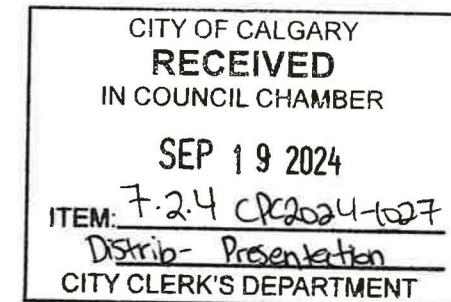




LOC2024-0092 / CPC2024-1027 Land Use Amendment

September 19, 2024

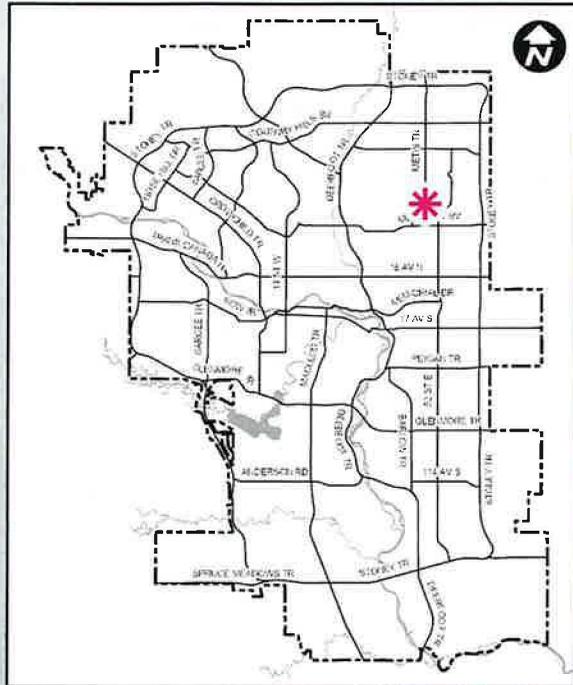


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

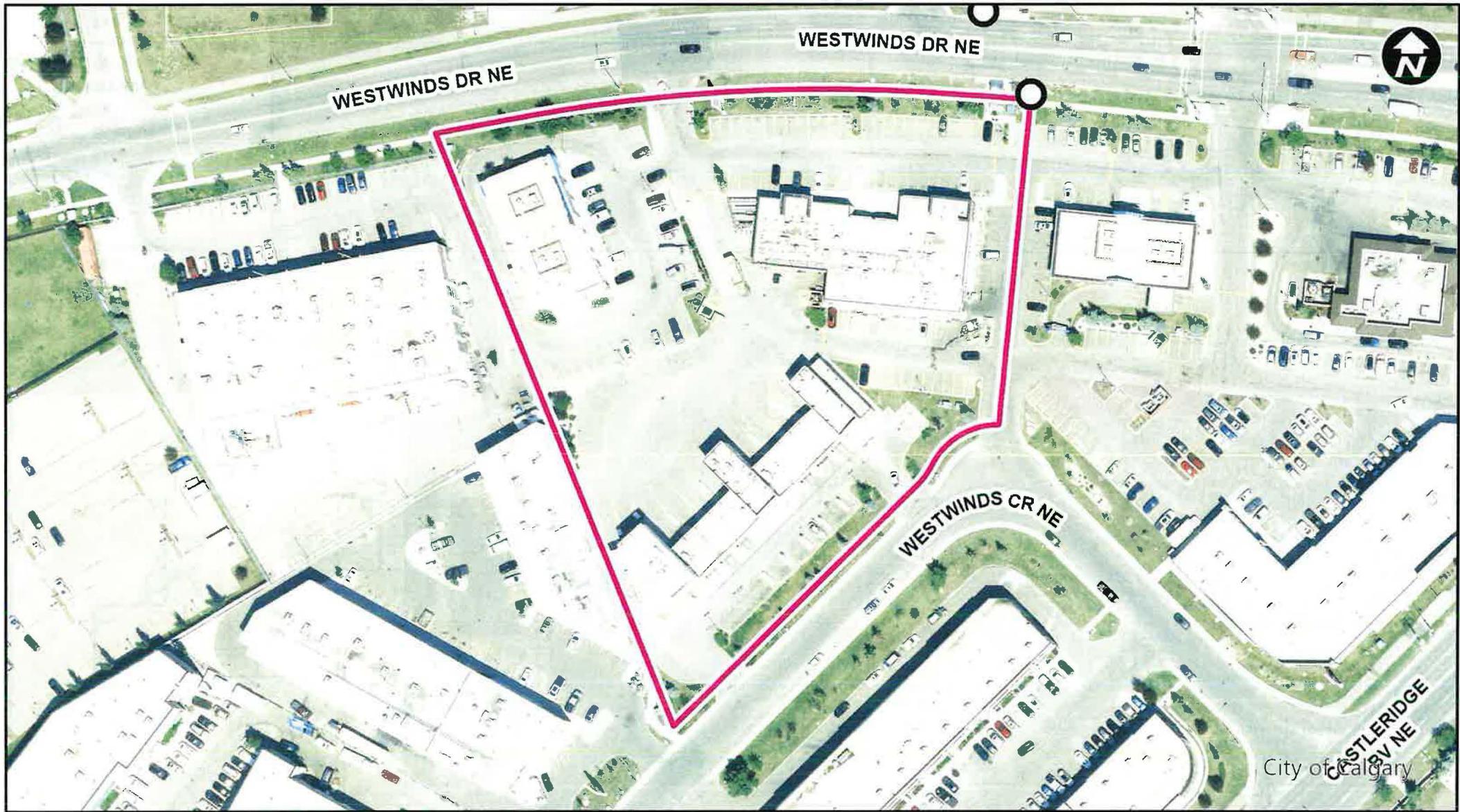
Give three readings to the proposed bylaw for the redesignation of 1.38 hectares ± (3.41 acres ±) located at 3690 Westwinds Drive NE (Plan 0410759, Block 5, Lot 2) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.





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:

1.38 ha
145m x 155m



South from Westwinds Drive NE

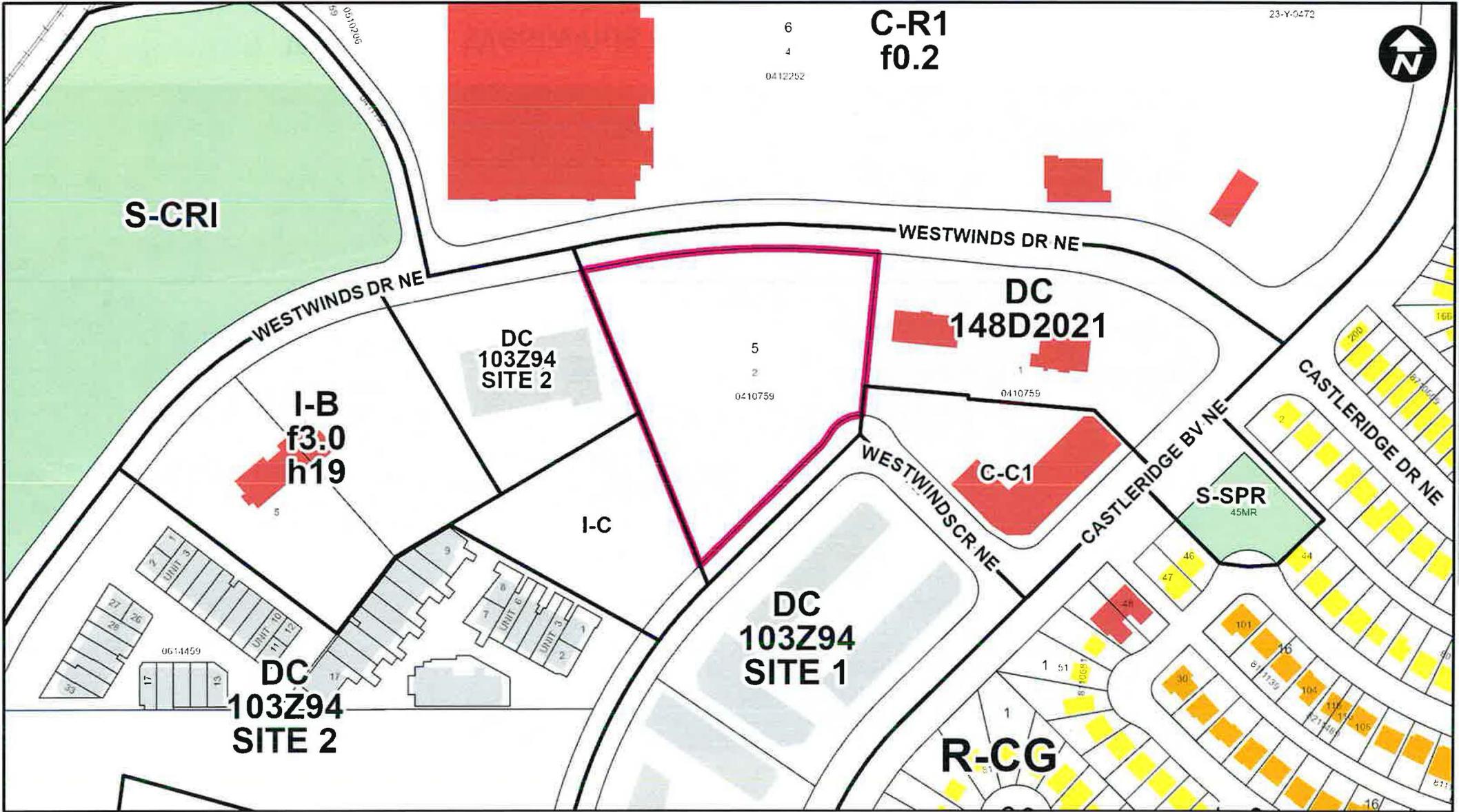


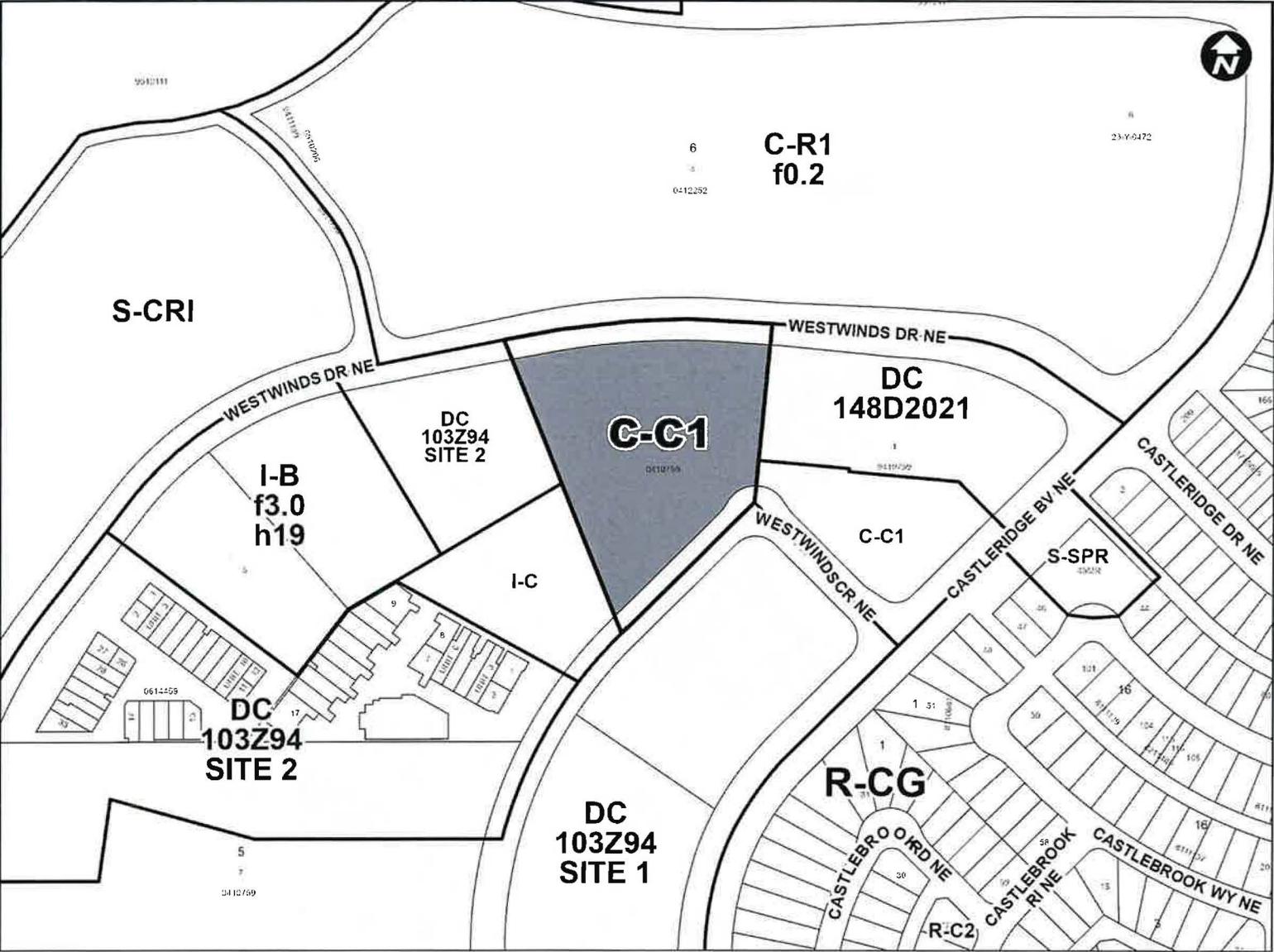
Southwest from Westwinds Drive NE



West from Westwinds Crescent NE

- 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 C-C1 District:

- Small to mid-scale commercial developments
- Maximum height of 10 metres
- Maximum Floor Area Ratio (FAR) of 1.0



★ Subject Site

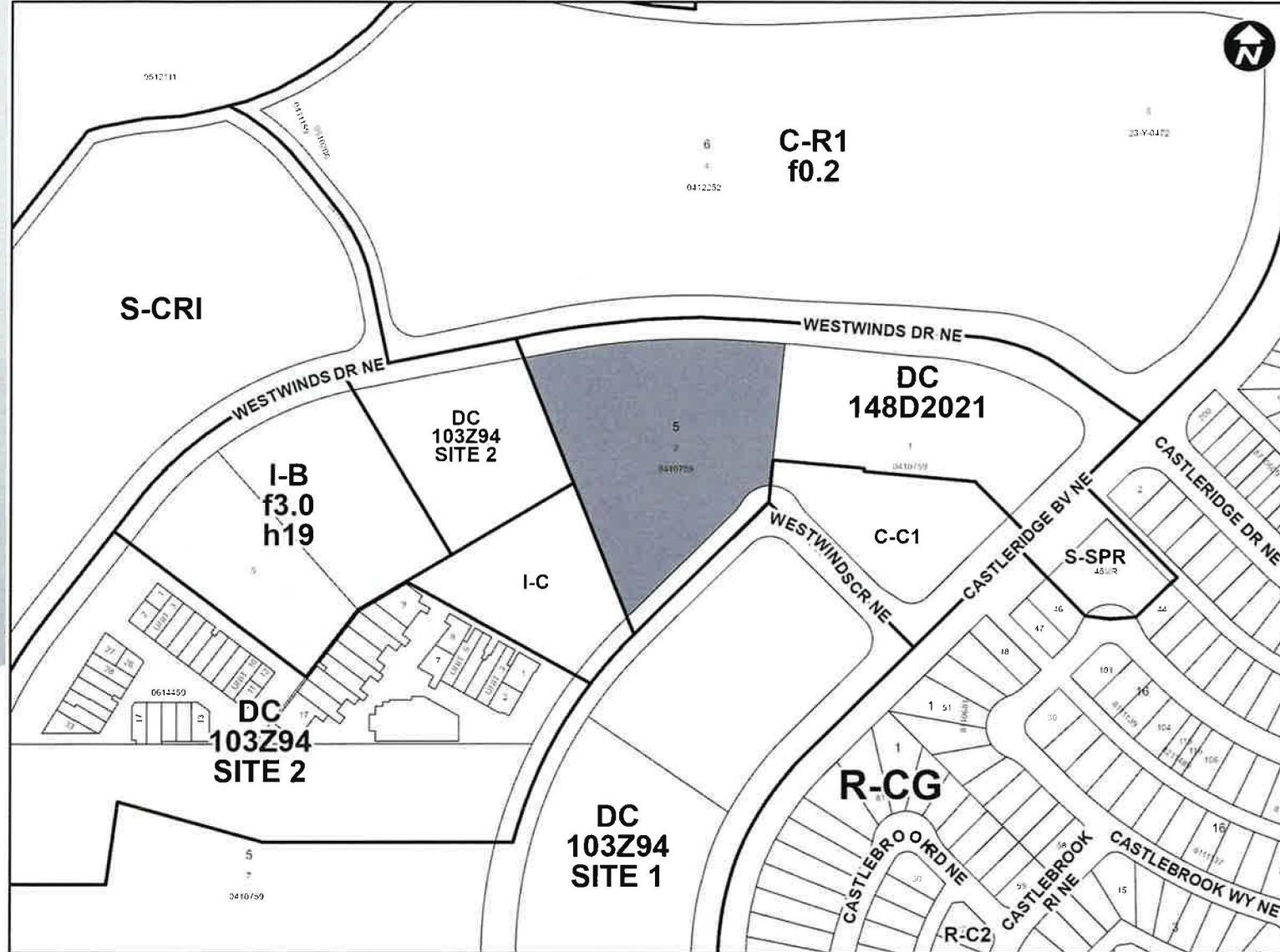
Developed Residential		Industrial	
	Inner City		Industrial - Employee Intensive
	Established		Standard Industrial

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.38 hectares \pm (3.41 acres \pm) located at 3690 Westwinds Drive NE (Plan 0410759, Block 5, Lot 2) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

Supplementary Slides



Existing DC District:

- Based on the Industrial – Commercial (I-C) District
- Accessory Food Service;
- Amusement Arcade;
- Billiard Parlor;
- Catering Service Minor;
- Computer Games Facility;
- Drinking Establishment Medium;
- Food Production; and
- Seasonal Sales Area.

