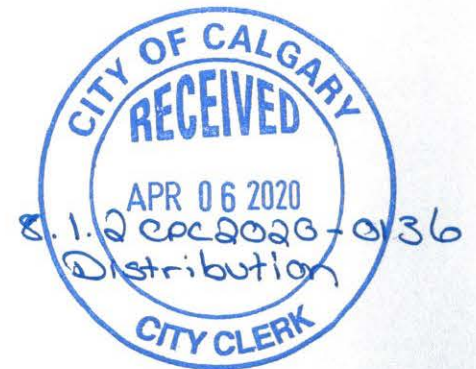




Public Hearing of Council  
Agenda Item: 8.1.2

LOC2019-0180  
Land Use Amendment





- Community of Royal Vista
- City-developed lands known as the Royal Vista Business Park
- Stoney Trail - south
- 112 Avenue - north
- Country Hills Blvd - west
- Spyhill landfill - NE (~2km)



- Corner of Royal Vista Place & Royal Vista Drive NW
- Area: 0.85ha / 2.1 ac
- Dimensions: 97m x 83m
- Developed with a 3 storey comm. building
- Access from Royal Vista Place & Royals Vista Drive NW



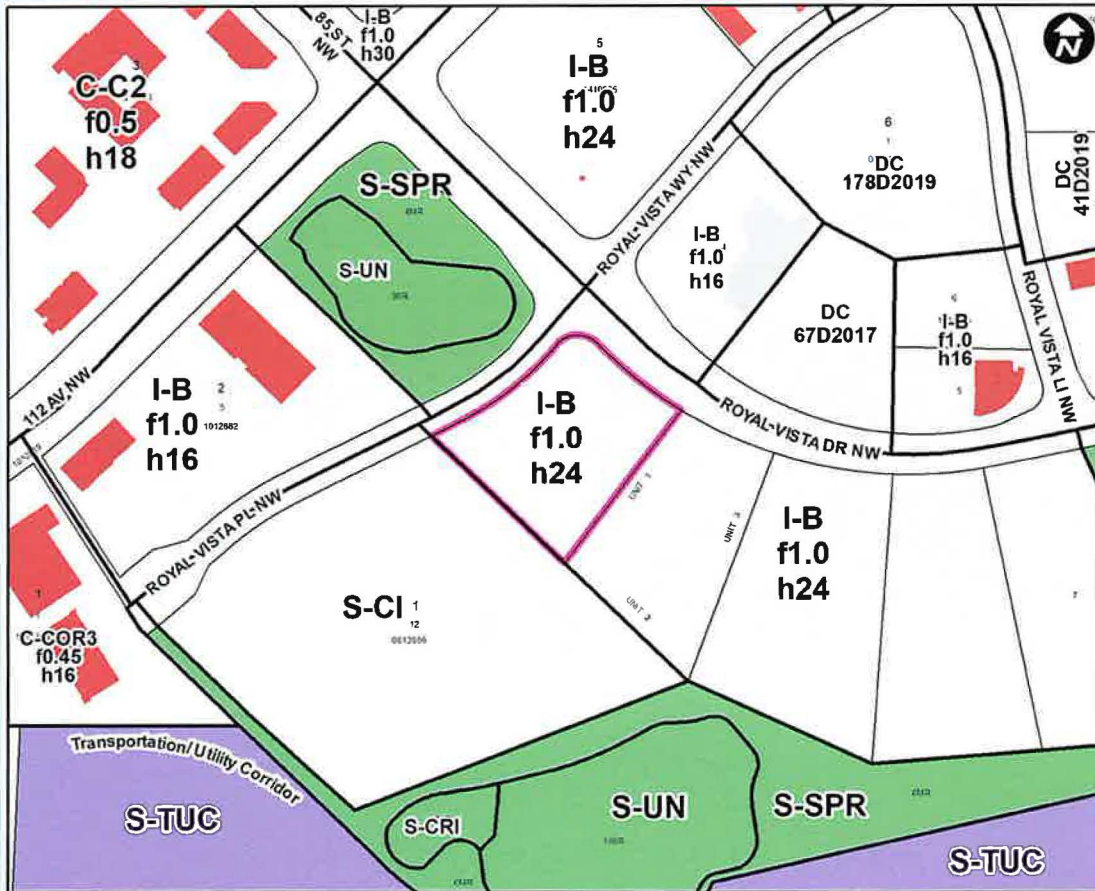
View of the site looking south





View of the site looking north



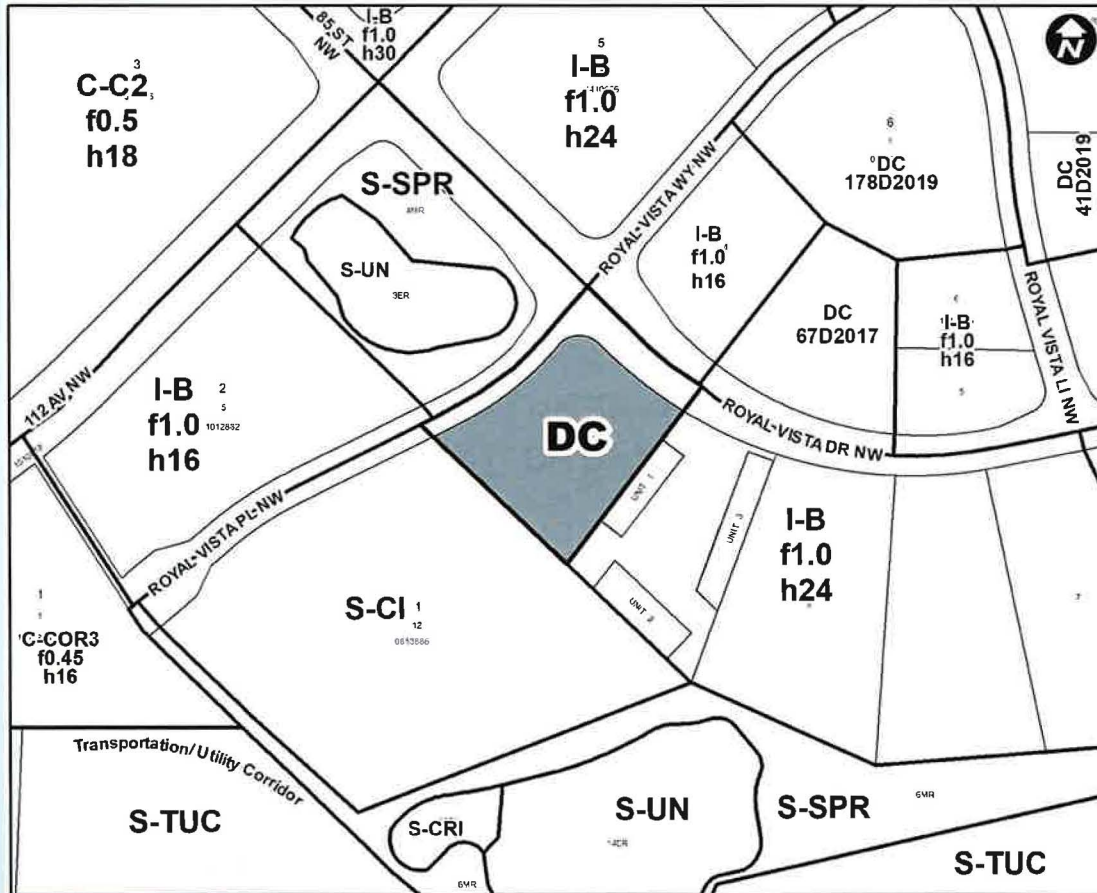


## LEGEND

- Commercial
- Light Industrial
- Parks and Openspace
- Vacant
- Transportation, Communication, and Utility
- Land Use Site Boundary



# Proposed Land Use



- DC Direct Control District based on the existing I-B District
- Additional uses of"
  - **School - Private**
  - **School Authority - School**
- No change to the maximum building height (24m) and FAR (1.0)
- Minimum open space requirements for School-Private
- Aligns with applicable policies of the Municipal Development Plan (MDP)



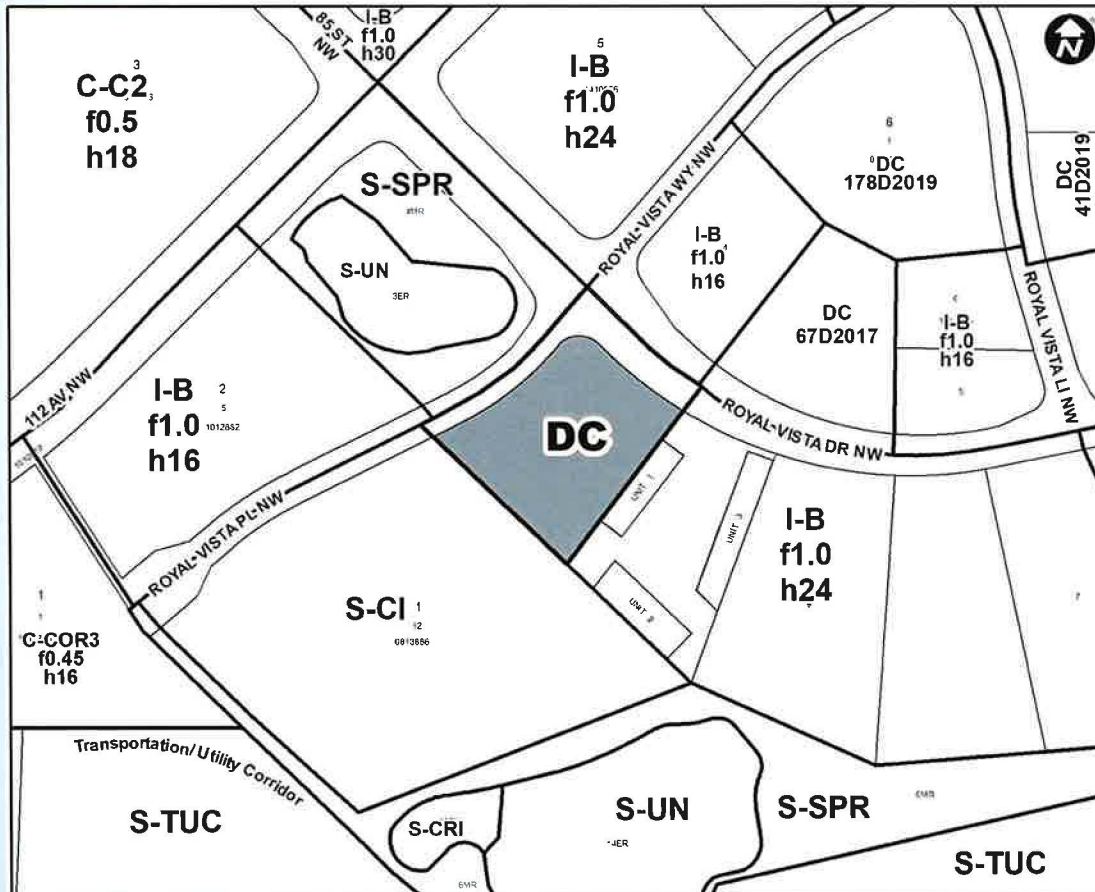
## Public Hearing of Council Agenda Item: 8.1.2

### Calgary Planning Commission Recommendation:

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 from Industrial – Business f1.0h24 (I-Bf1.0h24) District **to** DC Direct Control District to accommodate a school (School – Private and School Authority – School), with guidelines; and
2. Give three readings to the **Proposed Bylaw 50D2020**.



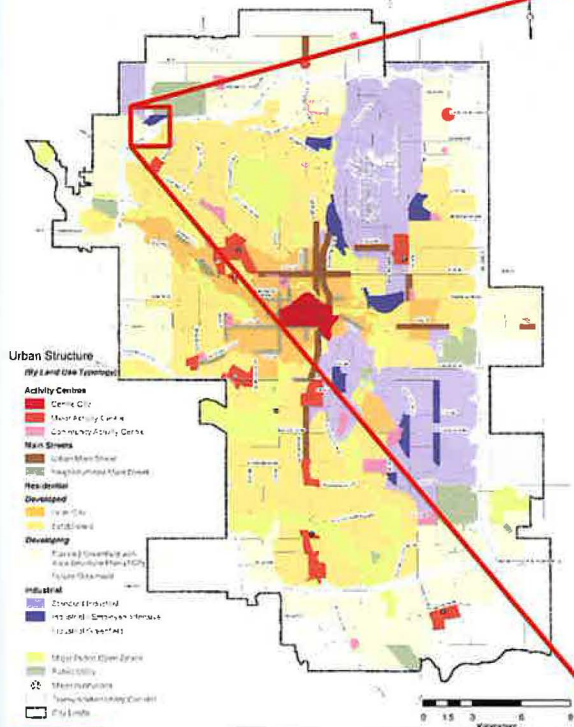


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Approved: 24P2009  
Amended: 19P2017



Urban Structure

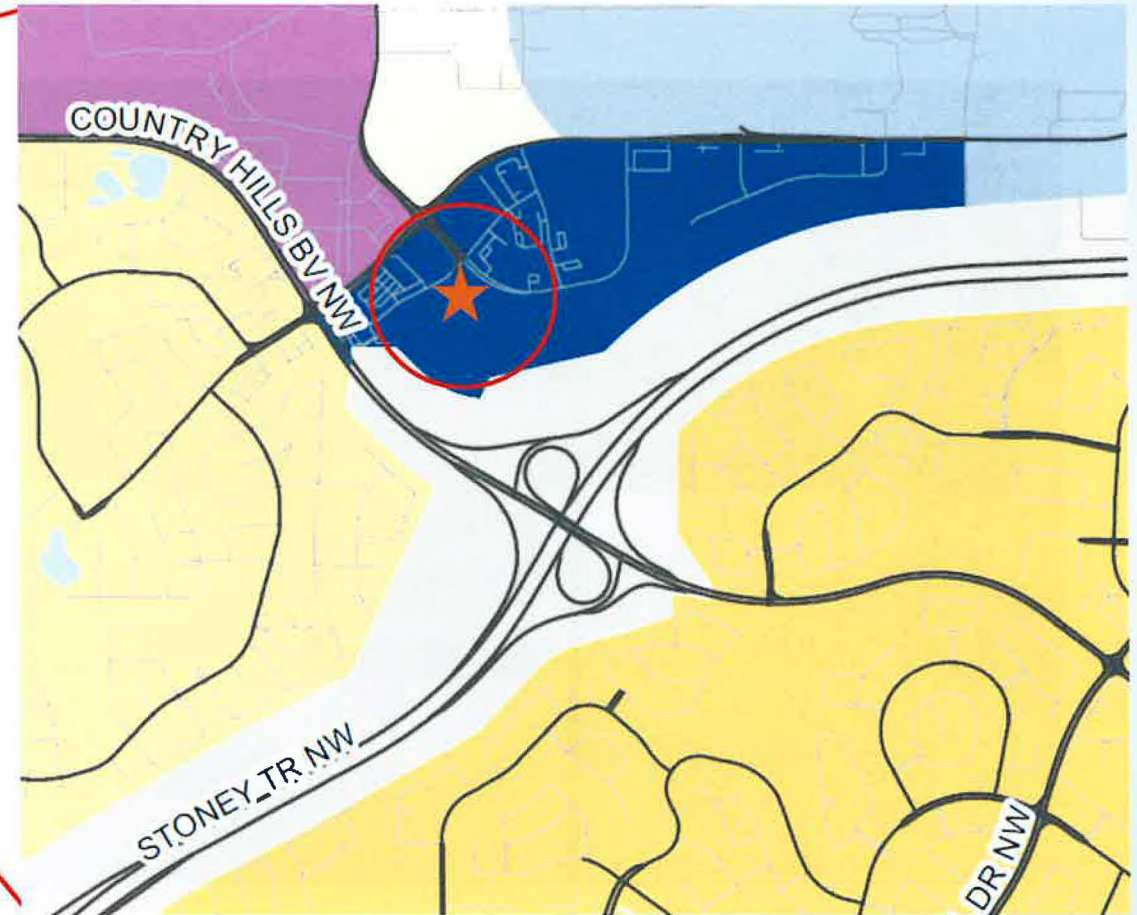
City Land Use Typology

- Activity Centres**
  - Central City
  - Major Activity Centre
  - Community Activity Centre
- Main Streets**
  - Urban Main Street
  - Neighbourhood Main Street
- Residential**
  - Developed
  - Urban Core
  - Urban Edge
- Developing**
  - Future Growth Area
  - Future Growth Area
  - Future Growth Area
- Industrial**
  - General Industrial
  - Light Industrial
  - Heavy Industrial
- Other**
  - Major Public Open Space
  - Public Utility
  - Major Infrastructure
  - Transportation Corridor
  - Highway



Map of Calgary and its surrounding areas. All land use designations are subject to change. The City of Calgary is not responsible for any errors or omissions. The City of Calgary is not responsible for any errors or omissions. The City of Calgary is not responsible for any errors or omissions.

## 1 Urban Structure





View to the east

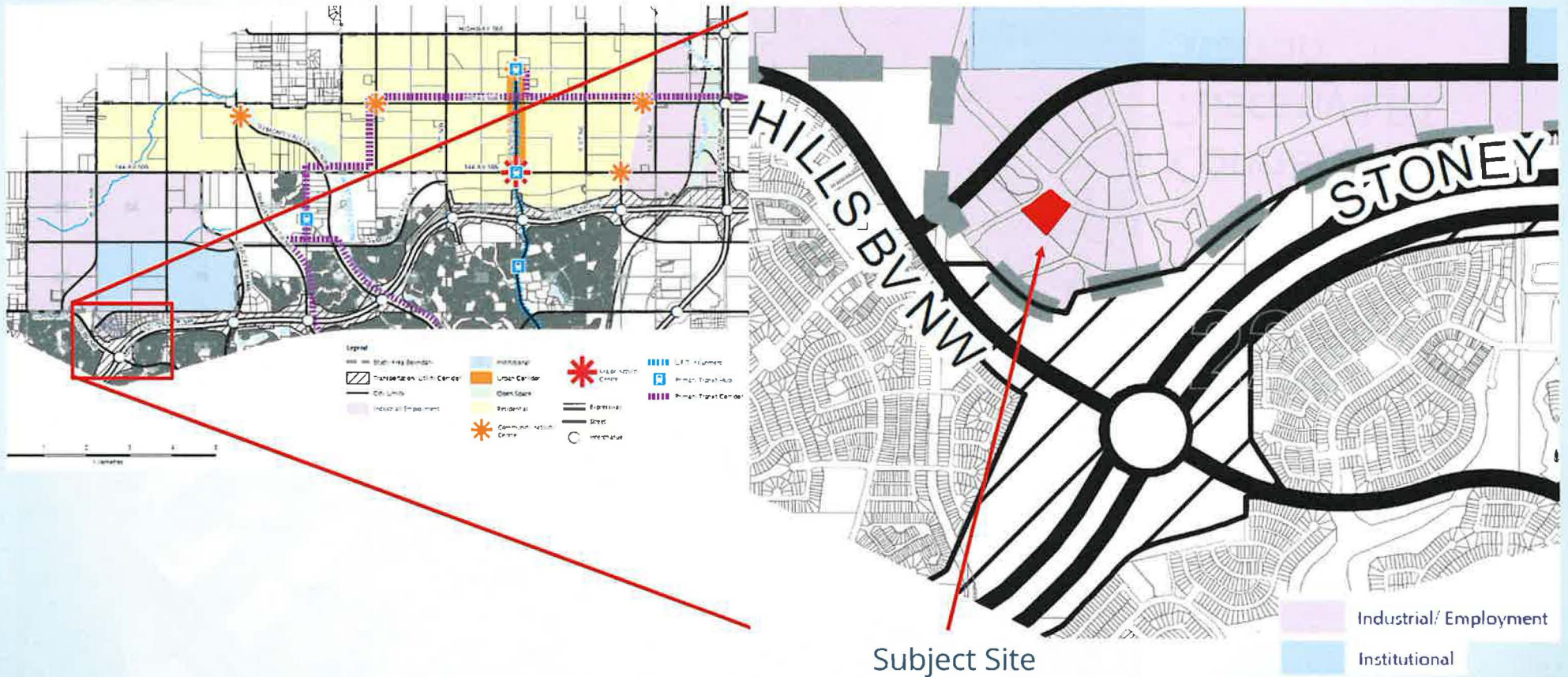


View of adjacent lands to the west



View of adjacent lands to the southwest

# North Regional Context Study Policy



Subject Site

Industrial/ Employment  
Institutional



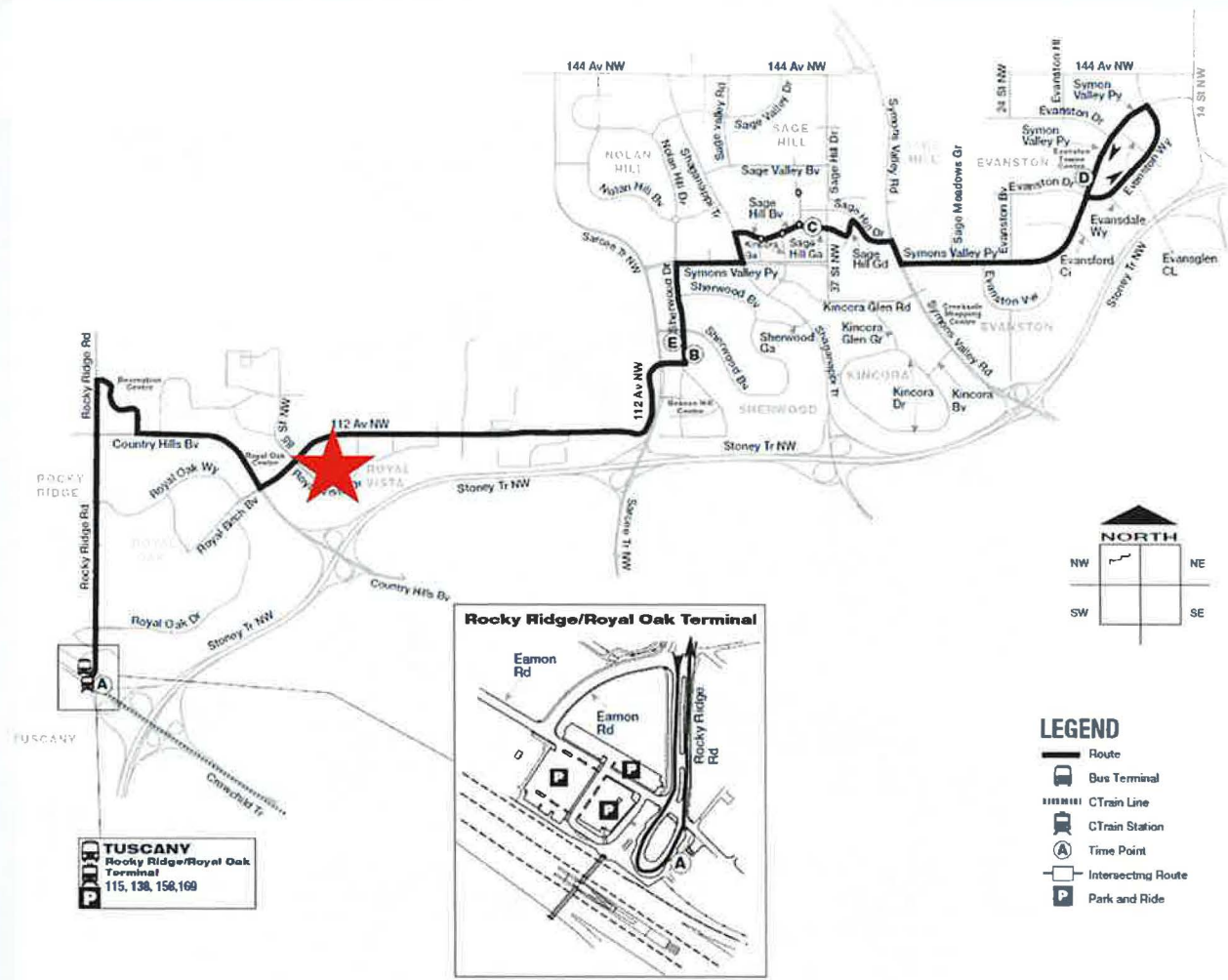
Nearby Bus Stops

Route 115

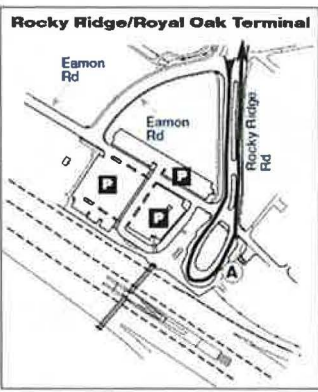
20-30 min intervals

Connects to Tuscany LRT Station





**TUSCANY**  
 Rocky Ridge/Royal Oak  
 Terminal  
 115, 138, 158, 169



- LEGEND**
- Route
  - Bus Terminal
  - CTrain Line
  - CTrain Station
  - Time Point
  - Intersecting Route
  - Park and Ride



### LRT Proximity

2.6 km  
straight line  
distance

3.6 km  
distance via  
streets &  
sidewalks