

Applicant Submission

2025 February 25

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 subject area of the parcel for redesignation is located at 3660 Westwinds Drive NE with a total area of approximately 1.05 hectares. The southern portion of the site was previously redesignated to C-C1 and is not included in this application. The site is located in an area comprised of various commercial and industrial uses and is bounded by Westwinds Drive NE to the north, Westwinds Crescent NE to the southwest, and Castleridge Boulevard NE to the southeast. Metis Trail NE and the McKnight-Westwinds LRT station are located west of the site (\pm 400 m), 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 future commercial development, while maintaining compliance for the existing uses on site. In 2012, a land use amendment was approved to redesignate the southern portion of the site to Commercial – Community 1 (C-C1) to accommodate medical uses. The remainder of the 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 allow greater commercial opportunities for the site and more consistency in site and use regulations.

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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