

Comments and Recommendations

Item 3.32 –Amendments to RS Zone

Mid-Block Row Housing

Windsor Park Community League

June 30, 2025

Proposed Amendments

WPCL supports:

- Reducing interior side length to 25 m or 50% of site depth, whichever is less
- Reducing number of units from 8 to 6
- Maximum 2 side entrances per side – thanks to UPC for accepting this WPCL suggestion
- Increasing side setback to 1.9 m for side entrances

Proposed Amendments cont'd

WPCL supports:

- Maintaining 1.1 m clearance between steps to a side entrance and an interior lot line
- Articulation on front facades for street and side facing units
- Entrance and window design regulations for front and side facing units
- Immediate not delayed effective date

WPCL Comments

- 3 of 6 mid-block row housing developments in Windsor Park abut flanking side public walkways or alleys
- All 3 projects have entrances on both sides:
 - 3 - 4 basement suite entrances on one side
 - 3 row house entrances on the other side (the other is front facing)
 - this is disappointing and avoidable

WPCL Comments

- These locations are not unique to Windsor Park. Many neighbourhoods have internal walkways and flanking alleys.
- Initial Admin response June 3 UPC to address this in a omnibus set of Zoning Bylaw amendments
- Further discussion with Admin concluded this is too substantive to include in an omnibus

WPCL Recommendations

- WPCL proposes a regulation be considered to direct all mid-block row housing entrances to the front, back or side that flanks a public walkway or alley – where they exist
- A subsequent motion from Council at this public hearing would start this work

Ex 1 Windsor Park Flanking Walkway



Ex 2 Windsor Park Flanking Walkway



Windsor Park Flanking Alley Site

