

# Applicant Submission

2024 July 03

This application is for a proposed land use amendment in the community of Westwinds, from Direct Control based on Industrial – Commercial (I-C) to Commercial – Community 1 (C-C1), to provide increased flexibility of use for existing operations and future site development.

The site is located at 3690 Westwinds Drive NE with a total area of approximately 3.41 acres. The site is located in an area comprised of various commercial and industrial uses and is bounded by Westwinds Drive NE to the north and Westwinds Crescent NE to the south. Metis Trail NE and the McKnight-Westwinds LRT station are located west of the site, and the residential communities of Castleridge to the east and Martindale to the north are located across Castleridge Boulevard NE and 64 Avenue NE, respectively.

The site is identified within the Municipal Development Plan as the Industrial – Employee Intensive typology. The site is in proximity of the Community Activity Centre at the intersection of McKnight Boulevard NE and 52 Street NE, an area which encompasses a variety of commercial uses.

The primary intent of this application is to provide increased flexibility of use to accommodate a future standalone Supermarket and separate multi-bay commercial building with a Child Care Service. This application also aims to achieve and maintain compliance for the existing buildings on site. In 2021, the subject site and the adjacent site to the east were redesignated to a Direct Control district based on Industrial – Commercial (I-C). Although the land use amendment was approved, an existing Supermarket use conflicted with the amended zoning regulations for site, classifying the use as existing non-conforming. The proposed Direct Control district would bring the existing Supermarket use into compliance; however, the existing Car Wash – Multi-Vehicle use would become existing non-conforming. The future site development proposes removal of the car wash facility on the basis of this development proceeding. Regulations under the Municipal Government Act (Section 643) permit the continued operation of non-conforming uses until they are removed from a site, providing a level of security for the existing car wash in the event future site development does not take place.

The proposed land use amendment will define a zoning district that is consistent with the surrounding context and uses, and as such will continue to support the goals and initiatives of the Municipal Development Plan. As such, we would respectfully request your support of this application.

**Mitchell Martens**  
Municipal Liaison  
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