



## Public Submission

CC 968 (R2024-05)

## PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]

Rod

Last name [required]

Chelsberg

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Sep 2, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land Use Redesignation

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

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ATTACHMENT\_01\_FILENAME      Land Use Redesignation (page 1).pdf

ATTACHMENT\_02\_FILENAME      Land Use Redesignation (page 2).pdf

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am unhappy with recent rezoning happening in my community. I have lived in Windsor Park for over 30 years and don't like to see it being destroyed by irresponsible bureaucracy! Everything is being rezoned, and now 4 plexes, six plexes, and worse are being built everywhere. This is dropping my property values, as no one wants to live in this urban sprawl. Parking is getting worse by the day, and soon ALL street parking will be permitted and we will have to pay! The only access to a parkade for this new proposed monstrosity will be my alley, which is a dead end. All traffic to an underground parkade would come up and down my alley which is also very narrow. I suspect the number of vehicles accessing the alley will at least quadruple! No one I know of on my street wants this. How can you put high density, multiple condo's on a 150 foot lot?? This is a complete abomination, and the city is selling out to greedy developers. I no longer want anything to do with the city, or the people who "run" it!!



## NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

[www.calgary.ca/development](http://www.calgary.ca/development)

IMC8062

02 0 00026844\*  
18992000 0 20  
RODNEY CHELSBERG  
708 55 AVE SW  
CALGARY, AB  
T2V 0G3

### *Why did I receive this letter?*

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in Council Chamber, Calgary Municipal Building 800 Macleod Trail SE, at the Meeting of Council on Tuesday, September 9, 2025, which commences at 9:30 a.m.

The precise timing of Council's consideration of this item is not certain as Council will confirm the order of the agenda near the beginning of the meeting. Please also note that if the item has not been completed by 9:30 p.m., Council may reconvene at 1:00 p.m. on the next business day, or as otherwise directed by Council.

### *Can I review the application in more detail?*

The proposed bylaws and documents relating to these items are available for electronic inspection on The City of Calgary website: [Calgary.ca/PlanningMatters](http://Calgary.ca/PlanningMatters). The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. If you wish to inspect the proposed bylaws and documents relating to these items in another manner, please contact the City Clerk's Legislative Coordinator at [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca) or by phone at 403-268-5861.

### *Can I submit my comments to City Council?*

If you want to submit comments concerning these matters you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk before 12:00 p.m. (noon), Tuesday, September 2, 2025, will be included in the Agenda of Council. Submissions submitted by hand delivery or mail must be addressed to Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5.

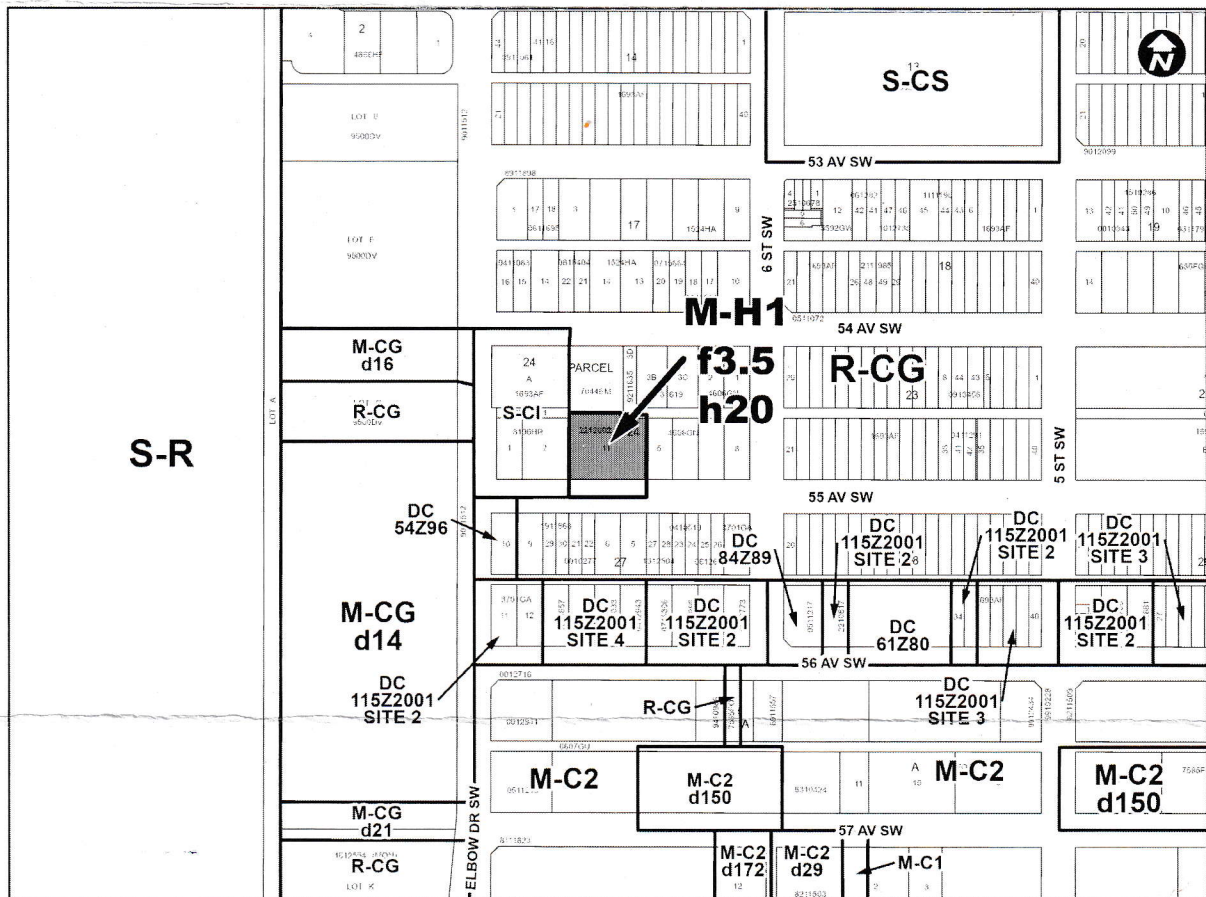
Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions).

Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions).

### LAND USE REDESIGNATION

### WINDSOR PARK LOC2025-0055 BYLAW 156D2025

To redesignate the land 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.





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First name [required] Bradley

Last name [required] Pierce

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation Windsor Park LOC2025-0055 Bylaw 156D2025

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      City Planning Letter.docx

ATTACHMENT\_02\_FILENAME      Objection Letter.docx

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see submissions to City Planner and Planning Commission attached which I will speak to at the Public Hearing Have sent Street Photos via email to publicsubmissions

Chair and Members of the  
City Planning Commission

LOC 2025-0055, 722 – 55 Ave SW-Zoning Change M-C2 to M-H1

I am writing again as a resident at 729 55<sup>th</sup> Ave SW with respect to the above referenced land use amendment and zoning change request and which I understand the City's planning department is planning to recommend at an upcoming Planning Commission on August 7<sup>th</sup> .

Simply put the zoning change is not appropriate for this location and if approved by the Commission and City Council will make the City of Calgary's Development and Planning process and rules meaningless and ineffective.

My understanding is that the M-H1 designation is for high density developments adjacent or near to significant retail and transportation nodes neither of which applies to the subject sites, and are more appropriate on 50<sup>th</sup> Ave SW and Elbow Drive or 58<sup>th</sup> Ave SW and Elbow Drive where such developments have occurred.

Further, neither the infrastructure or street width is capable of supporting the level of density proposed and will create severe congestion and safety issues at the intersection of 55<sup>th</sup> Ave SW and Elbow Drive. Specifically, 55<sup>th</sup> Ave SW is used by fire and EMS vehicles from the 4<sup>th</sup> St SW fire station to access Elbow Drive.

I have appended photos of the intersections of Elbow Drive and 50<sup>th</sup>, 55<sup>th</sup> and 58<sup>th</sup> Aves SW that make this beyond obvious.

Finally and again, this is not an objection to more density which Windsor Park is experiencing in spades, nor nimbyism, but rather the integrity of the City's planning and approval process which both the Commission and Council are required to uphold.

Yours truly

Brad Pierce

JARRED FRIEDMAN  
File Manager IMC #  
800 Macleod Tr SE  
P.O. Box 2100 Station M  
Calgary, AB  
T2P 2M5  
Email: Jarred.Friedman@calgary.ca

Dear Sir

Re: Zoning Change 722 55 Ave SW

We are writing to you to express our vehement objection to the zoning change proposed for the above address and adjacent lots from M -C2 to M-H1.

We reside at 729 55 Ave SW directly across the street on the South side of the avenue and have first hand knowledge of the traffic, parking, congestion and safety concerns along this avenue that will be severely exacerbated by a high-density development at this location.

By way of context the vast majority of residents had taken strong objection to the prior zoning change from single family residential to the current zoning (which frankly in light of the blanket rezoning should never have been approved) and urge the planning department and those responsible for approving these changes to revisit that file as all of the concerns are equally applicable to this application.

55 Ave SW is not the same as 50<sup>th</sup> Ave SW or 58 Ave SW where this type of high-density development has been allowed and is likely appropriate. They are much wider streets with greater alley access to the principal thoroughfares that the existing 55 Ave SW roadway and single-family homes around the subject property will not permit. This is patently evident by the aerial photo distributed by the developer's consultant themselves.

55 Ave SW is also used by emergency vehicles leaving the fire station on 4<sup>th</sup> St SW which if a development of this density is approved will further congest the roadway as there is inadequate street parking as it stands now.

All of the above gives rise to serious the traffic, parking, congestion and safety concerns not adequately addressed by the developer.

Also, and perhaps most significantly the requested zoning is applicable to sites that are adjacent or near transportation nodes and retail commercial centres none of which can be said about the subject location. Again, one look at the aerial view makes this patently evident.

Finally, this developer and their consultants both on this application and the previous application have given barely lip service to community consultation and local area concerns and have misrepresented this input to both the planning department and council and should not be rewarded for their bad behaviour.

Windsor Park and the streetscape of 55 Ave SW are rapidly transitioning from single family to higher density multi unit duplexes and townhomes permitted by the blanket rezoning, and it seems there are many builders that can make a go and receive decent returns from this type of development.

There is simply no supportable reason under the existing planning and zoning framework nor financial imperative to approve a higher density at this location.

We will be happy to elaborate on our concerns and will, along with many others, be making a formal objection if and when this application comes before council.

Yours truly

Donna Tilden

Brad Pierce









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First name [required] Johnny

Last name [required] Tsang

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Original LAP designation wasn't intended for a 6 storey development.

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

LOC2025-0055: The proposed building is intrusive, dramatically out of scale with the surrounding 2-storey homes. It diminishes privacy and sunlight for nearby residents. This is not gentle densification. Gentle densification means gradual, non-disruptive additions like row homes, townhomes, or secondary suites that integrate into existing neighborhoods —not large, towering structures that overshadow neighboring 2-storey homes and clash with the established character of Windsor Park. Gentle densification should blend new housing into existing neighborhoods, not dominate them. The original intent of the LAP designation was not meant to enable a developer to revise approved plans for a significantly larger building. The current handling of this application represents a bait-and-switch approach that undermines trust in the LAP process. This development does not reflect what residents were led to believe during earlier planning discussions. It fails to reflect the vision and priorities of the community. Windsor Park residents support responsible, thoughtful growth. But developments must respect neighborhood scale and community vision. A 6-storey building at this location does neither.



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First name [required] **Greg**

Last name [required] **Freson**

How do you wish to attend? **Remotely**

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 9, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **LOC2025-0055**

Are you in favour or opposition of the issue? [required] **In opposition**



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

LOC2025-0055 - The proposed development is completely out of step with the Windsor Park community. A six-storey building in the middle of a neighborhood made up of two-storey homes is intrusive and inappropriate. It will strip nearby residents of their privacy and sunlight, and it does nothing to preserve the character of the area.

This is not what "gentle densification" is supposed to look like. Gentle densification means adding housing in a way that respects and complements existing neighborhoods—through options like townhomes, row housing, or secondary suites. What's being suggested here is the opposite: a large-scale structure that looms over established homes and disrupts the community's fabric.

The Local Area Plan was never intended to give developers a free pass to push through oversized projects by altering previously approved plans. Allowing this to move forward feels like a bait-and-switch that erodes public trust in the planning process. Residents engaged in good faith, and this proposal is not at all what they were led to expect.

Windsor Park supports growth and redevelopment—but it must be responsible and considerate. This project is neither. A six-storey building at this site disregards the community's vision, the established scale of the neighborhood, and the principles of thoughtful city building.

Greg Freson, P.Eng.



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First name [required] Duncan

Last name [required] Scrimger

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2015

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation - LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Nobody in Windsor Park wants more high density housing added to an already crowded neighborhood. Disadvantages of this development are the following:

- Strain on parking which is already limited in the neighborhood
- Chopping down trees that make 55 Avenue a beautiful street
- Seemingly unfair rubber-stamping of all developments in Windsor Park: there are already several re-zoned developments in progress or already built in Windsor Park

This is an opportunity for council to listen to neighborhood constituents instead of blindly approving every re-zoning application against the wishes of the community.



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First name [required] Chase and Georgia

Last name [required] Van Sant

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT\_01\_FILENAME

Screenshot 2025-08-28 at 11.52.00 AM.png

ATTACHMENT\_02\_FILENAME

The re-designation proposal to allow for a six-story building in Windsor is out of step with the neighborhood's established character and the principles of responsible growth. While the Local Area Plan (LAP) is cited to justify the project's scale, its application here misinterprets the original intent of the plan as it relates to this unique site.

#### Concerns with Scale and Community Vision

The proposed six-story building is considered an intrusive and oversized structure for an area in the neighborhood made-up of bungalows and two-story homes. We argue this project does not represent gentle densification. Gentle Densification should reflect gradual, respectful additions that blend into the existing neighbourhood fabric, such as row houses, townhomes, or secondary suites. Over significant opposition, and recommendations of Administration, the site was previously re-designated to allow a significantly less intrusive building. The new proposed tower is seen as a much more dominant and intrusive structure that clashes with the community context.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

#### Misuse of the Local Area Plan

A key point of contention is the use of the LAP to justify the project's scale. We assert that the LAP's "up to six stories" designation was meant to accommodate the previously approved five-story building, not to serve as a blanket permission for a larger, taller structure. During LAP working group meetings, community representatives aimed to align the plan with existing zoning and the already approved building, not to enable an upsized development.

The current approach is viewed by many as deceptive, undermining community trust in the planning process. The project is seen as a departure from what residents were led to believe during earlier discussions. A Calgary Planning Commissioner's statement that "council was intentionally allowing six stories on this particular site" is perceived by residents as speculative and as ignoring the specific and unique context of the parcel. In short, while we support thoughtful densification, they believe this specific proposal fails to respect the neighborhood's scale and neighbourhood context.

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

## Original Proposal (2018)

- 40 units
- Mature boulevard trees retained
- Step-down from 5 storeys to 4 and 3 storeys at east property line
- Varied and articulated façade
- Promised “unique and contemporary design”

## New Application (2024)

- 64 units
- No tree retention planned
- Only a single step-down from 6 to 3 storeys
- Monolithic, flat façade with minimal variation
- Generic, oversized structure with little compatibility



ISC: Unrestricted





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First name [required] Shirley

Last name [required] Dunn

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here.](#))

[required] - max 75 characters LOC2025-0055

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am a retired social worker, widow who has owned her own home for 30 or more years in Windsor Park and earlier a duplex for more than that. I am writing to you to express my concerns about changes you wish to make to this property. The implications are very serious and I am sad you would want to treat Windsor Park with such disdain.

The intent of the LAP was not to upscale this site beyond the 5 story building approved at that site. Nobody should consider this a "modest policy evolution of the site" that "sets up a good way of gently densifying these established areas"

I do not understand why you are so unaware about the people and the community of Windsor Park. There has been no problems to speak of to build properties on the edges. So now you wish to enter "the village" so to speak and I know you have let the builders do so already. This is only making it harder to live here for families who own homes and their children

So my message to you is stay away. Your lack of knowledge of this community and your desire to support the builders is destructive.

I do not care who makes money-it is not to the advantage of the "Vox populous"

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

First and foremost if this continues there is no doubt that property values will go down. That area is dense enough all this will do is overload the area. Less parking, more traffic, more crime, water and drainage issues etc. The neighbourhood was developed to support X amount of people. Adding stuff like this to already developed area isn't helping anyone but some people profiting off it. Also worry is added - are you going to come after my street, the property next door, or my house and how do I stop you?

And what about the children who go to Elboya School or recently reopened Windsor Park School. They have to cross streets that continue to get busier, going to school and from school. The Traffic is concerning and parents feel bound to take the kids to school and from school. Working moms either have to come home to do the task or stay home and give up their jobs.

The park itself has brought much joy. I often watch the kids playing baseball, and hockey. Parents have to be with younger children. Not feasible with your plan.

Windsor Park is easy to live in and access to resources the same. Not if too many people and not enough resources.

I leave this information for you to consider. Building huge buildings is not the answer. Try duplexes or four plexes-works like a charm here.



## Public Submission

CC 968 (R2024-05)

## PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Markus

Last name [required] Jagrelius

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-055

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Another example of detached council and citizen understanding of what is good and right for a neighborhood. Council is following the wishes of the developer rather than following tradition and existing bylaws. Is it fair to increase the density and increase the population of one area 2-3 times more than city average? Windsor Park has already been forced upon. What have we received in return: one street signal on 50th and one sidewalk after 10-13 years of lobbying. Developers get what they want within 10 months. Shame on council for not representing their people, again and again and giving selected neighborhoods an unfair density and population increase.  
//Markus



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First name [required] Jonathan

Last name [required] Slaney

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME                      20250901 Windsor Park Development.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As per the attached presentation, Windsor Park has been unequally treated in regards to development compared to other communities in the Chinook Zone. The proposed land use redesignation (LOC2025-0055) is another example of this inequality and has a history of strange decisions that began with its original land use redesignation. In my opinion the Chinook LAP was wrought with problems and having been part of the LAP process as a Board Representative I can confirm that the resulting mapping was never meant to allow for this proposed land use change on this parcel. There was simply no other designation that fit based on the criteria available. I would urge council to review the reasons the original landuse redesignation went forward (which was not supported by Planning) and confirm whether this is indeed the right place for an even higher 6 story building that goes into the heart of the community and will be adjacent to single family homes. I request that you vote in opposition to the proposed land use change and instead instruct planning to look into why there is such an inequality in density between WP and surrounding communities and if development around the Ctrain stations may be a better alternative.

# Windsor Park

An Amazing and Inclusive Community

# Windsor Park - A “missing middle” Community

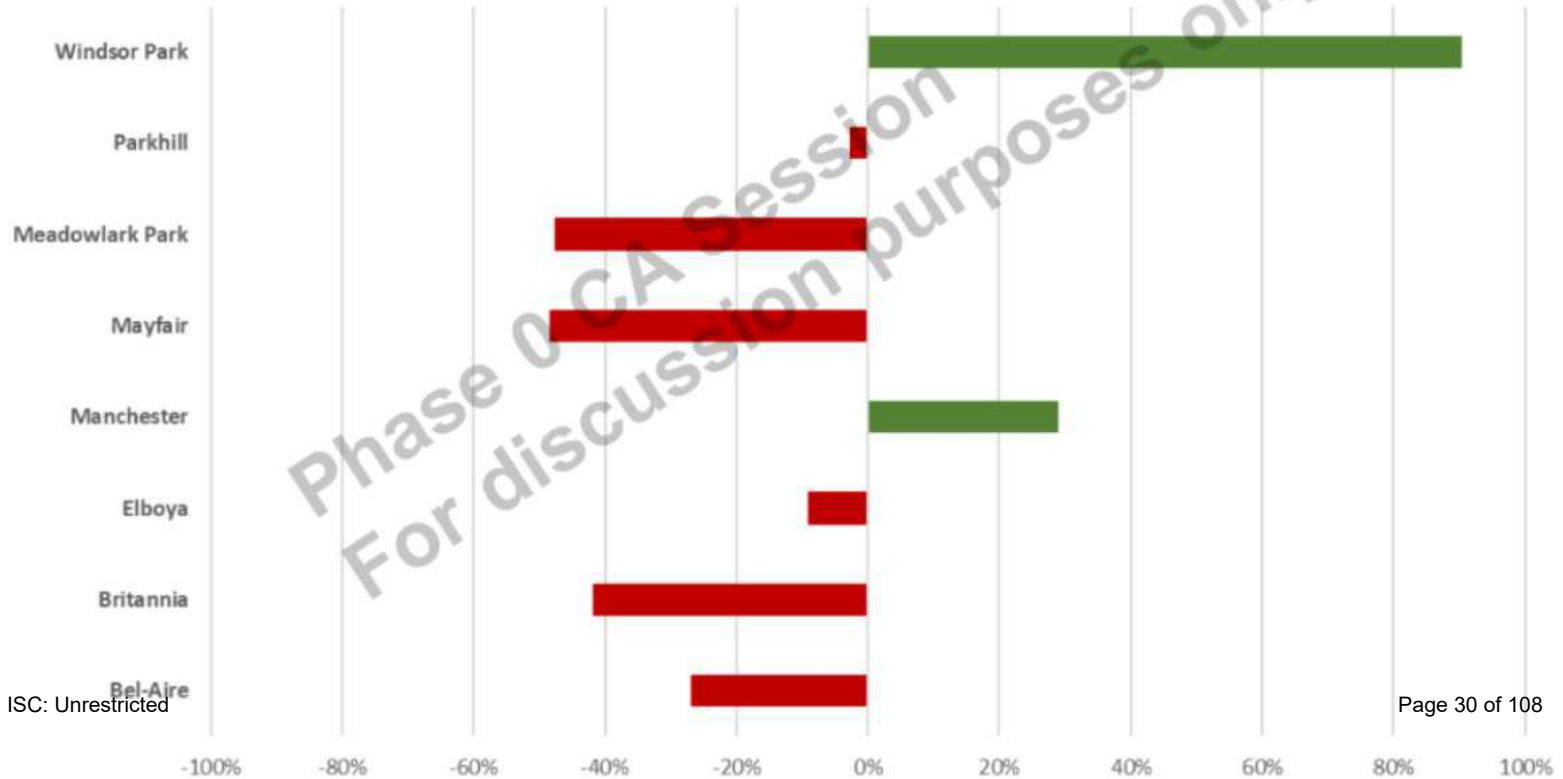
## Windsor Park

	Number	Per cent
<b>Occupied private dwellings</b>	<b>2,310</b>	<b>100%</b>
<b>Single-detached house</b>	<b>285</b>	<b>12%</b>
<b>Semi-detached house or duplex</b>	<b>385</b>	<b>17%</b>
<i>Semi-detached</i>	205	9%
<i>Duplex</i>	180	8%
<b>Row house</b>	<b>95</b>	<b>4%</b>
<b>Apartment</b>	<b>1,530</b>	<b>66%</b>
<i>Less than 5 storeys</i>	1,280	55%
<i>5 storeys or more</i>	250	11%
<b>Other dwelling</b>	<b>0</b>	<b>0%</b>

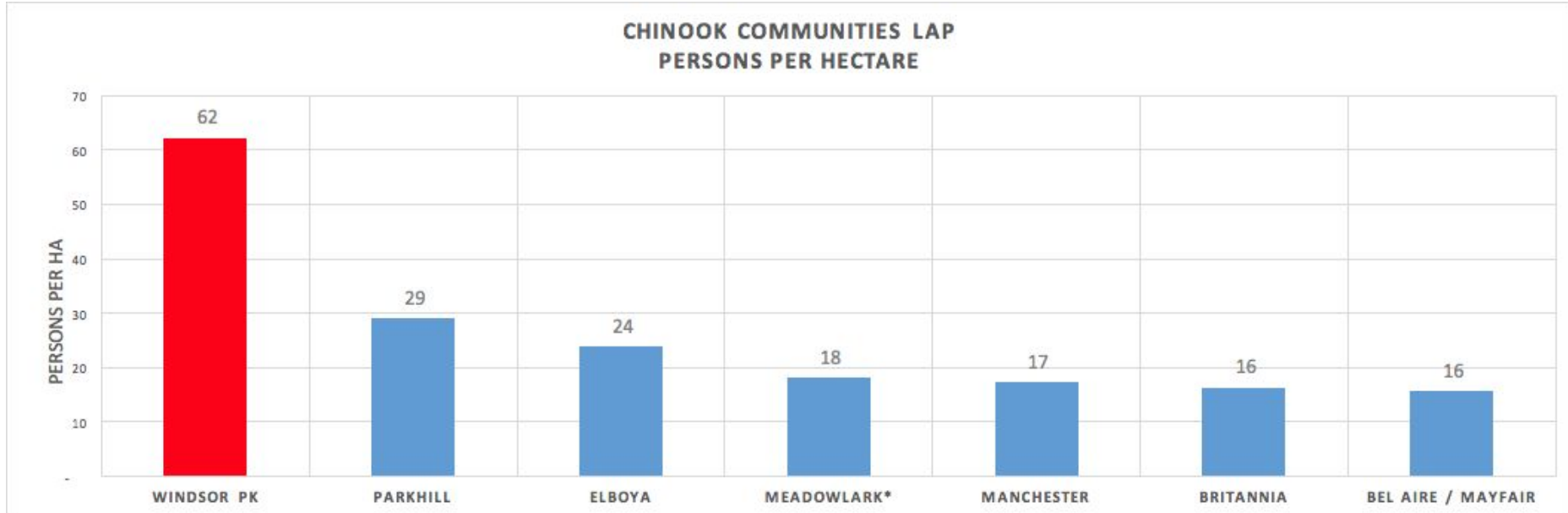


# WP - Comparison to adjacent communities

Community Population Change 1968-2019



# WP - Comparison to adjacent communities



- Not only does WP have a much higher population per hectare but WP has 46% of households in the LAP communities, packed into 19% of the LAP area
- WP Density is more than double the City 60 year density target of 27 people/hectare

# WP - Comparison to adjacent communities

Windsor Park		
	Number	Per cent
<b>Occupied private dwellings</b>	<b>2,310</b>	<b>100%</b>
<b>Single-detached house</b>	<b>285</b>	<b>12%</b>
<b>Semi-detached house or duplex</b>	<b>385</b>	<b>17%</b>
<i>Semi-detached</i>	<i>205</i>	<i>9%</i>
<i>Duplex</i>	<i>180</i>	<i>8%</i>
<b>Row house</b>	<b>95</b>	<b>4%</b>
<b>Apartment</b>	<b>1,530</b>	<b>66%</b>
<i>Less than 5 storeys</i>	<i>1,280</i>	<i>55%</i>
<i>5 storeys or more</i>	<i>250</i>	<i>11%</i>
<b>Other dwelling</b>	<b>0</b>	<b>0%</b>

Calgary		
	Number	Per cent
<b>Occupied private dwellings</b>	<b>466,725</b>	<b>100%</b>
<b>Single-detached house</b>	<b>262,965</b>	<b>56%</b>
<b>Semi-detached house or duplex</b>	<b>50,880</b>	<b>11%</b>
<i>Semi-detached</i>	<i>29,295</i>	<i>6%</i>
<i>Duplex</i>	<i>21,585</i>	<i>5%</i>
<b>Row house</b>	<b>44,705</b>	<b>10%</b>
<b>Apartment</b>	<b>105,890</b>	<b>23%</b>
<i>Less than 5 storeys</i>	<i>72,880</i>	<i>16%</i>
<i>5 storeys or more</i>	<i>33,010</i>	<i>7%</i>
<b>Other dwelling</b>	<b>2,295</b>	<b>0%</b>

Single-Detached House Comparison : Mayfair 97%, Meadowlark Park 96%, Chinook Park 85%, Britannia 80%, Elboya 59%, Parkhill 40%, Bel-Aire 100%

# WP - Comparison to adjacent communities

Windsor Park		
	Number	Per cent
<b>Private households</b>	<b>2,310</b>	<b>100%</b>
<b>Owner households</b>	<b>915</b>	<b>40%</b>
<b>Renter households</b>	<b>1,395</b>	<b>60%</b>

Calgary		
	Number	Per cent
<b>Private households</b>	<b>466,730</b>	<b>100%</b>
<b>Owner households</b>	<b>333,455</b>	<b>71%</b>
<b>Renter households</b>	<b>133,275</b>	<b>29%</b>

## Rental Rate Comparison

- Elboya = 45%
- Britannia = 20%
- Meadowlark = 15%
- Mayfaire = 7%
- Bel-aire = 7%
- Parkhill = 43%

ISC: Unrestricted

# WP - Comparison to adjacent communities

## Bel-Aire

Median total household income (before tax) in  
2015:

**\$401,839**

**\$\$\$**

\$97,329

## WINDSOR PARK

Median total household income (before tax) in  
2015:

**\$64,022**

**\$\$\$**

\$97,329

## Meadowlark Park

Median total household income (before tax) in  
2015:

**\$121,624**

**\$\$\$**

\$97,329

## Mayfair

Median total household income (before tax) in  
2015:

**\$307,108**

**\$\$\$**

\$97,329

## Britannia

Median total household income (before tax) in  
2015:

**\$268,603**

**\$\$\$**

\$97,329

## Elboya

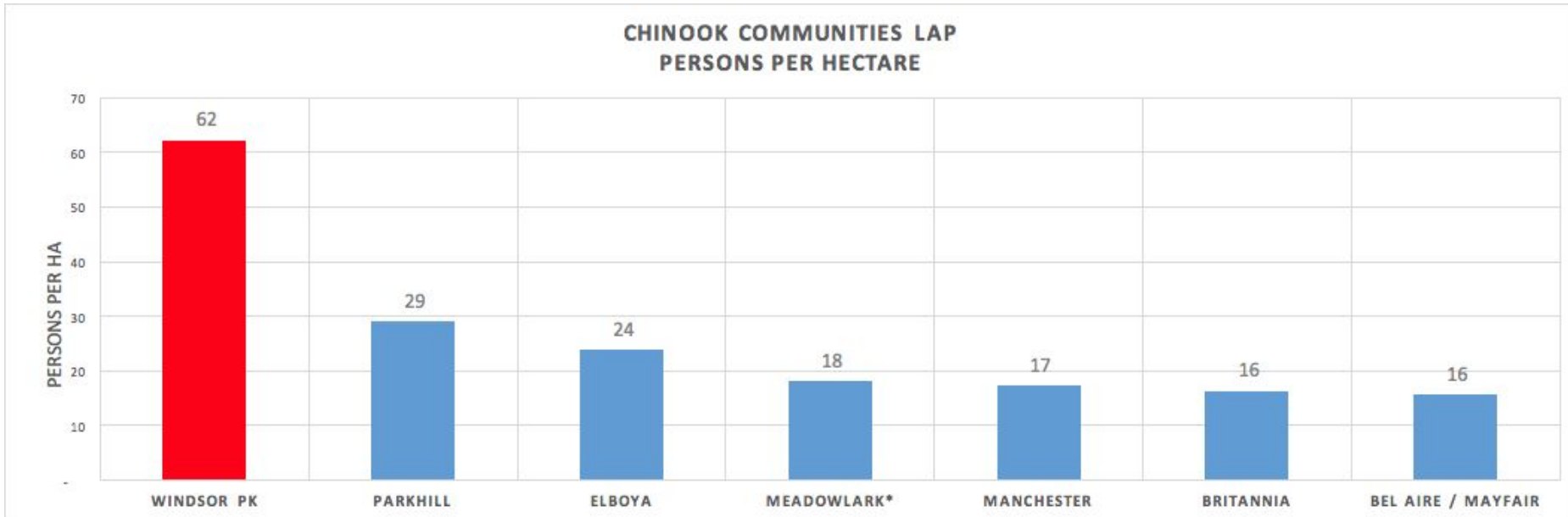
Median total household income (before tax) in  
2015:

**\$106,887**

**\$\$\$**

\$97,329

# STOP PUNCHING DOWN! Bring Adjacent Communities up to City Targets!



# Concerns - Canopy Targets

## WINDSOR PARK



ISC: Unrestricted

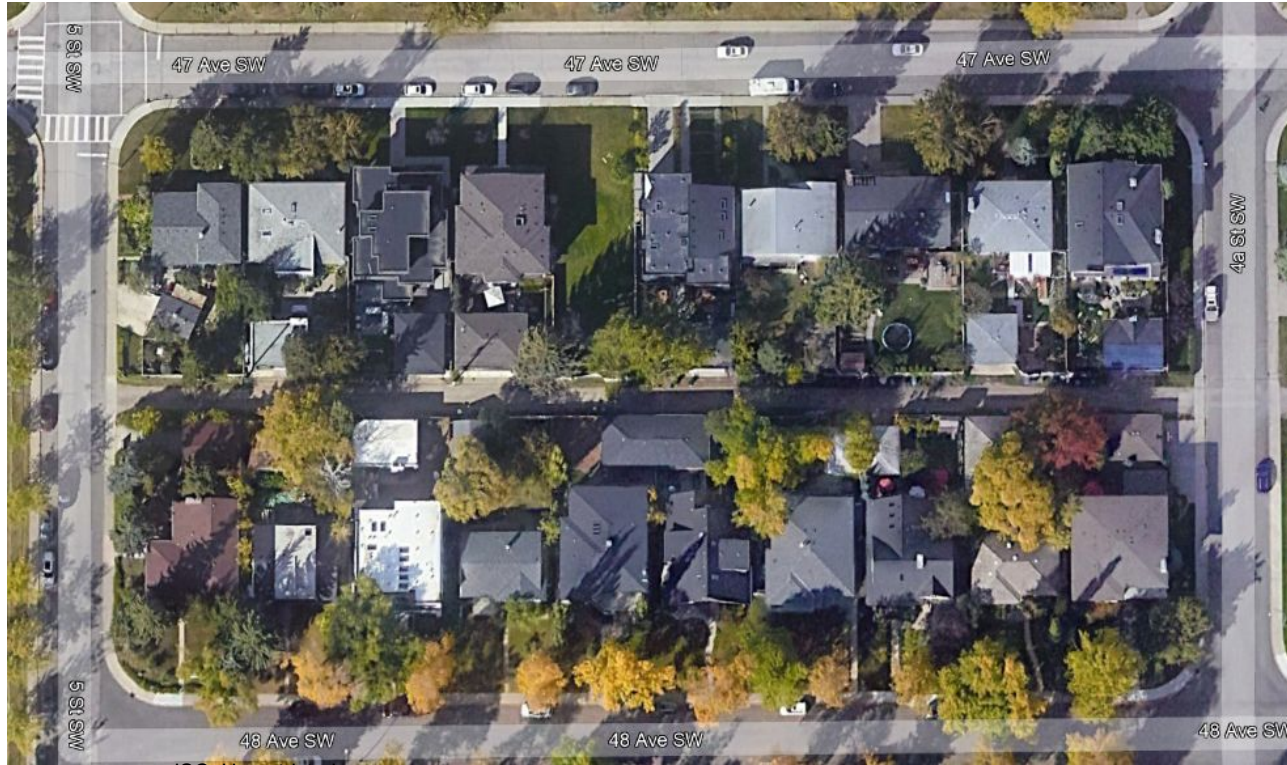
Urban Forest (% of tree canopy) Target

- 1998 – 8%
- 2018 – 8.25%
- 60-yr target 14-20%

The City LAP team will not provide % tree canopy targets per community?

# Concerns - Canopy Targets

## ELBOYA



ISC: Unrestricted

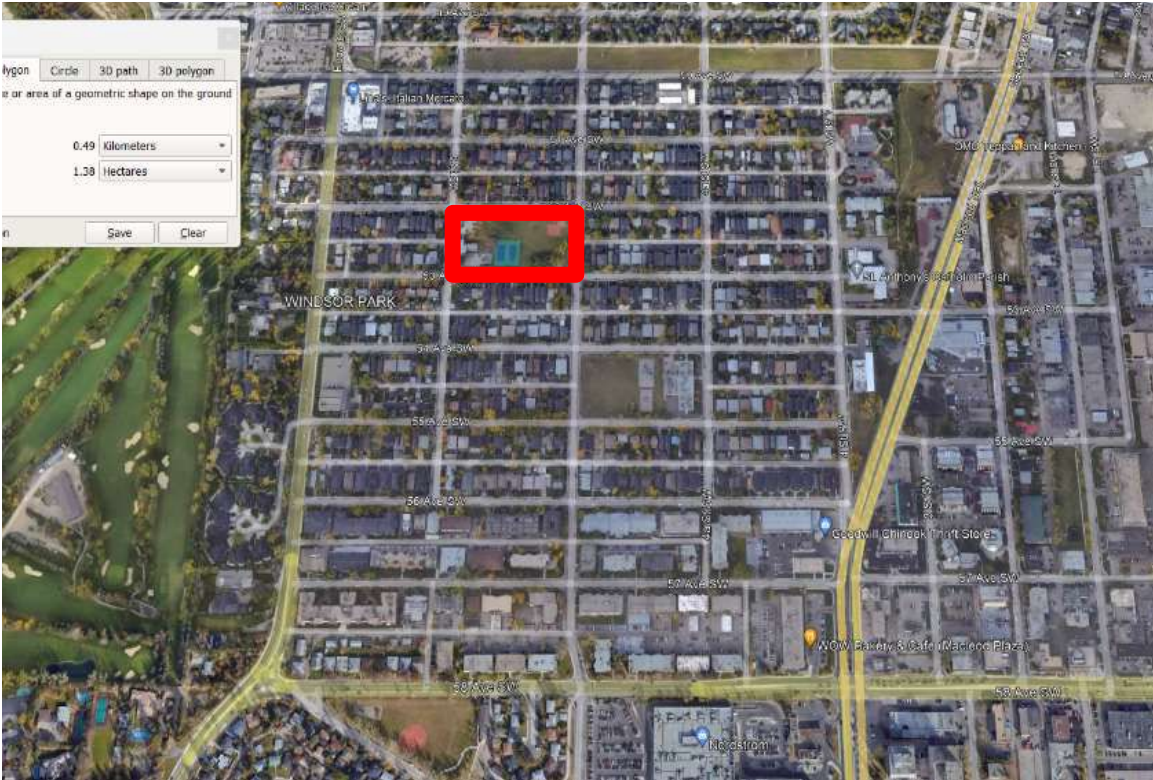
Urban Forest (% of tree canopy) Target

- 1998 – 8%
- 2018 – 8.25%
- 60-yr target 14-20%

Why such a difference?

# Concerns - Usable Green/Park Space

- Windsor Parks only green/park space provides 2-4% green space for the community.
- City Target per community 10%!



# Concerns - Utilities

Location of Storm Drains - Normal Day



ISC: Unrestricted

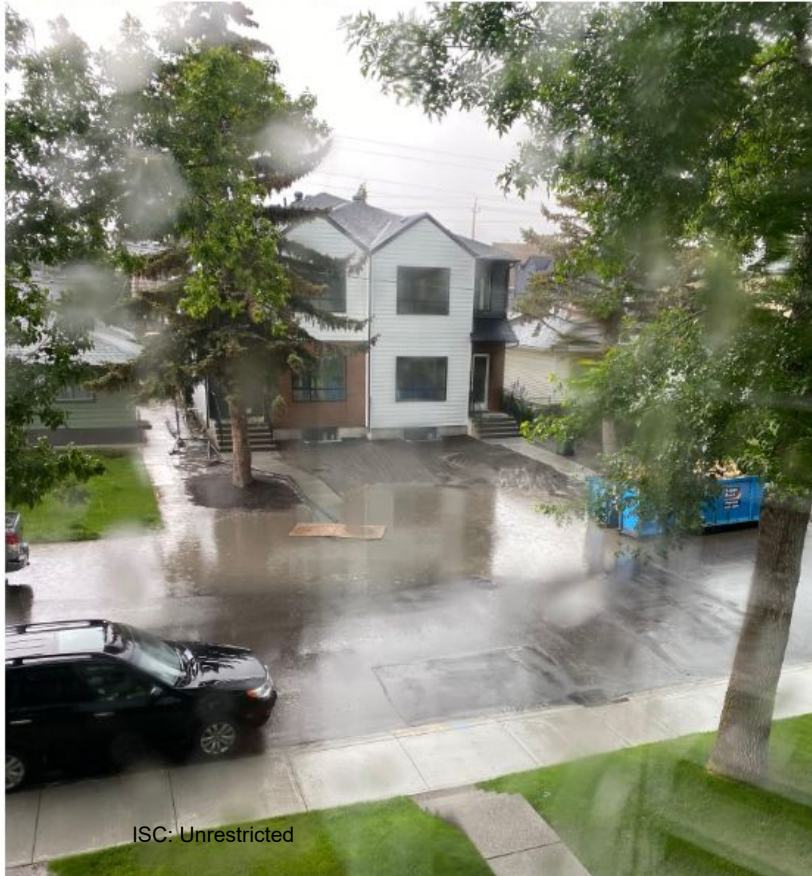
Both storm drains on 51 AVE not able to manage rainfall event - July 3, 2021



Page 39 of 108

# Concerns - Utilities

Storm drain on North side of 51AVE not able to manage rainfall event - July 7, 2022.



ISC: Unrestricted

More flooding on May 8, 2023 only after light drizzle



Page 40 of 108

# Concerns - Utilities

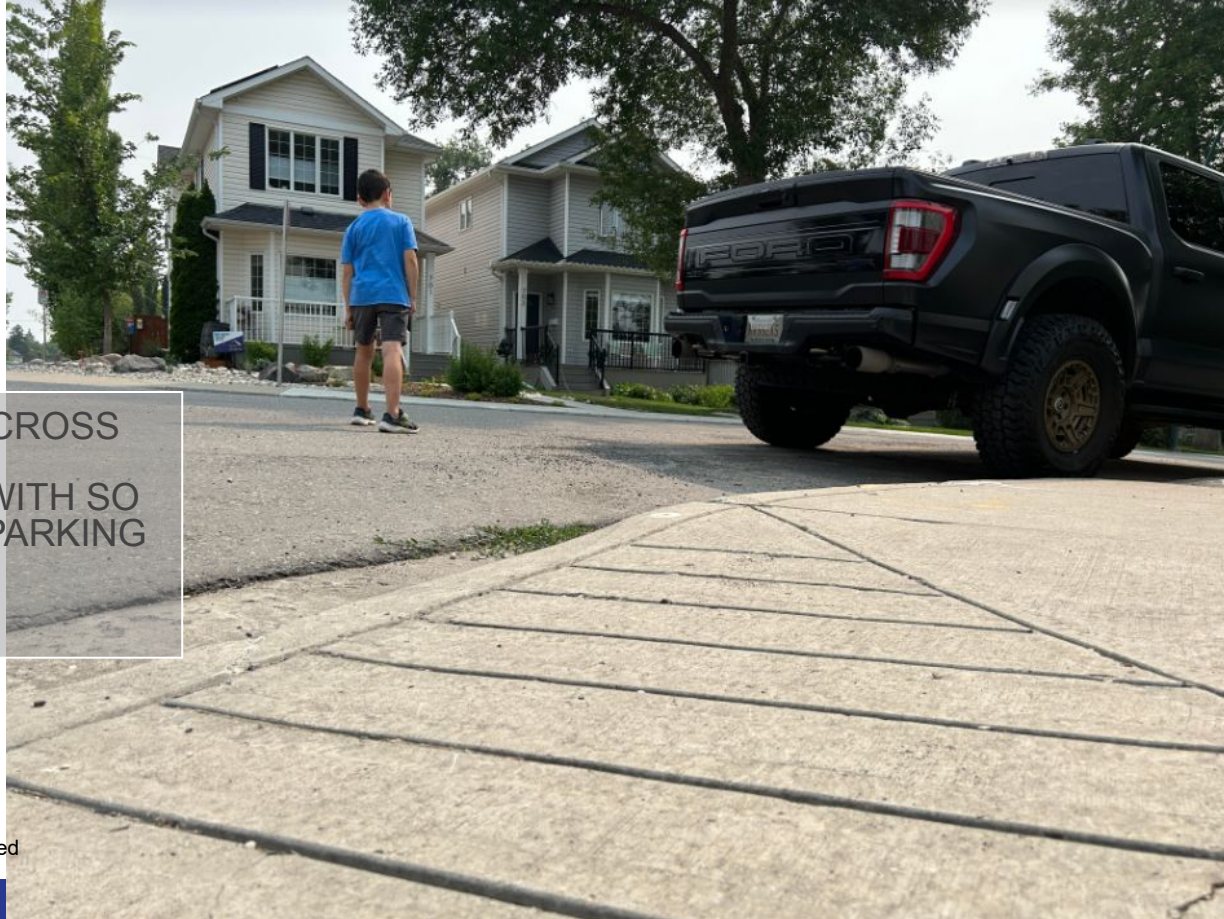
Significant Flooding on July 16, 2023 after hail storm



ISC: Unrestricted

- Flooding occurs on every rainfall, regardless the amount of rain
- Consistent year over year, these are not one off events.
- Started in 2021 immediately after development at Elbow and 51 AVE was completed and the issue has compounded with each new development since then.

# Concerns Safety - Pedestrian Sightlines



SIGHTLINES AT CROSS WALKS ARE CHALLENGING WITH SO MUCH STREET PARKING EDGING TO THE CORNERS

# Concerns - School Space



## Notice Regarding Overflow Designation for Kindergarten to Grade 9 Regular Program Students Attending Elboya School

---

Dear Students and Parents/Guardians,

This letter is to inform you that **Elboya** School is projected to be over capacity for the 2023-24 school year. The school will not be able to accommodate all students who live within the school boundary. Immediate short-term adjustments are needed to ensure that the Calgary Board of Education (CBE) can continue to offer strong learning opportunities to all students.

The regular program is seeing high enrolment for the 2023-24 school year. Consequently, we must designate overflow schools for all **new** regular program registrations for elementary and junior high grades at **Elboya** School for the 2023-24 school year.

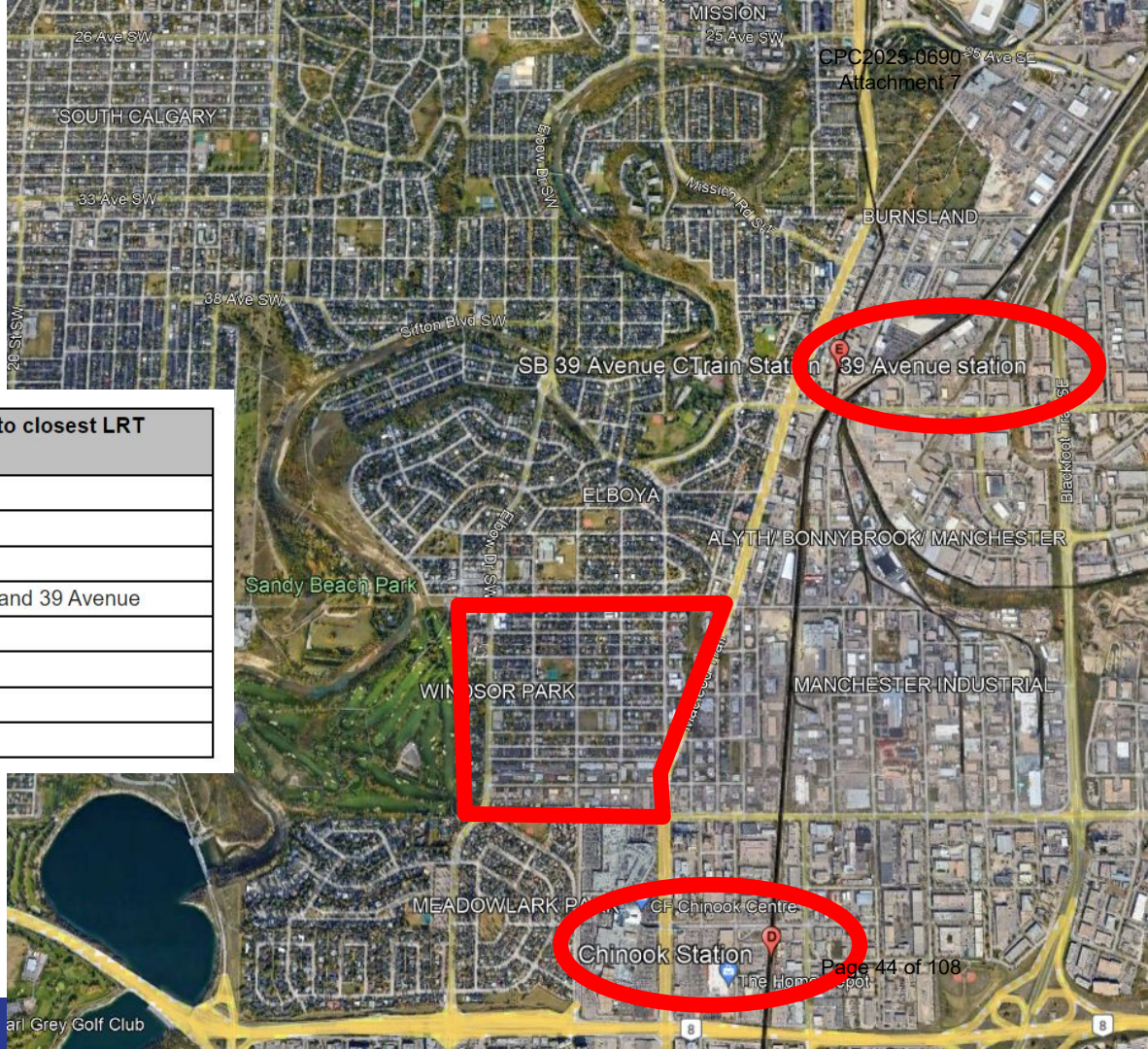
**Effective immediately, new registrations that cannot be accommodated in the regular program at **Elboya** School for the 2023-24 school year will be overflowed to:**

- Chinook Park School for kindergarten to Grade 6 - located at [1312 75 Ave SW](#)
- Woodman School for Grades 7 to 9 - located at [8706 Elbow Dr. SW](#)

Regular program students who are overflowed to Chinook Park School and Woodman School will be placed on a call-back list and if space becomes available, they will be given an opportunity to transfer back to **Elboya** School.

- Elboya School has attempted to exclude Windsor Park kids out of their school zone due to capacity issues in the past!

# Meaningful Alternative 1 - Density Around C-Train Stations

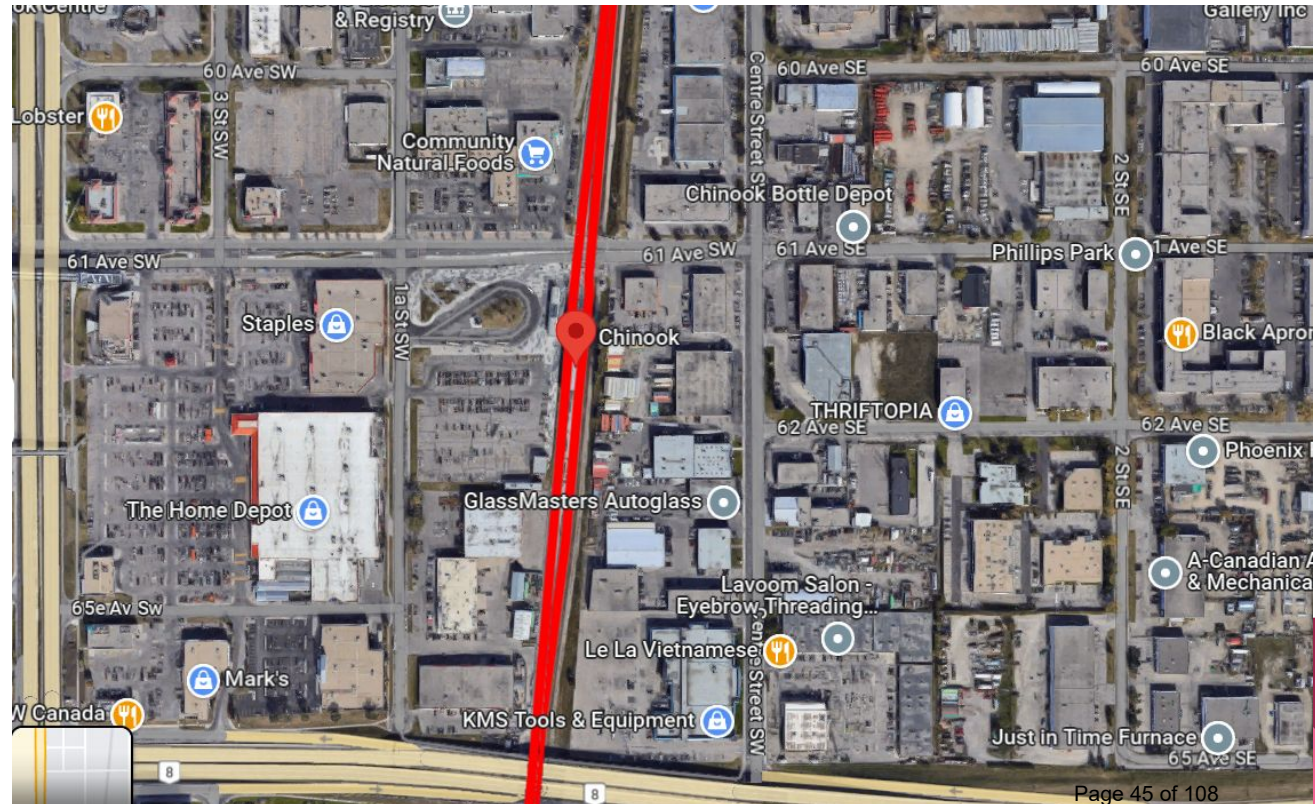


Community Name	2019 Population	Approximate Distance to closest LRT Station
Bel-Aire	390	1,650m to Chinook
Britannia	690	1,600m to 39 Avenue
Elboya	1,754	1,200m to 39 Avenue
Manchester	1,025	1,100m to both Chinook and 39 Avenue
Mayfair	432	1,650m to Chinook
Meadowlark Park	644	950m to Chinook
Parkhill	1,691	300m to 39 Avenue
Windsor Park	4,584	1,200m to Chinook

# Meaningful Alternative 1 - Density Around C-Train Stations

## Chinook Station

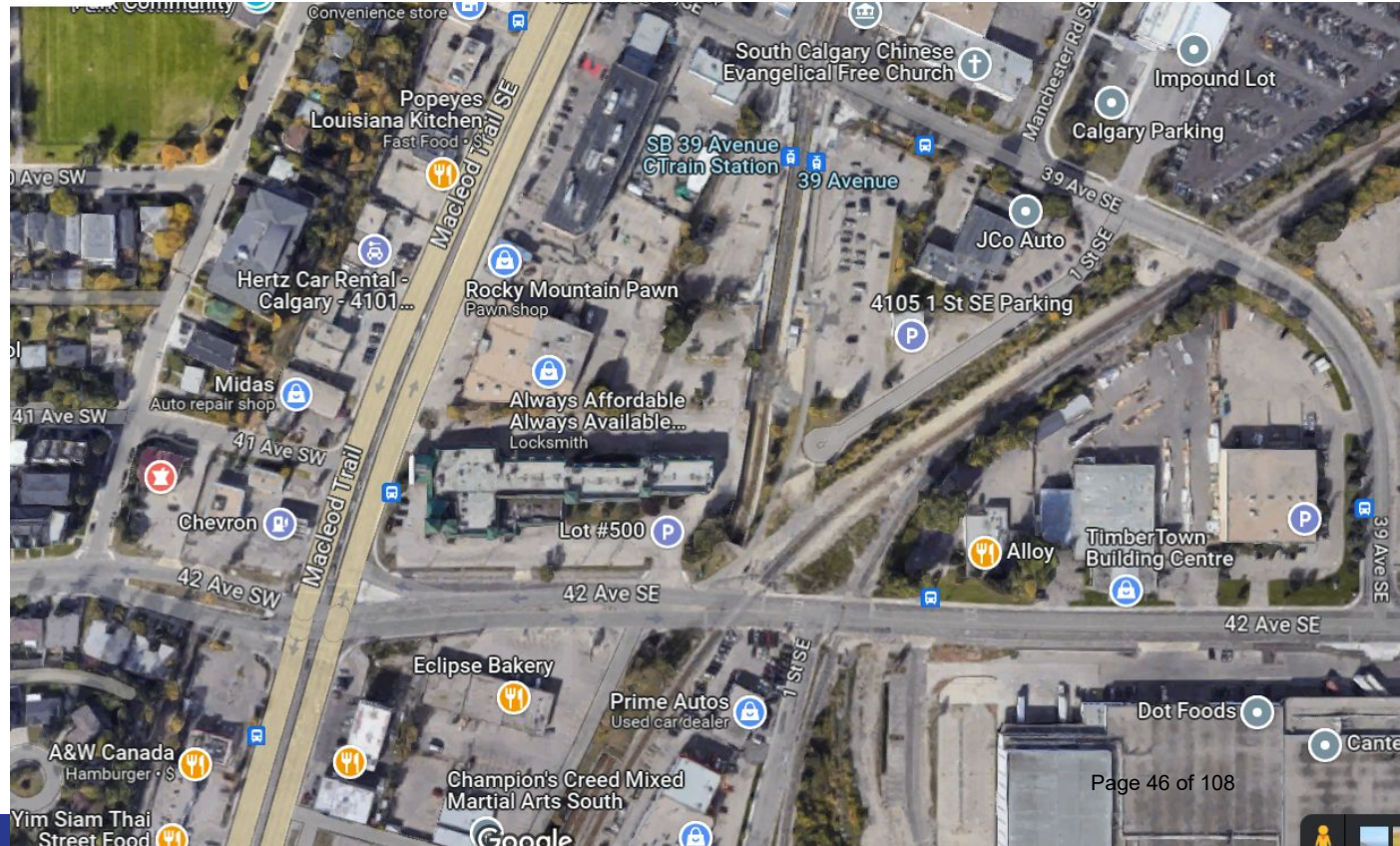
There are more parking lots than buildings around Chinook Station



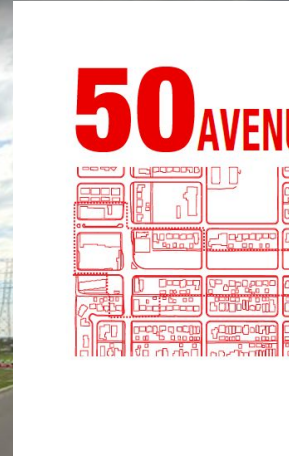
# Meaningful Alternative 1 - Density Around C-Train Stations

## 39th Ave Station

Why are there empty warehouses around a C-Train Station?



# Meaningful Alternative 2



## 50 AVENUE SW AREA REDEVELOPMENT PLAN



# Meaningful Alternative 2 - 50 Ave Redev Plan

Total Plan Area (10.9 ha)	Gross Floor Area (m <sup>2</sup> )	Dwelling Units	Population	Jobs	Population & Jobs per Hectare
Currently	17,800	67	126	190 (estimated)	28
Planned Capacity	93,300	560	1000	500	139

Table A1 Current Intensity & Planned Capacity

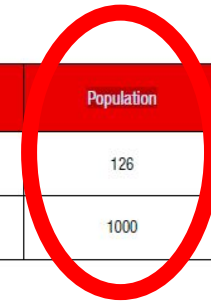
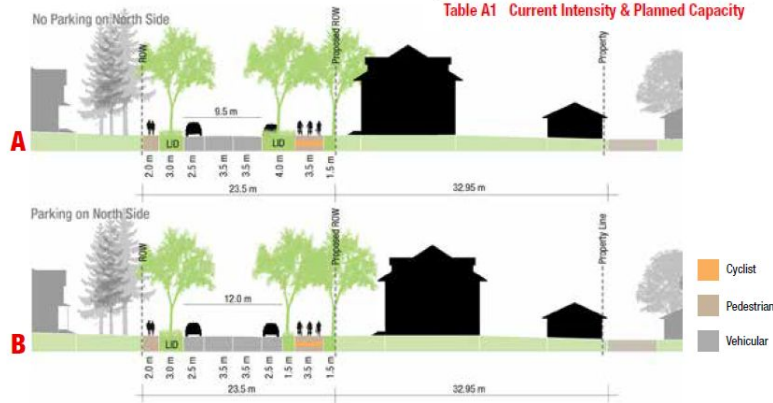
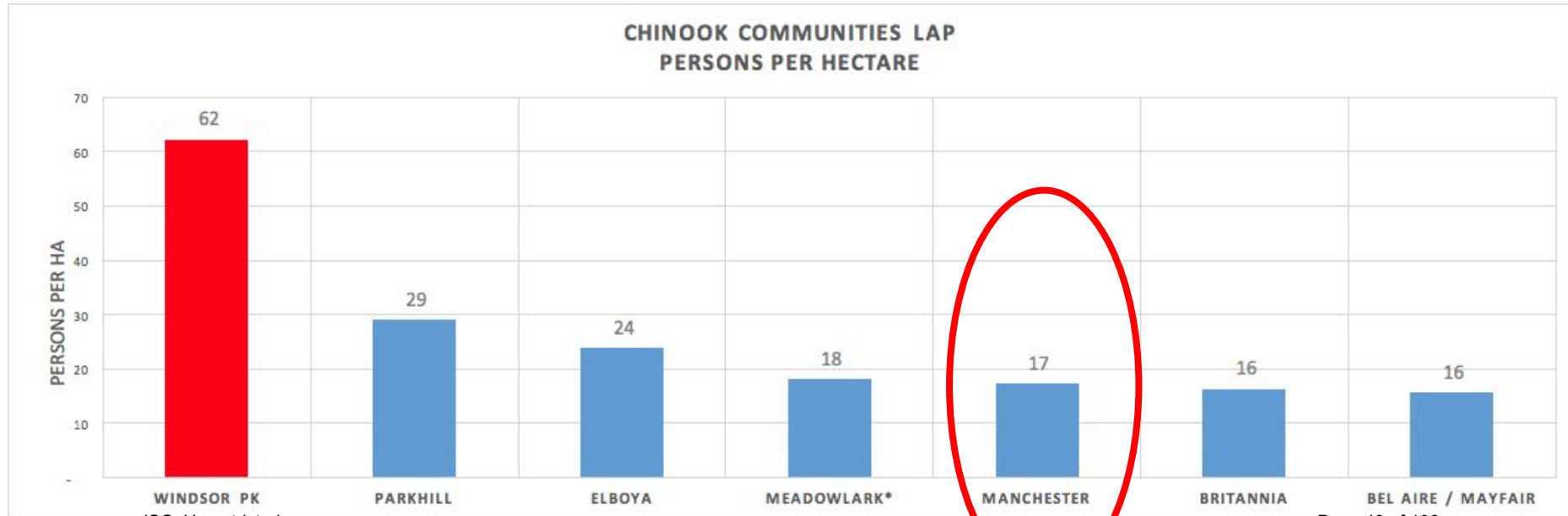


Figure 14. Proposed 50 Avenue SW Complete Street Concept

Bike facility details (pathway vs bike lane) subject to detailed street design. Page 48 of 108

# STOP PUNCHING DOWN! Create City Building Projects in underused land rather than Making Windsor Park carry all the density



ISC: Unrestricted

# MDP Alignment - MDP Section 2.1.1

MDP Section 2.1.1 Creating a city attractive to people:

*“Provide greater housing choices in locations close to job markets and in areas well served by the Primary Transit Network”*

**Windsor Park already provides a large mix of housing choice especially in comparison to the surrounding communities. We are no closer to Primary Transit Networks than any other community**

# MDP Alignment - MDP Section 2.2

MDP 2.2: Shaping a more compact urban form:

*“#3 Direct land use change within a framework of corridors and collectors”*

**The proposed re-developments are not located on a Corridor, or a Collector**

# MDP Alignment - MDP Section 2.3.1

MDP Section 2.3.1 RESPECTING AND ENHANCING NEIGHBOURHOOD CHARACTER:

*“Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment”:*

*“Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas”*

**While Windsor Park does not dispute that it is a neighbourhood that contributes significantly to higher volume housing, high-density has appropriately situated on the periphery of the community adjacent to Activity Centres and Main Streets. The lower-density core of the community has a different and complementary character that provides choice and balance to the broader Windsor Park.**

**These developments will result in someone having up to 12 neighbors instead of 1!**

# MDP Alignment - MDP Section 2.3.2

MDP 2.3.2: Respecting and enhancing the neighborhood character:

- “a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.*
- b. Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas*
- c. Ensure infill development complements the established character of the area and does not create dramatic contrast in the physical development pattern”*

**The vision for densification of WP is consistent with existing plans allowing for densification along 50th ave and the transition area. The proposed development does not allow for a proper transition zone**

# MDP Alignment - MDP Section 3.5.1

## Section 3.5.1 GENERAL POLICIES FOR DEVELOPED RESIDENTIAL AREA

### Land Use Policies:

*“a. Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood”*

*“b. Redevelopment within predominantly multifamily areas should be consistent with the established pattern of development...”*

- **The core of Windsor Park should be considered within policy “a” above and intensification be kept to infill and duplex development.**
- **Multi-family developments have been and should continue to be along the periphery of the greater Windsor Park community.**

# MDP Alignment - MDP Section 3.5.3

## Section 3.5.3 ESTABLISHED AREAS

### Land Use Policies:

*“a. Encourage modest redevelopment of Established Areas”*

**As discussed, the large inventory of corner lots with old housing stock could result in significant and material redevelopment in the core. This is definitely not “modest”**

*“b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centre”*

**this has been the pattern at Windsor Park, primarily on the streets adjacent to Chinook Centre and at the intersection of Elbow and 50<sup>th</sup> Avenue. These developments are not opposed as is evidenced by the current construction of the Elbow 5 Eight Apartments that will add 255 residences to the community**

# MDP Alignment - MDP Section 2.2.5

## MDP Section 2.2.5 STRONG RESIDENTIAL NEIGHBOURHOODS

*“The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of the neighbourhoods”*

**We have shown that R-CG land use is not sensitive, compatible or complementary to the interior of Windsor Park. In fact it is eroding the character of the neighborhood by targeting a single demographic.**



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First name [required] Alana

Last name [required] Tefledzuk

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Development Application - LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my strong opposition to the proposed multi-story development in my neighborhood, Windsor Park. While I recognize the need for thoughtful growth in our city, this particular project will have a lasting negative impact on the character and livability of our community.

### Key Concerns:

- **Traffic and Safety:** Our streets were not designed to handle the significant increase in vehicle traffic this development will bring. This raises concerns not only about congestion but also about pedestrian and cyclist safety.
- **Strain on Infrastructure:** Our schools, parks, water systems, and emergency services are already operating near capacity. Adding a large number of new residents without a parallel investment in infrastructure will place an unsustainable burden on essential services.
- **Loss of Community Character:** Our neighborhood is defined by its low-rise, human-scale environment. A multi-story building would be out of place, overshadowing existing homes, blocking sunlight, and permanently altering the character that residents value.
- **Parking Pressures:** The proposed building will bring far more vehicles than the limited on-site parking can accommodate. Overflow parking will spill onto surrounding streets, worsening congestion and making it harder for existing residents and their guests to find reasonable parking near their homes.
- **Disruption During Construction:** Multi-story projects of this scale often take years to complete. Extended road closures, heavy equipment, and constant construction noise will severely disrupt daily life, endanger pedestrians, and create bottlenecks on our already narrow streets. Residents should not have to endure years of diminished quality of life for a project that does not align with the character or needs of our community.
- **Environmental Impact:** Large-scale construction of this type will increase noise, dust, and pollution during the build phase, and afterward will contribute to higher energy use, reduced green space, and worsening air quality.
- **Property Values and Livability:** Such a development risks reducing the desirability of the surrounding area by introducing density that is incompatible with the existing fabric of the community.

For these reasons, I urge council to reject this proposal or require significant changes that respect the scale, safety, and sustainability of our community. Growth must be pursued in a way that enhances—not diminishes—the quality of life for current and future residents.



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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Kenneth

Last name [required] Lubon

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Development application LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my strong opposition to this proposed development that will negatively impact the neighbourhood for four key reasons while lining the pockets of wealthy developers.

The first negative impact from this development is to the quality of life of the residents who currently live in the neighbourhood. The impact that years of construction will have on the residents in and around the proposed development is only negative in nature. Noise, dust, road closures, traffic, and potential pedestrian and bicycle safety are not issues residents should have to endure for a project that does not align with the character of the area.

Secondly, the current infrastructure in the area does not support this kind of development. The residential streets in this area are not meant for large volumes of traffic this development will bring, not to mention the strain this development would put on existing water systems, parks, emergency services, transit services and school systems which are currently running at, or near, capacity.

The third negative impact this development will bring is the large environmental impact. The City of Calgary declared a climate emergency in 2021. By reducing green space and natural habitats that come with residential yards and allowing a development that will use tonnes of concrete (a significant source of CO2 emissions) and run machinery for years of construction this development is in stark contrast to a development that follows the City's climate strategy.

The final negative impact is the loss of neighbourhood character. While there are multi-story buildings in the neighbourhood they are sited in areas adjacent to other multi-story buildings. The proposed location of this development is in the heart of low-rise single family homes. The reduced sunlight, urban sprawl and increased traffic this development would bring are not aligned to the peace and quiet residents flock to this area for. Please reconsider this development and address these key concerns before approving such projects.



Public Submission

CC 968 (R2024-05)

PROTECTION OF PRIVACY ACT

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**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

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First name [required] Mason

Last name [required] Clarke

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 2, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please do not let this big building get passed, it will ruin the fabric of our neighbourhood in Windsor Park. It will jam up the already terrible parking and bring a lot of people into the already crowded neighbourhood. This will likely be a short term rental complex that's going to bring the wrong crowd. Please reconsider.



**Public Submission**

CC 968 (R2024-05)

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First name [required] **Carter**

Last name [required] **Bates**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 9, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **LOC2025-0055 - city council meeting September 9th**

Are you in favour or opposition of the issue? [required] **In opposition**



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to the proposed re-zoning on 55th Ave between Elbow Drive and 6th street that will enable a larger building complex than previously approved. I feel this change will density the neighborhood significantly, increasing vehicle traffic and ability to find street parking.



**Public Submission**

CC 968 (R2024-05)

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First name [required] **Shirley**

Last name [required] **Pasmore**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 9, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here.](#))

[required] - max 75 characters **LOC2025-0055**

Are you in favour or opposition of the issue? [required] **In opposition**



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

Screenshot 2025-08-28 at 11.52.00 AM.png

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a deeply committed community, we believe in a future that includes growth—but growth must be thoughtful and respectful of the place we call home. Our concern is that this proposed six-story building simply misses the mark. It's a huge structure that feels completely out of place next to one and two-story homes, creating countless height, mass and volume adverse effects on existing homeowners. This isn't the "gentle densification" communities have been advocating for. Gentle densification is about smart, gradual additions like townhomes and secondary suites that fit right in. It's about making our neighborhood stronger, not overshadowing it with a towering building that clashes with everything we love about Windsor Park. This project feels like a betrayal of the trust we put in the planning process. Our volunteers spent countless hours working with the city on the Local Area Plan. We understood that the Building Scale of designation of "up to six stories" on this unique site was intended to accommodate the 5-story building that was already approved. We were trying to make the plan reflect reality, not to give a developer a blank cheque to switch lanes and build something much bigger. To hear a city official say that "council was intentionally allowing six stories on this particular site" is incredibly frustrating. It feels like our hard work and the shared understanding we reached during the LAP working group meetings are being ignored. We showed up, we participated, and we were led to believe one thing, only to see it used to justify a completely different outcome. Our community vision is clear: we support responsible, thoughtful growth. We want new housing that adds to the character of our neighborhood, not one that dominates and diminishes it. We concede that we must live with the fact that a 5-story building has been approved here. But we feel there has been no accountability by 1. the developer who has been misleading and disingenuous in the process, shifting materially from the understanding under which the original redesignation was granted; 2. The planning commission where statements about the intentions of the LAP and gentle densification were misleading or false; and 3. The LAP process that does not seem to honour the intentions of the community. Many in the community feel betrayed by Council & many have just surrendered to a process that they feel has worked against them ultimately with no accountability to the community.

# 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 |



ISC: Unrestricted





Public Submission

CC 968 (R2024-05)

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First name [required] Ken  
 Last name [required] Young  
 How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council  
 Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

1. SUBMISSION-MASTER 250901.pdf

ATTACHMENT\_02\_FILENAME

3. Appendix B THE LAP ISSUE 250901.docx

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed 6-story building in Windsor Park is at odds with the spirit and intent of the community's Local Area Plan (LAP) and the principles of responsible densification. The developer cites the LAP, but a closer look reveals a troubling discrepancy between what the community understood and what is now proposed.

A central argument against the approval is its reliance on the LAP itself. Community representatives maintain that the "up to 6 stories" Building Scale designation was narrowly intended to ratify the previously approved 5-story building, not to serve to grant of new authority for an even larger structure. The current application is seen as a bait-and-switch tactic, undermining the trust essential to the planning process and breaching the understanding reached during earlier discussions.

A Calgary Planning Commissioner's recent public statement that "Council was intentionally allowing six stories on the particular site" is viewed as speculative and disregards the unique context and specific planning history of the site. Community input on this site during LAP working groups was aimed at alignment with existing approvals and zoning, not enablement of a larger project.

While the community has resigned itself to the 5-story structure, which even Administration described as an "abrupt change" and "incompatible in this context," they are aghast to hear a member of the Planning Commission describe the current 6-story, 64 unit proposal as "a modest policy evolution" and "a good way of gently densifying these established areas." This large structure clearly does not align with the concept of gentle densification, which is typically characterized by gradual, non-disruptive and incremental additions that integrate, rather than dominate, the existing urban fabric.

Furthermore, initial design promises of a "unique and contemporary design" with a varied, stepped façade, have been abandoned. The current application shows a large, monolithic building, stepping down only once, a stark contrast to the original commitment.

In summary, Windsor Park residents support thoughtful growth, but they contend this development is a material misapplication of the LAP that fails to respect the neighborhood's context and vision.

There are several specific areas of objection listed in the attachments to the submission. These materials also include detailed documentation of numerous examples of misleading and false statements made over the original re-designation process.

# **SUBMISSION FROM THE WINDSOR PARK DEVELOPMENT COMMITTEE**

**RE: LOC2025-0055**

## **Table of Contents**

**Page 2.       Objection and Summary**

**Page 4.       Justification**

**Appendix (a):       History of false and misleading representations**

**Appendix (b):       Local Area Plan**

**Appendix (c):       Calgary Planning Commission minutes June 14, 2018**

**Appendix (d):       A short History of the Land Parcel.**

**Appendix (g):       Transformation of the design of the Proposed Development**

## 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)**

- 40 units
- Mature boulevard trees retained
- Step-down from 5 storeys to 4 and 3 storeys at east property line
- Varied and articulated façade
- Promised “unique and contemporary design”

**New Application (2024)**

- 64 units
- No tree retention planned
- Only a single step-down from 6 to 3 storeys
- Monolithic, flat façade with minimal variation
- 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 \(g\)](#)

- **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
  
- **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 including the recent CPC hearing.
  - 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:**
  - The proposed development of a six-story building in Windsor Park presents several points of contention regarding its compliance with the spirit and intent of the community's **Local Area Plan (LAP)** and the principles of responsible urban densification. While the developer may cite the LAP to support the project, a closer examination reveals concerns about a potential **misrepresentation of fact** in that the community's trust was secured under one set of assumptions, and now a different outcome is being pursued. We feel that we are the victims of a bait-and-switch tactic.
  - Details of the LAP process as it pertains to this parcel are detailed in [Appendix \(b\)](#)
  - We note with interest that the timing of the Applicant's application for redesignation to increase the height from five to six stories 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

## Appendix (b)

### LAP

#### 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. 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. The options were:
  - Limited (up to 3 storeys)
  - Low-Modified (up to 4 storeys)
  - 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.

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## 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 (c):

### 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

**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**

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## Appendix (d)

### **A SHORT HISTORY OF THE LAND PARCEL**

- The lands in question are parcels with addresses **720, 724 and 728 55<sup>th</sup> 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](mailto: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
- May 20, 2025: Applicant submitted a Development Permit application for the revised 6-story building

## 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:

	<b>LOC2017-0367</b>	<b>DP Plan V1</b>	<b>DP Plan V2</b>	<b>DP Plan V3</b>	<b>LOC2025-0055</b>
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



## 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)

- 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

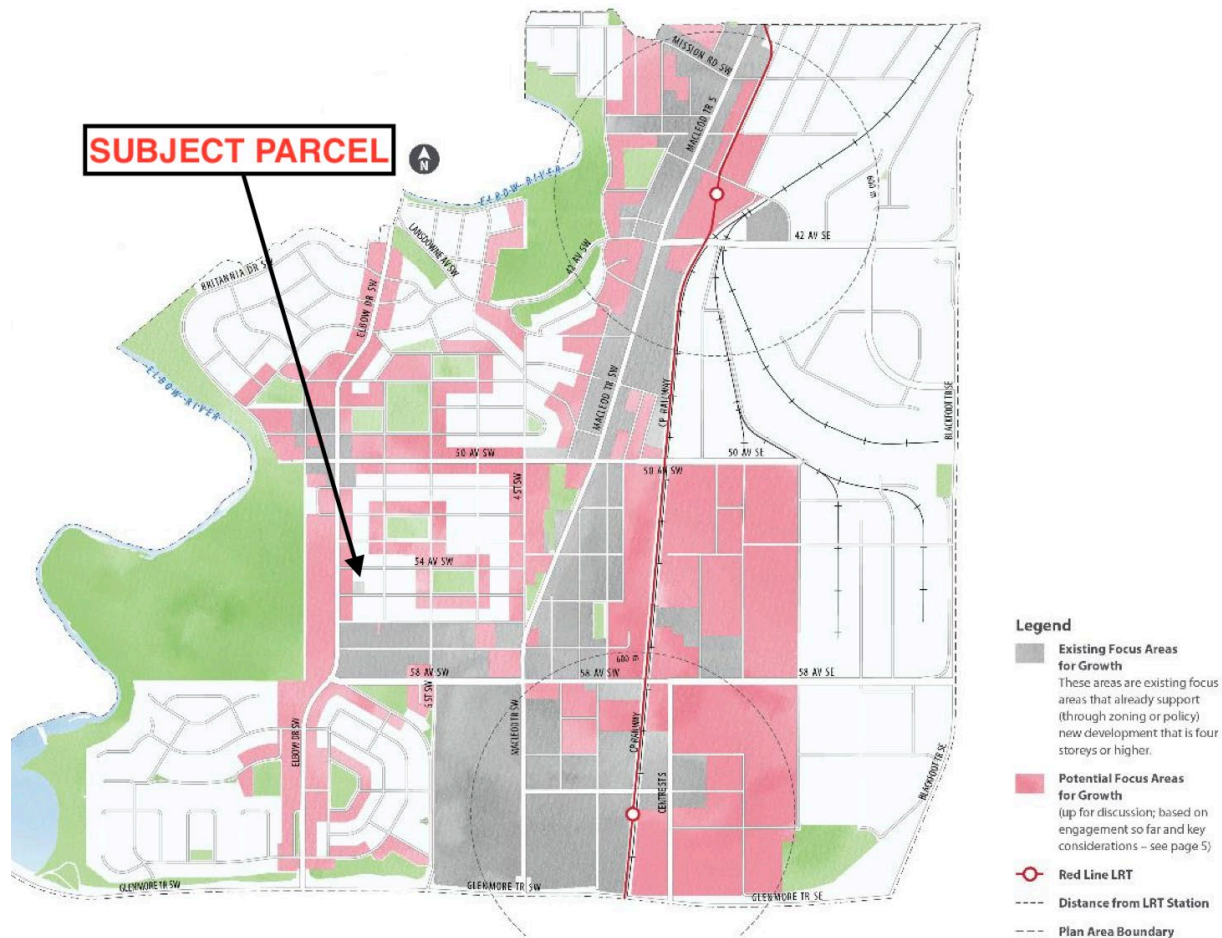
## LAP: PHASE 2

Chinook Communities Local Area Plan Draft – November 2023

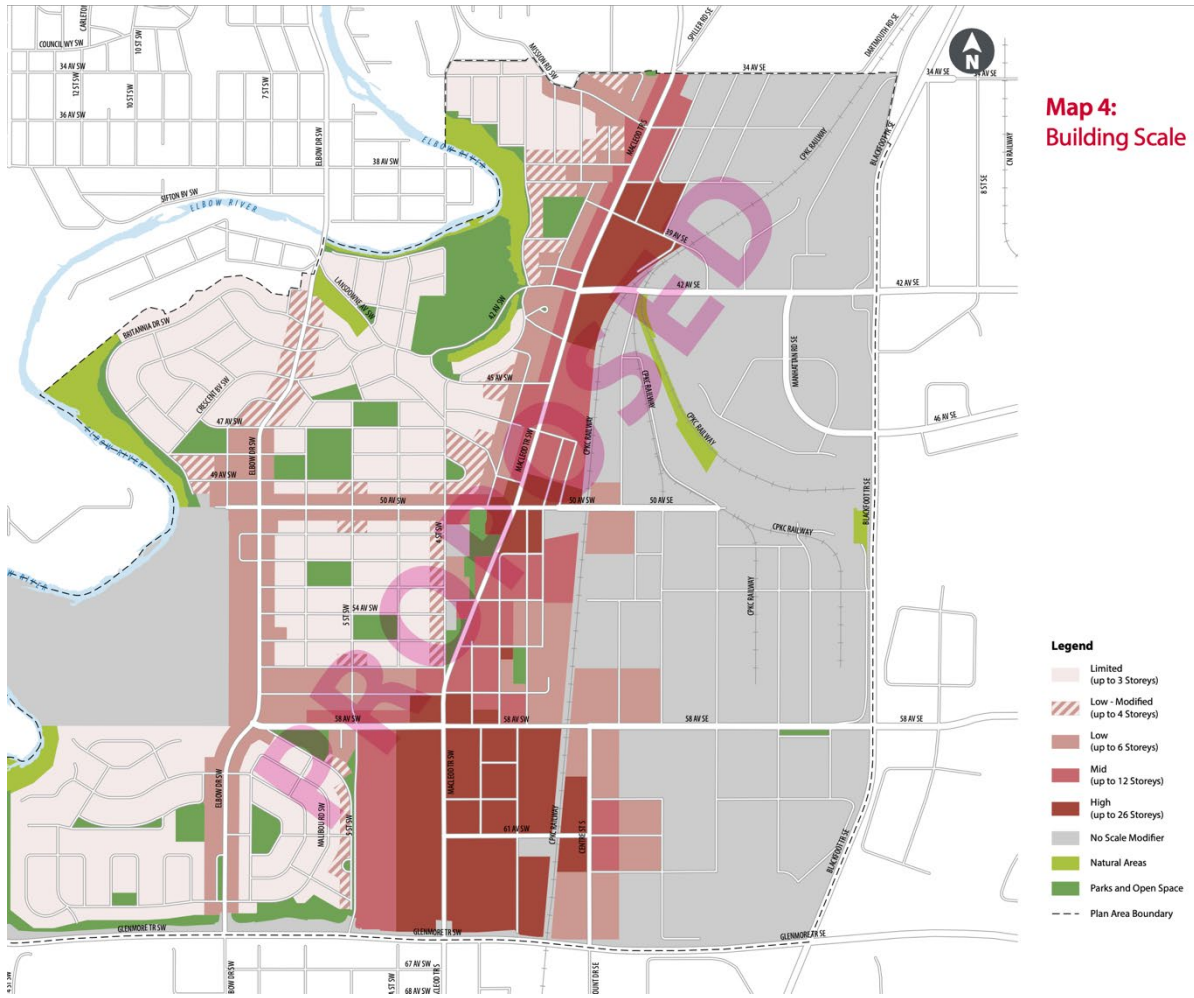
### ATTACHMENT

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](http://calgary.ca/Chinook)



# LAP: PHASE 3





**Public Submission**

CC 968 (R2024-05)

**PROTECTION OF PRIVACY ACT**

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**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

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First name [required] **Simarjeet**

Last name [required] **Dhanoa**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 9, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Public hearing regarding Land Use Redesignation Windsor Park LOC2025-0055**

Are you in favour or opposition of the issue? [required] **In opposition**



### Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

City Council Comments LOC2025-0055.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

LOC2025-0055: I am against this proposed development as I believe it is inappropriate for the location. A mid-block six-storey apartment/condo that towers over the neighbouring properties does not feel like responsible development. Gentle densification should incorporate buildings which are within reasonable scale and in context with the rest of the community. There are numerous other suitable developments which would achieve densification goals, while still blending with the current makeup of the community. Row houses, four-plexes, and even a limited height (3-4 storey max) multi-family building would be suitable in this location.

The developer has already made false and misleading statements about creating a unique and contemporary building which will integrate with the community, and now they are leveraging a technicality in the local area plan to increase the scale of their building. Approving the re-zoning will only serve to reward the developer for their dishonesty, at the cost of all the neighbours and greater community impacted by this property. The location of the development itself is extremely detrimental to the neighbours to the north who will be severely impacted by the shadowing.

Given that the overwhelming majority of other high-density developments of this height are built on strategic intersections, this proposal feels opportunistic by the developer. I would please ask Council to consider the requests of the residents it represents, and help be our voice to create thoughtful and responsible densification and development rather than reward a developer who is serving only their own interests.



Public Submission

CC 968 (R2024-05)

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First name [required] Donna

Last name [required] Wong

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Public hearing regarding LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



### Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

Council Comments LOC2025-0055.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

LOC2025-0055: I am against the proposed development as the height and scale are not a fit for the location. The development does not represent gentle densification; rather it will dominate and impact all of the neighbouring residents. Gentle and responsible densification should include non-disruptive redevelopment such as townhomes, or secondary suites. There is no precedent for a development of this scale in a mid-block location as similar sized developments are typically located on strategic corners and intersections. Even based on the local area plan, this development area is the only mid-block area that has been zoned for a larger height. The developer has been dishonest about the design of the development, originally mentioning a building that will be within context of the surrounding area, and now using a technicality of the local area plan to increase the scale. The intent of the local area plan designation was not meant to allow a developer to revise the original design to a significantly larger building.

In meetings with the developer, they were dismissive of legitimate concerns from the neighbours, and rather took on the approach of trying to “sell” the benefits of the development as-is. There were no concessions from the developer aside from discussions with a single neighbour. Given that the developer has no interest in trying to integrate the development with the rest of the community, I would urge Council to consider the requests of the residents it represents and help us be our voice for responsible development. We are in favour of densification and redevelopment, but we believe it can be done in a more thoughtful way that better integrates with the community, and does not have such a drastic impact on all those around it.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Gail

Last name [required]

Krystofiak

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Application LOC2025-0055

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As members of this community, and homeowners on 55 ave SW, we object to the height of this building and believe the scale would be too intrusive for this family oriented street. The parking issues as a result of this size of a building would impact owners on a street where we already seem to have parking availability issues. This project appears inconsistent with our understanding of the intent of the Local Area Plan.



Public Submission

CC 968 (R2024-05)

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First name [required] Arham

Last name [required] MELKONIAN

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Development application LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



**Public Submission**

CC 968 (R2024-05)

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First name [required] **Danine**

Last name [required] **Birkholm**

How do you wish to attend?

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 9, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **LOC2025-0055**

Are you in favour or opposition of the issue? [required] **In opposition**



### Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

Letter to the City - Land Use Redesignation LOC2025-0055 722 - 55 Ave SW.docx

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are in strong opposition to this amendment.

September 2, 2025

Attention: File Manager

**Re: Application for Land Use Redesignation: LOC2025-0055**  
**Location: 722 – 55 Avenue SW, Calgary**

Dear Sir / Madam:

This letter is in response to the Application for Land Use Redesignation #LOC2025-0055.

We have lived in Windsor Park (WP) for 23 years and our <1000 sq. ft. bungalow shares the alley with this land use redesignation. We are **opposed** to this amendment. Our reasons are as follows:

- It is my understanding that one of the city planning commissioners stated “I see this as a modest policy evolution of the site .... Sets up a good way of gently densifying these established areas”. There is nothing modest about this building and nothing “gentle” about this development. Windsor Park is already greatly densified; it is already the 3<sup>rd</sup> densest community in Calgary. When this development was originally brought forward (~2017) the city planning commission was against this, as they felt it was too much and did not fit in with the surrounding community. This development never fit in with the surrounding area, but now the developer is asking to make it bigger than originally planned, why the sudden change of opinion down at City Hall?
- The alley we share with this development is a dead end. We understand it is also one of the narrowest alleys in the neighborhood. How are 64 additional residential units that require garbage/recycle/compost pick going to work? We are already experiencing issues (overflowing, failing to place bins properly, bins blocking access) with garbage/recycling/composting due to other multi-tenant housing that share this alley. Why will neither the City nor Developers address these issues BEFORE they allow more buildings?
- Through the Chinook LAP process, we have learned that Windsor Park is the only community within that group that has increased its density by ~90% over the past 50 years. Windsor Park has nearly doubled its density while every other community (except for Manchester) has reduced in density by up to 40%. We feel that this is a clear case of unfair planning practices, and this land use redesignation is another example of this.
- The multi-unit and apartment builds in WP have been a significant nuisance from noise, garbage, and animal feces, which disrupts other residents’ enjoyment of their property. The aggressive and unequal policies regarding densification in R-2 communities such as Windsor Park are favorable to developers, but not to single family homeowners.
- The original rezoning request (presented in 2017) at least showed character to the building. This oversized monstrosity looks like something out of a former communist country. I know you’ll say this isn’t the development permit stage, but past behavior predicts that once a developer gets the zoning they want, they throw away all concerns brought forward by the community.
- Once again WP has a disproportionate weighting to high density housing already. More than double the Calgary average. Windsor Park is carrying way more load than most.

We would ask the city to deny this land use redesignation and require the developer to revert to the original designation that was approved by the city.

Thank you for your consideration. Should you have any questions, please do not hesitate to contact us.

Danine & Mads Birkholm





**Public Submission**

CC 968 (R2024-05)

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First name [required] **Jane**

Last name [required] **Ling**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 9, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Development application - LOC2025-0055**

Are you in favour or opposition of the issue? [required] **In opposition**



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am writing as a concerned resident of Windsor Park to express my strong opposition to the proposed high-density condominium development planned for LOC2025-0055, just one block from my home. As one of the commissioners have stated 'a good way of gently densifying these established areas" which I completely disagree and opposed to.

This particular development raises serious concerns about the long-term livability and integrity of our community. Developments of this scale in established residential neighborhoods have significant, often irreversible impacts, and I urge the city to reconsider or significantly revise the scope of this proposal.

Key concerns include:

### Strain on Infrastructure

Our roads, water systems, and public services are already operating near capacity. A development of this size will only exacerbate these pressures, without any clear plan for expanding or upgrading infrastructure to meet increased demand.

### Traffic and Parking Congestion

Increased vehicle traffic from hundreds of new residents will burden local streets, creating unsafe conditions for pedestrians and cyclists. Parking is already limited, and this development will worsen the situation for current residents.

### Construction Impacts

Years of large-scale construction will disrupt daily life — from noise and dust to blocked streets and safety hazards. This poses a major concern for families, seniors, and anyone working from home.

### Loss of Neighborhood Character

The proposed design is completely out of scale and character with the surrounding area, which is primarily composed of single-family homes and low-rise buildings. This development does not reflect the architectural or cultural "vibe" of our community and risks turning a vibrant neighborhood into a congested, impersonal zone of concrete.

### Livability and Quality of Life

Urban planning should prioritize human-scale development that enhances quality of life — not high-rise density that serves developers' interests at the expense of long-term residents. This project threatens to undermine the very qualities that make this neighborhood a desirable place to live.

I urge the planning department and city officials to listen to the voices of local residents and reconsider developments that are inconsistent with the community plan and the long-term health of our neighborhood.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



## Public Submission

CC 968 (R2024-05)

## PROTECTION OF PRIVACY ACT

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**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Jason

Last name [required] Kulsky

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 25, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

LOC2025-0055 v\_Jason-Kulsky-comments\_Sep-02-2025.pdf

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Public Hearing: LOC2025-0055

Scheduled Date: September 9, 2025

To Whom it May Concern,

I wish to state my objection to the above noted LOC. In summary, the proposed building fails to recognize the residential character of the surrounding neighbours and is a dramatic change in scale and in profile in relation to the single family homes on its north, south and east sides. The original proposed building at 5 stories with a graduated profile on its east side has been replaced with a 6 storey structure with a single step down on its eastern side and is out of keeping with the original proposed development. Further, the original exterior design of the proposed building is not in keeping with the architectural context of the neighbouring properties and has been substantially downgraded from the original approved LOC.

I'll note that the application for this project relies heavily on the Local Area Plan (LAP). The building scale designation of "up to 6-storeys" in the LAP was only intended to accommodate the previously approved 5-storey building but is now being used for the purposes of adding an additional storey to the proposed building. The original approval for a 5-storey building was clearly out of context with the surrounding properties – the increased elevation of the building needs to be taken in the context of 6 storeys outright, against the backdrop of the existing single family homes, not as a single storey being added to the previously approved 5-storey building.

When this parcel was originally proposed for redesignation from R-C2 to M-C2 the community was promised a “unique and contemporary design”. The architectural renditions presented a varied and articulated façade with a series of steps down from 5 to 4 to 3 stories, west to east. It also committed to preserve mature boulevard trees. However, when reviewed at that time, City Administration and the Calgary Planning Commission concluded that the proposed building “represents an abrupt change in height and massing... (and) a significant intensification and a height difference that is considered incompatible in this context.” Meanwhile, the architectural downgrading of the exterior of the building per the current LOC appears to ignore the original design presented by the developer.

To close, I'll note that no one should consider this "a modest policy evolution of the site" that “sets up a good way of gently densifying these established areas”, as one of the Commissioners in the Calgary Planning Commission stated in the CPC hearing.

Regards,

Jason S. Kulsy



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First name [required] Adam

Last name [required] Brandt

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation Windsor park LOC2025-0055

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The building that is being proposed is out of scale of the surrounding homes and is intrusive to the privacy and sunlight of the neighbouring residents. The proposed building goes against the original intent of the LAP and the amendment to a significantly larger building does not reflect what the residents were led to believe during the earlier planning discussions. The community we live in has been supportive of responsible growth but this new proposal does not respect our neighborhood scale and community vision. As someone who is living on 55th Ave this new amendment is going to add to the increasing residential related vehicle traffic by adding up to 90 vehicles right beside a daycare and will have a spillover effect into the playground zone and the recently reopened elementary school.