



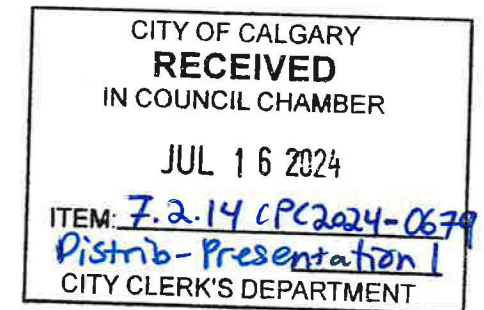
Public Hearing of Council

Agenda Item: 7.2.14



LOC2023-0357 / CPC2024-0679 Land Use Amendment

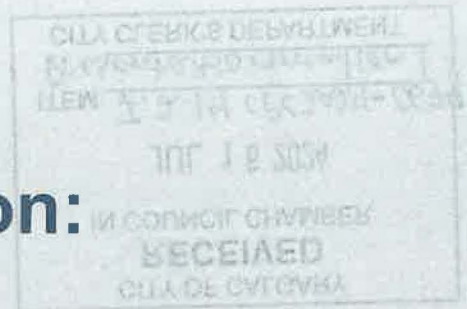
July 16, 2024

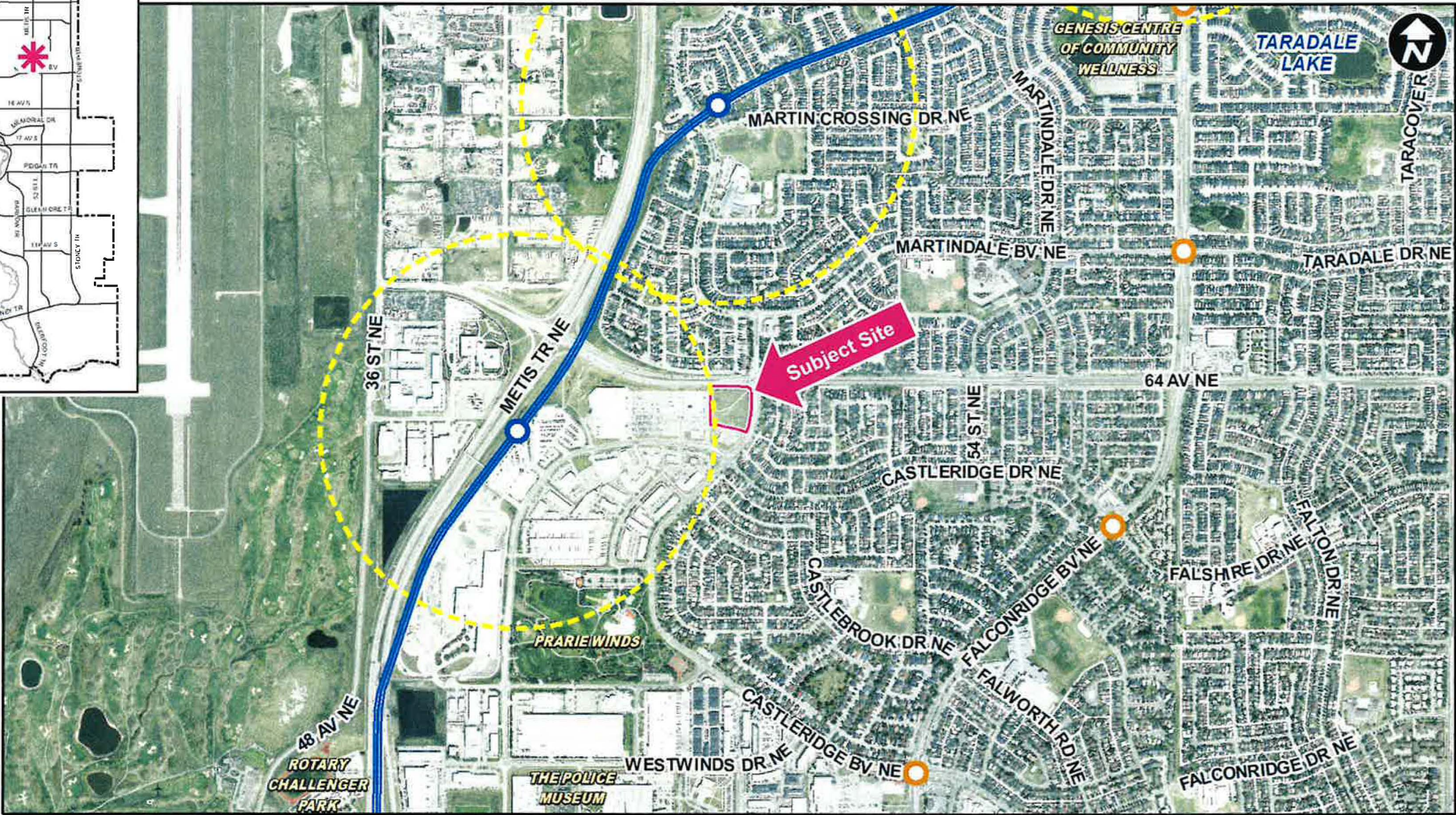
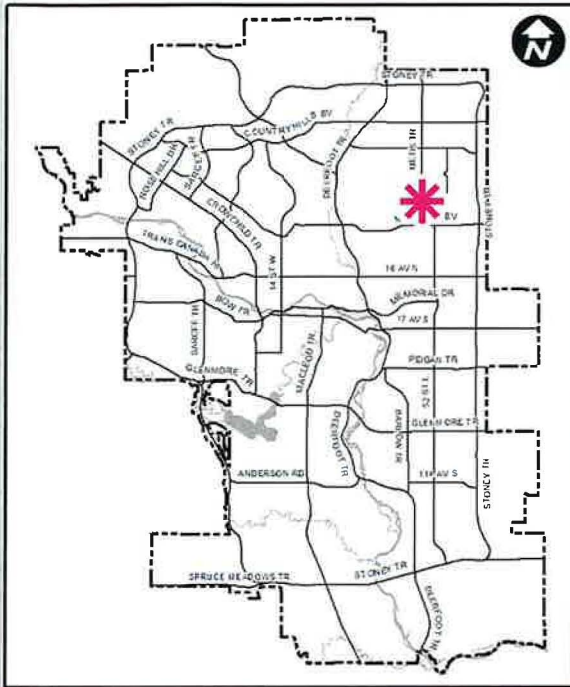


Calgary Planning Commission's Recommendation:

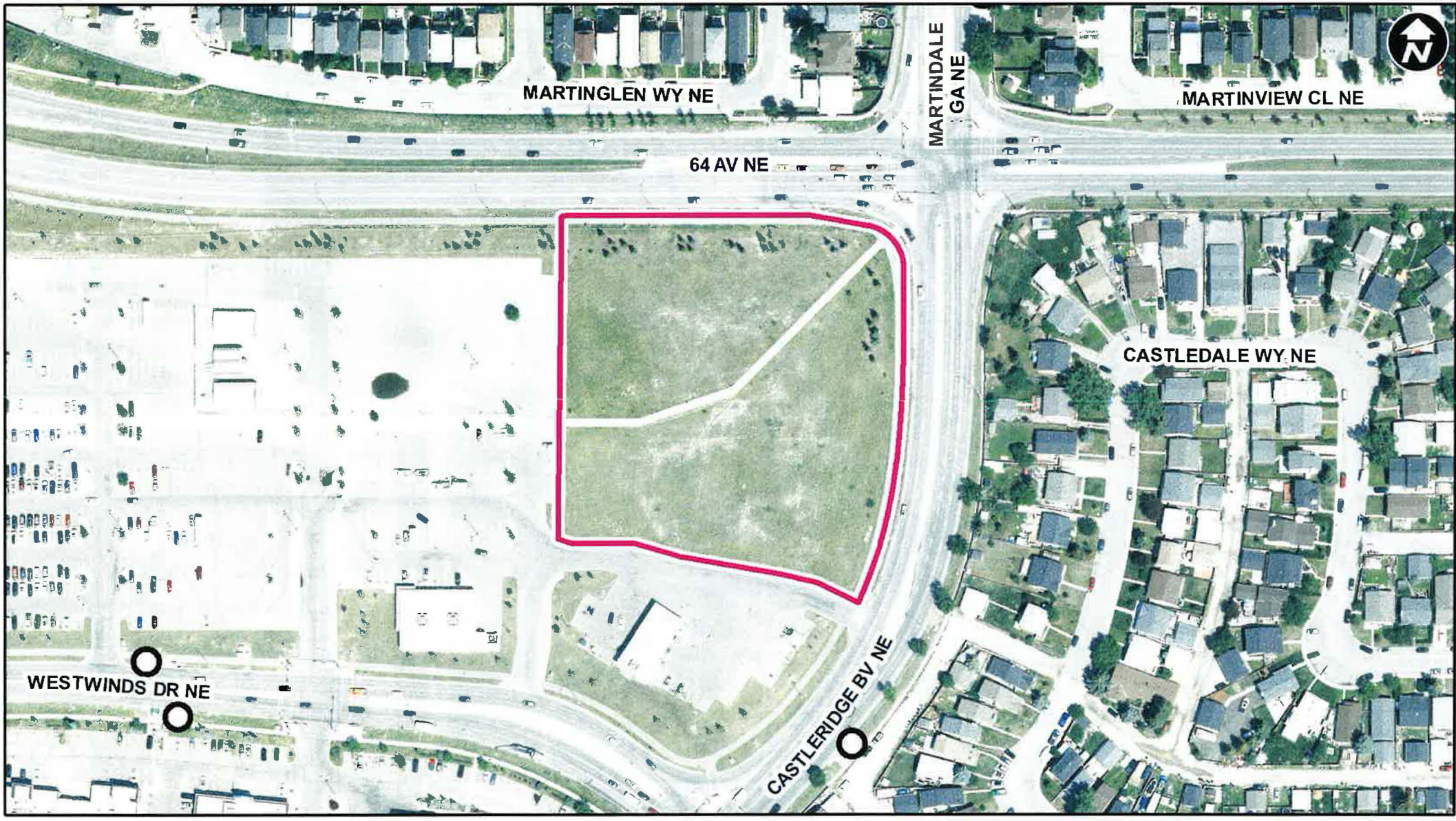
That Council:

Give three readings to **Proposed Bylaw 224D2024** 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

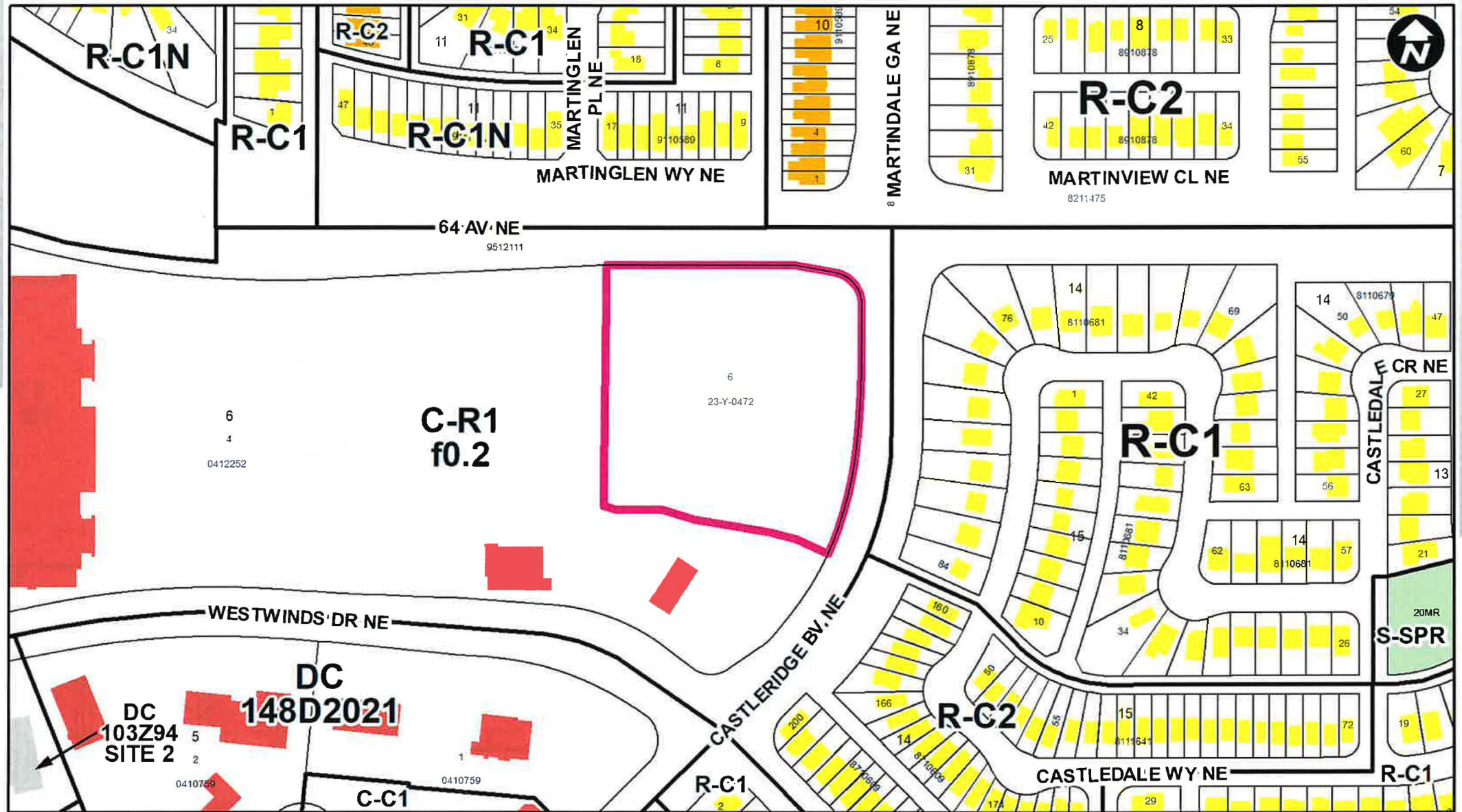
Parcel Size:

1.54 ha

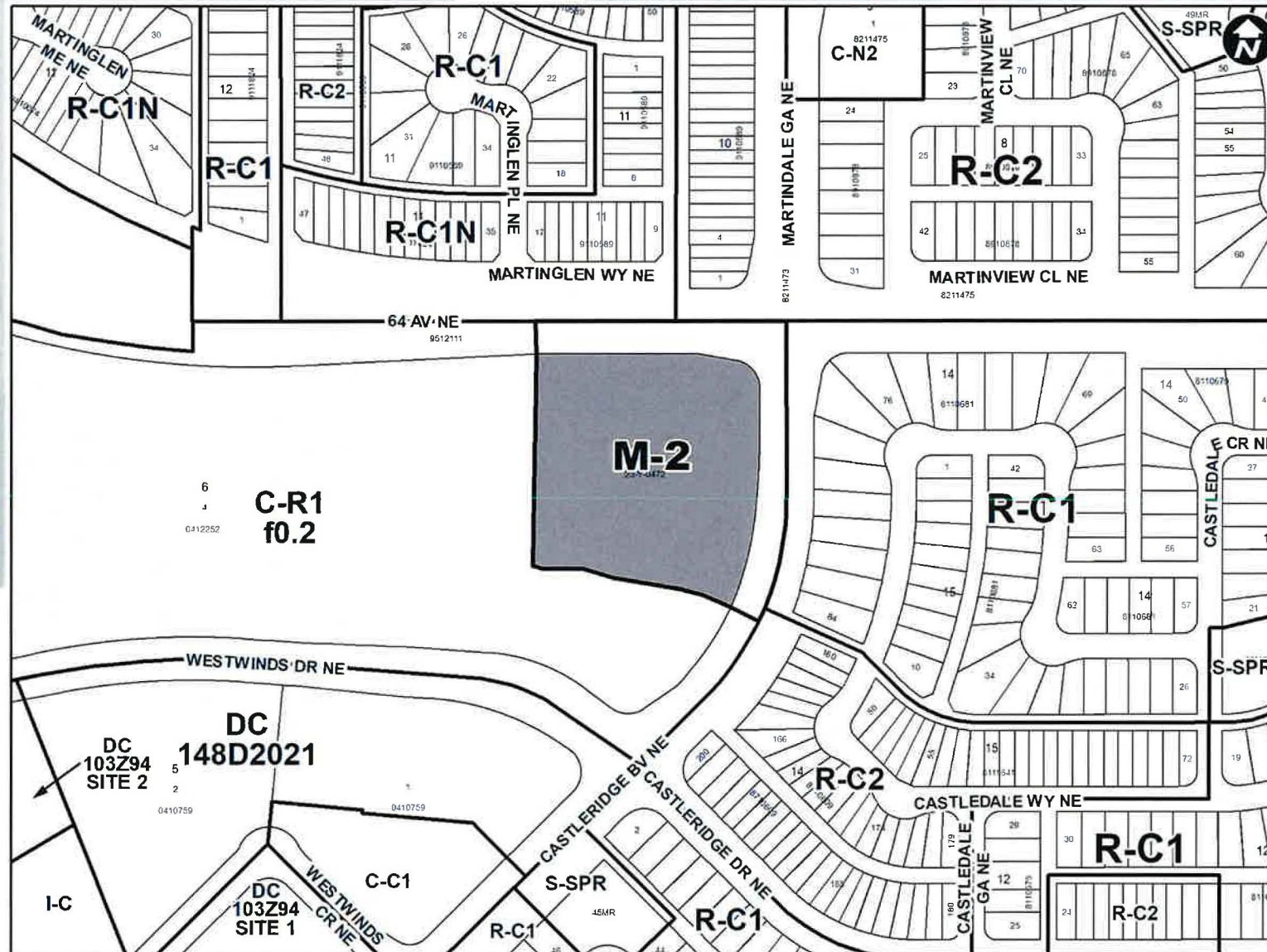
Surrounding Land Use

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

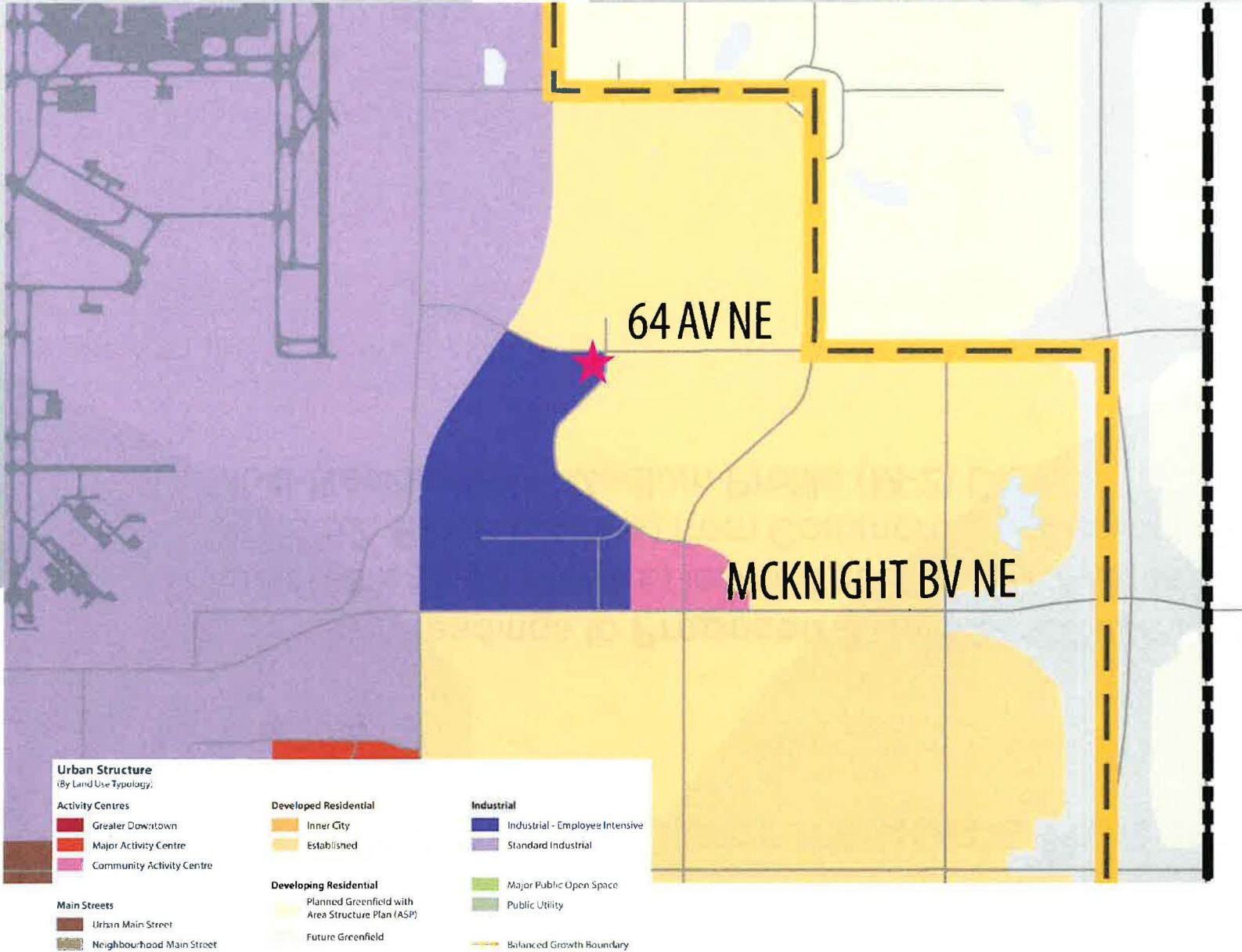


Proposed Land Use Map



Proposed Multi-Residential – Medium Profile (M-2) District:

- provides for Multi-Residential Development of medium height and medium density
- Minimum density = 60 units per hectare
- Maximum building height = 16.0 metres
- Maximum floor area ratio (FAR) = 3.0



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.**

Calgary Planning Commission's Recommendation:

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Supplementary Slides







Community Surrounding Land Use

