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Symons Valley Ranch

FARMER'S MARKET LANDS REDEVELOPMENT

Submitted to The City of Calgary in support of Land Use / Outline Plan
by IBI Group on behalf of Capexco
#108820







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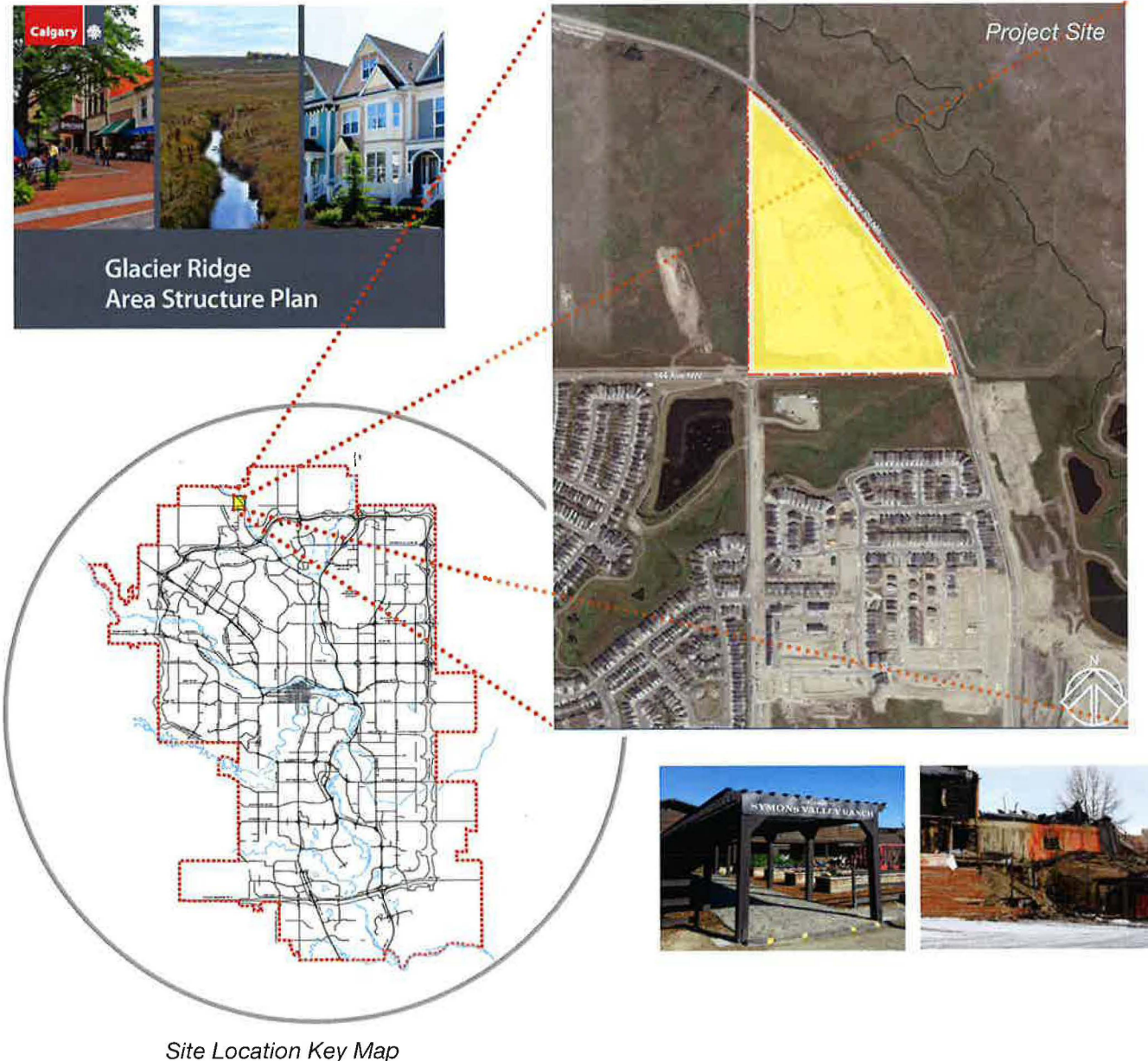
1.0 Project Overview

On behalf of Capexco Inc., this information package is being submitted to the City of Calgary (City) in support of the Comprehensive Land Use Amendment and Outline Plan Application for the land area known as 14555 Symons Valley Road NW (Plan 1643JK, Block A). The subject site is located at the northwest corner of Symons Valley Road and 144th Avenue NW.

Most critically, this proposal will facilitate the resurrection of the Symons Valley Ranch Farmer's Market (SVRFM) that unfortunately burned down in January 2017. There is tremendous urgency to get the businesses/vendors back to work. The current land use (DC 102D2015) does not facilitate the rebuild of the Farmer's Market as envisioned and therefore has triggered the need for a new Land Use Amendment and an Outline Plan approval.

Project Site Highlights:

- Located within the Council Approved Glacier Ridge ASP and within the area where the Growth Management Overlay has been removed;
- The site is earmarked as a Community Activity Centre (CAC) within the ASP;
- Site Area: 12.6 ha / 31.16 acres (approximately);
- Subject site lies immediately north of existing urban development or the community of Sage Hill separated only by 144th Avenue NW;
- The resurrection of the SVRFM is based on a comprehensive redevelopment vision for the entire site within which it will lie and become the heart of this new CAC;
- The comprehensive redevelopment vision will include a broad mix of uses and will easily meet the City's MDP and Triple Bottom Line objectives;
- The development timeframe for Phase 1 is immediate to allow the businesses interrupted by the fire to become operational again;
- **The development of this site represents a logical, sequential and contiguous development growth as it lies at the immediate edge of existing development and key infrastructure components.**



Site Location Key Map

1.1 Master Village Site Concept Plan and Vision

The proposed resurrection of the SVRFM is more than just the revival or re-construction of the standalone facility that was destroyed and getting the hard working vendors/growers back to work; it is now about place making and ensuring it is an integral part of the CAC and this northern sector of the City. The feasibility of the SVRFM rebuild is completely premised on the entire site being redeveloped comprehensively as a CAC. This comprehensive redevelopment is anchored by a unique project vision.

The "SEED" Vision



This proposal seeks to preserve the site's ranching and agricultural legacy that has been culturally grown and well rooted in this part of the City and Alberta - to further enhance its mystique, while raising the awareness and importance of how food and nutrition are brought to our tables and mouths. Food production and how critical a role it plays in the pursuit of a balanced and healthy lifestyle will be showcased in a transparent, inspirational and entertaining fashion. Altogether, this legacy will be the foundation and unifying element of this new Community Activity Centre at the physical centre of the Glacier Ridge ASP.

Internally, we are referring to this Master Village Concept Plan area as the Sustainable Economic Evolution District or SEED. The Master Village Concept Plan includes a full spectrum of residential, commercial, office and park uses. The new SVRFM will be the heart of the SEED.



Master Village Concept Plan
- Subject to change



- Culinary Hub - Restaurants, Brew Pub & Distillery, Catering, Cooking Schools, etc;
- Hive of complementary Retail and Consumer Services;
- Agricultural Technology Research and Development Centre;
- Innovation Hub - STEM (Science, Technology, Engineering & Math) for Food;
- Veterinary & Medical Offices;
- Post Secondary, Academic Institution Mini-Campus (Agricultural, food production, diet & nutrition related, etc.);
- Food Network Cluster – Synergistic grouping of leading minds, academics, idea incubators and innovators;
- Public Plaza, gathering space, outdoor event space;
- Civic Space/Event Centre (ie. Museum, educational centre, Hall of Fame, etc.)
- Range of mid to high rise Multi-family residential development;

- **1499 Residential Units;**
- **±330,000 sq.ft of Office / Institutional space;**
- **±200,000 of Retail / Commercial space;**
- **Up to 1200+ jobs on site;**
- **Home to 2450+ residents;**
- **Total jobs and people per hectare: 250+**



1.2 The SEED Vision

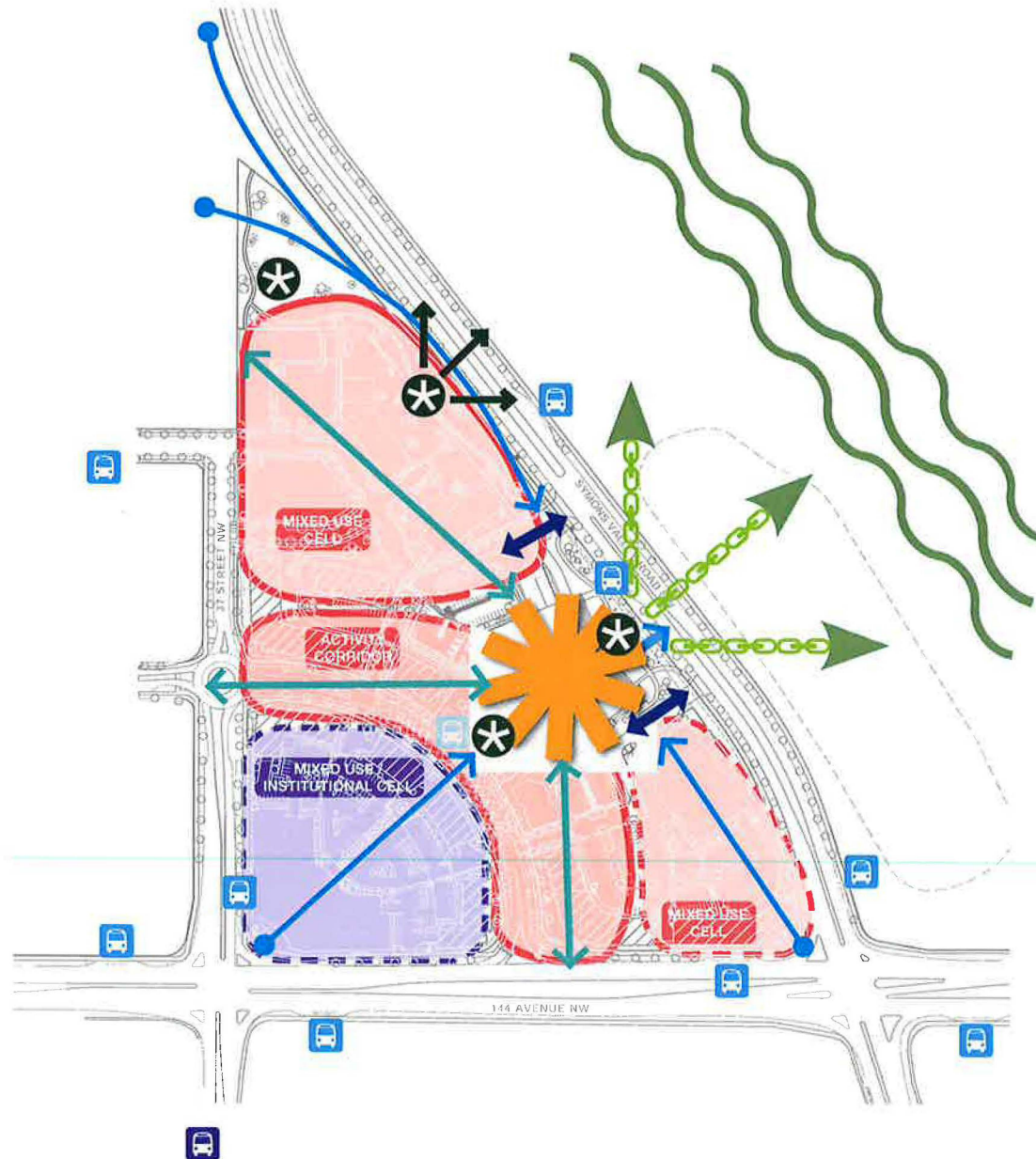


Sustainable Economic Evolution District (SEED)

- We proposing **pedestrian-oriented (walkable) mixed-use neighborhoods with public spaces to encourage interaction, and innovation**
- complex medieval layout patterns – interconnected systems of activated alleys, plazas, central market square - **while providing spaces framed by built form for urban food production in support of Symons Valley Ranch Farmer's Market (SVRFM), thus promoting a production-based society.**
- In line with the Master Village Concept Plan, **the SEED proposal includes** a full spectrum of residential options to accommodate modern family lifestyles, and also a range of **multifunctional/adaptive academic, business and cultural systems operating synergistically and holistically.**



Urban Design Framework

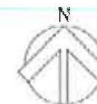


1.3 Urban Design

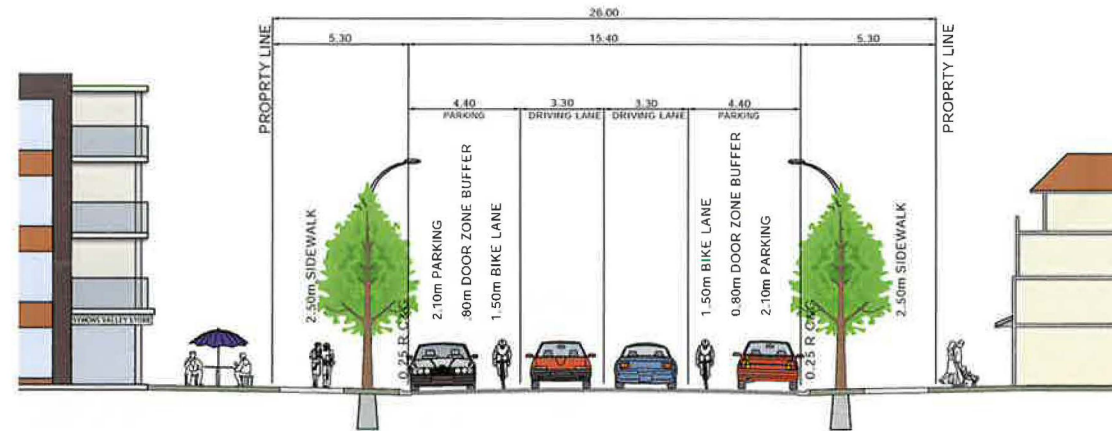
- Preserve the Agricultural and Ranching Legacy
- SVR Farmer's Market as Heart and Soul of the new Central CAC in the Glacier Ridge ASP
- Master Planned "Farm-to-Table" Urban Village Vision



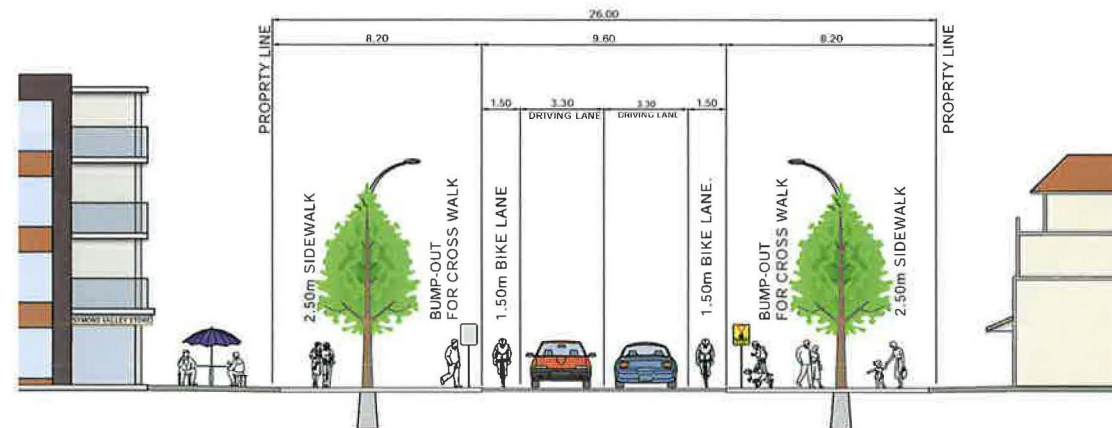
- URBAN & LANDSCAPE LINK
- PEDESTRIAN FOCUSED
- SHARED WITH PEDESTRIAN PRIORITY
- SHARED WITH VEHICLE PRIORITY
- HEART AND SOUL OF COMMUNITY ACTIVITY CENTER (SVRFM)
- OUTDOOR AMENITY SPACE



Activity Street - Cross Sections

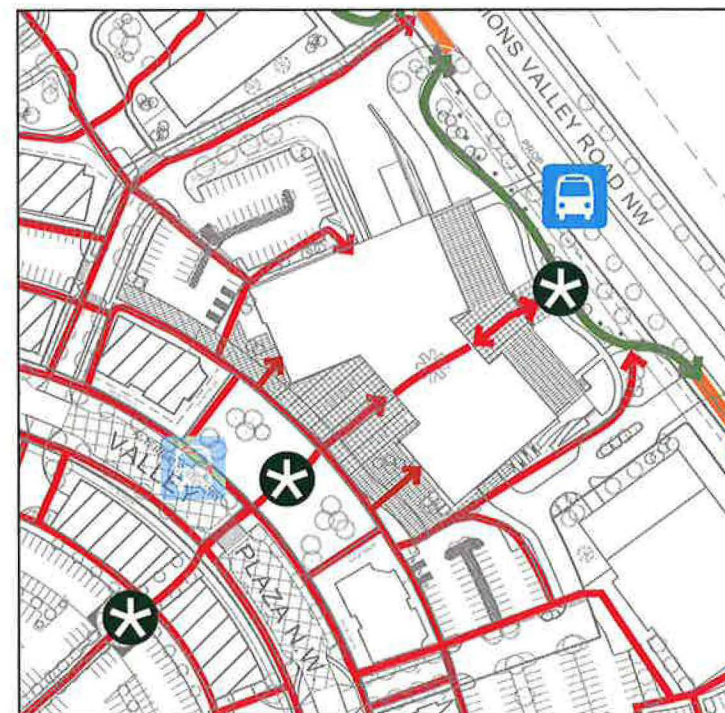


26.00m ROW CROSS SECTION A-A
ACTIVITY CENTRE STREET
(SYMONS VALLEY PLAZA)



26.00m ROW CROSS SECTION B-B(@ CROSS WALK LOCATIONS)
ACTIVITY CENTRE STREET
(SYMONS VALLEY PLAZA)

Pedestrian Circulation



- ALTERNATE BUS STOP
- FUTURE BUS STOP
- EXISTING BUS STOP
- REGIONAL PATHWAY
- GREEN CORRIDOR
- INTERNAL SIDEWALKS OR PATHWAY CONNECTIONS
- OUTDOOR AMENITY SPACE



Preliminary - Subject to Revision



Vehicular Circulation



Preliminary - Subject to Revision

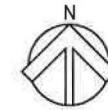


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Open Space Plan



- GREEN SPACE
- PARK



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1.4 Conceptual Renderings



** Images are conceptual only*



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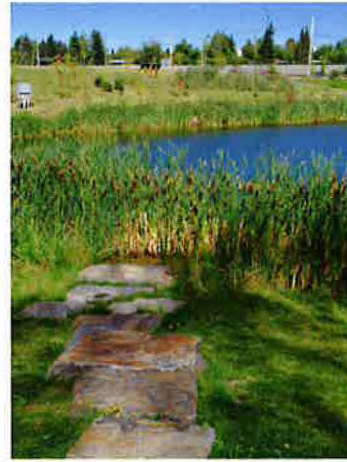
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FARMER'S MARKET LANDS REDEVELOPMENT

2.0 Economic Development

- Collaborating with Calgary Economic Development;
- Agriculture sector is a significant component of GDP output;
- Ag-Tech: Opportunity to attract new investment and new businesses/jobs to the City within the Agriculture sector before they pick a different jurisdiction; and
- Synergies with the surrounding communities, developers and stakeholders.



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development
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3.0 Policy Alignment

Municipal Development Plan & New Community Guidebook

The Symons Valley Ranch Farmer's Market redevelopment along with the SEED vision represents a strong implementation of the City's MDP objectives and New Community Guidebook. This mixed use development will enable residents to live, work, play and learn within this designated Community Activity Centre, with an emphasis on elevating the general awareness of how food comes from Farm to Table.

A Prosperous Economy: The SVR Farmer's market has been an economic generator in this part of the City supporting local ranching and agricultural related jobs, while offering a highly desirable and culturally valued service to area residents and beyond. This proposal will facilitate the rebuild of a new Farmer's Market and solidify its legacy and as the core of a new innovation hub related to life-long learning and food awareness, food production, nutrition and overall health and wellness.

Complementing business campus, retail services, academic and research institutions, agri-sciences and health services are all envisioned synergistic uses within the SEED to create a vibrant competitive and sustainable hub; a hub that will also offer a variety of new housing choices allowing the future workforce to reside within the community.

This proposal takes advantage and builds upon the mystique and entrepreneurial spirit of the Farmer's Market that was destroyed by fire and will bring that latent energy back to bear on the revival of a New and modernized Market and beyond. There is a real and authentic business venture that underwrite this proposal that will become a welcome asset to the City's overall urban and economic fabric.

Shaping a More Compact Urban Form: The SEED represents an inclusive, mixed use, transit supportive community that will achieve greater intensity thresholds than typically found in most Calgary neighbourhoods. The scale and complement of uses mean that future residents will be afforded the option to walk to work and reach their daily needs. For those that choose to go off-site, transit service will provide access down the spine of the development, if they don't opt for the private automobile option. Overall, this development represents a compact urban form and better optimizes upon infrastructure investment.

Creating Great Communities: The master plan for the SEED is founded on a definitive community vision that binds us all – the need for food and nutrition. At the heart of the community, the new SVRFM is intended to heighten our awareness of food production and consumption, and the very significant amount of our daily lives eating occupies. This common essence is what will bind all residents and businesses in a safe and nurturing environment, and where we continue our collective effort to define ourselves through what and how we eat. This will be a vibrant and energetic community centre where people come to live, learn and celebrate health, wellness and how food gets from the Farm to our Tables.

The plan provides additional residential options that meet the needs of contemporary households, while offering a range of adaptive and innovative business and academic space for those seeking to evolve how we manage food and nutrition. The SEED will allow them all to converge in a synergistic fashion.





Urban Design: Attentive efforts have been made to create a robust and well connected public realm, from the pedestrian focussed activity street, with street oriented building expression, to the central urban plaza that presides over the entry to the new Farmer's Market. Strict attention is being paid on how the built form will frame and define the public realm, and the transparency and permeability of the built form in and through the public space. Human comfort and physiological needs and responses will be carefully considered for each development cell starting with the new Farmer's Market. The cultural milieu will be unprecedented in Calgary.

Connecting the City: The SEED will be feature an array pedestrian connectivity choices from separate pathways to separate City sidewalks. All connections will link to Transit stops as well as any offsite trail/pathway links around the perimeter of the community. This community will be well connected to the rest of the City through transit, pedestrian routes, alternative modes of transportation, as well as via private vehicles.



Greening the City:

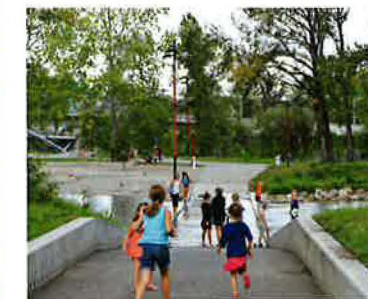
A careful and strategic allotment of open space and parks are embodied in this master planned community. Two identifiable and distinct municipal parks are planned; one offers a more urban and animated context where residents and visitors can enjoy the space and takes advantage of the uses that frame that space, while another takes advantage of the local natural landscape assets. One space will cater to animated and programmed activities, while another will cater to more passive and meditative activities.

Throughout the community, significant investments will be made in street tree canopy wherever possible. All development forms will address and feature the major landscape asset that presides over this community, the Symons Valley or West Nose Creek area itself.

Framework for Growth and Change

The SEED represents a logical and contiguous next step in the City urban expansion. Although the development of the SEED reflects a very modest investment and extension to the existing urban fabric, it will deliver tremendous benefits for its size. This CAC will deliver a development that will:

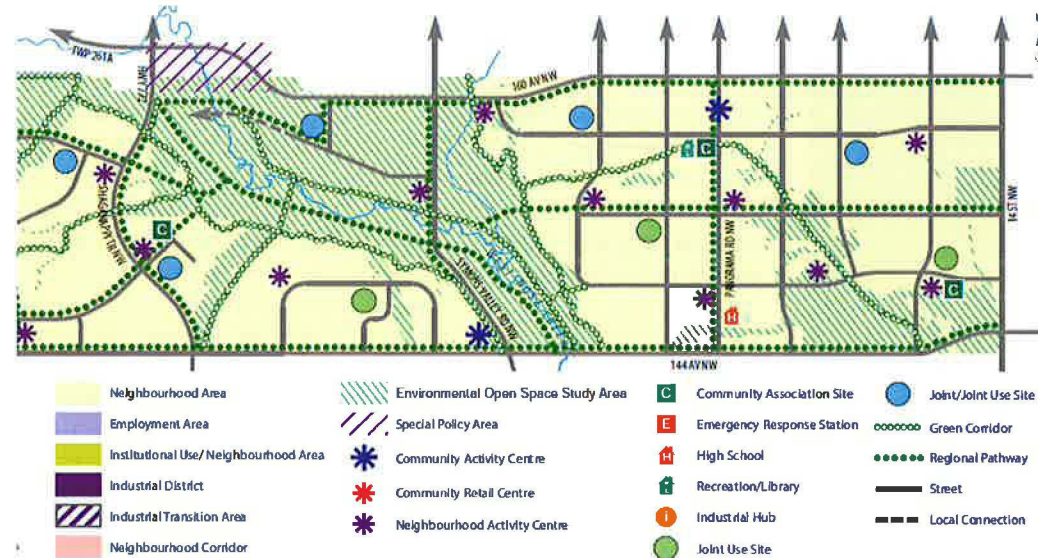
- Broaden the housing typologies being offered in this area of the City;
- Deliver higher than average jobs and population intensities;
- Capitalize on existing and future infrastructure in a more efficient manner;
- Offer more effective use of existing land within the City with lower ratio of public roads; and
- Create more sustainable and well integrated transit supportive community, without a net burden on the City's financial position.



Glacier Ridge Area Structure Plan

The site is located within the Glacier Ridge Area Structure Plan (ASP). Map 3 in the ASP "Land Use Concept," identifies the site falling within a Neighbourhood Area and contains a Community Activity Centre and Green Corridor. Furthermore, the site has been identified as the "Central" Community Activity Centre (CAC), which are influenced by Policy provisions 7 through 12 under section 3.2 of the ASP. The proposed SEED district readily addresses these policy provisions as follows:

- The entire SEED district is premised on the ranching and agricultural legacy of the site and the resurrection of the Farmer's Market that burned down in January 2017 to create a new heart to this master planned complete community;
- The overall site plan is configured to take advantage and optimize views of Symons Valley and West Nose Creek through a series of connected public and privately maintained amenity spaces that will together act as one larger open space network. Stepped building forms have also be considered to maximize upon the potential views of this major landscape asset;
- Future development form will be either be well integrated into the natural topography and/or respect the areas of topographical changes and use them as part of the open space amenity network.
- Wherever possible, all buildings are being configured to have the ability to overlook Symons Valley from various perspectives;
- The proposed site configuration and internal street network will efficiently augment the transit service currently offered on 144th Avenue and ensure that every location within this CAC will be within 400m walking distance to transit; and



Land Use Concept



Central CAC

- Throughout redevelopment, the central CAC is encouraged to retain ties to its historical association as the site of Symons Valley Ranch, either symbolically or, if possible, by repurposing the existing building.
- The central CAC should utilize multiple views overlooking Symons Valley and West Nose Creek to provide public and private amenity spaces. Private amenity spaces will use visually permeable fencing to enhance the perceived amount of open space.
- Future development should be designed to respect the existing land topography and provide pedestrian connections into Symons Valley and with the surrounding area.
- Buildings should provide entry into amenity areas overlooking Symons Valley.
- Given the transit opportunities along 144 Avenue NW, strong pedestrian connections should be incorporated to provide direct access from the CAC to transit.
- Parking facilities, loading areas and recycling and waste facilities should not be located between a building and the escarpment edge.

- All parking facilities are being carefully designed, positioned and screened to ensure they are appropriate integrated into the overall landscape aesthetic.

This proposed Community Activity Centres (CAC) will provide convenient locations for a range of higher density housing types, local employment and retail services to the surrounding community. Green corridors connect natural areas through a variety of open space corridors and also provide places for people to walk and cycle in a range of environments, some more urban in feel, while others will be naturalized.

Overall, the SEED (or proposed CAC) will easily exceed the intensity target of 150 people and jobs per hectare, and represents fully what the City envisions for a CAC.



4.0 Triple Bottom Line & Projected City Benefits

Fiscal/Economic Parameters

Total Construction Value

Based on the Master Plan and anticipated development form, at full-build out, this community will see development totalling over **\$505M in total construction value** and the construction jobs associated with this build out. In addition, this community will generate approximately **\$5.57M in Building Permit fees** for the City of Calgary.

Acreage Assessment Revenue

Upon build out, this development will contribute over **\$6.8M in acreage assessments** to the City.

Added Tax Revenue

It is anticipated that this development will generate annual property and business tax revenue to the City in the amount of **\$4.3M*** and **\$312,000***, respectfully. This represents long term, stable revenue and is more attractive on a per hectare basis than convention suburban development forms. This level of revenue is consistent with the City's MDP and Sustainability objectives.

**This amount is based on 2017 City of Calgary property and business tax rates and does not account for inflation.*

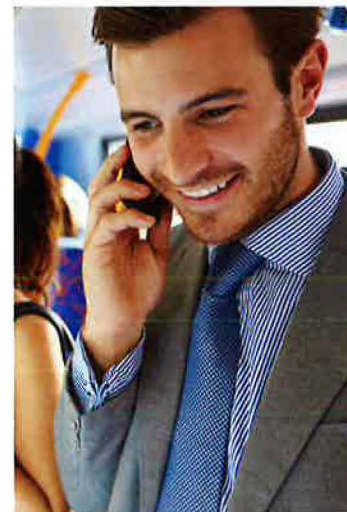
Social Parameters

Job Creation & Population

Over **1200 permanent jobs** (or Full Time Equivalents) will be created as part of this development. This project is anticipated to generate over 2500 temporary construction and _____ jobs. In addition, this community will be home for up to **2480 future residents** living in a range of multi-family housing options from townhomes, stack townhomes and apartments. This community further broaden the housing choices in this sector of the City and offer greater resiliency and inclusiveness, and help address the social objectives of the City.

Environment & Culture

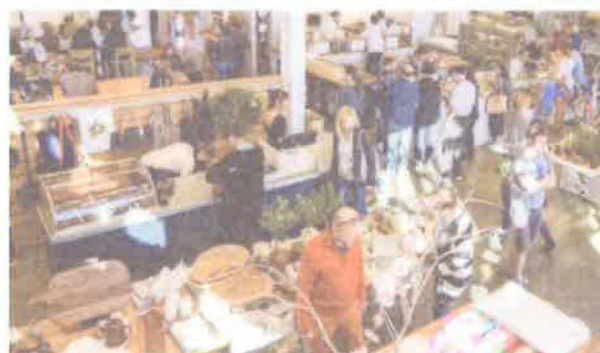
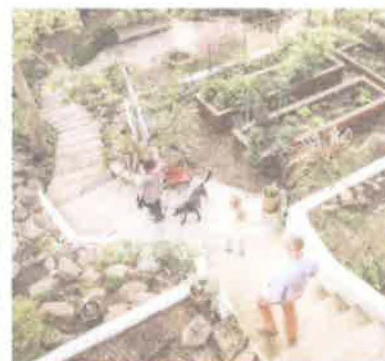
The underlying vision of the development is to enhance and preserve local ranching and agricultural history, that has become a part of the culture and soul of this community in the north end of the City.



5.0 Summary

- Logical contiguous growth sequence - Servicing at perimeter of property
- Transit supportive
- Diversifies housing choices and enhances inclusiveness and community resiliency
- Puts people back to work while creating numerous construction jobs and adding a substantial number of new permanent jobs
- Fully fulfills City's/MDP objectives and target for CAC's – more efficient use of land assets
- Fiscally sustainable – high yielding property tax revenues expected to cover long term operational costs
- Acknowledges and preserves the local ranching and agricultural history
- Minimal burden on City resources, offers immediate new supply of land for businesses and new homes, with optimized long term revenues for the City.







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