thrift stores, affordable grocery stores, and pet stores. Through our engagement, we learned that residents often travel to other communities for these commercial experiences. Ogden will now host a wide variety of commercial opportunities for both residents of the community and visitors.

The colours in this graphic represent the commercial activities that future Ogdenites might frequent.



### QIAO YIN & CHARLIE

- Young professional living in a unit on Ogden Road SE
- Frequently visits local trendy spots
- Walks her dog Charlie at George Moss Park



### BRYANT-SMITH FAMILY

- Young family living in townhomes at George Moss Park
- Does not own a vehicle because of local amenities and close walk to Green Line LRT



### GRAHAM & CHELSEA

- 2nd generation Ogdenites living in a heritage home on 20A Street
- Appreciates being able to Age in Place



### TERRI

- Rents a unit on 18th Street
- Loves being in close proximity to job
- Loves interacting with community members at the hardware store and cycling store





# DIVERSE POLICY RECOMMENDATIONS

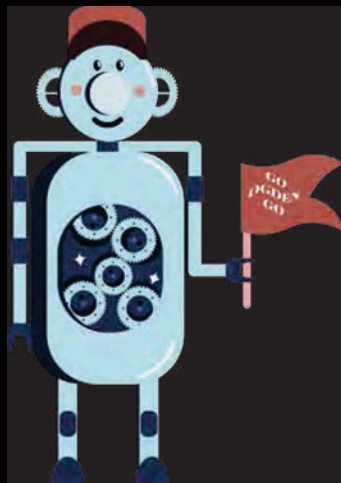
Diversity in business is an essential component to a healthy and complete street. To provide a one stop shop experience for residents of all ages and to attract businesses to set up shop in areas such as 76th avenue and Ogden Road, sufficient interventions must be met.

The following recommendations should be considered help create a vibrant and sustainable main street with a wide array of commercial options:

- All constructed mixed use buildings, other than low rise residential should provide a minimum percentage of the surface area of the first story towards active frontages in order to address the street level. The first story should comprise of non-residential use.
- On roads identified as main streets or complete streets mixed-use zoning designations shall be incorporated to support commercial diversity and activation within these spaces.



OGDEN  
IS  
CONNECTED  
INCLUSIVE  
DIVERSE  
UNIQUE  
HISTORIC  
ACTIVE





# CONCLUSION + RECOMMENDATIONS

The Millican Ogden project is aimed to develop a design solution that will meet the needs of both Ogden today and the Ogden of the future. It is recommended that the redevelopment of the Millican-Ogden begin with investing in the community's historical assets. Ogden has much potential as not only a historically significant community but also as a crucial future community. Ogden's redevelopment can become a precedent for change in how our communities are designed. Our goal throughout this project was to develop Ogden respectfully and responsibly to the benefit of its citizens and visitors and to see Ogden realize its potential as a Connected, Inclusive, Active, Unique, Diverse, and historic community.

Ogden is a community that honours its heritage while bravely embracing the future. We see Ogden as a place where the past and future meet.

## THE PAST & FUTURE COMMUNITY





# APPENDIX A

## COMMUNITY WORKSHOP

### Group 2

- Would like the Alyth hotel/ historical landmarks such as the Chinese Laundry and Victory manor to stay
- Want seniors to age in place by the provincial government by creating laneway homes and renting out the main property. Seniors wanted to be better accommodated and stay in the community
- Wants picnic tables + potential playground/ garbage bins in beaver dam flats
- Mixed-use
- Want the integration of community gardens, coffee shops, and commercial areas for people living in the neighbourhood (library, coffee shops,
- Residents in this neighbourhood really enjoy walking and utilize the current walking infrastructure (cycling etc)
- Residents noted that they generally leave the neighbourhood for groceries and other necessities (Costco, superstore)
- Doesn't agree with the city's mindset of Ogden lacking density (big apartments) and thinks that there are a diversity of housing types already. Thinks the city's idea of densification doesn't align with the vision of the community

### Group 3

- Lack of amenities at the park. Monotonous park programming in all the parks (Lynnwood, George moss etc). But the patrons see these areas as an opportunity
- The community is seen as walkable and generally walks around the neighbourhood to parks as well as the commercial areas scattered across the community. No concerns with connectivity
- Voiced concern over the removal of amenities in Beaver Dam Flats after its reclassification as a natural area
- Community walkways that were ruined from the result of the flood lack proper maintenance which concerns residents in the community
- Both residents were supportive of utilizing old heritage buildings along Ogden Road for adaptive reuse purposes such as a bakery, cafe etc and did not have it removed.
- Residents also voiced concern about densification in the form of high-rise apartments. They were supportive of the construction of medium density housing on the outskirts of the neighbourhood – especially noting Ogden Road as an ideal location to help bring more people into the community and give greater housing options (even entertained the idea of tiny homes)
- Would like mixed-used buildings as well that can support the needs of local community members and prevent community members from leaving the community to obtain all their necessities



# APPENDIX A

## Group 4

- Higher density supported in the north of Ogden
- Supports Transit-Oriented Development
- Use topography in Ogden to hide higher density buildings (seems to support the notion of higher density)
- Supports additional commercial spaces such as grocery stores, coffee shops, third spaces, community libraries/ other communal services)
- Supports commercial/residential (mixed-use) development along Ogden road
- Would like to see more community amenities and efficient use of green spaces along the area (basketball courts, off-leash parks, community gardens, skate parks) and would like to somehow relieve a sense of safety when sending children to the area
- Supports festival space in old refinery park.
- Would like to see wider sidewalks, increased pathway connectivities and softer walking connections (not pavement or sidewalks). Want to see benches and planters along main roads and envision it being like Kensington Road
- Feels that Ogden Road doesn't feel safe for pedestrians
- Intersection issues with 69th and Ogden Road
- Lack of safe stairs into the river

## Group 5

- Older members of the community are not as acceptable for higher density – they are not comfortable with anything higher than 5 stories off 69th street
- Lack of local neighbourhood amenities such as Starbucks, and local food products with the exception of Safeway. Also missing local family restaurants
- No Vehicle conflict
- Bus route changes that affect the transit network deep into Ogden
- Winter conditions make it difficult to access public space
- Access to the river lacks infrastructure for safe passage (safe stairs and informal pathways)
- Group believes that unfamiliarity leads to resistance in the community
- Enclosed off-leash parks for dogs are a recommendation because of how busy some streets are that border the park



# APPENDIX A

## Group 6

- Lack of affordability and housing options in the neighbourhood. Proposes the usage of affordable housing
- Young families are not attracted to the area and can be seen as a direct influence on people moving there. Like diversity in housing options results in families. seniors, and individuals with specific needs to be detracted from the area (a plethora of single-family homes in the area)
- Believes that there should be transitional housing for patrons participating in programming provided by Victory Manor and SE resource centre
- The residents in this group welcome other commercial opportunities such as specialty services, coffee shops, and other grocery stores (besides Safeway) to help serve residents of this neighbourhood. Most of these services should be provided in the community, but are currently offered but are currently being serviced in other communities. The key issue here is affordability and seniors accommodations (for services)
- Ogden Road does not feel safe and is not very inviting
- Lack of bus services due to cuts in transit in Ogden (72/73). Stigma in the community needs to change due to concerns of safety, contamination site as well as the area not being welcoming to new families
- Alyth Lodge as well as the green spaces. Resource centres and Youth centres should be supported more with aid/services. George Moss should have a splash park
- Lack of bathrooms in parks as well as updated amenities for Beaver Dam Flats. Recommend activities for young people.
- School should stay open!!

## Community Survey

- Reviews were mixed, with some encouraging affordable housing/ subsidized housing, some believing there isn't a home problem and to maintain the mantra of single-family housing, and some wanting higher density and a diversity of housing types
- Beaver Dam Flats could use tables and bathrooms with safety concerns as well. Some survey responders were supportive of infrastructure that can support more families and kids
- Gathering spaces such as coffee shops, other third places that serve residents of this community, gyms, farmers' markets so they can stay local rather than residents venturing out of the neighbourhood for necessities
- Residents are hopeful that there can be some improvements made on Ogden Road



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