PROPOSED

BYLAW NUMBER 64P2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE SYMONS VALLEY COMMUNITY
PLAN BYLAW 6P2001
(LOC2023-0019/CPC2023-0770)**
* *

WHEREAS it is desirable to amend the Symons Valley Community Plan Bylaw 6P2001, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Symons Valley Community Plan attached to and forming part of Bylaw 6P2001, as amended, is hereby further amended as follows:

    (a)   In Section 5.12 Town Centre Area insert the following at the end of section 5.12.2:

    "**(7)   Policies for the Eastern Half of the Town Centre Area (Plan 2010394, Block 3, Lot 6)**

    In addition to the policies listed above, the following additional policies apply:

    (a)   Building Design and Orientation

    (i)   Residential buildings located along the western property line shall provide visual interest and a well-designed interface with the street. This may include front doors that face the street with pedestrian connections from the building to the street and minimizing long expanses of building frontage without any entrances.

    (ii)   Buildings located along the eastern property line shall provide visual interest and reduce bulk and massing. This may include variation in the use and colour of materials.

    (iii)   Loading areas, ancillary storage, utility meters, garbage collection, or other such services should be incorporated into the overall design so that the visual impacts are minimized or screened from the adjacent streets.

(iv)   Drive throughs located adjacent to public streets shall provide enhanced landscaping such as additional tree and shrub planting to minimize the visual impact.

(v)   Residential buildings should be designed to reduce the perception of overall massing and bulk. This can be done through building elements such as textures, building materials, vertical modulation, and stepbacks. Overly large buildings should be broken up into multiple buildings.

(b)   Pedestrian Connections

(i)   A continuous uninterrupted pedestrian route should be provided through the site from the west to the east. This route should be defined through the use of wide sidewalks, enhanced tree and shrub planting, placement of building frontages, pedestrian-scale lighting, patterned sidewalks, lighting and public spaces to allow for safe and efficient connectivity to adjacent developments.

(ii)   On-site pedestrian circulation should form a clear and connected network linking building entries and public amenity spaces.

(iii)   Pedestrian connections within the site should be located and designed to minimize conflict with vehicles.

(c)   Landscaping

(i)   Where parking areas are located adjacent to the ravine enhanced landscaping should be provided to minimize the visual impact of the surface parking. This may include enhanced tree planting and amenity spaces for the adjacent residential building.

(ii)   Landscaped areas provided adjacent to buildings should be designed to allow for convenient movement of pedestrians between the sidewalk and building entrances.

(iii)   Landscaping located along the eastern property line should provide visual interest through the use of tiered retaining walls, enhanced planting, and/or natural features.

(iv)   Landscaped areas and setbacks on the western edge of the site shall provide a good pedestrian experience considering this is a connection from the pedestrian bridge on the north to the shopping street on Sage Hill Passage NW.

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(d) **Slope Adaptive Development**

    (i) Building grades on the site should be managed though building design and grading approaches.

    (ii) Where possible, the use of retaining walls should be minimized."

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON   _____

READ A SECOND TIME ON   _____

READ A THIRD TIME ON   _____

_____

MAYOR

SIGNED ON   _____

_____

CITY CLERK

SIGNED ON   _____