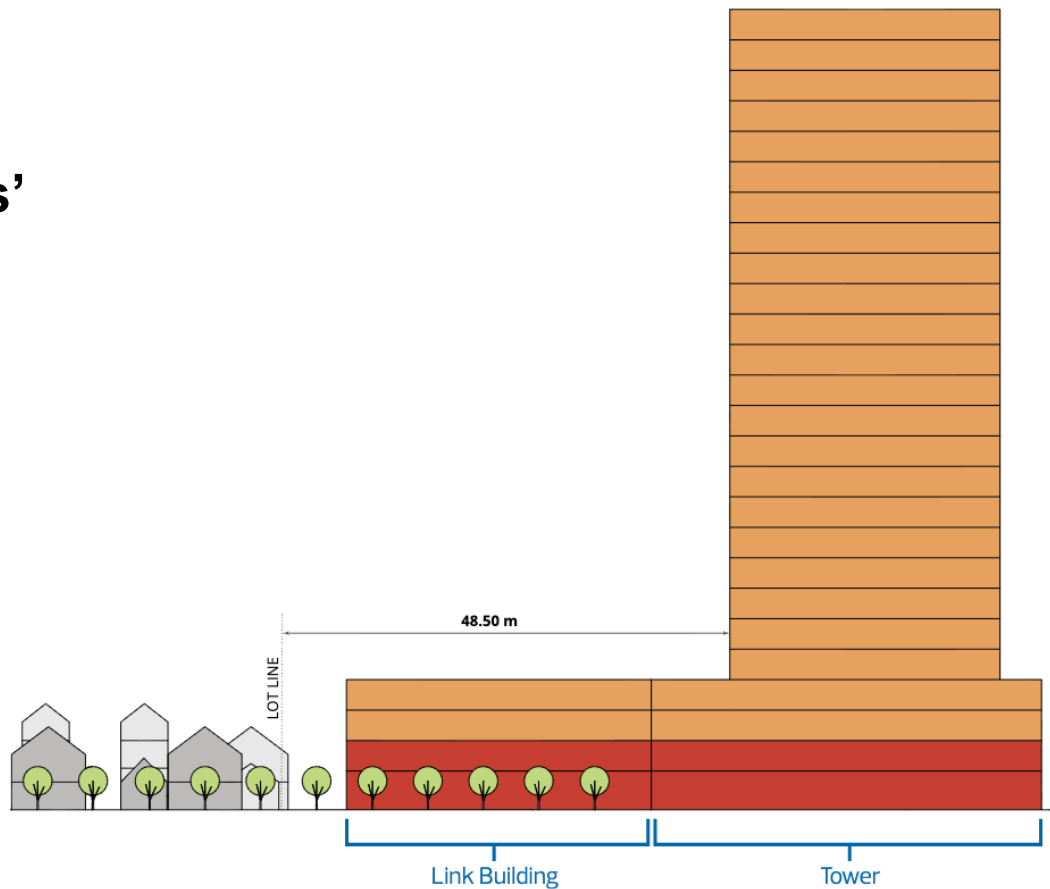


Windsor Park Citizens' Coalition (WPCC) on LDA24-0200 Proposed Rezoning Bylaw 21266

Karen D. Hughes
City of Edmonton Public Hearing
August 18, 28, 29, 2025



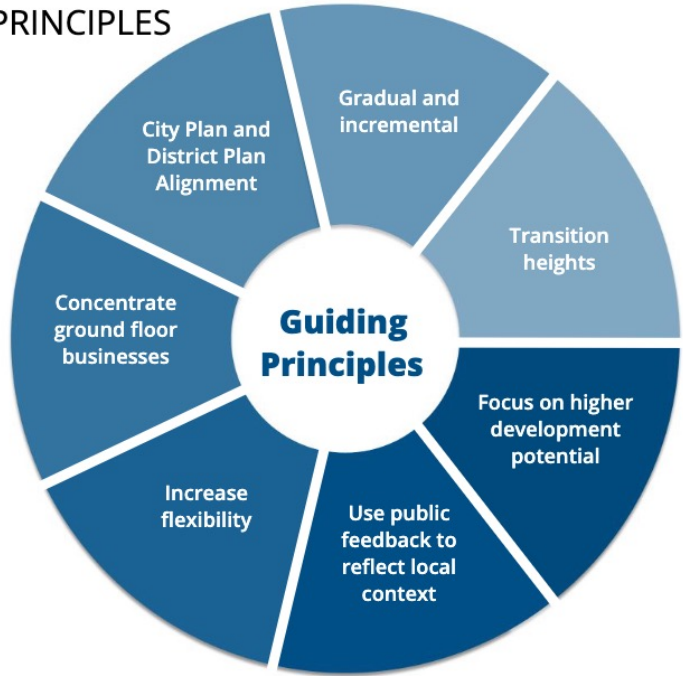
Our Position & Recommendation

- We request that City Council deny this application given:
 - Failure to meet “appropriate transition” as required by District Policy
 - Valid unaddressed concerns (e.g., rapid growth, traffic, school, etc.).
 - Lack of balance in City Administration’s evaluation
- We do support City Plan goals of greater density in mature communities
 - We welcome appropriate development on this PGA site

Putting the Application in Context

CoE Priority Growth Areas (PGAs) & Principles

5 GUIDING PRINCIPLES



In May 2025, Council approved PGAs

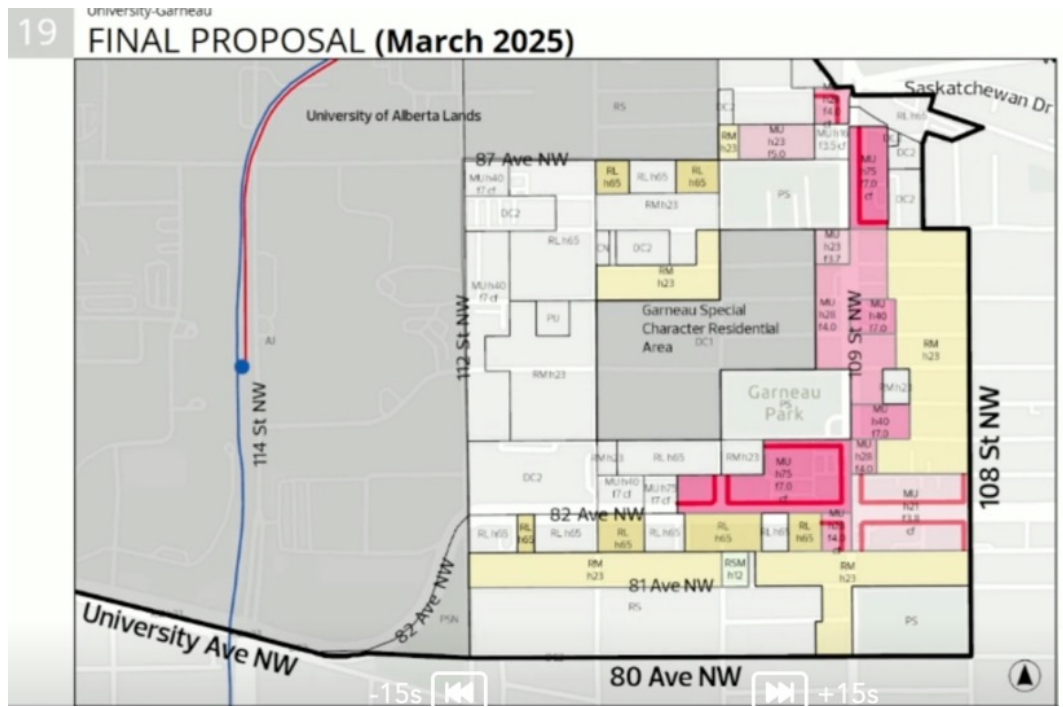
Gradual & incremental change

Transition heights

Use public feedback to reflect local context

CP & DP Alignment

City Admin's May 2025 presentation focused exclusively on 109 St & Whyte (82) Ave, consistent with the City Plan vision



WP not discussed

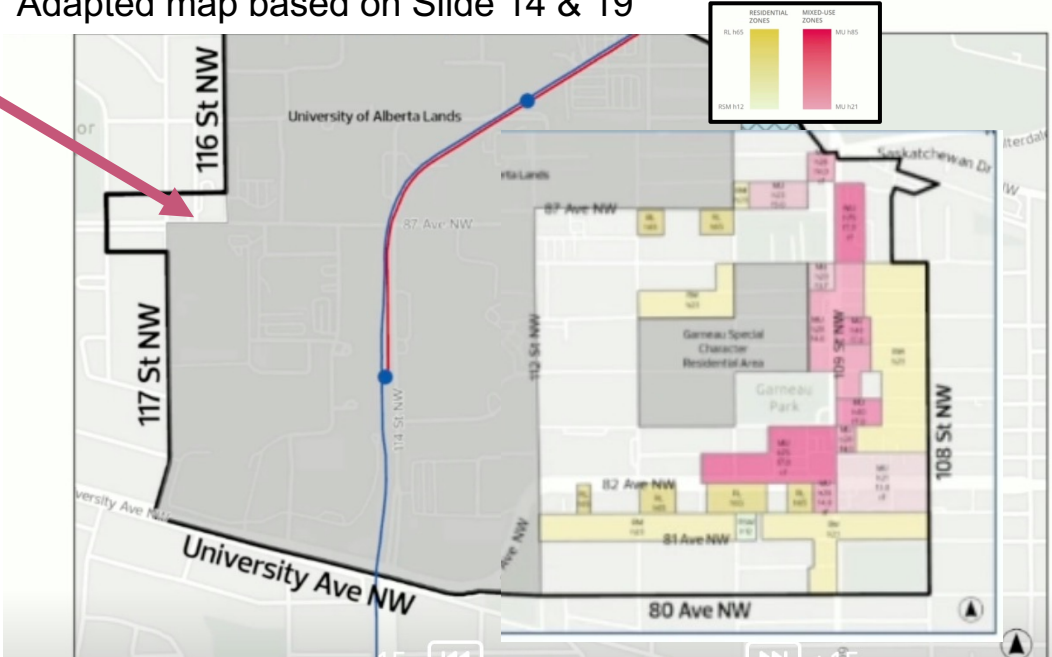
Admin emphasized:

“Heights reflect surrounding contexts & are lowered in some locations to decrease impacts”

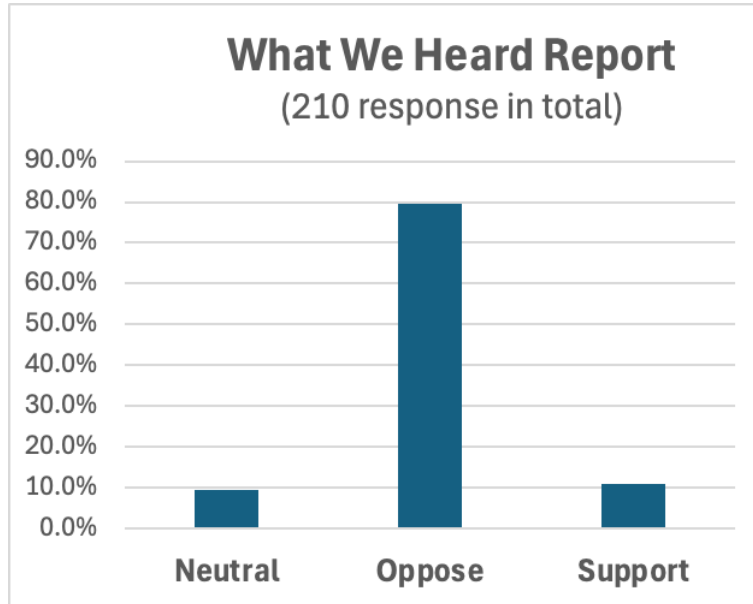
Our Map: Putting Westrich Application into Context

Westrich
Proposed
25-27
storey tower

Adapted map based on Slide 14 & 19



Does a 25-27 storey building align with CP goals & PGA values? 80% in WWH say no

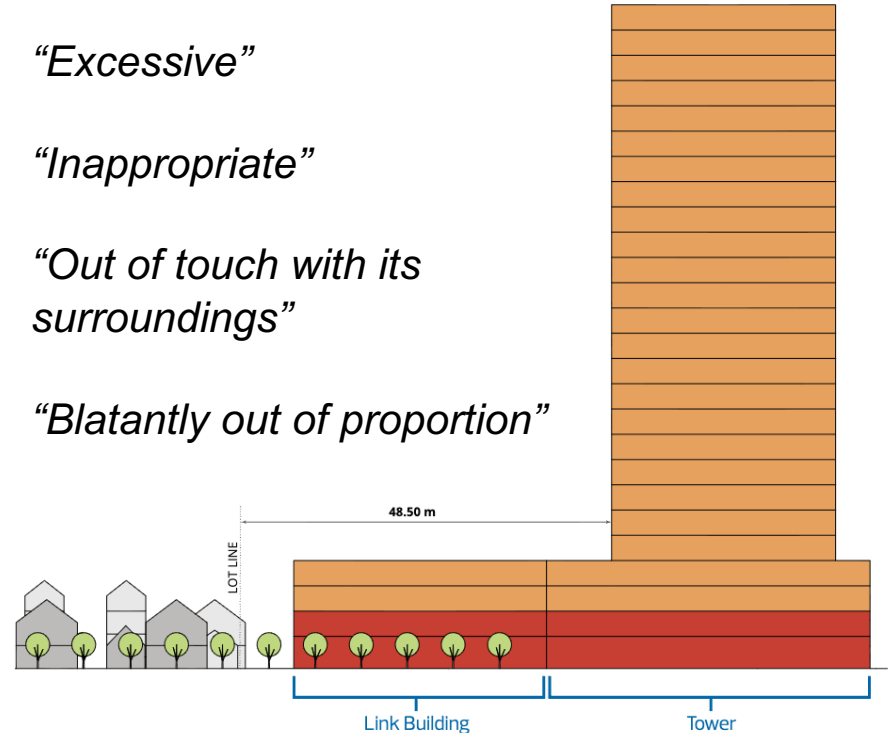


“Excessive”

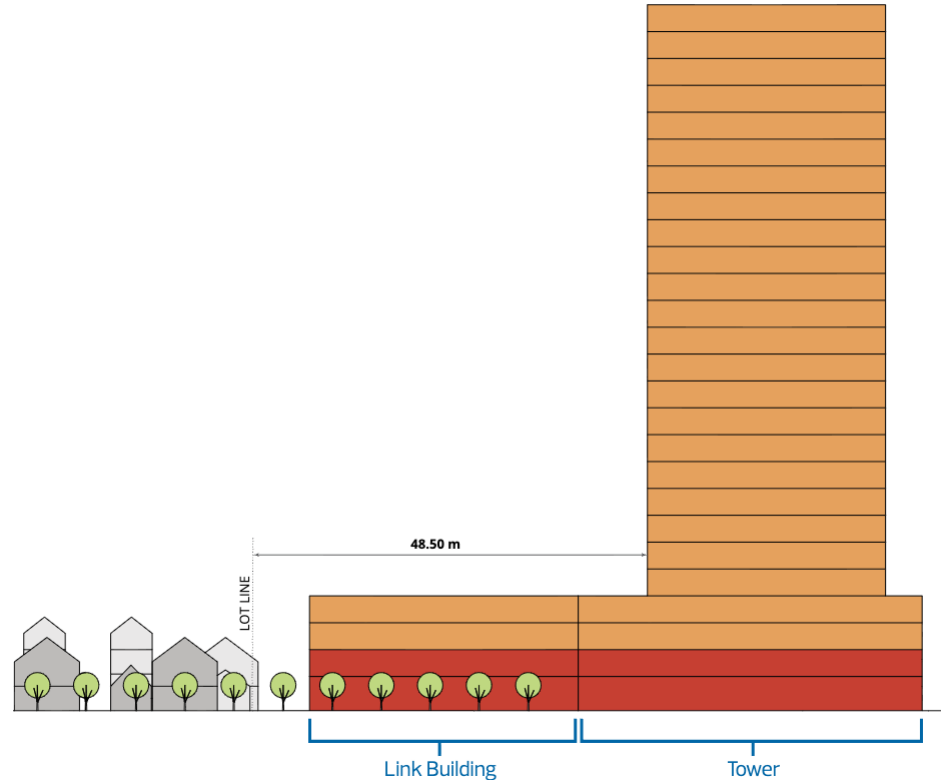
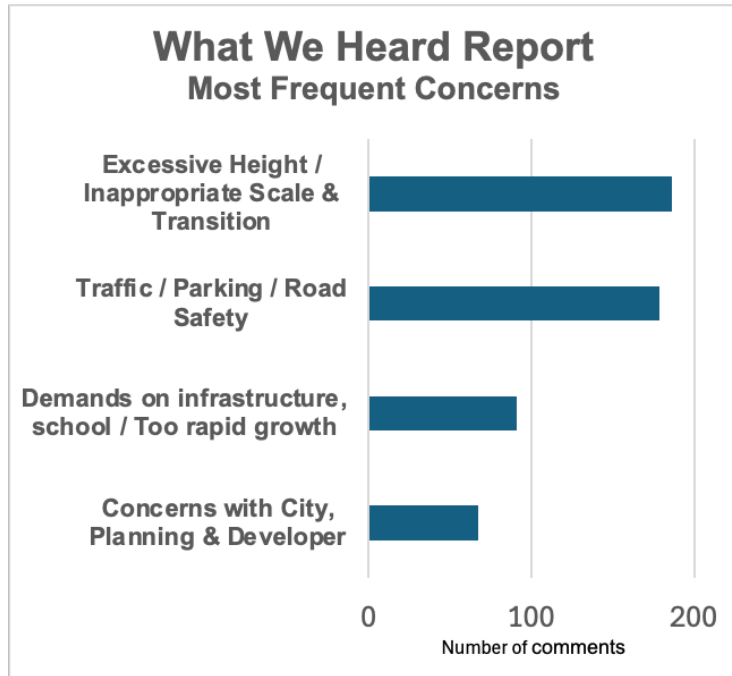
“Inappropriate”

“Out of touch with its surroundings”

“Blatantly out of proportion”



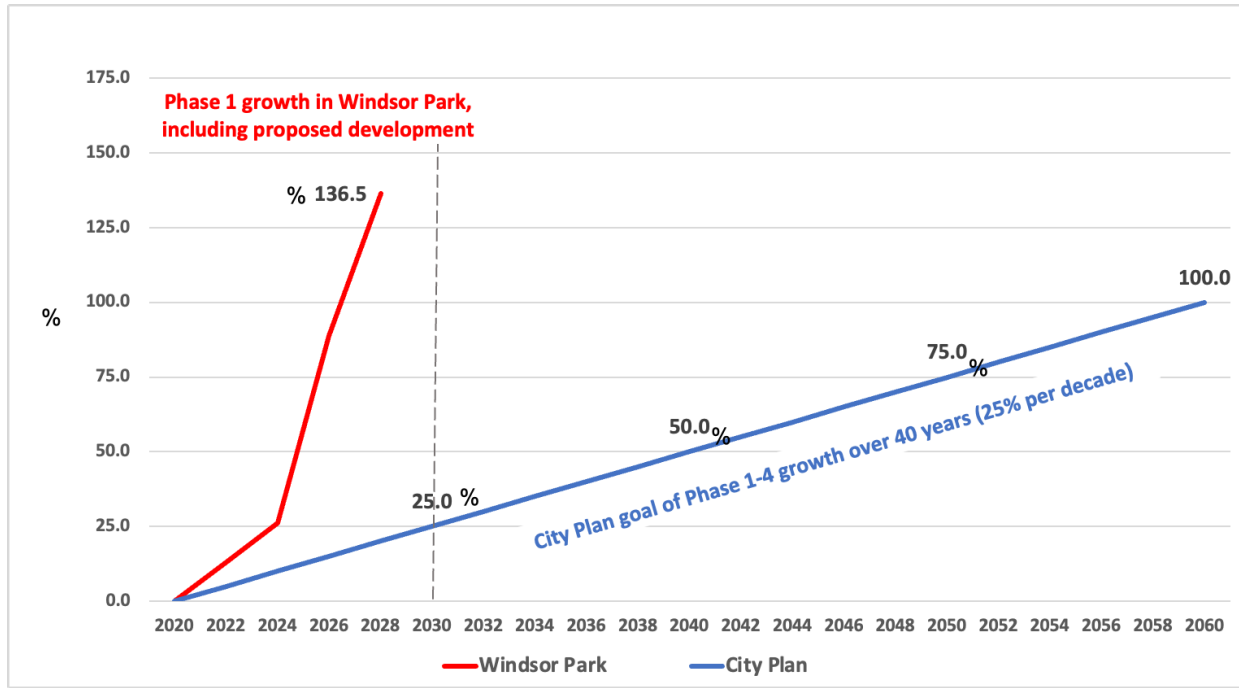
Top concerns over a 25-27 storey building?



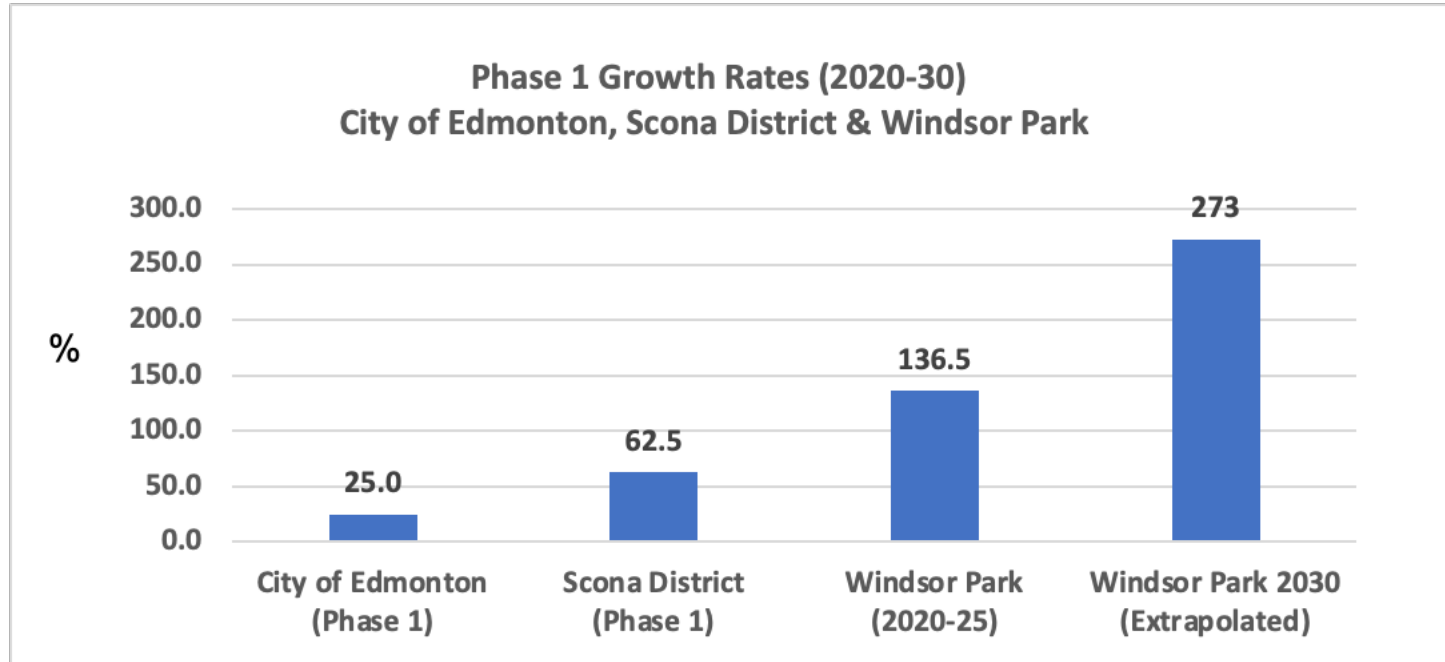
Has City Admin offered a balanced assessment, considering all available information and policy?

- Specific questions:
 - Rapid growth already taking place in WP
 - Units in progress (not captured in vacancy rates)
 - City claims of 'cumulative impact assessment'
 - Pressures on WP school and caring infrastructure
 - Reality of University of Alberta future plans

Question: *How does City Admin's recommendation align with the City Plan's promise of managed growth (GMF)?*



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Question: *How can City Admin claim to do a cumulative impact assessment when they lack data to do so?*

“We are reviewing the cumulative impacts of these in our analysis ...”
(p. 990, CoE Agenda for Aug 18 Public Hearing)

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*“Obviously this report cannot take into account the exact, measured impacts of other projects that are not yet completed ...”* (p. 990)

*“The City does not have much traffic volume data on alleys ... Though there is limited data for alleys, it can be reasonably assumed (reference to Downtown situation) ... They are not exactly the same.”*  
(p. 994)

**Question: *Why does City Admin fail to discuss and fully consider the pressures on the school & care infrastructure?***



**2023 – “*Change will take years*”  
(*City Planners*)**

- Response to our concerns about Westrich 172 unit, 6 floor building across from school

**2025 – *UCLC evicted from school***

- Daycare searching for new home. Likely 2 sites – more costs, lost access to school resources

# Question: *Why does City Admin not consider all available information on the University of Alberta's future plans?*



**Priority to 2045**  
**"Space optimization"**

Figure 22: 10-year Campus Infrastructure Intentions  
a. North Campus



- Major Open Space
- Open Space (Proposed)
- Forestry Reserve
- - Major Pedestrian Routes (Proposed)



**21<sup>st</sup> Century University**  
**Hybrid, remote, alt delivery to**  
**achieve growth**

# A Call for Responsible & Appropriate Development in Windsor Park

- We respectfully ask Council to deny this rezoning application
- We also support recommendations to pause for
  - A real cumulative impact assessment of growth to date in WP
- We welcome development on this site that:
  - Appropriately transitions and fits the surrounding context
  - Addresses valid concerns raised in the WWH report
  - Based on a full & balanced assessment by City Administration