

Community Association Response

2025 June 16

SUBMISSION FROM THE WINDSOR PARK DEVELOPMENT COMMITTEE

RE: LOC2025-0055

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OBJECTION:

The Windsor Park Development Committee represents a considerable number of community members in its opposition to this application. It has also undertaken detailed review of this application from several different perspectives.

The Windsor Park Development Committee OBJECTS to application LOC2025-0055 and the request to redesignate the parcel to M-H1 to allow for a larger and higher building to be built at this location.

Summary

This is the second redesignation attempt for the site. The first (LOC2017-0367) was approved by Council in 2018 despite recommendations from the Calgary Planning Commission (CPC) and Planning Administration to refuse, as well as significant community opposition. At that time, the applicant presented a five-storey building with promises of a context-sensitive design, mature tree preservation, and compatible aesthetics.

Since the initial redesignation, conditions in our neighbourhood have changed in ways that further underscore the inappropriateness of a larger or more intensive development on this parcel. The current proposal from the applicant represents a substantial departure from what was originally presented to both the City and the community, raising serious concerns about the evolving scope and scale of the project.

The committee is further alarmed by a pattern of misleading and inaccurate representations by the applicant, both during the 2018 process and in more recent applications. These include unsupported justifications for the redesignation, such as unexpected stormwater infrastructure costs, and shifting architectural plans that deviate significantly from original community presentations. WPDC states this history undermines public trust and raises concerns about the applicant's transparency

At this stage, we are deeply concerned that the proposed redesignation does not reflect the original planning rationale nor the expectations set during the 2018 approval. It appears to be based on shifting and misleading justifications, part of a continuing effort to incrementally increase the development potential of the site, contrary to the understanding under which the initial redesignation was granted.

Here's how the new application compares to the original approval:

Original Proposal (2018)	New Application (2024)
40 units	64 units
Mature boulevard trees retained	No tree retention planned
Step-down from 5 storeys to 4 and 3 storeys at east property line	Only a single step-down from 6 to 3 storeys
Varied and articulated façade	Monolithic, flat façade with minimal variation
Promised “unique and contemporary design”	Generic, oversized structure with little compatibility



Justification for Objection:

On November 12, 2018, application LOC2017-0367, a request for redesignation of the subject land parcel from R-C2 to M-C2, was presented to City Council. Notwithstanding significant objections from the Community of Windsor Park, and recommendations from City Administration and the Calgary Planning Commission to REFUSE the redesignation, a majority of Council voted to approve the application. This current application escalates those concerns, summarized on as follows:

- **INCOMPATIBLE WITH LOCATION:**

- The current application adds materially to factors previously identified as incompatible with the neighbourhood and the location. To quote the Calgary Planning Commission's report in 2018: "*adjacent to single detached houses at a mid-block location represents a significant intensification and a height difference that is considered incompatible in this context.*" [Appendix \(e\)](#)

- **MATERIAL CHANGE IN SIZE AND HEIGHT OVER EXISTING ZONING:**

- Notwithstanding original concerns with, and the objections to, the M-C2 designation relating to massing and height, the current application proposes to increase the massing and height materially beyond the original presented design: number of units increases by 60%; FAR increases by 40%; and the height of the building by about 20%.
- If the amount of traffic associated with this application corresponds to facility parking, then vehicle access and egress can be expected to increase by 75% above what was originally presented. [Appendix \(g\)](#)
- Negative impact of shadowing was a concern with the original proposal and is made materially worse for adjacent properties, with equinox shadowing caused by the increase in height of the building increasing by approximately 25%. [Appendix \(d\)](#)

- **DESIGN AND APPEARANCE:**
 - The original design provided at community engagement, and at the City Council hearing where the redesignation to M-C2 was approved, presented articulated detailing, multiple stepped elevations, and high-quality exterior finishes that seemed an attempt to contribute to a compatibility with the character and architectural rhythm of the surrounding neighbourhood.
 - The community engagement brochure described the development as “... **adding a unique and contemporary condominium project to this vibrant family community**”
 - Subsequent iterations feature a monolithic flat façade dominated by repetitive glass and balcony elements, with minimal massing variation resulting in a generic apartment-style appearance. This is very much a significant departure from the undertakings given by the applicant in the original application [Appendix \(g\)](#)

- **TREE CANOPY:**
 - In response to concerns, the original application committed to preserving four mature trees at the front of the building site. The current designs make no such commitment and the mature trees are removed.
 - Two of the mature trees mysteriously died recently

- **WINDSOR PARK ALREADY HAS A MUCH HIGHER DENSITY THAN CALGARY AVERAGES OR IN COMPARABLE COMMUNITIES**
 - Details from Calgary Community Profile are provided in [Appendix \(c\)](#)
 - In the last few years Windsor Park has experienced a proliferation of rowhousing that has added to stresses on the neighbourhood, such as traffic, parking, sanitation, short term rentals (AirBnB), etc. These rowhouse developments (most now with suites) have added further density to a community that already has among the higher densities among Calgary communities.
 - Claims that added density is needed to support schools were and remain inaccurate. The local Elboya School has been at capacity for some time. Also, the Windsor Park School is being re-opened for K-4 in 2025 and is expected to be at capacity very soon.

- **HISTORY OF FALSE AND MISLEADING REPRESENTATIONS (Appendix A):**
 - As previously stated, and also present in public documents, the Applicant has demonstrated a history of providing false and misleading statements and not complying with prior undertakings. Examples from the 2018 application and public hearing are documented in detail in the attached **Appendix (a)**. This appendix also includes some recent examples where misleading information has been offered.
 - This pattern of false and misleading information has significantly eroded the trust of the community and casts doubt on the applicant's commitment to transparency and good-faith engagement.
 - As some of the statements referred to above relate to how things transpired following the approval of LOC2017-0367 we have prepared a comparison or artists renditions over the stages of the various applications. This is presented in **Appendix (g)**.

- **LAP SHOULD NOT BE A GUIDE TO INCREASING SCALE ON THIS PARCEL:**
 - Reference to the Local Area Plan guidance on this parcel is inappropriate for the reasons given in **the Appendix (b)**
 - We note with interest that the timing of the Applicant's application for redesignation to increase the height from five to six storys occurred shortly after the public release of the final draft of the Chinook Communities Local Area Plan. **Appendix (f)**

- **OTHER ISSUES: APPLICANT'S "JUSTIFICATION" FOR APPLICATION FOR NEW LAND USE:**
 - The applicant has stated they need to apply for a new land use to facilitate the development "*due to costs associated with storm water upgrades not anticipated...*"
 - Windsor Park Development Committee has no information to substantiate this claim or when the requirement was made apparent. We have made a FOIP request to the City to access this information.

- Windsor Park Development Committee notes from public records that the developer appears to have paid below current market prices for the lands

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RENT:OWN RATIO

Housing and Mobility

Housing Tenure

Windsor Park		
	Number	Per cent
Private households	2,395	100%
Owner households	895	37%
Renter households	1,500	63%

Calgary		
	Number	Per cent
Private households	502,315	100%
Owner households	345,695	69%
Renter households	156,615	31%

Note: The Housing Tenure stats do not include a major rental development at Elbow5Eight which was advertised to add 255 rental units to the Windsor Park household stock. Adding 64 rental* units at the DP2025-02797 proposal and the per cent of renter households is greater than 67%

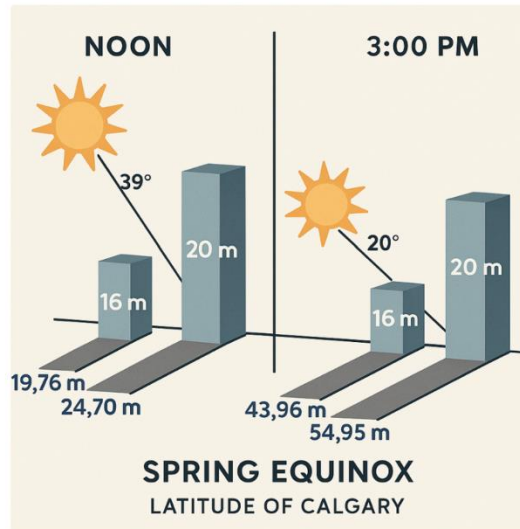
* assumes the building is designed for rentals.

Appendix (d) SHADOWING ANALYSIS*

*Data generated from AI (ChatGPT)

- Shadowing: The impact of shadowing on adjacent properties to the north is significant and the additional height requested in the LOC2025-0055 adds materially to the shadowing. Below is the impact taken on spring equinox:

Time	Solar Elevation	16m Building Shadow	20m Building Shadow
Noon	~39°	~19.76 m	~24.70 m
3:00 PM	~20°	~43.96 m	~54.95 m



Appendix (e):
Calgary Planning Commission 2018 June 14

Minutes from CPC Meeting where recommendation made to “Refuse” redesignation to M-C2

<https://www.google.com/search?client=safari&rls=en&q=calgary+planning+commission+CPC2018-0679&ie=UTF-8&oe=UTF-8>

Calgary Planning Commission 2018 June 14

Item 6.09

Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R – 55 Avenue SW, LOC2017-0367

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **REFUSE** the proposed redesignation of 0.18 hectares ± (0.45 acres ±) located at 720, 724, 728 and 728R – 55 Avenue SW (Plan 4606GN, Block 24, Lot 4; Plan 1693AF, Block 24, Lot B; and Plan 1559EO, Block OT) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District;

3.5.1 General – Developed Residential Area Policies:

Administration considers this application to be inconsistent with MDP policy and incompatible with the context. The subject site is not within an MDP typology that would support this such as a Main Street or activity centre. A 4-5 storey building adjacent to single detached houses at a mid-block location represents significant intensification and a height difference that is considered incompatible in this context.

REASON(S) FOR RECOMMENDATION(S):

This application does not meet the policy standards of the *Municipal Development Plan* and the *Location Criteria for Multi-Residential Infill*. This application **represents an abrupt change in height and massing from the adjacent low-density residential**

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ITEM NO.: 6.09 Chris Wolfe

COMMUNITY: Windsor Park (Ward 11)

FILE NUMBER: LOC2017-0367 (CPC2018-0679)

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Multi-Residential – Contextual Medium Profile (M-C2) District

MUNICIPAL ADDRESS: 720, 724, 728 and 728R – 55 Avenue SW

APPLICANT: Kasian Architecture Interior Design and Planning Ltd

OWNER: 2025876 Alberta Ltd (Darrell Winch)
The City of Calgary

ADMINISTRATION RECOMMENDATION: REFUSAL

Appendix (f)

A SHORT HISTORY OF THE LAND PARCEL

- The lands in question are parcels with addresses **720, 724 and 728 55th Avenue SW**
- The parcel appears to have been acquired by a developer in 2017 or earlier. Public information on the **purchase of two parcels** in 2017 indicates a price paid of \$464,000 and \$475,000.
- December 6, 2017 an application was filed (LOC2017-0367) to change the designation of the parcels from **R-C2** to **M-C2** to allow for the building of a 5 story multi-residential building.
- An architecture firm representing the developer conducted public engagement. There was significant **opposition** from the Windsor Park Community.
- June 14, 2018 the Calgary Planning Commission and Administration recommended that Council hold a public hearing and **REFUSE** the proposed redesignation given that “This application does not meet the policy standards of the *Municipal Development Plan* and the *Location Criteria for Multi-Residential Infill*.”
- November 12, 2018 at the Public Hearing Meeting of Council, notwithstanding opposition from the community and the recommendation from Administration and the CPC to refuse the application, the majority of Council voted **IN FAVOUR** of the proposed redesignation.
- Approximately November 3, 2022 Kasian Architecture submitted an application for a development permit on the project. The application was assigned a file number **DP2022-07624**.
- Approximately August 2023 Kasian Architecture submitted **revised** plans on DP2022-07624.
- In the fall of 2023 the City of Calgary circulated Phase 2 of the Chinook Communities **Local Area Plan** identifying the parcel as “**existing area for growth**” (as a result of the 2018 redesignation)
- Approximately May 2024 Kasian Architecture submitted **revised** plans on DP2022-07624.
- May 2024 the City of Calgary circulated Phase 3 of the Chinook Local Area Plan that reclassified the parcel as **Building Scale Low** (up to 6 storeys)
- August 7, 2024 the City rendered a decision to **approve** DP2022-07624
- October 15, 2024 the City circulated the **final draft** of the Chinook Communities Local Area Plan.

- February 13, 2025 City circulated notice that Chinook Communities LAP would be brought forward to Infrastructure and Planning Committee for **review and recommendation** on February 27.
- March 5, 2025 QuantumPlace Development sent an email to development@windsorparkca.ca advising that they have submitted a **Land Use application** on the subject parcel.
- March 12, 2025 an application was submitted by the Applicant for Land Use Redesignation, wherein they stated “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...”
- April 1, 2025 the City of Calgary circulated a notice that a Land Use Amendment to accommodate **M-H1** had been submitted (**LOC2025-0055**). The notice included a circulation package indicating the applicant wanted to revise the size of the proposed building from a 5 story to a 6 story structure (20 metres) and increase FAR from 2.5 to 3.5..
- April 9, 2025 City Council **approved** Chinook Communities LAP

Appendix (g)

TRANSFORMATION OF THE PROPOSED DEVELOPMENT

In the course of the timeline referred to above the form, mass and height of the building has changed materially. This is presented in table format and architectural illustrations below:

	LOC2017-0367	DP Plan V1	DP Plan V2	DP Plan V3	LOC2025-0055
Date	2017-2018	2022	2023	2024	2025
Step down	5-4-3	5-4	5-4-3	5-4-3	6-3
Boulevard Trees	Preserved	Not preserved	Not preserved	Not preserved	Not preserved
Parkade Access	Rear	Front	Front	Front	Front
Front façade	Varied, articulated façade	Monolithic, flat façade, minimal variation	Monolithic, flat façade, minimal variation	Monolithic, flat façade, minimal variation	Monolithic, flat façade, minimal variation
Units	40	?	48	46(?)	64
Height	16	16	16	16	19
FAR	2.5	2.5	2.5	2.5	3.5
Parking	44	?	58	52	75

YEAR 2018: LOC2017-0367

“...a unique and contemporary condominium project”



YEAR 2022: DP2022-07624 V1



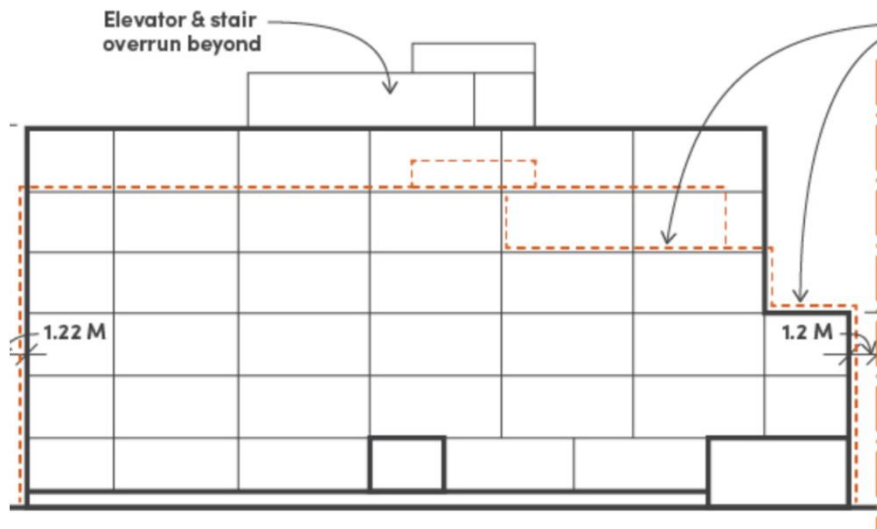
YEAR 2023 & 2024: DP2022-07624 V2&V3



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YEAR 2025: LOC2025-0055



YEAR 2025: DP2025-02797

Generic apartment-style building appearance



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APPENDIX (A)

MISLEADING AND FALSE STATEMENTS RELATING TO REDESIGNATION SUBJECT LANDS FOR UPSCALING

The following statements, in quotations, are direct quotes from the November 12, 2018 Regular Public Hearing Meeting of Council, agenda item 5.2.1, LOC2017-0367.

All of this is relevant to the current application (LOC2025-0055) for redesignation from M-C2 to M-H1 as it raises questions about the decision process that went into the preceding upsizing application. At the 2018 hearing many of the responses by the Applicant, and remarks by Council, were either false or misleading and, as there was no effective mechanism for cross examination, they were largely left unchallenged.

We have scrutinized the written materials and the entire video recording of the November 12, 2018 Public Hearing Meeting of Council, item 5.2.1. We are including these comments in this submission as they cast a shadow on the legitimacy of the approval of the original re-designation given this preponderance of misinformation. This is relevant as this subsequent application is essentially being presented as a minor bolt on to the prior approval.

Following below are nine false statements considered “false” and thirteen statements that can be construed as “misleading” and which, in some cases, are arguably “false”. These were material points, relevant to, and likely had a bearing on the original decision of Council. Many of the points overlap with the current application.

Note: names of City Councillors have been blacked out to save them from embarrassment. Names attributed to all quotes herein are on public record and are available if requested.

-
- Applicant: “building facades are broken down into a series of identifiable and defined elements that we believe are consistent in scale with the Windsor Park Community”
MISLEADING/FALSE
 - THIS DESIGN CONCEPT IN THE EARLY ARTISTS RENDERRING WAS LARGELY ABSENT IN SUBSEQUENT DP PLAN
-

- Applicant: “Massing... steps down from 5 storys significantly through 4 storys and 3 storys at the east property line”

MISLEADING/FALSE

- PRESENT IN THE EARLY ARTISTS RENDERING, THIS DESIGN CONCEPT WAS ABSENT IN THE FIRST DP SUBMISSION ALTHOUGH IT WAS REINTRODUCED IN THE REVISED DP SUBMISSIONS.
 - THIS CONCEPT IS ABSENT FROM THE BUILDING DESIGN INCLUDED IN THE MATERIALS TO BACKUP REDESIGNATION APPLICATION LOC2025-0055 AND DP2025-02797, WHERE THE BUILDING WOULD MAKE ONLY ONE STEP DOWN ON THE EAST SIDE, FROM 6 STORYS TO 3 STORYS
-

Question: Councillor [REDACTED]: “How tied are you to what you have shown us given it is not a concurrent process. Something that was raised was... there is not a lot of certainty that what you have shown people is what will be built”

- Applicant: “Boulevard Trees have been retained at this site, not only as a feature for this development but also for the neighbourhood for the foreseeable future”

FALSE

- RETENTION OF THE FOUR MATURE DECIDUOUS TREES WAS NOT PART OF THE SUBSEQUENT DEVELOPMENT PERMIT PLANS
-

- Applicant: “To the best of my knowledge there is a commitment to the design you see”

FALSE

- THE DESIGN PRESENTED IN APPLICATION FOR RE-DESIGNATION IS NOT WHAT APPEARED IN THE DP, NOR LONGER TERM IN THE APPLICATION FOR FURTHER RE-DESIGNATION OR THE MOST RECENT DP.
-

- Applicant: “and we worked extensively, obviously, with the ownership group as well as the community to come up with a design that worked for both. And not only from a

contextual point of view and a visual point of view, but also from a business case point of view. And so to the best of my knowledge it's on board and solid."

MISLEADING

- CLEARLY THE OWNERSHIP GROUP WAS NOT "ON BOARD" WITH THE DESIGN, GIVEN THE AMOUNT OF CHANGES GOING INTO THE SUBSEQUENT DP
 - THE RECENT LOC AND DP APPLICATIONS ALSO SUBSTANTIATE THE CONCLUSION THAT THE OWNERSHIP GROUP WAS NOT "ON BOARD AND SOLID"
-

Question: Councillor [REDACTED]: "This would not be unusual a couple of blocks to the south... But I think the crux is whether it is appropriate where you have proposed it.

- Applicant: "It fits in very well with the intent of densification spaces in this neighbourhood"

FALSE

- CALGARY PLANNING COMMISSION, IN THEIR REPORT CONTRADICTS THIS STATEMENT: "REPRESENTS SIGNIFICANT INTENSIFICATION AND HEIGHT DIFFERENCE THAT IS CONSIDERED INCOMPATIBLE WITH NEIGHBOURHOOD"
 - FACTUALLY, A WALK IN THE NEIGHBOURHOOD COMPLETELY DISCREDITS THIS CLAIM AS BOTH SIDES OF THIS BLOCK ARE MADE UP OF BUNGALOWS AND 2-STORY DETACHED HOMES.
-

- Applicant "... we're taking a different look at the site and using Elbow Drive as the anchor"

MISLEADING

- IT ISN'T "ANCHORED ON ELBOW", AS DETERMINED BY THE CPC THAT INTERPRETED IT AS MID-BLOCK
-

Question from Councillor [REDACTED] : raised concerns about size and traffic

- Applicant: “The secret there is the controlled intersection at Elbow Drive but also all the other opportunities to disseminate in other directions onto significant arterials at 58th and Macleod Trail”

MISLEADING

- DISSEMINATE MEANS SPREAD AND IN THIS CASE, IT MEANS PASSING THROUGH WINDSOR PARK TO ACCESS MACLEOD TRAIL OR CHINOOK CENTRE. THIS WILL INTRODUCE MORE TRAFFIC TO A PLAYGROUND ZONE ON 55TH AND ALSO TO THE BOUNDARY OF THE WINDSOR PARK SCHOOL

- Applicant: “I think much like what we talked about before in terms of the density earlier today the vibrancy of the neighbourhood and its amenities and whatnot is going to rely on the population to be injected into it to get the schools back”

MISLEADING/FALSE

- APPLICANT IS SUGGESTING THAT THIS DEVELOPMENT IS NEEDED TO POPULATE THE SCHOOLS. BUT THE SCHOOLS ARE FULL, STUDENTS ARE BEING BUSSED OUT AND WP SCHOOL IS REOPENING AND PROJECTED TO BE FULL WITH THE TRANSITION. THE NEIGHBOURHOOD IS POPULATED BY A VERY YOUNG POPULATION WITH LOTS OF YOUNG FAMILIES.

- Applicant “...and to get the community centre updated”

FALSE

- SUGGESTING THAT THE INCREASE IN DENSIFICATION IS NEEDED TO SUPPORT UPDATING THE COMMUNITY CENTRE IS FALSE AND DEMONSTRATED A LACK OF KNOWLEDGE OF FACTS ON THE GROUND. THERE WAS A MAJOR RENOVATION UPGRADE OF THE WP COMMUNITY CENTRE IN 2010... BEFORE THIS BUILDING WAS PROPOSED. NOBODY CHALLENGED HIM ON THIS FACT.

Question from Councillor [REDACTED] about representation of building next door

- Applicant says that “in fullness of time” that property could be developed to a three story structure. He says that the neighbourhood “appears to be in transition.” The illustration “is simply to exhibit the development potential on the site adjacent, and that is right next door, and that is a potential development...”

MISLEADING

- THIS IGNORES THE FACT THAT THIS ADJACENT SINGLE STORY RESIDENTIAL PROPERTY HAD RECENTLY UNDERGONE SIGNIFICANT RENOVATION AND THE OWNER HAS FULL INTENTIONS TO LIVE HERE LONG TERM.

Councillor [REDACTED]: “If a lot of the concerns were rectified, what do you think the continuing concern is from residents because your package is saying that basically you have heard, you have made those adjustments. Were the adjustments not agreed upon? Were the adjustments not communicated?”

- Applicant: “people were in favour of the design and the design responses. However, there is still a concern with density.... The trees are taken care of with the commitment (to preserve).”

FALSE

- THERE WAS NOT A COMMITMENT TO PRESERVE THE TREES AS THE TREES ARE REMOVED IN ALL SUBSEQUENT PLANS.

- Applicant : “But the density is the one that people are focused on”

MISLEADING

- ALTHOUGH THE APPLICANT PRESENTED WHAT THEY FELT WERE MITIGATING MEASURES ON DENSITY ISSUES, THE SUBSEQUENT DP PLANS HAD 20% INCREASE IN NUMBER OF UNITS COMPARED WITH THE ORIGINAL LOC APPLICATION. BUT THERE WERE STILL CONCERNS WITH OTHER ISSUES AS WAS EVIDENT IN THE COMMUNITY PRESENTATIONS.
- WITH THE MOST RECENT LOC2025-0055 AND DP2025-02797, THE DEVELOPER IS PROPOSING AN INCREASE OF 60% IN THE NUMBER OF UNITS FROM THE ORIGINAL LOC APPLICATION.

-
- Applicant “Stepping down into community and letting that happen gradually”

FALSE

- FIRST DP DRAWINGS ONLY HAD ONE STEP DOWN FROM 5 TO 4. LATEST ITERATION PRESENTED A DESIGN OF 6 STORYS WITH ONE STEP DOWN TO 3
- ACCORDING TO THE CPC THE BUILDING “REPRESENTS AN ABRUPT CHANGE IN HEIGHT AND MASSING”

Councillor [REDACTED] (Time 8:22): “I looked at 56th Avenue, 57th Avenue and 58th Avenue and they all have similar sized buildings or even higher. I’m curious on this assessment to say that this isn’t the right area when it is surrounded by all these same type of buildings and same height”.

FALSE

- FALSE STATEMENT, BOTH ON REFERENCE TO “SIMILAR SIZED OR EVEN HIGHER” AND OF “SURROUNDED”. THERE WERE NO BUILDINGS HIGHER THAN THE FOUR 5-STORY BUILDINGS ON 57TH AND 58TH. AND ALL THE BUILDINGS SURROUNDING THIS SITE ARE TWO STORY DETACHED OR SEMI-DETACHED AND SINGLE STORY BUNGALOW.
- ACCORDING TO THE CPC THE BUILDING “REPRESENTS AN ABRUPT CHANGE IN HEIGHT AND MASSING”
- NOTE: THIS PATTERN OF EXAGGERATING HEIGHT OF AREA BUILDINGS CONTINUED INTO RECENT TOWNHALL

-
- Applicant: Responding and referring to **Councillor [REDACTED]** comment above, “Well that’s correct”

FALSE

- EGREGIOUSLY FALSE. APPLICANT, A PROFESSIONAL ARCHITECT, SHOULD HAVE BEEN CHALLENGED FOR STATING FALSE INFORMATION BEING CORRECT.

- **Councillor** [REDACTED] makes an unsubstantiated statement that contradicts the City Administration and CPC, calling the site mid-block because “it’s at the end next to a church”

MISLEADING/FALSE

- CPC SAID IT DOES NOT MEET LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL. STATEMENT BY **Councillor** [REDACTED] IS SUBJECTIVE AND CONTRADICTED OBJECTIVE INTERPRETATIONS AND EXPERT OPINIONS OF ADMINISTRATION AND CALGARY PLANNING COMMISSION.
-

- Applicant: “I wouldn’t consider it mid-block.”

MISLEADING/FALSE

- AGAIN, THIS IS SUBJECTIVE AND OBVIOUSLY BIASED. APPLICANT SHOULD NOT BE CONTRADICTING ADMINISTRATION AND CPC ANALYSIS WITHOUT BEING REQUIRED TO PROVIDE EVIDENCE.
-

Councillor [REDACTED] (Time 8:28): “What is the height of the church?”

- Applicant: “It’s approximately **9 metres**”

FALSE

- THIS IS INCORRECT AS EVIDENCED LATER IN THE PRESENTATION BY COMMUNITY, AND CONFIRMED TO C. CHU, THE ACTUAL HEIGHT IS ACTUALLY ABOUT 6.8 METRES, A 32% DIFFERENCE. ANOTHER EXAMPLE OF AN ATTEMPT TO UNDERSTATE THE IMPACT.
-

- Applicant was unable to present any full streetscape illustration. Community presented a streetscape view for the full block.

MISLEADING/FALSE

- THE CLOSEST TO A STREETScape PROVIDED BY THE APPLICANT WAS A PARTIAL ARTISTIC RENDERING THAT MISREPRESENTED THE PROPOERTY

TO THE EAST OF THE DEVELOPMENT SITE, CREATING A MISLEADING
IMPRESSION WITH A HYPOTHETICAL SCENARIO

-
- Shadowing Model: Addressing Applicant’s shadowing study, Community presented critique of shadowing study, pointing out that the study used a hypothetical 3-story building on the property to the east, rather than the existing renovated bungalow.

MISLEADING

- BY SUBSTITUTING A HYPOTHETICAL AND LARGER HOME TO THE EAST, THE STUDY WAS MISLEADING IN THAT IT HAD THE EFFECT OF REDUCING THE APPARENT IMPACT OF SHADOWING ON THE NEIGHBOUR.

Councillor [REDACTED] stated “The streetscape that we are seeing (from the Streetscape diagram prepared by the Community) is the worst-case scenario with the big box filled out to the max and I believe the renderings that were shown were trying to demonstrate that it could be different”

MISLEADING

- THE DOOR IS OPEN FOR THE APPLICANT TO DO THIS IN THE DP. THE SUBSEQUENT DP PLANS MOVED TOWARDS THAT “WORST-CASE” SCENARIO.
- GIVEN THAT THE APPLICANT NOW PROPOSES TO INCREASE THE SIZE OF THE BUILDING FROM THE CURRENT ZONING IT APPEARS THAT THE STREETScape PROFILE PRESENTED FBY THE COMMUNITY WASN’T THE WORST-CASE SCENARIO

WRITTEN SUBMISSION FROM APPLICANT

In addition to the oral statements above the following were written statement in submission materials:

MISLEADING STATEMENTS - FINAL

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In the Applicant's Submission, Attachment 1 to the CPC Report (CPC20218-0779) it stated:

- "The design also respected the mature trees which currently exist along 55th Avenue"

MISLEADING STATEMENT THAT MATERIALIZED AS FALSE IN OUTCOMES

- "The proposed design reflects sensitivity in terms of massing and scale. We believe the built form and increased density can be achieved while mitigating the impact of height on the community"

MISLEADING STATEMENT THAT MATERIALIZED AS FALSE IN OUTCOMES

- We proposed to step the building from 2 stories to a maximum of 16 metres..."

FALSE (NO EVIDENCE OF 2 STORY IN THE INITIAL AND SUBSEQUENT PLANS)

- The planned medium density building will also compliment the adjacent developments in the west and south of this site by providing a transition to the existing zoning in this general area"

MISLEADING STATEMENT AS THIS CANNOT REASONABLY BE CONSIDERED A TRANSITION DEVELOPMENT GIVEN THAT CALGARY PLANNING AND DEVELOPMENT DESCRIBED IT AS "AN ABRUPT CHANGE IN HEIGHT AND MASSING FROM ADJACENT LOW DENSITY RESIDENTIAL."

RECENT MIS-STATEMENTS

- This pattern continued to be apparent at the virtual town hall held on April 23rd where a representative for the Applicant stated that the new development on the corner of Elbow and 58th was 7 or 8 levels in height. The community indicated the building had a maximum height of 6 storys. We followed up the meeting with an email wherein we stated: "There was some confusion last night about the new apartment development on the corner of Elbow and 58th. Your colleague thought that building was "7 or 8 levels". We included photos evidencing the maximum height of the building is in fact 6 storys. QuantumPlace replied: "There was some confusion about the Elbow 5eight

building, but after reviewing Google Maps post-meeting, we confirmed that the building is indeed 6 storeys.”

- Stormwater infrastructure: Applicant’s stated “Reason” for the request to increase the size is based on “*stormwater infrastructure requirements ... that was not previously anticipated*”. We have not seen any evidence of the impact this would have on the project or on the reasonableness of it not being anticipated. Furthermore, the Applicant has presented an enlargement of the structure as the only path to meeting their investment requirements. We have not seen any analysis of the alternative of developing the site with R-CG scale developments which are being built in numerous locations with similar attributes as this site and much more likely to be contextually compatible neighbourhood. As a further observation to this is that the available recorded price paid in 2017 for two of the parcels is approximately \$450,000 each, which is about \$300,000 below current pricing on comparable R-CG parcels in Windsor Park. One could argue that the Applicant has significant profit advantage given their materially lower land cost.

Submission to the City of Calgary Planning Department

Date: May 19, 2025

From: Ken Young & Jon Slaney – Chinook Communities LAP Working Group

Opposition to Proposed Zoning Redesignation – LOC2025-0055

Chinook Communities Local Area Plan

We are writing to formally express our opposition to the proposed land use redesignation for the parcel currently zoned **M-C2** to **H-C1**, which would permit development up to six storeys. This change represents a significant shift from what was previously approved and understood by the community and is not in keeping with the intent or spirit of the recently completed Chinook Communities Local Area Plan (LAP). The Applicant's suggestion that the LAP serves to sanction the proposed redesignation should be dismissed and rejected for the reasons set forth herein.

Background and Context

- The subject parcel was redesignated from R-C2 to M-C2 in 2018, allowing for a five-storey apartment building. At that time, the application was met with substantial community opposition due to concerns over height, massing, and compatibility with surrounding land uses.
- Despite recommendations from Administration and the Calgary Planning Commission to REFUSE the rezoning, City Council approved the redesignation to M-C2.
- In 2022, a development permit application (DP2022-07624) was submitted by Kasian Architecture for a five-storey apartment building on this site. This application was approved in August 2024, aligning with the existing M-C2 zoning and community expectations.

Local Area Plan Considerations

The Chinook Communities LAP, finalized in June 2024, identifies this parcel under the "Low" Building Scale category, which permits development up to six storeys. However, the historical context of this designation is critical:

- In Phase 2 of the LAP (December 11, 2023), the parcel was shaded grey (SEE APPENDIX: LAP PHASE 2). According to the legend, grey areas represented *existing focus areas for growth* already supporting development of four storeys or higher through current zoning. These areas were not under consideration for intensification.
- Public engagement in Phase 2 focused on "pink" areas proposed for *moderate to large-scale growth*. The parcel in question was not part of these discussions.
- In Phase 3 (June 2024), the LAP introduced formal "Building Scale" designations (SEE APPENDIX: LAP PHASE 3). The options were:
 - Limited (up to 3 storeys)
 - Low-Modified (up to 4 storeys)

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- Low (up to 6 storeys)

As there was no category for "up to 5 storeys," the parcel was designated "Low" to reflect its existing M-C2 zoning and approved development plans—not to signal support for increased height or density.

Concerns with the Proposed Redesignation

1. Deviation from Original Intent

The "Low" designation assigned to this parcel in the LAP was applied as a mapping necessity, not as an invitation to increase development scale. No community consultation or LAP documentation suggested an intent to permit a larger building than the previously well documented and approved five-storey structure.

2. Lack of Comparable Precedent

This parcel stands out as an anomaly in the Windsor Park area and within the broader Chinook LAP context. Comparable sites are generally designated as R-CG or Limited Scale (up to 3 storeys), reinforcing the idea that M-C2 was already an exception—not a baseline for further upzoning.

3. Process Integrity and Community Trust

Approving a further redesignation now—after extensive community engagement concluded with a clear understanding of future development expectations—would undermine the credibility of the planning process. It would represent a breach of good faith with residents who participated in good faith and whose input was intended to shape the current LAP in a way compatible with community expectations.

4. Developer's Late Design Change

The proposed redesignation appears to stem from a late-stage shift in development intent by the applicant, occurring after the LAP process concluded. Such a significant change after seven years of consistent development messaging is deeply concerning and inconsistent with the expectations set by both prior applications and the LAP.

5. Better Alternatives Exist

Should any change be considered, a *reduction* in scale would be more in line with the surrounding built form and community character. Given the development trends and economic viability of smaller-scale residential that would seem to be a better option while still supporting successful development without compromising community integrity.

Conclusion

We strongly urge the Planning Department and Council to reject this proposed redesignation. The request contradicts the intentions of the Local Area Plan, disregards the historical context of zoning decisions on this parcel, and compromises community trust in the planning process. Maintaining the existing M-C2 zoning remains the most appropriate course of action.

Thank you for your attention and for respecting the voices of the residents and stakeholders who contributed extensively to the LAP.

APPENDIX

LAP: PHASE 2

Chinook Communities Local Area Plan Draft – November 2023

ATTACHMENT

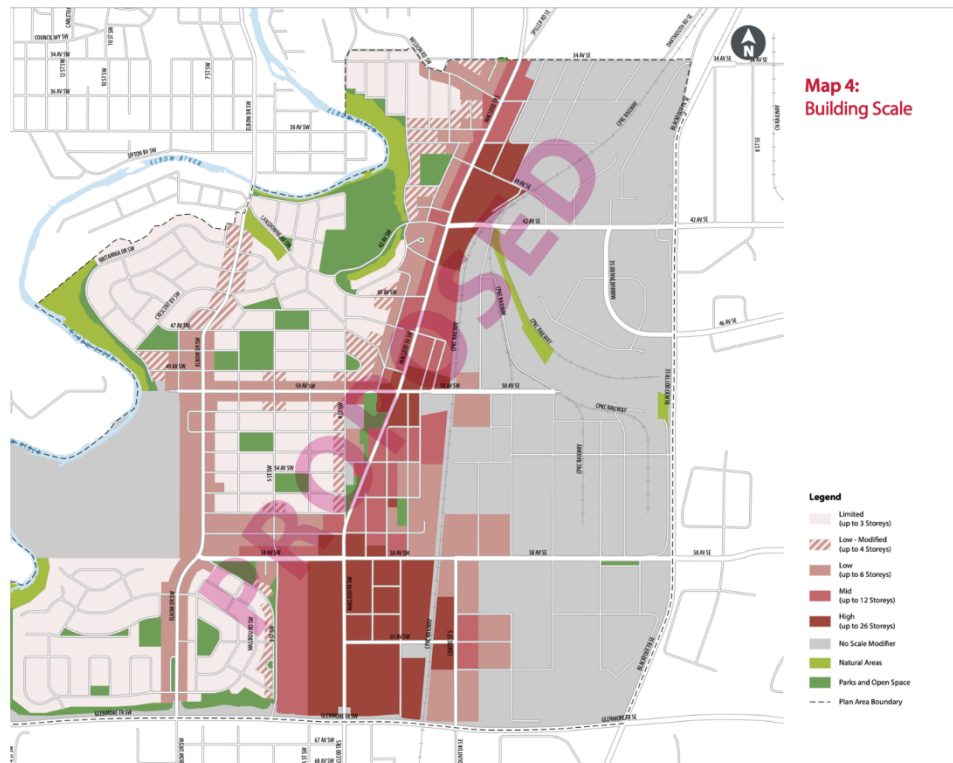
Figure 3: Existing and Additional Potential Focus Areas for Growth Map

Note: The following figure is a draft potential focus areas for growth concept map. It is meant for discussion purposes for this phase and it is not part of future Chapter 2. Your input now will help confirm additional focus areas for growth in the Chinook Communities. In the next phase of engagement, we will ask for your thoughts on the appropriate scales (heights / number of storeys) and uses (residential, commercial, mixed use, etc.) for growth within all areas of the plan. For higher resolution version of this figure visit: calgary.ca/Chinook



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LAP: PHASE 3



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