

Planning & Development Report to
Calgary Planning Commission
2018 December 13

ISC: UNRESTRICTED
CPC2018-1365

Land Use Amendment in Royal Vista (Ward 1) at 8 and 14 Royal Vista Link NW, LOC2018-0004

EXECUTIVE SUMMARY

This application was submitted by Sha-Lou Enterprises on 2018 January 05, on behalf of the landowner LTCM Incorporated (Aaron Renert). The application proposes to change the land use districts of the subject site (two parcels) from DC Direct Control District and Industrial - Business (I-B f1.0h24) District to DC Direct Control District. The proposed DC District is based on the Industrial- Business (I-B) District and the intent of the application is the following:

- to clean up the two (2) land use districts on the subject site (two parcels) and to retain the existing industrial uses of the Industrial - Business (I-B) District;
- to allow the additional permitted use of School - Private on 8 Royal Vista Link NW;
- to allow the additional permitted use of Child Care Service on 8 and 14 Royal Vista Link NW;
- to retain the existing floor area ratio (f1.0) and height (h24) on 8 Royal Vista Link NW with no changes from the current land use district; and
- to retain the existing floor area ratio (f1.0) and increase the height to 24.0 metres (an increase of 8.0 metres from the current height of 16.0 metres) on 14 Royal Vista Link NW.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (2009) and the *North Regional Context Study* (2010).

ADMINISTRATION RECOMMENDATION:

That Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 2.13 hectares \pm (5.26 acres \pm) located at 8 and 14 Royal Vista Link NW (Plan 1711692, Block 7, Lot 12; Plan 0813886, Block 7, Lot 7) from DC Direct Control District and Industrial - Business (I-B) District **to** DC Direct Control District based on the Industrial - Business (I-B) District to accommodate a private school and child care service, with guidelines (Attachment 2);
2. Give three readings to the proposed bylaw; and
3. That this report (CPC2018-1365) be directed to the 2019 January 14 Combined Meeting of Council to the public hearing portion of the Agenda.

PREVIOUS COUNCIL DIRECTION / POLICY

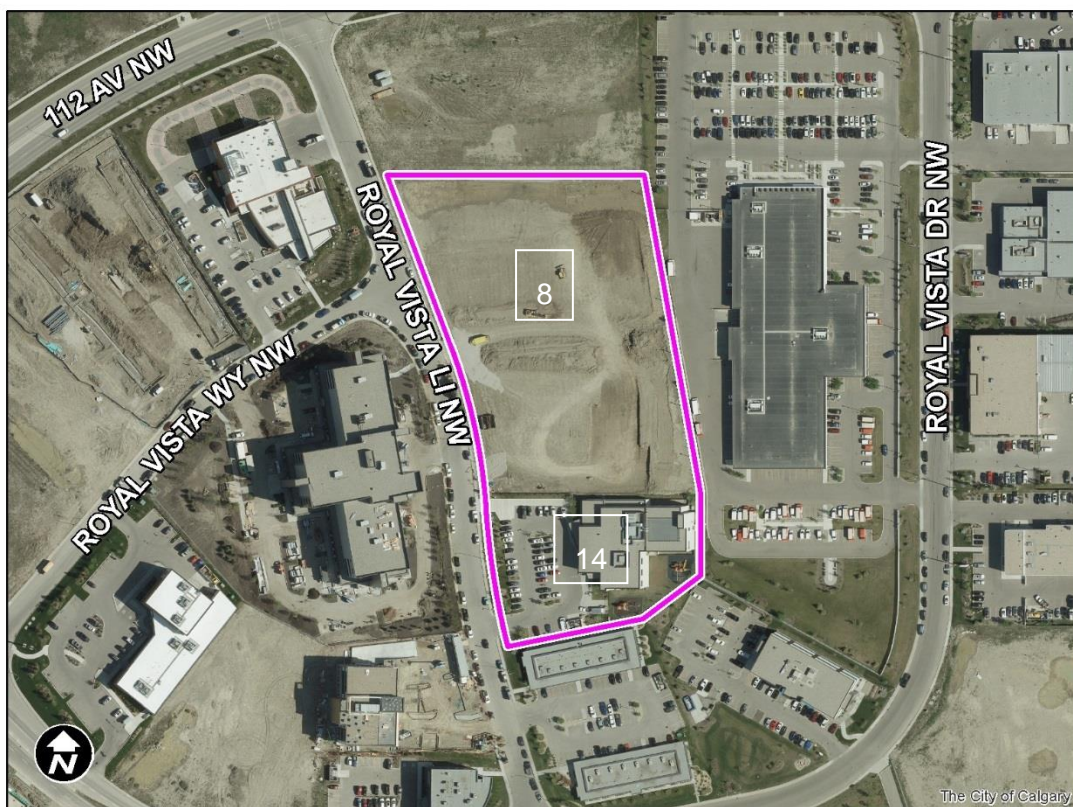
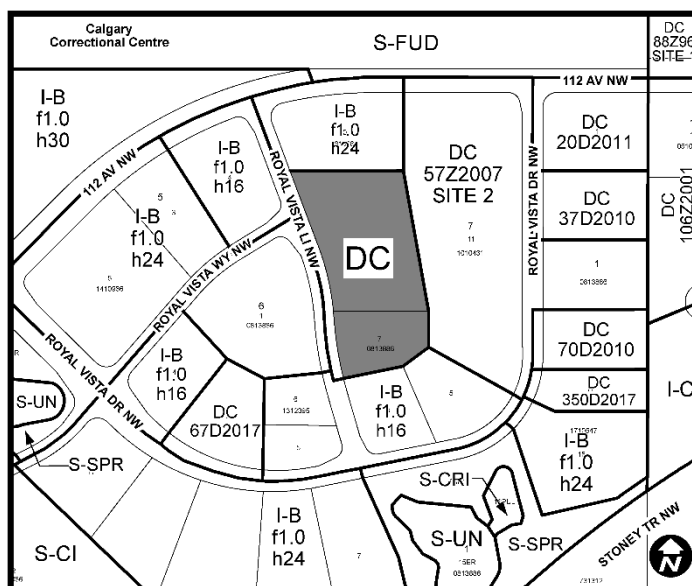
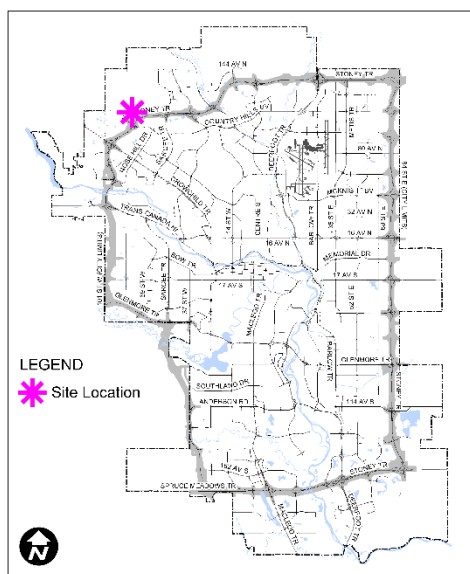
None.

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Location Maps



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BACKGROUND

On 2013 January 14, Council approved a land use amendment (10D2013) on 14 Royal Vista Link NW to allow for a private school in conjunction with an instructional facility. A development permit (DP2013-1632) was approved subsequently for the development of a private school.

On 2018 January 5, Sha-Lou Enterprises submitted a land use amendment application on behalf of the landowner LTCM Incorporated (Aaron Renert) to redesignate two (2) parcels situated at 8 and 14 Royal Vista Link NW in the community of Royal Vista.

Site Context

The subject site is situated to the south-east of the intersection of Royal Vista Link NW with 112 Avenue NW and consists of two parcels with a total size of 2.13 hectares \pm (5.26 acres \pm). The site is surrounded by a mix of industrial and commercial uses as well as instructional facilities.

Surrounding uses include the following:

- North – conference and event facilities as well as a fire station and multi-service facility;
- East – Canada Post Distribution Centre and auto-related uses;
- South – office, medical laboratories and vacant parcels; and
- West – office, self-storage, retail and medical uses.

Surrounding development consists of high quality Industrial - Business buildings.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment proposal allows for the expansion of the existing private school on 14 Royal Vista Link NW onto the second parcel situated at 8 Royal Vista Link NW. It also allows for child care service to be a permitted use in existing approved buildings and will clean up the land use districts over the subject site. In addition, a height increase of 8.0 metres to 24.0 metres will be allowed on 14 Royal Vista Link NW to align with the existing height of 24.0 metres on 8 Royal Vista Link NW. The proposal is in keeping with applicable legislation as identified in the Strategic Alignment section of this report.

Planning Considerations

Land Use

The existing land use districts on the subject site are the following:

- 8 Royal Vista Link NW - Industrial-Business (I-B f1.0h24) District; and
- 14 Royal Vista Link NW - DC Direct Control District based on the Industrial-Business (I-B f1.0h16.0) District with the additional permitted use of School - Private, approved by Council in 2013.

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The Industrial-Business (I-B) District in Land Use Bylaw 1P2007 allows for high quality manufacturing, research and office development. With the approval of the DC District by Council in 2013 and the subsequent development permit, the Renert School was developed at 14 Royal Vista Link NW.

The proposed DC Direct Control District in this land use amendment application is also based on the Industrial-Business (I-B) District and applies to both 8 and 14 Royal Vista Link NW as follows:

- the permitted and discretionary uses of the Industrial - Business (I-B) District;
- School - Private and Child Care Service as additional permitted uses;
- a floor area ratio of 1.0; and
- a height of 24.0 metres.

The business industrial uses of the I-B District are protected in this DC District and development on the subject site can revert back to such uses at any time.

Development and Site Design

A change of use development permit application is required for the permitted Child Care Service in the existing approved building on 14 Royal Vista Link NW. New buildings on the second parcel, situated at 8 Royal Vista Link NW, require discretionary development permit applications.

The existing and proposed buildings for the Renert School are of high quality architectural design and building materials, and are in context with the existing surrounding developments.

Environmental

There are no existing environmental conditions on the subject parcel. An environmental site assessment was not required for this application.

Transportation Networks

The subject site is located on Royal Vista Link NW and intersects with 112 Avenue NW to the north. 112 Avenue NW is an arterial street but not part of the City's Primary Transit Network in the Calgary Transportation Plan (CTP). Vehicular and pedestrian access is gained from Royal Vista Link NW and parking is provided on the site.

The site has access to transit stops along 112 Avenue NW (Bus Route 115) with direct access to the Tuscan LRT Station and the future Sage Hill Transportation Hub.

A site specific Transportation Impact Assessment (TIA) was not required as part of this application. A TIA for the larger Royal Vista Business Park is currently being undertaken by Real Estate and Development Services (REDS) but the approval of this land use amendment application is not dependant on the outcome of that TIA.

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Utilities and Servicing

Water, sanitary and sewer services are available to this site and can accommodate the proposed development. Further details for servicing and waste collection will be reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practises, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online (<https://developmentmap.calgary.ca>).

Administration received one letter of objection from an adjacent neighbour regarding traffic and parking concerns.

No public meetings were held by the Applicant or Administration.

Following Calgary Planning Commission, notification for the Public Hearing of Council (January 3) will be posted on-site and mailed to adjacent landowners. In addition, Planning Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City / Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The site is located within the 'Industrial - Employment Intensive' area as identified on Map 1 - Urban Structure in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, the proposal is consistent with the MDP policies regarding development in employment intensive areas.

The number of jobs provided by the applicant, once development has been completed on the site, is expected to be a minimum of 140 jobs between the private school, child care service and the instructional facility. Not including the area for the future sports fields in the employment intensity calculations, the subject site at full build out complies with the MDP land use policy on intensity (100 jobs per gross developable hectare).

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The MDP also calls for Employment – Intensive areas (such as Royal Vista Business Park) to be located on the Primary Transit Network. Royal Vista Business Park is not situated in close proximity to the Primary Transit Network.

Administration will review the industrial typologies of the MDP as part of the Ten Year Review project to determine if Industrial - Intensive is still the appropriate typology for Royal Vista Business Park.

Local Community and Area Plans

There is no statutory local community plan applicable to Royal Vista.

North Regional Context Study (Non-Statutory, 2010)

The *North Regional Context Study* (NRCS) applies the Industrial / Employment land use to the subject site as indicated on Map 3 – Land Use and Transportation. The NRCS states that in addition to industrial uses, institutional uses may also be considered where appropriate. This land use proposal is therefore in alignment with the general direction and policies of the *North Regional Context Study*.

Social, Environmental, Economic (External)

This land use amendment will continue to provide for a variety of business industrial uses in addition to an existing and successful institutional development (private school and instructional facility) as well as to utilize existing infrastructure more efficiently and increase development intensity without significantly changing the character of the business park.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no risks associated with this proposal and any operational risks that may be identified will be managed at the time of the development permit.

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REASONS FOR RECOMMENDATIONS:

The proposed DC Direct Control District, which is based on the I-B District with two additional uses (School - Private and Child Care Service), is compatible with and complimentary to the established high quality office and business industrial character of Royal Vista Business Park.

The proposed DC Direct Control District provides flexibility to allow the site to continue operating in its current form as well as allow for contextual expansion of the private school. The proposed DC District keeps in place the existing Industrial - Business uses while allowing the site to adapt to changing market conditions. The site has historically been used for institutional purposes and has functioned well over time.

The proposal conforms to relevant policies of the *Municipal Development Plan* and will allow for development that can meet the intent of *Land Use Bylaw 1P2007*.

ATTACHMENTS

1. Applicant's Submission
2. Proposed DC Direct Control District