

Opposing Rezoning - 100 Windermere Crescent NW

Speaker 5

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Precedent & Policy Inconsistency

- Approving this application creates a dangerous precedent: 1 rezoning today → 53 more Rural Estate lots tomorrow = 700 + units and 1,800 new residents in a cul-de-sac designed for 54 homes.
- Only two entry/exit points exist, this area was never designed for multiplex-level density or traffic volumes.
- The proposed rezoning is inconsistent with the City Plan:
 - Not a mature neighbourhood
 - No nearby transit
 - Low walkability
 - No redevelopment mandate
- City-wide densification goals should not come at the cost of spot-zoning exceptions in areas specifically designed for estate living
- If plans are being changed this early in their lifecycle, how can residents trust the City's long-term vision?

Democratic & Process Failure

- Over 110 residents have formally opposed this application (and nearly every home in the immediate area is against it)
- This is not just about property values — it's about respecting community consensus
- Councillor Cartmell witnessed this firsthand in our Zoom call with nearly 100 attendees
- The “What We Heard” report:
 - Ignores the purpose of the DC1 buffer
 - Fails to reflect the depth of concern from the community
 - Reduces legitimate planning arguments to “routine opposition”
- This is a clear failure in the engagement process. The community is united, informed, and acting in good faith
- City Council has an obligation to uphold representation and democratic integrity in planning decisions