

Community Association Response

Email received on 2021 August 5

West Springs Cougar Ridge Community Association (WSCRCA) is in support of the application notice and appreciates aligning the requirements between zoning and the Area Structure Plan. Going forward, the community is concerned with the increase in density that will come to the area as development progresses, the impact to our transportation infrastructure and demand for our local schools.

Additionally, residents in the area have expressed concern with the long expanse of wall that appears to be taking shape along 77th St SW. The WSCRCA would like to take this opportunity to highlight *4.6.4 Building Design - Massing* and *4.6.5 Building Frontages* sections in the *West Springs Area Structure Plan*. Variations in building height and massing, along with facade changes, are critical in reducing the wall effect going forward. Recent Development Permit Applications have maximized the density, height and area available on each parcel, though permitted, we do not feel that it is in the spirit of the ASP.

If you require any additional information please do not hesitate to contact me.

Sincerely,
Cara Molnar
Director - Planning and Development WSCRCA