


Community Association Response

2024 February 6

Re: [External] West Springs Community Association comments for LOC2023-0254



WSCR Planning <planning@wscr.ca>
To  Slattery, Kieran



11:25 AM

The Community association has heard concerns from property owners of adjacent properties to the south regarding the density transition. We believe the applicant can address these concerns by reducing the number of lots in the R-1 zoning or introducing a buffer conservation green strip adjacent to the existing residential properties.

Please include the following in the CA submission.

While we have concerns on green space, grading, elevation and drainage, et.al., our most central concern is the lack of transition to density. Trico has preliminary plans for 16 R-1s lots behind the 7 homes along WestPark Place SW. WestPark Place SW lots average 24m in width. Trico's proposal to have 11m wide lots does not seem to have due consideration to for the types of homes already in the neighbourhood. We think there needs to be a more gradual transition to the density and smaller lot size. Something less than 2:1 ration and closer to a 1:1 ratio with similar sizes lots is desired by residents.

The other adjacent development has a more reasonable ratio. Directly the east of the application site, there were 10 houses (new development) built along 8A Ave SW backing onto 8 houses along Westpark Court SW . Those new homes transition well (size and build) to the existing homes. Directly to the west, there are 8 new R-1s lots (where groundwork is finished, backing onto Westpark Crescent SW, and before the start of S-SPR) backing onto the existing 6 homes. This results in directly adjacent 1.25:1 ratio and 1.33:1 ratio. The application proposes an increase to a ratio of 2.28:1. Residents think 9 or 10 lots would make much more sense to remain consistent with the other recent development transitions in the immediate area.