

LAND USE AMENDMENT
 ROYAL VISTA (WARD 2)
 EAST OF ROYAL VISTA DRIVE NW AND NORTH OF STONEY
 TRAIL NW
 BYLAW 350D2017

MAP 22NW

EXECUTIVE SUMMARY

This application proposes to redesignate approximately of 0.5 hectares of land in the northwest part of Calgary known as Royal Vista Business Park from Industrial – Business f1.0h24 (I-B f1.0h24) District to Direct Control District to accommodate the additional use of Auto Body and Paint Shop. A development permit application for a new Auto Body and Paint Shop has been also submitted.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 September 21

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 350D2017; and

1. **ADOPT** the proposed redesignation of 0.49 hectares ± (1.21 acres ±) located at 35 Royal Vista Drive NW (Plan 1710547, Block 1, Lot 17) from Industrial – Business f1.0h24 (I-B f1.0h24) District **to** DC Direct Control District to accommodate the additional use of Auto Body and Paint Shop, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 350D2017.

REASON(S) FOR RECOMMENDATION:

This redesignation application represents an expansion of 'auto-oriented' uses (i.e. Auto Body and Paint Shop) into the 'industrial-business' portion of the Royal Vista Business Park (Business Park). Throughout the evaluation of this application the following key aspects were considered by Administration. Those being: 1) use appropriateness and any potential site design impacts that auto body-oriented activities may have on this site and its surroundings; 2) Minimum job intensity thresholds identified in the Municipal Development Plan (MDP) applicable to this area; and 3) Potential for further encroachment of auto-oriented uses into the Business Park.

- 1) From a use and site design stand point, the proposal is considered acceptable given the specific use rules contained with the Auto Body and Paint Shop use definition of Land

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Use Bylaw 1P2007 specifically designed to control outdoor activities related to this use and thereby limit any potential on and off-site impacts.

- 2) The Business Park lands are subject to the Employee Intensive Area policies of the MDP. Throughout evaluation of the application it was determined that the proposal will likely result in development intensity that would not contribute toward achieving the minimum MDP job intensity targets set in place for the Business Park. Subject to Council decision on this application, however, the minimum intensity threshold may be achievable on a cumulative basis when considered in conjunction with the future development of the adjacent industrial business parcel located to the south.
- 3) With the exception of the adjacent parcel to the south, lands in the immediate vicinity of the subject site, have been already developed which together with the green space located to the southwest represents a natural boundary beyond which additional encroachment of auto-oriented uses/development may not be appropriate at this time.

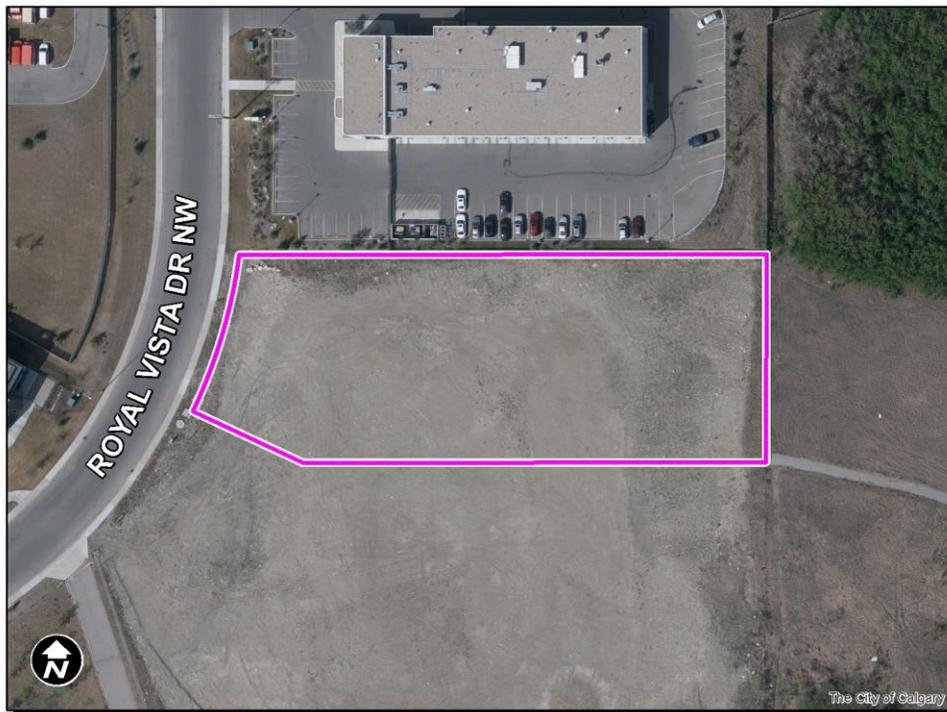
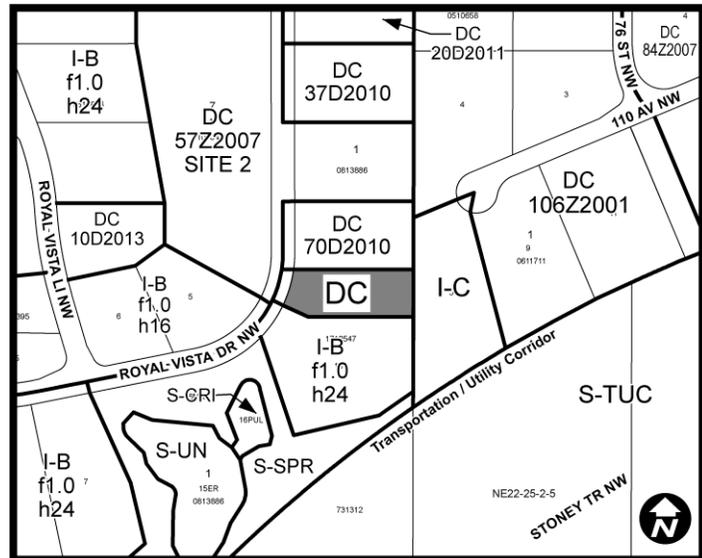
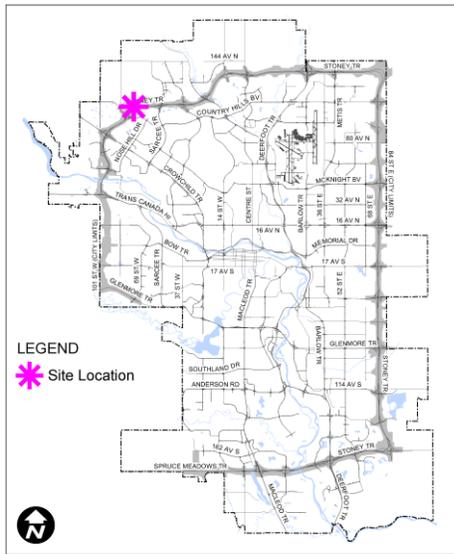
ATTACHMENT

1. Proposed Bylaw 350D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.49 hectares \pm (1.21 acres \pm) located at 35 Royal Vista Drive NW (Plan 1710547, Block 1, Lot 17) from Industrial – Business f1.0h24 (I-B f1.0h24) District **to** DC Direct Control District to accommodate the additional use of Auto Body and Paint Shop, with guidelines (APPENDIX II).

Moved by: L. Juan

Carried: 6 – 0

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Applicant:

Rick Balbi Architect

Landowner:

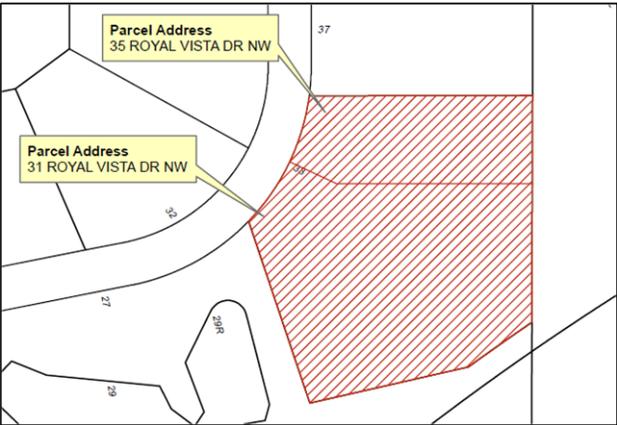
1905234 Alberta Inc (Mike Robinson)

PLANNING EVALUATION

SITE CONTEXT AND BACKGROUND

The subject property is located within an area known as the Royal Vista Business Park (Business Park). Market conditions and the lack of Primary Transit in the area are likely contributors to what has been a relatively limited uptake and growth within the Business Park since its inception in 2007/08. Originally developed and still partially owned by The City of Calgary, the Business Park includes 31 properties. Approximately 60 percent of the Business Park has developed with a range of service, office, warehouse and auto-motive uses. It is worth noting that while these uses are contained within buildings of substantial quality the development intensity is far below the minimum policy targets contained in the MDP.

The Business Park is situated on lands bounded by Stoney Trail NW to the south, 122 Avenue NW to the north and Country Hills Boulevard NW to the west. As mentioned in the preceding section of this report, the Business Park includes a range of office, warehouse, service and auto-motive uses within high quality buildings. The subject site is located on the south-east end of Royal Vista Drive NW, a loop road connecting the Business Park to 122 Avenue NW. Though formally outside of the setback area, the site is relatively close to the Spyhill Landfill. The eastern end of the undeveloped subject site slopes upwards considerably toward the eastern property line. No trees or other vegetation exists on the property as the parcel has been previously stripped and graded. Earlier in 2017, the original, larger parcel municipally known as 33 Royal Vista Drive NW was subdivided to create two smaller parcels - 35 Royal Vista Drive NW (subject site) and 31 Royal Vista Drive NW (adjacent site to the south) – see graphic below.



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LAND USE DISTRICTS

The Business Park is divided into two general land use areas. The smaller, eastern portion of the Business Park allows for a mix of 'light-industrial and auto-oriented' uses. The remaining, larger area of the Business Park is intended to accommodate 'industrial – business' uses and uses which may generally support the function of the overall business park.

The proposed DC Direct Control District is based on the rules of Industrial – Business District and allows for the additional use of Auto Body and Paint Shop. The DC includes the additional use of Auto Body and Paint Shop as a discretionary use, thereby providing the Development Authority with additional control over the use and site design at the development permit review stage. As already mentioned, the proposed DC retains its original land use of the Industrial – Business District which allows for a maximum building height of 24 metres and a maximum floor area ratio of 1.0. In addition, to I-B District is designed to contain use related activities within buildings.

Auto Body and Paint Shop

The original DC Bylaw approved by Council in 2007 for this Business Park was generally based on the I-2 District of the Bylaw 2P80 and removed uses thought to be incompatible with the business park vision (including auto body related uses). Land Use Bylaw 2P80's definition of Auto Body and Paint Shop provided for a description of the use but did not control outdoor components related to the use. The Auto Body and Paint Shop use definition of the Land Use Bylaw 1P2007 has a number of design and site planning rules intended to limit any potential impacts related to auto body activities. That includes, but is not limited to the following:

- Building orientation on the parcel to minimize any potential adverse effects on adjacent uses;
- Operational aspects related to bay doors (i.e. doors must be closed, except when being used by vehicles to exit or enter the service bays);
- storage of vehicles outside of a building must be screened and kept outside for a limited period of time; and
- any outdoor related activities (e.g. storage or equipment and parts) must be appropriately screened to the satisfaction of the Development Authority.

Encroachment of auto-oriented uses

The proposed expansion of 'auto-oriented uses' into the 'industrial-business' portion of the Business Park is deemed appropriate and logical given the recently approved subdivision. In addition, the proposal allows for development consistent and compatible with development on the adjacent site to the north and does not prevent the adjacent I-B parcel to the south to develop in manner consistent with the MDP policies and the existing Industrial-Business District guidelines.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan

The Business Park is subject to the Employee Intensive Area policies of the Municipal Development Plan (MDP) which call for land uses and development that may facilitate a minimum of 100 jobs per hectare. Given the relatively low build-out of the area to date, the job related intensity targets within the Business Park are currently below the 100 jobs/hectare minimum identified in the MDP.

Generally speaking, the proposed redesignation does not preclude the subject site and the overall Business Park from achieving and/or exceeding the minimum required intensity targets. It is recognized, however, that if the parcel develops with the intended use of Auto Body and Paint Shop the intensity requirement will not be met on this specific site as the intended use/development would result in approximately 30 jobs/hectare. While the minimum employment intensity target may not be achievable on the subject site, if the property develops as anticipated, the minimum intensity threshold may be achievable on cumulative basis with the adjacent industrial-business parcel located to the south.

In summary, the existing development and land use context, size and location of the subject site, use rules contained within the proposed DC and I-B guidelines, render the proposal supportable by Administration at this time.

North Regional Context Study

The North Regional Context Study also identifies this parcel within an “industrial/ employment area”. The proposed application is in keeping with this non-statutory policy direction.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required given the relatively minor scope of this application. Public Transit is available along 122 Avenue NW with a regular bus service (route 157). While site access is available from Royal Vista Drive NW, its exact location and design will be determined at the development permit stage.

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UTILITIES & SERVICING

No site servicing issues were identified for the purposes of this application. All regional stormwater management facilities had been established as part of the original outline plan for this area, dedicated through subsequent subdivision and constructed by the area developer.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

There is no community association for this area of Calgary.

Citizen Comments

One letter of objection was received opposing the application on the following grounds:

- The anticipated employment intensity on 35 and 31 Royal Vista DR NW of 155 jobs per hectare is beyond the recommended intensity of 100 jobs per hectare in this area.
- This “density” may result in additional issues with on-street parking along Royal Vista Drive NW, which is congested already.
- Lack of parking in this area will be further exacerbated the future Memorial Disc Golf park located at the south edge of the Royal Vista Business Park.

Public Meetings

No meetings were held the Applicant or Administration in response to this application.

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APPENDIX I

APPLICANT'S SUBMISSION

This application is for a proposed Land Use Redesignation within the Royal Vista Business Park, from the current land use designation of Industrial – Business (I-Bf1.0h24) to Direct Control based on the Industrial – Business District to accommodate the additional use of an Auto Body and Paint Shop operated by Carstar.

The site is located at 35 Royal Vista Drive NW, and has been recently subdivided. The subject lot has a total area of approximately 1.22 acres, and is accessed by Royal Vista Drive NW. The site is currently vacant, and is bounded to the North by an existing Auto Body use, to the West by light industrial uses and to South by Special Purpose lands and Stoney Trail. It should be noted that directly to the East is the existing Northwest Auto Mall, which has influenced development along the Eastern leg of Royal Vista Drive NW, where the uses are primarily automotive repair and supply. The business park is currently partially developed with a variety of light industrial uses, and several lots have undergone similar redesignations to accommodate specific uses, including Auto Body and Paint Shop.

The business park is identified within the Municipal Development Plan (MDP) as Industrial – Employee Intensive, which encourages minimum employment thresholds and predominantly industrial uses. It should be noted that each property within the business park is specifically governed by a prescriptive set of design controls, which inform site design, landscaping and quality of the development in general. These design controls were initially based on two designations – I-B and a 2007 Direct Control based on the I-2 (General Light Industrial) District of Land Use Bylaw 2P80. The I-2 designation is most closely resembled by the I-G (Industrial – General) District of the current Land Use Bylaw 1P2007. The I-B designation encompasses the majority of the business park, with the Direct Control located at the northeast corner of the park, with modifications to several site designations occurring since.

The intent of this application is to accommodate a new two-storey building for Carstar, who currently operate several locations within the City of Calgary. The functions of the business will occur within the building, similar to the existing Auto Body operations in the area and to existing Carstar operations elsewhere in within the City. The employment intensity threshold is recommended to meet 100 jobs per gross developable hectare, with the intended development at approximately 30. While this is lower than the recommended intensity, it should be noted that the parcel to the south at 31 Royal Vista Drive NW has been subdivided by the same owner with the intent of developing a multi-building industrial condominium development on the southern parcel (31 Royal Vista Drive NW) that will entertain a mix of uses, including office, medical and retail. The employment intensity of this future development is expected to be in the range of 240 employees per gross developable hectare – significantly more than the threshold identified within the MDP. The combined effective employment threshold of the two parcels, post-development, is expected to be in the range of 155 employees per developable hectare. The southern development is expected to proceed contingent on land use approval on the subject parcel.

Given the compatibility of the proposed designation with existing uses adjacent to the North, the small variance required of the existing division between the Direct Control and I-B districts and the strict enforcement of design guidelines for the business park, we would request your support of the proposed land use district.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
 - (a) accommodate the additional **use** of **Auto Body and Paint Shop**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
 - (a) **Auto Body and Paint Shop**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 1.0.

Building Height

- 8 The maximum **building height** is 24.0 metres.