

Judicial Sale



REDUCED ASKING PRICE

14555 Symons Valley Road NW, Calgary, Alberta

Symons Valley Ranch Development Land

30.63 ACRES OF DEVELOPMENT LAND IN NORTHWEST CALGARY

SYMONS VALLEY RANCH DEVELOPMENT LAND
CALGARY, ALBERTA

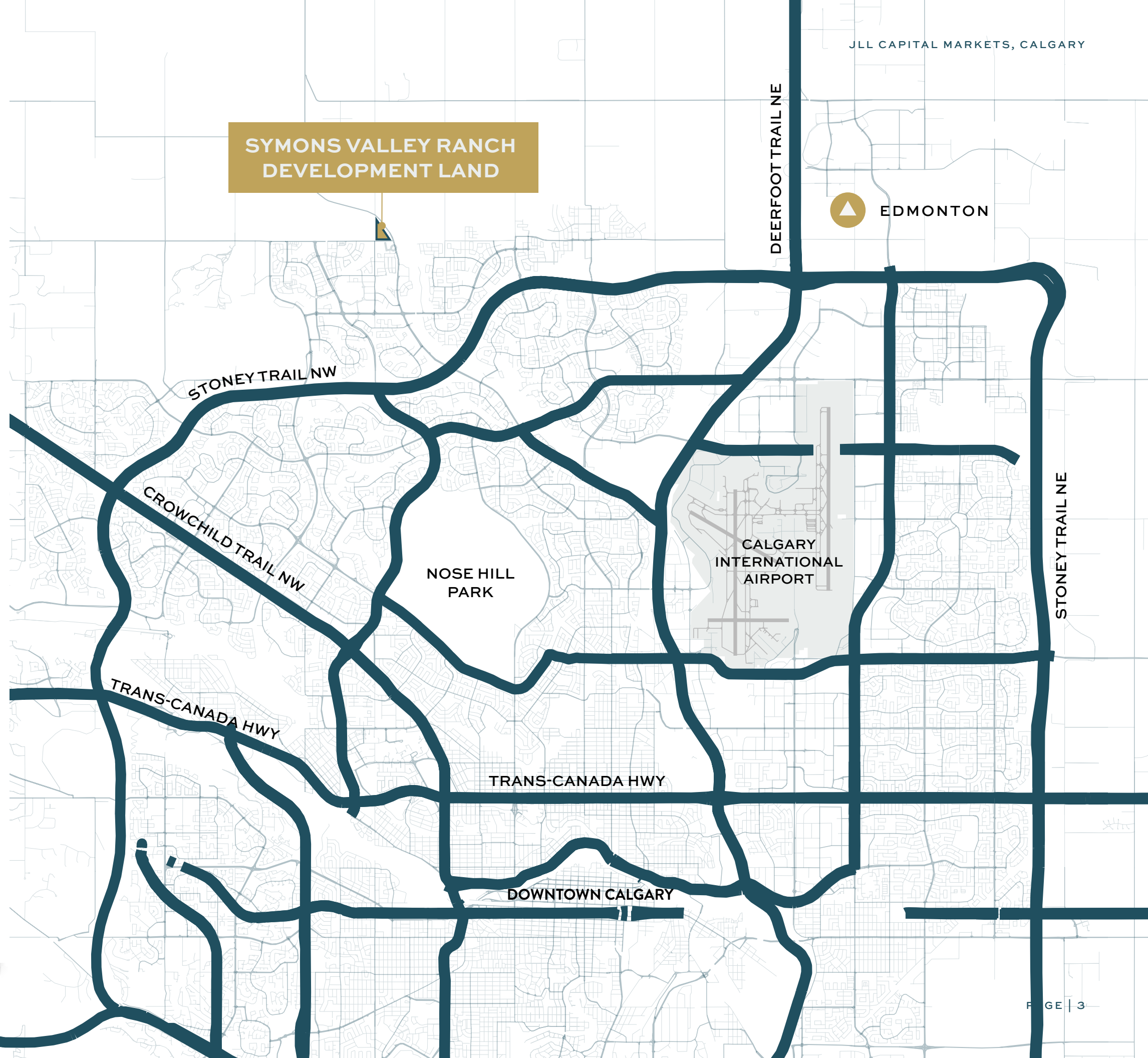
The Opportunity

JLL Capital Markets, Calgary (“JLL” and/or the “Advisor”) has been exclusively retained by the Court of King’s Bench of Alberta as the Court appointed listing agent for the sale of **Symons Valley Ranch Development Land** (the “Site”), located at **14555 Symons Valley Road NW, Calgary, Alberta.**

The opportunity is under the Glacier Ridge Area Structure Plan (the “ASP”)—a primary growth corridor located in the northwestern boundary of the City of Calgary. The Site has an approved land use designation to permit a range between 2.0 and 3.0 Floor Area Ratio (“FAR”), allowing for a variety of much needed housing, and additional complimentary retail and amenities.

Available for purchase is a strategically positioned parcel of land that has incredible development potential, given its approved land use and having contiguity to active land development and the infrastructure upgrades of 144 Avenue NW. Moreover, this parcel benefits from having spectacular natural features such as high point vistas, offering tremendous views of Symons Valley, Nose Creek and northwest Calgary.

The Site is being offered for sale at a reduced asking price of ~~\$33,500,000~~ \$30,000,000 on an “as-is, where-is” basis. For all inquiries, please reach out to the Advisors.



Site Overview

30.63 ACRES OF DEVELOPMENT LAND
IN NORTHWEST CALGARY



Symons Valley Road is an existing two-lane rural road in the Plan Area and is the current connection from Highway 772 into Calgary.

Approximate boundaries

SALIENT DETAILS

Municipal Address	14555 Symons Valley Rd NW, Calgary, AB
Legal Address	Plan 1643JK, Block A
Site Size	30.63 Acres
Community	Symons Valley Ranch
Area Structure Plan	Glacier Ridge Area Structure Plan (ASP)
Land Use Designation	Direct Control (DC) 98D2019 SITE 1

Investment Highlights



Development Potential: The Site is located in the community of Symons Valley Ranch, under the Glacier Ridge Area Structure Plan. The Site is earmarked as a Community Activity Centre (CAC), which is to provide convenient locations for a range of higher density housing types, local employment, and retail services to the community.

The land use for Symons Valley Ranch is intended to support a new farmers market building for the Symons Valley Market, a mixed-use activity street corridor, a commercial mixed-use district, a multi-residential district, as well as several public open spaces.

The proposed development would include 1,500 residential units, 350,000 square feet (“SF”) of office/institutional space, and 205,000 SF of retail/commercial space.



Direct Exposure: The Site occupies 30.63 acres of corner lot position, offering excellent exposure along Symons Valley Road and 144 Avenue NW.

The Site is located directly north of the community of Sage Hill and adjacent to the West Nose Creek valley.

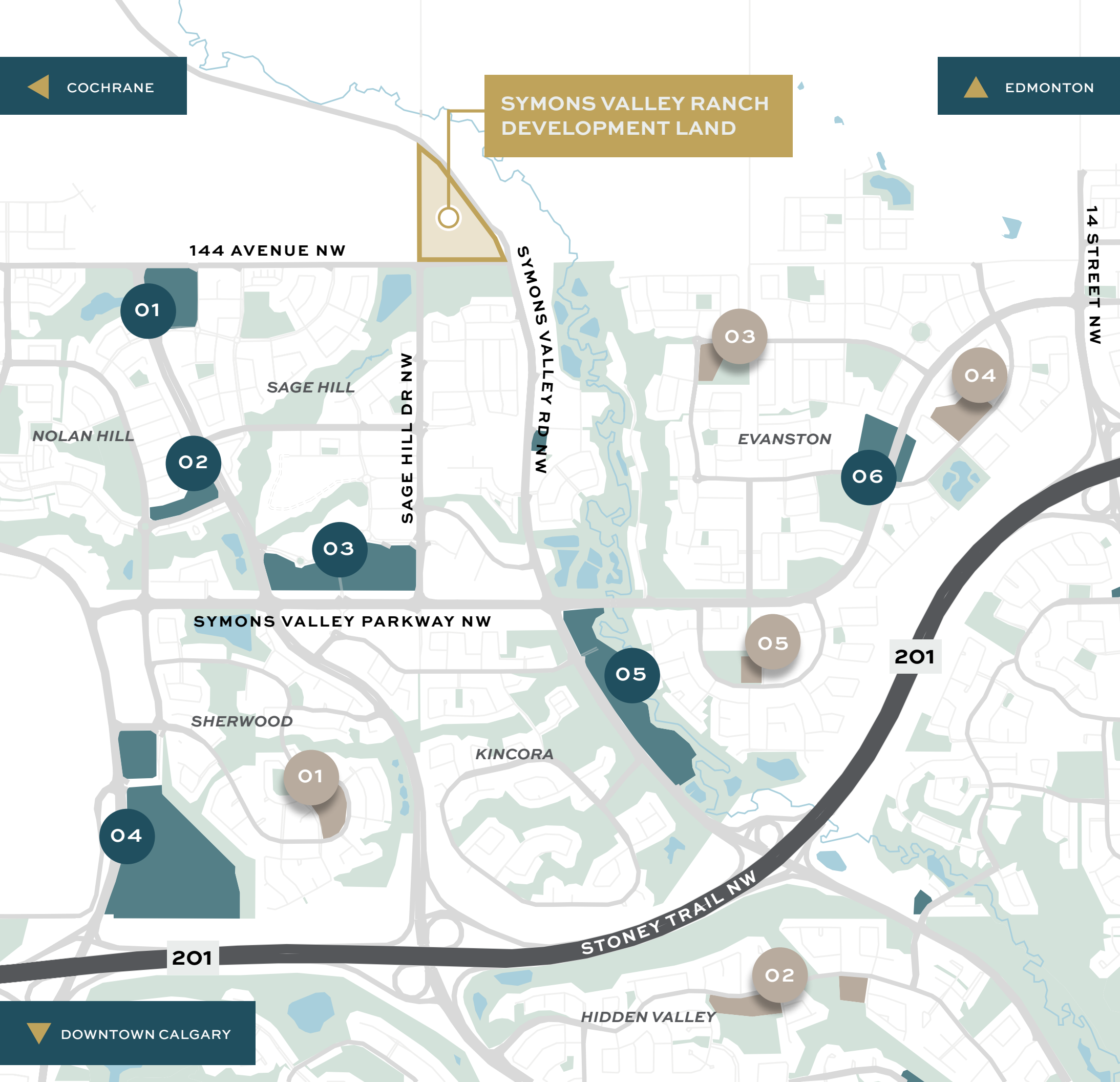


Easy Accessibility: The Site has excellent access to major arterial roadways such as Stoney Trail NW and Symons Valley Road NW. There are also multiple bus stations located along Sage Hill Drive SW, a short walking distance south of the Site.



Retail Amenities Nearby: The Site is a short drive away from an abundance of retail amenities including FreshCo, State and Main, Dollarama, Loblaws, Liquor Depot, London Drugs, Shoppers Drug Mart, Anytime Fitness, T&T, and Co-op.





Location Highlights



24 MINUTES TO DOWNTOWN CALGARY



20 MINUTES TO CALGARY INTERNATIONAL AIRPORT (YYC)



15 MINUTES TO CROSS IRON MILLS SHOPPING CENTRE

RETAIL AMENITIES

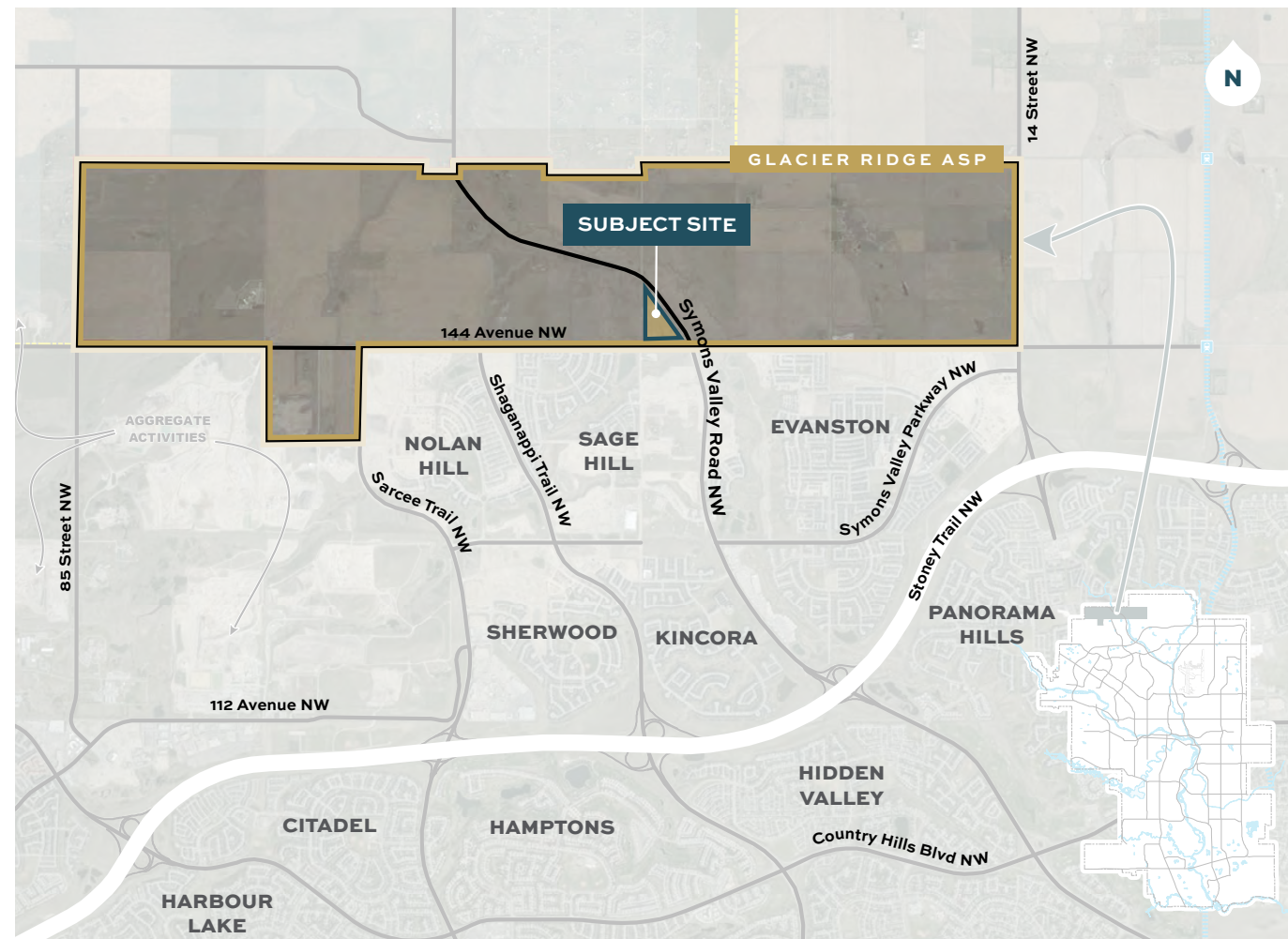
- 01** Shoppers Drug Mart, Church's Texas Chicken, Leopold's Tavern, Global Pet Foods, Calgary Co-op Sage Hill
- 02** Sobeys, State and Main, Bank of Montreal, Dairy Queen, PetroCanada
- 03** Walmart, T&T Supermarket, Tim Horton's, Barcelo's, Sage Hill Library, McDonald's, RBC, Wine and Beyond
- 04** Costco, Winners, Home Sense, Canadian Tire, Home Depot, The Brick, Dollarama, TD Canada Trust
- 05** Calgary Co-op, Boston Pizza, Starbucks, Shell, Bro'kin Yolk, TD Canada Trust
- 06** FreshCo, Popeye's Louisiana Kitchen, RBC, Shoppers Drug Mart

NEARBY SCHOOLS

- 01** Blessed Marie School
- 02** Hidden Valley School & Valley Creek School
- 03** Our Lady of Grace School & Playground
- 04** St. Josephine Bakhita School
- 05** Kenneth D. Taylor School

Glacier Ridge Area Structure Plan

The Glacier Ridge Area Structure Plan (ASP) was adopted by City Council in 2015, which is the statutory policy plan that sets out the form of development for the plan area.



CONCEPT PLAN

Development Highlights AT FULL BUILD-OUT:



- 1,500 residential units
 - » 840 units within the north portion of the Site
 - » 680 units may be accommodated within the remainder of the Site in mixed-use buildings
- Home to 2,500+ residents
- 350,000 SF of office/institutional space
- 205,000 SF of retail/commercial space

The Site has been earmarked as a Community Activity Centre (CAC). CAC's provide convenient location for a range of higher density housing types, local employment, and retail services to the community.

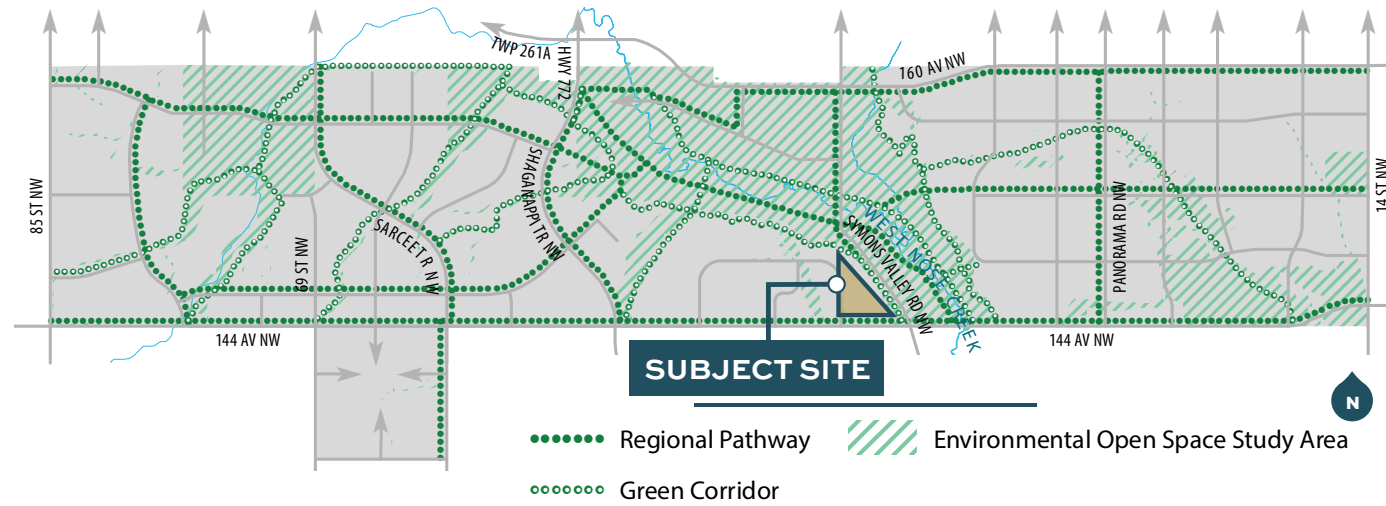
The land use for Symons Valley Ranch is intended to support a new farmers market building for the Symons Valley market, a mixed-use activity street corridor, a commercial mixed-use district, a multi-residential district, as well as several public open spaces.



Source: The City of Calgary, Symons Valley Ranch Redevelopment

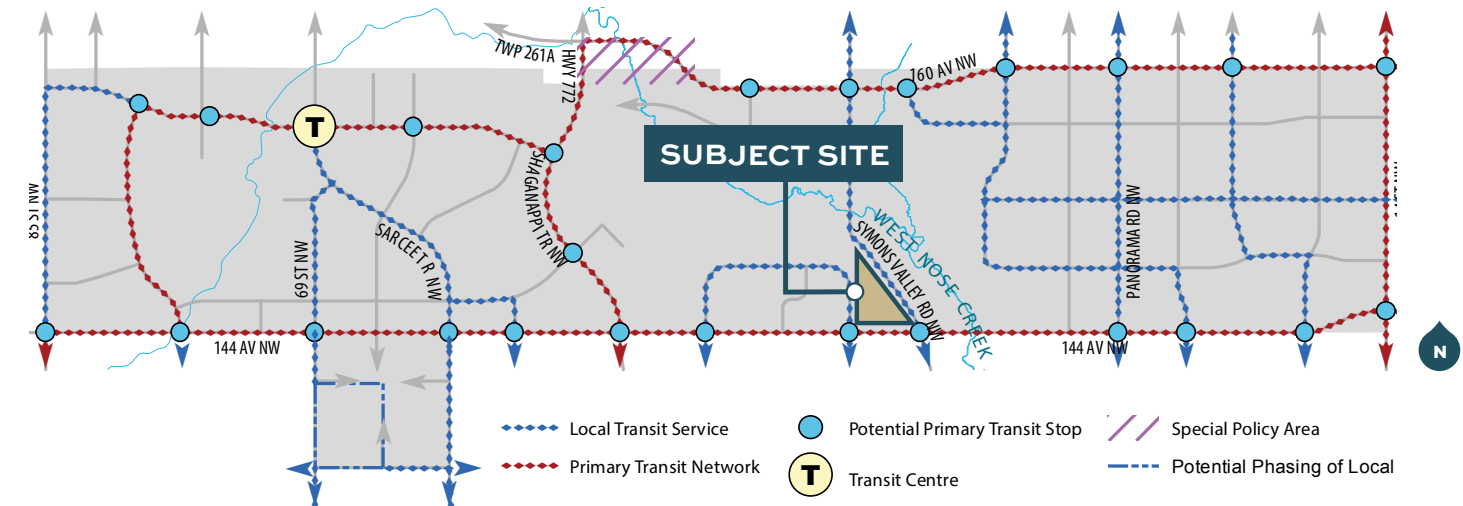
Regional Pathway & Green Corridors

The ASP calls for a Green Corridor and Regional Pathway in proximity to the Site. The intent is to provide pedestrian and bicycle connectivity within the ASP.



Transit

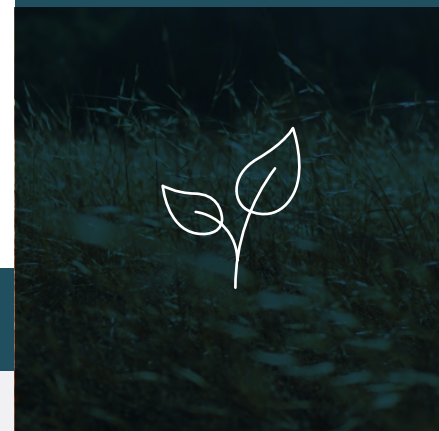
The ASP indicates Symons Valley Road NW as a Local Transit Service, which runs alongside the Site's eastern boundary. Local Transit Service will connect to adjacent communities such as Evanston, Sage Hill, Nolan Hill, as well as future communities.



The Regional Pathway system provides cycling and walking connections within the Plan Area and to surrounding Communities.

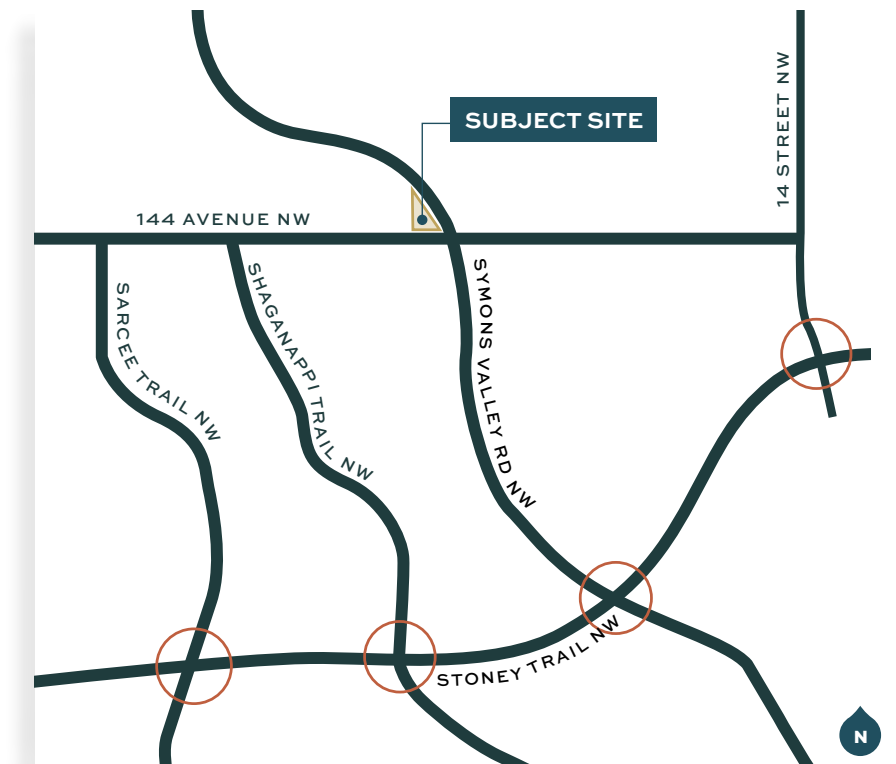
Green Corridors connect natural areas through a variety of ecological corridors and also provide places for people to walk and cycle in a natural environment.

Environmental Open Space Study Area identifies lands that are environmentally significant.



The Glacier Ridge ASP benefits from easy connections to the provincial highway network. Four major north-south arterial roads—Sarcee Trail NW, Shaganappi Trail NW, Symons Valley Rd NW, and 14 Street NW—have interchanges with Stoney Trail NW.

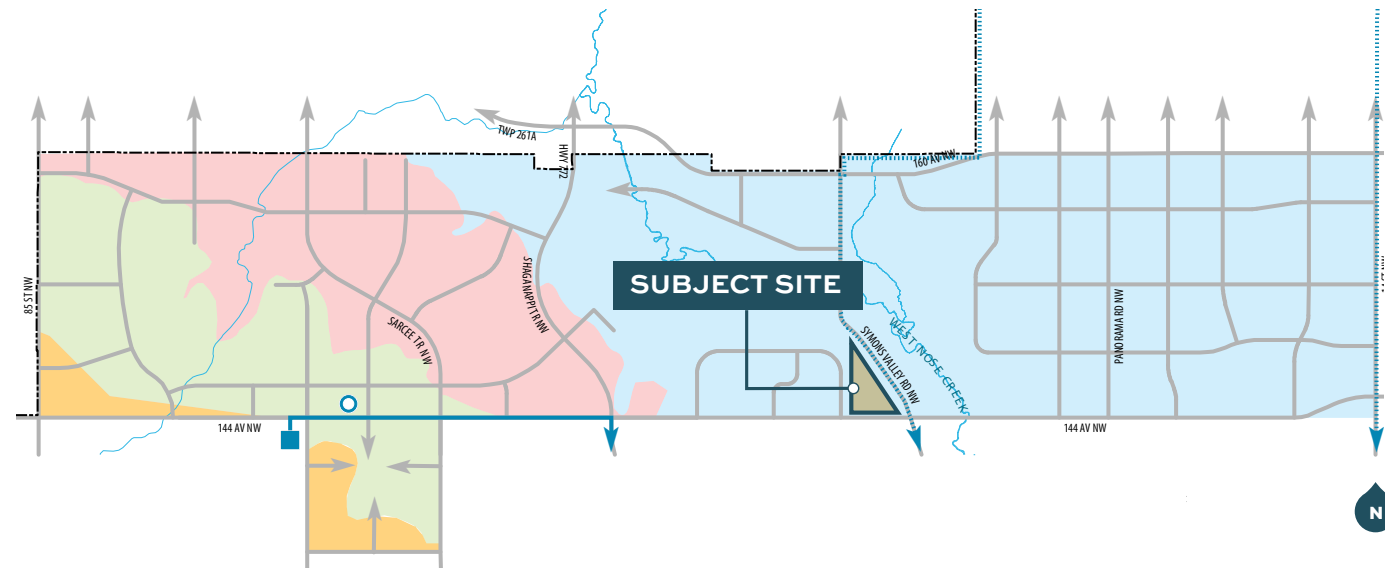
The Site is located adjacent to Symons Valley Road. As of 2015, parts of Highway 772 and Highway 566, along with Symons Valley Road from Stoney Trail to the north City boundary, are currently designated as a high load corridor for oversized trucks.



Servicing Overview

Water Servicing

The ASP indicates that the Site is situated in the Spy Hill East pressure zone.

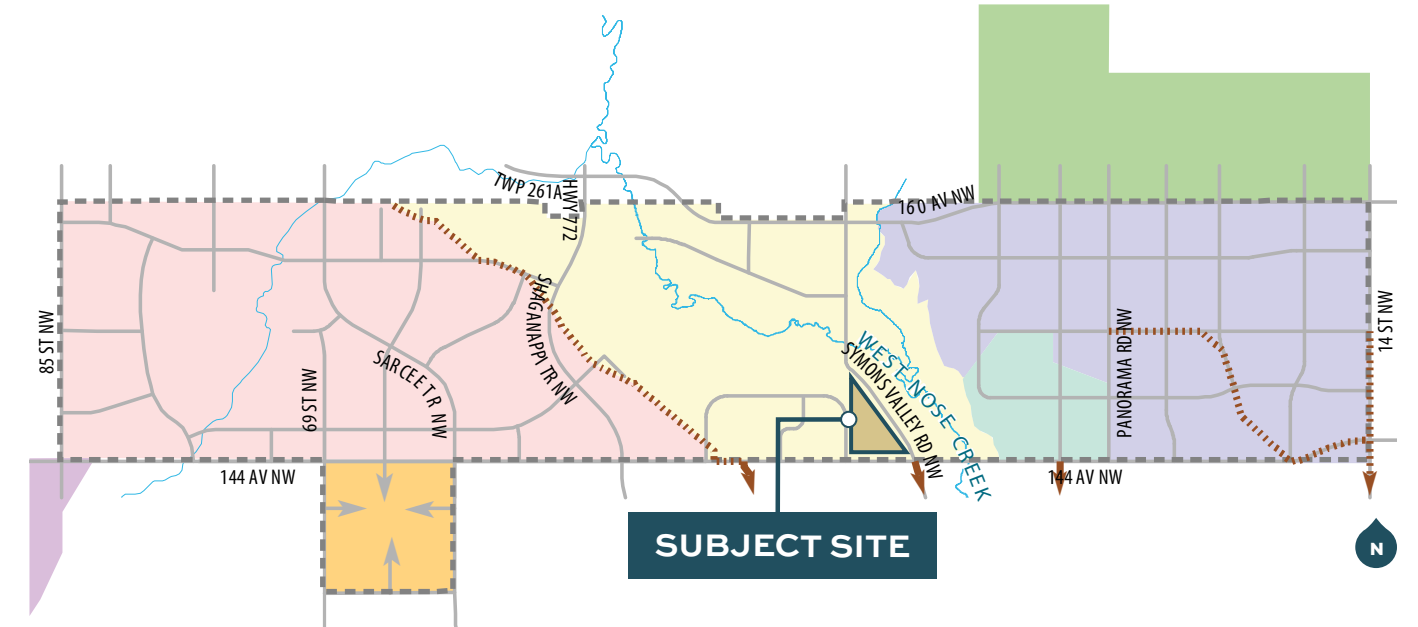


KEY LEGEND

- City Limits
- Existing Feedermain
- ⋯ Proposed Feedermain
- Existing Big Hill East Reservoir
- Proposed North Ridge Reservoir
- Proposed Pump Station
- Pressure Zones
- Spy Hill East
- Big Hill East
- Nose Hill East
- Top Hill

Sanitary Servicing

The ASP indicates that the Site is situated in Sanitary Catchment B.



KEY LEGEND

- Plan Area Boundary
- Existing Sanitary Trunk
- ⋯ Proposed Sanitary Trunk
- Catchment Areas
- Sanitary Catchment A
- Sanitary Catchment B
- Sanitary Catchment C
- Sanitary Catchment D
- Sanitary Catchment E
- Sanitary Catchment F
- Sanitary Catchment G



EVANSTON

SAGE HILL

Approximate boundaries



SYMONS VALLEY RANCH DEVELOPMENT LAND
CALGARY, ALBERTA

Offering Process

The Site is currently the subject of a Court Order and therefore, all Offers to Purchase must be subject to Court approval. A list price of \$30,000,000 has been set, on an “as is, where is” basis. The Site is being offered for sale by way of a conventional marketing process with offers being considered on a first come, first served basis.

All Offers to Purchase will require a Court approved Schedule “A” to the Offer to Purchase and must be subject to Court approval.

© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Real Estate Services, Inc. 011724 1102



All inquiries regarding the Site should be directed to:

RYAN MURPHY

Associate Vice President
(403) 456 - 5582
RyanJ.Murphy@jll.com

ISABELLE MILLIGAN

Sales Associate
(780) 328 2583
Isabelle.Milligan@jll.com

JLL CAPITAL MARKETS

Bankers Hall East, Suite 3900
855 – 2nd Street SW
Calgary, AB T2P 4J8