

SYMONS VALLEY PLANNING CONTEXT

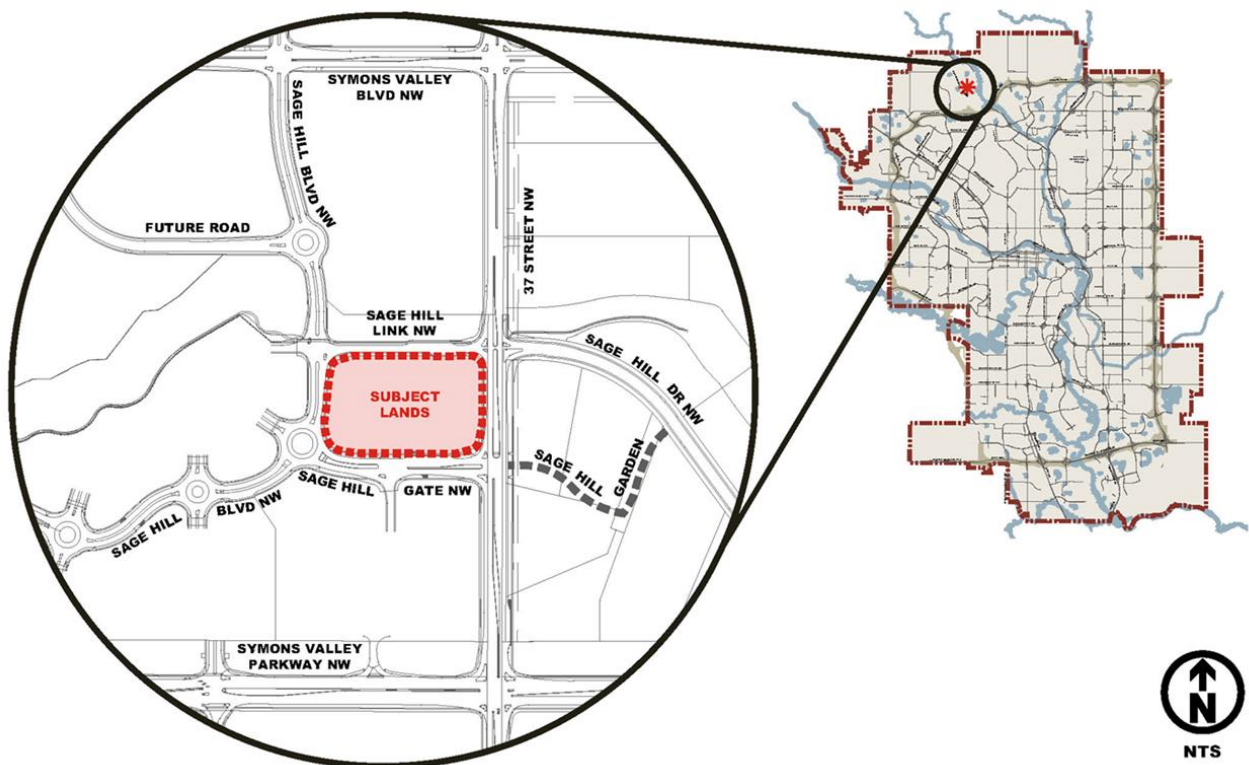
City & Community Context

The Symons Valley Centre is located on a ± 2.83 ha (6.99 acre) parcel of land in the developing northwest community of Sage Hill. The parcel is bounded on the north by Sage Hill Link NW, east by 37 Street NW, south by Sage Hill Gate NW, and west by Sage Hill Boulevard NW (see Map 1: Site Location). The site's external road infrastructure and utility servicing is already in place.

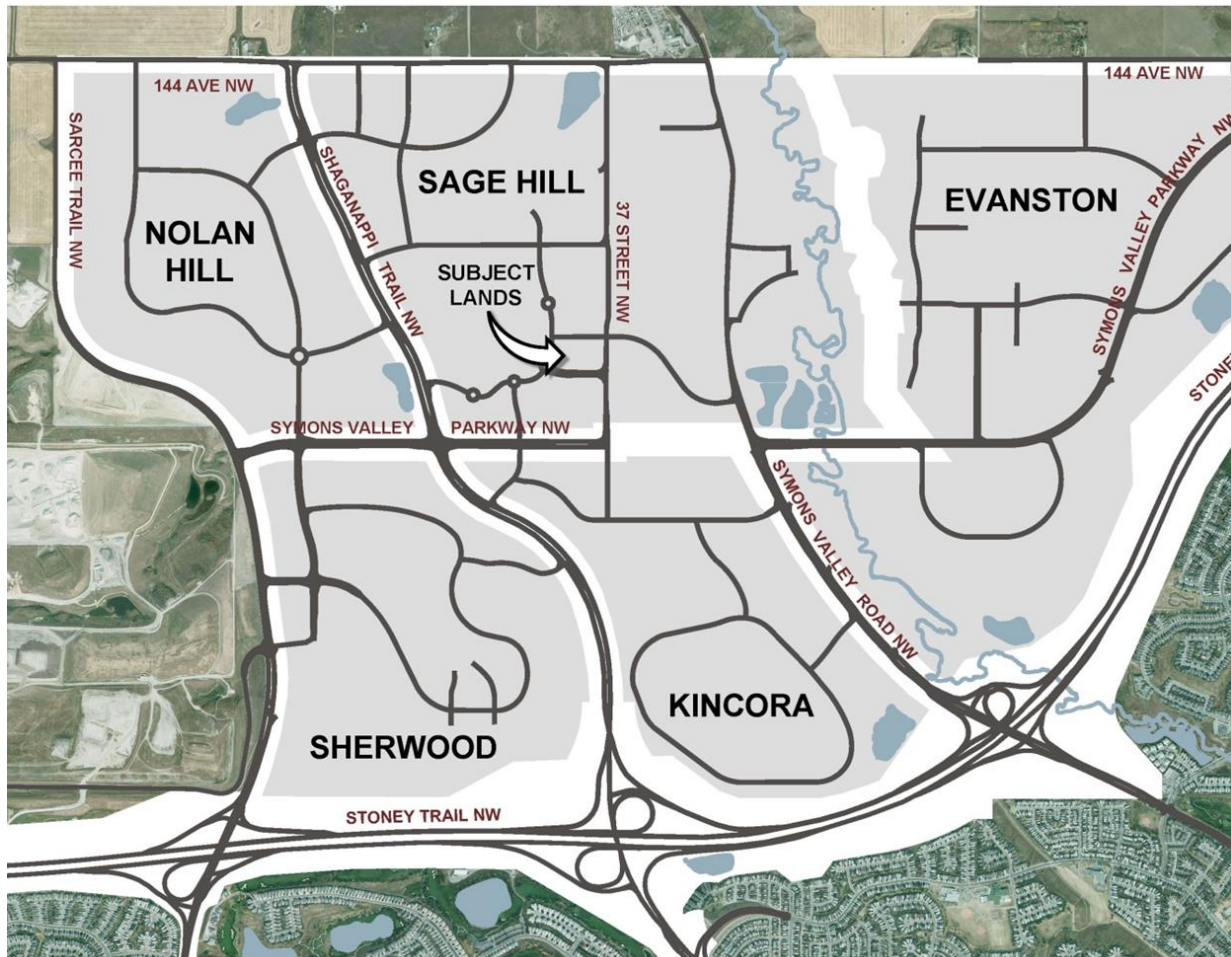
The Symons Valley Centre is centrally located among five actively developing communities, including Sage Hill, Nolan Hill, Sherwood, Kincora, and Evanston (See Map 2: Community Context). These communities have grown from a population of 2,650 in 2001 to 34,575 in 2016 and are expected to grow to accommodate a build-out population of 55,000 people during the next decade.

As communities continue to grow, there is a demand for civic services including library and transit services. Calgary Transit currently operates three bus routes that connect the Symons Valley Centre site to Light Rail Transit and commercial centres in north Calgary. As part of the review of libraries throughout Calgary in 2012, Council directed Administration to search for an appropriate library site in the Symons Valley area. The need for both a library and a transit hub resulted in the purchase of the Symons Valley lands in 2016.

Map 1: Location Context



Map 2: Community Context



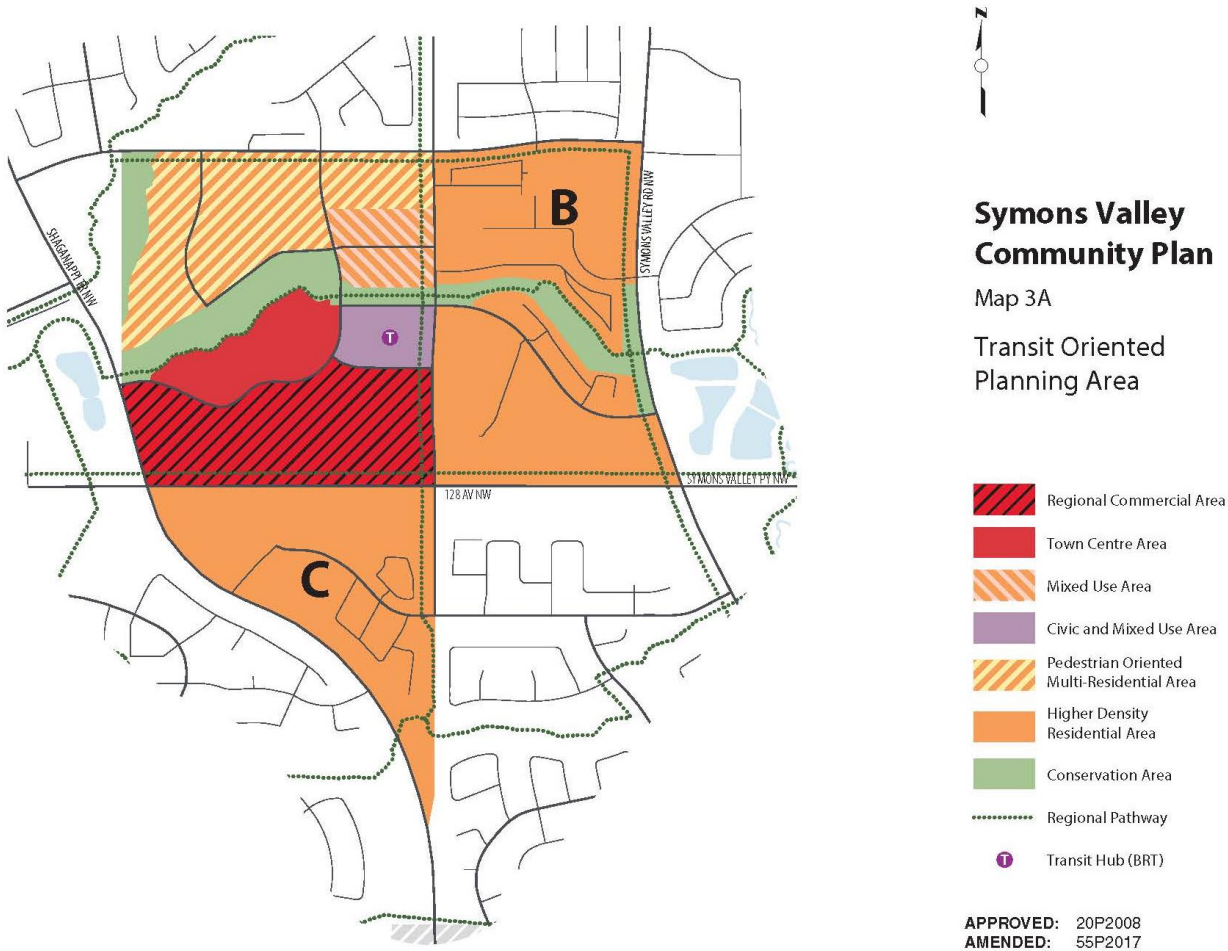
Community Plan Context

In 2001, Council adopted the Symons Valley Community Plan (Area Structure Plan). The area where the Symons Valley Centre is located is identified for a future Bus Rapid Transit (BRT) hub and surrounding Transit-Oriented Planning Area.

On 2017 September 11, Council approved the Amendment of the Symons Valley Community Plan to provide detailed policies to the undeveloped portion of the Transit Oriented Planning Area, including policies to guide development of civic (including a library and community spaces) and mixed uses on a site previously identified for office and employment uses. The amended ASP identified the Symons Valley Centre as Civic and Mixed Use area, allowing a range of uses that could provide additional community amenities beyond the library and BRT. The Symons Valley Centre Phase 1A and future full build-out are consistent with the amended ASP.

Within the amended ASP, a Regional Commercial Area is identified immediately to the south, a Town Centre Area is to the west, a Conservation Area to the north and a Mixed Use Area to the further north of the Conservation Area (Map 3).

Map 3: Symons Valley Community Plan Transit Oriented Planning Area



Existing and Future Development Context

The overall ASP area is approximately 75 percent built-out. The Transit Oriented Planning Area represents approximately 20 percent of the remaining undeveloped lands within the overall ASP area. The development of Symons Valley Centre will be a catalyst and an anchor to attract and accelerate the surrounding developments to complete the last portion of Symons Valley areas, and contribute to complete communities.

Existing and planned future development surrounding the site includes the following uses as illustrated in Map 4.

- To the south is the existing Sage Hill Commons community-scale retail centre, which includes a Walmart, a City-Food grocery store and broad range of auto-oriented stores and services.
- Land to the west is expected to develop as a mixed-use “Town Centre” under existing Land Use Bylaw requirements. The Town Centre is expected to include residential and retail uses built to focus on a pedestrian-oriented central corridor.
- Lands to the north and east of the site are expected to develop for multi-family residential areas in conformity with the Transit-Oriented Precinct policies of the Symons Valley Community Plan. A small neighbourhood oriented gas-bar and convenience centre is planned for the corner of 37th Street and Sage Valley Boulevard (136th Avenue) NW.
- Immediately to the north across Sage Hill Link NE is a future ravine park.

Symons Valley Centre Phase 1A includes development of a library, affordable housing units, arts and culture components, community spaces, child care and supportive site infrastructure to facilitate development of subsequent Phases. It will be located at the northwest corner as an anchor to both the ravine park to the north and the future mixed-use Town Centre to the west. A programmable building interface will be provided between Phase 1A and 1B to provide pedestrian connections to/from the future Town Centre. BRT Park & Ride parking is accommodated at the east end of the site. In the ultimate scenario, this concept accommodates a mix of retail and multi-residential development over a two-level underground Park & Ride structure. When fully build out, the Symons Valley Centre will become a vibrant mixed-use hub for health, education, recreation and cultural services and activities for the Symons Valley communities.

Map 4: Existing and Future Development

