



ITEM 3.12
CHARTER BYLAW 20384
WINDSOR PARK

DEVELOPMENT
SERVICES
APR 3, 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



MAILED 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

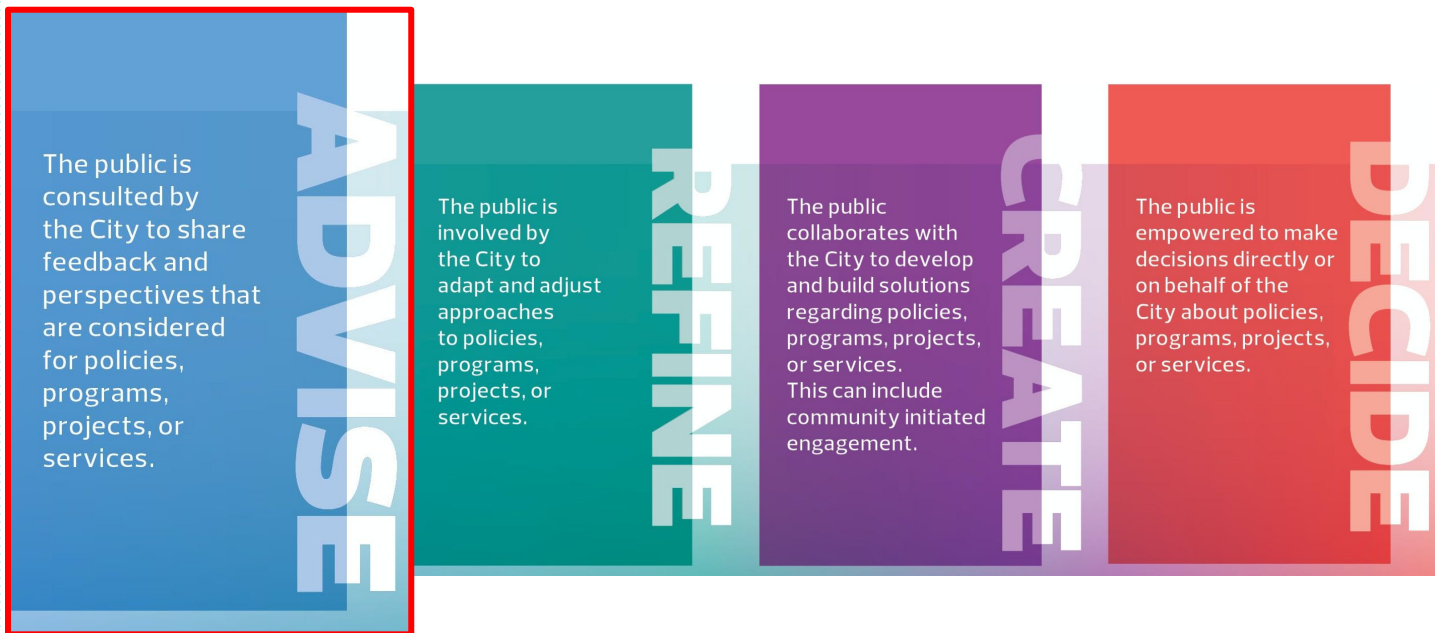


JOURNAL AD
Feb. 3, 2023
Feb. 11, 2023

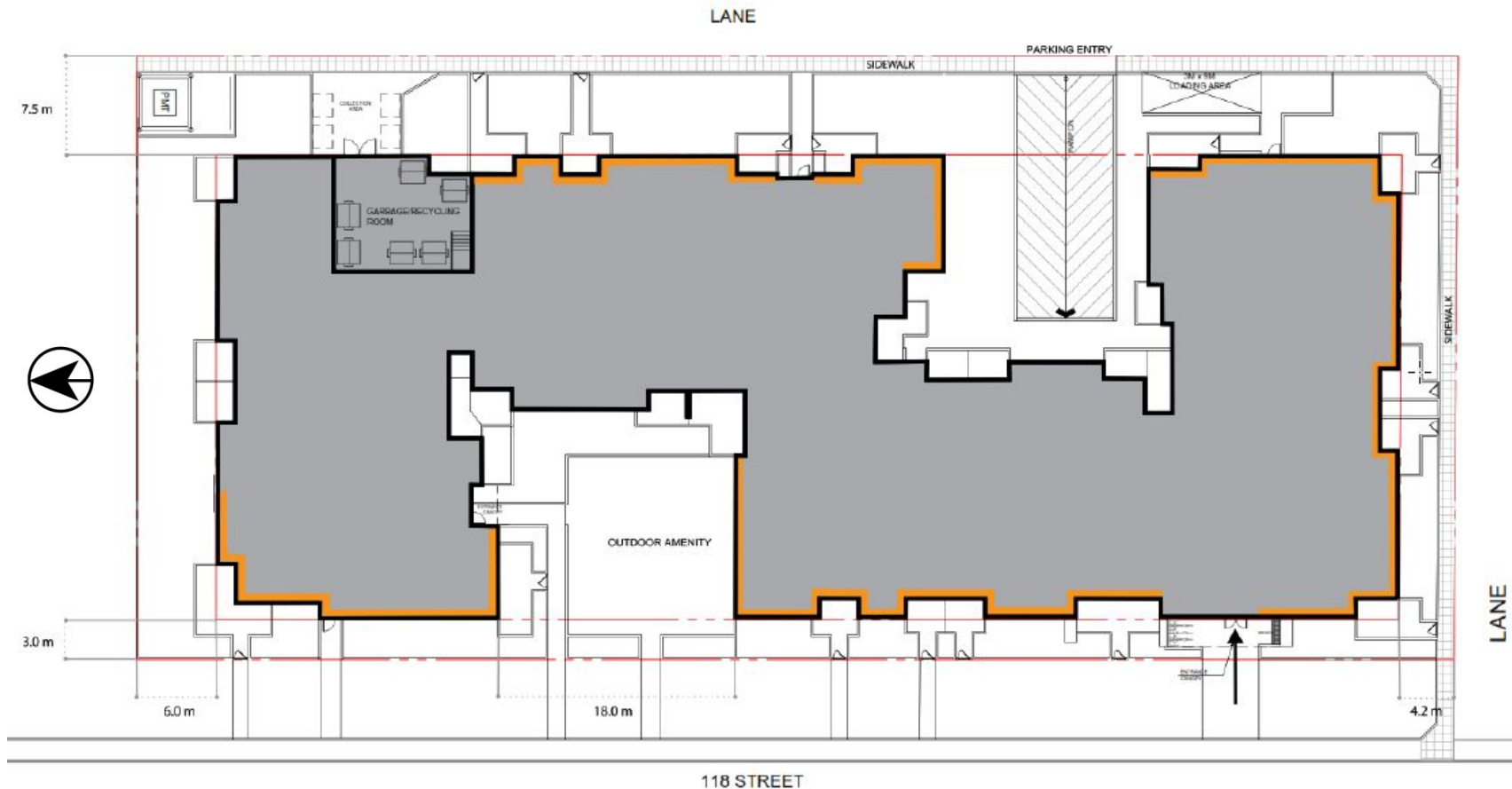
Applicant Response

- 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



6 PROPOSED ZONING



WEST ELEVATIONS OF PROPOSED DC2 PROVISION AND WINDSOR TERRACE

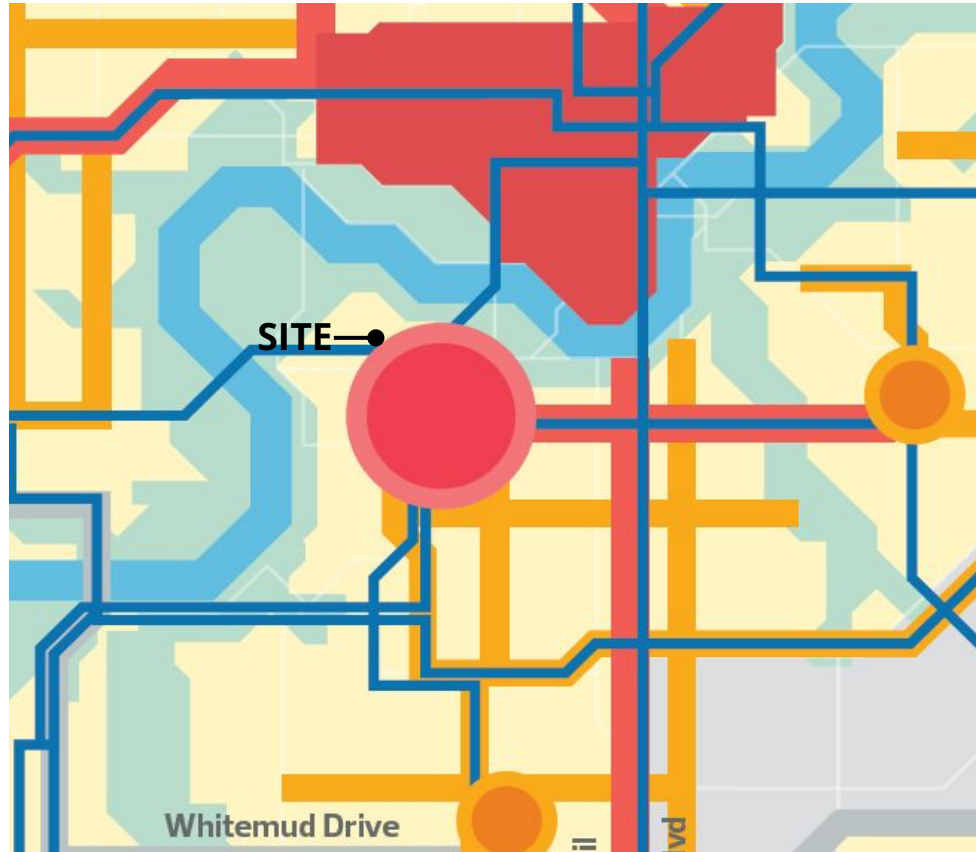
7 PROPOSED ZONING



| REGULATION | RA8 Comparable Zone | DC2 PROVISION |
|---|---|---|
| Height | 23.0 m | 20.0 m |
| Floor Area Ratio (FAR) | 3.0 - 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 |

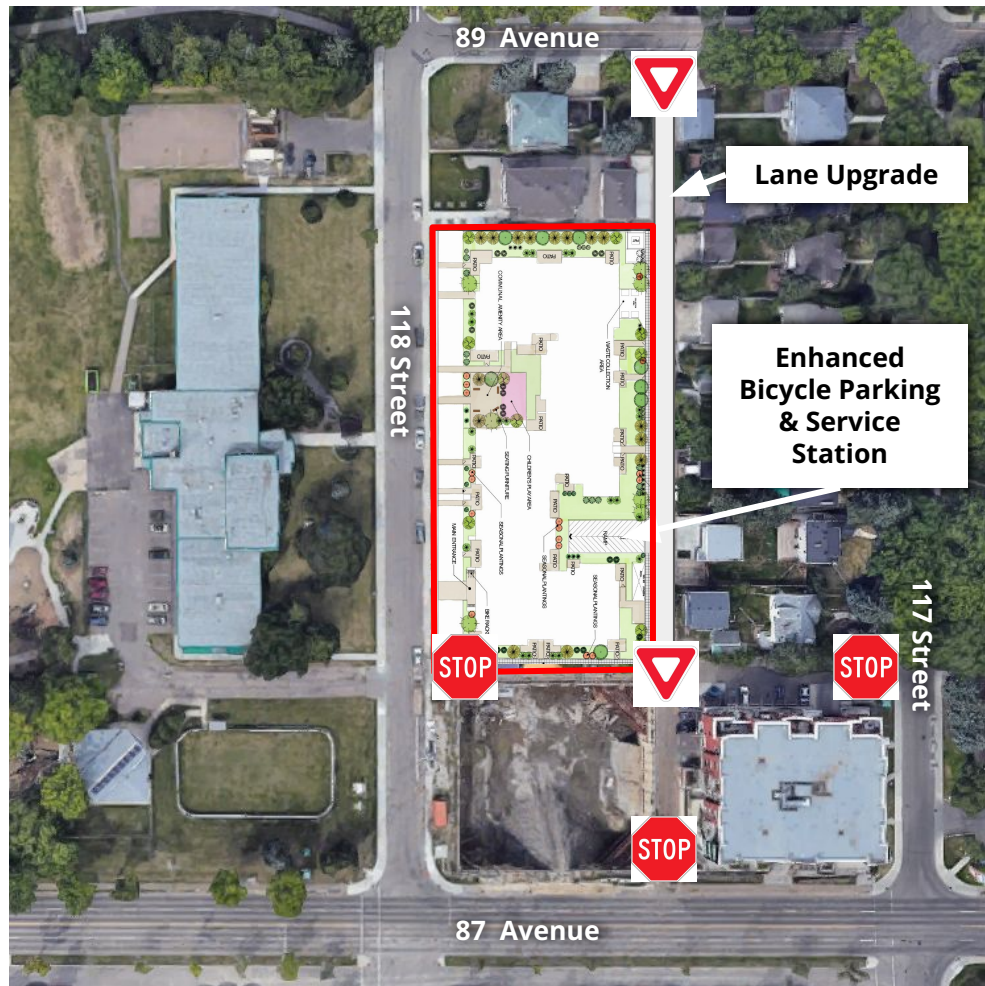


SITE VIEW



THE CITY PLAN

TRANSPORTATION IMPROVEMENTS





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





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**