

Applicant Submission



1026 16 Ave NW, Suite 203
Calgary, AB T2M 0K6
587-350-5172

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Planning and Development Office
City of Calgary Municipal Building
800 Macleod Trail SE
Calgary, AB, T2P 2M5

Re: Updated Applicant Submission & DC Intent Statement for 109 Quarry Park Blvd SE

QuantumPlace has been engaged by Foundations for the Future Charter Academy (FFCA) to submit a land use redesignation application for 109 Quarry Park Blvd SE. The intent of the redesignation is to change the current designation from I-Bf1.0 (Industrial – Business) to a Direct Control (DC) district based on I-B which will also allow for a high school on the site.

DC Intent Statement

A pre-application meeting with The City of Calgary occurred in the fall of 2023. According to Land Use Bylaw 1P2007, DC districts must only be used where a development's unique characteristics, innovative ideas, or unusual site constraints require specific regulation unavailable in other land use districts. This application for a DC district based on I-B is based on the preliminary assessment (PE2023-01725) dated Nov. 22, 2023, where The City provided the following recommendation:

"Instead of pursuing Multi-Residential Districts or Special Purpose Districts that already contain School uses, Growth Strategy recommends a Direct Control District based on the existing Industrial – Business (I-B) District with additional applicable School uses. Due to the characteristics of the existing industrial park and the proximity to the future LRT station nearby, a high school with high job intensity and low traffic impact may be allowed whereas an elementary school or daycare with low job intensity and high traffic is not sufficient."

About FFCA

FFCA has approximately 3800 K-12 students attending one of its eight campuses throughout the city. Demand for its programming is high, with approximately 14,000 students on its waitlist. All children/students who apply have an equal opportunity to attend, as admission is granted through a lottery process. FFCA also has a managed growth plan that seeks to increase its enrolment from 3,800 to 6,000 students. FFCA has a new high school in the south as its three-year capital plan's first priority for new construction to help achieve this goal.

Project Context

The subject site is located within the Business Industrial area of Quarry Park. It is surrounded by office uses to the north and east (DC and I-B districts), commercial uses to the west (DC district), and special purpose public amenities the south (S-CRI). Public amenities located to the south include the Remington YMCA and the Quarry Park Public Library.

The FFCA high school will enhance Quarry Park and the surrounding communities by:

- Providing additional users of local services and amenities (YMCA, public library, retail, etc.);
- Filling the community need for a grades 9-12 school as the first secondary school in the area;
- Providing additional employment opportunities for teachers and other staff will become available; and
- Activating currently underutilized office space.

Policy AlignmentMunicipal Development Plan

The site is located within the Community Activity Centre (CAC) area identified on the Urban Structure Map of the Calgary Municipal Development Plan. CACs are intended to represent a local destination for multiple communities and must ensure a high-quality environment that features amenities to create a comfortable environment. A high school is a supportive use for the intent of CACs.

Barlow Area Structure Plan (ASP)

The light industrial park is intended to act as a buffer from residential areas to heavier industry to the east as per the Barlow ASP. A high school use aligns with this intent by supporting both the neighbouring residential areas as well as the surrounding business industrial park.

Transit-Oriented Development

A high school is a transit supportive use, and the subject site is approximately 300m of the future Quarry Park Green Line LRT station. Transit-supportive land uses encourage higher transit use and increased transportation network efficiency.

Public Engagement

As of the time of application, an engagement strategy has been prepared and will be executed throughout the application. Once engagement is completed, a What We Heard Report will be provided as part of our Detailed Review response to The City. More information can be found in Attachment j.

