

Applicant Submission

2023 November 25



APPLICANT SUBMISSION FORM
LAND USE AMENDMENT
4774 WESTWINDS DR NE

Executive Summary

The subject site is a 0.75 hectare land parcel situated at 4774 Westwinds Drive NE in the Westwinds Commercial-Industrial area. The project team is happy to submit a Land Use Amendment to allow for a new Health Care Service Use that will compliment those that are currently approved upon the subject site.

The proposed Industrial Commercial (I-C) District is intended to support small scale commercial uses that are compatible with and complement light industrial uses. Parcels designed as I-C District are to be located on the perimeter of industrial areas along major streets and expressways and have strict design rules that ensure development is to the highest quality.

The proposed land use amendment will also allow for a wider range of uses than currently permitted under the Direct Control (75298) District. This will provide our clients greater flexibility for future adaptive re-use of the existing development upon the subject site. Furthermore, the proposed use of Healthcare Service will complement the surrounding commercial and retail uses that comprise the dominant use pattern within the area.

Development Vision

The proponents intend to re-purpose the project site to accommodate a Healthcare service either specializing in a medical walk-in clinic or dental office. A development permit application will be required to be assembled that proposes the future intended use which will be retrofitted within the condo units that face along Castleridge Boulevard NE. All applicable rules of the proposed Industrial Commercial (I-C) District and Part 4 Use rules of the 1P2007 Land Use Bylaw will provide the design framework required to submit final concepts at a future Development Permit Review stage, if necessary.

Site Context

The subject site is located in Westwinds, a major light industrial / commercial hub in the north-east quadrant of Calgary. The area is comprised of a wide variety of industrial and supporting commercial uses. The subject parcel is a larger mid-block site with surrounding uses that consist of, but are not limited to the following:

North – Residential Community of Castleridge
East – Castleridge Plaza;
West – Prairie Winds Park; and
South – Ismaili Community Centre.

Planning Policy Review

The subject parcel is located within the Industrial – Employee Intensive Area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). The Industrial – Employee Intensive policy typology is intended to contain a mixture of manufacturing, warehousing and mixed industrial and office developments that have high labour concentrations and require access to the Primary Transit Network (PTN). However, uses that support the industrial function of this area and cater to the day-to-day needs of the nearby businesses and their employees are supportable.



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The proposed use aligns with the objectives of the MDP. The application is proposing an expansion of possible uses on site, in proximity to existing commercial and industrial uses, and does not change the existing character of the area.

The subject site is in a desirable location that will attract prospective users to the site, specifically individuals who are employed within Westwinds Area, immediate residents of Castleridge and other nearby residential communities. The proposed Healthcare Service use in combination with those presently operating within the area will be beneficial for all land and business owners within the area, as they continue to grow and maintain their own operations respectively.

The subject property is located within the Calgary International Airport Vicinity Protection Area (AVPA). The property is located within the 25 to 30 noise exposure forecast area (NEF) contour area. The proposed Healthcare Service Use is not prohibited within this NEF contour area according to the AVPA Regulation which presents development constraints on this parcel of land. The landowner acknowledges the existing AVPA Regulation and has no intention to incorporate any prohibited uses on this land in the future.

There is no local area plan for the area.

Transportation & Environmental Considerations

Vehicular access to the subject site is from Westwinds Drive NE. At present, Westwinds Drive NE is classified as an arterial street as per the *Calgary Transportation Plan*.

The site is serviced by two Calgary Transit bus routes (Routes #43, #55) respectively. These routes provide service to adjacent residential communities and the McKnight/Westwinds LRT Station which serves as a key destination along the Blue Line NE segment of the greater LRT and PTN.

The proposed development will not have a material impact to the existing approved parking supply located upon the subject site.

Although the site is primarily auto-orientated in nature, pedestrian access is available from Castleridge Boulevard and Westwinds Drive NE respectively.

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail during the future development permit application based on the City's discretion.

Conclusion

The subject site is a highly visibility location adjacent to Castleridge Boulevard NE which makes it a prime candidate for the proposed Industrial – Commercial (I-C) district. The proposed use of Healthcare Service will complement the existing uses already approved on the subject site and will provide a service that is desperately needed in the area. For the reasons outlined above, we respectfully request that DART, Planning Commission and Council support this land use application. Thank you for your time and consideration.