



Public Hearing of Council

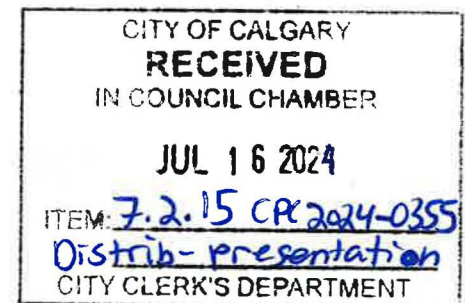
Agenda Item: 7.2.15



LOC2023-0371 / CPC2024-0355

Land Use Amendment

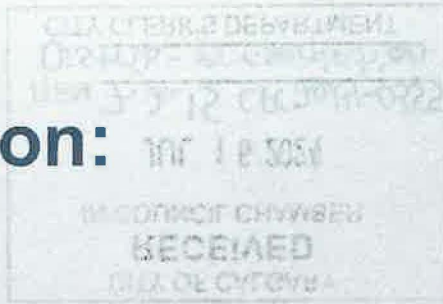
July 16, 2024



Calgary Planning Commission's Recommendation:

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.





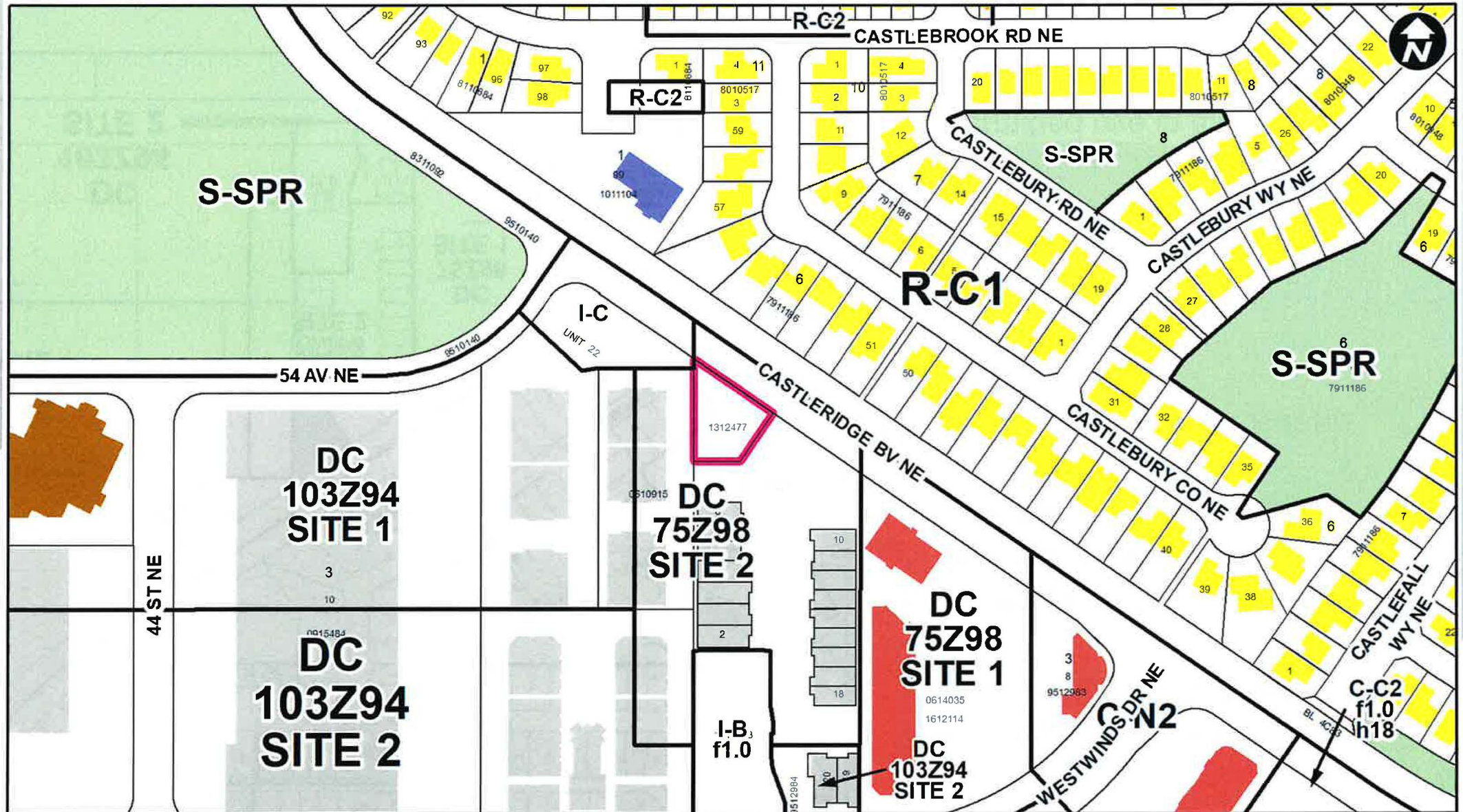
○ Bus Stop

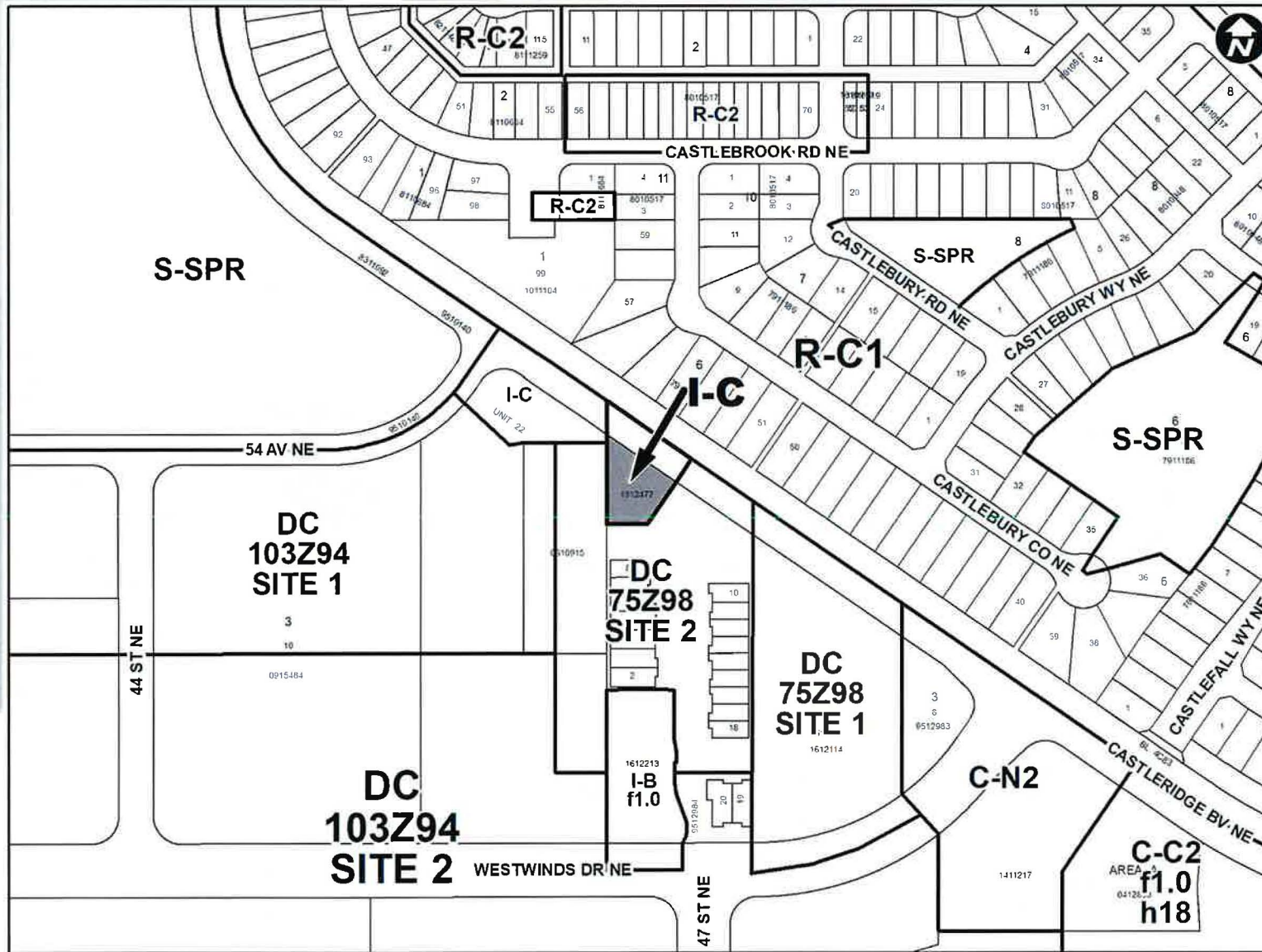
Parcel Size:
0.13 ha

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





Proposed Industrial – Commercial (I-C) District:

- Indented for light industrial and compatible small scale commercial uses
- Maximum floor area ratio (FAR) of 1.0
- Maximum building height of 12 metres
- Health Care Service is a permitted use in existing buildings

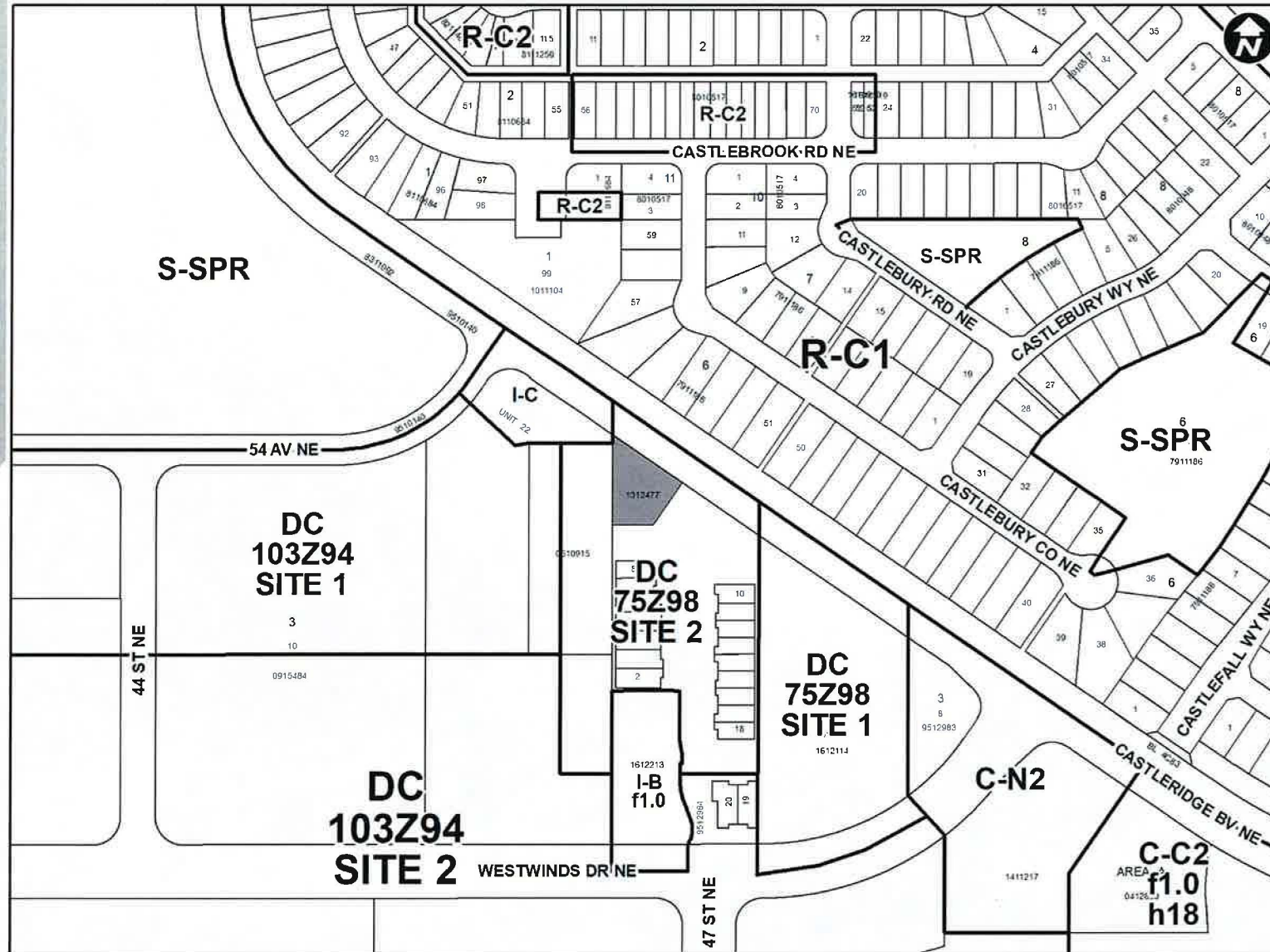
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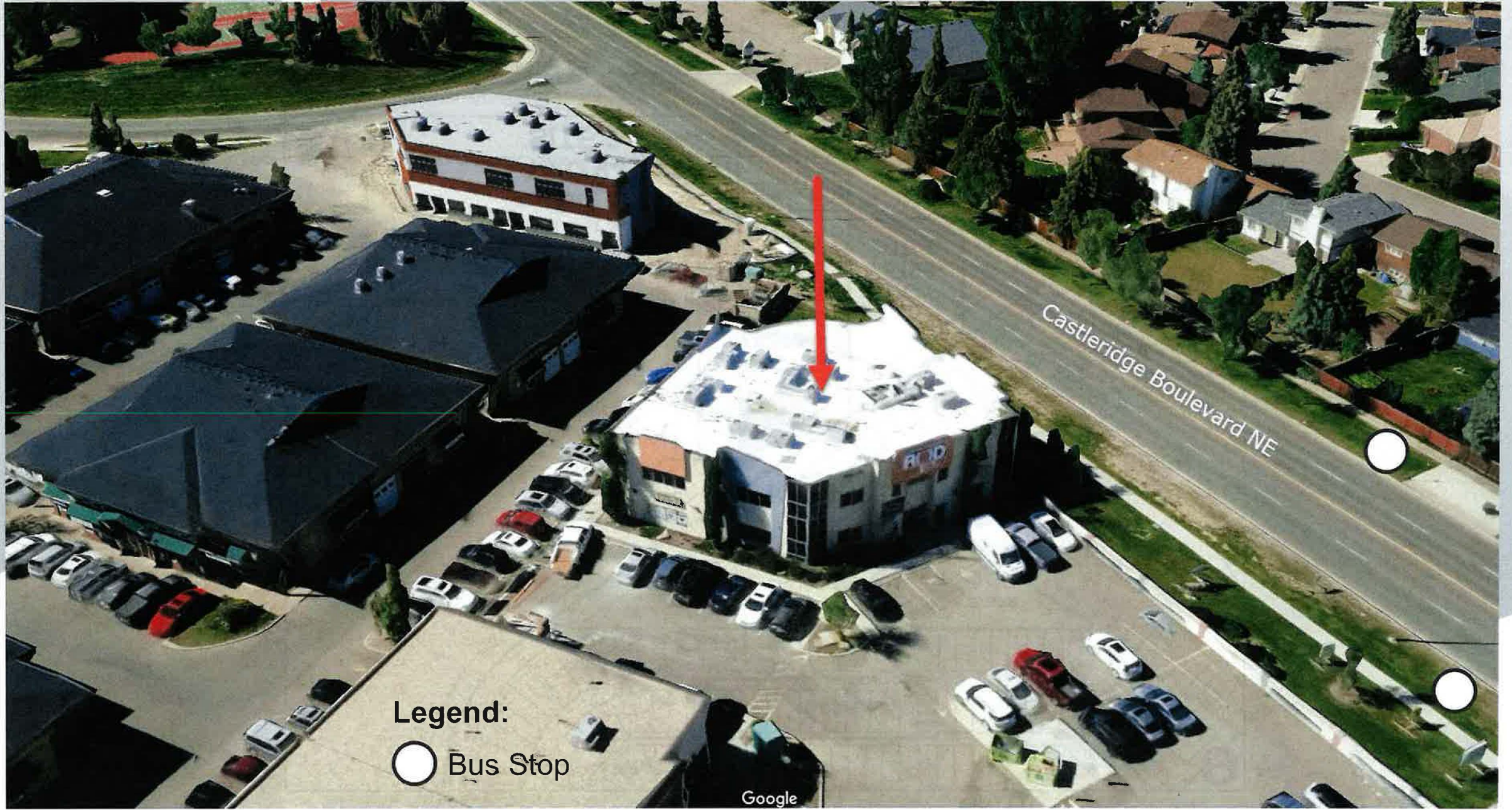
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Supplementary Slides

Existing Land Use Map





Legend:
○ Bus Stop





