



ITEM 3.32  
BYLAW 21266  
WINDSOR PARK

DEVELOPMENT  
SERVICES  
AUG 18, 2025

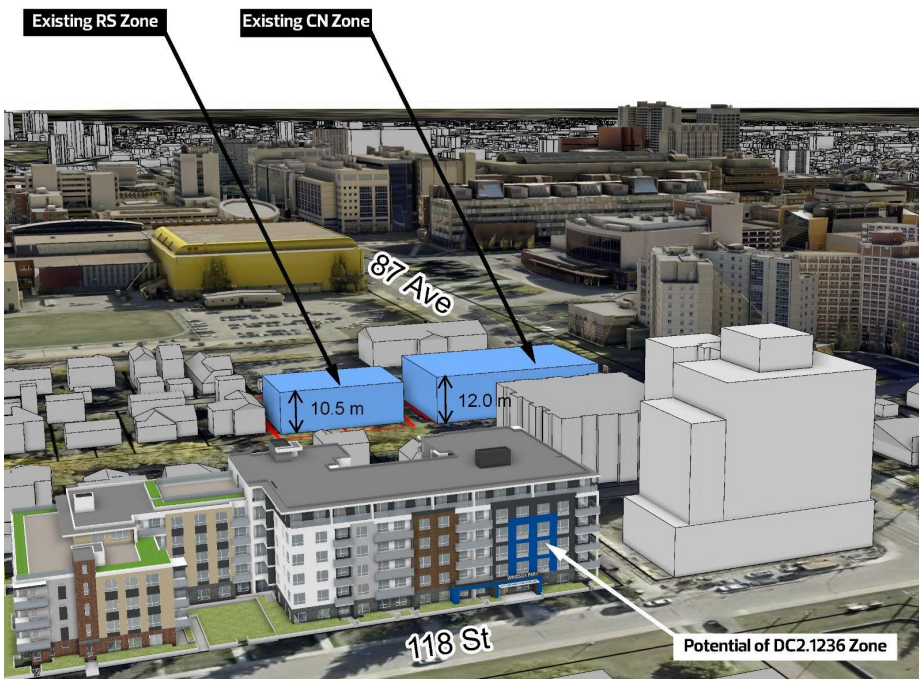
Edmonton



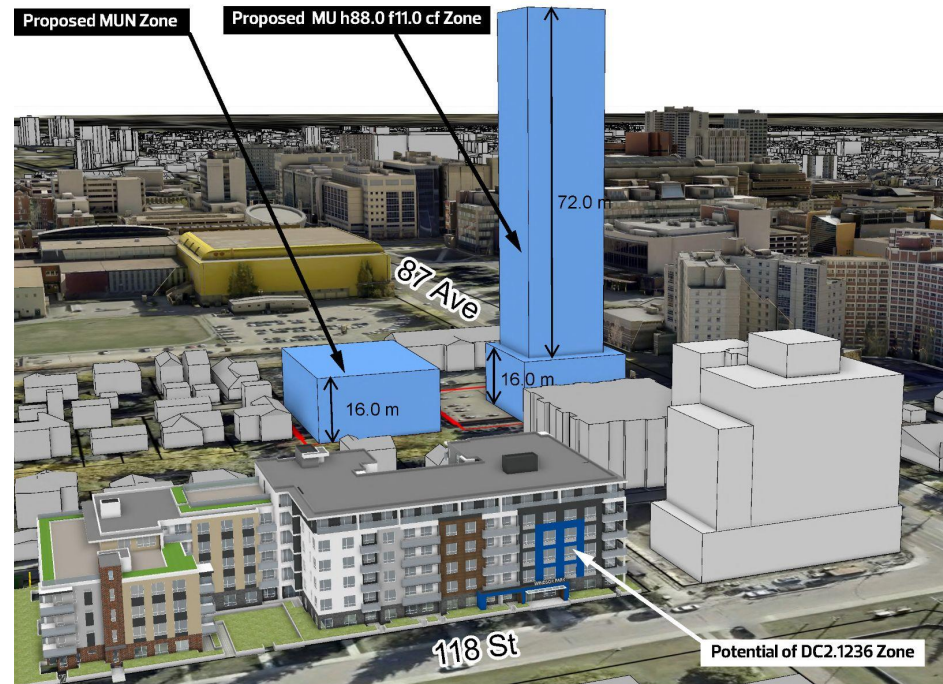




# 3 PROPOSED ZONING



EXISTING RS & CN ZONE



PROPOSED MUN & MU h88.0 f11.0 cf ZONE

Models shows potential maximum built form of existing and proposed zones

## Respondents (210)

### Opposition (167)

- Proposed tower is too tall (x66)
- Significant shadow impacts (x47)
- Increase in traffic congestion (x44)
- Does not fit in the existing character of the neighbourhood (x40)
- Increase in parking congestion (x38)
- Proposal will encourage shortcutting (x37)

### Support (23)

- Location is appropriate (x15)
- Proposal can help in meeting the demand for housing (x10)
- Can provide commercial amenities (x8)

### Mixed (20)



CITY WEBPAGE  
Aug 28, 2024



MAILED NOTICE  
Sept 9, 2024



OPEN HOUSE  
Nov 5, 2024



1:1 COMMUNICATION



ONLINE  
ENGAGEMENT  
Nov 14 - Dec 9,  
2024



SITE SIGNAGE  
Jul 14, 2025



PUBLIC HEARING  
NOTICE  
Jul 24, 2025



JOURNAL AD  
Aug 1 & 9, 2025

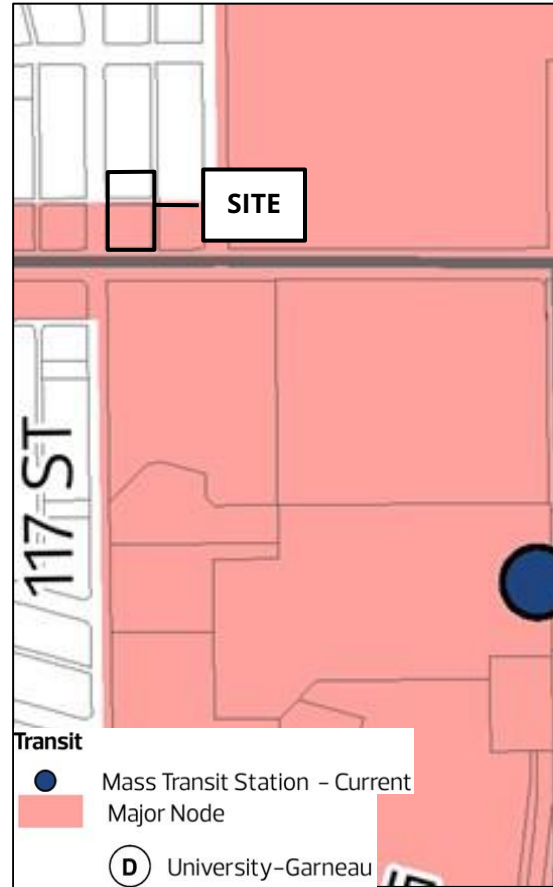
## Major Nodes

Support Tall High Rise within Major Nodes where all of the following criteria are met:

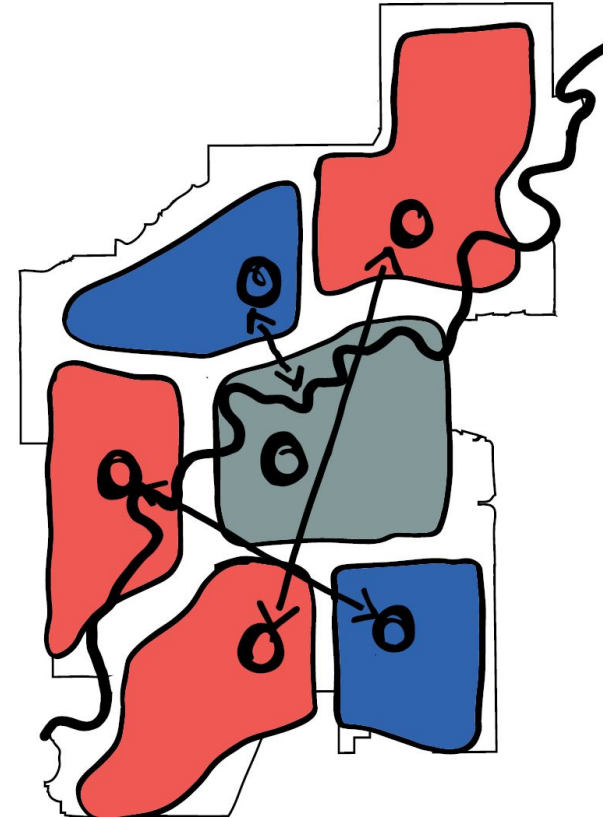
- ✓ The site is within 200 metres of a Mass Transit Station or **along an Arterial Roadway**, and
- ✓ The site size and context allow for appropriate transition to surrounding development

## Urban Mix

Support development at the edges of Nodes and Corridors that provides transition to the scale of the surrounding development.



SCONA DISTRICT PLAN - Map 3: Nodes and Corridors



THE CITY PLAN - Community of Communities





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**