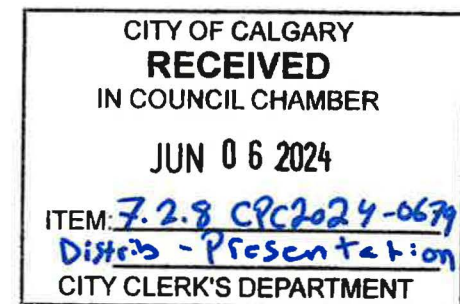




LOC2023-0357 Land Use Amendment

2024 June 06

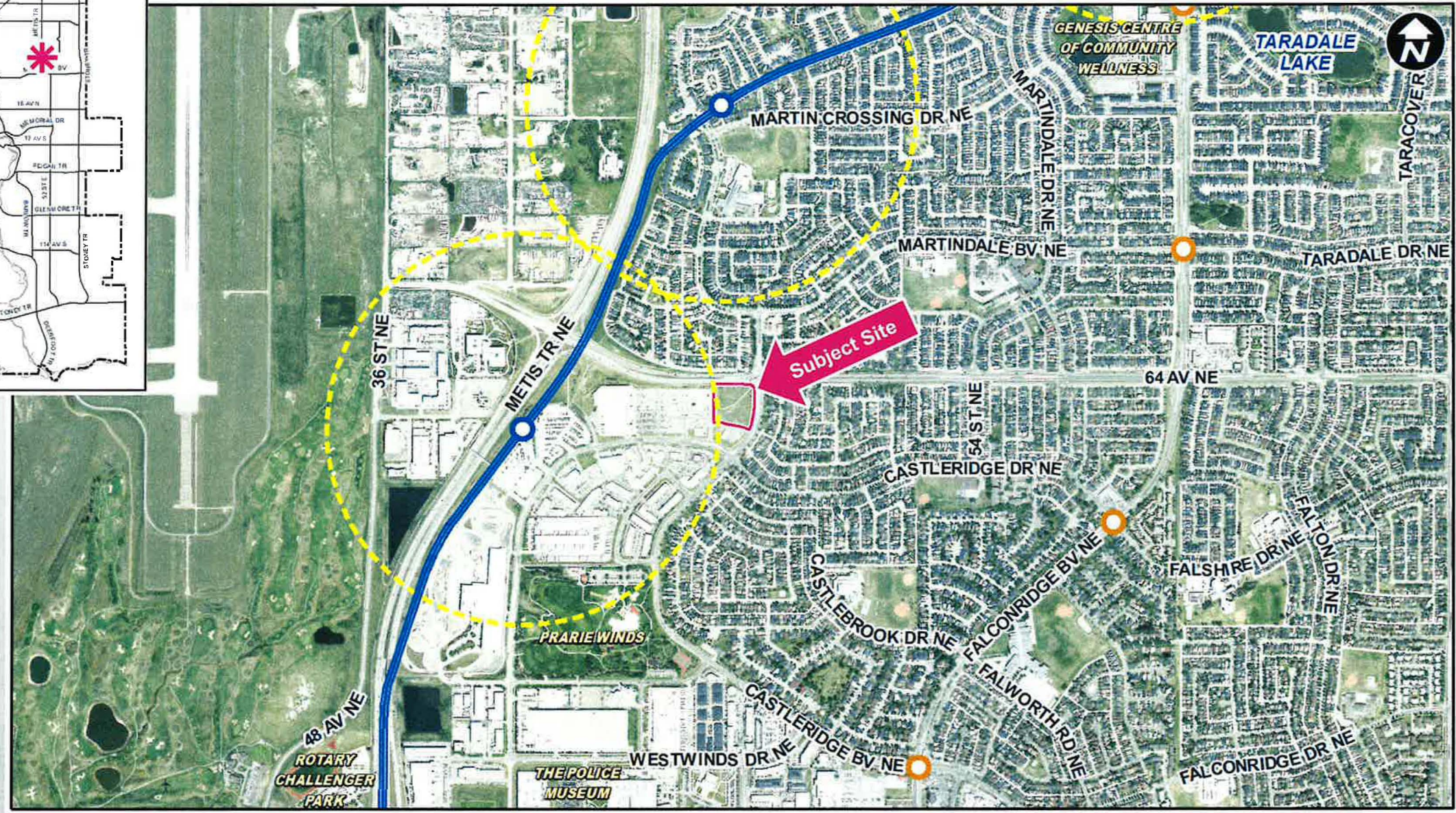
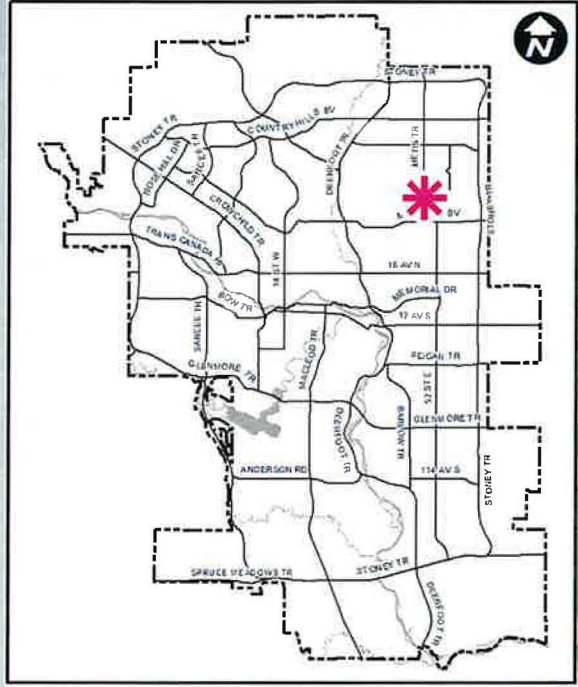




RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.54 hectares \pm (3.83 acres \pm) 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



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

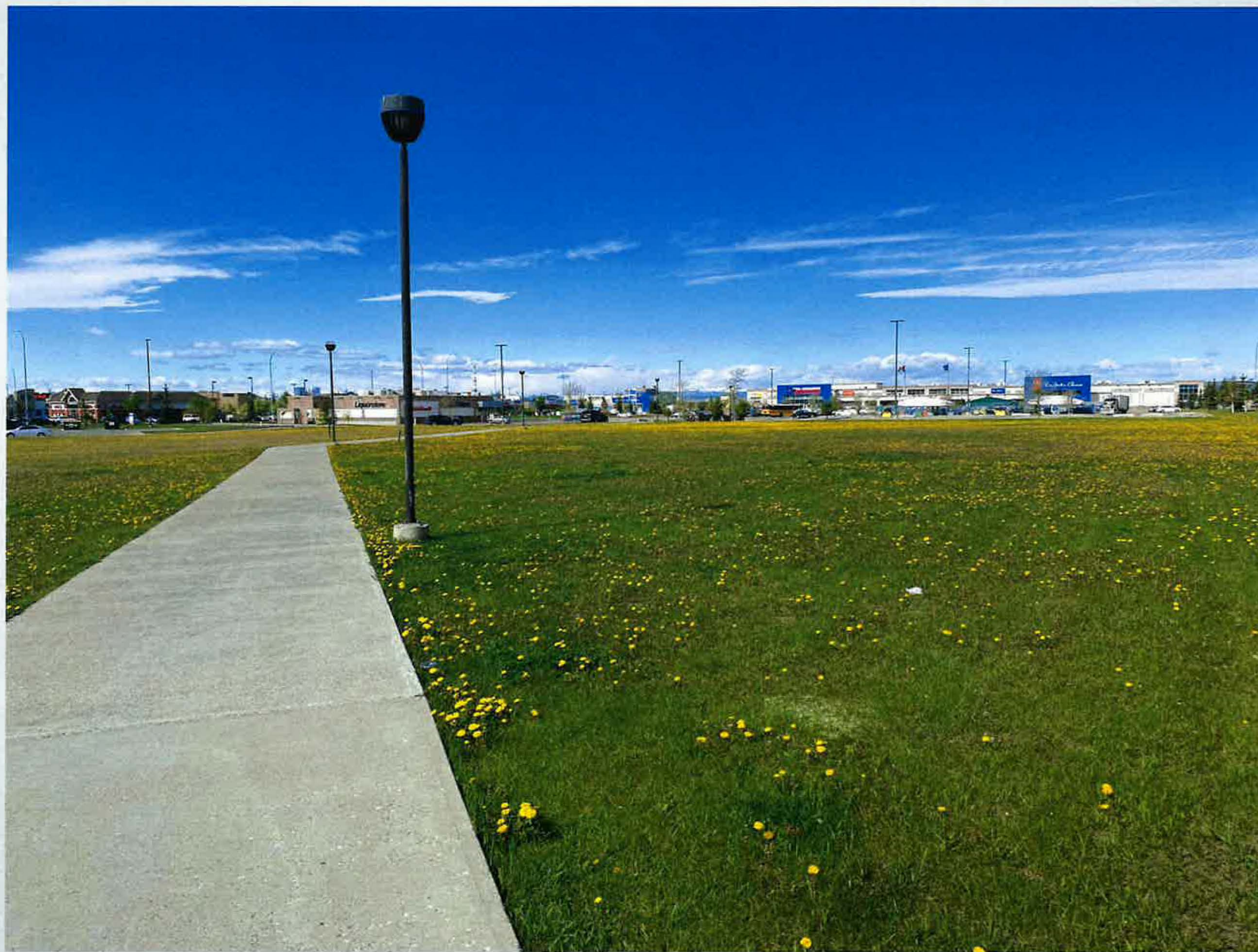


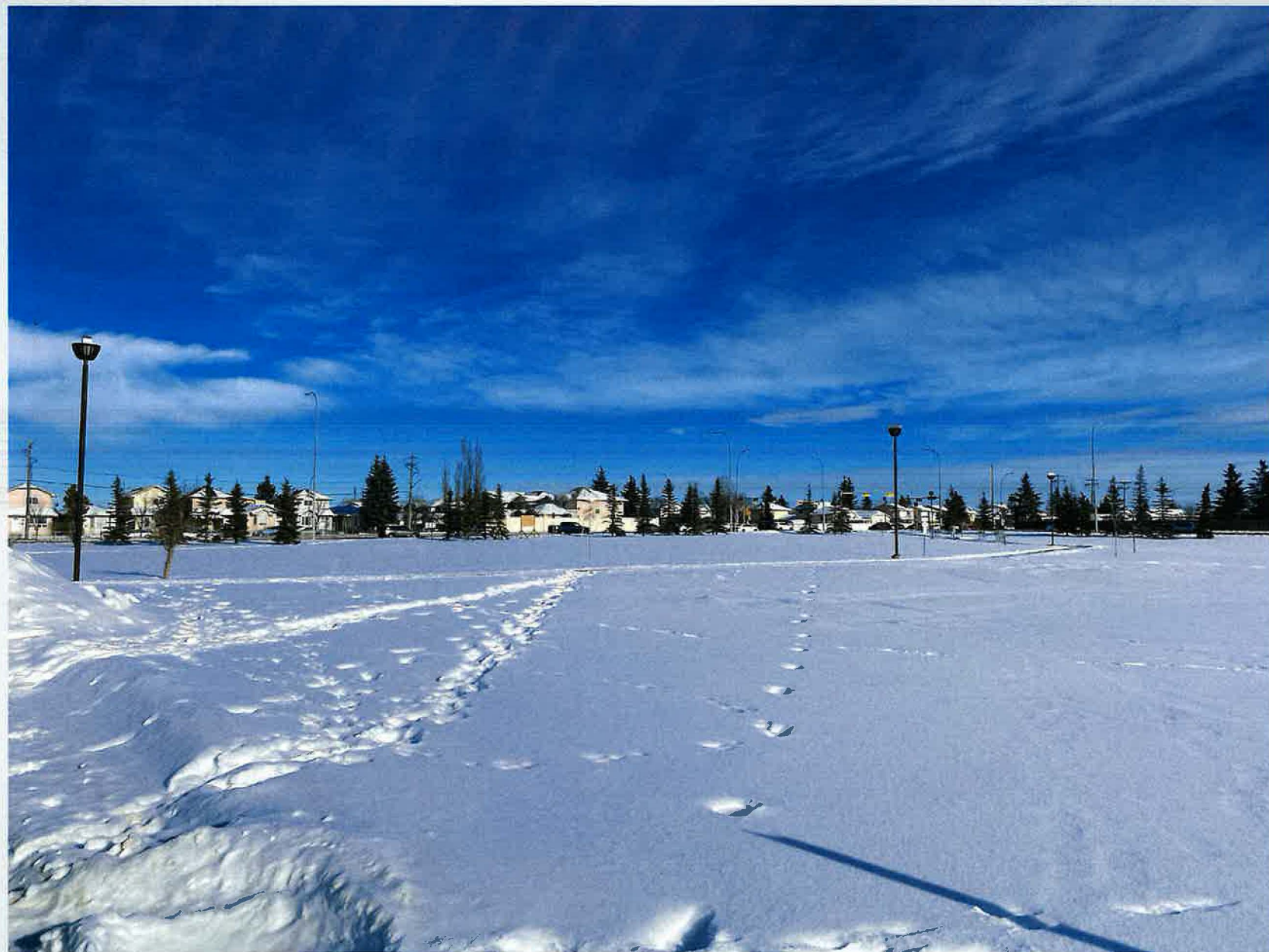
LEGEND

○ Bus Stop

Parcel Size:

1.54 ha



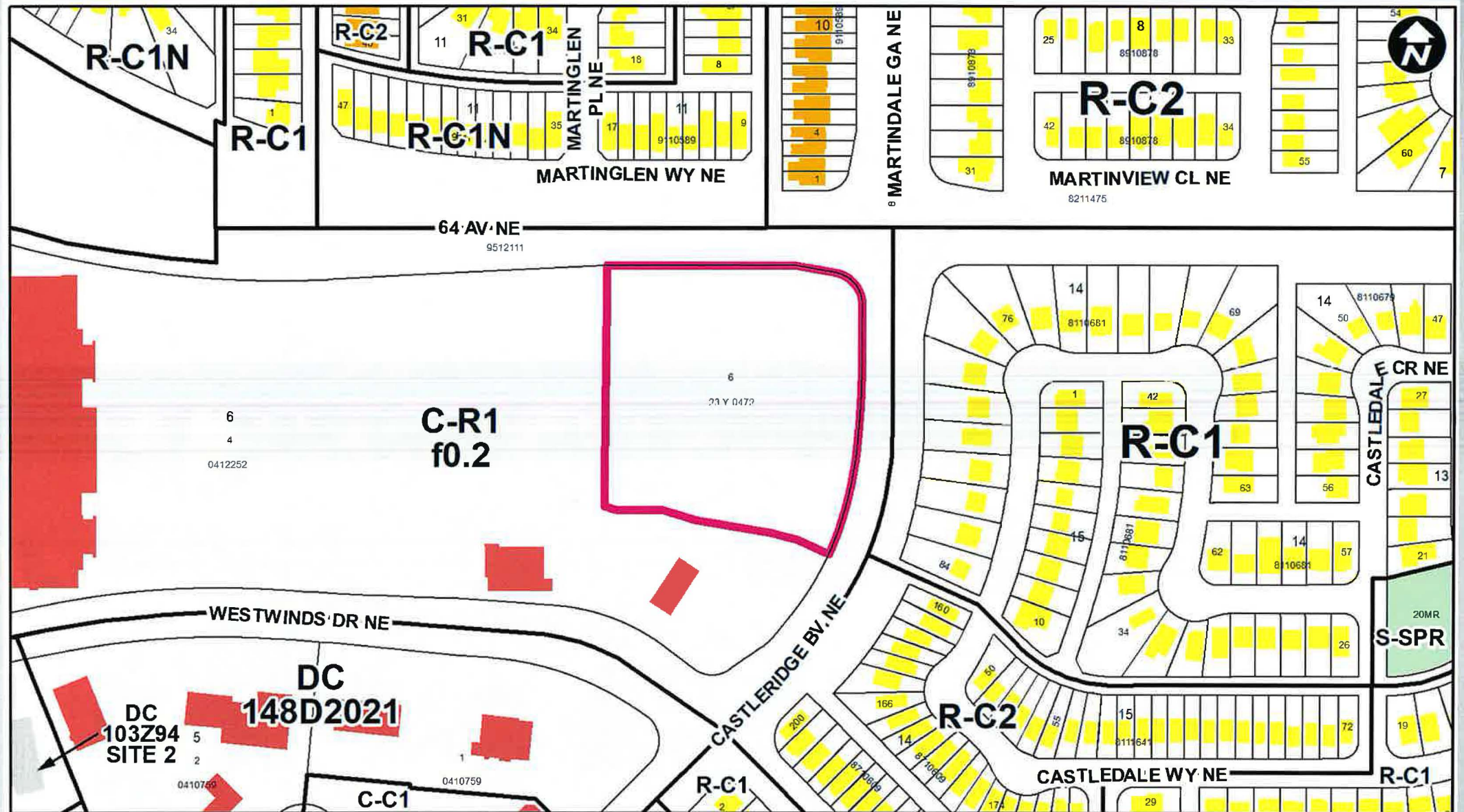




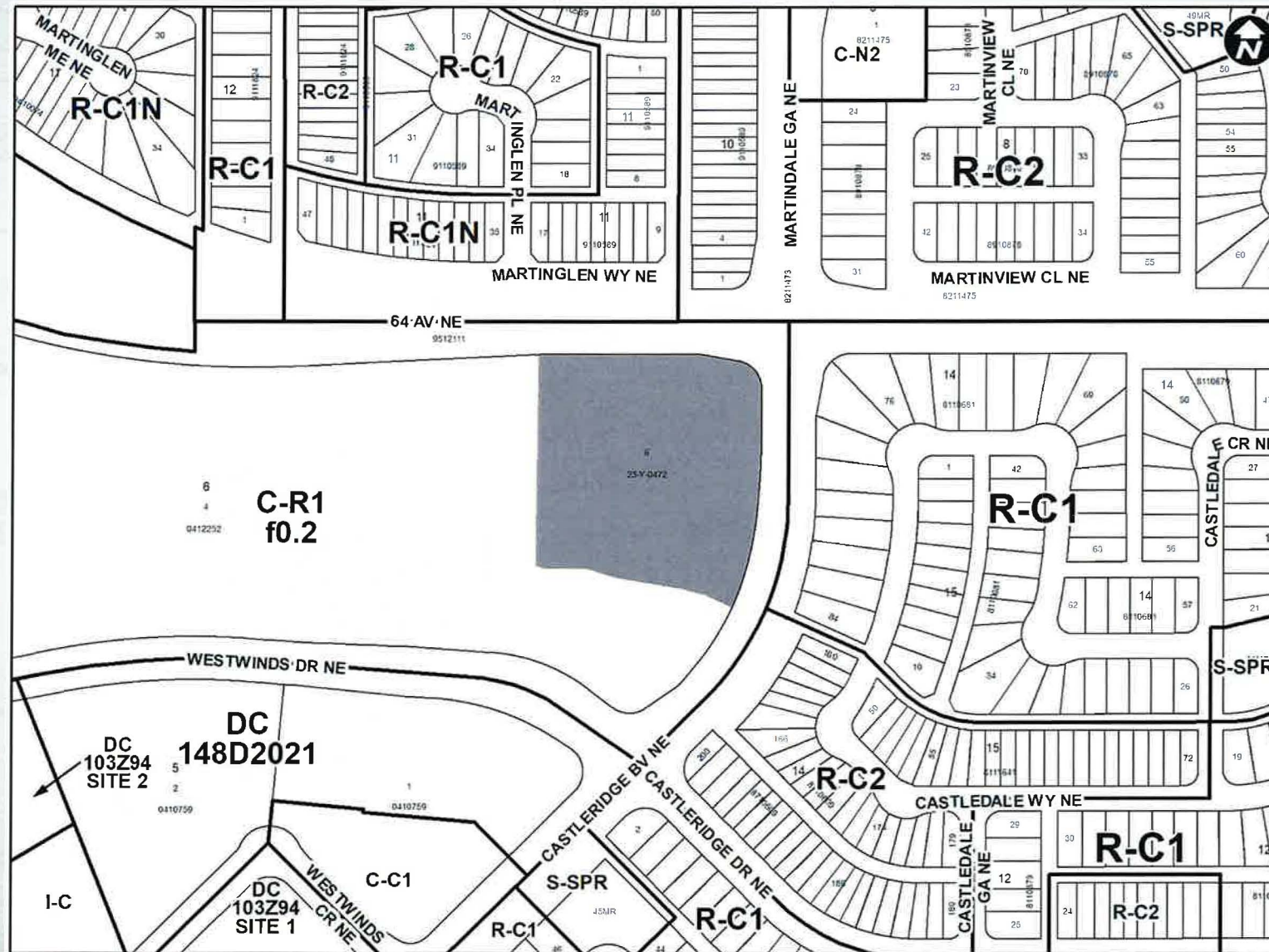
Surrounding Land Use

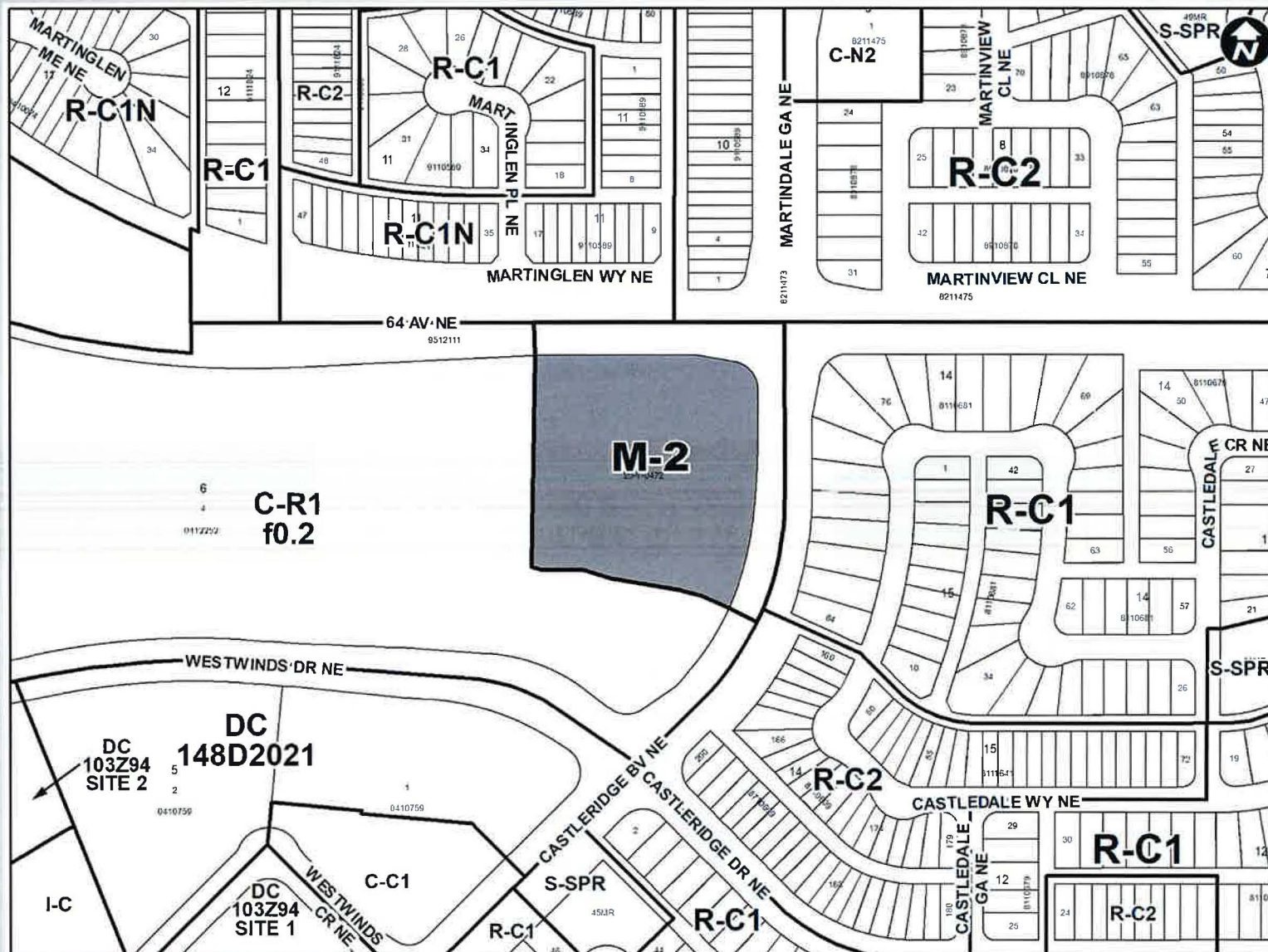
LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



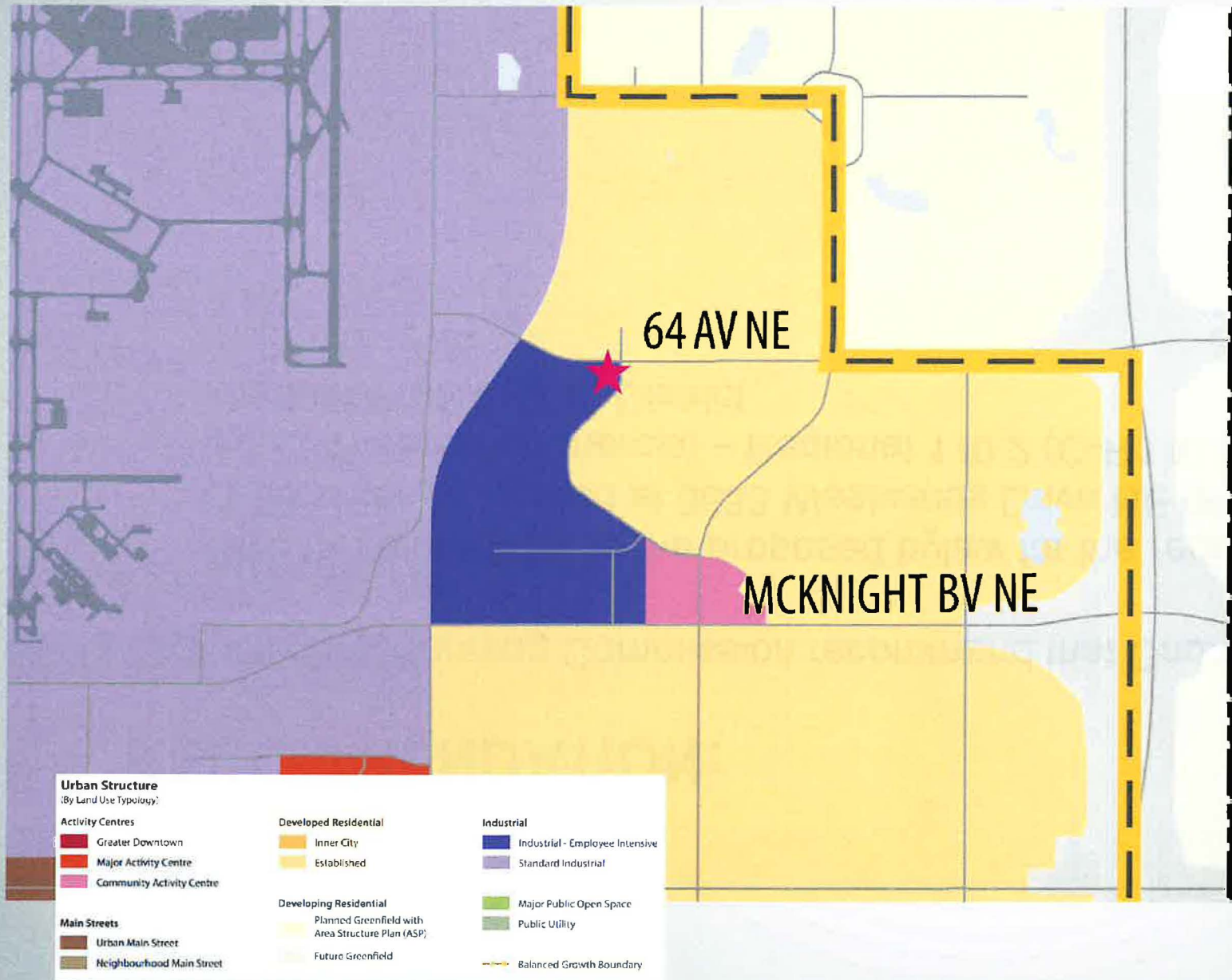
Existing Land Use Map





Proposed **M-2** District:

- provides for Multi-Residential Development of medium height and medium density
- Minimum density = 60 upha
- Maximum building height = 16.0 m
- Maximum FAR = 3.0 (unless otherwise modified)



3.7.2 – Industrial-Employee Intensive

(b) Industrial-Employee Intensive Area should contain **predominantly industrial uses.**

(c) Notwithstanding policy b above, **other uses that support the industrial function may be allowed.** Specific rules for the amount of support uses should be **determined as part of the policy planning process** and land use application process.

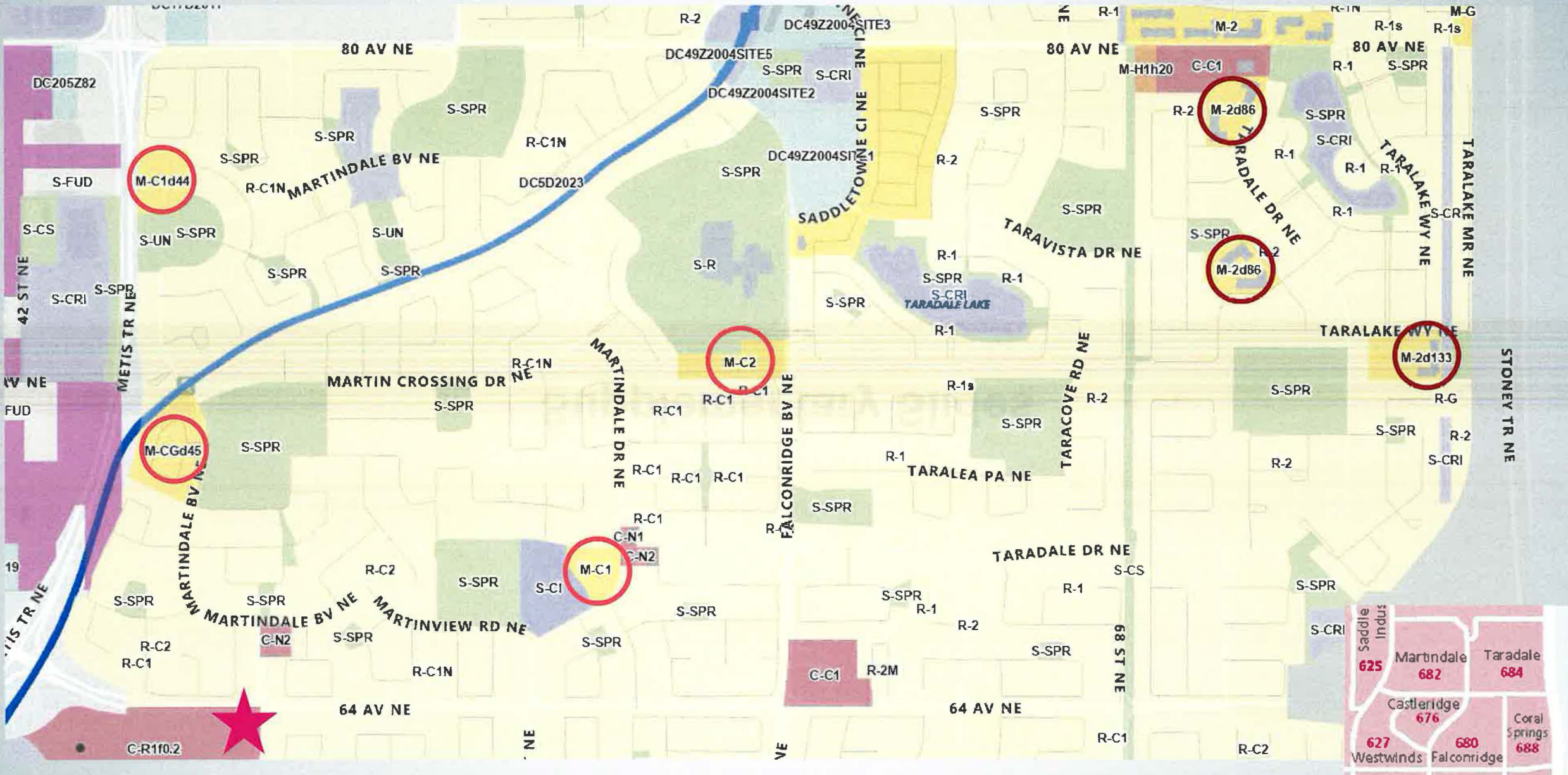
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Supplementary Slides

Community Surrounding Land Use 14



Community Surrounding Land Use 15

