



ITEM 3.9
CHARTER BYLAW 20384
WINDSOR PARK

DEVELOPMENT
SERVICES
FEB 21, 2023





Comments

- buildings of this height and length should be built on main roads
- increased traffic is a safety issue for students
- impacts of Windsor Terrace need to be determined before another large development is considered



PRE-APPLICATION
Jun. 8, 2022



ADVANCED NOTICE
Sep. 2, 2022



CITY WEBPAGE
Sep. 9, 2022



ONLINE ENGAGEMENT
Nov. 14 - 27, 2022



COALITION MEETINGS
Nov. 2, 2022
Dec. 9 & 15, 2022



SITE SIGNAGE
Nov. 23, 2022



PUBLIC HEARING
NOTICE
Jan. 26, 2023

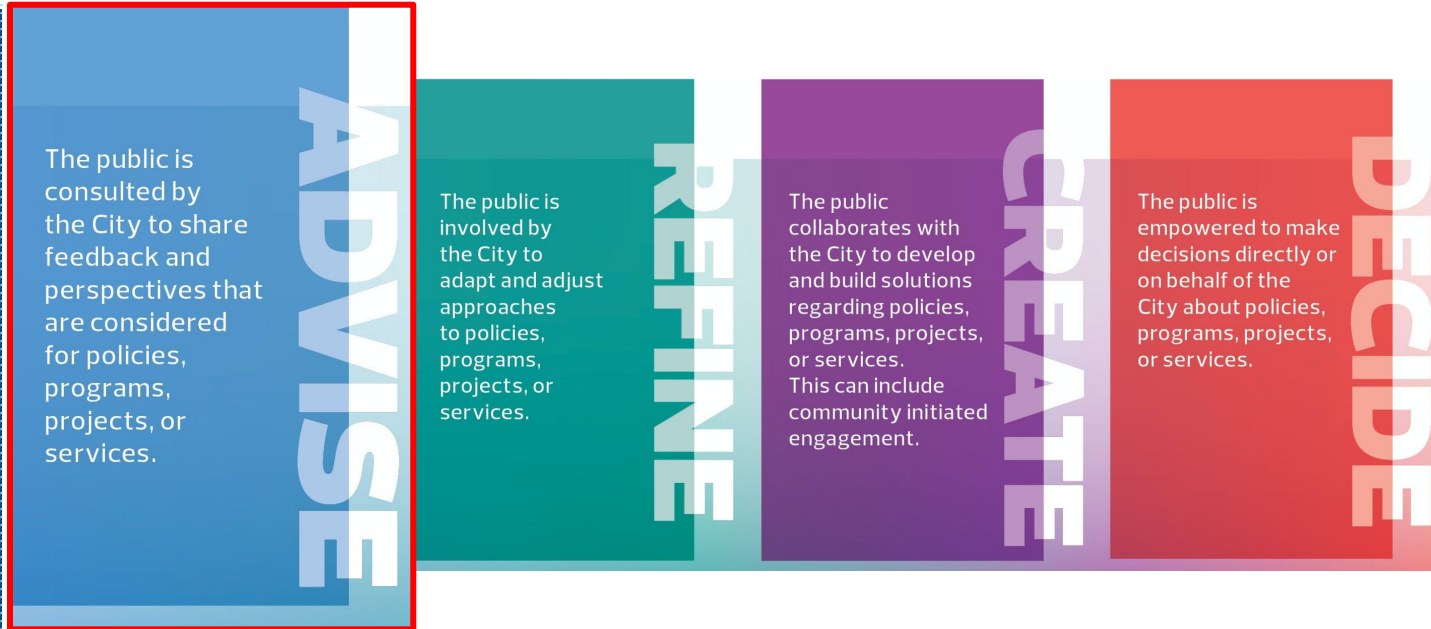


JOURNAL AD
Feb. 3, 2023
Feb. 11, 2023

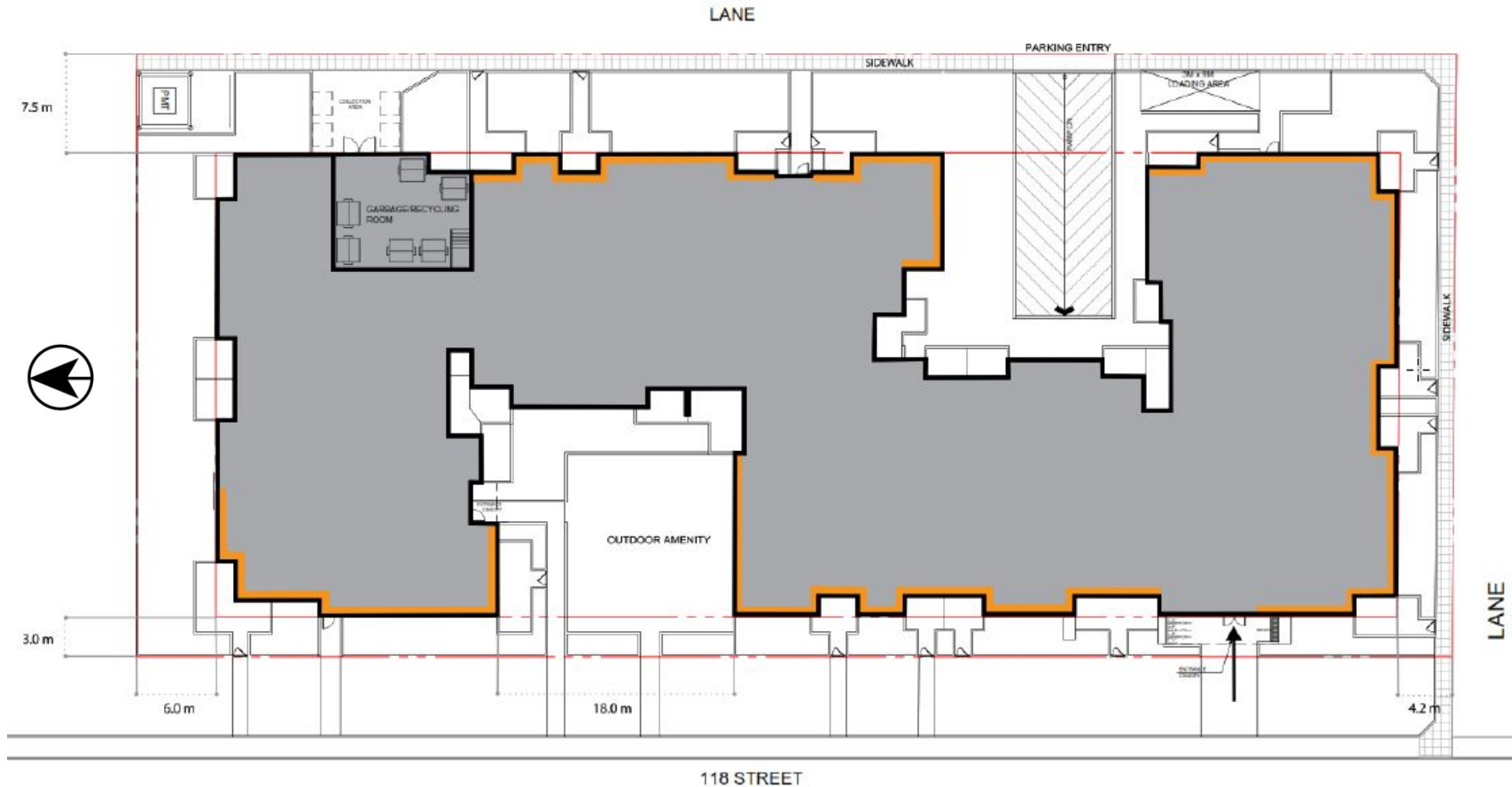
Applicant Response

- Reduced height
- Limit allowable uses
- Diversity of unit sizes
- Privacy and overlook
- Exterior materials and colours reflect those found on school and other nearby buildings
- Additional transportation analysis
- Public amenity contributions

CITY OF EDMONTON PUBLIC ENGAGEMENT SPECTRUM



5 PROPOSED ZONING





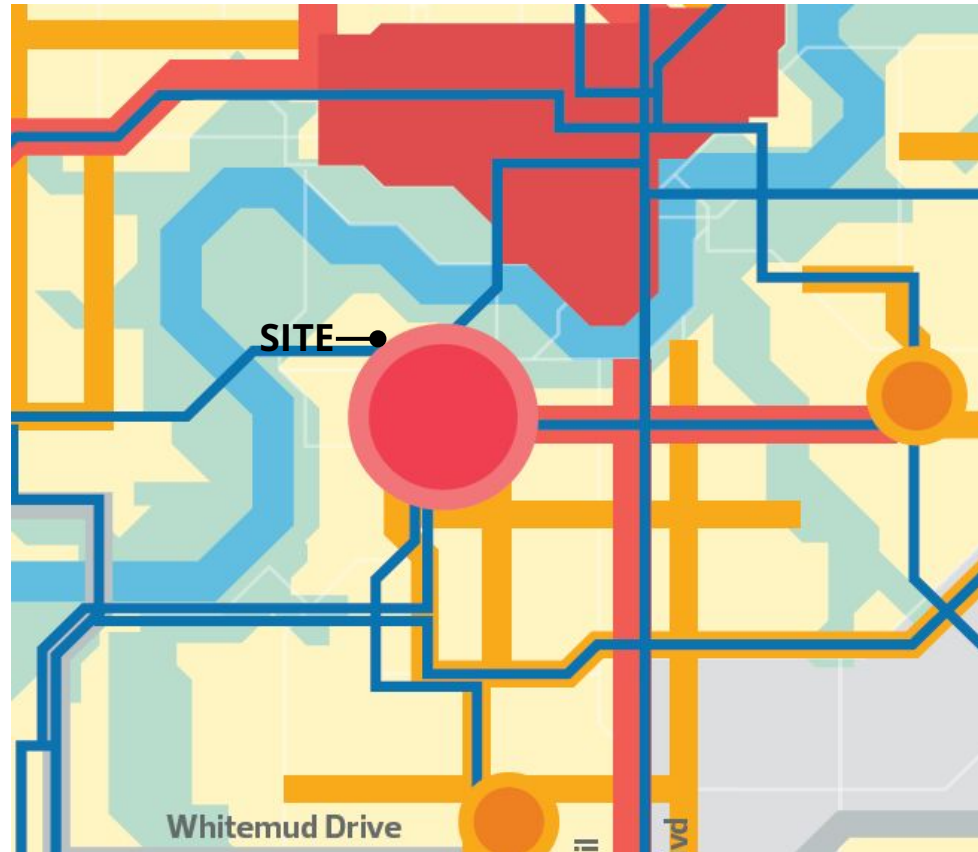
WEST ELEVATIONS OF PROPOSED DC2 PROVISION AND WINDSOR TERRACE



REGULATION	RA8 Comparable Zone	DC2 PROVISION
Height	23.0 m	20.0 m
Floor Area Ratio (FAR)	3.3	3.0
Density (Dwellings/ha)	Min: 75 Max: None Typical: 400-500	Min: None Max: 376
Setbacks North West (118 St) East (Lane) South	3.0 - 6.0 m 6.0 m 7.5 m 3.0 m	6.0 - 40.0 m 3.0 m 7.5 m 4.2 m



SITE VIEW



THE CITY PLAN



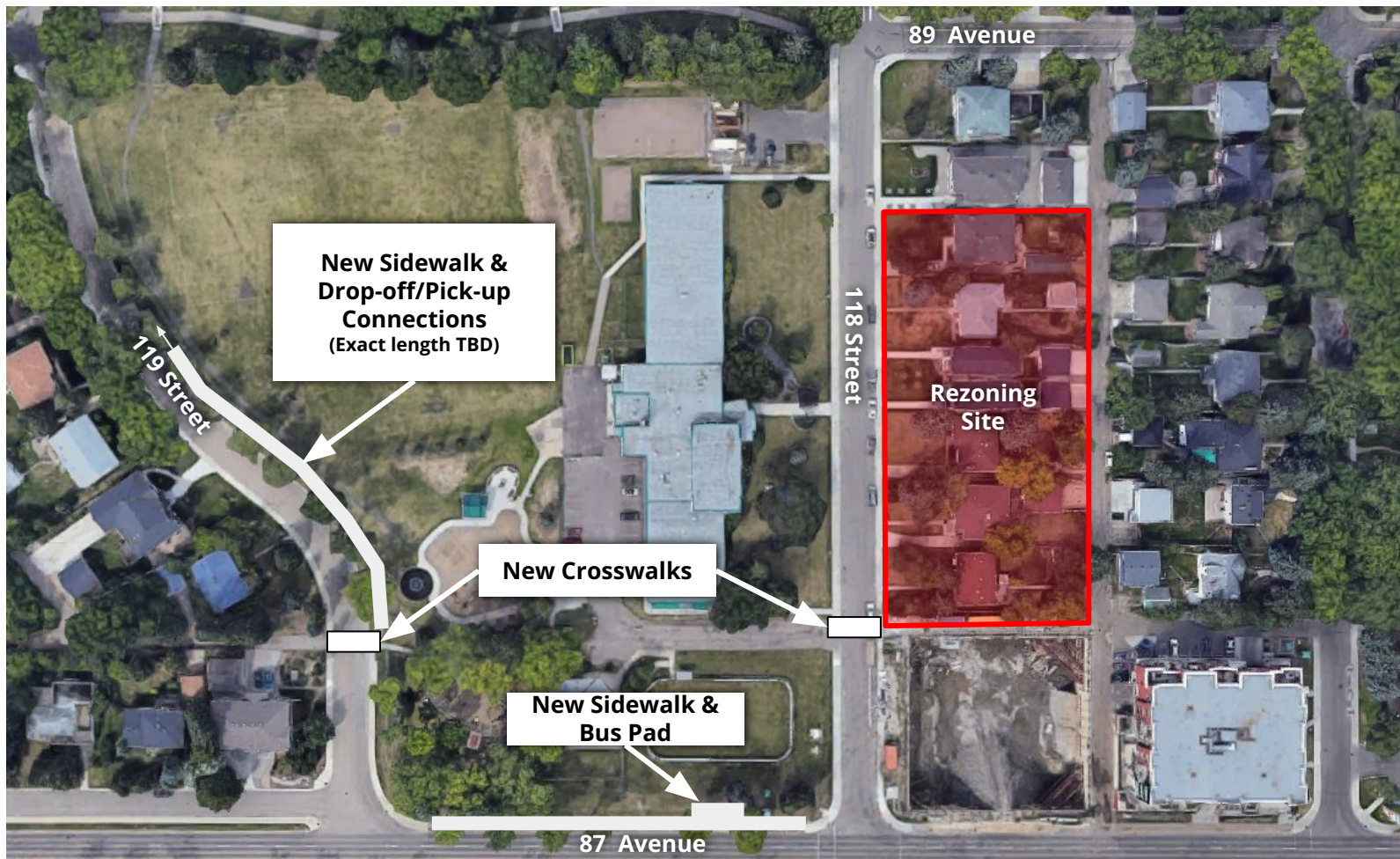
APPLICANT RENDERING - LOOKING SOUTH TOWARDS 87th AVENUE

Policy C599 Developer Sponsored Community Amenity Contributions:

Proposed Contributions ~\$375 000:

- 6 three bedroom family oriented dwellings
- off-site public amenity (parks, gardens, open space)
- transportation infrastructure enhancements

11 COMMUNITY CONTRIBUTIONS





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**