

**Land Use Amendment in Westwinds (Ward 5) at 3633 Westwinds Drive NE,  
 LOC2025-0210**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 8.44 hectares ± (20.86 acres ±) located at 3633 Westwinds Drive NE (Plan 0412252, Block 6, Lot 4) from Commercial – Regional 1 f0.2 (C-R1 f0.2) District to Commercial – Regional 3 f0.25h18 (C-R3 f0.25h18) District.

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

That Council give three readings to **Proposed Bylaw 51D2026** for the redesignation of 8.44 hectares ± (20.86 acres ±) located at 3633 Westwinds Drive NE (Plan 0412252, Block 6, Lot 4) from Commercial – Regional 1 f0.2 (C-R1 f0.2) District to Commercial – Regional 3 f0.25h18 (C-R3 f0.25h18) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for a comprehensively planned commercial development with multiple buildings of varying sizes and uses.
- The proposal allows for an appropriate building form and set of uses within the site and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This application would provide more commercial options for surrounding communities, make more efficient use of the site and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that may help activate this part of the Westwinds community.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application in the northeast community of Westwinds was submitted by B&A Studios on behalf of the landowner, CP REIT Alberta Properties Limited, on 2025 October 17. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit for a range of services including financial institutions, childcare service, healthcare service and offices.

The approximately 8.44 hectare (20.86 acre) site is located on Westwinds Drive NE. The northern boundary is formed by 64 Avenue NE and the eastern by Castleridge Boulevard NE. To the west is the LRT Blue Line. The western portion of the site is occupied by an existing large grocery store, while the eastern side is occupied by an extensive parking lot. The proposed Commercial – Regional 3 f0.25h18 (C-R 3f0.25h18) District will enable development

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of smaller commercial units on the site, providing opportunities for both retail and commercial services to the wider community and employment generation.

As noted in the Applicant Submission, the site was previously designated Direct Control (DC) District, based on the C-2 General Commercial District of Land Use Bylaw 2P80. During transition to Land Use Bylaw 1P2007, the site was allocated Commercial – Regional 1 f0.2 (C-R1f0.2) District. This limits development to “big-box” format commercial development. This application seeks to redress the available land uses to those enabled in the DC District, by seeking a C-R3 District.

A detailed planning evaluation of the application, 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 requested a meeting with the Martindale and the Falconridge/Castleridge Community Associations with no response. Over 400 mail-out postcards were distributed to nearby residents and businesses and the applicant also met with the Ward Councillor. 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.

Administration received one letter of opposition from the public. The letter of opposition included the following areas of concern:

- increased traffic;
- effect on the value of the existing neighbouring homes; and
- does not wish to see more buildings.

No comments were received from either the Falconridge/Castleridge or Martindale Community Associations. Administration contacted the Community Associations to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development adjacent to the communities of Falconridge, Castleridge and Martindale and provides a future framework for commercial development. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater 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 will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use amendment would enable the development of approximately 45,000 square feet of additional commercial, retail and personal service uses in close proximity to the primary transit network. The development supports local business and employment for adjacent communities and services to the wider area.

**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 51D2026**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform