

Planning & Development Report to  
Calgary Planning Commission  
2021 February 18

ISC: UNRESTRICTED  
CPC2021-0106  
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**Land Use Amendment in Royal Vista (Ward 1) at 4 Royal Vista Way NW,  
LOC2020-0183**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 1.75 hectares  $\pm$  (4.32 acres  $\pm$ ) located at 4 Royal Vista Way NW (Plan 1410966, Block 5, Lot 5) from Industrial – Business (I-Bf1.0h24) District to DC Direct Control District to accommodate an additional discretionary use of Auto Service – Minor, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 FEBRUARY 18:**

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 45D2021** for the redesignation of 1.75 hectares  $\pm$  (4.32 acres  $\pm$ ) located at 4 Royal Vista Way NW (Plan 1410966, Block 5, Lot 5) from Industrial – Business (I-Bf1.0h24) District to DC Direct Control District to accommodate an additional discretionary use of Auto Service – Minor, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to a DC District to allow for the additional discretionary use of Auto Service – Minor, while maintaining the permitted and discretionary uses of the Industrial – Business (I-B) District.
- The proposal allows for an additional use that is appropriate for the existing adjoining uses in the community, is designed to accommodate development of the site, and is in keeping with the [Municipal Development Plan](#) and the [North Regional Context Study](#).
- What does this mean to Calgarians? The proposal contributes to the development of a site that has been vacant for several years. The subject site is one parcel including in the larger business-industrial area of Royal Vista.
- Why does this matter? Land parcels that are designated with limitations to the uses based on the real estate market interest can remain vacant for several years, and do not contribute to a prosperous city. Vacant sites do not provide the facilities, services and economic growth (jobs) to build vibrant communities.
- 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 Riddell Kurczaba Architecture on 2020 November 17 on behalf of the land owner, Royal Oak II Prime Funds Incorporated. The Applicant's Submission (Attachment 3) indicates their intent to add an Auto Service – Minor use, specifically an oil change facility within Building D of the subject site. The building had been earmarked for an Auto Service – Minor development by the applicant under a previous Development Permit (DP2020-3155) application. However, as this use is not allowed under the

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current I-B District, a land use amendment to a DC District is required to allow for the proposed use and preserve the existing uses already allowed.

On 2021 February 09, a new development permit application (DP2021-0665) was submitted for an oil change facility in Building D.

**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 standard practice, 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 by the public at the time of writing this report. 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 an additional use to occur on 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 north-west Calgary. However, due to long term negative economic conditions, the location of Royal Vista on the fringe of The

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City and the lack of the primary transit network, the development vision has not been as successful as originally expected.

**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. **Proposed Bylaw 45D2021**
3. Applicant's Submission
4. Approved Development Permit (DP2020-3155) Site Plan

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform