

Applicant's Submission

2019 November 26

This application PE2019-00578 is to redesignate our parcel located at 9 Royal Vista Drive, NW Calgary to a Direct Control District. The base district would be Industrial-Business, as we understand that DCs allow us to add a use to a stock district. This DC redesignation will allow us to add a use of School - Private.

The existing building is a relatively new 2016 three-storey, mixed-use Office, Pharmacy, and Medical Clinic. The building is of non-combustible construction furnished with sprinklers and a fire alarm while offering contemporary, clean aesthetics. This facility has significant investment, yet remains largely underutilized and remains mostly vacant.

We would like to keep the mixed-use designation, and have the two commercial suites on the ground floor to maintain its medical clinic and pharmacy services side by side. Both are to remain separate from the school. This separation is to be achieved by relocating their location within the existing facility to the ground floor to provide their own entrances. Circulation will be kept separate by incorporating demising walls in the building and separated designated parking.

The proposed private school use would serve the surrounding communities with instruction from Kindergarten to Grade 6 with a capacity of 400 full-time students.

To meet activities that are required to take place outdoors, we plan to bus the kids to our nearby facility located just a few kilometers away.

We intend to renovate the interior of the existing building and do not intend to make changes to the existing site (parking signage notwithstanding). However if the Development Permit process necessitates additional requirements, we would certainly comply.

The existing facilities for waste and recycling services, fire accesses, services, grading, and meters, may prove to be sufficient for the proposed school and existing pharmacy and medical clinic tenants. We have submitted our site plan to City of Calgary and are currently communicating with Gordon Macaulay from the Waste and Recycling Dept. we are awaiting his assessment.

With this application, we have submitted a transportation impact assessment (TIA) that addresses the scope of work defined by the City of Calgary, Transportation Development Services. A key finding of the TIA is that with private bus service being made available to transport children to and from the school, the new land uses in this building will have less impact on the transportation network than the previously approved land uses for the building. There is a surplus of parking on the site with new land uses, allowing an area on the site to be created for the safe pick up and drop off of children.

In recognition of the Municipal Development Plan's designation of Royal Vista as an Industrial - Employment Intensive area we believe this project would employ approximately 70 people within our 0.849 hectare land. We anticipate the following positions that define our number once the school is at full capacity of 400 students.

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- 40 staff member for School (Principals, teachers, counselors, and administration)
- 10 for janitorial cleaning, snow removal, and landscaping
- 5 Pharmacy
- 10 Clinic
- 5 Building facilities/property management, possible security

We like to submit to you this application to amend the I-B land use designation to a Direct Control designation to allow for the use of a private school at 9 Royal Vista Drive NW Through discussions with the City of Calgary we feel the land use designation of Direct Control is the our best option to maintain the uses of Industrial-Business already present in the facility while adding a "School - Private" use. We feel this addition of a Private School is a workable, practical and, viable solution for a struggling Industrial-Business community.