

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 mid-block site, developed with three buildings and a total of 23 commercial units. The existing development and site layout was approved by Administration in 2018. Approximately 40 percent of units are currently vacant. Leased spaces include retail, restaurant and service organizations.

The surrounding uses consist of, but are not limited to the following:

- North – an instructional facility with retail (Long & McQuade Musical Instruments);
- South – a vacant site that is presently designated as Special Purpose- Community Institution (S-CI) District;
- West – a medical clinic and childcare facility; and
- East – a vacant site that is presently designated as I-B District.

Surrounding land use districts predominately consist of the I-B District or DC Districts (Bylaws 50D2020, 178D2019, 67D2017 and 41D2019) based on the I-B District. Over the last number of years Council has approved DC Districts in Royal Vista which proposed additional uses that were not permitted under the existing stock 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.

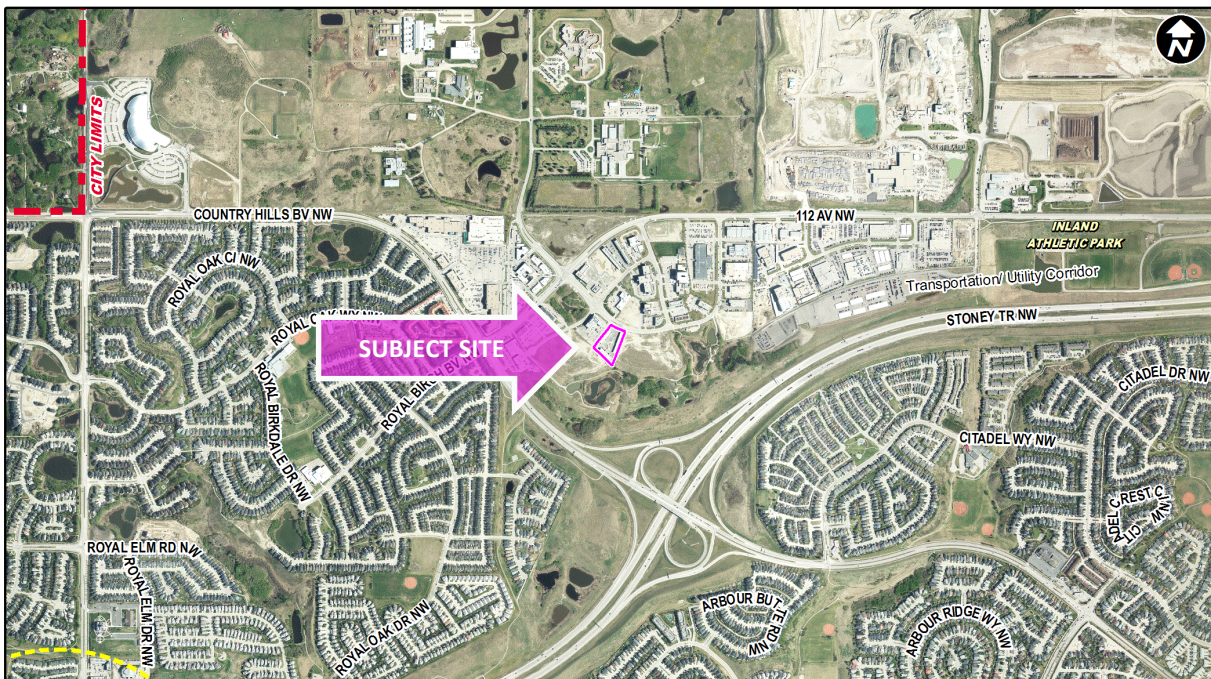
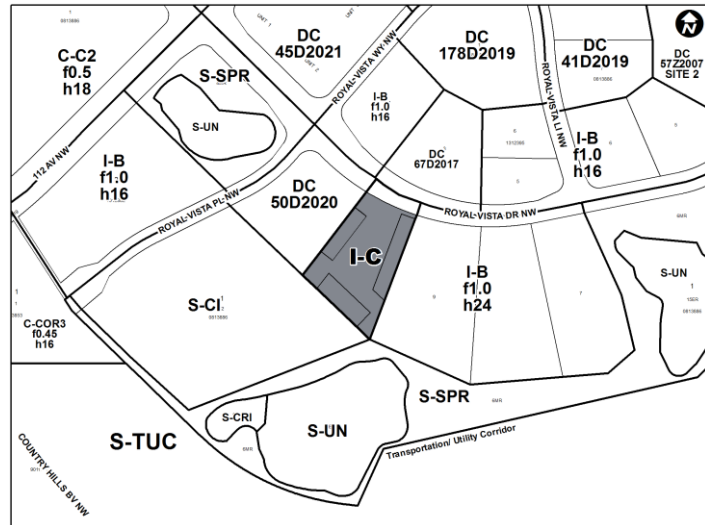
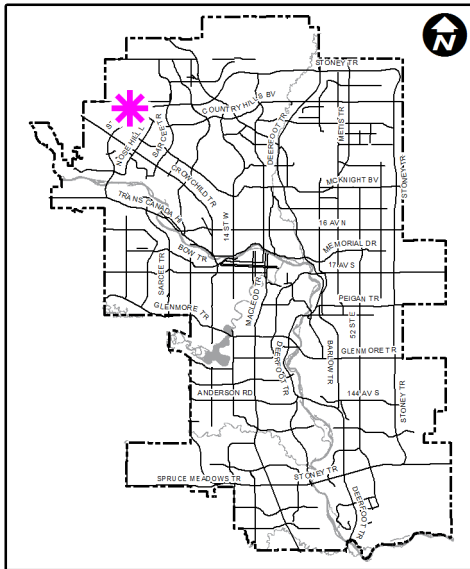
On 2021 April 12, Council unanimously adopted a Motion Arising directing Administration to reevaluate the current development vision for Royal Vista Business Park and to report back to Council no later than the end of Q1 2022 with its recommendations. The motion was proposed due to historical challenges in fostering business and industrial growth within the area.

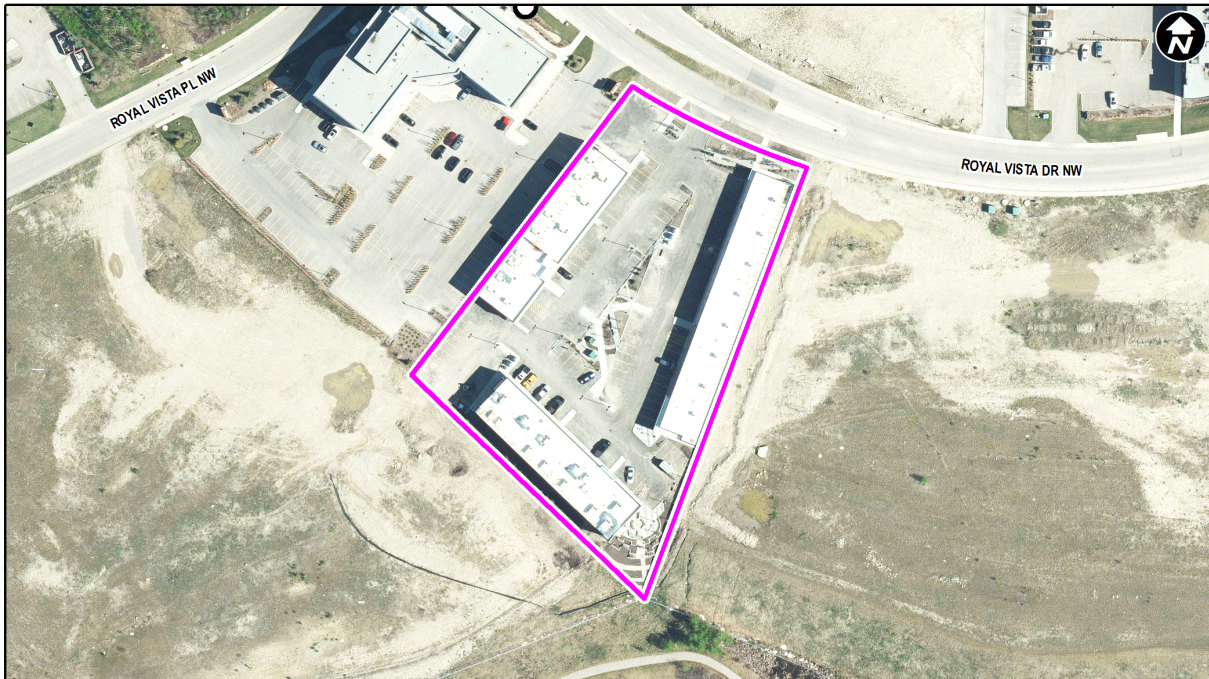
This application is an example of types of application changes that are being brought forward in the area. Administration is currently working to respond to the Motion Arising which is intended to mitigate the need for similar redesignation applications in the future.

Community Peak Population Table

Not available for the subject community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-B District allows for high quality, manufacturing, research and office developments. The existing District rules allow for an FAR and height of 1.0 and 24 metres for all development on the subject site.

Royal Vista has been developed with various industrial, business, and 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 interest in Royal Vista to include more flexibility and other land uses than initially planned for, to support the existing office/industrial components and to bring more vitality to the business park.

A DC District with the additional use of veterinary clinic was originally proposed by the applicant during initial discussions with Administration. However, after careful review, it was deemed that a DC would not be required as the proposed use and those currently operating upon the subject site are all uses that comply with the proposed I-C District. The applicant was satisfied with this proposal and agreed to amend their original proposal accordingly.

The proposed I-C District is intended to include light industrial uses and small scale commercial uses that are compatible with and complement light industrial uses. The I-C District allows for a maximum floor area ratio of 1.0 and maximum height of 12 metres.

The proposed redesignation will facilitate the development of a proposed use (Veterinary Clinic) and other small scale commercial uses such as retail, restaurants, medical clinics and personal services that are not presently allowed under the existing I-B District. The Veterinary Clinic will benefit the area by providing additional employment opportunities, and a service which is currently needed, and is complimentary to many of the existing uses (i.e. medical clinic).

Development and Site Design

If approved by Council, the rules of the proposed I-C District will provide guidance for the future redevelopment of the site including appropriate uses, height and massing, landscaping and parking.

A development permit application (DP2021-3218) was submitted on 2021 May 05 to repurpose the existing tenant space in Building 2 of the subject site to facilitate the development of a veterinary clinic. Attachment 3 provides additional details on the development permit.

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 change of use Veterinary Clinic.

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 promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2020)

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.

There is no local plan for the subject area. As a result, the MDP provides the guiding policy framework for all prospective development in the area.

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 NRCS.