

**LAND USE AMENDMENT  
ROYAL VISTA (WARD 2)  
EAST OF ROYAL VISTA DRIVE AND ROYAL VISTA WAY NW  
BYLAW 67D2017**

**MAP 22NW**

**EXECUTIVE SUMMARY**

The intent of this land use amendment application is to redesignate the subject parcel from Industrial – Business (I-B) to DC Direct Control District to allow for the additional discretionary use of Veterinary Clinic. The proposed DC Direct Control District will retain the original permitted and discretionary uses of the Industrial - Business (I-B) District in Bylaw 1P2007.

The same floor area ratio and building height of the existing Industrial – Business (I-B) District is proposed for the DC Direct Control District.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 December 15

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

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 67D2017; and

1. **ADOPT** the proposed redesignation of 0.74 hectares ± (1.83 acres ±) located at 14 Royal Vista Drive NW (Plan 0813886, Block 6, Lot 3) from Industrial – Business f1.0h24 (I-B f1.0h24) District **to** DC Direct Control District to accommodate Veterinary Clinic, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 67D2017.

**REASONS FOR RECOMMENDATION:**

The proposed land use amendment is consistent with the policies of the Municipal Development Plan (MDP) and the North Regional Context Study and is supported for the following reasons:

- The proposed Direct Control District is consistent with the intent of the current Industrial – Business (I-B) land use district;
- The proposed amendment is consistent with the character and land use districts of the surrounding area and existing developments; and,
- It conforms to the land use concept of the North Regional Context Study and allows for an appropriate set of land uses in line with the vision of the Royal Vista Business Park.

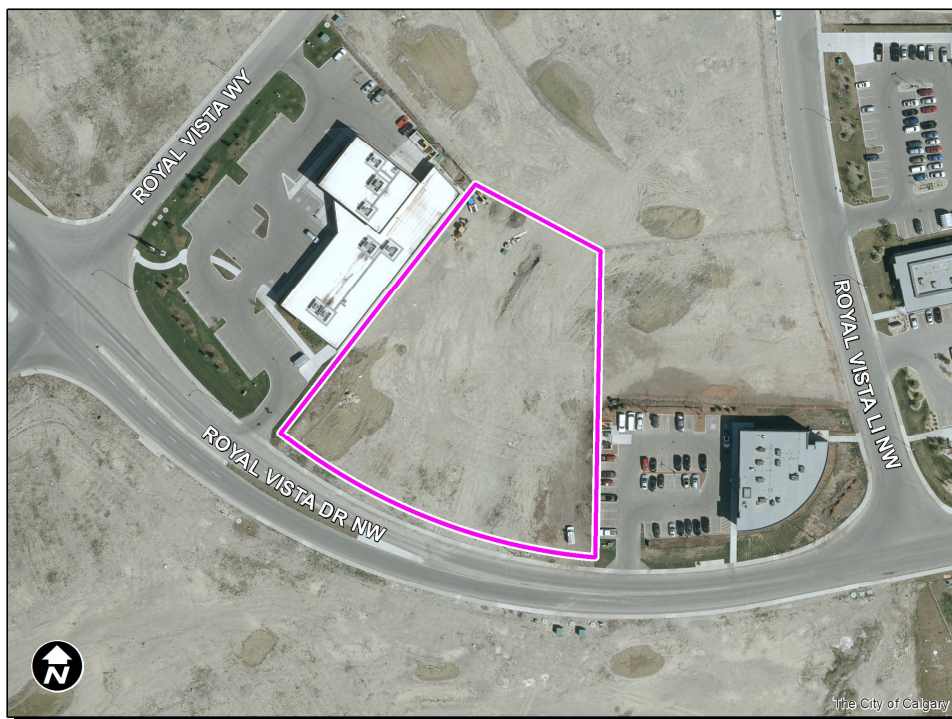
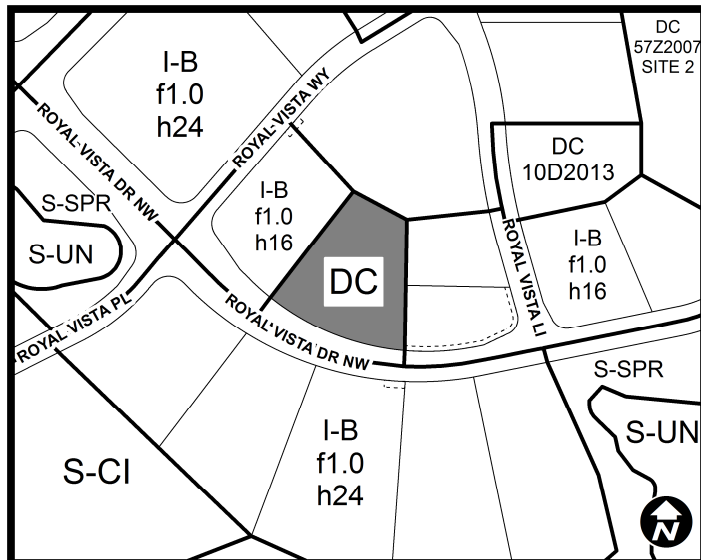
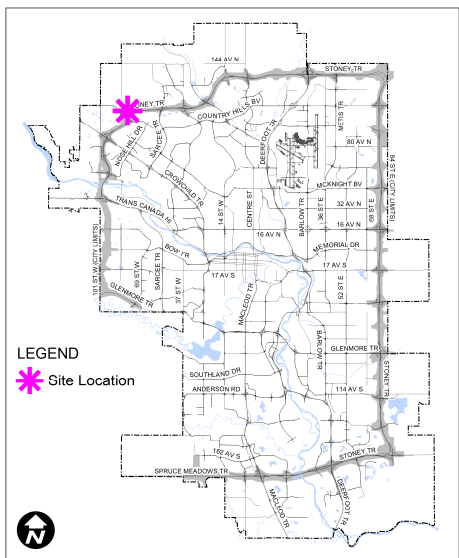
**ATTACHMENT**

1. Proposed Bylaw 67D2017

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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 0.74 hectares  $\pm$  (1.83 acres  $\pm$ ) located at 14 Royal Vista Drive NW (Plan 0813886, Block 6, Lot 3) from Industrial – Business f1.0h24 (I-B f1.0h24) District **to** DC Direct Control District to accommodate Veterinary Clinic with guidelines (APPENDIX II).

**Moved by: L. Juan**

**Carried: 9 – 0**

Reasons for Approval from Mr. Leighton:

- I support this land use amendment because it will:
  - a) Be an employment incentive as required by the MDP; and
  - b) This is, in my opinion, an “appropriate and compatible” use that will not conflict with, nor adversely impact adjacent land uses.

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**Applicant:**

1958719 Alberta Ltd

**Landowner:**

The City of Calgary

**PLANNING EVALUATION**

**SITE CONTEXT**

Situated in the community of Royal Vista, the subject site is located in the Royal Vista Business Park to the east of the Royal Oak Shopping Centre. Although there are still vacant parcels available, the Royal Vista Business Park is being developed with high quality commercial, light industrial and office buildings as well as instructional facilities.

**LAND USE DISTRICTS**

The proposed land use district for this amendment is a Direct Control District based on the Industrial – Business (I-B) District.

The purpose of the proposed Direct Control District is the following:

- to retain the existing business industrial uses on the subject site; and,
- to add Veterinary Clinic as a discretionary use.

**LEGISLATION & POLICY**

The Municipal Development Plan (MDP) and the North Regional Context Study (2010) are the applicable policies to this parcel.

The City of Calgary Municipal Development Plan (2009)

- The subject parcel is identified under *Map 1: Urban Structure of the MDP*, as **Industrial - Employee Intensive** area. The Industrial - Employee Intensive area in Section 3.7.2 is intended for mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network.
- The Land use policies identified under **Section 3.7.2** state that:
  - b. Industrial - Employee Intensive Area should contain predominantly industrial uses. Other uses that support the industrial function may be allowed. Specific rules for the amount of support uses should be determined as part of the land use amendment process.

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North Regional Context Study (2010)

- The subject parcel is identified under *Map 3 Land Use & Transportation*, as **Industrial / Employment** land use, and is located under '*Planning Cell B*' of the North Regional Context Study plan area.
- The predominant uses of land within **Industrial / Employment Areas** should be mixed employment uses, as stated under **Section 5.4**. It is anticipated that these areas will accommodate a wide range of fully serviced industrial, research park and office uses.
- In addition, institutional, local and/or ancillary commercial, recreational and other land uses considered to be appropriate and compatible may also be considered in this area.

**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).

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required for this application.

The subject site is situated directly north of the Country Hills Boulevard NW interchange with Stoney Trail NW and gains pedestrian and vehicle access from Royal Vista Drive NW. Royal Vista Drive NW has been developed with sidewalks on both sides.

**UTILITIES & SERVICING**

The subject site is serviced and the existing utilities are able to accommodate the proposed additional use. Any upgrades required and determined through future development permit applications will be at the expense of the Developer.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required for this land use amendment proposal.

**GROWTH MANAGEMENT**

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

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

Not required as there is no Community Association in this area.

**Citizen Comments**

No comments were received from any surrounding neighbours.

**Public Meetings**

There were no public meetings held by the Applicant or Administration for this land use amendment proposal.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

We are proposing the development of a 24-hour Referral and Emergency Small Animal Veterinary Hospital. This will require redesignation of the land from I-B to DC (I-B) to include Veterinary Clinic as an allowable use for this parcel. This redesignation will have the least impact on the current intended use of this parcel. It will also have the least affect on the use of the land in the future.

The Veterinary Hospital will provide medical care for dogs and cats. Apart from emergencies, patients will have to be referred to this hospital by their primary care veterinarian. We will offer advanced diagnostics including radiology, ultrasound, CT scan, endoscopy, and arthroscopy. It will provide emergency care and surgical treatments in the areas of orthopedics, surgical oncology, soft tissue surgery and neurosurgery. As our clinic grows, our intention is to add specialists from other disciplines, such as Internal Medicine, Radiology, Oncology, Ophthalmology, and Critical Care. We plan to serve as the referral hospital for northwest Calgary, Airdrie and Cochrane.

We were able to contact some owners of the neighbouring parcels to get their opinion of the proposed redesignation. They expressed support and thought that a business of this diverse nature in the business park would have a positive impact.

Prior to this application we did have a pre-application meeting with a representative from the city of Calgary. They has consulted leadership group via email to determine their opinion. They responded with unanimous support of this redesignation.

Dr. Jenevieve Fuller, BSc, DVM

Dr. Mark Fuller, DVM

Diplomate of the American College of Veterinary Surgeons – Small Animal

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**APPENDIX II**

**PROPOSED DIRECT CONTROL GUIDELINES**

**Purpose**

- 1 This Direct Control District is intended to:
- (a) retain the existing **uses** of the Industrial-Business (I-B) District; and
  - (b) add the additional **discretionary use** of **Veterinary Clinic**.

**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) **Veterinary Clinic**.

**Bylaw 1P2007 District Rules**

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

**Floor Area Ratio**

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

**Building Height**

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