

**Land Use Amendment in Westwinds (Ward 5) at 3690 Westwinds Drive NE,
 LOC2024-0092**

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.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 SEPTEMBER 19:**

That Council give three readings to **Proposed Bylaw 276D2024** 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.

HIGHLIGHTS

- This application seeks to redesignate the site to the Commercial – Community 1 (C-C1) District to allow for additional commercial uses to support the surrounding area, including Supermarket and Child Care Service.
- The proposal would allow for a range of uses that are complementary to the surrounding commercial and industrial uses of the area and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposal would enable additional commercial and employment opportunities in close proximity to low-density residential development and the Primary Transit Network.
- Why does this matter? The proposal would provide for a range of uses that are contextually appropriate for the site and may better accommodate the needs of employees and residents in the surrounding area.
- Development permits for new buildings containing Supermarket and Child Care Service uses have been submitted and are under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application was submitted by Rick Balbi Architect on behalf of the landowner, Westwinds Corner Ltd., on 2024 March 27. The approximately 1.38 hectare (3.41 acre) parcel is located in the community of Westwinds near the intersection of Westwinds Drive NE and Castleridge Boulevard NE and is currently developed with a variety of commercial uses.

As noted in the Applicant Submission (Attachment 2), the proposed C-C1 District is intended to accommodate a partial redevelopment of the site which would include an increase to the size of an existing grocery store and a new Child Care Service use. A development permit (DP2024-03427) for a Child Care Service was submitted on 2024 May 14 and is under review. A second development permit (DP2024-04457) for a Supermarket was submitted on 2024 June 18 and is also under review.

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A detailed planning evaluation, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant notified the Ward 5 Councillor's office prior to submission but determined that no additional public outreach was necessary for the application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report.

There is no community association for the subject area. The application was circulated to the neighbouring Falconridge/Castleridge Community Association, but no comments were received.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a wider range of uses than is allowed in the existing Direct Control District, which may better meet the diverse needs of present and future populations in the area.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit review.

Economic

Additional commercial uses could further support the local economy by offering a wider range of amenities and services, while providing employment opportunities in close proximity to existing residential development and the Primary Transit Network.

**Planning and Development Services Report to
Calgary Planning Commission
2024 September 19**

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 276D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform