

Applicant's Submission

This application is for a proposed Land Use Redesignation in the Community of Westwinds, from Direct Control (bylaw 103Z94) to Industrial - Commercial (I-C) to provide increased flexibility of use while retaining the general intent of the area.

The subject property is located at 76 Westwinds Crescent NE and has a total area of approximately 1.6 acres. It is located centrally within the general area bounded by Metis Trail NE to the west, 64 Avenue NE to the north, Castleridge Boulevard NE to the east and Westwinds Drive NE to the south. The site is accessed via Westwinds Crescent NE and does not abut Castleridge Boulevard or Westwinds Drive.

The currently vacant site is located in a larger area covered by bylaw 103Z94, which is based on the I-2 district of bylaw 2P80 and additionally addresses interface and access onto major streets, particularly Castleridge Boulevard and Westwinds Drive. Over time, several properties within this area have been redesignated to reflect purely commercial districts, resulting in a broad mix of both industrial and commercial uses on the immediately surrounding parcels.

While there is currently no local-level planning policy in place, the parcels are identified within the Municipal Development Plan as within the Industrial – Employee Intensive area, which recommends a minimum employee threshold of 100 jobs per gross developable hectare with predominantly industrial uses.

The intent of this application is to accommodate additional uses, specifically medical, within one of two proposed buildings. The proposed buildings will be industrial in nature, with the majority of the bays reflecting light industrial office/warehouse. A development application is currently underway for the development of this site; however, it is not being requested concurrently with this land use application. Based on the intended development of this site, the recommended employee threshold is achievable with purely light industrial uses, and this would be expected to increase with the increased flexibility provided by the I – C district.

Given that the proposed district supports the goals of the Municipal Development Plan and is in alignment with surrounding development, we would respectfully request your support of this application.