

Background and Planning Evaluation

Background and Site Context

The site is located in Royal Vista, a high-quality industrial business park in the northwest quadrant of the city adjacent to the residential communities of Royal Oak and Citadel. Royal Vista contains a mix of industrial office buildings with some institutional and a limited range of commercial uses. The subject site is a large corner site with surrounding uses that consist of, but are not limited to the following:

- North – a vacant site (with an active land use amendment (LOC2019-0091);
- South – an instructional facility with retail (Long & McQuade Musical Instruments);
- West – retail commercial in a regional shopping centre (Royal Oak Center); and
- East – retail commercial and the Royal Vista Multi-Service Station (Fire Hall).

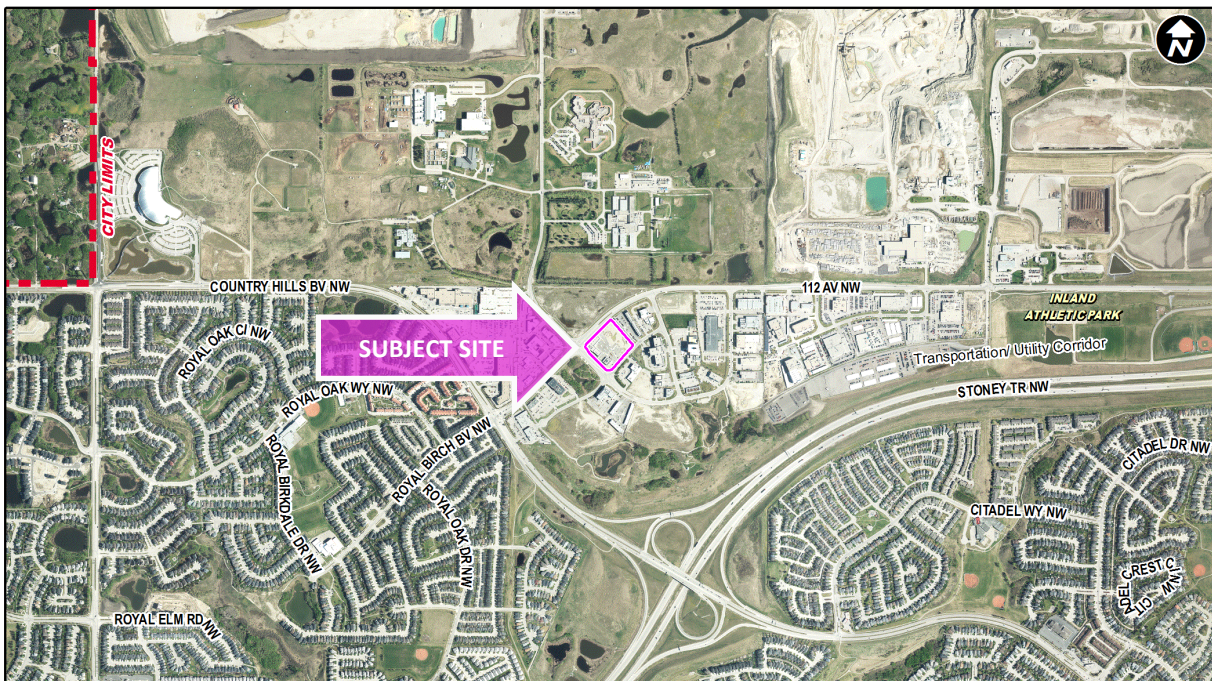
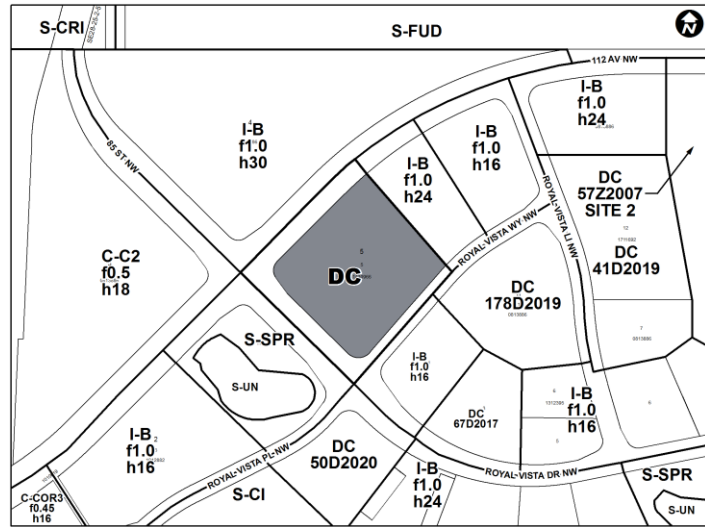
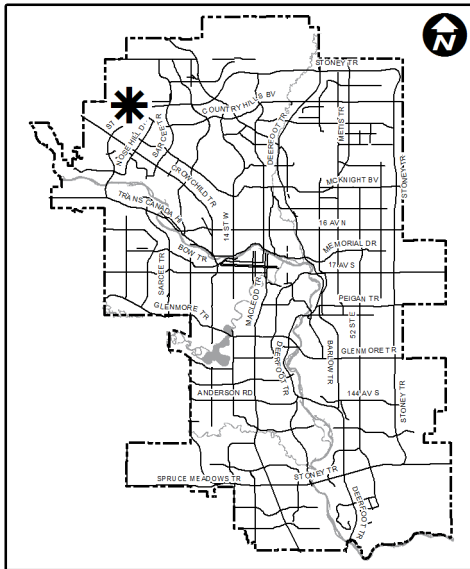
Surrounding land use districts consist of the Industrial – Business (I-B) District or DC Direct Control Districts (Bylaws 50D2020, 178D2019, 67D2017 and 41D2019) based on the Industrial – Business (I-B) District.

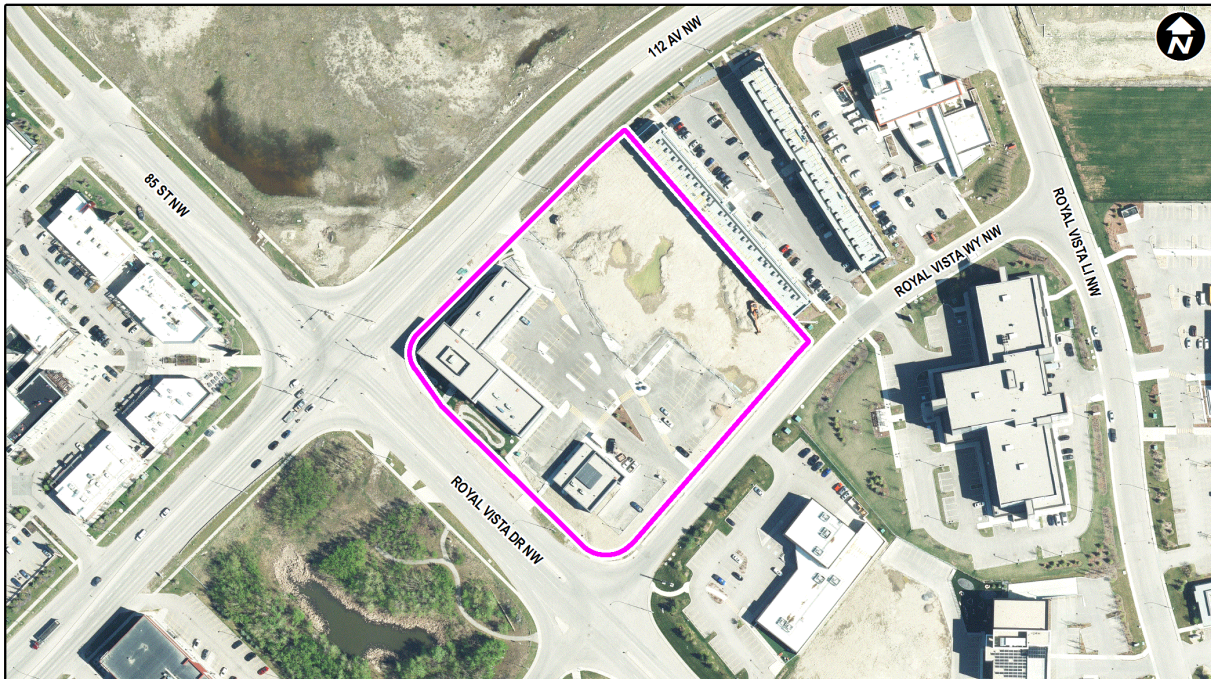
Vehicular access to the subject site and the Royal Vista Business Park is from 112 Avenue NW which intersects with Country Hills Boulevard NW to the west and Sarcee Trail NW to the east. Both Country Hills Boulevard NW and Sarcee Trail NW provide direct access to Stoney Trail NW.

Community Peak Population Table

Not applicable.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-B District allows for high quality, manufacturing, research and office developments.

Royal Vista has been developed with various industrial business office buildings but due to external factors, numerous sites have been redesignated to DC Districts to add one or more uses not initially allowed in the I-B District. These amendments were generally as a result of the changing real-estate market trend in Royal Vista to include other land uses than initially planned for, to provide more use flexibility, and to support the office/industrial component and bring more vitality to the business park.

All Council approved DC Districts in Royal Vista are based on I-B District with additional uses such as private school, veterinary clinic, place of worship and child care services (Bylaws 67D2017, 41D2019, 178D2019 and 50D2020). The DC District proposed as part of this application is also based on the I-B District with the additional discretionary use of Auto Service – Minor. The application does not propose to increase the floor area ratio or the height modifiers of the I-B District, which will remain at f1.0 and h24. Administration worked with the applicant to review other uses for the site. The applicant felt that the uses already listed under the I-B District with the addition of Auto Service – Minor, were sufficient.

The proposed DC District includes rule (Section 10) that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district. In addition, Section 9 of this has been added to the relaxation Section of the DC to provide additional discretion to the Development Authority over time.

Development and Site Design

The applicable land use policies and the rules of the proposed DC District will provide guidance for the future redevelopment of the site including appropriate uses, height and massing, landscaping and parking.

The development permit for the existing industrial business building (DP2020-3155) was approved in 2020 and consists of a Convenience Food Store, Retail and Consumer Service, Gas Bar and Freestanding Class C Sign. This development permit, includes Building D, (Attachment 4) which is proposed as a future site for the intended Auto Service – Minor use, specifically an oil change facility.

A new development permit application (DP2021-0665) for an oil change facility was submitted on 2021 February 09.

Transportation

There are no transportation concerns associated with the subject site or this proposal. Parking will be evaluated at the development permit stage.

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment is not required.

Utilities and Servicing

Utilities and servicing have been provided to the existing development and there are no concerns associated with the proposed additional use of Auto Service – Minor.

Legislation and Policy

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](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Industrial - Employment Intensive area as identified on Map 1 - Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP calls for Employment – Intensive areas (such as Royal Vista Business Park) to be located on the Primary Transit Network. However, Royal Vista Business Park is not situated in close proximity to the Primary Transit Network, and this has been one of the challenges in building out the business park as originally envisioned.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

North Regional Context Study (Non-Statutory – 2010)

The [North Regional Context Study](#) (NRCS) applies the Industrial / Employment land use to the subject site as indicated on Map 3: Land Use and Transportation. The NRCS states that in addition to industrial uses, other uses considered to be appropriate and compatible may also be supported. This land use proposal is in alignment with the general direction and policies of the *North Regional Context Study*.