

Planning & Development Report to
Calgary Planning Commission
2019 July 04

ISC: UNRESTRICTED
CPC2019-0813

Land Use Amendment in Royal Vista (Ward 1) at 11 Royal Vista Link NW,
LOC2019-0066

EXECUTIVE SUMMARY

This application was submitted by Larco Infrastructure Alberta Ltd on 2019 May 09 on behalf of the land owner, 1859228 Alberta Ltd (Amin and Mansoor Lalji). The application proposes to change the land use designation of the subject site from Industrial – Business (I-B) District to DC Direct Control District to allow for:

- the retention of the industrial uses of the Industrial – Business (I-B) District; and
- to add Place of Worship – Small as an additional use to the I-B District.

The proposal is in keeping with applicable policies and guidelines of the Municipal Development Plan (MDP). A change of use development permit for the proposed Place of Worship – Small was submitted and is currently under review by Administration.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.36 hectares \pm (3.35 acres \pm) located at 11 Royal Vista Link NW (Plan 0813886, Block 6, Lot 1) from Industrial – Business (I-B) District **to** DC Direct Control District to accommodate a Place of Worship – Small, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

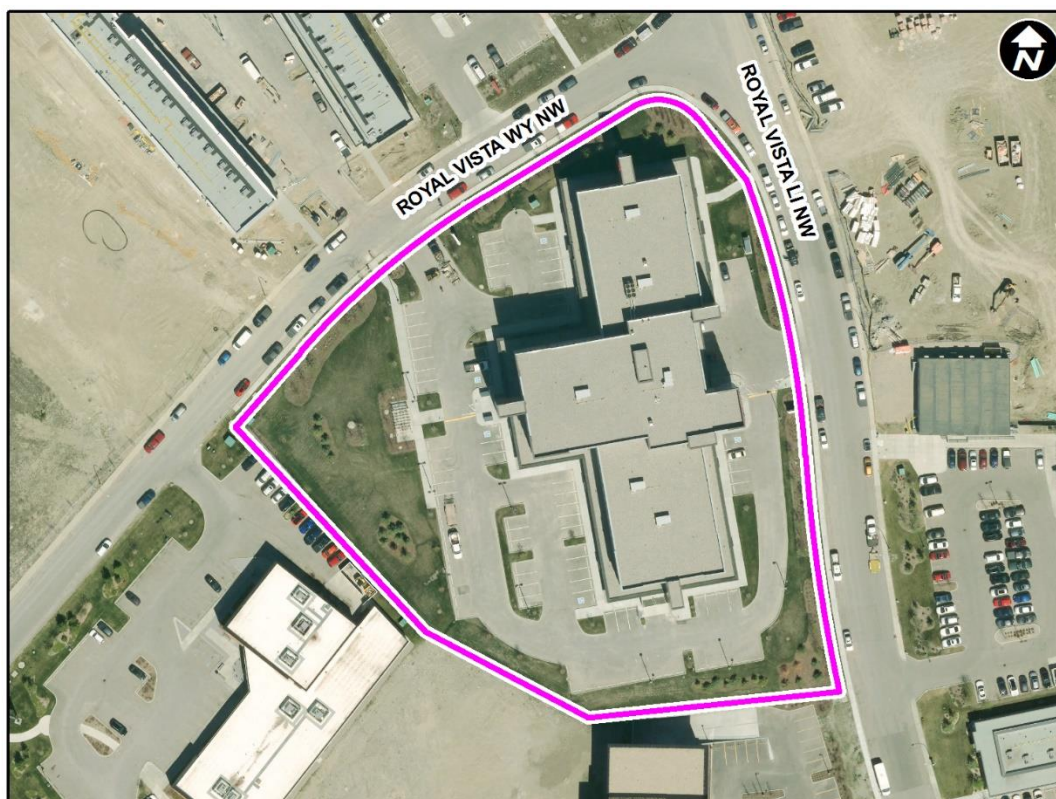
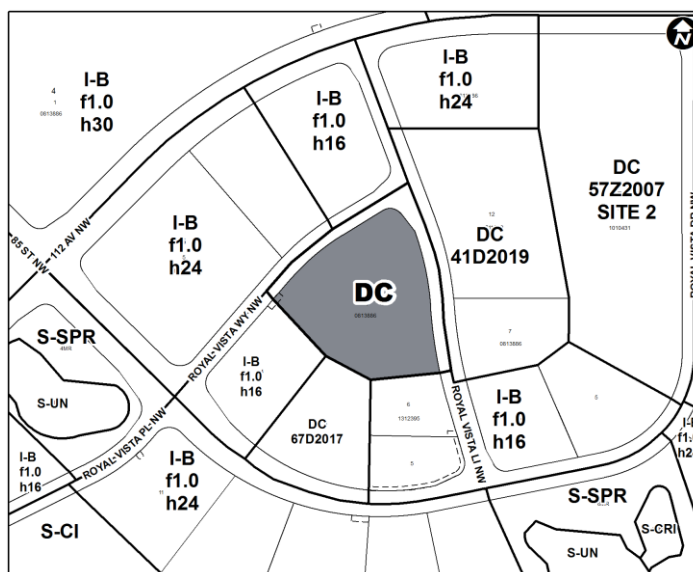
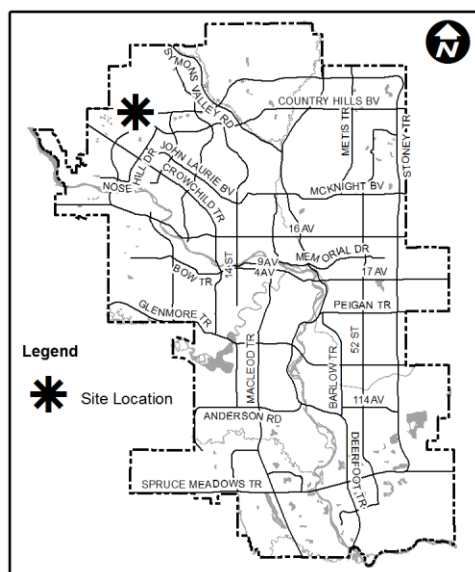
BACKGROUND

This land use amendment application was submitted by Larco Infrastructure Alberta LTD on 2019 May 09 on behalf of the land owner, 1859228 Alberta Ltd (Amin and Mansoor Lalji). The applicant's submission (Attachment 1) indicates their intent to add a small place of worship in the south-western corner of the ground floor in the existing building. The ground floor of the building is earmarked for office development but has been vacant for the most part since the construction of the building in 2016. The upper storeys of the building are developed as a self-storage facility and currently in operation.

A development permit (DP2019-2392) was submitted by Larco Infrastructure Alberta Ltd on 2019 May 14 for a change of use to allow for the small place of worship and is currently under review (Attachment 3). The change of use development permit application will be ready for approval by the Development Authority at the time of the Public Hearing on 2019 September 09.

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Location Maps



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Site Context

The site is located in Royal Vista, a high-quality industrial business park in the north-west quadrant of the city adjacent to the residential communities of Royal Oak and Citadel. Royal Vista contains a mix of industrial office buildings with some institutional and a limited range of commercial uses. The subject site is a large corner site with surrounding uses consisting of the following:

- North – the Royal Vista Multi-Service Station (Fire Hall);
- South – two and three storey office buildings;
- West – the Renert Private School; and
- East – an instructional facility with retail (Long & McQuade Musical Instruments).

All surrounding land use districts consist of the Industrial – Business (I-B) District or DC Direct Control Districts (Bylaws 67D2017 and 41D2019) based on the Industrial – Business (I-B) District.

Vehicular access to the subject site and the Royal Vista Business Park is from 112 Avenue NW which intersects with Country Hills Boulevard NW to the west and Sarcee Trail NW to the east. Both Country Hills Boulevard NW and Sarcee Trail NW provide direct access to Stoney Trail NW.

Royal Vista is an industrial community with no population statistics or community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application proposes to include an additional use, Place of Worship – Small, in an area that is primarily business industrial. Royal Vista experiences limited activity over weekends and the proposal will increase movement and human activity contributing to a more vibrant environment. Royal Vista was earmarked for an employment intensive business park, but due to the long term negative economic conditions, the development vision has not been as successful as expected. Several constructed buildings have been vacant for a number of years.

The absence of the primary transit network, as required by the *Municipal Development Plan* (MDP) for the Industrial - Employment Intensive typology, has partly contributed to the lack of development of employment intensive uses.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing Industrial – Business (I-B) District allows for high quality, manufacturing, research and office developments. Royal Vista has been developed with various industrial business office buildings but due to external factors, numerous sites have been rezoned to DC Direct Control Districts to add one or more uses not initially allowed in the I-B District.

These amendments followed the changing real-estate market trend in Royal Vista to include other uses to provide more use flexibility and to support the office/industrial component and bring more vitality to the business park.

All Council approved DC Direct Control Districts in Royal Vista are based on the Industrial – Business (I-B) District with additional uses such as private school, veterinary clinic and child care services. The proposed DC Direct Control District in this application is also based on the Industrial – Business (I-B) District with the additional use of Place of Worship – Small. The application does not propose to increase the floor area ratio or the height modifiers of the I-B District, which will remain at f1.0 and h24.

The DC Direct Control District proposes the Place of Worship – Small as a permitted use within the existing building only. Should the existing building be replaced in the future or additions be made to the building, the Place of Worship – Small use will revert back to a discretionary use.

Development and Site Design

The development permit for the existing industrial business building (DP2015-2203) was approved in 2015 and consists of office space at grade with a self storage facility (Maple Leaf) on the upper floors. A large section of the ground floor has never been occupied by offices and has been vacant since the construction of the building.

The current change of use development permit (DP2019-2392) was submitted on 2019 May 14 and is currently under review by Administration. The development permit does not propose any changes to the site plan or the exterior of the building.

Environmental

There are no environmental concerns associated with the subject site or this proposal.

Transportation

There are no transportation concerns associated with the subject site or this proposal. Parking will be evaluated at the development permit stage and there are no concerns associated with the proposed use of Place of Worship – Small.

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Utilities and Servicing

Utilities and servicing have been provided to the existing building and there are no concerns associated with the proposed Place of Worship – Small.

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 land owners and the application was advertised on-line. No public meetings were held by the applicant or administration in relation to this application.

No comments were received from the surrounding land owners or the public and there is no Community Association in Royal Vista.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Planning Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Industrial - Employment Intensive area as identified on Map 1 - Urban Structure in the *Municipal Development Plan* (MDP). The MDP 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.

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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, other uses considered to be appropriate and compatible may also be supported. This land use proposal is 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 as well as a small place of worship.

The ground floor of the existing building, initially designated for office, has been vacant for a significant time and with the addition of Place of Worship – Small, will utilize existing infrastructure more efficiently and increase development intensity without changing the character or operation of the business park. The place of worship will provide activity primarily at alternate times to the business park, over weekends and in evenings, when the industrial business and office uses are not operating and fully active.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns currently.

Risk Assessment

There are no significant risks associated with this proposal, since the employment intensive uses of the Business – Industrial (I-B) District are maintained in the DC Direct Control District. The Place of Worship – Small, however, is not considered an intensive employment use.

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REASONS FOR RECOMMENDATION:

The proposed DC Direct Control District, which is based on the Industrial – Business (I-B) District with one additional use (Place of Worship - Small), is compatible with and complimentary to the 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 industrial business form as well as to allow for vacant office space to be used for a compatible use, thereby adapting to changing real estate and market conditions.

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 Guidelines
3. Development Permit (DP2019-2392) Summary