

Welcome to the Symons Valley Centre **Public Open House**

The purpose of today's event is to:

- Share information about the Symons Valley Centre Master Plan.
- Answer your questions.
- Collect feedback on the draft Master Plan.



Please tell us where you live

Place a dot on the map



Symons Valley Centre Site Location



The Symons Valley Centre is located at 251 Sage Hill Boulevard N.W., in the north west community of Sage Hill.

The area comprises approximately 2.8 hectares of land at the centre of the five Symons Valley communities it will serve:

- Kincora
- Sage Hill
- Nolan Hill
- Sherwood
- Evanston

The future population of these areas is expected to reach 55,000 people.

It is surrounded by several developing residential sites and is east of the proposed town centre which is anticipated to include residential and retail developments.

The site is well connected to the existing and future regional pathway system.

Symons Valley Centre Site Background

2001

Symons Valley Centre lands identified as the site for a Transit Hub and the surrounding area for a Transit Oriented Planning Area as per Council-approved Symons Valley Community Plan.

2009

Symons Valley Centre lands identified on the Primary Transit Network as a Primary Transit Hub for a Bus Rapid Transit (BRT) and park and ride facility, as per the Calgary Transportation Plan.

2012 - 2016

Administration directed by Council to search for an appropriate land base for a Sage Hill area library. The City of Calgary purchased Symons Valley lands to meet the needs for a library and transit hub.

2017

Council approval on amendments to Symons Valley Area Structure Plan (ASP) that identified the site as a Civic and Mixed-Use Area.

The new ASP requires that development of the site be guided by a Master Plan.



Symons Valley Centre

Introduction

- The Symons Valley Centre is one of several projects The City is undertaking in response to Council’s direction to plan and deliver civic facilities that serve multiple purposes and services.
- This approach optimizes the use of City-owned land and increases efficiencies, partnerships, innovation and investment.
- The City is currently working with internal City business units and the public to develop a **Master Plan** that establishes a long-term, shared vision for the area to guide further development.

What is a Master Plan?

A Master Plan:

- Identifies preferred land and building uses and provides an optimal site layout for phased development.
- Guides future design, development and development permit application approvals.
- Satisfies the vision of approved City land use policies such as the Municipal Development Plan (MDP) and the Symons Valley Area Structure Plan (ASP).

Multi-use Facility Planning & Development



Symons Valley Centre Project Timeline



STAGE 1

LAND TRANSFER, FEASIBILITY STUDY AND AREA STRUCTURE PLAN AMENDMENT

Land purchase due diligence completed and potential civic and private uses identified
Winter 2016

Evaluation of alternative land use options completed
Spring 2017

Phase 1 community association meeting #1
Summer 2017

Symons Valley Area Structure Plan Amendment
Fall 2017



STAGE 2

FUNCTIONAL PROGRAMMING AND MASTER PLAN

Detailed needs identification with internal stakeholders
Fall 2017



Prepare draft Master Plan, community association meeting #2 & public engagement events / online survey
Winter 2017 - Spring 2018

Master Plan complete
Summer 2018



STAGE 3

LAND PLANNING APPROVALS

Land use redesignation application / outline plan application and subdivision process circulation
TBD



STAGE 4

PHASE 1 DEVELOPMENT AND DESIGN APPROVALS

Anticipated public engagement opportunity
TBD

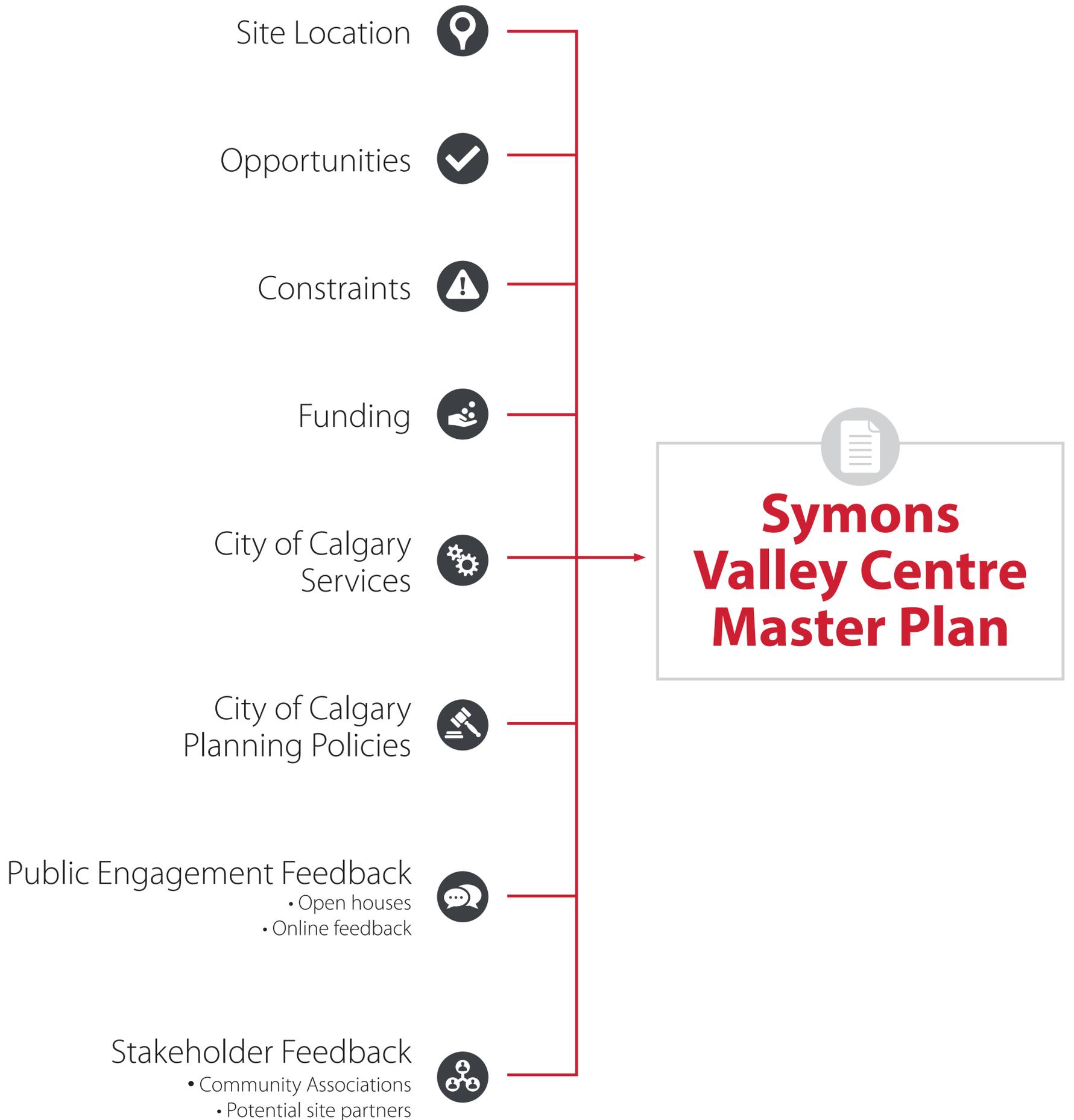


STAGE 5

PHASE 1 CONSTRUCTION

TBD

Symons Valley Centre Project Considerations



Symons Valley Centre

Objectives

- Deliver a new library for surrounding communities.

- Meet transit requirements for BRT, bus bays, shelters and park and ride.

- Provide affordable housing units to support ongoing need in our city.

- Explore opportunities to align with other government services, non-profit services and private developers.

- Integrate community space and arts and culture activities.

Guiding Principles

- A compact, transit-supportive activity Centre.

- A slope-adaptive development.

- A walkable place that incorporates multi-modal connections to adjacent parcels.

- A mix of civic and private development and a high-quality public environment.

- Design for climate and sustainable infrastructure to support year-round use of facilities.

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

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

Future Development

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

Concept Plan Phase 2 (5-10 years)

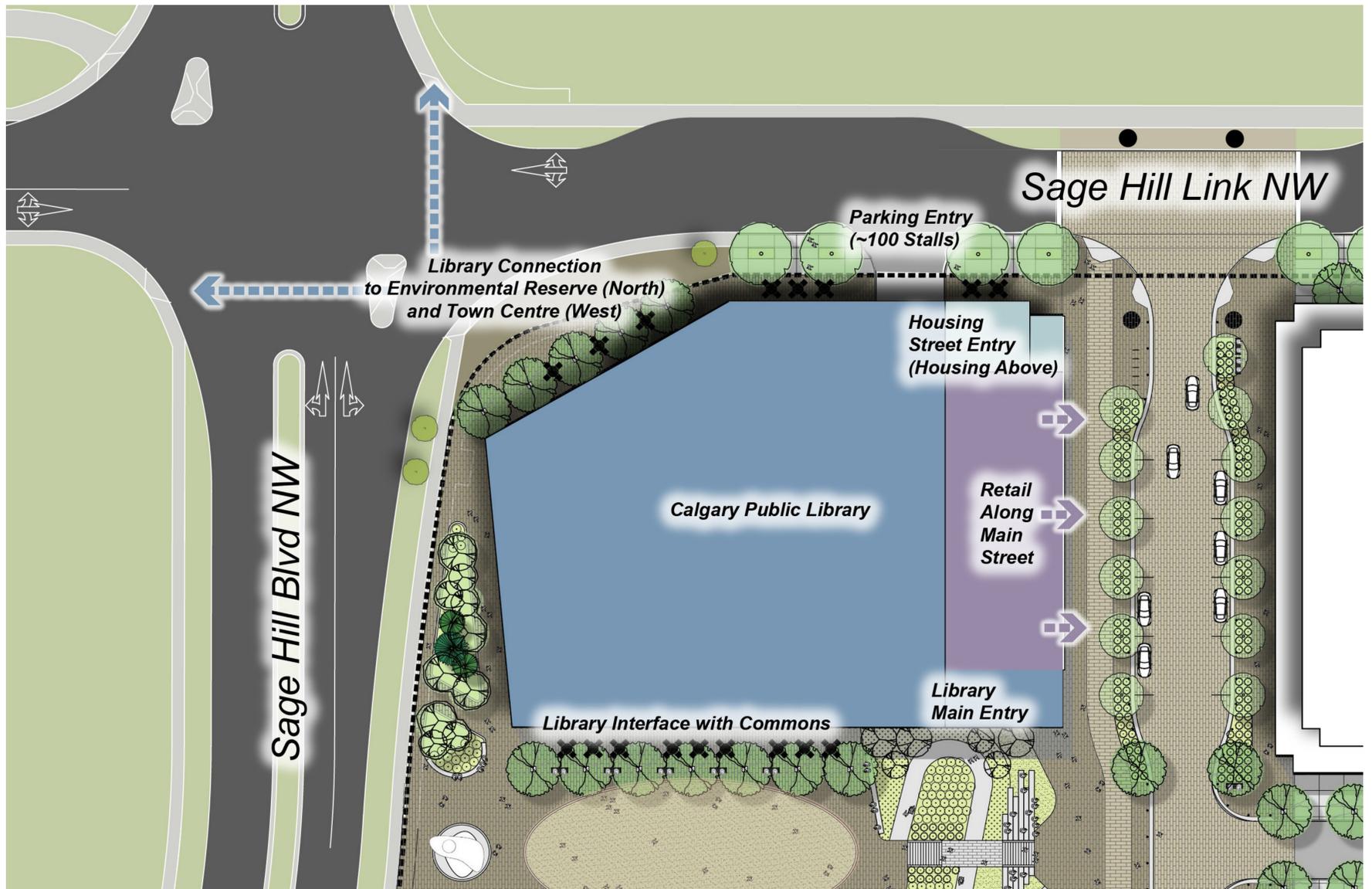


Phase 2 (5-10 Years)

Expanded BRT Transit Services

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

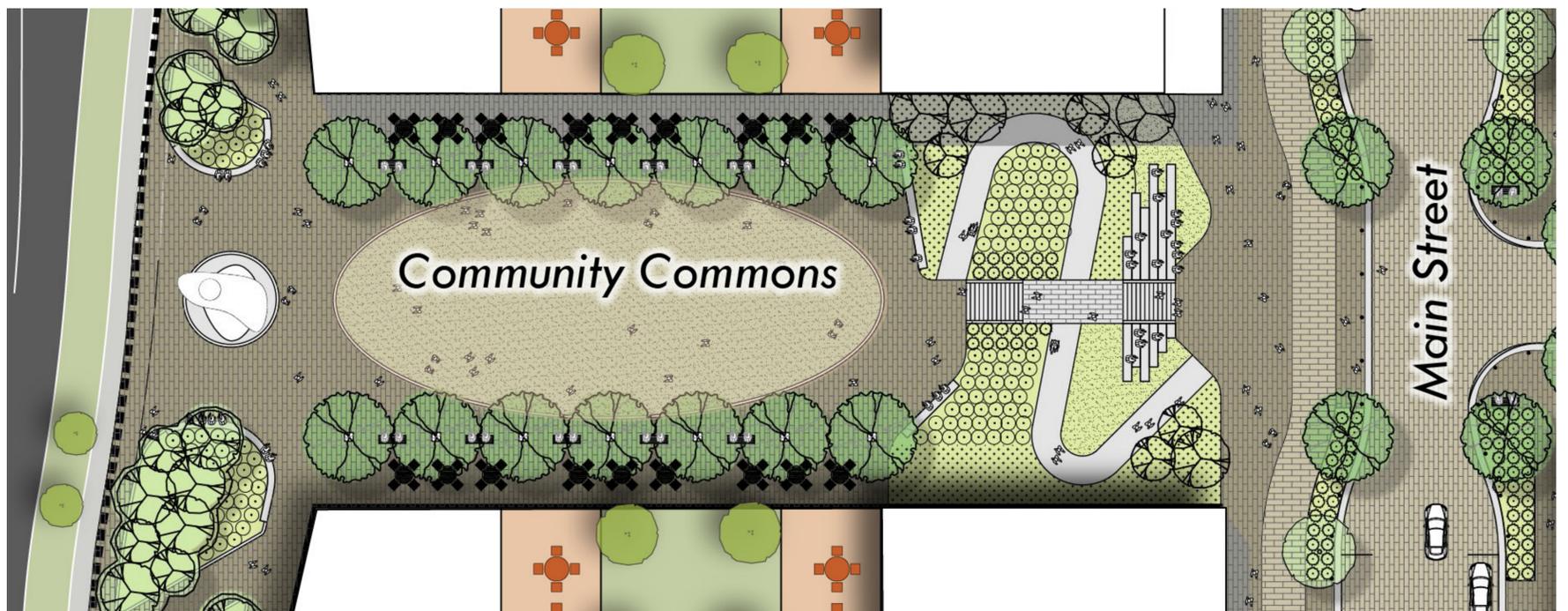
Phase 1a Multi-Service Facility



**Conceptual drawing, subject to change*

- The Phase 1a Multi-Service Facility is located on the northwest corner of site with visual and pedestrian connection to the Environmental Reserve park.
- The building adapts to sloped topography for space efficiencies and at-grade structured parking.

Phase 1a/b Community Commons



- The “Community Commons” is an outdoor building amenity space to be made available to the community for events and activities. It will incorporate access from Sage Hill Boulevard to the Main Street via ramping and stairs.
- ~ 30m x 75m (100ft x 250 ft).
- ~ ½ acre - 2,000 square metres - 23,000 square feet.
- Similar in size to the Symons Valley United Church building.



Phase 1a

Calgary Public Library



- Calgary Public Library will operate a community library of approximately 2,000 m² to serve the 55,000 people that will live in the five Symons Valley communities.
- The library will be a bright, vibrant and visible place in the community.
- The library will also focus on activities for children, young families and community outreach to foster literacy and lifelong learning.
- Meeting rooms and a multi-purpose room within the library will be available for bookings by community groups.
- The library provides an anchor for a learning and culture space through connections to the Main Street, the Environmental Reserve open spaces and Bus Rapid Transit services.

Phase 1a

Arts and Culture Space



- The City of Calgary is committed to the development of dedicated arts and cultural amenities throughout the city, allowing citizens the opportunity to have access to a wide variety of cultural activities in their own neighborhoods.
- The Phase 1a multi-service facility is proposed to include an ~ 360m² multi-purpose facility with a kitchen that can accommodate a range of activities such as painting and dance classes, performance rehearsals, music events, photography club, cooking classes, ethno-cultural and community events that are focused on arts and culture.
- The facility is proposed to share a lobby with the library and will be accessible outside library operating hours.

Phase 1a Calgary Affordable Housing

Everyone deserves a safe and stable place to call home, but not everyone can afford one.

84,000
or nearly
1 in 5  **households** are struggling to pay for shelter costs

42,000 households
at risk of becoming homeless due
to spending **more than 50 per cent**
of income on shelter costs

More than
3,200
Calgarians are
homeless



According to The City's
definition of
affordable housing,
a household is in need
of affordable housing
when it earns less than
\$60,000/year and
spends more than
30 per cent of gross
income on shelter costs

Percentage rental

Montreal	64%
Toronto	45%
Edmonton	35%
Calgary	28%
Canada	31%

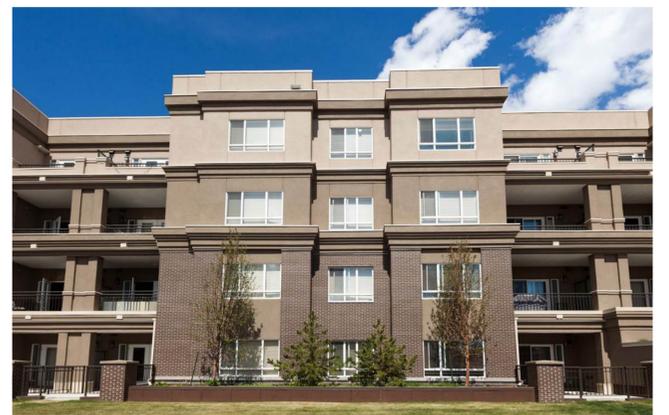


Calgary's lowest
market **rental**
rates are among
the **highest in**
Canada, and the supply
is limited

Income needed to
afford average rent
for a two-bedroom
apartment in Calgary
\$53,000

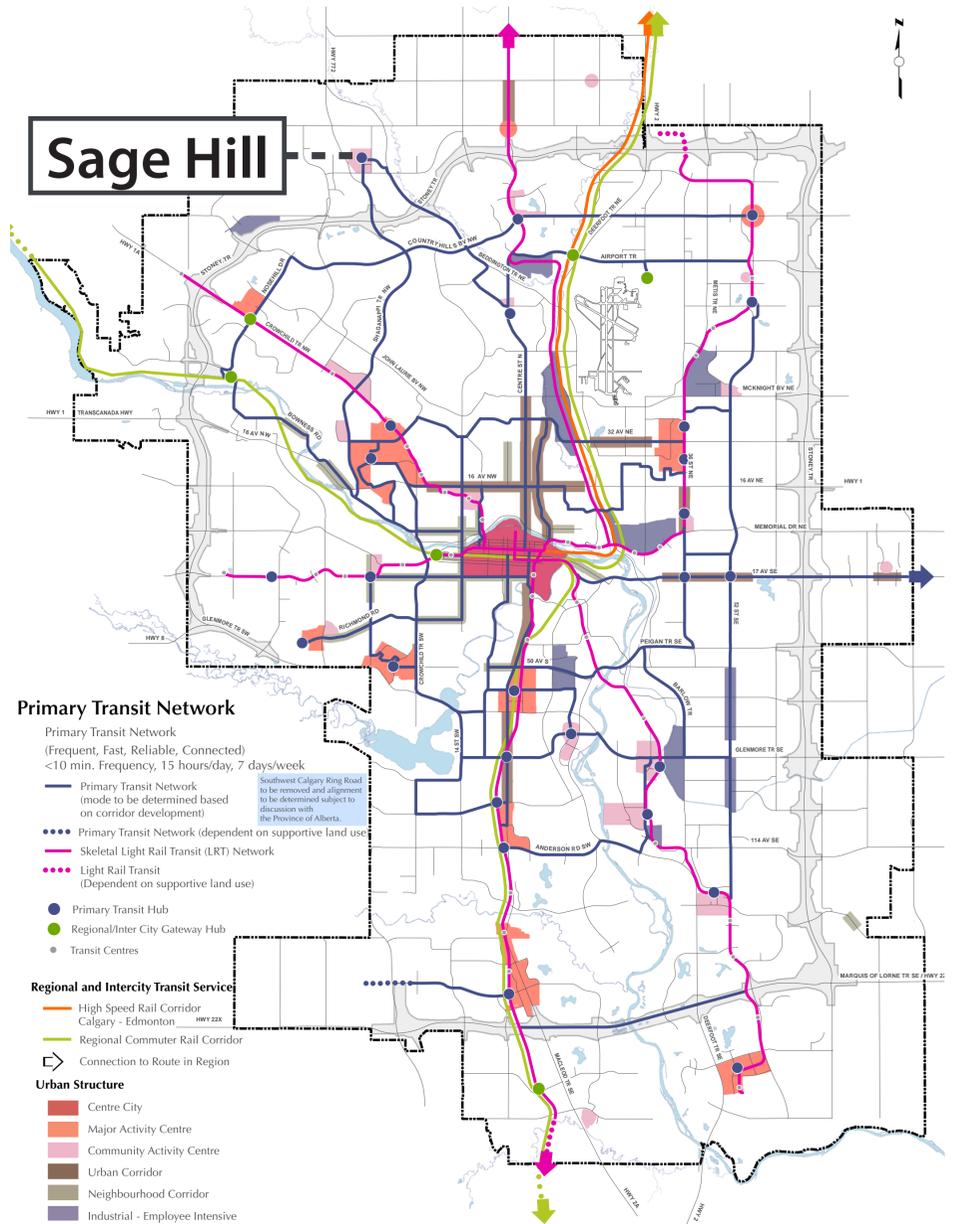
Approximately
of households do not have
sufficient income
to afford an
average rental
apartment in
the market

21%



Calgary Transit

- The Calgary Transportation Plan identifies the Symons Valley site as a Primary Transit Hub for a Bus Rapid Transit (BRT) and park and ride facility.
- The Symons Valley BRT facility will be a focal point for primary transit lines with higher passenger volumes.
- High-frequency transit service that operates at least every 10 minutes.
- The site will eventually accommodate 10 bus bays.
- The initial park and ride facility is expected to be built in the next 5 to 10 years and will provide 200 to 250 surface parking stalls.
- The park and ride site is planned to accommodate up to 500 park and ride stalls in the long-term future that could be shared with integrated residential development.



Next Steps

- Please provide your feedback today on the activity boards and fill out a comment form before you go.
 - An online survey is also available from **Tuesday, April 24 – Friday, May 11** at engage.calgary.ca/symonsvalley
 - All feedback collected at the open houses and from the online survey will be compiled into a What We Heard report, which will be available on the project website.
 - There will be additional information sessions and opportunities to provide feedback as the project progresses.
 - Sign up for project updates at calgary.ca/symonsvalley
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Thank you for coming!

Please take a moment to fill out a comment form before you leave.

Contact:

facilityplanning@calgary.ca

calgary.ca/symonsvalley

Calgary



We want to hear from you

What do you feel are the **strengths/benefits** of the draft Master Plan?

Please write on sticky notes and place them below.

Calgary



We want to hear from you

Please share any ideas you have to **enhance and/or improve** the draft Master Plan?

Please write on sticky notes and place them below.