

Comments and Recommendations One-Year Zoning Bylaw Review

Windsor Park Community League

June 3, 2025

Proposed Amendments (Addendum)

WPCL supports:

- Reducing interior side length to 25m or 50% of site depth, whichever is less
- Increasing side setback to 1.9m for side entrances
- Maintaining 1.1m clearance between steps to a side entrance and an interior lot line

Proposed Amendments cont'd

WPCL supports:

- Articulation on front facades for street and side facing units
- Entrance and Window design regulations for front and side facing units

These are important because front units look like the side of a house

Example: Row House Front Looks Like the Side of a House



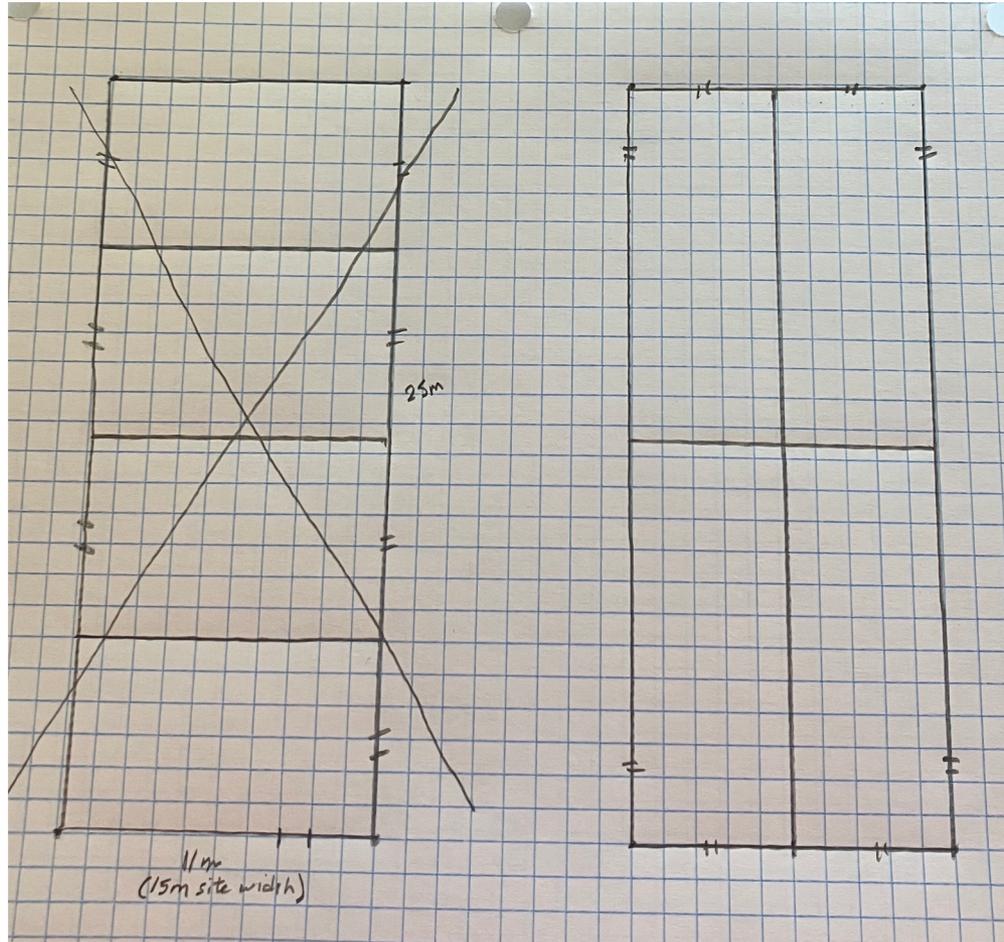
WPCL Comments & Recommendations

Comment: 4 entrances on an interior side is too many and can disturb neighbours

Recommendations:

- front to back stacked row houses instead of 4 in a row: 2 entrances at front and 2 at the back
- for secondary suites: 2 entrances max on each side (or suite entrances could be at the front and rear)

Layout of 4 Row houses on Interior Lot



WPCL Comments & Recommendations

Comments:

- 2 of 5 interior lot row housing projects in Windsor Park having flanking side public walkways
- Both projects have entrances on both sides:
 - 4 basement suite entrances on one side
 - 3 row house entrances on the other side (the other is front facing)
 - this was disappointing and is avoidable

Example

