

CITY OF CALGARY  
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 IN COUNCIL CHAMBER  
**MAY 07 2024**  
 ITEM: 7.2.12 CPO2024-0341  
 Distrib- Presentation 2  
 CITY CLERK'S DEPARTMENT

# Symons Valley Community Plan

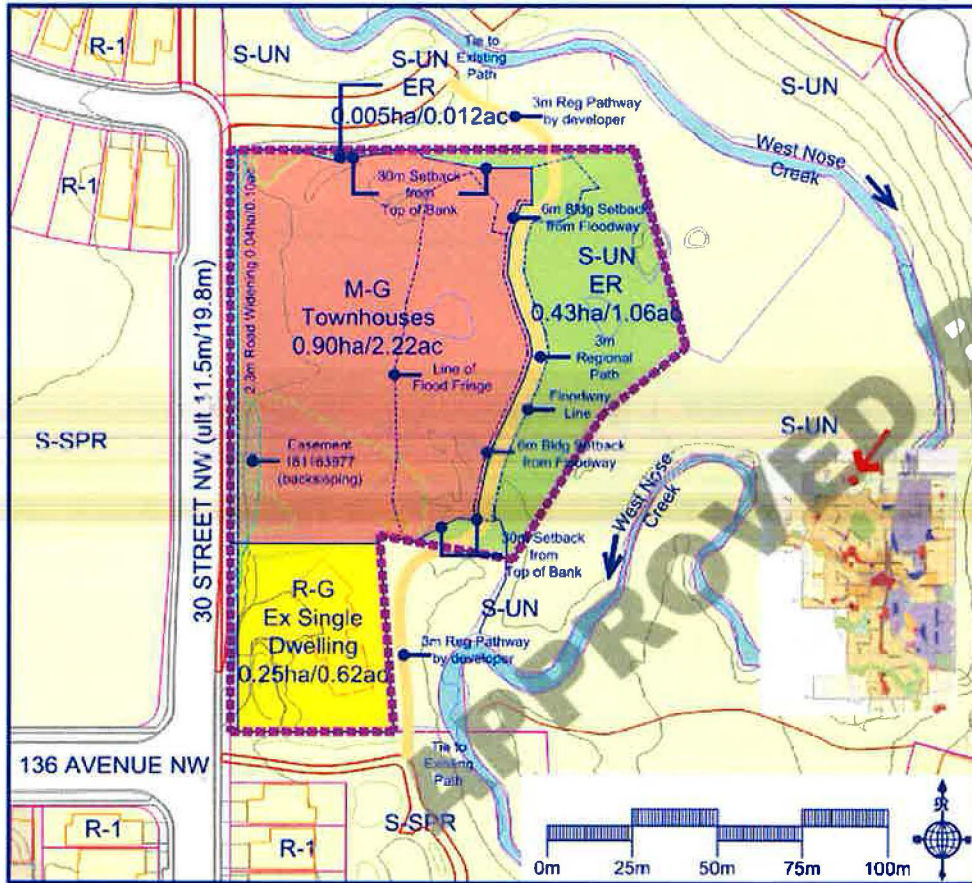
Map 3

Land Use  
 Concept

**APPROVED:** 2P2001  
**AMENDED:** 55P2017

- Residential Area
- Gateway Commercial Area
- Powerline Right\_of\_Way
- T Transit Hub (BRT)
- Redevelopment Area
- Conservation Area
- Transportation/ Utility Corridor
- G Community Park
- Business Park Area
- Transit Oriented Planning Area
- F Fire Station
- G Community Centre
- J Joint Use Site
- \* Neighbourhood Node

Approved Outline Plan



Prepared for



Prepared by

Darrell Grant  
Green Birch Architecture Inc.  
EnviroLead Canada  
PrairieGeo Engineering

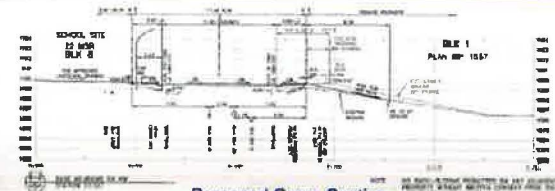
*Sage Brush*

Outline Plan  
& Land Use Redesignation

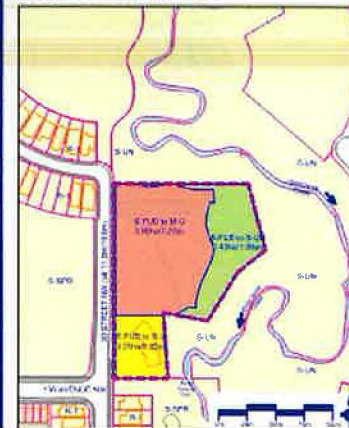
13616 30 Street NW  
Block 1, Plan 8011537 (Sheet 31N)

Legend

- Outline Plan/ Land Use Boundary
  - 3m Regional Path
- Note: All Deep and Shallow Utilities will connect from 30 Street NW



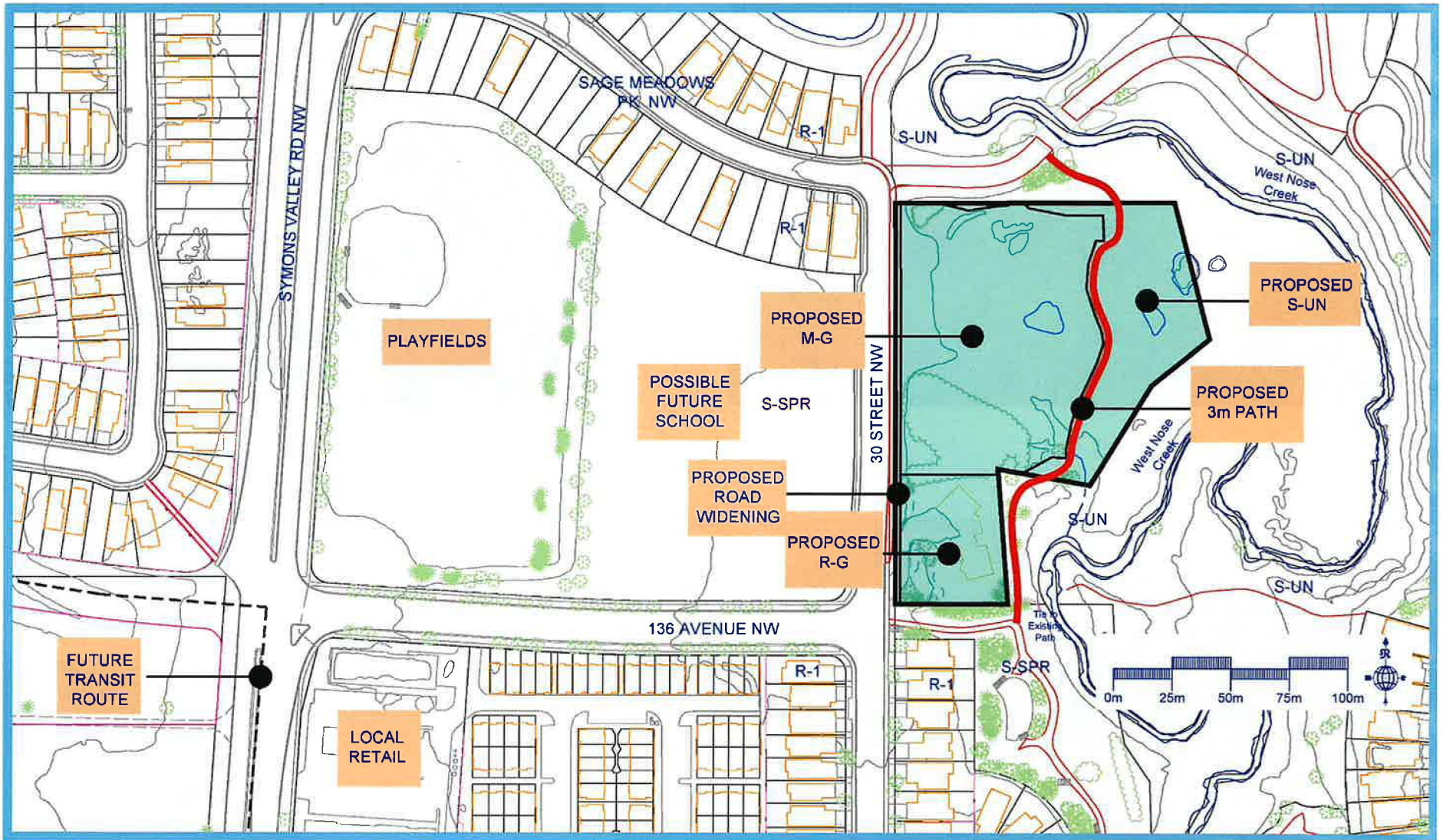
Proposed Land Uses



Proposed Cross-Section  
30 Street NW

OUTLINE PLAN STATISTICS				Units	
	hectares	acres	%	Aut	Max
Gross Area of Plan	1.62	4.00			
Less Environmental Reserve	0.43	1.06			
Gross Developable Area	1.19	2.94	100%		
Townhouses	0.90	2.22	76%	60	72
Single Detached Dwelling (Ex)	0.25	0.62	21%	1	1
Road Widening	0.04	0.10	3%		
<b>TOTAL</b>				<b>61</b>	<b>73</b>
DENSITY RANGE (AVERAGE)				UPH	UPA
DENSITY RANGE (MAX)				51.3	80.7
				61.3	84.8
INTENSITY (AVERAGE)				3.3 jobs/ people	
INTENSITY (MAX)				135 jobs/ people	105.7 jobs/acre
				284 jobs/ people	223.4 jobs/acre
LAND USE STATISTICS					
	from	to	hectares	acres	%
S-FUD	M-G		0.90	2.22	37%
S-FUD	R-G		0.25	0.62	16%
S-FUD	S-UN		0.43	1.05	27%
<b>TOTAL</b>			<b>1.58</b>	<b>3.90</b>	<b>100%</b>
Roads			0.04	0.10	
<b>GROSS AREA OF PLAN</b>			<b>1.62</b>	<b>4.00</b>	







## CHRISTIE RANCH HOUSE SITE

