

SYMONS VALLEY CENTRE PRINCIPLES, DEVELOPMENT PHASING AND BUILD OUT PLAN

The build out and investment strategy in this report is informed by corporate, partner and market readiness to realize Council's objectives of optimizing the use of the site, leveraging partnerships, maximizing investment and delivering on civic services within budget constraints. As an Integrated Civic Facility Planning (ICFP) Learning Project, this initiative will develop the building blocks for future multi-use and partnership opportunities based on the lessons learned.

The purpose of this attachment is to list the principles used in developing the build out strategy, describe the development phasing over time and outline the recommended Symons Valley Centre build out plan.

PRINCIPLES USED IN SYMONS VALLEY CENTRE BUILD OUT AND INVESTMENT STRATEGY

Principle	Response
Multi-Use Facilities	Encourage opportunities for integration of development by City services, civic partner agencies and the private sector by seeking efficiencies and complimentary sharing of spaces in buildings, public areas, parking, management; accommodate and encourage complementary services leading to service benefits through co-location; focus on citizen needs by developing City facilities within communities that include broader services such as health, child care, non-market affordable housing, and education; maximize land utilization of existing City lands
Flexibility and Choice in Execution	Built in flexibility in execution through lot arrangements and subdivision allows phased development through time, with 'off ramps' that allow disposition of land or development at later dates; flexibility in phasing allows matching phases with available capital through budget cycles; subdivided parcels provides sites that are flexible for different uses depending on funding or market changes (e.g. office vs. residential; changes in sector absorption rate; additional city services required).
Infrastructure Led Development and Municipal Development Plan Goals	Strategically located civic facilities to create service clusters that attract people, private development and encourage economic resiliency; investment in the Symons Valley Centre signals interest in the area, anchoring development in the NW in a Community Activity Centre on the primary transit network and related supportive transit infrastructure; planned development integrated with local development and build out plans that act as a catalyst to completing the community build out (full details on Planning Context in Attachment 3); meet MDP and Council mandated intensity targets (population and jobs per hectare).
Full Development Potential	Build out and investment strategy realizes the benefits of a strategic land purchase; articulates full build out potential that facilitates long term Return on Investment through maximizing use of the land; this densification and subsequent Phase 1B, 2 and 3 is facilitated by provision of site infrastructure in early phases; site investment includes site servicing, provision of a public road through the site (the 'high street'), as well as provision of Phase 1A's parking requirements through structured parking.
Site Partnerships	The Site master plan provides opportunities for The City to partner with public or private partners as phases develop. Through discreet subdivisions and/or lot arrangement, land interest can be disposed for use by site partners to further develop civic services or private market for eventual tax uplift in later phases. Phase 1B can include education and/or health services. Phase 2 can be used for civic expansion or sold to private interests.

<p>Accommodating City, Community and Partner Uses</p>	<p>Through investigation of citizen service needs and business unit service analysis, the Symons Valley Centre Phase 1A includes the following service lines:</p> <p>a) Calgary Public Library Branch Provision of an anticipated 1,800 square meter library in an area that Council has recognized as experiencing a long-standing library services gap; provision would address an outstanding service need in NW Calgary.</p> <ul style="list-style-type: none"> • Community Spaces Meeting rooms and community rooms accessible to the public will be provided as part of programmable spaces of the Library. <p>b) Arts and Culture spaces Building on the actions identified in CPS2016-0867 Cultural Plan for The City of Calgary, the development of a dedicated cultural space will address the shortage of cultural amenities in Calgary and the desire from citizens to engage in cultural activities in their neighbourhoods. Multifunctional in design, the room will allow citizens to program a wide variety of cultural activities supporting a diversity of community cultural expressions.</p> <p>c) Affordable Housing The Symons Valley Centre site is a greenfield location that scores high on affordable housing suitability criteria which includes considerations such as proximity and access to schools, grocery stores and amenities and provision of transit. Provision of 48 units will contribute to meeting the targets of Foundations for Home: Calgary's Corporate Affordable Housing Strategy.</p> <p>d) Transit Hub The Symons Valley Centre development will serve as a central point for feeder routes, a connection to BRT routes and a park and ride as well as support a Community Activity Centre (CACs are areas of moderate job and population growth convenient to one or more communities and supported by the Primary Transit Network). RouteAhead currently identifies a Bus Rapid Transit (BRT) connection from Sage Hill to the Red Line beyond 30 years, however, transit service exists today that connects to the Red Line. The full service will be included in future phases of build out.</p> <p>e) Child Care/small scale complementary retail The functional program for Phase 1A includes proposed provision of a leasable space suitable for a child care use. The space will be leased at full market value and operated by a 3rd party operator. The development also includes the proposed provision of small retail, such as coffee shops or other uses complementary to the main services of the facility. The inclusion of small scale retail is based on market analysis for the area that supports the viability of small scale retail and responds to Council direction in the Integrated Civic Facility Planning Program to test inclusion of leasable spaces, where appropriate, to mediate operating costs of a facility. The provision of these spaces is contingent on funding availability and source suitability after the core services of library, affordable housing and arts and culture have been provided for.</p>
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DEVELOPMENT PHASING

The following outlines the proposed phasing and build out of Symons Valley Centre.

Phase 1A (Figure 1) – City of Calgary service centered development – 2-5 years

- multi-service facility delivering a library, community spaces, arts and culture spaces, affordable housing, child care and complementary retail
- facility users share amenities including common use areas, common building components, common outdoor spaces, shared parking, shared street frontage
- multi-service facility realizes high number of service lines delivered per acre of usable City land base
- child care and retail spaces leased at full market value mediate operating costs of the overall shared facility
- investment in supportive site infrastructure (streets, landscaping, building interface, site servicing) allows development of later phases of Symons Valley Centre

Phase 1B (Figure 1) – site partnership opportunities – 2-5 years

- opportunities for site partners such as education and/or health to co-locate on the Symons Valley Centre site
- demonstration of partnership with other levels of government to further enhance the service offerings of the site to surrounding communities' populations
- maximizes front-facing civic-centered service lines per acre of usable land base

Phase 2 (Figure 2) – private or civic development parcels – at discretion

- through subdivision into discreet and viable development parcels, Council retains the option to dispose of lands for private sector mixed use development
- benefit would be derived from land sale price and increase in tax assessment base when developed, enabled by initial investment in site and infrastructure (costs of which can be built into the land purchase price)
- subdivision of land also retains the option of keeping the lands in City land base, either for development of civic services or to wait for optimum market conditions for sale

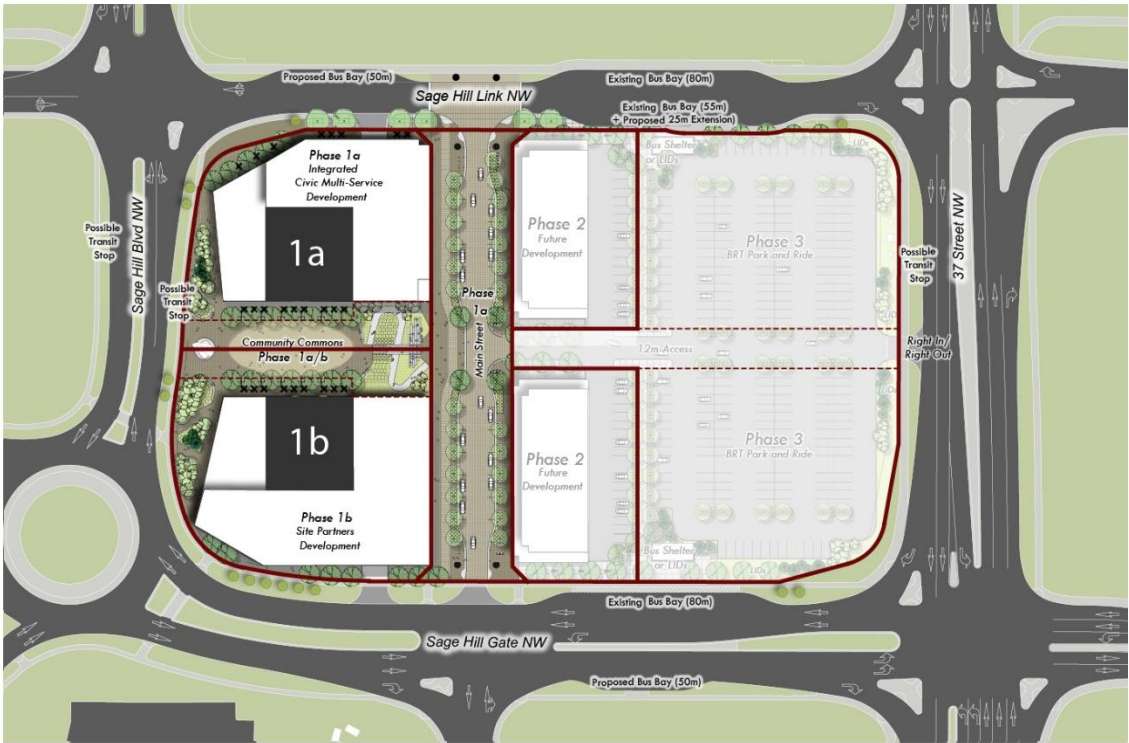
Phase 3 (Figure 2) – full BRT Park and Ride development – 5-10 years

- transit infrastructure will be built out in increments in response to area service demands
- full development of Park and Ride and BRT infrastructure completes development of the site on the east portion, fully realized for delivery of service value to citizens over time

Phase 4 (Figure 3) – full development potential – 30+ years

- BRT parking originally developed as surface parking acts as a 'land bank' that may be developed further in the 25+ year future, either by The City or the private sector, to fully maximize use of the land
- full site development requires incorporation of the surface level BRT parking stalls in new structured multi-use parking, either funded directly by The City or as part of condition of land sale

FIGURE 1
Concept Plan Phase 1a & 1b
(2-5 years)



Phase 1a (2 Years)

An integrated civic multi-service building

- Calgary Public Library
- Arts and culture spaces
- Calgary Affordable Housing
- Possible retail (e.g. coffee shop)
- Possible service spaces (e.g. child care)

Phase 1a includes community meeting spaces, a multi-purpose room and a kitchen available through the Library and arts and culture spaces

A Main Street

- Convenient on-street parking
- Landscaping, bike path and cycling infrastructure
- Large pedestrian area
- Initial 'Community Commons' landscaping tied to Main Street access

BRT Transit Services

- Existing infrastructure

Phase 1b (2-5 Years)

A Site Partners Building

- Potential education services
- Potential health services
- Other

An Outdoor Open Space

- Completion of the outdoor Community Commons
- Multi-functional space

**Dates and plans are subject to change*

FIGURE 2

Concept Plan Phase 2 & 3 (5-10 years)



Phase 2 (5-10 Years)

Future Development

- Potential main street retail
- Potential residential / office spaces
- Potential civic uses (education, health, other)

Phase 3 (5-10 Years)

Expanded BRT Transit Services

- A 250-stall park and ride surface parking facility
- Bus shelter

**Dates and plans are subject to change*

FIGURE 3

Concept Plan Full Development Potential Phase 4 (30+ Years)



Full Development Potential (30+ Years)

Private disposal and/or civic expansion

- Remaining parcels developed by City or private developer
- Surface parking becomes 250+ stall multi-use structured parking

Dependencies

- provision of additional multi-use structured parking
- future economic/environmental/social influences that support development
- replacement of BRT parking by City or private funding