

# Opposition to LOC2025-0055: Six-Storey Rezoning on 55 Avenue SW

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City of Calgary Public Hearing September 9, 2025

# Windsor Park Population Did NOT Peak in 2019

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- 2019 is when City of Calgary stopped counting!
- Close to 400 new housing units since 2019:
  - **The Windsor** (Elbow & 50 Ave SW): **6 storeys, 105 units**, completed in 2019.
  - **Elbow 5 Eight** (Elbow & 58 Ave SW): **6 storeys, 255 units**, completed 2025
  - **Dozens** of single-family bungalows demolished and replaced by 4 to 9-unit **RCG/RCGX**, as well as new infills

# Windsor Park Population Did NOT Peak in 2019

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- **Six years of intense growth pressure simply dismissed**
- **Due to this growth** Windsor Park School was reopened this fall
  - Parents already warned that the school will reach capacity in 3 years
- WP infrastructure needs perpetually neglected – crosswalk on 6 St, stormwater infrastructure, unsheltered bus stops, etc.
- WP also had one of the largest population growth **before 2019**
- WP is a small community - only 5 x 8 blocks

# Why Are We Here? Local Area Planning “Glitch”

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- LAP process: **4- , 5- and 6- storey buildings lumped together** (“up to 6 stories”)
- Loophole → developers can easily apply for rezoning from 4/5 stories to 6 storeys
- Branded “modest increase” by Planning
  - Little to no pushback
  - Little to no consideration of site, context, infrastructure adequacy, cumulative effect
- **Community presumed to having already “consented”** during the LAP due to the site included in the “up to 6 stories” category

# What is Already Approved is **Already Too Large**

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- **5 storeys**, up to **16m** high, **39 units** in the middle of the block
- Street is narrow, residential, not designed for high density
- Site surrounded by single-family homes and duplexes **up to 2-storeys**
- Church to the right (West) is ~6.5 meters tall and houses a daycare

# New Proposal Even More Out of Context

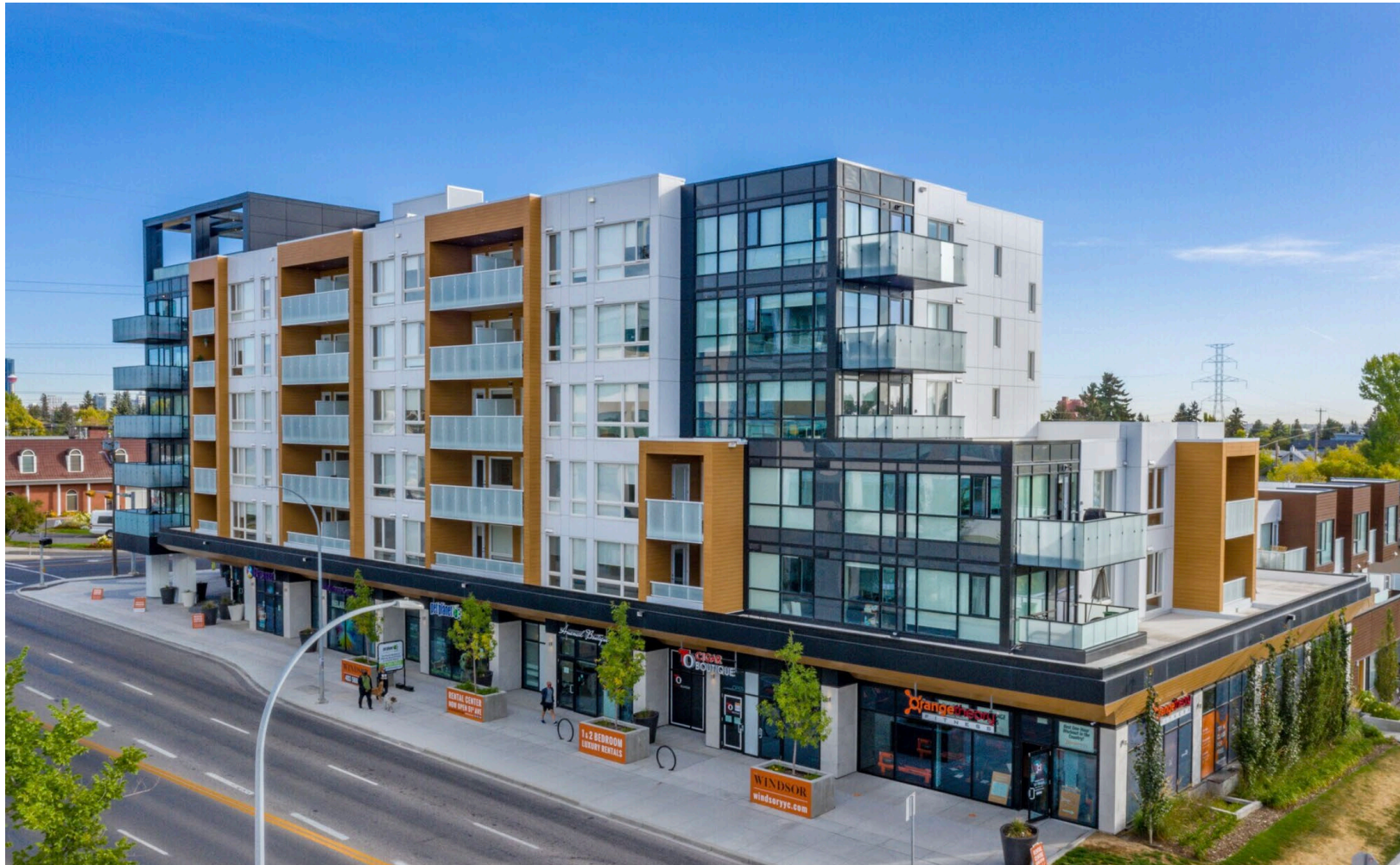
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- Only **two other 6-storey buildings** in Windsor Park
- Location - **major intersections with transit service**
- This site: **mid-block, quiet residential street** → totally different context
- 6-storey/18-meters would **dwarf** the neighbouring houses and church
- This is not “gentle densification” → what the applicant is asking for is

**Multi-Residential–High Density Low Rise (M-H1f3.5h20)  
District**

# 6-Storey: The Windsor (Elbow Drive and 50 Ave SW)

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- Major intersection
- Massive site
- Large sidewalks
- Gradual step-down from 6 storeys to only 2 next to its neighbours

# 6-Storey: Elbow 5 Eight (Elbow Drive and 58 Ave SW)

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- Major intersection; massive site; large sidewalks
- Dwarfs the 4&5 storey buildings nearby

# Proposed Site (mid-block 55 Avenue SW)

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- Narrow residential street, narrow sidewalks
- Pedestrian traffic: K-4 school and playground one bloc to the East, daycare in the church to the left

# Neighbours



- **Proposal: 18-meter** is **3x taller** than church/daycare to the left, **4x taller** than house to the right
- From 3 bungalows to 64 apartments; 60-100 additional cars interfering with children walking to school, daycare
- This is where 5-storey, **16-meter 39-units is already approved**

# Unfair & Dangerous Precedent

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- Scope and design gradually **deteriorated** since initial renderings in 2018
  - more units, **no more** preservation of trees, gradual step-down, thoughtful design
- Pushing from 5 to 6 storeys = **profit maximization at the expense of community**
- **No consideration of cumulative effects:** each oversized project becomes a **justification for the next**
- Dangerous precedent: after LAP any 4- and 5-storey residential project can be **upzoned to 6 storeys** regardless of context

## Other Issues

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- **Developer** with a history of density creep and litigation
- **Planning** department neglecting recent growth, cumulative effect, planning principles, inadequate infrastructure
- **Councillor** meeting with the developer but not the community
- **Suspicious rush** to finalize this file before elections
  - Community still waiting for documents justifying this larger scale
  - Deadline to submit comments on first day of school, right after Labour Day

# Summary

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- **Already too much** → **currently approved** development on this site already beyond reasonable
- **Not contextual** → location very different than the two 6-storey projects in the community
- **Strains infrastructure** and reduces livability
- **Sets damaging precedent** for future rezonings
- **Asking** Council to **reject LOC2025-0055** and uphold community scale and character