

Let's chat. Envision the future of your community.



Get involved before
June 28, 2026

Join a session,
in-person or virtually

Provide feedback
online or by mail

Learn more



calgary.ca/Carburn

Phase 0: Discover | **Phase 1: Envision** | Phase 2: Explore | Phase 3: Refine | Phase 4: Realize

Important: City of Calgary Engagement Booklet

Help Shape Your Community's Future

Communities naturally change and evolve over time. Working together, we will create the Carburn Communities Local Area Plan to guide change including identifying locations for new development and community improvements in your community and the surrounding area.

The Carburn Communities include:
Douglasdale / Douglas Glen, Ogden, Ogden Shops, Riverbend and Shepard Industrial.



WE NEED YOUR INPUT

Your feedback and the feedback of your neighbours is needed. Help shape how your community and the surrounding area evolves over the next 30 years.

We need input from a broad and diverse range of people. From homeowners and renters, youth to seniors, singles, couples, families, those who are new to the area and those who have been here for a lifetime, local business owners, workers and community groups, and anyone else who loves the area and is interested in how it could evolve over the next 30 years.



Your Voice Matters

Your input is needed to help shape the Carburn Communities Local Area Plan and the future of your community.

Feedback information

Read this engagement booklet carefully to understand how you can get involved, learn more and provide feedback.

- Information:** Pages 4 - 11
- Feedback Topics:** Pages 12 - 14
- Feedback Form:** Page 15



Get involved

Open House

- Tuesday, June 9, 2026
- Riverbend Community Association (19 Rivervalley Drive SE)
- 6 - 8 p.m. (drop in anytime)

Conversation Series Sessions

- Thursday, June 18, 2026
- Riverbend Community Association (19 Rivervalley Drive SE)
- Multiple session times
- Registration required

- Tuesday, June 23, 2026
- Millican Ogden Community Association (2119 69 Avenue SE)
- Multiple session times
- Registration required

Virtual Session

- Wednesday, June 24, 2026
- 12 - 1 p.m.
- Registration required

Visit calgary.ca/Carburn for details and to register, where required.



Listen & Learn

Engagement promise:
We will listen to participants and learn about their plans, views, issues, concerns, expectations and ideas.



It was great to discuss the future of our community with neighbours and The City.
– Participant





Planning for Change

It's not about **if** things will change, but **how** things will change.

What is a local area plan?

A local area plan envisions how an area might evolve over the next 30 years. It identifies where future development is most suitable and guides new projects, investments and improvements.

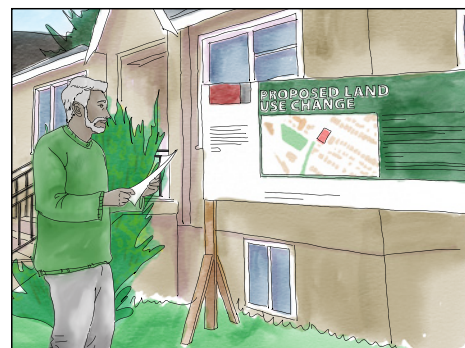
If approved by Council, it becomes statutory policy (an area redevelopment plan). While it doesn't change existing zoning, it serves as a key reference for land use changes, new developments and public investment decisions.

Why is a local area plan needed?

Landowners have the right to propose changes to their land at any time—and The City must review them. Public spaces, facilities and infrastructure also require upgrades over time.

Without a guiding plan, each proposal and local improvement project can feel unexpected or disconnected.

A local area plan provides:



Flexibility for landowners looking to propose changes.



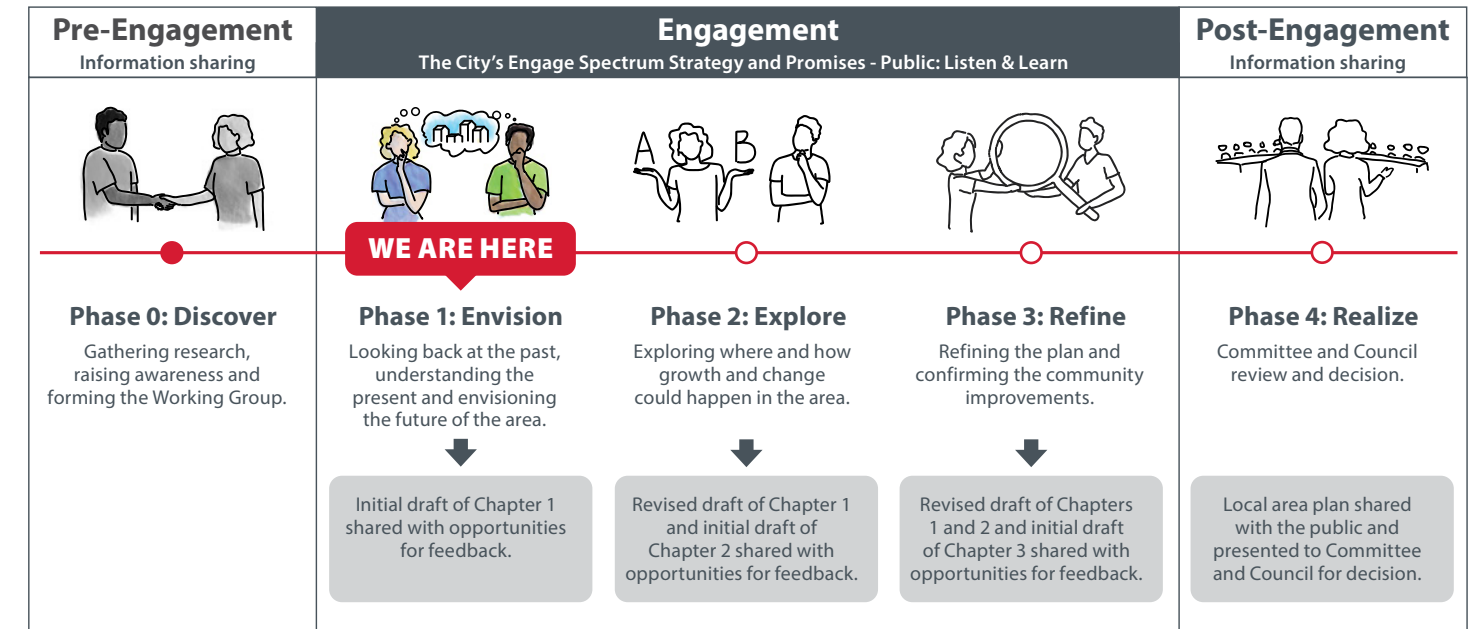
Direction for The City when reviewing proposals and considering investment projects.



Predictability for residents and businesses about how the area may evolve.

Creating a Local Area Plan

Working together over two-to-three years, a local area plan is created and refined through five phases, with three phases of engagement.



Through the local area planning process, we will work together to:

- Create and refine the future vision and core values.
- Explore and refine maps that identify suitable locations for different types of development.
- Identify community improvement priorities and projects.

Change within the communities we know and love can be challenging, but also bring exciting possibilities. Today, we have the opportunity to work together to help shape the future evolution of our established communities—for tomorrow, for the next generation and beyond.



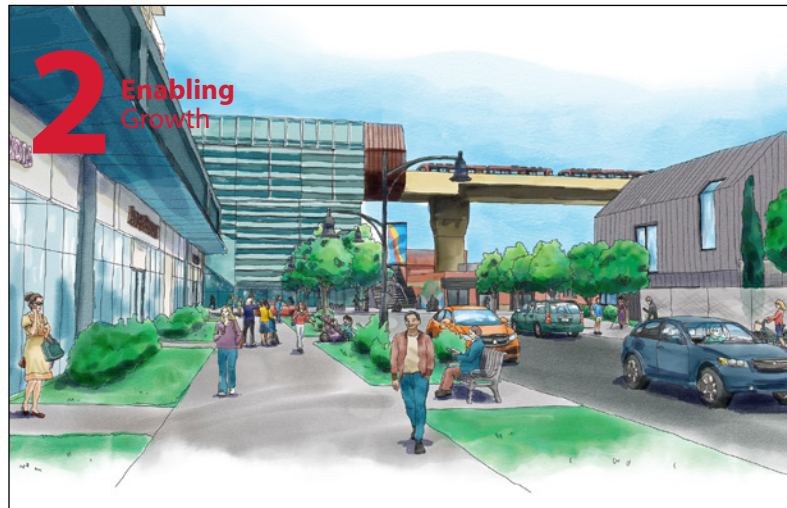
A local area plan includes three key chapters



Visualizing Growth

Sets a shared vision for how the area might evolve and improve.

- History
- Current State
- Vision
- Core Values



Enabling Growth

Identifies appropriate locations for different types of development and provides clear development direction.

- Urban Form and Building Scale Maps
- Development Policies



Supporting Growth

Highlights priorities for local improvements and investments.

- Investment Goals
- Improvement Ideas

DID YOU KNOW?

Local area plans also include an executive summary, a glossary of terms, information about how to read and interpret the plan and additional information such as supporting maps.

How Feedback is Considered and Used

A range of inputs and ideas that must be thoughtfully considered and balanced as a local area plan is created.

Your input shapes the plan alongside the perspectives of residents, youth, business owners, builders, planners, engineers and others – bringing lived experience, technical expertise and citywide priorities together.

DID YOU KNOW?

Following each phase of engagement, the project team compiles and shares what was heard, highlights key themes raised and provides responses for how key themes were considered and addressed.



The Area's History and Roots

Images courtesy of Glenbow Library and Archives Collection, Libraries and Cultural Resources Digital Collections, University of Calgary.

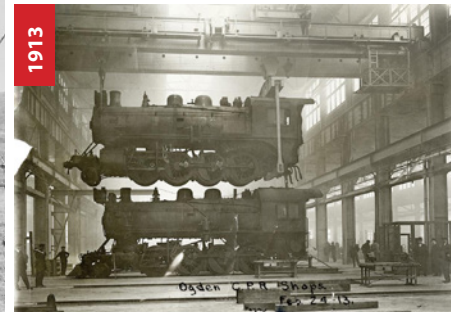
Communities are always evolving, and looking back makes that change easy to see. When we understand an area's past, we gain a deeper appreciation for its origin, its people and the influences that shaped it into what it is now.

Astokumi and family in front of lodge, Sarcee (Tsuut'ina) [CU1105558].

Archaeological evidence found within the Plan area shows precontact Indigenous camping, hunting and travel along waterways, including campsites with stone circles, hearths, a cairn, butchered animal bones and hunting tools.



Locomotives under repair at Ogden shops, Calgary, Alberta [CU1215285].



Aerial view of the Canadian Pacific Railway Shops, in the Ogden area [CU141302].



General store and post office, Ogden, Alberta [CU1122581].

Stuart Fox, centre, in front of delivery wagon.



Canadian Pacific Railway locomotive 2074, at Ogden Station [CU1146136].



Aftermath of house explosion in 24 Street and 72 Avenue SE [left CU1132021 & right CU1131907].



Ferry across the Bow River [CU197411].

This ferry was first operated by a Mr. Willings from 1882 to 1887. The ferry crossed the Bow River, first located near Ogden and later between Third and Fourth Streets east.



Canadian Pacific Railways' (CPR) employees are shown leaving work [CU1150921].

Ogden Shops was the Canadian Pacific Railways' (CPR) major repair and rebuilding centre, employing over 1,200 people.



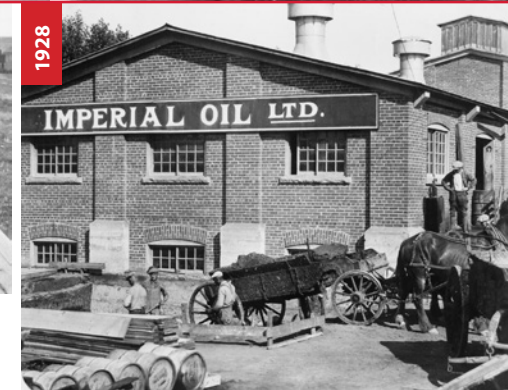
Ogdenville Cottage School [CU1141918] & Children in classroom, Ogden 1919 [CU1113366].

Today's George Moss Park, located at 24 Street SE and 74 Avenue SE was the site of Ogdenville Cottage School, the first school in the Ogden area.



Reverend and Mrs. Attwood [CU1113278].

Outside St. Augustine's rectory at 22A Street SE. Looking down street from church. Sidewalks rescued from flooded Bow River.



Excavation for new office at Imperial Oil's Calgary Refinery in Ogden [CU1110344].



Twelve women hired to clean cabs, windows, floors in diesel locomotives at Canadian Pacific Railway Ogden shops [CU1203864].

Check out the initial draft of Chapter 1 of the local area plan and the supplementary history section to see more information about the history of the area. Visit calgary.ca/Carburn



Evolution of the Area

Looking at historic photos beside the streets we walk today reveals how the area has evolved—what’s changed, what’s endured and how each generation leaves its mark.

Ogden Hotel / Victory Manor

Built in 1912, the Ogden Hotel was originally used as a hotel and social meeting place for Ogden Shop employees. In 1915, during WWI, it was donated to the Canadian Red Cross Society where it operated as the Ogden Hotel Military Hospital, pictured in 1917 [CU194185].



TODAY

It later was renamed Alyth Lodge and was turned into a single men’s relief hostel and then eventually a rooming house with ground-level retail. Now a Municipal Historic Resource, the building was converted into low-cost apartments, with a small community church and retail space known as Victory Manor.

Beaver Dam Flats

Group on backwater of Beaver Dam Island on the Bow River in 1914. The man in the centre is Bob Luke, who helped establish the swimming hole with the YMCA, by removing a beaver dam. [CU1113294].



TODAY

The park was created in the early 1980s and occupies about 43 hectares. The name is derived, as you might guess, from the fact that there were beaver dams down on the flats.

George Moss Park

Once home to a two-room school site, it eventually became a dedicated community park space for Ogden in 1914. A tennis match takes place at the park in 1918 [CU1113254].



TODAY

The park has been revitalized with new community plaza seating, sport courts, playground, green space, and a one-of-a-kind pump track and skate park.

Ogden Road / 2425 69 Avenue SE

Formerly home to Maple Leaf Service and Gas Station in the 1940s [CU1122562].



TODAY

This site is now home to Crestwood Affordable Housing, a 60-unit building designed for low income families with children and people with mobility challenges.

DID YOU KNOW?

The average number of people living in each home in the Carburn Communities dropped 14 per cent between 1968 and 2019 (from 2.9 to 2.5 people per home).

DID YOU KNOW?

Since 2020, the Carburn Communities had 141 new development permits, including a mix of residential, commercial, industrial and institutional uses.

Ogden Fire Hall No. 9

Photo of the new Ogden fire hall was published in The Albertan, August 14, 1953 [CU1139453].



TODAY

Today, the station serves both the nearby industrial and residential areas and they frequently run river rescue exercises on the nearby Bow.

Douglasdale

CIL Explosives Plant circa 1970-74 [City of Calgary Archives]. Douglasdale was once the site of an explosives plant built by Canadian Industries Limited (CIL) in 1950. In 1980 CIL announced the closure of the site five years after an explosion had initially destroyed the plant.



TODAY

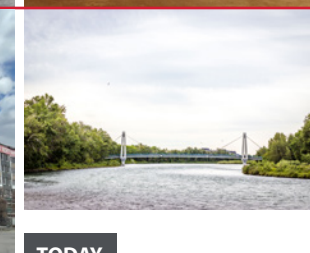
CIL then developed the property through a subsidiary, Douglasdale Estates Ltd. beginning in 1985, and the neighbourhood and its golf course had a grand opening later that November. Today, the Douglas Square Shopping Centre is located where the explosives plant used to be.

DID YOU KNOW?

Carburn Park is one of the best parks in Calgary for birdwatching, partly due to the variety of habitats attracting many different species. In total, 233 species of birds have been spotted in this park.

Eric Harvie Bridge

Photographed on opening day in 1983 (City of Calgary Archives).



TODAY

Eric Harvie Bridge photographed from another angle today, showing the connection between Carburn Park and Sue Higgins Park over the Bow River.

Carburn Park

Mayor Ralph Klein fishing at Carburn Park Opening Ceremonies in 1986 (City of Calgary Archives).



TODAY

Today, Carburn Park is home to a diverse species of wildlife, trees, and plants. Two man-made ponds and a regional pathway attract people from across the city to enjoy the park.

Together, we’ll discuss and explore the evolution of the area with its past history and present context in mind.

Over time, people’s decisions have shaped the area as we know it today. It’s now time to plan for the future.

Topic 1: Guiding Development

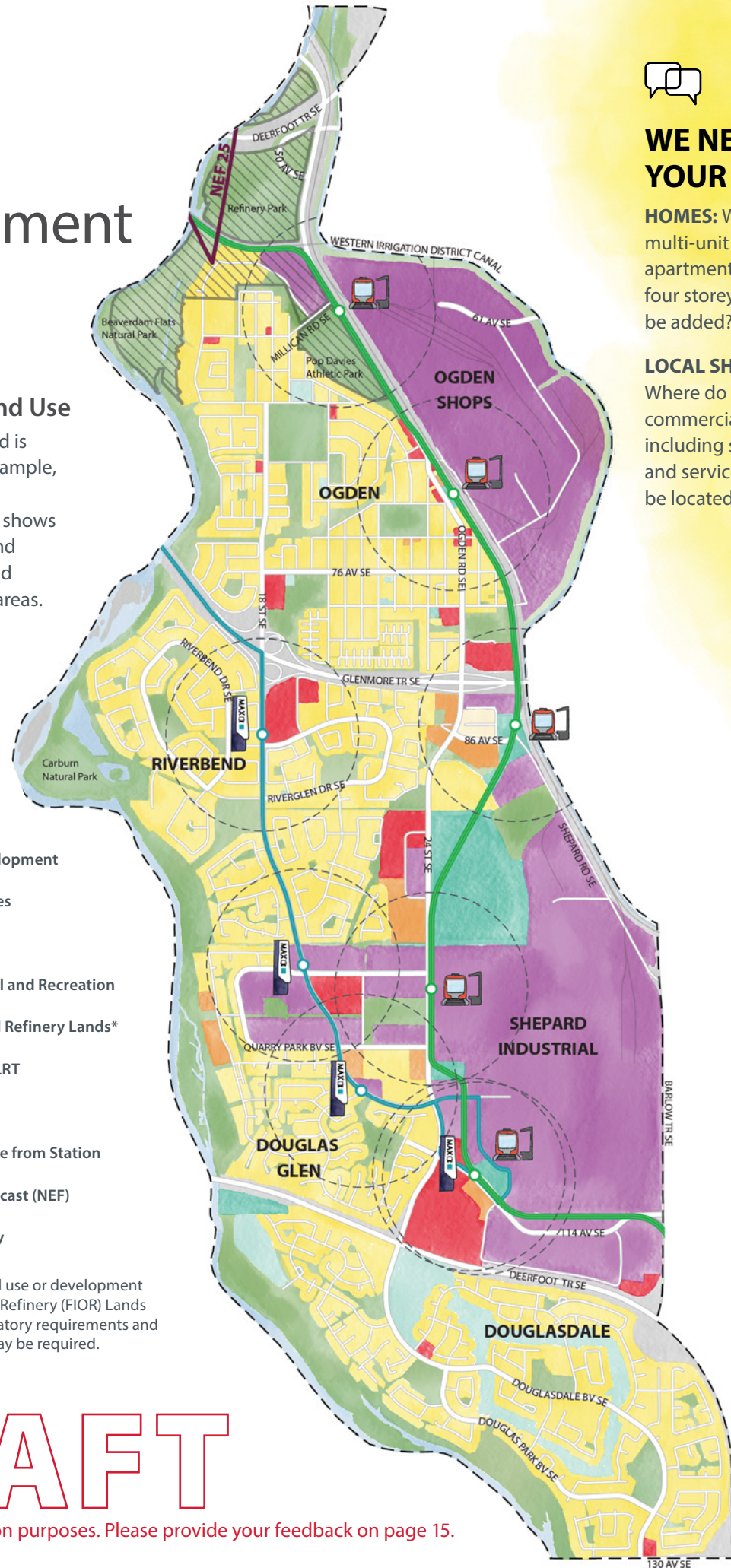
Map 1: Current Land Use

This map shows how land is being used today. For example, yellow shows primarily residential areas, orange shows mixed-use (residential and commercial together) and purple shows industrial areas.

Legend

- Residential
- Mixed Use
- Commercial
- Industrial
- Future Urban Development
- Parks & Open Spaces
- City Civic
- Private Institutional and Recreation
- Former Imperial Oil Refinery Lands*
- Future Green Line LRT
- MAX Teal
- 600 metres Distance from Station
- Noise Exposure Forecast (NEF)
- Plan Area Boundary

* Any proposed change in land use or development within the Former Imperial Oil Refinery (FIOR) Lands are subject to additional regulatory requirements and further studies or approvals may be required.



WE NEED YOUR INPUT

HOMES: Where do you think multi-unit housing (new apartments and condos) four storeys or greater could be added?

LOCAL SHOPS & SERVICES: Where do you think commercial buildings including stores, restaurants and services could be located?

Looking at the area today and knowing that it will continue to evolve, let's chat about potential locations for different types of new development.

DID YOU KNOW?

Your feedback will be used to help inform the evolution of these maps, which will be shared and further discussed in the next phase of engagement. View larger digital maps and provide feedback online at calgary.ca/Carburn.

Map 2: Building Height/Intensity

This map highlights locations where buildings four storeys or higher are currently allowed (grey) as well as potential future locations for buildings that are four storeys or more, for consideration (orange). Consider both Map 1 and Map 2 together as you respond to the questions.

- Locations that currently allow buildings four storeys or greater through existing zoning.
- Locations identified as strategic growth areas where future growth is directed in Calgary's municipal development plan or other City policy. These areas will be discussed and refined through all phases of engagement, based on participant feedback and other key considerations (shown on pg. 7).



DRAFT









This map is for discussion purposes. Please provide your feedback on page 15.

DRAFT

This map is for discussion purposes. Please provide your feedback on page 15.

Topic 2: Community Improvements

We're looking for input on community improvements to help make life better for you and future generations.

- Legend**
-  **School Sites**
 -  **Transit Station Areas** the area typically up to 600 metres surrounding a transit station along a primary transit line, such as a Light Rail Transit or Bus Rapid Transit route, that includes enhanced amenities.
 -  **Parks and Natural Areas** parks and natural areas that are accessible to the public.
 -  **Primary Transit Network** locations adjacent to a permanent network of high-frequency transit services, regardless of vehicle type, that operates 10 minutes or better, 15 hours a day, seven days a week.
 -  **Future LRT Green Line**
 -  **MAX Teal**
 -  **Existing Pathway**
 -  **Existing On-Street Bikeway – 5A***
- *May require upgrades to meet 5A standards.



WE NEED YOUR INPUT

GETTING AROUND: What challenges exist when getting around the area and what needs to be improved?

PARKS & PUBLIC SPACES: Are there parks or public spaces that could be improved or enhanced?

DID YOU KNOW?

Your feedback will be used to help identify emerging community improvement priorities that will be shared in the next phase. View larger digital maps and provide feedback online at calgary.ca/Carburn.



Tell us about you. Check all that apply.

How old are you?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

Which community do you live, own land or a business?

- Riverbend
- Douglasdale / Douglas Glen
- Shepard Industrial
- Ogden
- Ogen Shops

Do you?

- Own
- Rent

What's your connection to the plan area?

- Live
- Work
- Attend school

What type of home do you live in currently?

- Single-detached
- Semi-detached/Duplex
- Townhouse/Rowhouse
- Apartment/Condo

How long have you lived in the area?

- Less than 5 years
- 5-10 years
- 10+ years

Select the Top 3 topics that are most important to you as these communities evolve:

- Expanding the types of homes in the area to better suit peoples' changing needs.
- Access to goods, services and amenities close by.
- Opportunities to gather and participate in civic arts, cultural and entertainment activities in the area.
- Spaces, places and programs focused on recreation, play and outdoor activities close by.
- Strong local shops, businesses and amenities.
- Expanded mobility options to make it easier to walk, cycle, and commute around.
- Enhancing public spaces and places.
- Healthy and thriving natural areas.
- Other.

Why did you select the priorities above?

TOPIC 1: GUIDING DEVELOPMENT

HOMES: Where do you think multi-unit housing (new apartments, condos, etc.) four storeys or greater could be added? Please tell us why.

LOCAL SHOPS & SERVICES: Where do you think commercial buildings including stores, restaurants and services could be located? Please tell us why.

TOPIC 2: COMMUNITY IMPROVEMENTS

GETTING AROUND: What challenges exist when getting around the area and what needs to be improved? Please tell us why.

PARKS & PUBLIC SPACES: Are there parks or public spaces that could be improved or enhanced? Please tell us why.



Carburn Communities Local Area Planning

Share your thoughts

Provide your feedback in the way that works best for you (see page 3 for engagement details).

If you fill out this feedback form, please drop in the mail (postage prepaid) **by June 28, 2026**. Feedback received after July 12, 2026 may not be included in the What We Heard Report.



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