

Planning & Development Report to  
Calgary Planning Commission  
2019 April 18

ISC: UNRESTRICTED  
CPC2019-0474

## **Community Name in Residual Sub-Area 02K (Ward 2), SN2019-0004**

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### **EXECUTIVE SUMMARY**

This community naming application was submitted on 2019 March 11 by IBI Group Ltd on behalf of the landowners Symons Valley Ranch GP Inc, in conjunction with outline plan, LOC2017-0232. This application proposes a community name for the future subdivision and development of 12.44 hectares  $\pm$  (30.74 acres  $\pm$ ) to create a new Community Activity Centre in the heart of the *Glacier Ridge Area Structure Plan*.

The landowners seek Calgary Planning Commission and City Council support in approving Symons Valley Ranch as a community name for the area identified in the above-mentioned outline plan. The proposed community name will capture the sites historical legacy, acknowledge the sites agricultural and ranching roots and further affirm the Farmers market sense of community and hospitality.

#### **ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, of the proposed community name of Symons Valley Ranch.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

None.

### **BACKGROUND**

IBI Group Ltd, on behalf of Symons Valley Ranch GP Inc, submitted the subject application on 2019 March 11 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1). Currently the area is identified as Residual Ward 2 – Sub Area 02K. The associated outline plan LOC2017-0232 was heard by Calgary Planning Commission on 2019 March 21 and was recommended to Council for approval.

The subject site was part of land annexed to the City of Calgary from Rocky View County in 2007. At the time, various uses were being operated on site including a rodeo ground, RV parking and storage, and a restaurant and bar. In 2015, this parcel was identified as a Community Activity Centre within the *Glacier Ridge Area Structure Plan*. This Community Activity Centre is intended to develop as a mixed-use village that cultivates a farm-to-table hub centred by the rebuilt Symons Valley Farmers' Market.

The Symons Valley Farmers' Market had been operating on the subject site for several years. In 2017, a fire destroyed the building that housed it. The desire to rebuild the Symons Valley Farmers' Market resulted in a land use redesignation and outline plan application (LOC2017-0232). The outline application includes several additional elements and an increased intensity from what previously existed on the site and is well illustrated through a Master Concept Plan. (Attachment 2).

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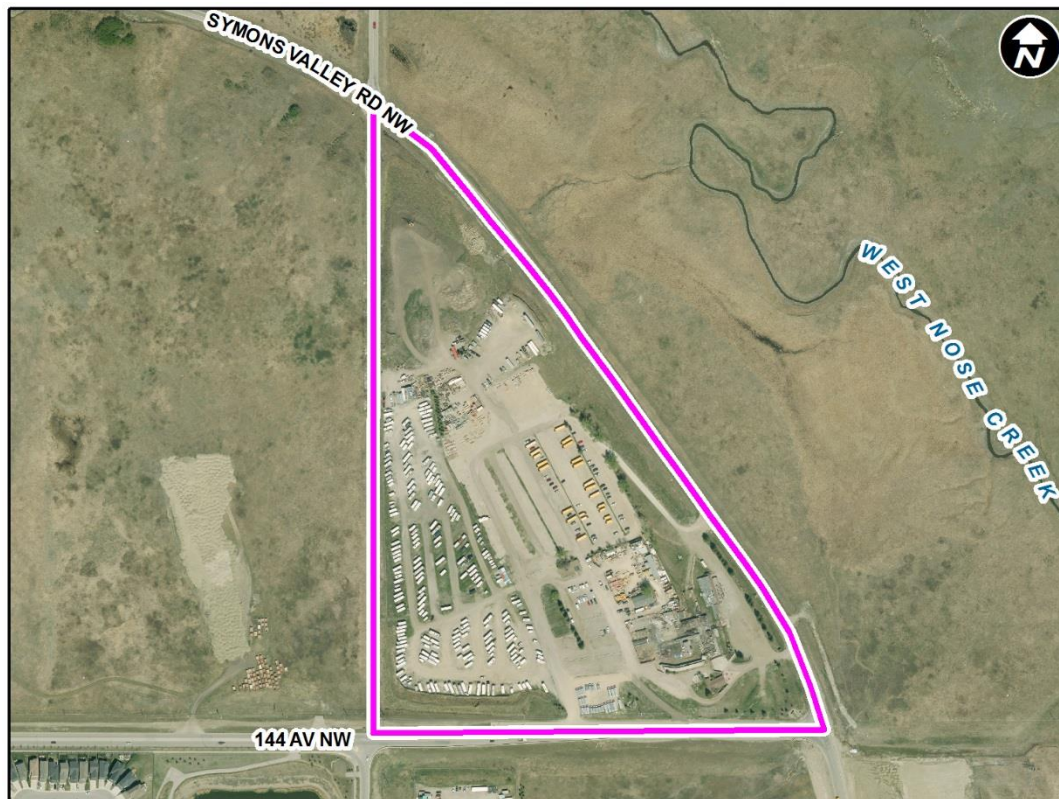
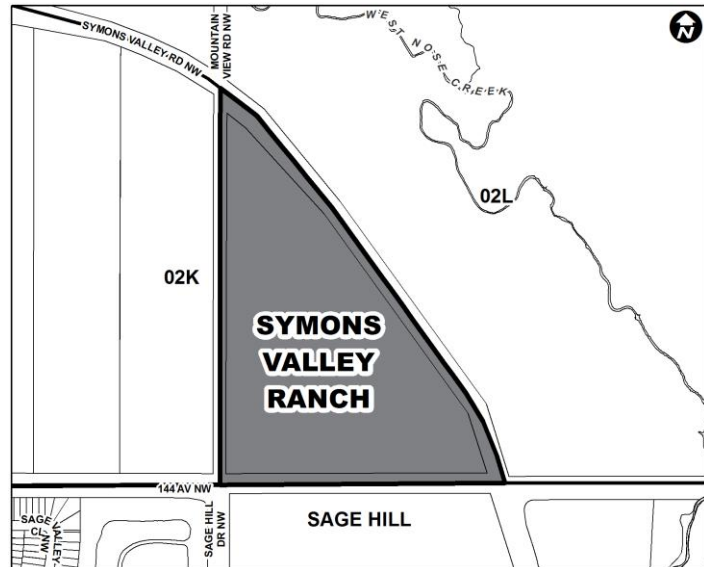
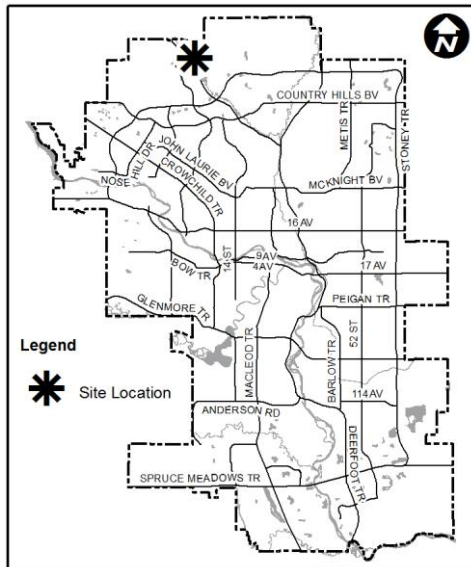
The legacy of the site traces back over 50 years and has since become a unique multi-purpose facility that continues to evolve. The name Symons Valley Ranch is a unique community name but encapsulates the area's agricultural and ranching roots. The proposed community name will pay tribute to the site's historical legacy and affirms the farmers' market sense of community and hospitality within the area.

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**Location Maps**



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### **Site Context**

Situated west of West Nose Creek and north of the community of Sage Hill, the site is a triangular parcel comprising approximately 12.44 hectares (30.74 acres) of land located at the northwest corner of 144 Avenue NW and Symons Valley Road NW. Currently the site contains several buildings including a site office and restaurant. There are portions of the site that are also currently being used for the Symons Valley Farmers' Market and vehicle storage.

Surrounding parcels to the north, west and east of the site remain in an agricultural and/or natural state but are identified for future development. South of 144 Avenue NW is a City of Calgary park with a Park's Depot and a storm pond. Further to the south is the community of Sage Hill.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

#### **Stakeholder Engagement, Research and Communication**

The subject application was circulated to various City of Calgary business units and other agencies for review. No objections to the proposed community name were received.

#### **Strategic Alignment**

The proposal aligns with the *Municipal Naming, Sponsorship and Naming Rights Policy*.

#### **Social, Environmental, Economic (External)**

Not applicable.

#### **Financial Capacity**

##### ***Current and Future Operating Budget***

Not applicable.

##### ***Current and Future Capital Budget***

Not applicable.

#### **Risk Assessment**

There are no significant risks with the proposed name.

#### **REASON(S) FOR RECOMMENDATION(S):**

Administration recommends approval as the proposed community name complies with the *Municipal Naming, Sponsorship and Naming Rights Policy* and there were no objections received during circulation of the proposed community name of Symons Valley Ranch.

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**ATTACHMENT(S)**

1. Applicant's Submission
2. Master Concept Plan