

**Land Use Amendment in Westwinds (Ward 5) at 3660 Westwinds Drive NE,  
 LOC2024-0241**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.05 hectares  $\pm$  (2.6 acres  $\pm$ ) located at 3660 Westwinds Drive NE (Plan 0410759, Block 5, Lot 1) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 FEBRUARY 26:**

That Council give three readings to **Proposed Bylaw 42D2026** for the redesignation of 1.05 hectares  $\pm$  (2.6 acres  $\pm$ ) located at 3660 Westwinds Drive NE (Plan 0410759, Block 5, Lot 1) 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.
- 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.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

The land use amendment application was submitted by Rick Balbi Architect on behalf of the landowner, Westwinds Corner Ltd., on 2024 September 19. The approximately 1.05 hectares (2.6 acres  $\pm$ ) 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 provide increased flexibility of use for existing commercial businesses and any future site development. In 2012, a land use amendment was approved to redesignate the southern portion of the site to Commercial – Community 1 (C-C1). The subject site was redesignated in 2021 to a Direct Control District based on Industrial – Commercial (I-C) regulations. As the immediate context is comprised primarily of commercial uses, the proposed land use amendment aims to increase commercial opportunities for the site and consistency in site and

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use regulations. In 2024, a land use amendment was approved to redesignate the western portion of the site to Commercial – Community 1 (C-C1).

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.

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

Following Calgary Planning Commission, notifications for a 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.

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**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.

**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 42D2026**
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform