

Planning & Development Report to  
Calgary Planning Commission  
2020 March 05

ISC: UNRESTRICTED  
CPC2020-0136

**Land Use Amendment in Royal Vista (Ward 1) at 9 Royal Vista Drive NW,  
LOC2019-0180**

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**EXECUTIVE SUMMARY**

This application was submitted by 1838766 Alberta Ltd (Murray Lawrence) on 2019 November 26, on behalf of Taameer Holdings Ltd, in the northwest business park of Royal Vista. The application proposes the redesignation of a 0.85 hectare  $\pm$  (2.10 acre  $\pm$ ) parcel from Industrial – Business f1.0h24 (I-B f1.0h24) District to a DC Direct Control District based on the I-B District. This proposal is intended to allow for:

- a school (School – Private and School Authority – School) in the existing building;
- a maximum floor area of 8,460 square metres (unchanged from current maximum);
- a maximum height of 24 metres (unchanged from current maximum); and
- the uses listed in the I-B District.

This proposal aligns with applicable *Municipal Development Plan* and *North Regional Context Study* policy.

No development permit has been submitted at this time.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.85 hectares  $\pm$  (2.10 acres  $\pm$ ) located at 9 Royal Vista Drive NW (Plan 0813886, Block 1, Lot 11) from Industrial – Business f1.0h24 (I-B f1.0h24) District to DC Direct Control District to accommodate a school (School – Private and School Authority – School), with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This application was submitted by 1838766 Alberta Ltd (Murray Lawrence) on 2019 November 26, on behalf of Taameer Holdings Ltd. The application proposes to redesignate the land to a DC Direct Control District based on the Industrial – Business (I-B) District, with the additional uses of School – Private and School Authority – School. As per the Applicant Submission (Attachment 1), the intent is to use portions of the existing building as a private school (with the option of allowing the institution to convert to a School Authority – School if required).

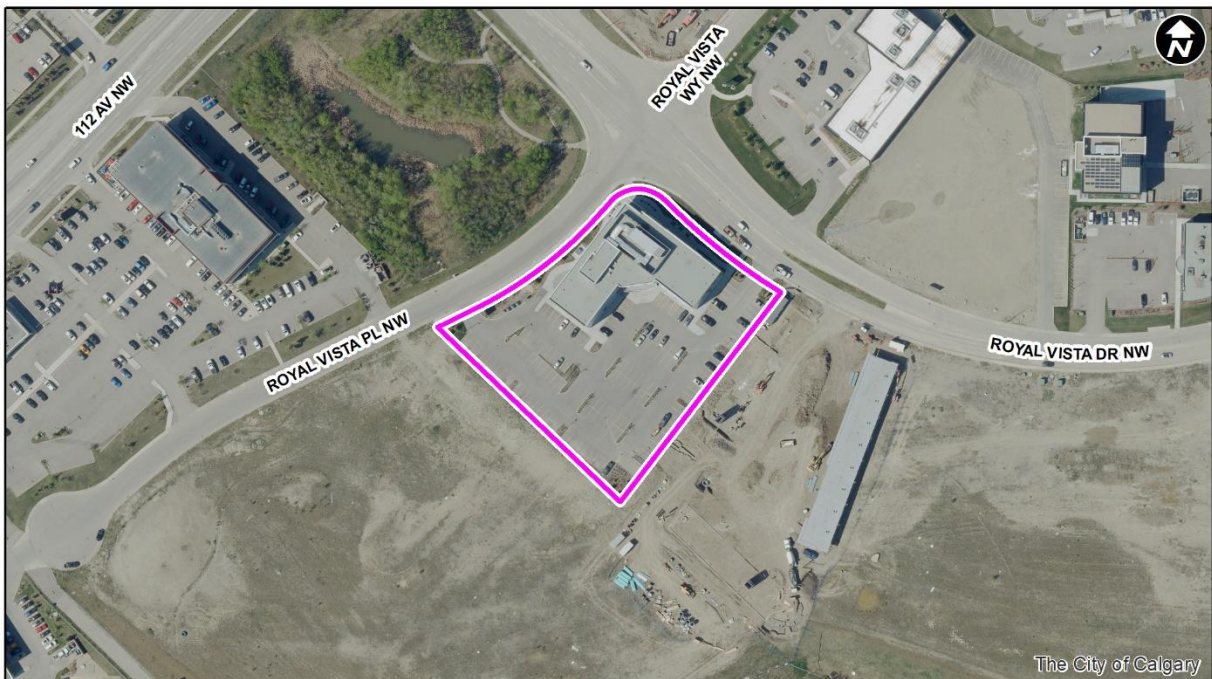
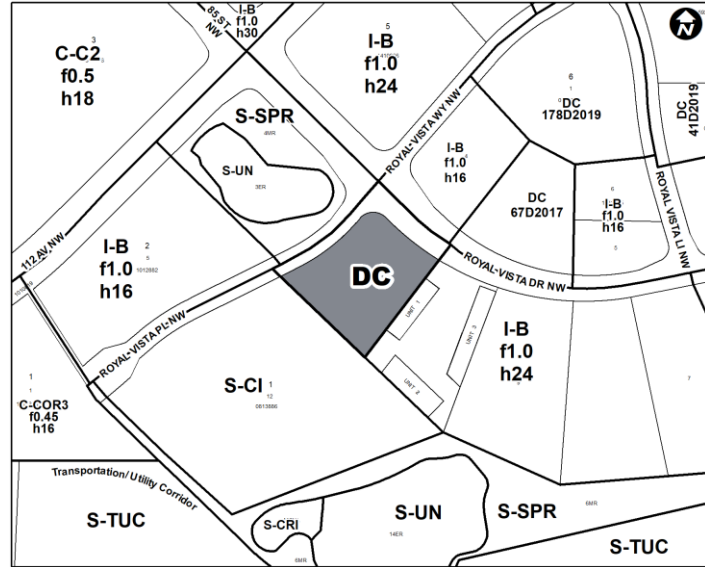
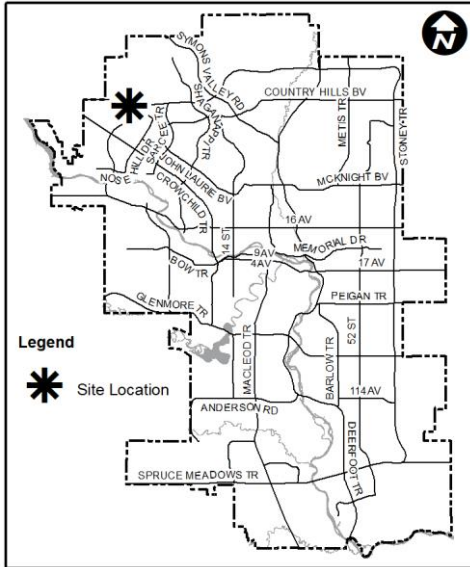
No development permit has been submitted at this time. A previous development permit (DP2015-4959) for the existing building and site development was released in 2016.

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Location Maps



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**Site Context**

The subject site is located within the Royal Vista Business Park. The site is north of Stoney Trail NW and Country Hills Boulevard NW, southeast of the intersection of Royal Vista Place NW and Royal Vista Drive NW. Surrounding the site are a mix of uses including office, commercial, institutional and open space. The business park is still building out and there are multiple sites at various stages of development. To the west is a site that has a wetland (Environmental Reserve) and park space (Municipal Reserve) that is intended to provide a natural amenity to the area. Also to the west is a site that has commercial services, a private school (Mosaic Montessori Academy) and an instructional facility. Adjacent sites to the north and east are professional centres on sites designated I-B f1.0h24. Further to the northeast there is a private school (Renert School) and three instructional facilities. To the south is an undeveloped site designated Special Purpose – City and Regional Infrastructure (S-CRI) District.

The subject site is approximately 0.85 hectares (2.10 acres) in size with approximately 97 metres of frontage along Royal Vista Place NW and 83 metres of frontage along Royal Vista Drive NW. The site is currently developed with a three-storey office building containing a medical clinic and a pharmacy.

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal represents a diversification of use within an employment intensive area that has the ability to be compatible with the established building form and function of development in the local area.

**Planning Considerations**

The following sections highlight the scope of technical planning analysis conducted by Administration.

***Land Use***

The proposed land use is a DC Direct Control District (Attachment 2) based on the Industrial – Business (I-B) District, with the additional uses of School – Private and School Authority – School. The additional uses would be permitted when located in existing buildings, and discretionary when proposed in new buildings on this site. The height limit of 24 metres and floor area ratio maximum of 1.0 have been incorporated into the proposed DC District from the existing I-B f1.0h24 District.

Administration recognizes that Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts; and further, must not be used in substitution of any other land use district in the Bylaw that could be used to achieve the same result either with or without relaxations; or to regulate matters that are regulated by subdivision or development permit approval conditions. Within the standard districts of the Land Use Bylaw, the Special Purpose Districts are the ones that allow for School – Private and School Authority – School. Those districts are suited to sites that are intended to be used exclusively for civic purposes. The intent with this application is to allow alternate uses within an office building that is underutilized, while allowing for the building to be used for offices in the future. Administration is recommending that a DC, with an I-B base and the additional uses of School – Private and School Authority – School, is the most appropriate way to allow for the aspirations on the site.

***Development and Site Design***

The purpose of this application is to allow for the additional uses of School – Private and School Authority – School to operate within an existing building. A portion of the building is being used as a medical clinic and pharmacy while the remainder of the building is vacant. It is the vacant portion of the building that is proposed to be converted to a School – Private (with the option to convert to a School Authority – School if needed). When development permits for the site are submitted, they will be reviewed by Administration to assess the proposal against the relevant bylaws, policies, and guidelines.

***Environmental***

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No environmental issues are present with this site.

### ***Transportation***

The subject site is located at the intersection of Royal Vista Drive and Royal Vista Place NW. There are existing vehicular access points to the site (one each) from these two streets. Pedestrian access is provided via walkways that extend to the southeast corner of this intersection. This connection provides the most direct access to Transit service which is located approximately 180 metres to the north, where Royal Vista Drive NW intersects 112 Avenue NW. Route 115 provides access to the existing Tuscany LRT Station to the west (at a direct distance of approximately 2.6 kilometres) and to the future Sage Hill Transit Hub to the east.

A Transportation Impact Assessment (TIA) was submitted in support of this land use amendment. The TIA suggested that the overall number of vehicular trips generated to / from the site during the critical PM peak hour will be lower than if the existing building were occupied with the previously approved office and medical clinic uses. The TIA also indicated that the school intends to implement a bus option for families which would serve to further reduce the amount of individual trips to / from the site.

The TIA explored the pick-up / drop-off, parking, and bicycle parking requirements for the site. An existing surplus of vehicular parking and a shortfall of bicycle parking was observed based on the existing site layout. The TIA identified options to address the shortfall of bicycle parking and to implement an adequate supply of pick-up/drop-off stalls. The TIA suggests that the conversion of the existing building to a school is adequately serviced by the existing transportation network and that the required modifications on site are feasible. Administration agreed with the findings of the TIA and is in support of the proposed land use amendment.

### ***Utilities and Servicing***

Water, storm sewer and sanitary sewer mains are available to service the subject site.

### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

There is no community association in the area and no letters were received in response to the public circulation. No public meetings were held with respect to the application.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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**Strategic Alignment**

***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSPR) which directs population growth in the region to the Cities and Towns and promotes efficient use of land.

***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed policy and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Industrial – Employee Intensive Area land use typology as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP).

Industrial – Employee Intensive Areas are intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations. The following Industrial – Employee Intensive Policies apply:

- Industrial – Employee Intensive Areas should contain predominantly industrial uses. Other uses that support the industrial function may be allowed.
- Industrial – Employee Intensive Areas should achieve a minimum intensity threshold of 100 jobs per gross developable hectare.

One of the underlying directions for this was in ImagineCalgary's Strategy 4 to promote urban forms that support reduced energy consumption by reducing commute distance and times. Achieving this meant promoting employment centres and concentrations of activity closer to where people live and to transit stations (ImagineCalgary Strategy 4 and MDP Section 2.2.4.c.ii). To achieve this, the MDP distributed employment centres throughout the city and set targets for population to jobs distribution citywide (MDP Map 1 and Section 5.3, Core Indicator 3). Northwest Calgary was recognized as deficient in employment areas and so the Royal Vista Business Park was identified as a place to increase employment. The proposed application is considered to be a place of employment which contributes to the intent of the MDP sections noted above.

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***North Regional Context Study (Non-Statutory – 2010)***

The subject property is within the [North Regional Context Study](#) (RCS), which designates this as an Industrial/Employment Area. The RCS indicates that the Industrial/Employment Area should include a wide range of industrial and office uses, with ancillary commercial where considered to be appropriate and compatible.

The original intent behind the development of Royal Vista was to have a concentration of office developments that would provide alternatives to office markets elsewhere in the city. Due to the peripheral location of Royal Vista, changes in the office market generally and the distance of Royal Vista from the primary transit network, the business park has not flourished as intended. While a full review of the distribution and function of employment centres will be undertaken through an upcoming review of the MDP, Administration is recommending that uses that are compatible with industrial and office uses be allowed even if they are not ancillary. The use of this site as a private school is compatible with development in the area as there are already two schools and two training facilities within the area. The RCS also notes that smaller-scale institutional uses such as schools may be accommodated within industrial/employment areas as appropriate.

The proposed land use amendment is consistent with the objectives of the RCS and the applicable policies of the MDP.

**Social, Environmental, Economic (External)**

The recommended land use allows for a slightly wider range of allowable uses than the existing I-B District and as such, the proposed change will better accommodate the needs of different users. The social, environmental and economic implications of the new District are largely the same as the current District.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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**REASON(S) FOR RECOMMENDATION(S):**

The proposal is generally aligned with the *North Regional Context Study* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed DC Direct Control District is intended to allow alternate uses within a building that is underutilized, while allowing for the building to be used for offices in the future.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed DC Direct Control District