

Land Use Amendment in Westwinds (Ward 5) at multiple properties, LOC2021-0069

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 2.44 hectares \pm (6.03 acres \pm) located at 3660 and 3690 Westwinds Drive NE (Plan 0410759, Block 5, Lot 2 and portion of Lot 1) from Direct Control District to Direct Control District to accommodate additional commercial uses, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to a new DC District based on the Industrial – Commercial (I-C) District to allow additional commercial uses that are compatible with, and complement, the existing commercial and light industrial uses in the area.
- The proposal represents an appropriate mix of uses, is in keeping with the character of the existing area, and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for additional commercial uses, maintaining the integrity of the area as employee intensive industrial.
- Why does this matter? The proposal will enable additional commercial and employment opportunities within the existing light industrial/commercial area and in close proximity to nearby low-density residential uses.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use application was submitted on 2021 April 30 by Ricklan Construction on behalf of the landowner, Westwinds Corner Ltd. The subject site is located in the northeast community of Westwinds, at the corner of Westwinds Drive NE and Castleridge Boulevard NE. The site is currently developed with a variety of existing commercial uses, including financial institutions, restaurants, a grocery store, automotive services (carwash), and a veterinary clinic.

No development permit has been submitted at this time; however, as indicated in the Applicant Submission (Attachment 3), the owner has expressed the desire to broaden the scope of allowable uses in order to better benefit the surrounding community and provide more flexible leasing opportunities.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. Through the outreach toolkit analysis, the applicant determined that additional public outreach was not required with this application.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

No comments have been received from the public.

There is no community association for the subject area.

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

IMPLICATIONS

Social

The proposal would allow for a wider range of uses than is allowed in the existing DC District, which may better meet the diverse needs of present and future populations in the area.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

Additional commercial opportunities could further support the local economy while providing the opportunity for more jobs in close proximity to existing residential development.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

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ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform