

ROYAL VISTA
(Ward 2 - Councillor Lowe)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

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.

Moved by: R. Honsberger

Carried: 6 - 0

Comments from Mrs. Gondek:

- It would have been interesting to see if it could have been mutually beneficial for the neighbouring applicant to co-apply with the City of Calgary. This type of collaboration would be a way of cutting the “red tape” and expediting applications.

PROPOSAL:

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.

(Map 22NW)

APPLICANT:
The City of Calgary

OWNER:
The City of Calgary

CURRENT DEVELOPMENT: Vacant

ADJACENT DEVELOPMENT:

NORTH: 112 Avenue NW, Correctional Centre (S-FUD)

SOUTH: Natural area (S-UN, S-SPR) and Stoney Trail TUC

EAST: Industrial Business (DC)

WEST: 112 Ave NW, Large Format Commercial (C-C2)

SUMMARY OF CIRCULATION REFEREES

**ENVIRONMENTAL
MANAGEMENT**

Not Applicable

SPECIAL REFEREE(S)
Alberta Infrastructure

No comments

PLANNING EVALUATION

Introduction

This land use application proposes to redesignate the majority of the parcels within the Royal Vista Business Park from Industrial – Business (I-B f1.0h16) to Industrial - Business (I-B f1.0h24) and Industrial Business (I-B f1.0h30). The purpose of this application is to accommodate a higher building form while still maintaining the existing density.

Site Context

The site is located in the northwest area of the city known as Royal Vista. The site is located along the Stoney Trail TUC, adjacent to 112 Avenue NW, and northeast of Country Hills Boulevard NW. The site is also adjacent to the Royal Oak large format shopping area Commercial – Community 2 (C-C2).

The parcels are undeveloped; however, they do have all municipal services available.

Proposed Land Use District

The proposed land use district is intended to allow for a taller built form, while still maintaining the same density of use in the area. The package of uses would remain the same, and the floor area ratio (FAR) would remain the same, although the height would be increased from 16 metres to 24 metres and 30 metres depending on the parcel. The increased height has been requested in order to accommodate a more diverse building form on the subject parcels.

One parcel is being proposed to have a 30 metre height restriction, this parcel is located on the north west portion of the site, separated from the balance of the business area by 112 Avenue and 85 Street NW.

Site Characteristics

The site is generally flat and undeveloped.

Legislation & Policy

The Municipal Development Plan identifies this site as Employee Intensive Industrial area. This is intended for uses that provide high labour concentrations and access to the Primary Transit Network. These areas should also achieve a minimum intensity threshold of 100 jobs per gross developable hectare. The Industrial – Business (I-B) District is an appropriate district for this classification because it meets the goals of the jobs per gross hectare.

Site Layout & Building Design

This application is not tied to plans.

Site Access & Traffic

A Traffic Impact Assessment was not required.

Parking

A Parking Study was not required.

Site Servicing for Utilities

All required services are available for the proposed land use. As no increase in density or intensity of use is proposed, the redesignation has no implications on issues associated with the West Memorial Sanitary Trunkline.

Environmental Site Assessment

An Environmental Site Assessment was not required.

Community Association Comments

Royal Vista does not have a Community Association

Adjacent Neighbour Comments

One comment was received from a neighbouring parcel that they would also like to be included

in the redesignation. Office of Land Servicing and Housing felt they would be more comfortable with private owners making their own applications.

CONCLUSION:

The proposal is supported for the following reasons:

1. It is in conformance with and implements policies in the Municipal Development Plan.
2. It is compatible with adjacent land uses.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Council **ADOPT**, by bylaw, 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.

Brad Bevill
2013/October

APPLICANT'S SUBMISSION

This application is to revise the height modifier of 15 parcels located in the Royal Vista Business Park. The lots have a total area of 18.41 ha, (45.48 ac) and are designated I-B, Industrial Business District. The I-B designation and existing floor area ratio (1.0 FAR) will be retained. All of the parcels are owned by The City of Calgary.

The purpose of this application is to allow additional building height to facilitate achievement of the development intensity available. The existing maximum height of 16.0 metres, approximately four storeys, limits achievement of the development potential available, particularly where storeys are greater than 4.0 metres in height. Buildings with taller ground floor height to accommodate commercial development can only achieve three storeys within the 16.0 metre height limit.

The proposed land use amendment includes 14 undeveloped parcels south of 112 Avenue NW and one parcel north of 112 Avenue NW. It is proposed to increase the maximum height of parcels south of 112 Avenue NW from 16.0 metres to 24.0 metres. A 30.0 maximum height is proposed for the parcel north of 112 Avenue NW.

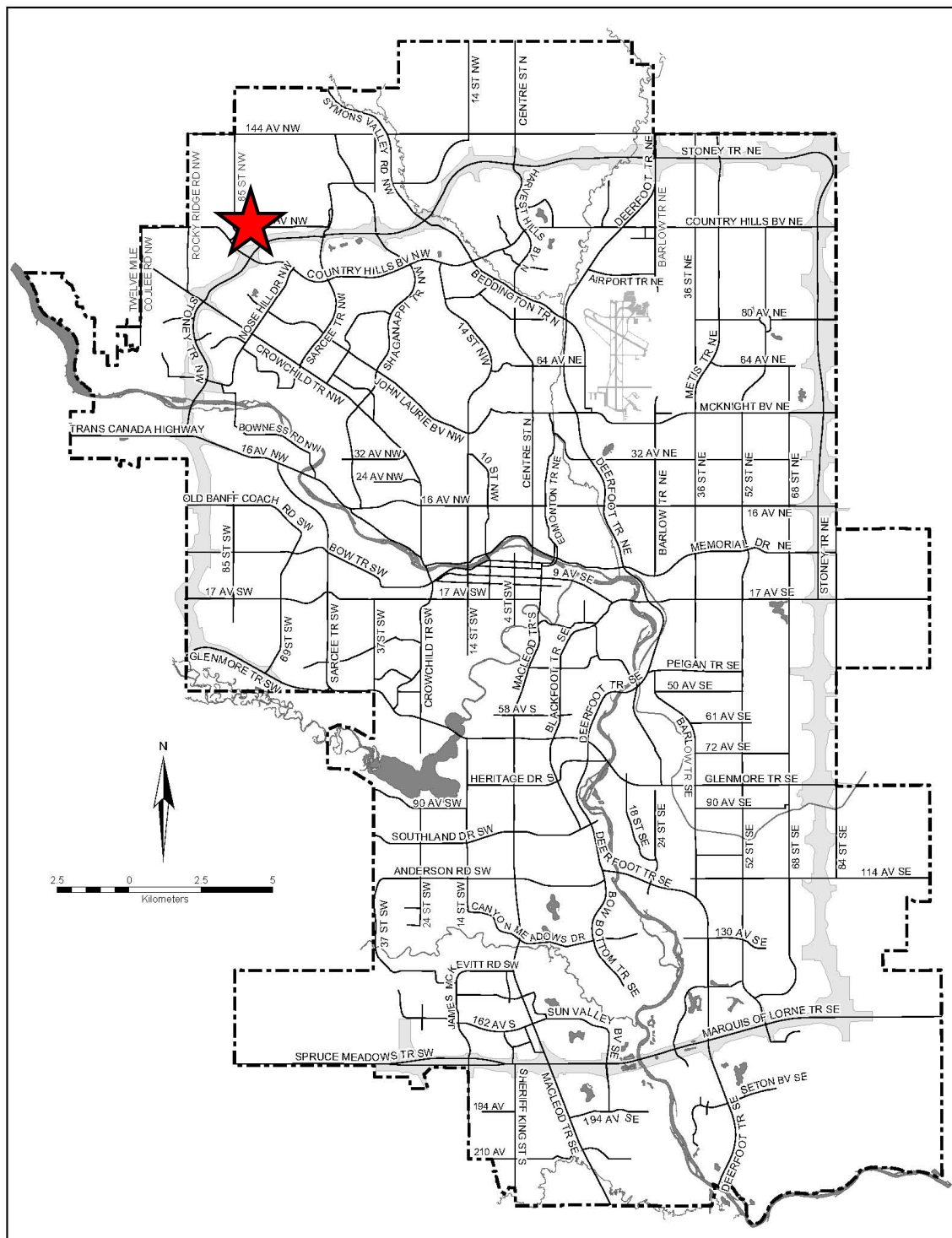
The proposed change in building height responds to concerns regarding constraints on building design related to the 16 metre maximum height, particularly when the ground floor height exceeds 4.0 metres to accommodate commercial uses. The proposed amendment will improve the ability to fully use the floor area available on standard parcels through provision of a maximum height that recognizes current building practice. There are also lots in Royal Vista with backsloping within the parcels reducing the developable area and constraining the ability to achieve the floor area ratio allowed. An increase in the height modifier on these parcels would enable efficient use of the constrained sites through construction of buildings with smaller building footprints that achieve the full FAR and meet parking requirements on the site.

The parcel north of 112 Avenue NW is unique within the Royal Vista Business Park in terms of size and shape. The 4.29 ha (10.6 ac) site is irregular in shape and has restricted subdivision potential. As such, is anticipated that the parcel will be comprehensively developed as a single parcel with multiple buildings on the site. The original Direct Control designation of Royal Vista (Bylaw 57Z2007, Site 1) allowed a maximum height for hotels of 30 metres. The DC District was replaced with an I-B designation with a maximum height of 16.0 metres. The proposed amendment would re-establish the 30 metre maximum height for hotels and provide additional height for other uses. A 30 metre maximum building height would enable greater flexibility in building configuration, footprint and location within the triangular parcel.

Recent redesignations to the Industrial-Business (I-B) District in other areas of the city have allowed height modifiers greater than 16 metres. For example, in 2012, in the Quarry Park area, a total of 15+/- ha (38+/-ac) were designated I-B with a height modifier of 24 metres. A 24 metre maximum height is considered appropriate in the Royal Vista Business Park in order to provide a maximum height equivalent to that available in other business parks.

The North Regional Context Study identifies the Royal Vista area as "Industrial/Employment" and the Municipal Development Plan (MDP), Map1, Urban Structure shows Royal Vista as an "Industrial – Employee Intensive" area with a high labour concentration. The proposed increases in maximum height will improve the ability to realize MDP direction regarding intensity of development in Royal Vista.

City Overview



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Aerial Overview

