

# Applicant Submission

19 October 2021

The City of Calgary has initiated an application to redesignate (rezone) all parcels in Royal Vista in response to direction provided by City Council on 2021 April 12.

Given the historical challenges in fostering business and industrial growth within Royal Vista Business Park, Council directed Administration to conduct a city-initiated land use amendment to address development constraints and create a more business friendly land use framework in the area. The proposed land use change would allow for a range of uses that are compatible with the existing character of the area and conform to the principles and vision of the *Municipal Development Plan*. The use of a Direct Control (DC) District allows for additional commercial, industrial, food service and hospitality uses that previously were not allowed under the existing Industrial-Business (I-B) District.

The public engagement process was completed by administration in August 2021 with landowners and business owners in Royal Vista. This was a direct reach out and phone call invitation to all landowners affected by the proposed redesignation. Attendees of both sessions expressed support for administration's desire to expand the allowed uses in the area but in a manner that was respectful to those uses already active within Royal Vista Business Park.

The proposed Direct Control Districts in this application fulfill that requirement. The land use amendment, if successful, will provide a more flexible land use framework for local businesses to operate, adapt and flourish in.