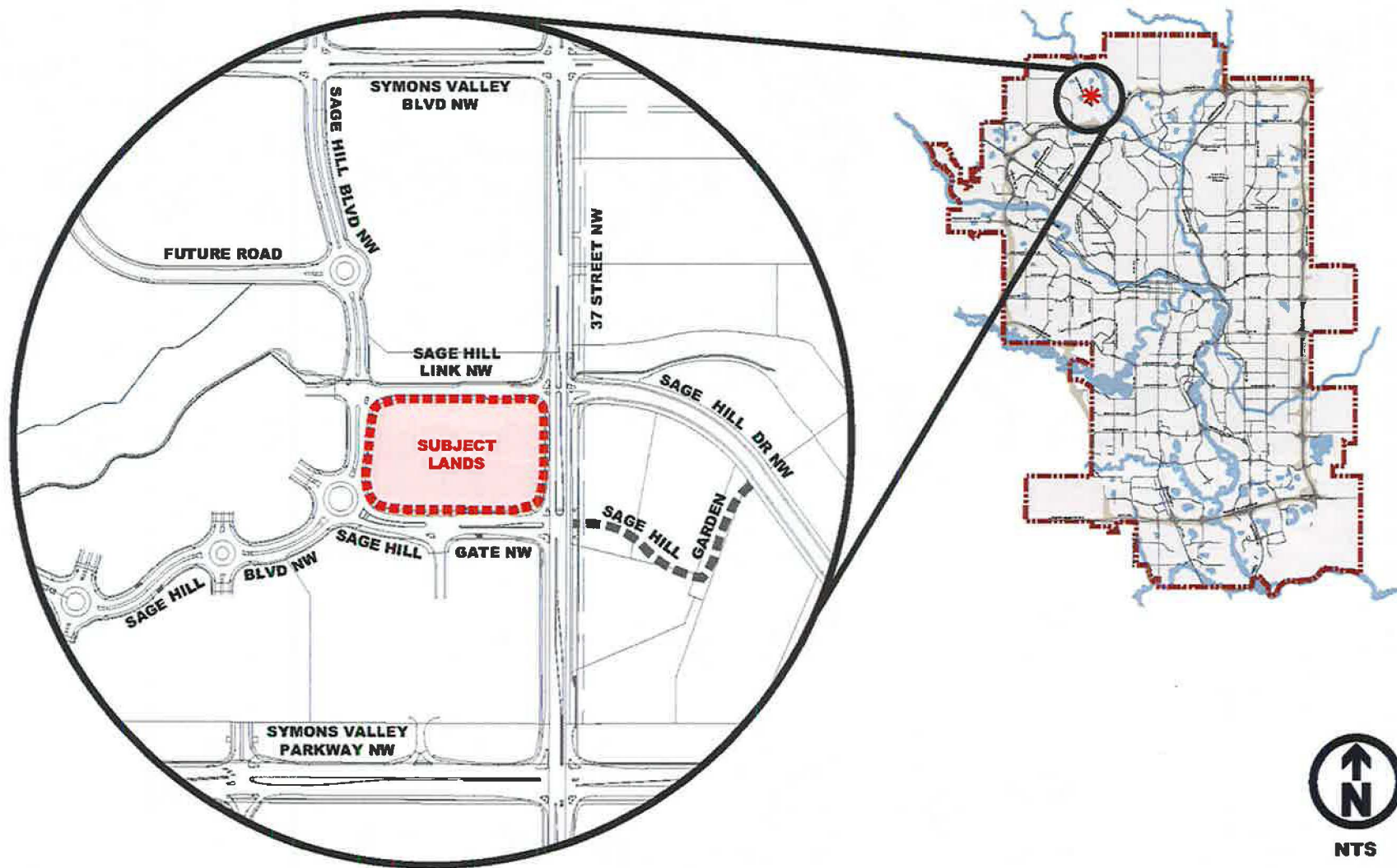


# UCS2019-0249 Symons Valley Centre Build Out and Investment Strategy

2019-03-20



## Symons Valley Centre Location







# Symons Valley Land Purchase Report

- **original Council direction  
LAS2015-37**



- “optimize use of the total Property for City, partner or community uses”
- “possible additional community uses such as affordable or attainable housing, facilities to support community development, health clinics or administration space will also be explored”
- “leveraging the value of the land investment would include **determining full development potential** and how the value of this investment could be leveraged to achieve Council objectives in delivering community services, reducing costs or generating assessment value”



2016

2017

2018

land negotiations and purchase

ASP amendment

feasibility

master planning 7 acres

land use/subdivision

project costing

OneCalgary budget process

# Symons Valley Centre Build Out and Investment Strategy



- Multi-Use Facilities
- Infrastructure Led Development and Municipal Development Plan Goals
- Full Development Potential with Flexibility



## Symons Valley Phase 1A City Service Focus



### City uses

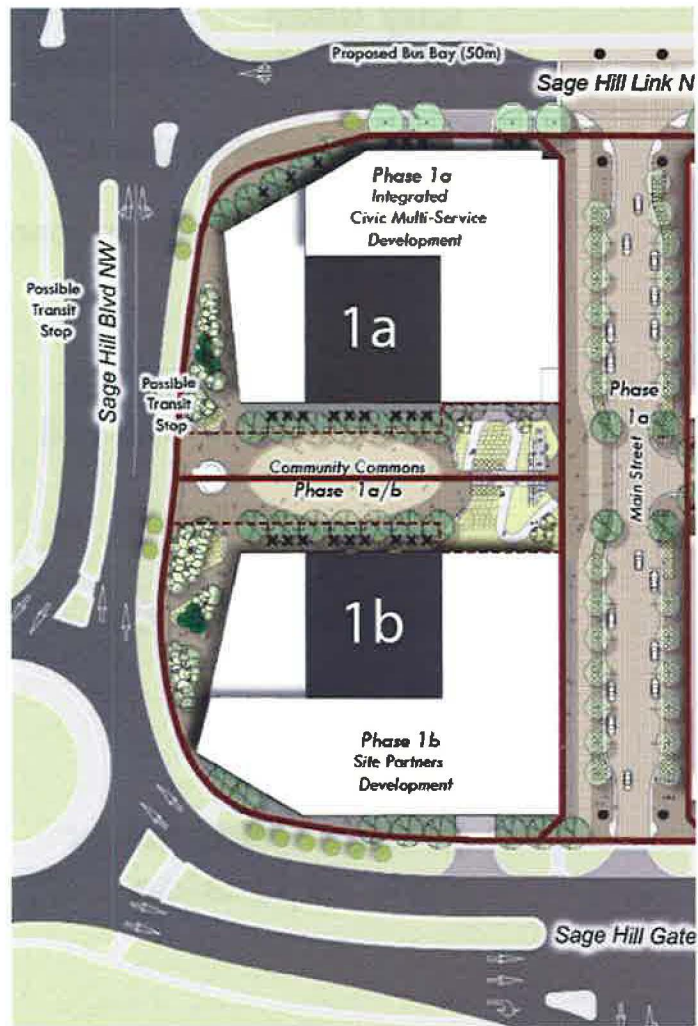
- affordable housing
- library
- 1A** • arts and culture
- transit
- 3<sup>rd</sup> party lease space

### site investment

servicing, multi-use parking,  
streets, building  
interface/commons



## Symons Valley Phase 1B Site Partners



### City uses

- affordable housing
- library

### 1A

- arts and culture
- transit
- 3<sup>rd</sup> party lease space

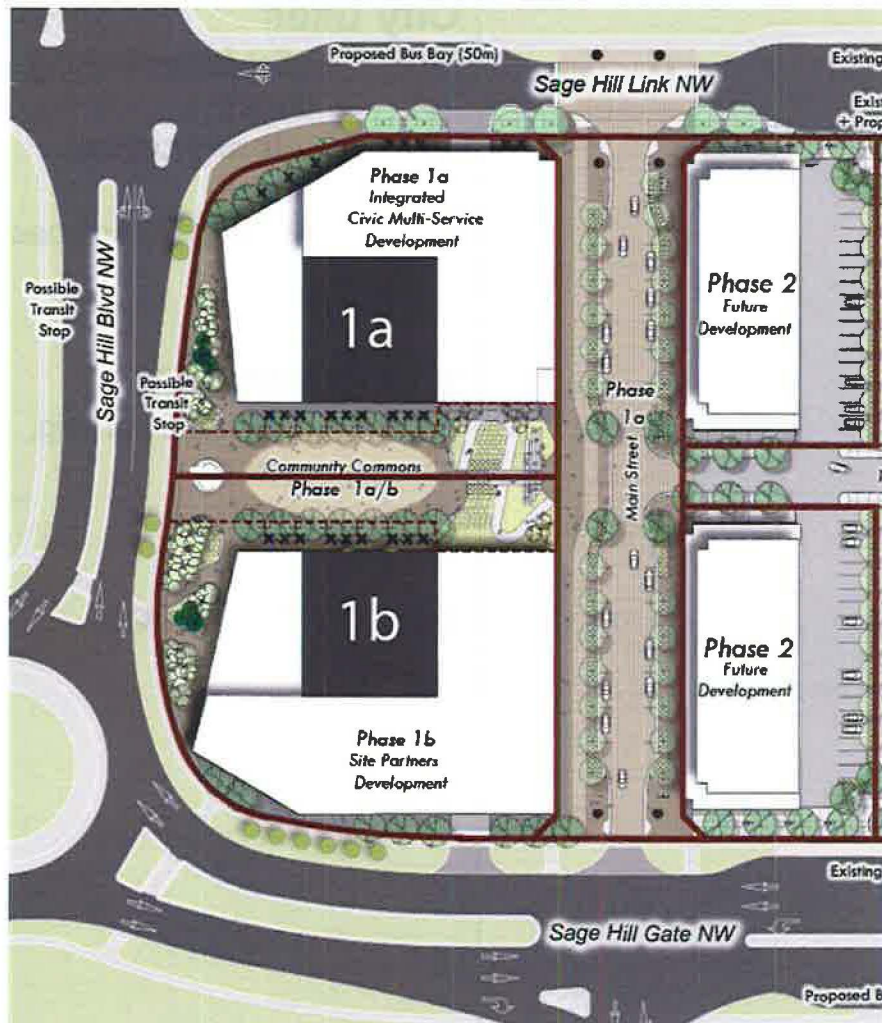
### site investment

servicing, multi-use parking,  
streets, building  
interface/commons

### site partner uses

### 1B

## Symons Valley Phase 2 Private or Civic Expansion



### City uses

- affordable housing
- library
- arts and culture
- transit
- 3<sup>rd</sup> party lease space

1A

### site investment

servicing, multi-use parking,  
streets, building  
interface/commons

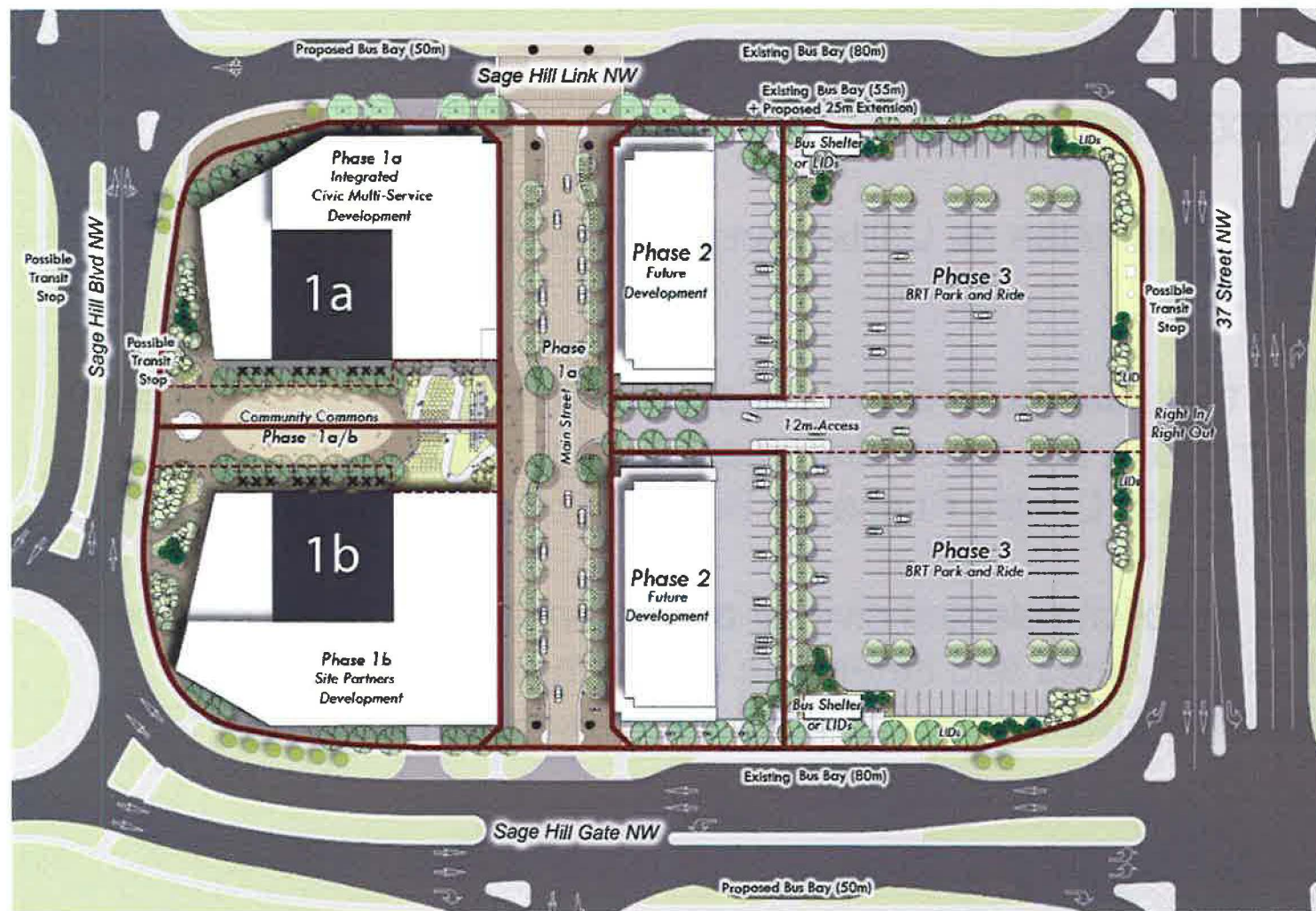
### site partner uses

1B

private disposal or  
civic expansion



## Symons Valley Phase 3 BRT Park and Ride



### City uses

- affordable housing
- library
- arts and culture
- transit
- 3<sup>rd</sup> party lease space

1A

### site investment

servicing, multi-use parking,  
streets, building  
interface/commons

### site partner uses

1B

private disposal or  
civic expansion

full BRT park and ride

### ADMINISTRATION RECOMMENDATION(S)

That the Standing Policy Committee on Utilities and Corporate Services recommends that Council:

1. Direct Administration to pursue build out of the entire Symons Valley Centre site substantially as described in this report and attachments;
2. Approve the Symons Valley Centre Phase 1A Budget Consolidation outlined in Attachment 1; and
3. Direct Administration to solicit selected civic or other front facing citizen service partners for the Phase 1B lands and determine the method of delivery or disposition to achieve the intent of the build out and investment strategy.