

Applicant Submission



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City of Calgary Planning and Development
800 Macleod Trail SE
Calgary, AB
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Re: Updated Applicant Submission- Land Use Redesignation for 722 55 Av SW

QuantumPlace has been engaged by Terrigno Investments Inc. to submit a land use redesignation proposal for 722-55 Av SW. The intent of the redesignation is to change the current designation from Multi-Residential Contextual Medium Profile (M-C2) to Multi-Residential-High Density Low Rise (M-H1 f3.5 h20) with a height of 20 metres and a FAR of 3.5.

The site is bordered by a church to the west and low-density residential development to the north, east and south. The site is in a strategic location close to Elbow Drive, which is a busy street and community corridor roadway and within walking distance of local shops, services, and amenities.

The site is currently zoned for a five-storey midrise building. A development permit (DP 2022-07624) was approved in 2023. The change in height and FAR is requested as a result of a stormwater infrastructure requirement triggered at Development Permit that was not previously anticipated when the previous land use was requested. While the land use represents an increase in height and FAR, development will continue to be classified as midrise and would represent a similar scale and massing to what was envisioned under the M-C2 land use district.

The new proposal will enable a six-storey building and 3.5 FAR, adding one storey and 1.0 FAR.

A concurrent development permit completed by Bill Chomik Architect Ltd. has been submitted and is currently going through the municipal process. The client commits to maintaining the setbacks and step backs along the east property line under the current approved development permit as this was agreed to and negotiated with the neighbor. This was developed using the rules under M-C2 and granted under the existing approved DP. However, under MH-1 it will be considered relaxation. This will be discussed at the time of Development Permit submission.

Policy Alignment

Municipal Development Plan (MDP)

One of the key directions of the MDP is to “guide the city's future growth to promote a more compact and efficient use of land, develop complete communities, offer diverse mobility options, and enhance the vitality and character of local neighborhoods”. This application aligns with one of the key directions of the MDP. The MDP also encourages providing more housing choice in complete communities and directing growth to strategic areas to support neighborhood growth and economic vitality. The residential units will increase housing options in the community, the potential new residents of the

development will also increase the vibrancy of the neighborhood by supporting the local shops, services, and amenities.

Since the site is located in close proximity to Elbow Drive, which is a busy street and key transportation corridor, and located approximately 150 metres from the Number 3 bus stop which is a frequent bus route that provides regular bus service throughout the day, the subject site is ideal for the proposed additional density and height.

Chinook Local Area Plan (LAP)

The Chinook Local Area Plan proposes the 'Neighbourhood Local' urban form with a 'Low' building scale modifier. This enables developments of up to 6 storeys at this location. This application aligns with the policies outlined in the 'Neighbourhood Local' section of the proposed LAP.

Calgary's Housing Strategy

Calgary is currently experiencing a housing crisis. This application aligns with the outcomes of the Housing Strategy by increasing the supply of housing to meet demand thereby increasing affordability and increasing the diversity of housing options in a thriving neighborhood.

Calgary Climate Strategy

The Calgary Climate Strategy also encourages efficient use of land and a transition to a denser, more compact form to minimize travel distances (less fuel consumption) and support multi-modal alternatives. The proposed application would allow more residents to meet many of their daily needs by walking, bicycling, or riding transit. Intensification on the subject parcel is appropriate as it offers access to transportation options, daily services and recreational facilities within walking distance.

Public Engagement

Informative postcards detailing the application were distributed to adjacent properties (First Evangelical Free Church and residences along 54 and 55 Avenue (between Elbow Drive and 5 St SW) and along 56 Avenue (between Elbow Drive and 6 St SW).

A dedicated project website was launched at the beginning of the project (<https://qpengage.ca/project/windsor-park/>), and it will continue to be updated as the development progresses through the municipal planning process. A virtual open house was held on April 23, 2025, from 7:00-8:00pm.

The QuantumPlace team met with the Development Committee of Windsor Park Community on two occasions to discuss the application and listen to their questions and concerns about the application. The team also met with adjacent neighbours north of the property and one neighbour east of the property to discuss details of the application and gather feedback.

A more detailed Applicant Outreach Summary and What We Heard report has been attached to this resubmission.

