

**LAND USE REDESIGNATION (ROYAL VISTA)
BYLAW 1D2014**

SUMMARY/ISSUE

To redesignate 18.41 ha \pm (45.5 ac \pm) located at 4, 8 and 12 Royal Vista Way NW, 2, 6, 10 and 11 Royal Vista Link NW, 9, 13, 14, 17, 21, 25 and 33 Royal Vista Drive NW and 8450 – 112 Avenue NW (Plan 0813886, Block 5, Lots 1 to 3, Block 7, Lots 8 to 10, Block 6, Lots 1 and 3, Block 1, Lots 5 and 7 to 11, Block 4, Lot 1) from Industrial – Business f1.0.h16 (I-B f1.0h16) District to Industrial – Business f1.0h24 (I-B f1.0h24) District, and Industrial – Business f1.0h30 (I-B f1.0h30) District.

PREVIOUS COUNCIL DIRECTION

None

**RECOMMENDATION OF THE
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 1D2014.

RECOMMENDATION(S) OF CPC:

That Council:

1. **ADOPT** the proposed redesignation of 18.41 hectares \pm (45.5 acres \pm) located at 4, 8 and 12 Royal Vista Way NW, 2, 6, 10 and 11 Royal Vista Link NW, 9, 13, 14, 17, 21, 25 and 33 Royal Vista Drive NW and 8450 – 112 Avenue NW (Plan 0813886, Block 5, Lots 1 to 3, Block 7, Lots 8 to 10, Block 6, Lots 1 and 3, Block 1, Lots 5 and 7 to 11, Block 4, Lot 1) from Industrial – Business f1.0.h16 (I-B f1.0h16) District to Industrial – Business f1.0h24 (I-B f1.0h24) District, and Industrial – Business f1.0h30 (I-B f1.0h30) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 1D2014.

OWNER(S)

The City of Calgary

INVESTIGATION

This land use amendment application seeks to redesignate the parcels from Industrial – Business (f1.0h16) District to Industrial – Business (f1.0h24) District and Industrial – Business (f1.0h30) District. The parcels are located in the Royal Vista Business Park Industrial – Employee Intensive Area in the north west quadrant of the City. This redesignation will allow for additional height with no change in the package of uses. The Floor Area Ratio will also remain unchanged, thereby ensuring no greater intensity of uses on the parcels. This proposal is in conformance with municipal policy, and compatible with adjacent development.

ATTACHMENT(S)

1. Proposed Bylaw 1D2014
2. CPC Report LOC2013-0041

APPLICANT(S)

The City of Calgary