

Planning and Development Services Report to
Calgary Planning Commission
2024 May 09

ISC: UNRESTRICTED
CPC2024-0355
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**Land Use Amendment in Westwinds (Ward 5) at #400 – 4774 Westwinds Drive NE,
LOC2023-0371**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares ± (0.33 acres ±) located at #400 – 4774 Westwinds Drive NE (Condominium Plan 1312477, Units 21 to 27) from Direct Control (DC) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 09:

That Council give three readings to **Proposed Bylaw 190D2024** for the redesignation of 0.13 hectares ± (0.33 acres ±) located at #400 – 4774 Westwinds Drive NE (Condominium Plan 1312477, Units 21 to 27) from Direct Control (DC) District to Industrial – Commercial (I-C) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 May 9:

“Moved by Commissioner Small

That the Consent Agenda be approved as follows:

...

7.2.5 Land Use Amendment in Westwinds (Ward 5) at #400 – 4774 Westwinds Drive NE,
LOC2023-0371, CPC2024-0355

For: (7) Councillor Carra, Director Mahler, Commissioner Hawryluk, Commissioner Weber, Commissioner Small, Commissioner Gordon, and Commissioner Campbell-Walters

Against: (1) Commissioner Pollen

MOTION CARRIED”

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to the Industrial – Commercial (I-C) District to allow for a variety of light industrial and commercial uses, including Health Care Service.
- The application proposes to replace the existing Direct Control (DC) District from Land Use Bylaw 2P80 with the I-C District from Land Use Bylaw 1P2007. This redesignation intends to retain the existing uses and character of the site while also allowing for the additional use of Health Care Service, amongst others.
- The application aligns with the applicable policies of the *Municipal Development Plan* (MDP).

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- What does this mean to Calgarians? This proposal would allow for additional health care related uses located near surrounding residential communities.
- Why does this matter? The proposal will continue to support small scale industrial and commercial businesses and enhance the economical viability of Westwinds with additional uses.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2023 November 29 by Dino Kasparis on behalf of various landowners (Attachment 4) for a land use amendment located in the northeast community of Westwinds. The approximately 0.13 hectare (0.33 acre) site is located on the west side of Castleridge Boulevard NE and developed with a two storey office building containing various commercial uses. The building is part of a larger industrial commercial condominium business park containing several buildings as further discussed in Attachment 1.

The existing Direct Control (DC) District (75Z98) allows for light industrial and local commercial uses contained in the Local Commercial (C-1A) District of Land Use Bylaw 2P80. The C-1A District does not include health care related services as an allowable use in the district, however, Health Care Service is an allowable use within the I-C District. Health care services are established throughout surrounding buildings in the community, and it is the applicant's intent to include this use within the existing office building on the subject site.

No development permit has been submitted. The building on the subject site was constructed in 2013 and no external building construction is anticipated. As noted in the Applicant Submission (Attachment 2), the applicant wishes to include a new Health Care Service within the existing building, which will be accommodated through a future Change of Use Development Permit application.

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 relevant public groups and respective community association was appropriate.

In response, the applicant conducted outreach by mail to 57 business condominium owners within 200 metres of the site. The public outreach included 12 residential dwellings in the community of Castleridge directly across Castleridge Boulevard NE from the subject site. The applicant provided Administration with three letters of support for the proposed land use

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amendment, primarily from other condominium owners in the same building. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration did not receive any comments from the public and there is no Community Association established for the community of Westwinds.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 maintains opportunities for industrial and commercial uses while providing the ability for Health Care Service to establish in an existing office building that is in close proximity to adjacent residential communities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align the future development on the site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of an existing building while providing more Health Care Service choices in the community.

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. List of Legal Landowners
- 5. Proposed Bylaw 190D2024**
- 6. CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform