



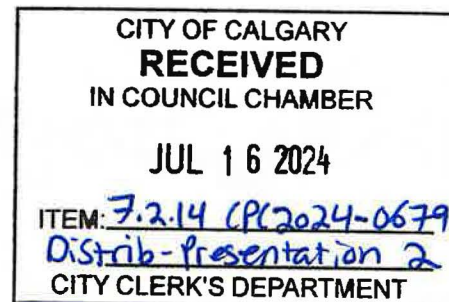
# City Vibe Developments Westwinds Land Use Redesignation Public Hearing of Council

July 16, 2024



# About City Vibe

- Focus on crafting rental spaces that foster vibrant and inclusive neighbourhoods
- Portfolio includes over 4,000 rental apartments and over 1,500 new units in development
- Specialize in upscale, yet affordable living



City Scape Plaza (Cityside Road NE)



Skyview Place (128 Avenue NE)



# Location

## Why this location?

- Alignment with City of Calgary's Municipal Development Plan goals of locating higher density residential uses within 600 metres of transit hubs (TOD zones)
- Create a "Complete Community"
- Alignment with The City's 2024 Housing Strategy to increase the supply of housing and provide diverse housing options
- Provide a more efficient use of the underutilized lands
- Castleridge Boulevard N.E. and 64 Avenue N.E. act as natural setbacks and buffers from adjacent homes
- Close proximity of community amenities



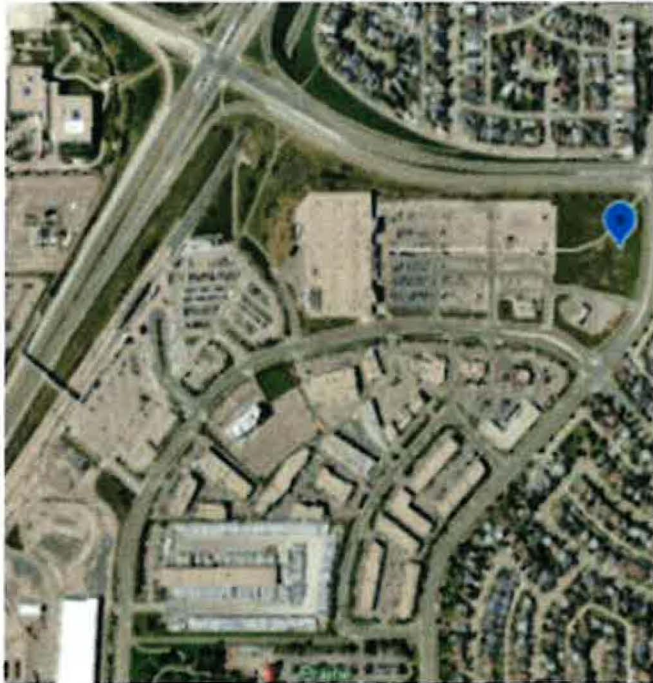
# Surrounding Amenities



- Calgary Police Services
- Banks
- Medical Centres & Labs
- Pharmacies
- Westwinds Corner Physiotherapy
- Optometrists
- Beauty Salons
- Little Stars Daycare & Preschool
- KidKademy Childcare
- Cambridge Learning Services
- Real Canadian Superstore
- Real Canadian Liquor Store
- Safeway
- Mobil Gas Station
- Waypoint Convenience Store
- Sanjha Punjab Grocery Store
- Calgary Produce Market – Halal Meat & Grocery
- El Mercadito Latino
- Saputo Dairy Products Canada
- Tim Hortons
- Wendy's
- Papa John's Pizza
- Marina Kulcha & Dosa & Wraps

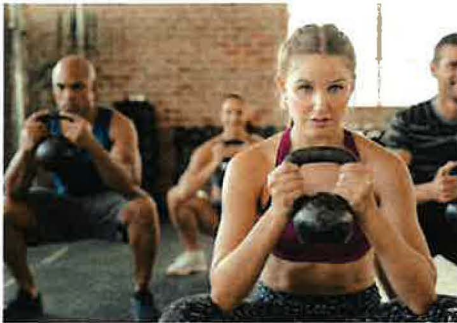


# Surrounding Amenities



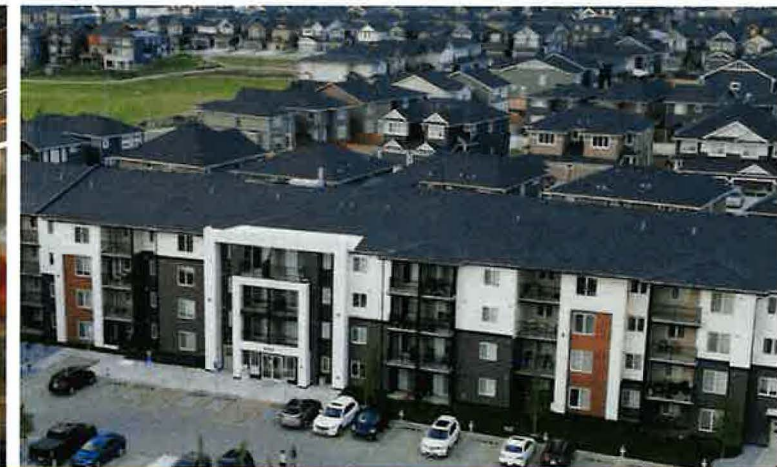
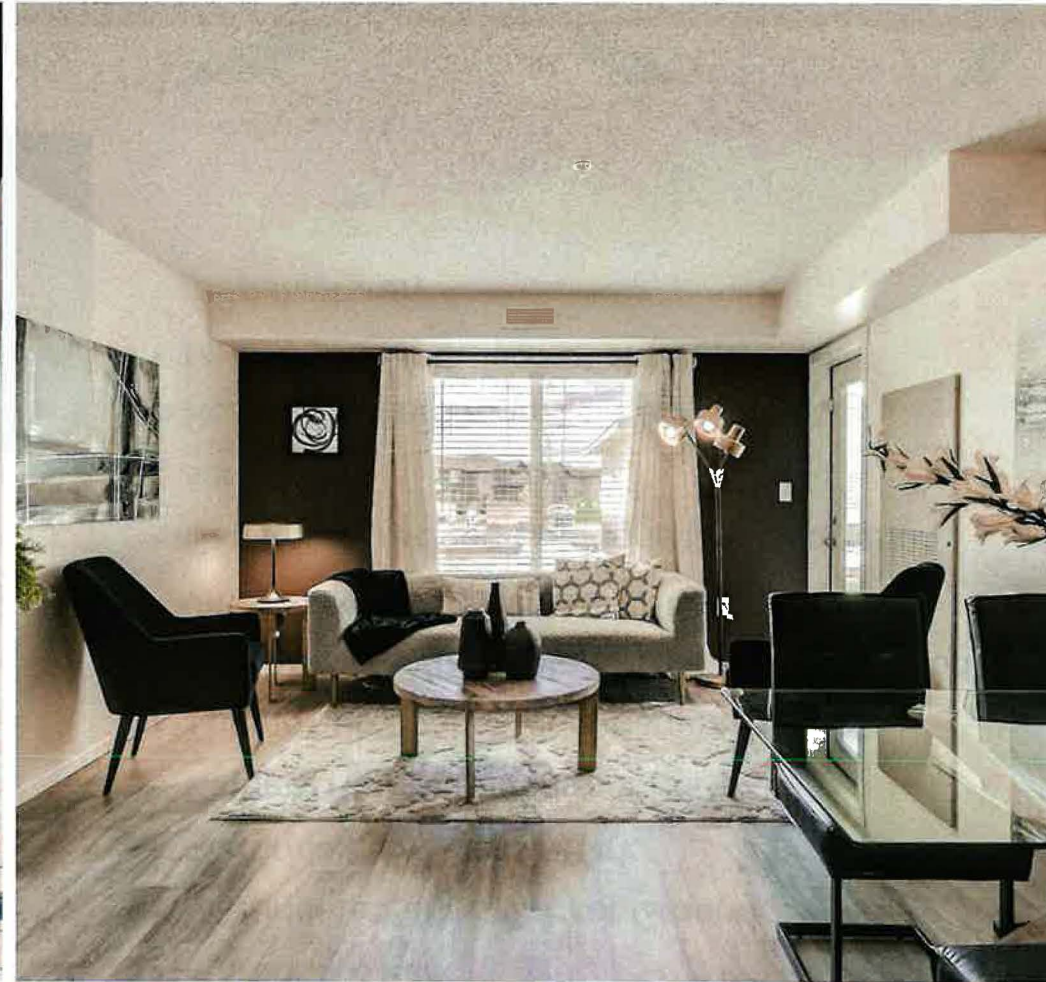
- Anytime Fitness
- Hercules Gym
- Prairie Winds Animal Clinic
- Law Offices
- Accounting Offices
- Immigration Services
- All Above Driving School
- Automobile Mechanics
- Car Detailing
- Westwinds Car wash

- Prairie Winds Park
- Castleridge Park
- Castlebrook Park
- Martindale Park
- Martindale Park & Cricket Ground
- Martindale Off-Leash Park
- Calgary Rotary Challenger Park
- Thumbs up Foods (food manufacturer)
- Westwinds Wholesale Cash & Carry (seafood wholesaler)
- Canadian Trucking Solutions (transportation services)
- Royallink International (import/export)
- Matrix Orbital Corporation (electronics manufacturer)



# Vision

- A variety of 1, 2 or 3 bedroom suites (428 units total) to accommodate the needs and preferences of various renters.
- Underground heated resident parking as well as surface visitor parking, exceeding the City of Calgary's bylaws.
- Design to blend with the existing homes and businesses by using colors that interact with the environment and create visual appeal.
- An outdoor gathering space will provide an amenity to the residents for socializing and fostering a sense of community.
- Connectivity to the LRT station and the Superstore will be maintained for adjacent residents.
- Sidewalks along the parking area, and along the front of each building will ensure clear and safe pedestrian connections within the site, and to multi-use pathways along 64 Avenue N.E. and Castleridge Boulevard N.E.



# What We Heard: Traffic

## Traffic Generation Potential

Redesignation reduces site traffic generation potential.

- Existing Commercial Zoning (CR-1): 205 to 260 peak hourly vehicle trips.
- Proposed Multi-Residential Zoning (M-2): 195 peak hourly vehicle trips.

## Congestion

Operational improvements completed by the City in 2023.

- Castleridge Boulevard & 64 Avenue NE: Dual left turns (northbound) added.
- Castleridge Boulevard & Westwinds Dr NE : Additional turn lane added (eastbound).

## Transportation Impact Assessment

TIA required as part of the development permit application (DP2023-08315).

## Traffic Increase Over Existing

Impacts and requirements being assessed through development permit TIA.

- Castleridge Boulevard & 64 Avenue NE: Up to +3% uplift in traffic.
- Castleridge Boulevard & Westwinds DR NE: Up to +5% uplift in traffic.



# What We Heard (continued)

- Concerns with parking
- Impacts of increased density in the community (over-population, property values, crime)
- Outdoor gathering space / green space
- School, doctor and daycare capacity
- Community engagement



# Engagement

- **Onsite signage with contact information (January 2024)**
- **Engagement representative (May – current)**
  - Contact information on website, mailer and presentation slides
  - Three phone calls with three adjacent residents
  - Email correspondence with eight adjacent residents
- **Project website (May 7, 2024 – current)**
  - [www.rentcityvibe.ca/westwinds](http://www.rentcityvibe.ca/westwinds)
- **Community mailout to 600 homes (May 8 and 13, 2024)**
- **Outreach to community associations (February – July 2024)**
- **Information shared with:**
  - Martindale Community Association
  - Falconridge/Castleridge Community Association
  - Taradale Community Association
  - Chilean Community Association
  - Indo Canadian Community Association
- Multiple attempts to request meetings with Martindale and Falconridge/Castleridge Community Associations
- Support through Councillor Dhaliwal's office to attempt to reach and engage the CAs (June 2024)
- **Virtual information session (May 21, 2024)**
  - 8 registered, 6 attended
  - Follow up communication with two parties that had technical issues
  - Recording of virtual information session posted on website (May 23, 2024)
- **What We Heard report distributed and posted on project website (June 5, 2024)**
- **Councillor Dhaliwal's Town Hall (June 23, 2024)**
  - Project representative in attendance and available to answer questions





**Thank You**

