

**Planning & Development Report to
Calgary Planning Commission
2018 July 26**

**ISC: UNRESTRICTED
CPC2018-0869
Page 1 of 6**

**Land Use Amendment in Westwinds (Ward 5) at 76 Westwinds Crescent NE,
LOC2018-0103**

EXECUTIVE SUMMARY

This application was submitted by Rick Balbi Architect on 2018 May 07 on behalf of the landowner 2047553 Alberta Ltd (Amarpreet Singh Bains). The application proposes to change the designation of the parcel from a Direct Control District Bylaw 103Z94 to an Industrial – Commercial (I-C) district to allow for:

- Industrial development with support commercial uses (e.g. warehouses with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores)
- The uses listed in the proposed I-C district, including medical clinic.

The applicant is interested in accommodating uses that are not provided for in the current DC District on the subject site, specifically a medical use.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.65 hectares \pm (1.60 acres \pm) located at 76 Westwinds Crescent NE (Plan 0410759, Block 5, Lot 10) from DC Direct Control District to Industrial – Commercial (I-C) district; and
2. Give three reading to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

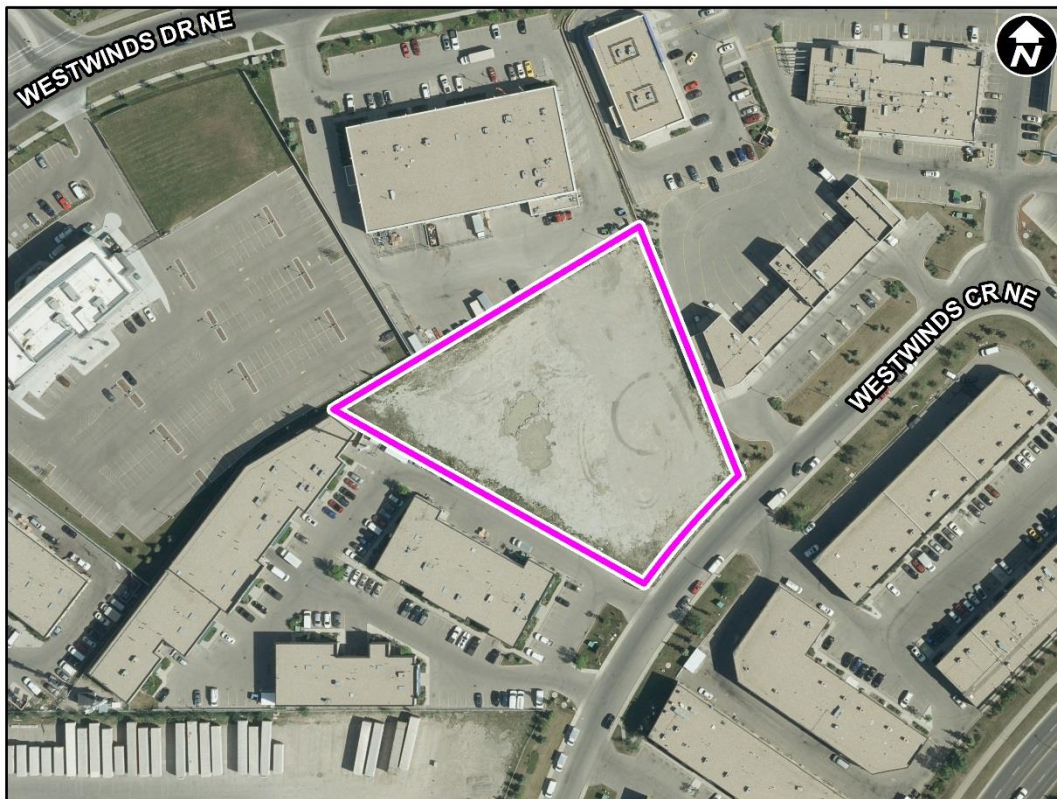
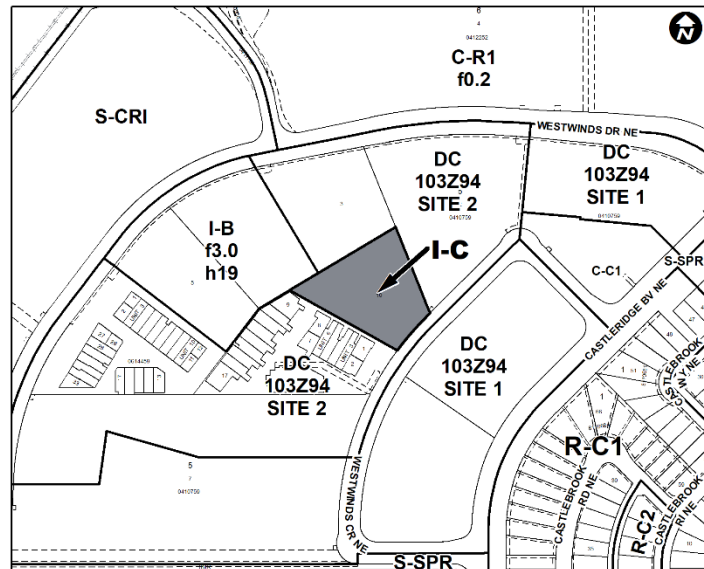
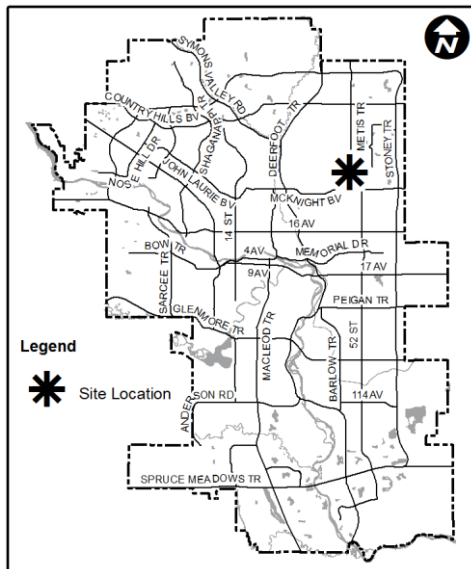
BACKGROUND

Direct Control Bylaw 103Z94 initially covered the majority of the Westwinds industrial area, anticipating the development of a predominately light industrial community with limited ancillary commercial development and access restrictions to the adjacent collector roadway. As the area has developed, however, numerous land use redesignations have occurred in the northern end of the community, creating a diverse community of commercial, industrial, business and special purpose development within proximity to the McKnight Westwinds L.R.T Station and the residential community of Castleridge. The subject site currently retains the DC designation and is the last site in the Westwinds Industrial area to be developed.

A development permit application (DP2018-1098) proposing two industrial buildings for warehousing and office uses was approved in mid-June 2018.

**Land Use Amendment in Westwinds (Ward 5) at 76 Westwinds Crescent NE,
LOC2018-0103**

Location Maps



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LOC2018-0103**

Site Context

The subject site is located in the northeast community of Westwinds, south of 64 Avenues NE and east of Castleridge Boulevard NE. While the south end of the community is predominately industrial, the area north of Prairie Winds park has developed as a mix of business industrial, general light industrial and community commercial land uses. The subject site is located within the northern portion of the community.

The site is approximately 0.65 hectares \pm (1.60 acres \pm) in size, and is currently undeveloped and relatively flat with no landscaping on site. Immediately adjacent to the site are light industrial developments that fall within the same DC District as the subject property, with the exception of Calgary Police Association building located behind the subject site and which is designated as an Industrial – Business (I-B) district. A Commercial – Community 1 (C-C1) District site developed as a strip mall exists 190 metres from the site and a regional commercial (C-R1) District site exists 750 metres from the site.

The area is well served with public transit (bus and L.R.T) and is adjacent to the low-density residential area of Castleridge, which exist directly east of the Westwinds community.

As a non-residential area, there is no population, demographic or socio-economic data for the Westwinds community.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation would support the industrial focus on the Westwinds community, while providing opportunity for small scale compatible commercial development in proximity to L.R.T services and a residential community.

Land Use

The existing DC District is based on the (I-2) Industrial 2 District of the previous 2P80 Land Use Bylaw, and allows for a wide range of light industrial uses, as well as a variety of commercial uses. There are limits, however, to the amount of commercial uses permitted (10 percent of floor area) and access restrictions to Castleridge Boulevard NE.

The proposed Industrial – Commercial (I-C) District allows for light industrial uses and small scale commercial uses that are compatible and complementary to the light industrial focus. Retail and consumer service uses are limited in their allowable use area. As the I-C district provides a greater variety of land uses than the existing DC District, the applicant has chosen to pursue a land use redesignation to I-C for this property.

During the review of the application, alternative land use options were explored by Administration and the applicant to enable the most suitable interface between the subject property and the larger, existing Westwinds community. Given the diversity of land uses already established in the area, which include industrial, business and commercial, and the proximity to both a L.R.T Station and the residential community of Castleridge, the I-C District is believed to be appropriate.

Land Use Amendment in Westwinds (Ward 5) at 76 Westwinds Crescent NE, LOC2018-0103

Infrastructure

Transportation Networks:

The subject site is located within a 1.1 kilometre or 13 minute walk to the McKnight Westwinds C-Train Station, and 290 metre or 4 minute walk to bus stops on Castleridge Boulevard. The Industrial Arterial roadways of 64 Avenue NE and Metis Trail NE are in close proximity. Access to the site is via Westwinds Crescent NE and there is no rear lane.

Utilities and Servicing:

Water, sanitary and storm sewer mains are available to service the site and can accommodate the proposed land use without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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

There is no community association established for the Westwinds community.

Administration received letters of objection from two citizens, one of whom represented the neighbouring development's condo board. The following concerns were cited:

- Bottle Depot is a permitted use within the I-C district, which is an inappropriate use in proximity to businesses that serve children.
- Land use districts should be the same for properties with the same street access.
- On-street parking on Westwinds Crescent makes the area congested. High traffic operations are not appropriate in this area.
- Concerns that the development will not provide enough on-site parking.
- Industrial zoning for this parcel is most appropriate.

Administration considered all relevant planning issues specific to the proposed redesignation and addressed the issues as follows:

- Currently, both industrial and commercial land uses have access via Westwinds Crescent.
- Based on the approved development permit, 61 parking stalls will be provided on-site, while only 23 stalls are required for the current warehousing and office land uses. Sufficient on-site parking will be available to support the small-scale commercial

**Land Use Amendment in Westwinds (Ward 5) at 76 Westwinds Crescent NE,
LOC2018-0103**

development allowable within the I-C district. Any parking relaxations would be evaluated at the development permit stage.

- The Westwinds area has developed with a diversity of land uses, including industrial, business and commercial, suggesting that small-scale compatible commercial uses are supported and appropriate in this area.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The Municipal Development Plan (MDP) identifies the subject site as *Industrial – Employee Intensive*. The intent of this area is to provide for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to Primary Transit Network. Industrial-Employee Intensive areas should contain predominantly industrial uses. Other uses that support the industrial function may be allowed.

According to the MDP, industrial areas must offer flexibility to support a variety of uses while remaining predominantly industrial and resist the encroachment of non-industrial uses.

The proposed land use redesignation will continue to require predominantly industrial uses on the subject site, while providing the opportunity for small-scale compatible commercial uses for the benefit of employees of the area and residents of the adjacent residential community.

Local Area Plan

There is no local area plan for the Westwinds Community.

Social, Environmental, Economic (External)

This proposal will contribute and support the predominately industrial area of Westwinds, while providing local amenities for employees of the area and residents of the adjacent residential community.

An environmental site assessment was not required for his application.

Planning & Development Report to
Calgary Planning Commission
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ISC: UNRESTRICTED
CPC2018-0869
Page 6 of 6

**Land Use Amendment in Westwinds (Ward 5) at 76 Westwinds Crescent NE,
LOC2018-0103**

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan* by maintaining a predominately industrial land use on the subject site. Opportunities for small-scale compatible commercial uses will be allowed within close proximity to L.R.T services and for the benefit of both the employees of the area and residents of the adjacent residential community. The proposal has the ability to complement the existing mix of light industrial, commercial, business and community infrastructure land uses already established within the Westwinds community.

ATTACHMENT(S)

1. Applicant's Submission