

Land Use Amendment in Royal Vista (Ward 1) at 11 Royal Vista Dr NW, LOC2021 0052

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 0.87 hectares \pm (2.14 acres \pm) located at 1000 - 11 Royal Vista NW, 2000 - 11 Royal Vista NW, 3000 - 11 Royal Vista NW and 11 Royal Vista NW (Plan 2010131, Units 5 to 12, 14 to 21 and 23 to 30; Plan 1912395, Block CS) from Industrial – Business (I-Bf1.0h24) District to Industrial Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to the I-C District to allow for the additional permitted use of Veterinary Clinic along with other light industrial and small scale commercial uses, while maintaining the uses currently approved and operating upon the subject site.
- The proposal would allow for additional uses that are appropriate for the site and work with the existing adjoining uses and is in keeping with the *Municipal Development Plan* (MDP) and the *North Regional Context Study*.
- What does this mean to Calgarians? The proposal would allow for additional uses and options for a variety of tenants.
- Why does this matter? The proposal will enable additional commercial and employment opportunities within existing buildings.
- A development permit has been submitted and is under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted by Opus Corporation on 2021 April 01 on behalf of the landowner, RVP-Condo Corporation #1912395. The Applicant Submission (Attachment 1) indicates their intent to add a Veterinary Clinic, specializing in Veterinary Ophthalmology. The clinic will be located within the existing multi-building commercial development that is presently operating upon the subject site.

A significant number of adjacent parcels within Royal Vista have undergone similar land use redesignations to accommodate additional uses that are not currently allowed under the predominant I-B District. In those specific cases, the applicants pursued Direct Control Districts in order to create the required flexibility to accommodate the additional on-site uses while preserving those that were already allowed and operating on their respective sites. The applicant had originally intended to pursue a DC District for this site, however following consultation with Administration, it was determined that the I-C District would be more appropriate as the proposed Veterinary Clinic, and the uses presently operating upon the subject site, would all fit under this district. Furthermore, additional commercial uses such as restaurants, retail, medical clinics and personal services that are allowed under the proposed I-C District would provide greater flexibility for tenants and landowners in the area.

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A development permit application (DP2021-3218) for a Veterinary Clinic was submitted on 2021 May 05 and is currently under review (Attachment 3).

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. Given the commercial nature of the surrounding area, the applicant did not deem any additional outreach to be necessary.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised [online](#).

No comments were received from the public and there is no community association for the area.

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

IMPLICATIONS

Social

There are no social implications based on the proposed application.

Environmental

This proposal does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

Economic

The proposal would allow for additional commercial uses and greater flexibility for the subject parcel, which would support additional employment and commercial retail opportunities within the Royal Vista Business Park. At present, Royal Vista is earmarked for high quality business industrial development that would serve as a major employment hub within northwest Calgary. However, due to long term negative economic conditions, the location of Royal Vista on the

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fringe of The City and the lack of the primary transit network has meant that the development vision as originally expected has had challenges coming to fruition.

In response to the historical challenges in fostering development in the area, Council unanimously adopted a Motion Arising on 2021 April 12 directing Administration to re-evaluate the current Development Vision for Royal Vista Business Park and to report back to Council no later than the end of Q1 2022 with recommendations.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2021-3218) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform