

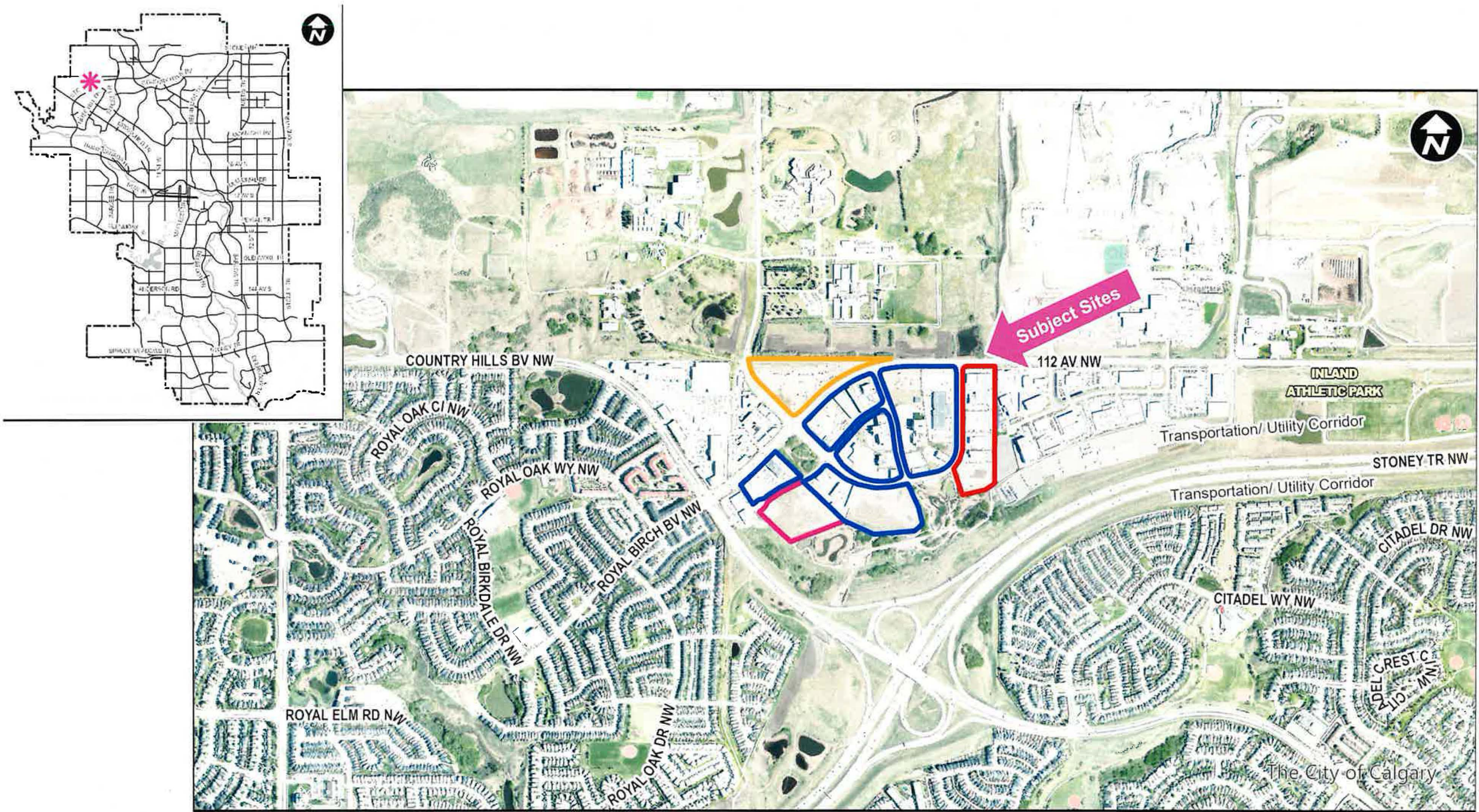


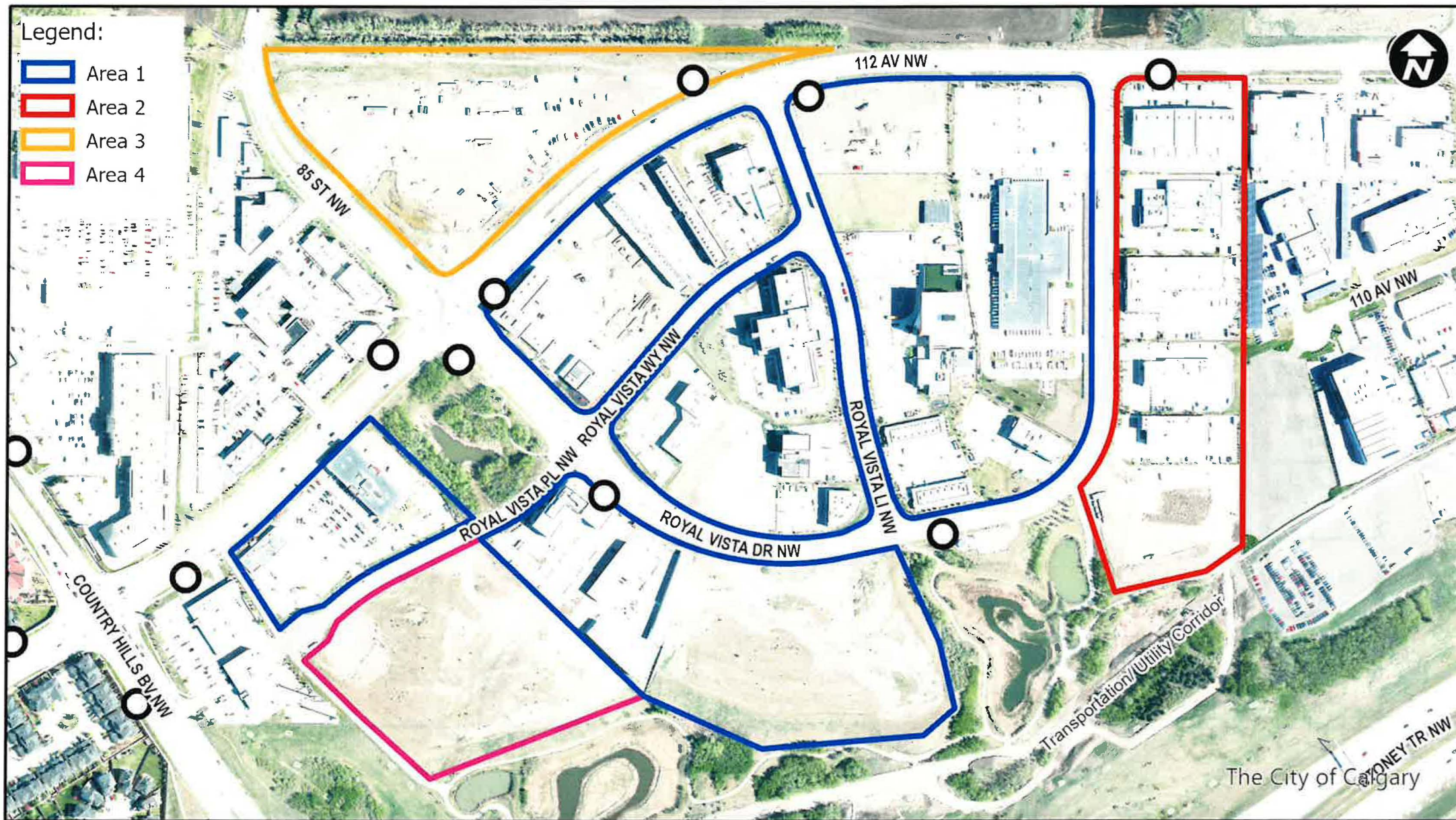
Public Hearing of Council

Agenda Item: 8.1.4

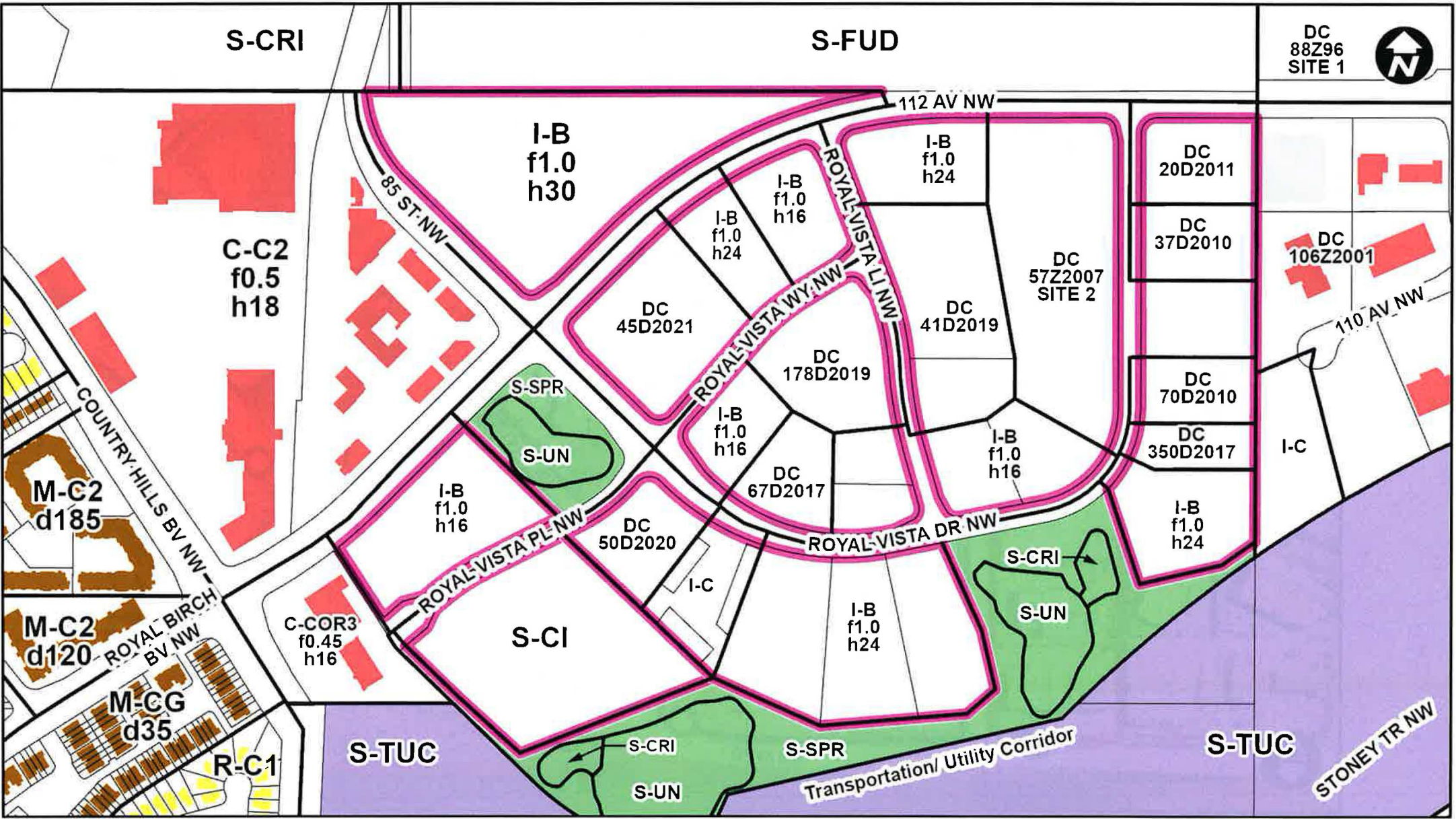
LOC2021-0170
Land Use Amendment
March 28, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAR 29 2022
ITEM: 8.1.4 CPC2022-0023
DISTRIBUTION
CITY CLERK'S DEPARTMENT



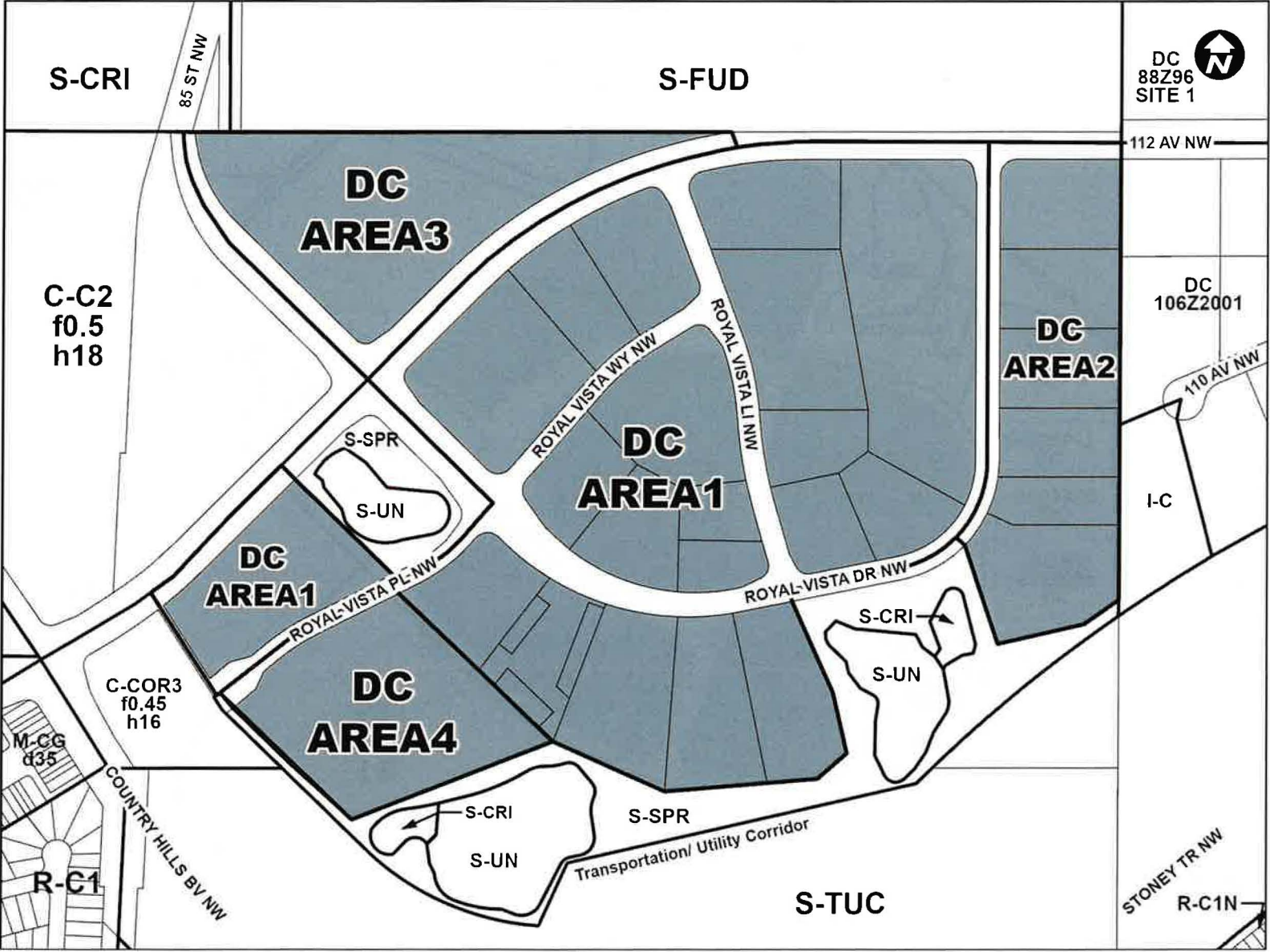


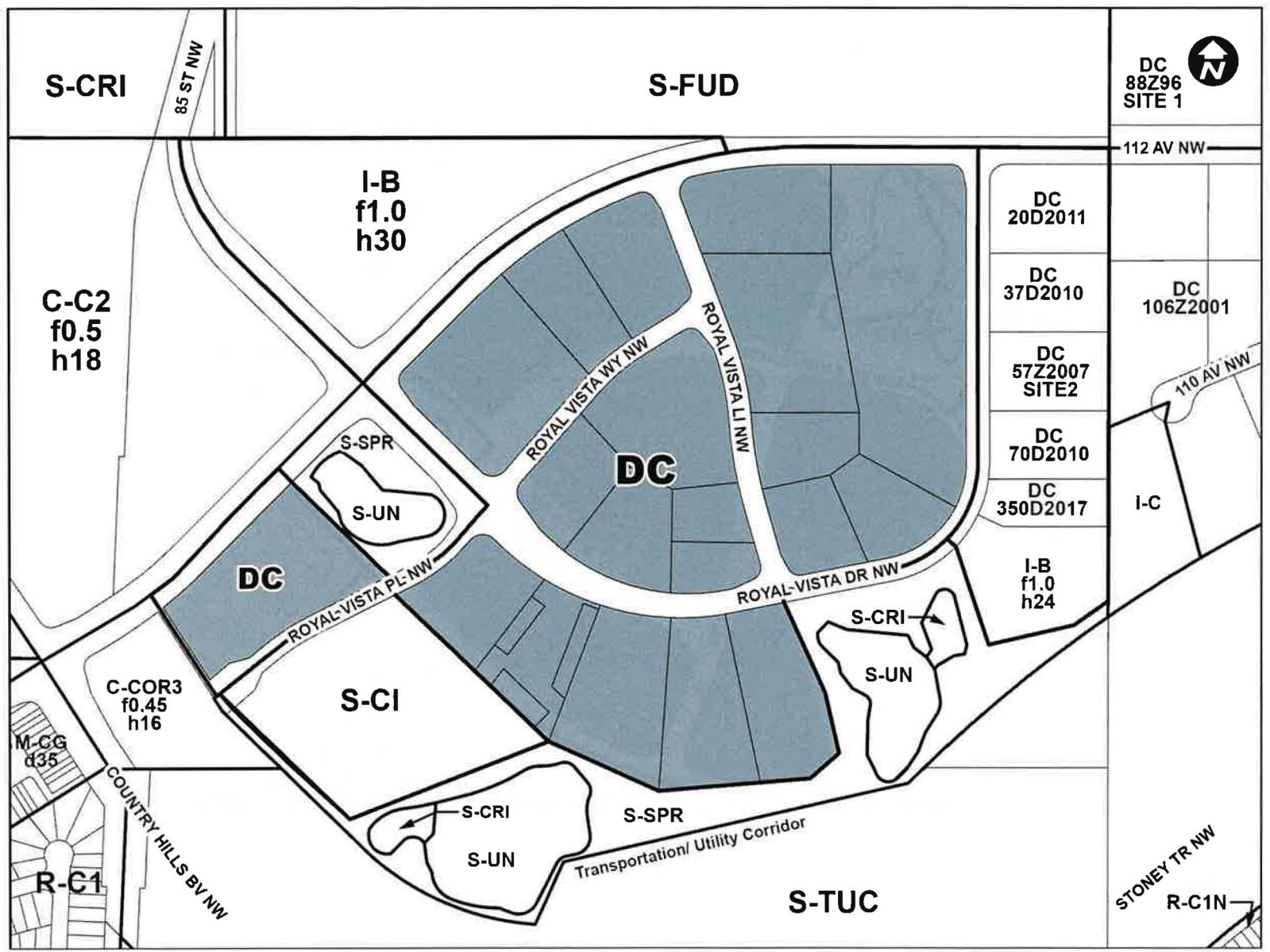
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed DC Districts:

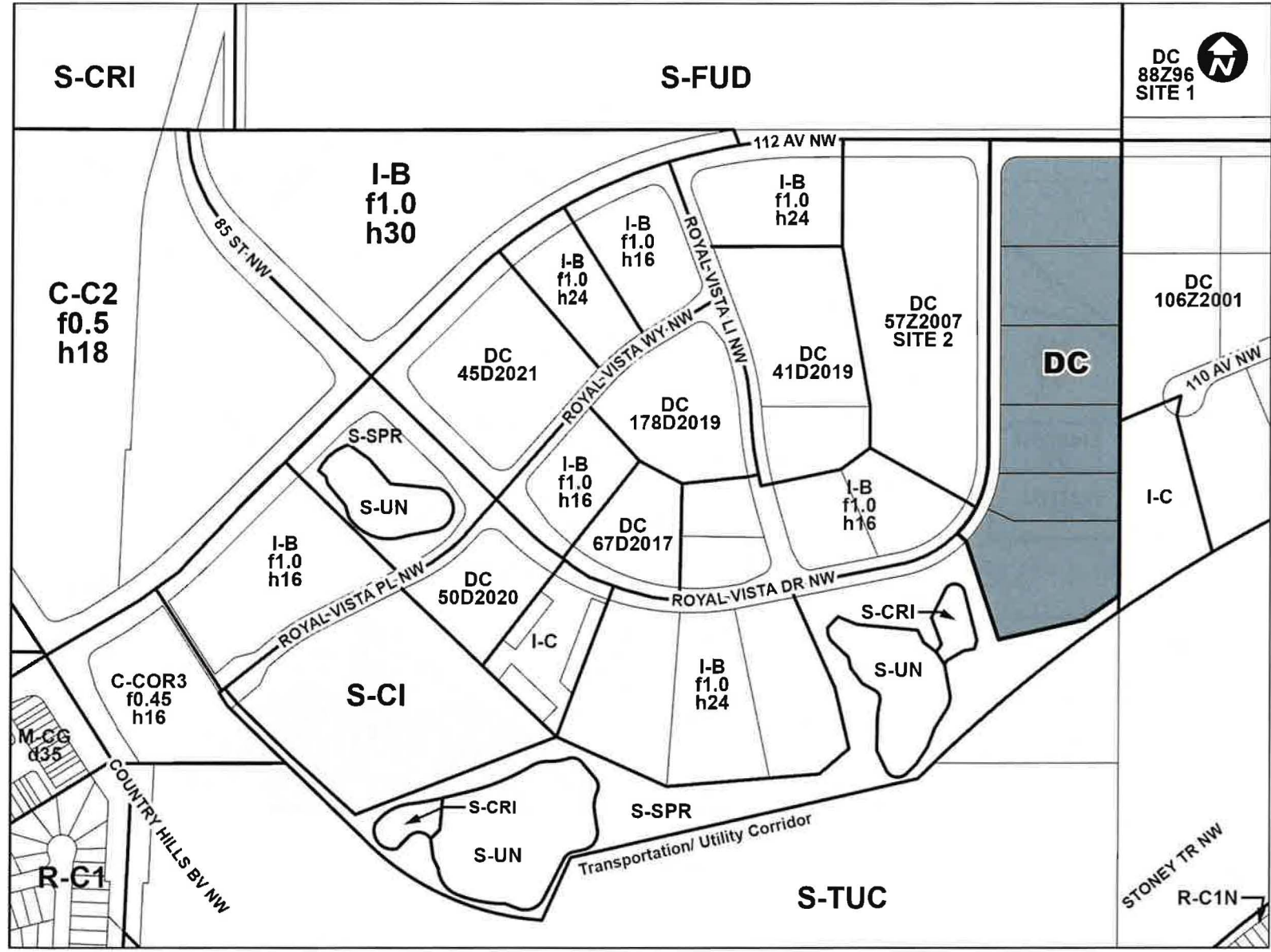
- Four distinct areas identified based on existing and potential uses.
- Total area is 33.51 ha





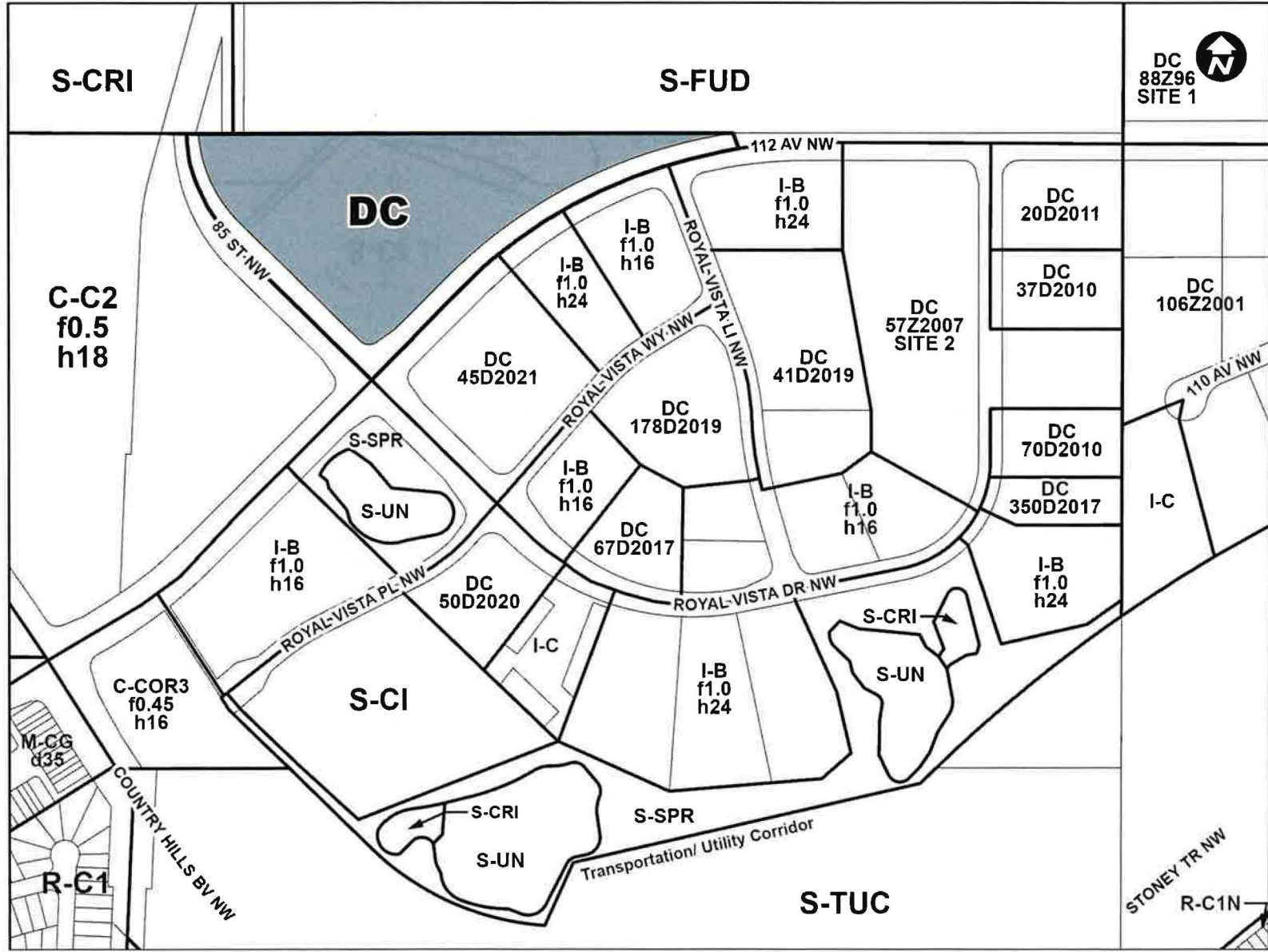
Area 1:

- Based on I-B District
- 17.93 ha



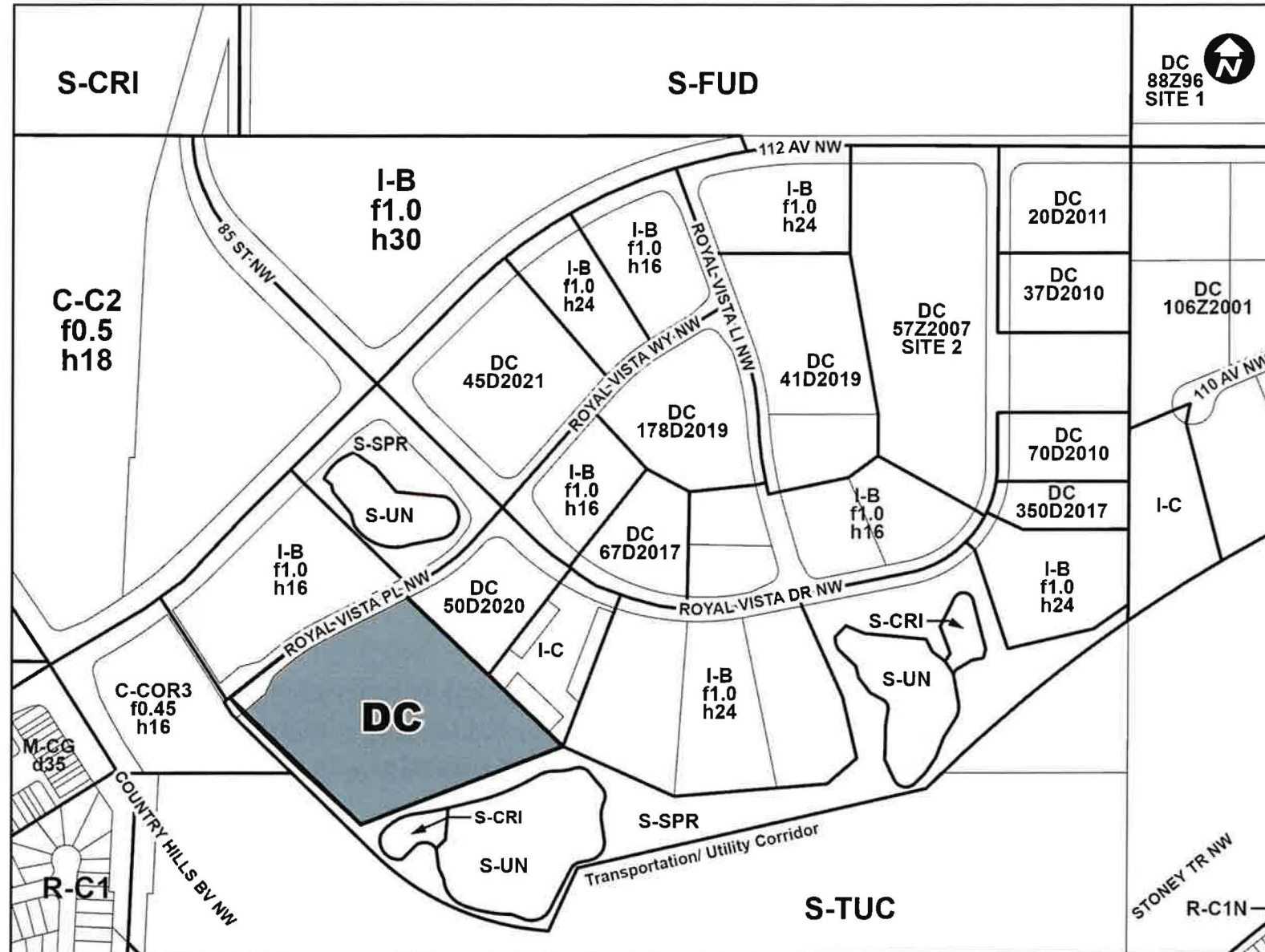
Area 2:

- Based on I-G District
- 4.89 ha



Area 3:

- Based on C-C2 District
- 7.49 ha



Area 4:

- Based on I-B District
- 3.20 ha

Calgary Planning Commission's Recommendation:

That Council:

DC - AREA 1

Give three readings to **Proposed Bylaw 50D2022** for the redesignation of 17.93 hectares \pm (44.30 acres \pm) located at various addresses (Attachment 2) from the Industrial – Business (I-B) District, Industrial – Commercial (I-C) District and Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 4).

DC AREA 2

Give three readings to **Proposed Bylaw 51D2022** for the redesignation of 4.89 hectares \pm (12.08 acres \pm) located at various addresses (Attachment 2) from the Industrial – Business (I-B) District and Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 5).

DC AREA 3

Give three readings to **Proposed Bylaw 52D2022** for the redesignation of 7.49 hectares \pm (18.5 acres \pm) located at 8450 –112 Avenue NW (Portion of Plan 0813886, Block 4, Lot 1) from the Industrial – Business (I-B) District to Direct Control (DC) District to accommodate commercial development, with guidelines (Attachment 6).

DC AREA 4

Give three readings to **Proposed Bylaw 53D2022** for the redesignation of 3.2 hectares \pm (7.97 acres \pm) located at 8 Royal Vista Place NW (Portion of Plan 0813886, Block 1, Lot 12) from the Special Purpose – City and Regional Infrastructure (S-CI) District to Direct Control (DC) District to accommodate additional uses in conjunction with a place of worship, with guidelines (Attachment 7).

Supplementary Slides



Image 1: DC allowing for School – Private (Bylaw 41D2019)



Image 2: Land Use Redesignation to Industrial – Commercial (IC) District to allow for Veterinary Clinic

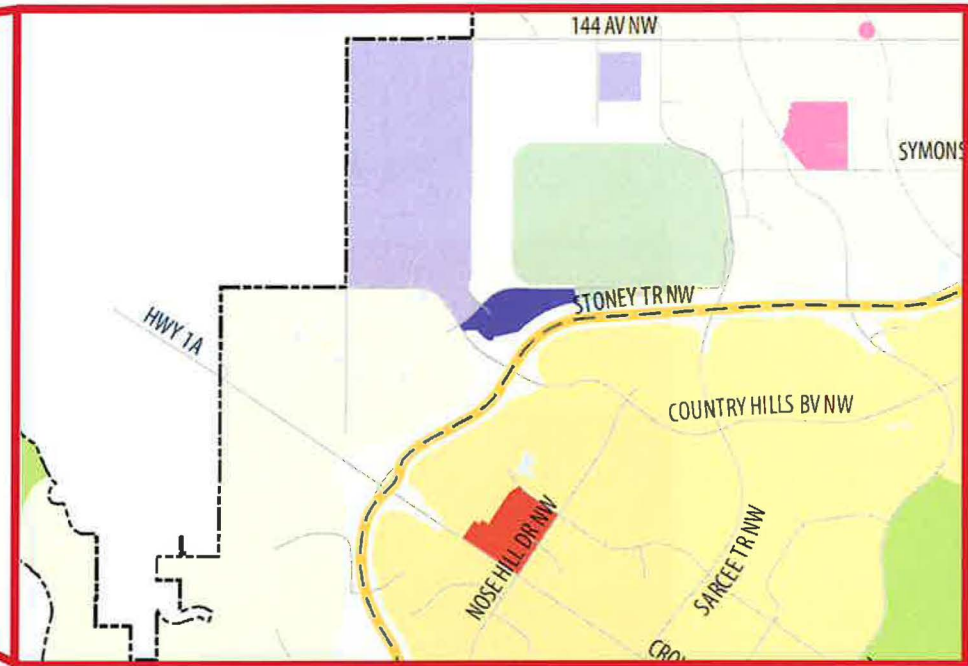
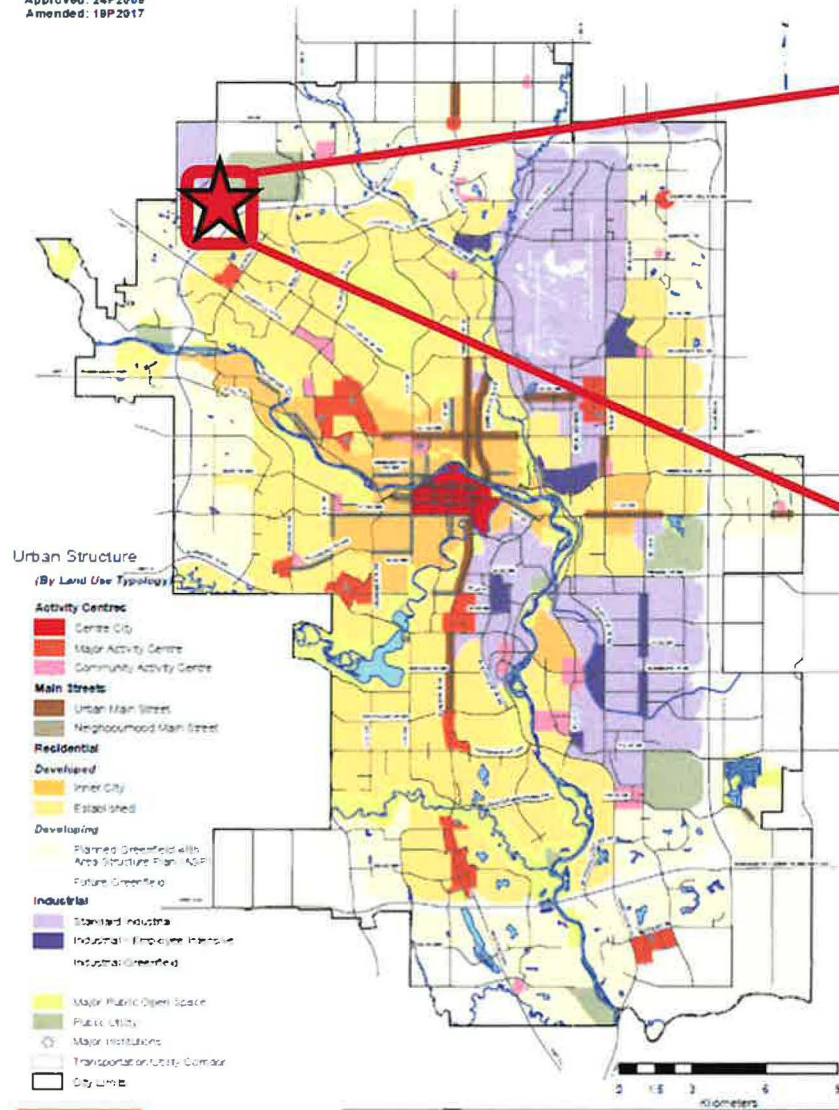


Image 3: DC allowing for Place of Worship – (Bylaw 178D2019)



Image 4: DC allowing for Auto Service Minor – (Bylaw -45D2021)

Approved: 24P2008
Amended: 18P2017

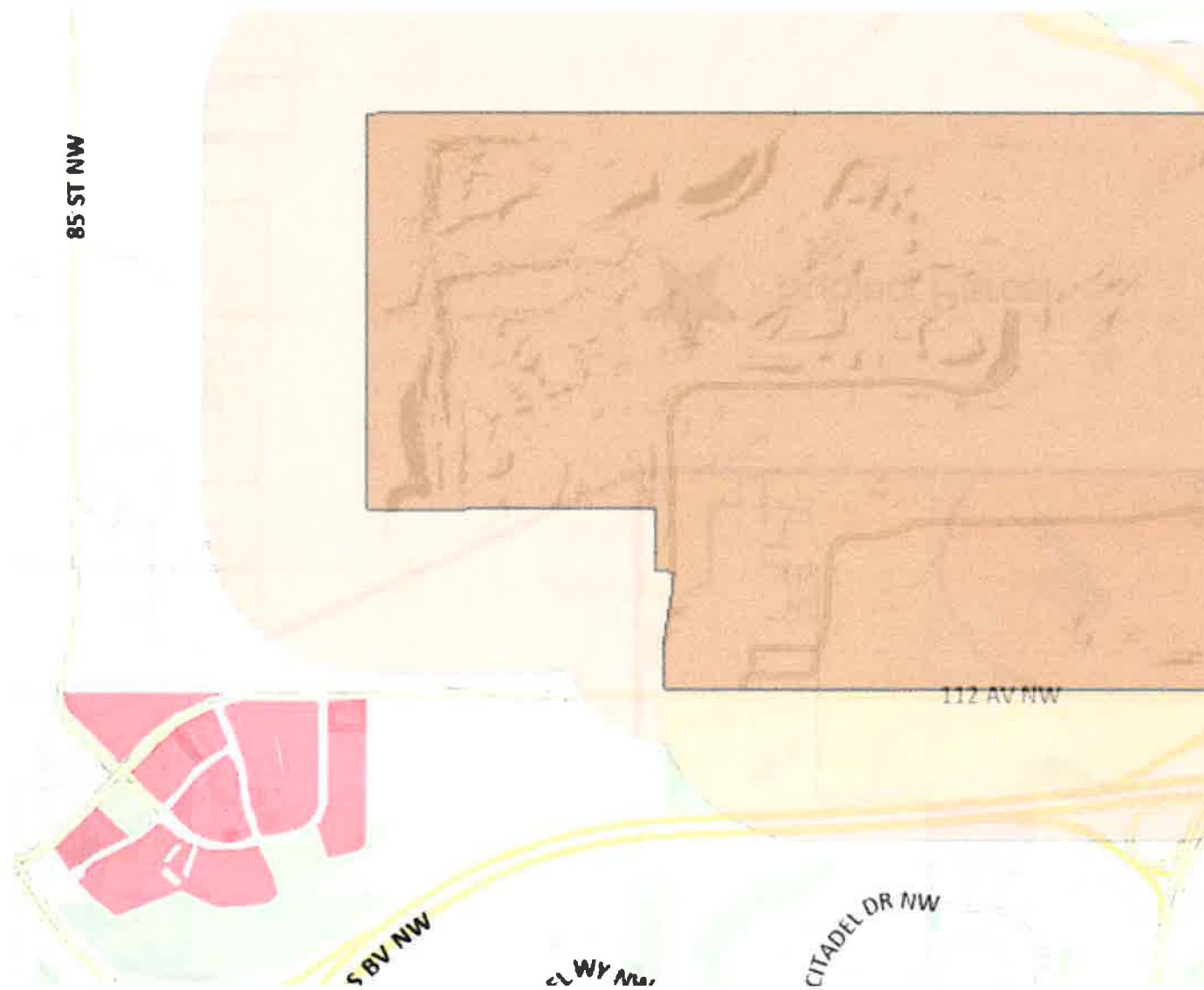


 Subject Parcel



Urban Structure

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At the 2021 April 12 Regular Meeting of Council, Council adopted a Motion Arising that directed Administration to address the historical challenges in fostering business and industrial growth within Royal Vista.

“That with respect to Report CPC2021-0106, the following Motion Arising be adopted:

- 1) Use **Map 1**, from the Royal Vista Architectural and Development Guidelines, as the area and scope of a planning and policy review;
- 2) In collaboration with existing landowners including The City of Calgary Real Estate & Development Services, identify land use and policy constraints, including a statistical analysis of current and future employment numbers that have historically impacted development in Royal Vista Business Park;
- 3) Perform a technical review of Royal Vista Business Park in collaboration with all Corporate Planning Application Group (CPAG) partners to examine design and infrastructure considerations including but not limited to traffic studies, transit service, architectural and development design guidelines, and site servicing.
- 4) Coordinate with the City Wide Growth Strategies team to ensure alignment with the Industrial Growth Strategy Scoping report approved by Council 2021 March 22.
- 5) Following this review and consultation with the individual landowners, conduct a City initiated land use amendment application, including policy changes (if required), for consideration and approval by Council to address development constraints and create a more business friendly land use framework within the Royal Vista Business Park;
- 6) Re-prioritize the 2021 City Planning and Policy Workplan to accommodate the above noted work; and
- 7) Report back to Council by no later than the end of Q1 2022 with the corresponding amendments.”