

## Windsor Park Community Association Letter



Wed 3/4/2020 9:13 PM

704 51 AV SW - LOC2020-0014 - Comment from Development Map - Wed 3/4/2020 9:09 PM

To  Bevil, Brad C.

You replied to this message on 3/5/2020 9:01 AM.

Application: LOC2020-0014

Submitted by: Greg Freson

### Contact Information

Address: 712B 54 Avenue SW

Phone:

Email:

### Feedback:

My name is Greg Freson and I am the chair of the Windsor Park Development Committee. The development committee does its best to represent the wishes and concerns the residents of Windsor Park. The development committee has the following concerns with this land use change:

1. Parking availability is already a concern for properties near 50th avenue and 6th St SW and higher density will only exacerbate the issue.
2. Increased traffic on 6th street is a safety concern for students crossing from Windsor Park to Elboya school at a crosswalk without lights.
3. There are many high density developments already in Windsor Park and a large contingent of rental properties (Currently a DP is in process for a 255 unit apartment complex on 58th avenue within Windsor Park). The community wishes to encourage more residents having ownership within the neighbourhood. It is a very affordable location and attractive to young families who may wish to stay long term as their families grow. Perhaps more higher density could be encouraged in neighbouring communities that are currently R-1 designated instead of primarily in those that are RC-2 designated.
4. The community asks that RC-G and higher density developments be limited to the periphery of the community in order to preserve the current community core to RC-2 and provide a buffer to 50th avenue, Elbow drive and 58th ave. This is the desire of the community at large in order to maintain the community's classic character and appeal.

The Windsor Park Development Committee opposes this application. We hope these concerns and ideas will be taken into account when considering this land use amendment application. Thanks in advance for your time.

Greg Freson