



Public Hearing of Council

Agenda Item: 7.2.3



LOC2024-0092 / CPC2024-1027

Land Use Amendment

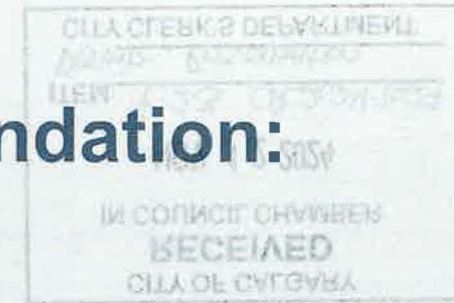
November 12, 2024

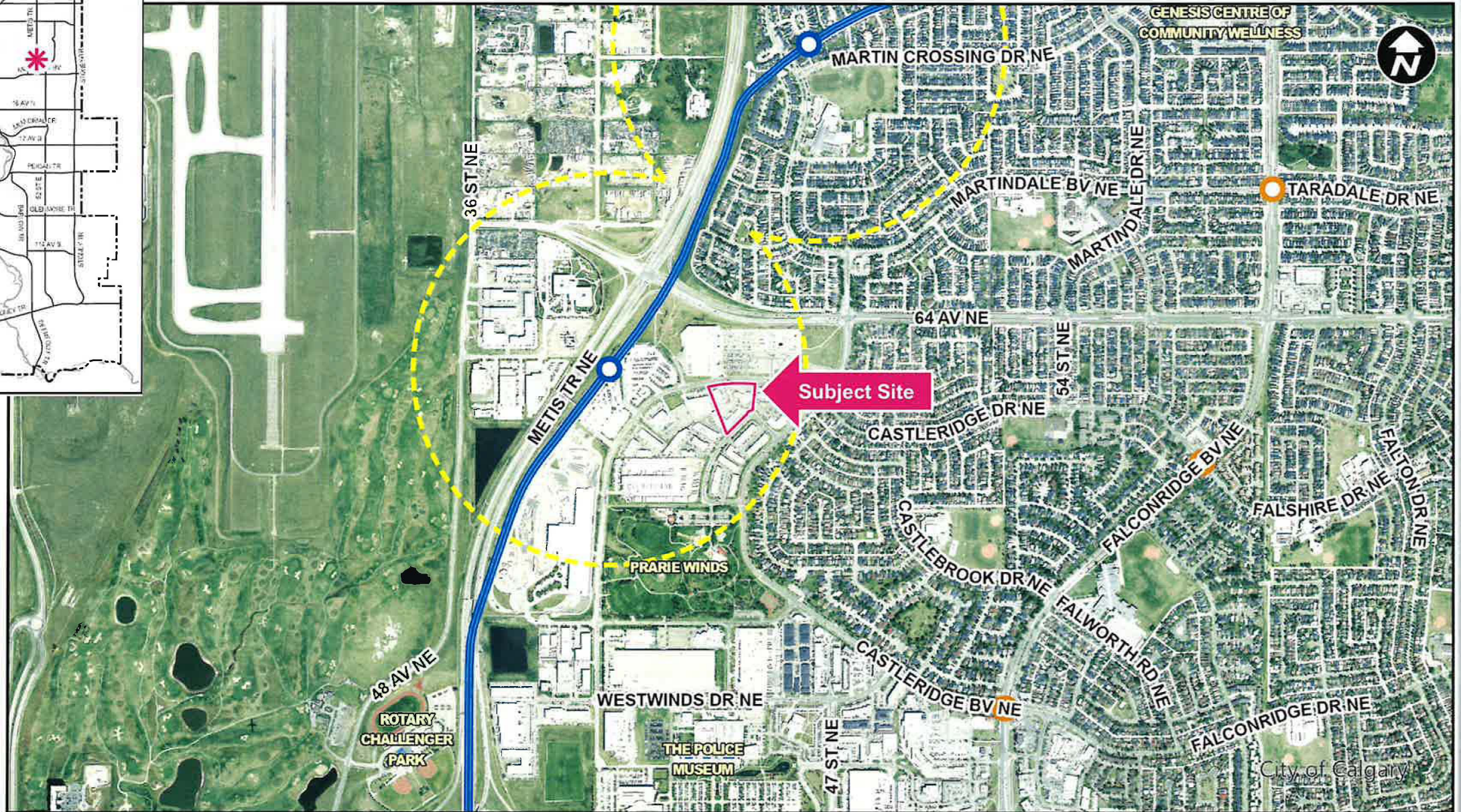
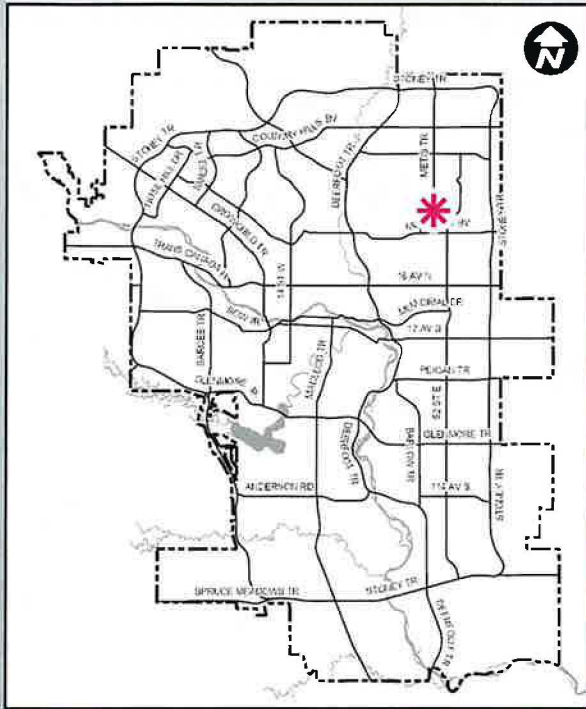
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 12 2024
ITEM: 7.2.3 CPC2024-1027
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

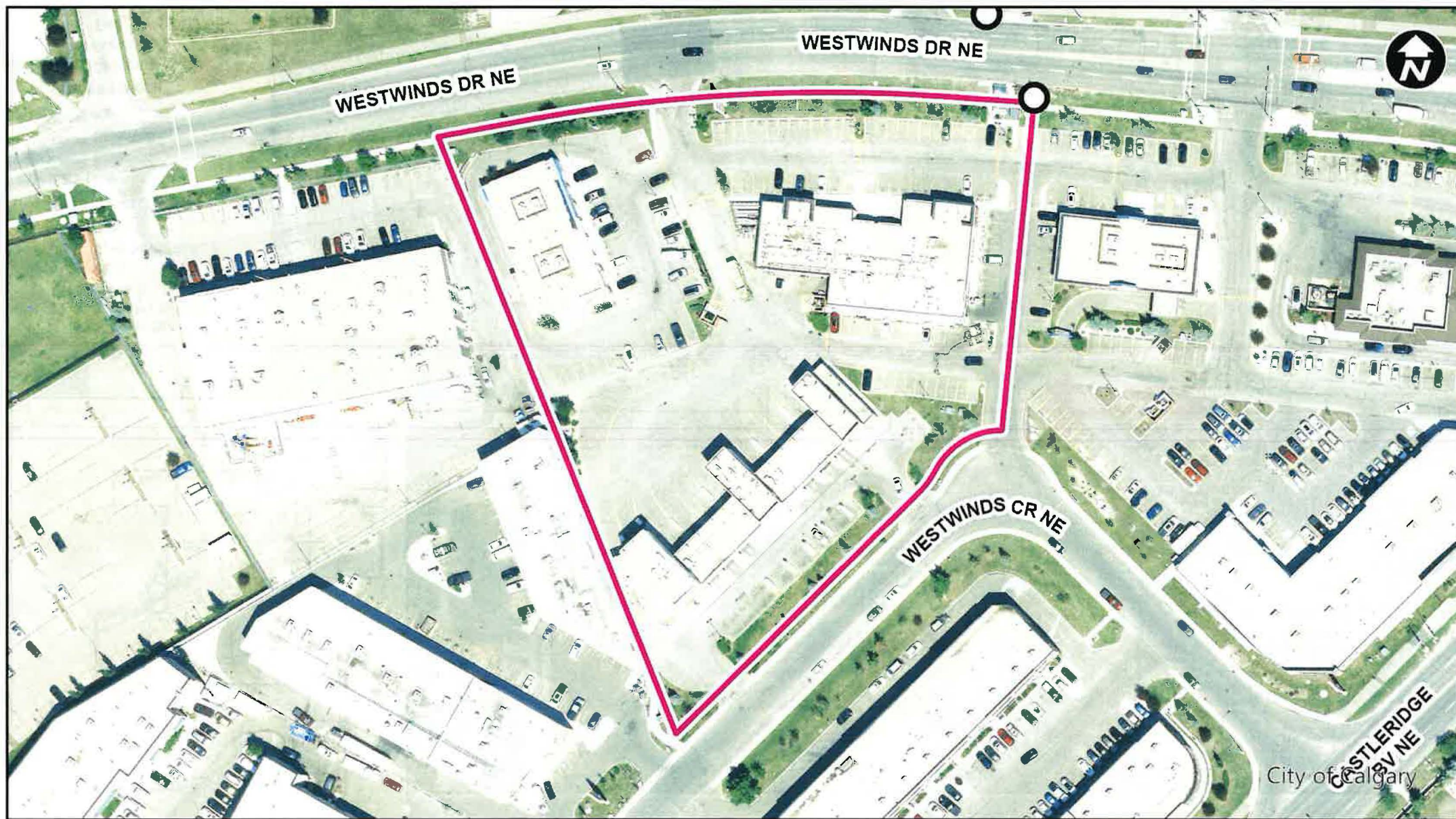
Give three readings to the **Proposed Bylaw 276D2024** for the redesignation of 1.38 hectares \pm (3.41 acres \pm) located at 3690 Westwinds Drive NE (Plan 0410759, Block 5, Lot 2) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.





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



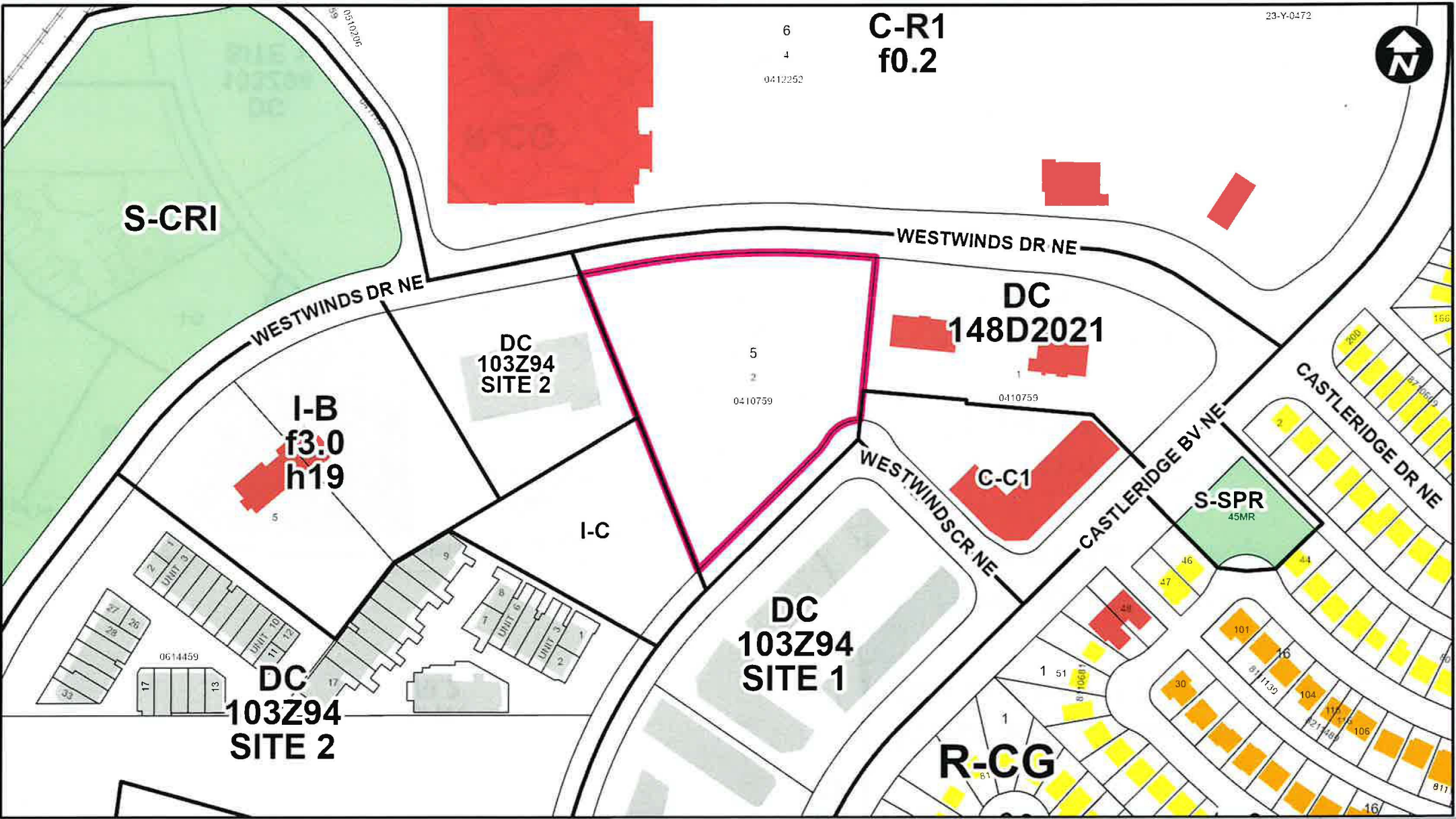
○ Bus Stop

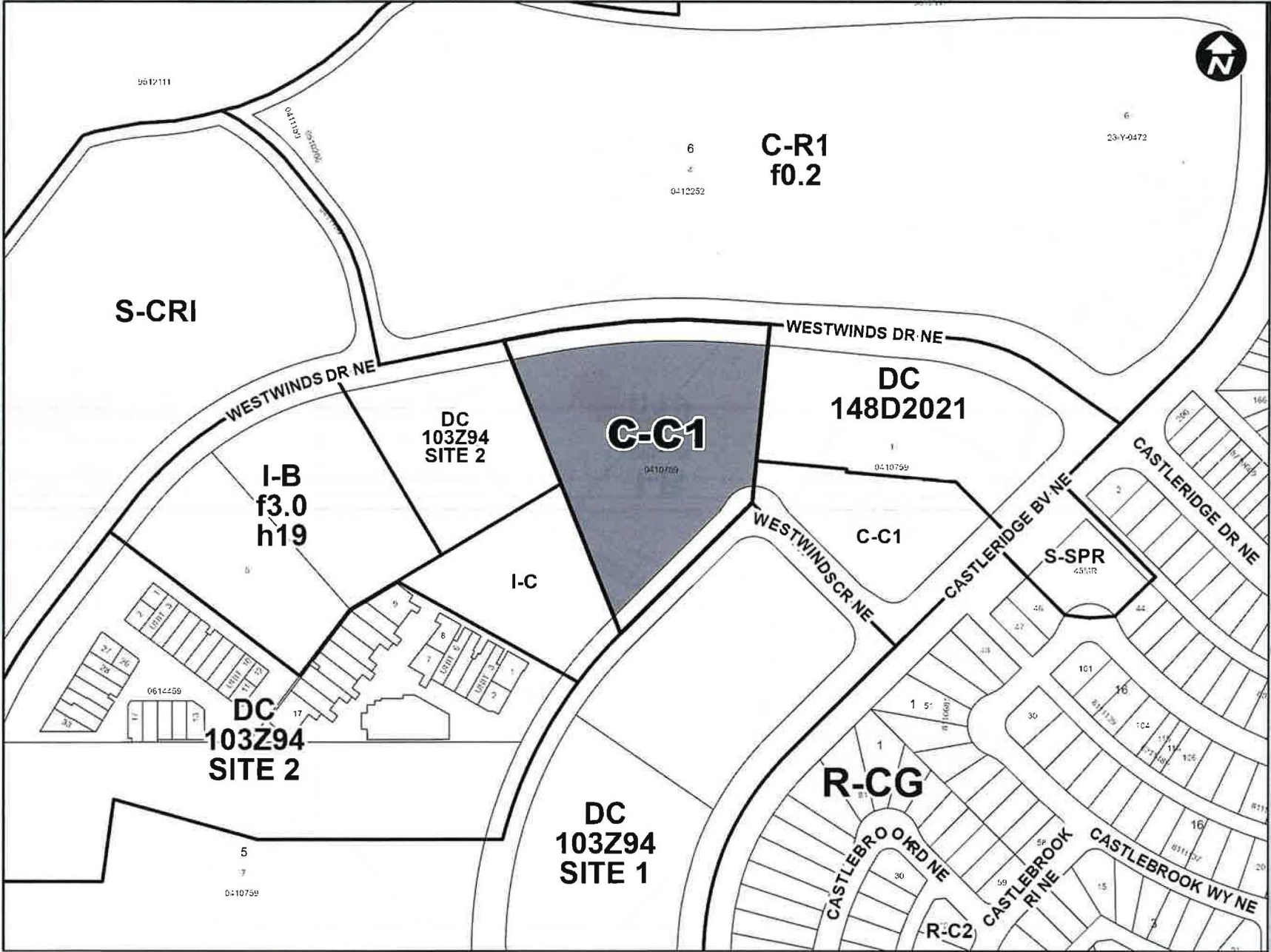
Parcel Size:

1.38 ha
145m x 155m

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 Commercial – Community 1 (C-C1) District:

- Small to mid-scale commercial developments
- Maximum building height of 10 metres
- Maximum floor area ratio (FAR) of 1.0

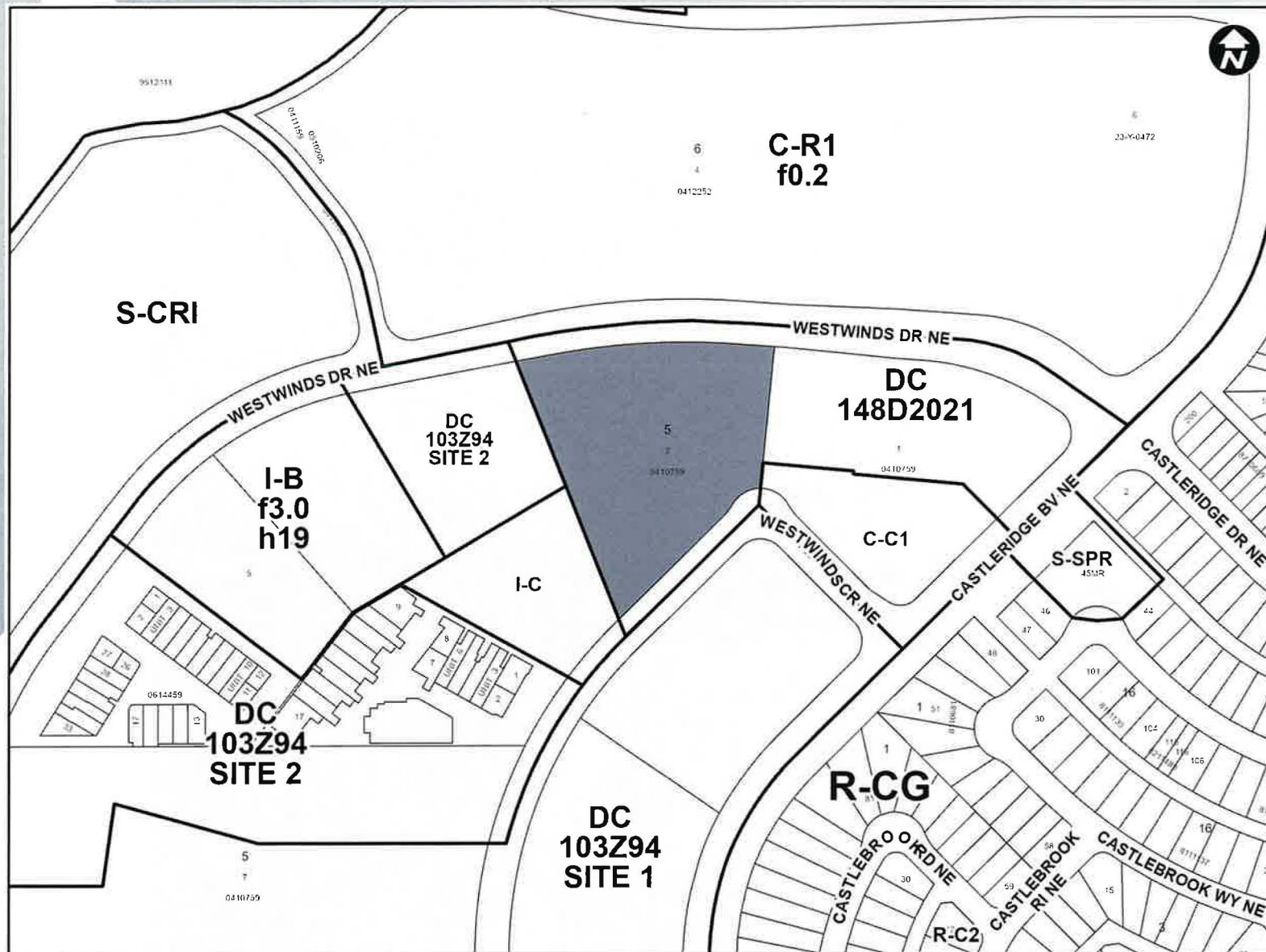
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Supplementary Slides

Existing Land Use Map



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.



South from Westwinds Drive NE







Southwest from Westwinds Drive NE



West from Westwinds Crescent NE



★ Subject Site

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