

Planning and Development Services Report to
Calgary Planning Commission
2025 August 07

ISC: UNRESTRICTED
CPC2025-0690
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**Land Use Amendment in Windsor Park (Ward 11) at 722 – 55 Avenue SW,
LOC2025-0055**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0690) to the 2025 September 09 Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.18 hectares $\pm$ (0.44 acres $\pm$) located at 722 – 55 Avenue SW (Plan 2212002, Block 24, Lot 11) from the Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.5h20) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 AUGUST 7:

That Council give three readings to **Proposed Bylaw 156D2025** for the redesignation of 0.18 hectares $\pm$ (0.44 acres $\pm$) located at 722 – 55 Avenue SW (Plan 2212002, Block 24, Lot 11) from the Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.5h20) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to Multi-Residential – High Density Low Rise (M-H1f3.5h20) District to enable the development of a six storey multi-residential development.
- The proposal is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and *Chinook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed district would allow for an additional storey of development and floor area ratio (FAR) that would enable 1800 added square metres of development (approximately 25 units).
- Why does this matter? The proposal may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit is currently under review for a six-storey multi-residential development.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southwest community of Windsor Park was submitted by QuantumPlace Developments on behalf of the landowner, 2391241 Alberta Limited (Mike Terrigno) on 2025 March 14.

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The subject site is located mid-block along 55 Avenue SW, to the east of Elbow Drive SW. The site is approximately 0.18 hectares (0.44 acres) in size and is currently developed with three single detached dwellings with lane access from the rear. It is currently designated as the Multi-Residential – Contextual Medium Profile (M-C2) District, allowing for the development of low-rise apartment buildings up to 16.0 metres with no maximum density. As outlined in the Applicant Submission (Attachment 2), the proposed M-H1f3.5h20 District would facilitate a six-storey multi-residential development with a maximum building FAR of 3.5.

A development permit (DP2025-02797) for a six-storey multi-residential building with 64 dwelling units was submitted on 2025 May 12 and is under review.

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 policy and 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 created a project website online, distributed postcards with project information to adjacent residents and held an online meeting with residents. 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 30 letters of opposition from the public on the proposal. The letters of cited the following areas of concern:

- increase in height and density is not appropriate for the subject site;
- shadowing impacts;
- negative impacts on privacy and quality of life;
- increase in noise pollution;
- negative impact on parking, pedestrian safety and traffic;
- negative impact on local wildlife;
- apartment buildings do not fit within the character of the existing community;
- proposal is not the appropriate land use and is not aligned with applicable statutory policies; and
- applicant has not truly listened to the concerns of the community and not conducted appropriate community outreach.

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The Windsor Park Community Association (CA) provided a response letter on 2025 June 16 and indicated opposition to the proposal (Attachment 4). The areas of concern raised included potential increase in density over already approved land use and development permit, increase in height and compatibility with neighbourhood character.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use amendment represents a modest increase to an existing land use that already provides for Multi-Residential Development, and is in alignment with relevant MDP and LAP policies that are applicable for the subject site. The future building and site design, including landscaping and parking are being reviewed and determined through review of the associated development permit.

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

IMPLICATIONS

Social

The proposed land use district would allow for higher density in the form of low-rise residential development. The proposed change will better accommodate the housing needs of different age groups, lifestyles and demographics.

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 are being explored and encouraged within the development permit review.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services and provide additional housing options in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 156D2025**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform