

**Land Use Amendment in Westwinds (Ward 5) at 3633 Westwinds Drive NE,  
 LOC2023-0357**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.54 hectares ± (3.83 acres ±) located at 3633 Westwinds Drive NE (Portion of Plan 0412252, Block 6, Lot 4) from Commercial – Regional 1 f0.2 (C-R1 f0.2) District to Multi-Residential – Medium Profile (M-2) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for a multi-residential development.
- The proposal allows for an appropriate building form and set of uses in a Transit Oriented Development (TOD) area within 600 metres of the Westwinds Light Rapid Transit (LRT) station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use amendment would enable more and diverse housing opportunities, support alternative modes of transportation and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would provide housing opportunities, align with the City's growth direction and infrastructure investments and contribute to creating a vibrant TOD site in proximity to an established LRT station.
- A subdivision application and a development permit for a Multi-Residential Development and Accessory Residential Building have been submitted and are under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the northeast community of Westwinds, was submitted by City Vibe Developments on behalf of the landowner, CP REIT Alberta Properties Ltd., on 2023 November 16.

The subject site is an approximately 1.54 hectare (3.83 acre) portion of a larger site. A subdivision application (SB2023-0472) to separate the subject site from the larger parcel was approved on 2024 April 22, however registration of the new parcel with Land Titles was not complete at the time of writing this report. The site is located 580 metres east of the Westwinds LRT Station, and it is a 655 metre walk from the site to the LRT station. The site is in close proximity to numerous commercial services, including a supermarket and the Westwinds Corner shopping area. There are additional bus transit services located adjacent to the site on Castleridge Boulevard NE and Westwinds Drive NE.

As per the Applicant Submission (Attachment 2), the intent of this application is to enable the development of a multi-residential development. The proposed Multi-Residential – Medium Profile (M-2) District would allow for a maximum floor area ratio (FAR) of 3.0, a minimum density of 60 units per hectare, and a maximum building height of 16 metres.

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A development permit (DP2023-08315) for a Multi-Residential Development (3 buildings), Accessory Residential Building (waste and recycling enclosure) was submitted on 2023 November 16 and is under review.

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

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and the community association was appropriate. In response, the applicant contacted several local community groups (including the Martindale Community Association (CA), the Falconridge/Castleridge CA, the Chilean and Indo Canadian Community Associations and the Ward 5 Councillor's Office), provided a mailer with information to approximately 600 adjacent homes and hosted a virtual information session for the public on 2024 May 21. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 58 letters of opposition from the public and one letter of neutrality. The letters of opposition identified the following concerns:

- increase in vehicle traffic and negative impact on local vehicle circulation in the area, primarily the intersection at 64 Avenue NE and Castleridge Boulevard / Martindale Gate NE;
- road closures multiple times a year to accommodate cultural events;
- increased noise pollution from increased number of vehicles in the area;
- removal of greenspace and pedestrian connection utilized by the surrounding communities;
- proximity to the Calgary International Airport;
- increasing density adjacent to communities that are already more dense than other suburban communities;
- increase in crime, decrease in property values, poverty and homelessness;
- impact on views, sunlight and privacy concerns;
- increased impact on existing amenities and services, including schools;

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- increased impact on existing infrastructure, including servicing utilities (water/storm/waste), public transit, sidewalks and damage to streets;
- change to single family dwelling nature of the surrounding communities (Martindale, Taradale, Castleridge);
- not an acceptable place for residential, should be commercial or industrial; and
- lack of engagement from the applicant and lack of transparency of sharing of information from the City of Calgary

The Martindale CA provided a letter of opposition on 2024 May 25 and the Falconridge/ Castleridge CA provided a letter of opposition on 2024 May 23 (Attachment 4). While the application is located in the community of Westwinds, that community does not have a CA to provide comment. Further, the communities of Martindale and Castleridge are immediately adjacent to the subject site, and as such their official perspectives have been included here.

The CAs cited the following as items of concern:

- increase of vehicular traffic in an area of congestion, particularly during road closures for annual cultural events in the area;
- accommodation of vehicle parking;
- impact on schools that are at capacity;
- lack of communication and engagement from the applicant;
- impact on adjacent communities, such as loss of views, strain on existing utility infrastructure, loss of pedestrian connection through the site; and
- lack of amenities and low quality of existing infrastructure in the community.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal enables sustainable long-term urban growth in an area supported by primary transit and amenities, and the proposed density would allow for the opportunity to redevelop this site with the guidance of TOD policies. The proposal will additionally enable the development of a housing typology that is not available in any of the three adjacent communities. The multi-residential building and site design, setbacks, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

## **IMPLICATIONS**

### **Social**

The proposed land use district would allow for a wider range of housing types that do not exist in the area and may provide a broader diversity of housing that would better accommodate the housing needs of different age groups, lifestyles and demographics within the community.

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**Environmental**

This application does not include any specific actions that address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

**Economic**

The proposed land use amendment would enable the development of a minimum of 92 residential dwelling units. The development would provide housing opportunity and support established infrastructure and local business and employment opportunities within Westwinds by increasing the community’s population.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Associations Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform