

**Windsor Park Citizens'  
Coalition (WPCC)  
on  
LDA 24-0200  
Proposed Rezoning  
(Westrich)**

August 28, 2025

# It's not a question of 'all or nothing'

- **Windsor Park residents are in favour of development in our neighbourhood:**
  - As you have heard in our group's presentation, we have already welcomed many infill projects, including single family homes (SFHs) replaced by two skinnies, or row housing.
  - We have also embraced the Bentley 4-storey condominiums, the 11-storey Windsor House, and several 6-storey apartments under construction.
  - In addition, residents have added garage suites, basement suites, and garden suites to the neighbourhood in the past 5 to 10 years,

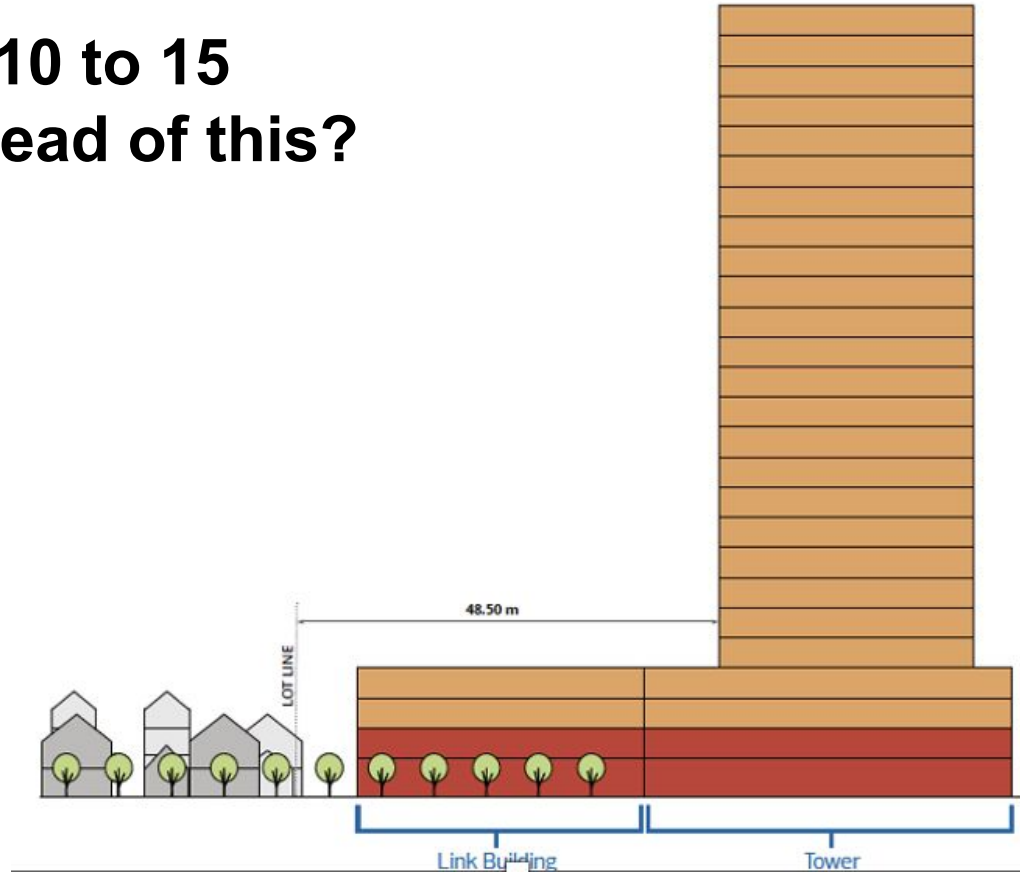
# It's not a question of 'all or nothing'

- **Windsor Park supports gentle densification:**
  - Developments at a more human scale enrich the neighbourhood.
  - Developments that complement their surroundings revitalize our community and add variety to the neighbourhood's housing stock.
  - Developments providing mainly family-sized and -oriented suites (i.e., 2- and 3-bedroom units) make for family-friendly spaces and build our community networks.

# It's not a question of 'all or nothing'

- **Windsor Park wholeheartedly supports a shorter apartment development at the Westrich site:**
  - 10 to 15 storeys echoes the surrounding built landscape in Windsor Park (tallest building: 11 storeys) and on the University of Alberta lands (tallest building: 15 storeys)
  - 10 to 15 storeys represents the preference of the vast majority of residents (as shown in the What We Heard documents and in countless letters to Councillors and to Windsor Park Community League)

**...Why not 10 to 15 storeys instead of this?**



Source: Green Space Alliance Urban Brief, April 2025: p. 24