

Applicant Statement

Symons Valley Centre - Land Use Redesignation & Outline Plan 251 Sage Hill Boulevard NW

On behalf of the City of Calgary's Facility Management Business Unit, B&A Planning Group have respectfully submitted a proposed Land Use Redesignation & Outline Plan supported by a Master Concept Plan, to enable the redevelopment of a + 2.82 hectare (+ 6.97 acre) City owned site in the NW community of Sage Hill. The intent of the application is to accommodate an integrated civic and mixed use development that will encourage the co-location of community services including a public library, BRT Park & Ride, community gathering spaces, arts and culture spaces, affordable housing, opportunities for market housing and complementary retail and commercial uses.

The site is centrally located within five developing communities contained in the Symons Valley Community Plan (SVCP). It is bounded by Sage Hill Link NW and future mixed use (Anderson Project) to the north, 37th Street NW and future multi-residential development to the east, Sage Hill Gate NW and existing regional commercial development to the south and Sage Hill Boulevard and the future Town Centre to the west. The subject land was previously stripped and graded and is gently sloping from west to east.

The Municipal Development Plan (MDP) identifies the subject land as being within a Community Activity Centre (CAC). CACs aim to provide compact, mixed-use development that achieves a minimum intensity of 150 people and jobs per hectare. The SVCP identifies the site as a Civic and Mixed Use Area and contains policies on intent & composition as well as general design guidelines. The proposed land use outline plan & conceptual site plan have carefully considered & incorporated the policies of the MDP, Community Plan as well as feedback from stakeholders.

The Community Plan also stipulates that a Master Concept Plan be submitted in support of the initial Land Use / Outline Plan. A Master Concept Plan has been included with the application and provides an overall vision, design principles and guidelines, 3D massing and cross-sections. The associated Outline Plan includes the delineation of future parcels, location and design of the Main Street and BRT Park & Ride derived from the design of the Master Concept Plan.

Similarly, and in order to realize the vision for the site, a land use redesignation has been submitted proposing to redesignate the subject land from a regional commercial land use district, C-R3 f6.5h95 to a Direct Control based on the Mixed Use District (M-U1) and a High Density Multi-Residential (M-H2) District. The DC (M-U1) District will frame the future Main Street and accommodate the civic multiservice integrated facility, a possible site partner facility as well as two mixed use parcels. The DC (M-H2) District will accommodate the BRT Park & Ride as well as any long term opportunities for redevelopment.

This integrated mixed use project, known as the Symons Valley Centre, is predicated on providing compact, sustainable and high quality development and a new way of delivering civic services. We look forward to the support of Administration, Calgary Planning Commission & Council on this exciting new integrated, mixed use and multi-service facility in Calgary's NW.