



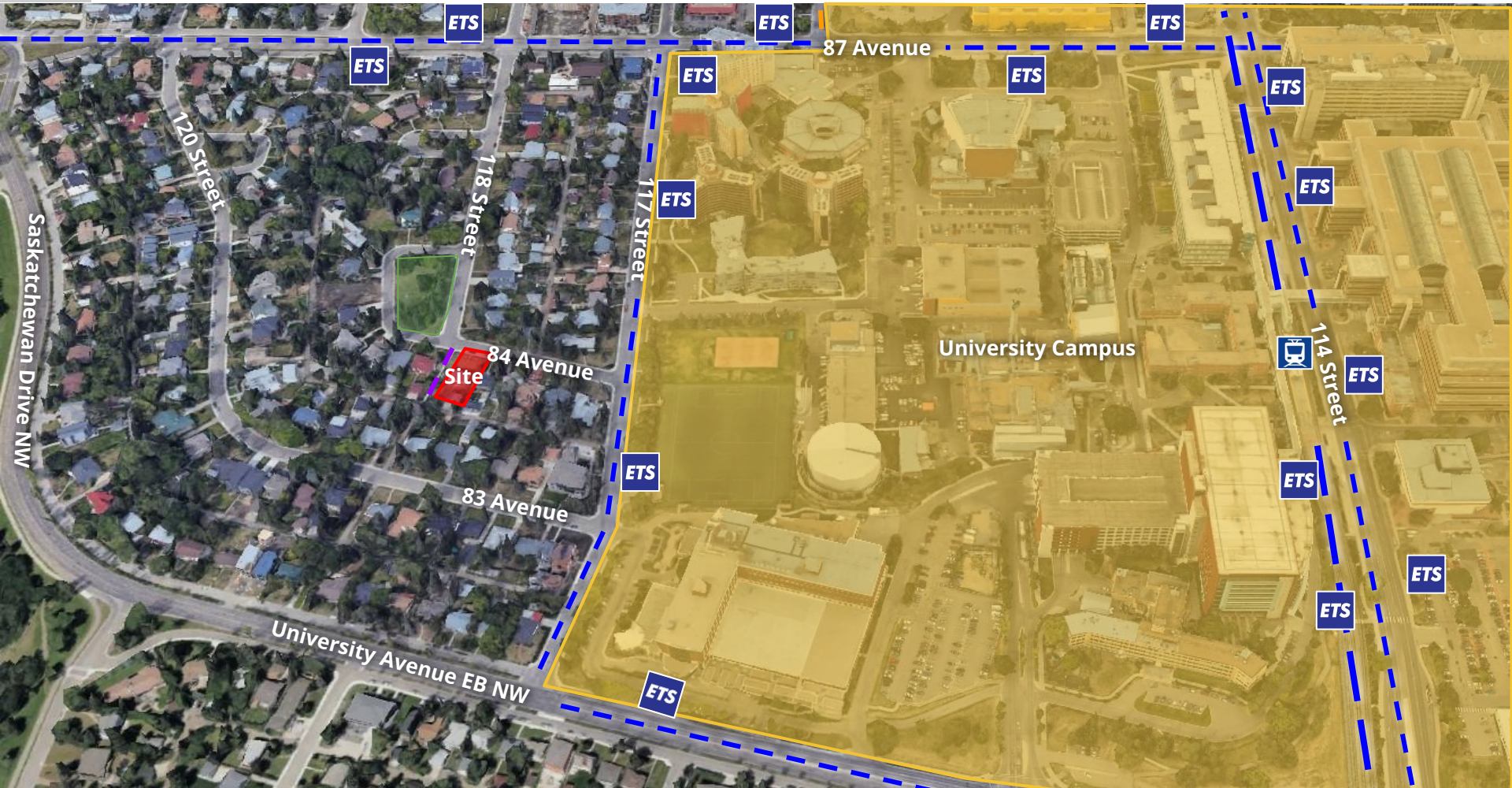
Aerial Image captured Fall 2023

ITEM 3.11
BYLAW 21105
WINDSOR PARK

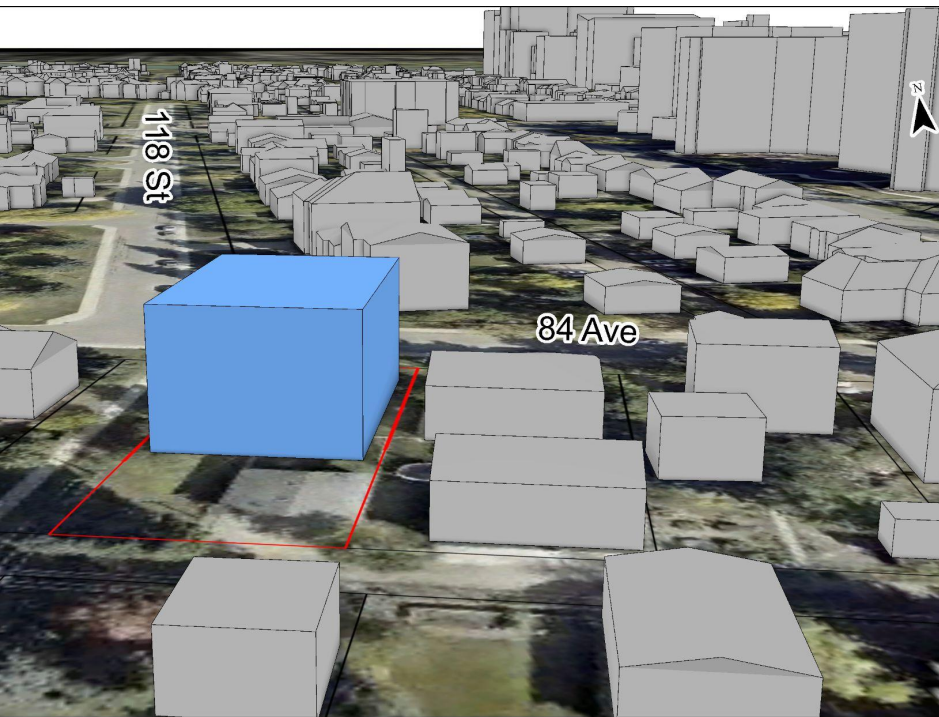
DEVELOPMENT
SERVICES
APRIL 7, 2025



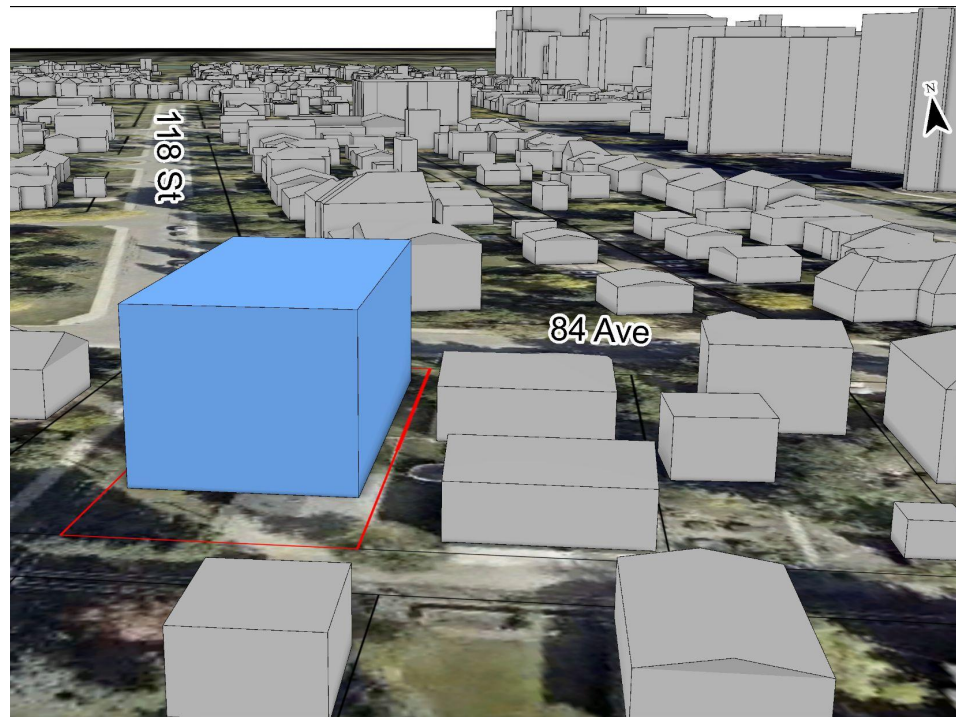
SITE CONTEXT



3 EXISTING & PROPOSED ZONING



EXISTING RS ZONE



EXISTING RSM h12.0 ZONE



SCONA DISTRICT PLAN -
Map 3: Nodes and Corridors

District Policy Urban Mix

- Consider additional scale - meet at least two of the following:
 - 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 or 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 ✗

5 COMMUNITY INSIGHTS

Respondents (30)

Opposition (28)

- Existing parking congestion (13x)
- Proposed height is too tall (11x)
- Proposed rezoning does not align with the planning guidelines (10x)
- Increase in site coverage (9x)
- Sun Shadow impacts (8x)
- Proposal does not align with the existing character of the neighbourhood (8x)
- Proposal does not provide any transition (5x)

Mixed/Questions (2)

- Need more information on the proposal (2x)



CITY WEBPAGE
January 14, 2025



MAILED NOTICE
January 14, 2025



SITE SIGNAGE
February 19, 2025



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
March 13, 2025



JOURNAL AD
March 21 &
March 29, 2025



ADMINISTRATION'S RECOMMENDATION: **REFUSAL**