

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

August 28, 2025

Our Presentation

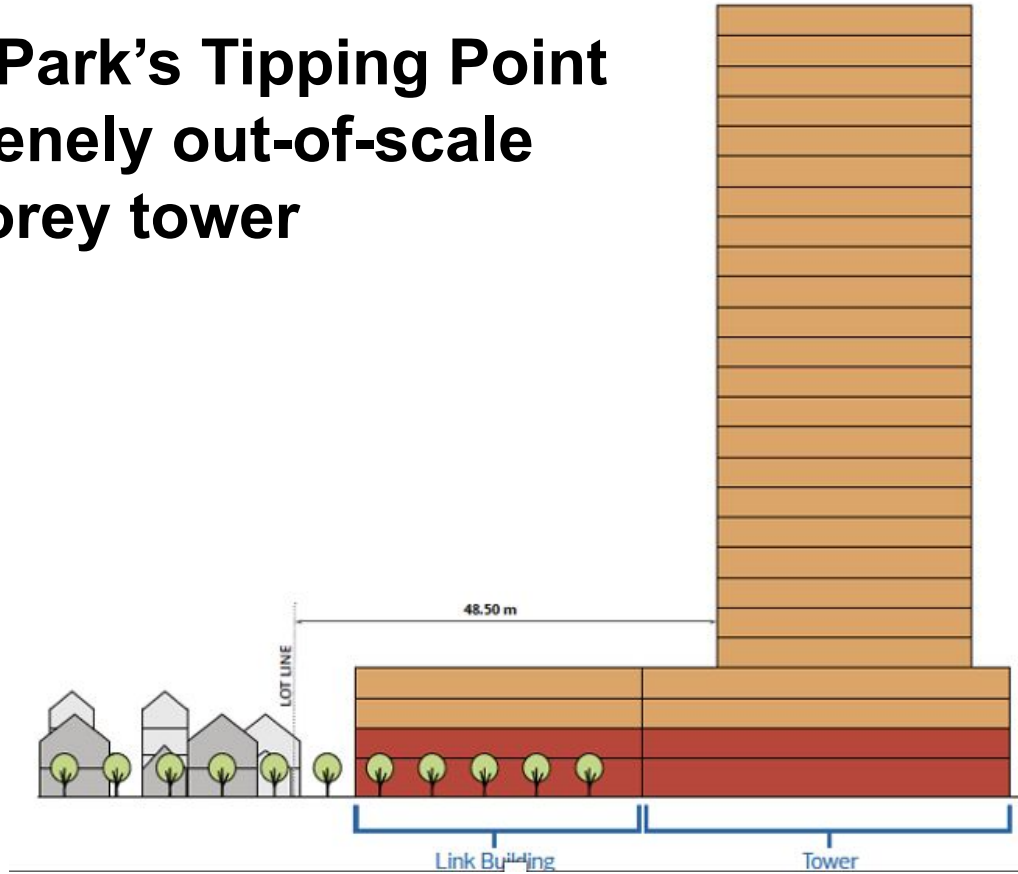
- Introduction: An accurate image of densification and growth in Windsor Park (Susanna Biro)
- Issues with Westrich as a construction firm/owner (Melanie Biro)
- Pedestrian and traffic concerns (Danica Wolkow and Julia Parker)
- District Policy and 'appropriate transition' (Joe Miller)
- Public trust and good governance issues (Sandra Duxbury)
- It's not a question of all or nothing (Ilona Biro)
- Recommendations and community views (Karen Hughes)
- Conclusion (Rolf Mirus)

The Tipping Point

- Malcolm Gladwell's 2000 book¹ defines a tipping point as follows:
 - “...the moment of critical mass, the threshold, the boiling point.”
- Windsor Park has reached its tipping point...

¹ *The Tipping Point*. Gladwell, M. 2000. Little, Brown and Co., New York.

**...Windsor Park's Tipping Point
is this obscenely out-of-scale
25- to 27-storey tower**



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

Density Changes in Windsor Park



Source: Huberman Transportation Consultants Inc. TIA, June 2025, p. 33

**The City Plan envisioned phased growth
of 100% over 40 years.**

**Windsor Park is already at growth rates
far beyond this after just 5 years.**

Westrich as a Constructor/Owner in Windsor Park

- As construction has progressed on Westrich Pacific's Windsor Park I apartment (118 St.), the neighbourhood has experienced:
 - Excessive noise **after** work hours (after 9 pm daily/after 7 pm on Sundays)
 - Dozens of workers parking (**daily** in recent weeks: July and August 2025) without a permit on 117 St.; some workers parking on front lawns on 117 St.; and numerous cars parked in the alley west of 117 St.
 - Many instances of trucks idling for lengthy periods on 118 St.; more recently, trucks speeding on 117 and 116 Streets; unsafe Y-turns on several surrounding residential streets
- With the many children in our area, young families, and seniors sharing roadways with Westrich workers, I feel safety should be first and community respect should follow as a close second.