



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

SEP 09 2025
ITEM: 7-2-1 (PC 2025-0690)
Exhib - Presentation 2
CITY CLERK'S DEPARTMENT



QuantumPlace[®]

CONSULTING

720 -728 55th Avenue SW Land Use Redesignation
Public Hearing

Application Context

720 -728 55th Avenue SW (LOC2025-0055)

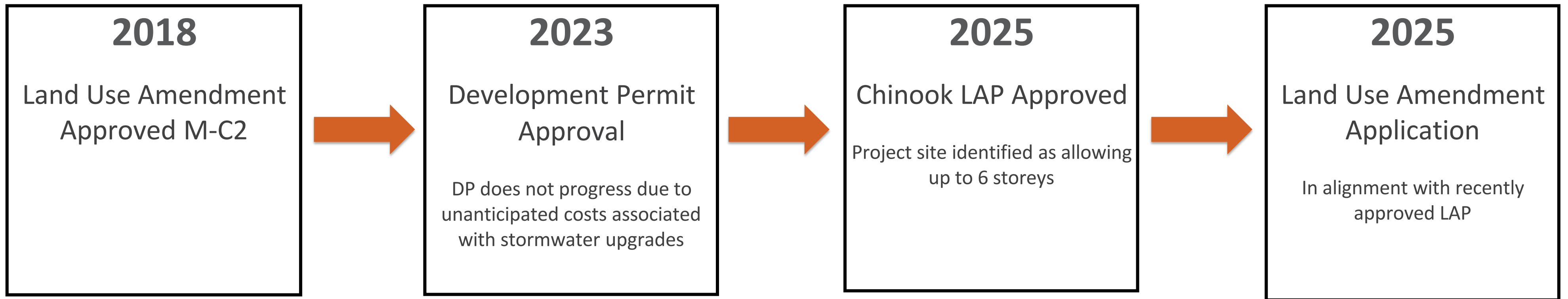
- Application submitted in March 2025
- From M-C2 to M-H1h20f 3.5
- Will enable the development to go from a five to a six-storey midrise building
- Within walking distance of local shops, services, and amenities
- #3 Bus Stop High Frequency Transit
- Concurrent Development Permit submitted: DP2025-02797
- Aligns with Neighbourhood Local policies in the Chinook Local Area Plan (LAP)



 Bus Stops



Project History



Community Engagement

Public Engagement

- A webpage: qpengage.ca
- “Hi There!” signs placed on site
- Postcards distributed to adjacent neighbors
- Virtual Open House: April 23, 2025
- Met with Windsor Park Community Association on May 12 and June 3, 2025
- What We Heard Report submitted for land use
- Ongoing engagement occurring for DP



Examples of engagement assets



Themes from Community Engagement

- 1 Shadowing
- 2 Setbacks and Step Backs
- 3 Waste, Access & Egress



Key Engagement Theme 1: Shadowing



Initial DP Submission Front Elevation



Key Engagement Theme 1: Shadowing



Revised DP Submission Front Elevation



Key Engagement Theme 1: Shadowing



Initial DP Submission Shadow Studies
Sept 21- 10:00 AM



Initial DP Submission Shadow Studies
Sept 21- 2:00 PM



Initial DP Submission Shadow Studies
Sept 21- 4:00 PM



Revised DP Submission Shadow Studies
Sept 21- 10:00 AM



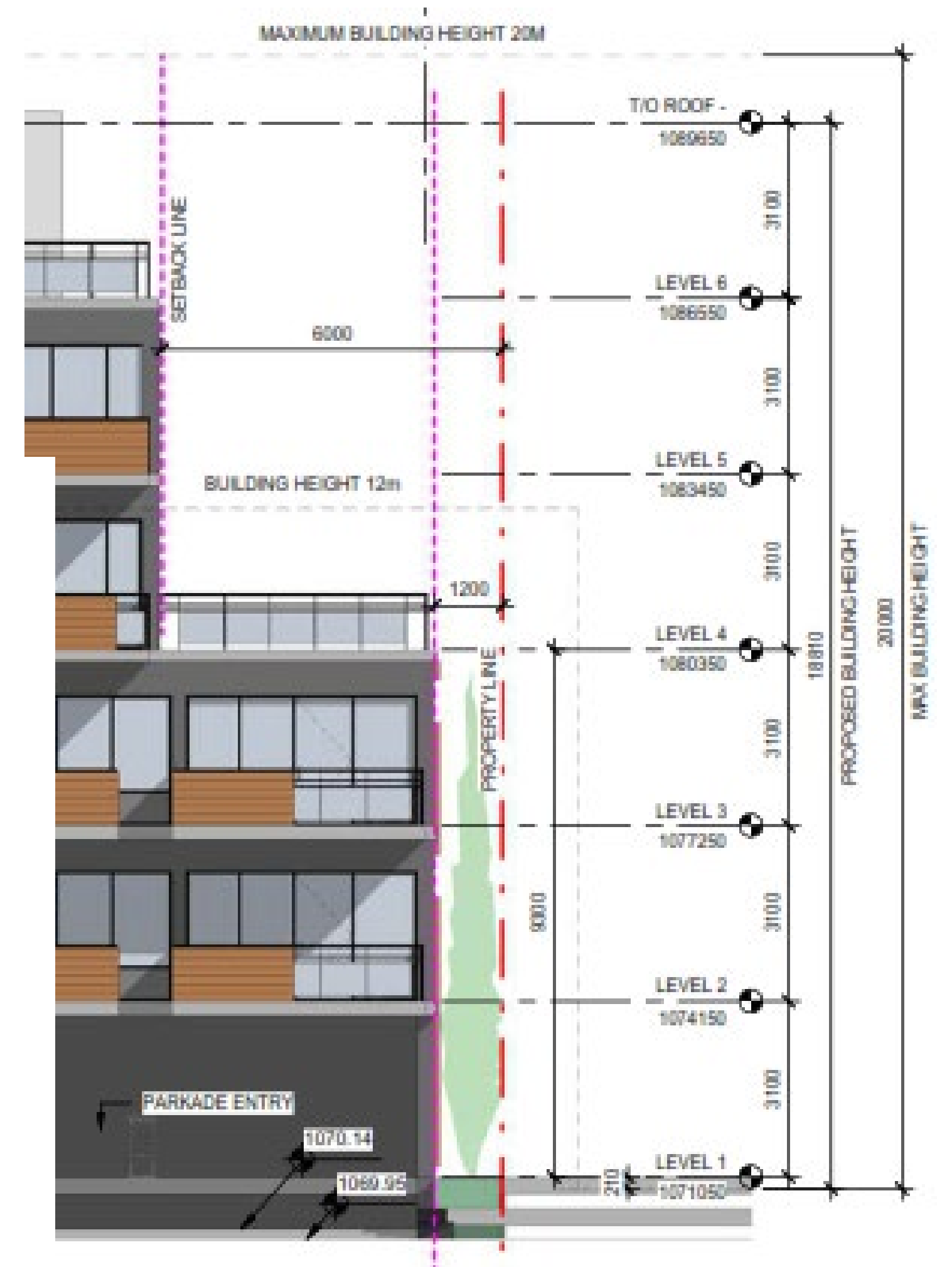
Revised DP Submission Shadow Studies
Sept 21- 2:00 PM



Revised DP Submission Shadow Studies
Sept 21- 4:00 PM



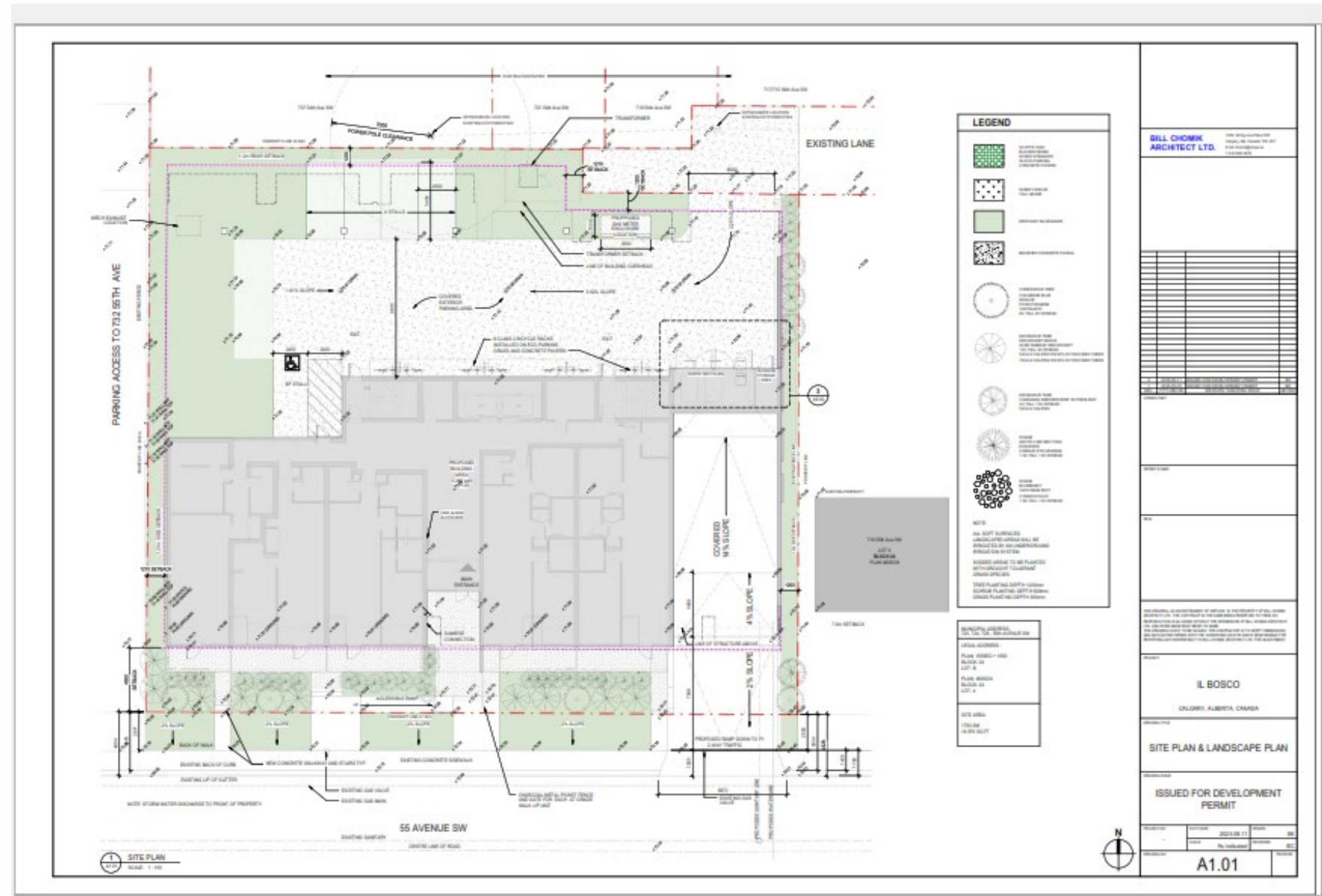
Key Engagement Theme 2: Setbacks and stepbacks



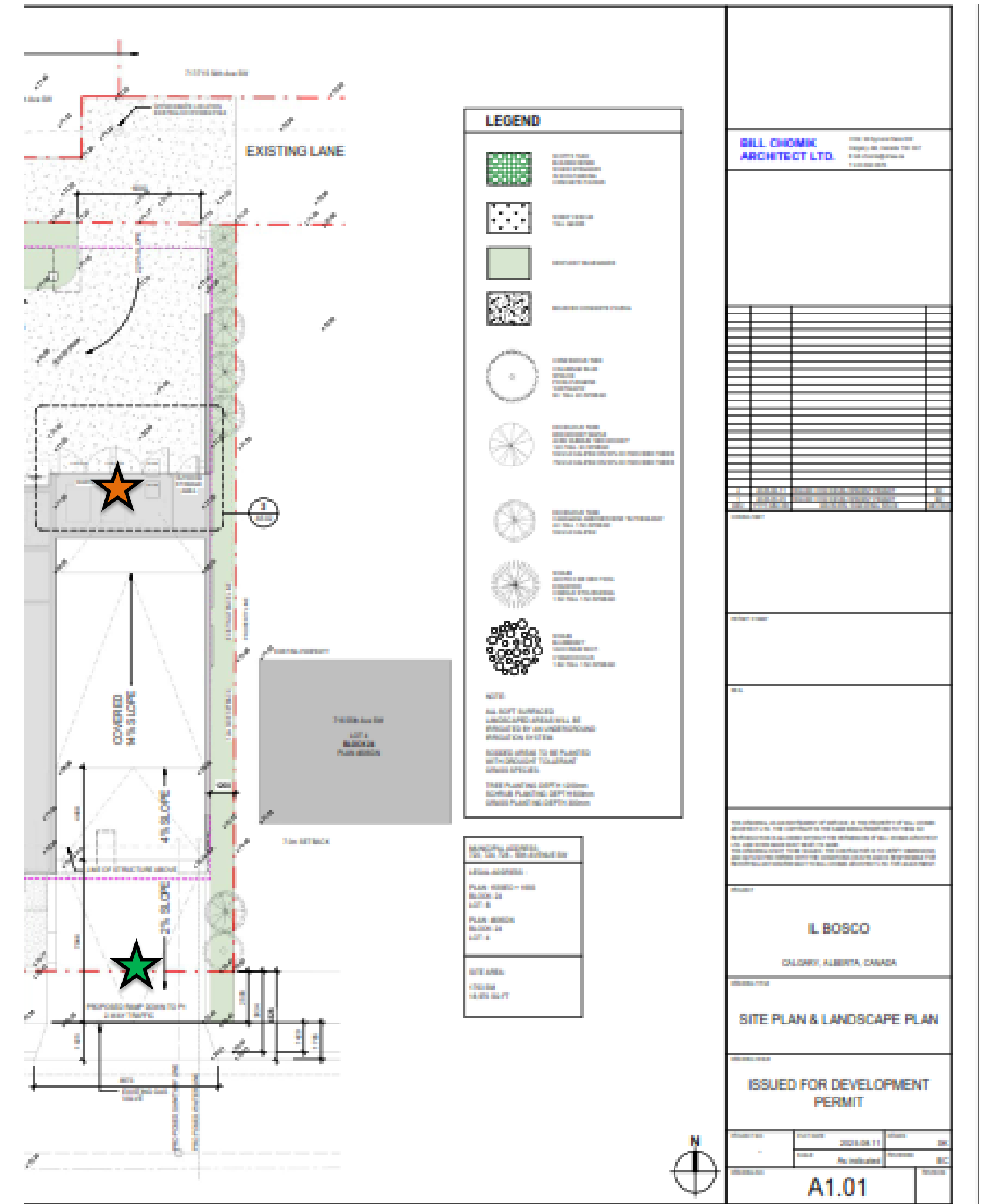
South Elevation / 55 Avenue



Key Engagement Theme 3: Waste, Access & Egress



Site Plan/ 55 Avenue
★ Waste and recycling
★ Parkade Entrance



Questions?

Jessica Karpat RPP, MCIP
Community Planner

Thank You.

quantumplace.ca
587.350.5172

1026 16th Ave NW, Suite 203
Calgary, AB | T2M 0K8



Supplemental Slides



Key Engagement Theme 1: Shadowing (June)



Initial DP Submission Shadow Studies
June 21- 10:00 AM



Initial DP Submission Shadow Studies
June 21- 2:00 PM



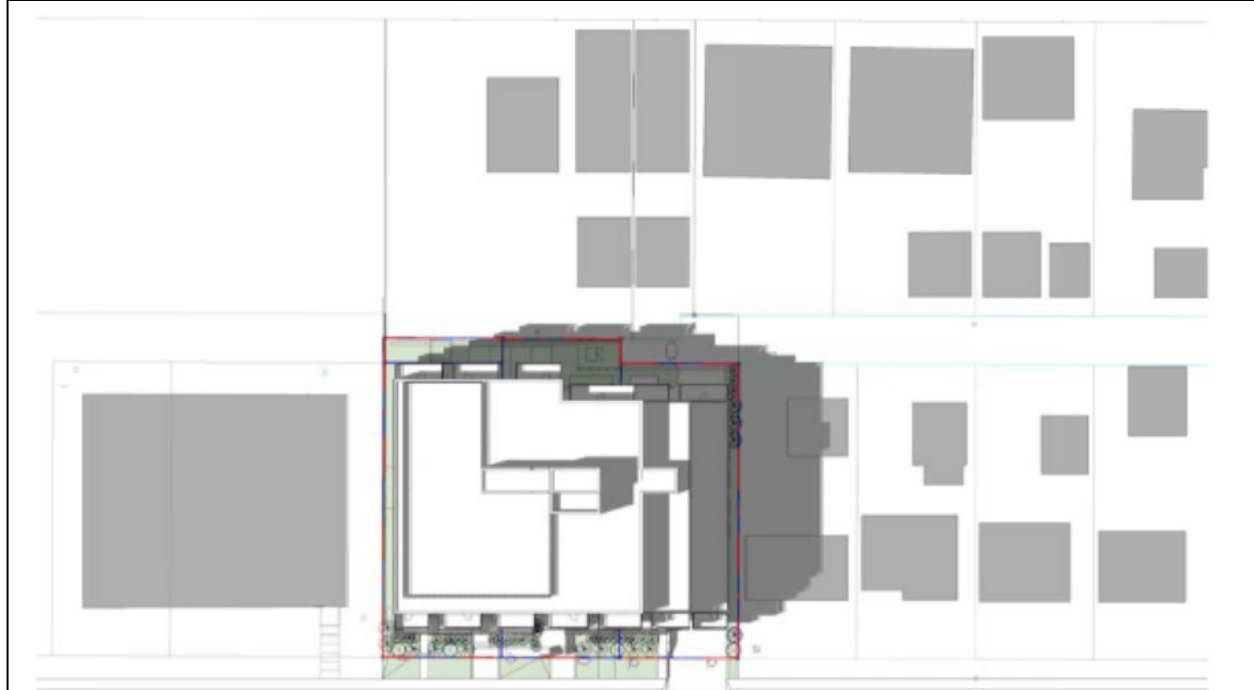
Initial DP Submission Shadow Studies
June 21- 4:00 PM



Revised DP Submission Shadow Studies
June 21- 10:00 AM



Revised DP Submission Shadow Studies
June 21- 2:00 PM



Revised DP Submission Shadow Studies
June 21- 4:00 PM



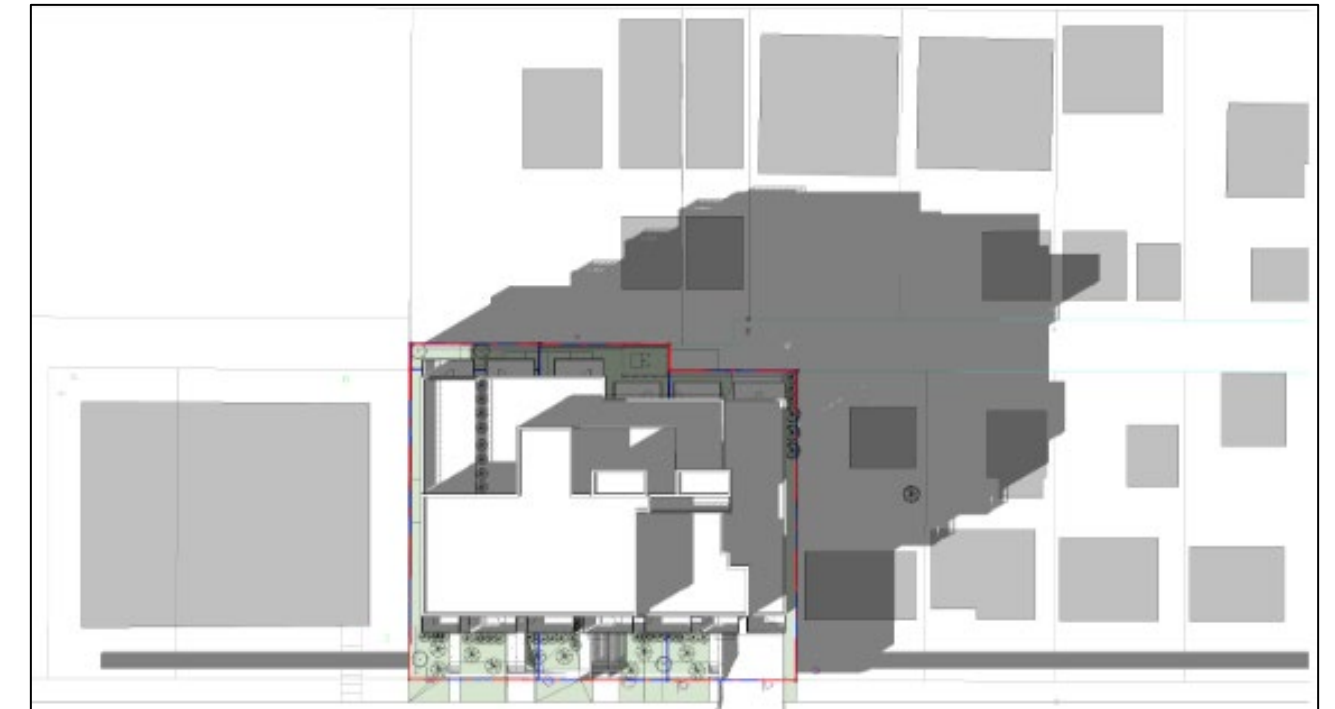
Shadowing(Approved DP Vs Revised DP Submission)



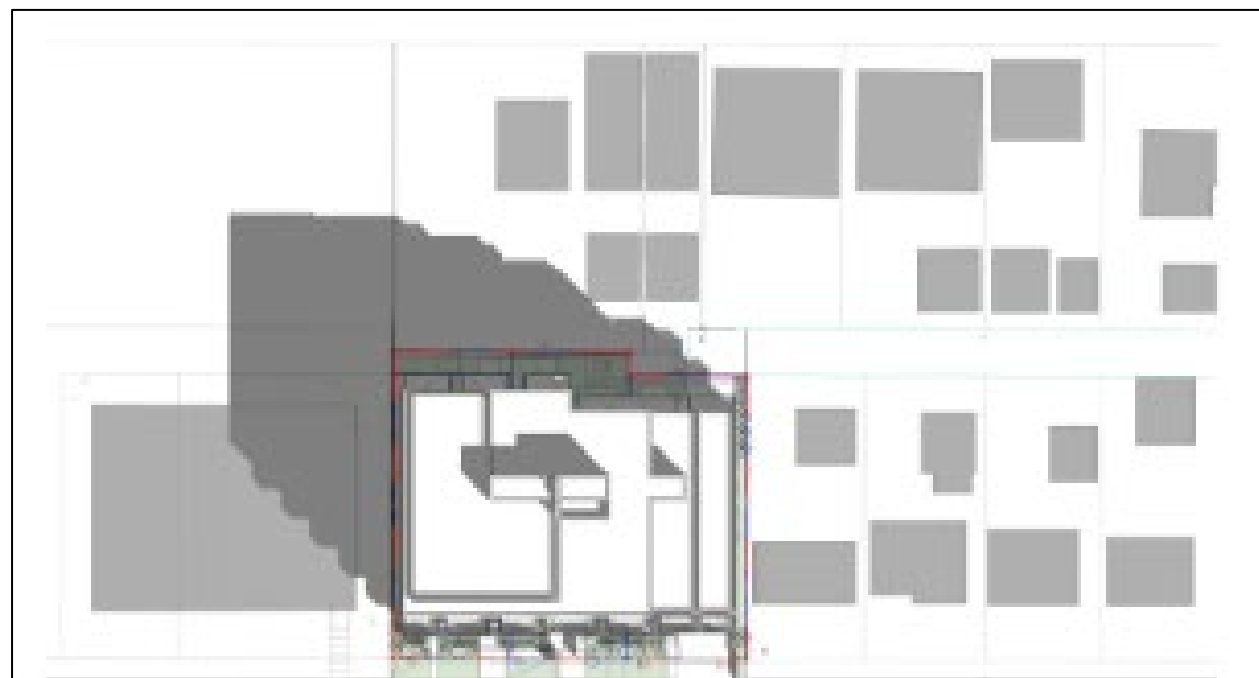
Current Approved DP Shadow Studies
Sept 21- 10:00 AM



Current Approved DP Shadow Studies
Sept 21- 2:00 PM



Current Approved DP Shadow Studies
Sept 21- 4:00 PM



Revised DP Submission Shadow Studies
Sept 21- 10:00 AM



Revised DP Submission Shadow Studies
Sept 21- 2:00 PM



Revised DP Submission Shadow Studies
Sept 21- 4:00 PM



What We Heard from Residents

Key Theme	Applicant Response
Parking and access to the parkade	<ul style="list-style-type: none">• Parking will be provided on site through an underground in alignment with the land use bylaw requirements.• Access to the parkade will be from the eastern portion of the site as agreed upon by the adjacent neighbours and to maintain pedestrian safety.
Impact of shadows on adjacent buildings.	<ul style="list-style-type: none">• Based on feedback from residents and the development committee, we have eliminated two easterly units on the sixth floor and repositioned the building as a “street oriented multi-residential building. This will reduce shadowing to the north and east neighbours.
Will a variety of units be provided?	<ul style="list-style-type: none">• At this time, we are looking at providing multiple types of units including one, two, and three-bedrooms units, although this may be subject to change. We are in the initial feasibility study phases.
What are the plans for setbacks and stepbacks?	<ul style="list-style-type: none">• The landowner commits to maintaining the setbacks and stepbacks along the eastern property line under the current development permit that was agreed to and negotiated with the neighbor.
What are the plans for waste and recycling?	<ul style="list-style-type: none">• Waste and recycling will be completely contained within the site.



Front Elevation



Current Approved DP Front Elevation

