

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Westwinds, fronting the west side of Castleridge Boulevard NE midblock between the intersections of Westwinds Drive NE and 54 Avenue NE. The site is addressed from Westwinds Drive NE.

The approximately 0.13 hectare (0.33 acre) site is developed with a two storey building occupied with numerous commercial and office related uses. The subject site and building are part of a condominium business park comprising several buildings that utilize a shared parking system.

Westwinds is an industrial commercial community containing various uses such as light industrial, large institutional uses and places of worship. Sizable residential communities such as Castleridge and Falconridge are situated to the north, east and south of the subject site. Castleridge Plaza, designated as a Community Activity Centre (CAC) in the *Municipal Development Plan* (MDP), is situated adjacent and to the southeast of Westwinds, while Prairie Winds Park, situated adjacent and to the north of Westwinds, is a major city park that attracts visitors from across Calgary.

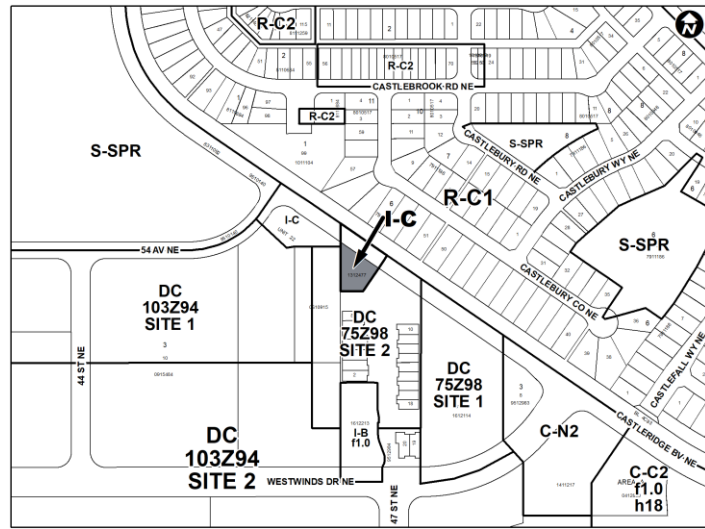
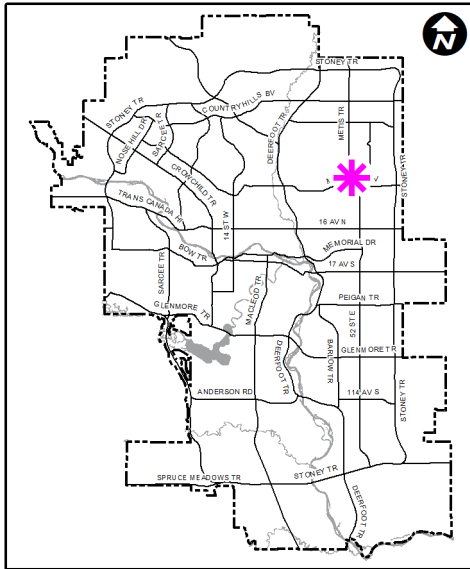
The condominium business park where the subject parcel is located is primarily designated with a Direct Control (DC) District from 1998 which is based on Land Use Bylaw 2P80. Two parcels in the condominium business park have since been redesignated to Industrial – Commercial (I-C) and Industrial – Business (I-B) Districts of Land Use Bylaw 1P2007.

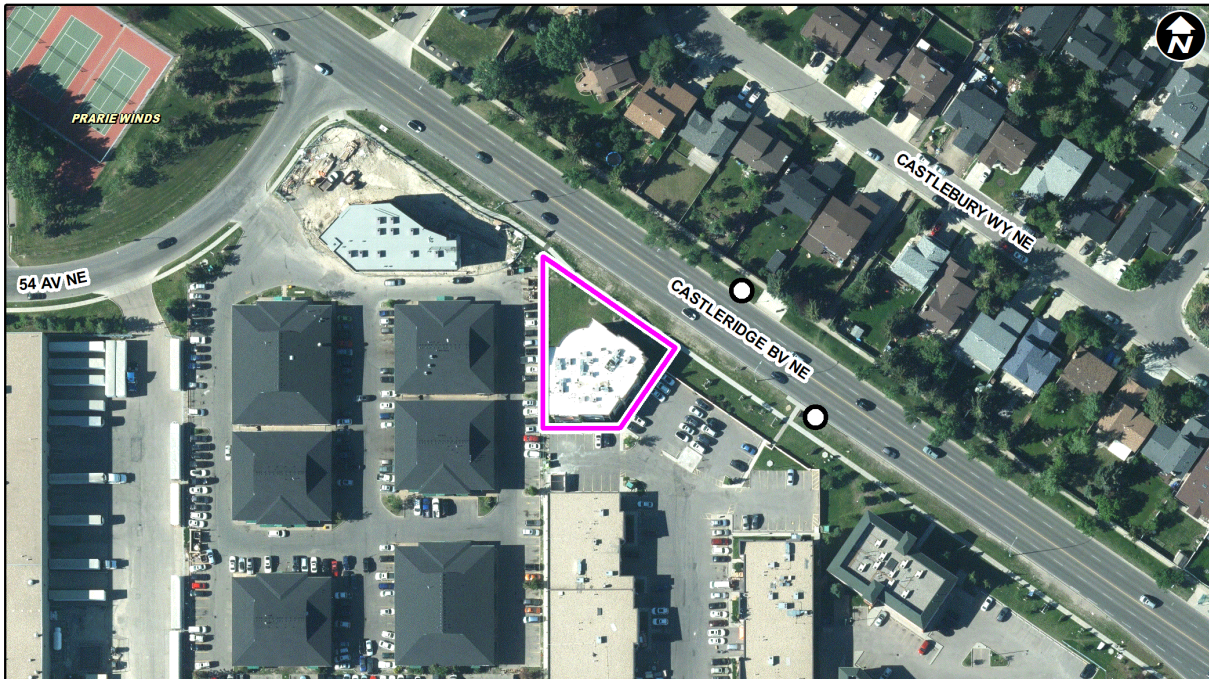
Westwinds is surrounded by the Primary Transit Network with Falconridge Boulevard NE to the east and the LRT Blue Line to the west. McKnight Boulevard is a major skeletal road and Castleridge Boulevard NE an arterial street.

Community Peak Population

There are no population data, demographic and socio-economic information available for the community of Westwinds.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The current land use district is a Direct Control (DC) District ([Bylaw 75Z98 - Site 2](#)) with specific permitted and discretionary commercial and light industrial uses listed. The DC District is based on the rules of the General Light Industrial (I-2) District of Land Use Bylaw 2P80. The purpose of the DC District is to allow for a mixed commercial and light industrial condominium business park with a range of businesses from offices to automotive related uses. The maximum floor area ratio (FAR) is 1.0 with a maximum building height of 12 metres.

The proposed land use district is the Industrial – Commercial (I-C) District. The I-C District allows for small scale commercial uses that are compatible and complement light industrial uses, and includes the use of Health Care Service. Both the floor area ratio and the maximum building height remains the same as the existing DC District and is 1.0 FAR and 12 metres.

The proposed I-C District is appropriate and in context with existing industrial commercial development and provides rules that are in alignment with Council approved policy.

Development and Site Design

If this application is approved by Council, the rules of the I-C District will serve as the framework from which the development application will be evaluated. Since the building on the subject site is existing, Health Care Service is a permitted use, and a Change of Use development permit is required. The existing office building was approved in 2006 (DP2006-1088). No changes to the

external building or the site layout are anticipated with the future development permit to allow for a Health Care Service.

Transportation

Pedestrian access to the subject site is provided from the sidewalk along Castleridge Boulevard NE as well as from the surface parking lot directly in front of the building. Vehicular access is restricted from Castleridge Boulevard NE and is only available from Westwinds Drive NE as part of the main access to the condominium business park.

The site is well served by Calgary Transit with bus stops along both Castleridge Boulevard NE and Westwinds Drive NE. The public transit routes are as follows:

- Route 21 – Castleridge (Counterclockwise);
- Route 55 – Falconridge (Clockwise);
- Route 43 – McKnight – Westwinds Station/Chinook Station (North and South); and
- Route 751 – Fowler/Castleridge/Falconridge (East and West).

The on-site parking supply for the subject site was considered and approved during a development permit in 2006. Parking for the building on the subject site, and for all other buildings in the condominium plan, is provided on-site and parking is shared among all businesses. At the future development permit stage, the shared parking arrangement within the condominium industrial business park will be considered. Adjacent to the site, on-street parking on both Castleridge Boulevard NE and Westwinds Drive NE is prohibited at all times.

The Always Available For All Ages and Abilities (5A) Network indicates that there is an existing on-street bikeway along Castleridge Boulevard NE.

Environmental Site Considerations

No environmental concerns were identified on the site.

Utilities and Servicing

Water, sanitary and storm sewer mains are providing existing service the site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site within the 25-30 Noise Exposure Forecast (NEF) contour. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths by establishing

prohibited uses in certain locations, identified within NEF areas. The uses contained in the proposed I-C District are generally allowed between the 25 NEF contour and the boundary of the AVPA. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject site is designated as Industrial – Employee Intensive on Map 1 – Urban Structure of the [Municipal Development Plan](#) (MDP). This typology applies to the subject site by including mixed industrial and office developments that have high labour concentrations with access to the Primary Transit Network. Industrial – Employee Intensive areas should achieve a minimum of 100 jobs per gross developable hectare and may include uses that support the primarily industrial function of parcels in the community of Westwinds. The proposed land use amendment is in alignment with applicable policies of the MDP.

Calgary Climate Strategy (2022)

The land use amendment application does not include specific actions that address the objectives of the [Calgary Climate Strategy - Pathways to 2050](#). Further opportunities to align the development of this site with applicable climate strategies will be explored and encouraged at subsequent approval stages.