

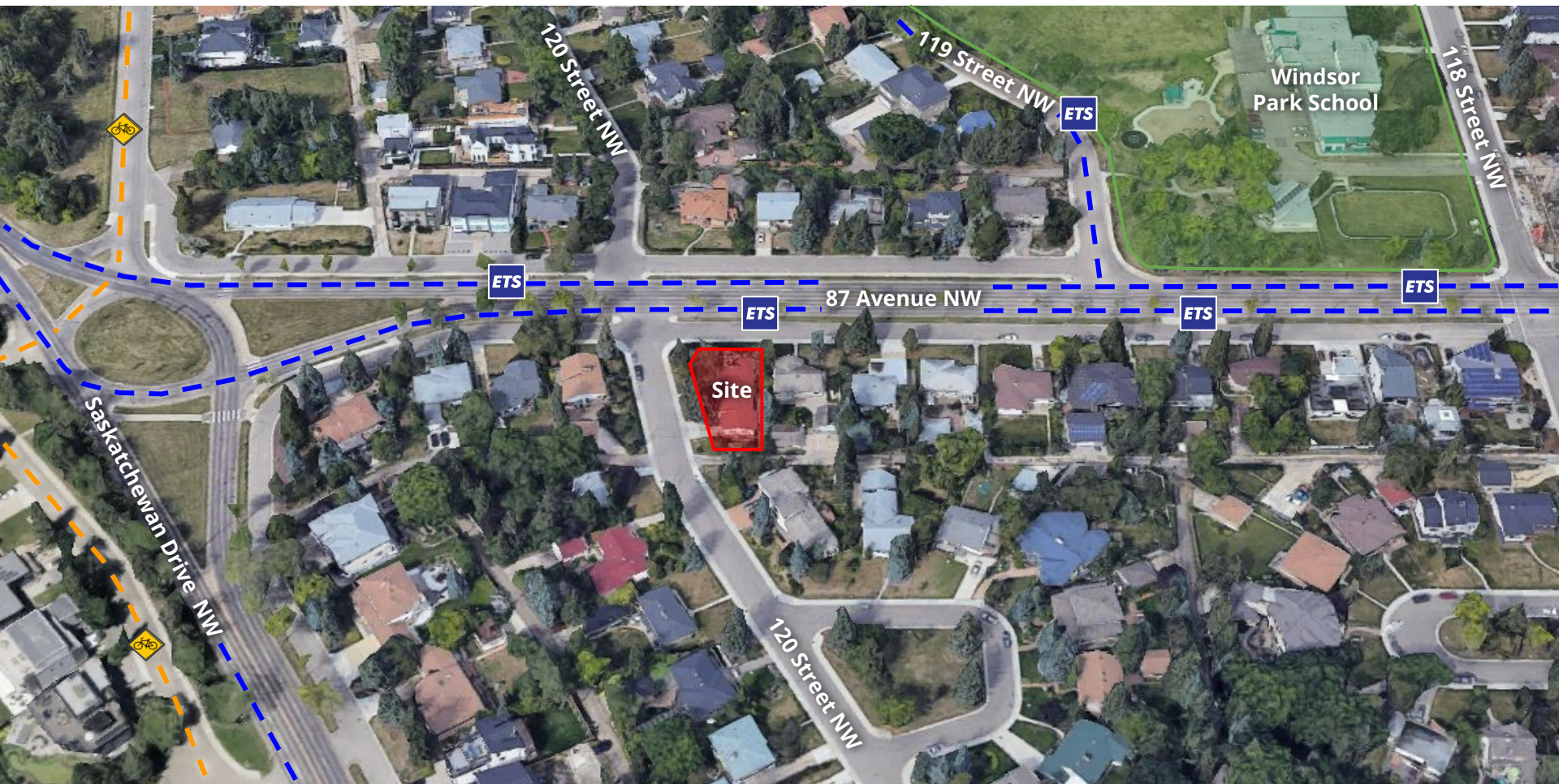


ITEM 3.11  
BYLAW 21032  
WINDSOR PARK

DEVELOPMENT  
SERVICES  
Feb 3, 2025









SCONA DISTRICT PLAN - Nodes and Corridors

**District Policy 2.5.2.6:**

- In a Node or Corridor Area or within 100 metres of a Node or Corridor Area.
- Within 400 metres of a Mass Transit Station.
- ✓ **Along an Arterial Roadway or a Collector Roadway.**
- ✓ **At a corner site or adjacent to a park or open space.**
- Adjacent to a site zoned for greater than Small Scale development.



## PROPOSED ZONING



PROPOSED RM H16.0 ZONE  
Maximum FAR & maximum Height  
Increased Setbacks (from lane/south)



PROPOSED RM H16.0 ZONE  
Maximum FAR & minimum Setbacks  
Reduced Height

## Comments:

### Opposition (5)

- Traffic and parking
- Future development should include three bedroom/family units.
- Proposal not in character with the neighbourhood.
- Site is not located in the major node and should be refused

### Support (2)

### Questions/Mixed (1)



CITY WEBPAGE  
Sept 16, 2024



MAILED NOTICE  
Sept 17, 2024



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
Sept 22, 2024



PUBLIC HEARING  
NOTICE  
Jan 9, 2025



JOURNAL AD  
Jan 17 & 25, 2025

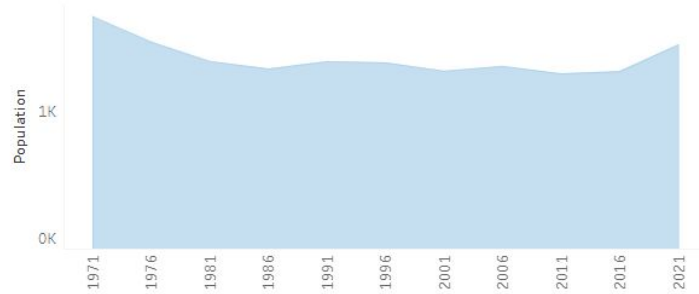




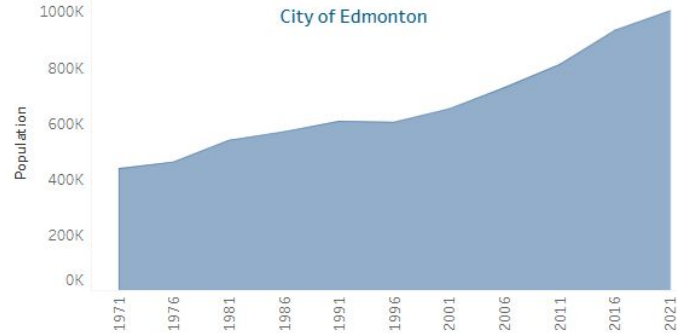
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

## 1 Total Population

Neighbourhood



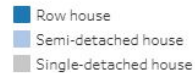
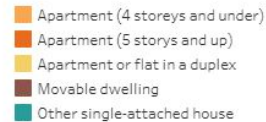
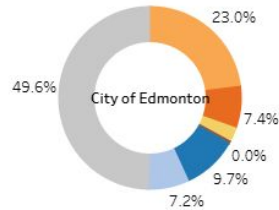
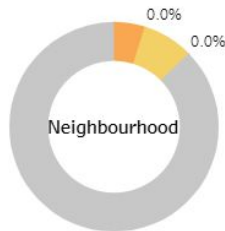
City of Edmonton

2021 Windsor Park  
Population

1971: 1,685

2021: 1,480

## 1 Private Dwellings by Structure Type

2021 Windsor Park  
Dwelling Typology

Single Detached: 87.3%

Apartment: 12.2%