



Aerial Image captured Fall 2023

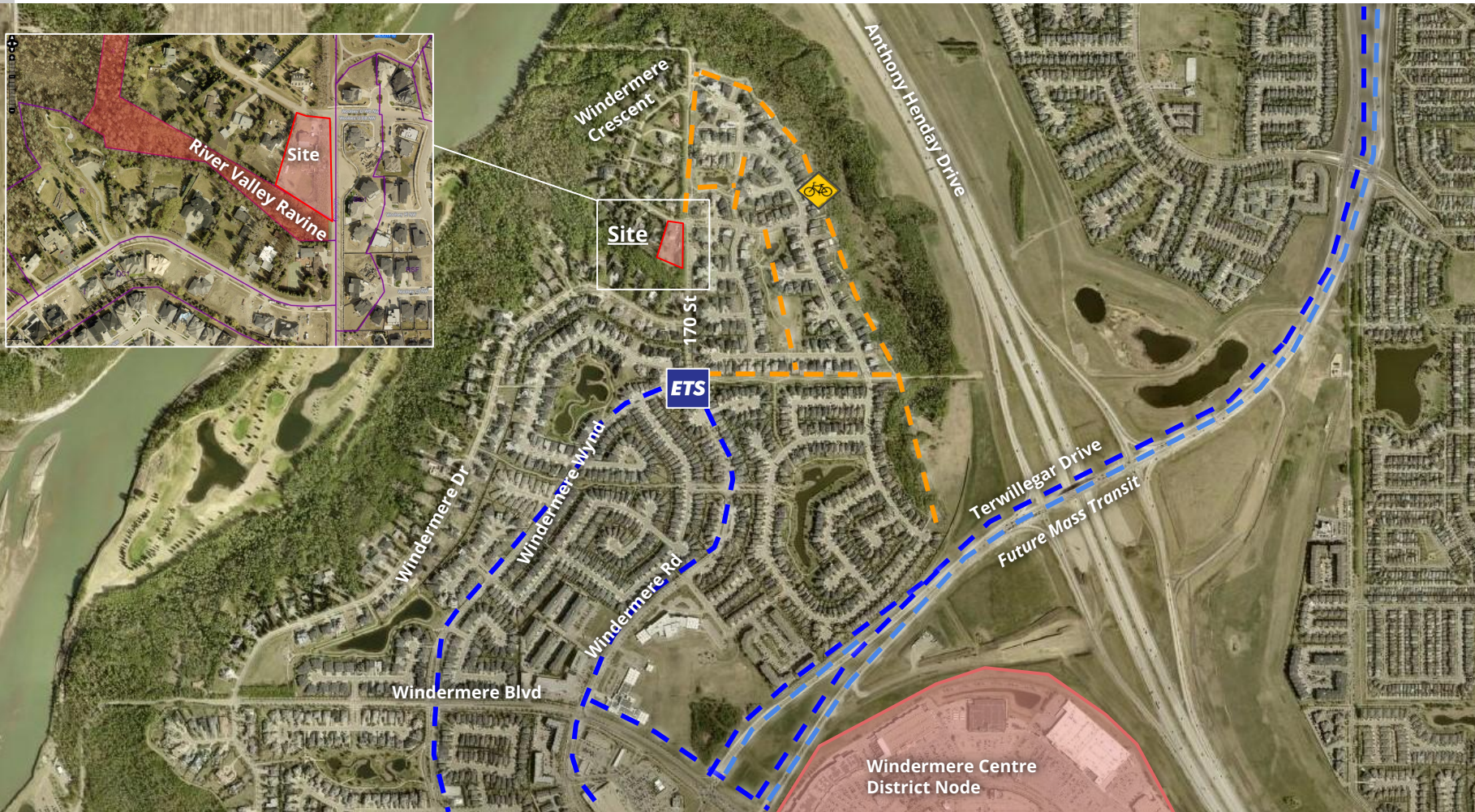
ITEMS 3.19, 3.20, 3.21 & 3.22

CHARTER BYLAW 21210 and BYLAWS 21211, 21212 & 21213

WINDERMERE

DEVELOPMENT
SERVICES
AUG 18, 2025

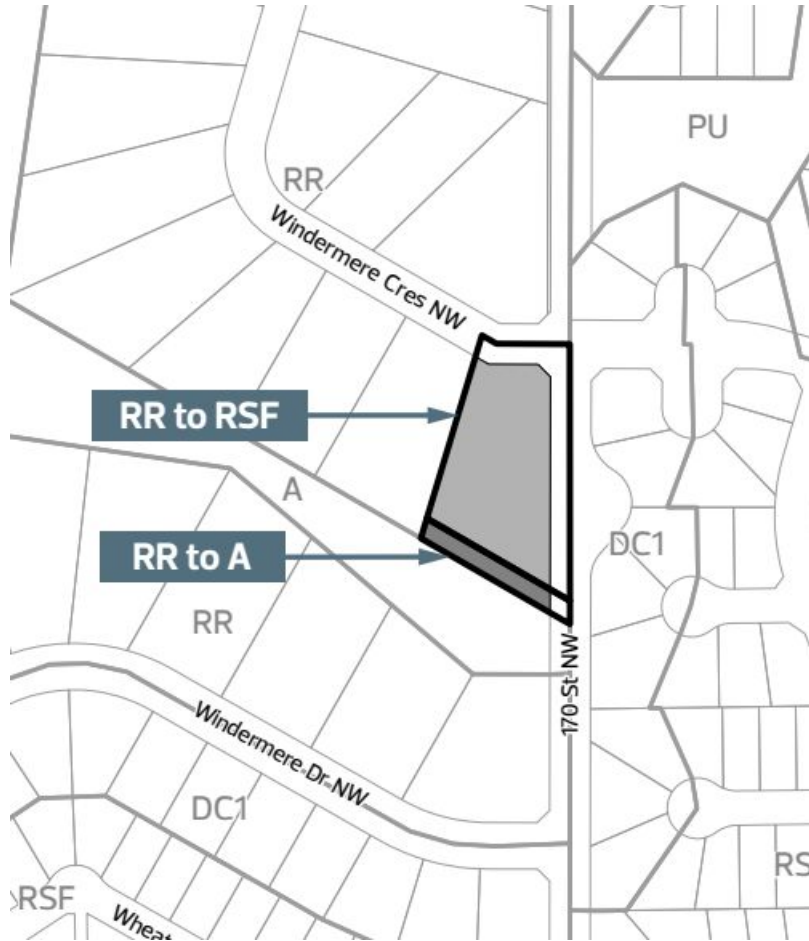
Edmonton



3 PROPOSED ZONING



REGULATION	RR Current Zoning	RSF Proposed Zoning
Typical Uses	Single Detached Housing	Single/Semi Detached, Multi-Unit Housing
Height	12.0 m	12.0 m
Setbacks	7.5 m - Front 7.5 m - Rear 5.0 m - Side	4.5 m - Front 6.0 m - Rear 1.2 m - Side
Maximum Site Coverage	None	55%
Subdivision	Not permitted	Permitted



A (River Valley Zone)

- Top of Bank Policy C542A
- 10 m buffer strip zoned A added in response to the internal circulation
- Provides an additional setback and development restrictions for the purpose of mitigating slope stability risks

Respondents (114)

Opposition (102)

- Neighbourhood Character
- Precedent
- Traffic
- Property Values
- Environment
- DC1 14690 “buffer”

Questions (12)



CITY WEBPAGE
Nov 12, 2024



MAILED NOTICE
Dec 24, 2024



1:1 COMMUNICATION
Ongoing



ONLINE
ENGAGEMENT
Feb 18, 2025



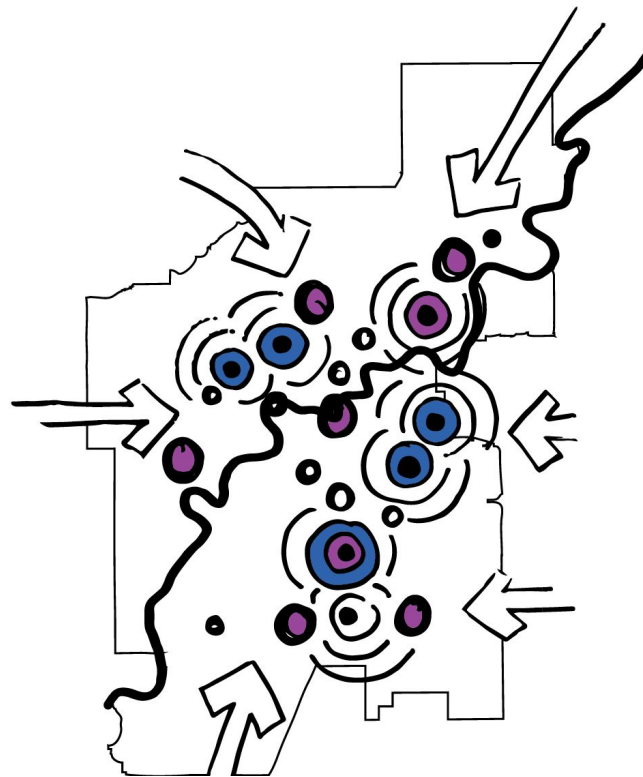
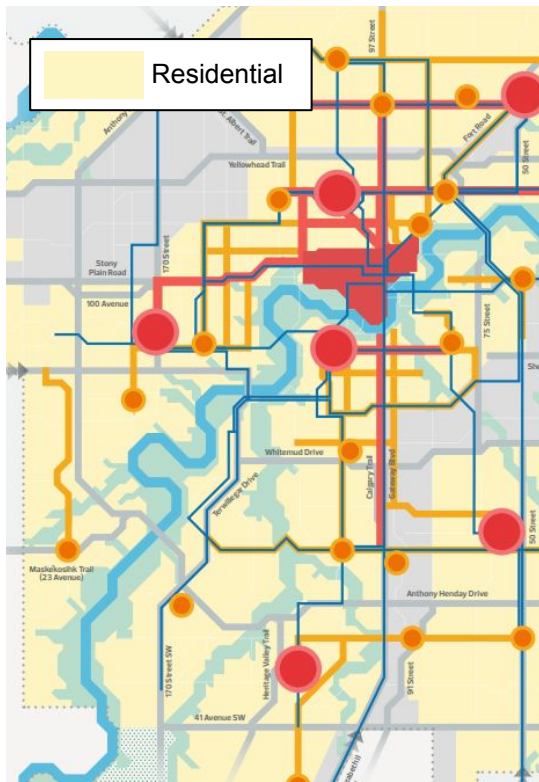
SITE SIGNAGE
Jun 8, 2025



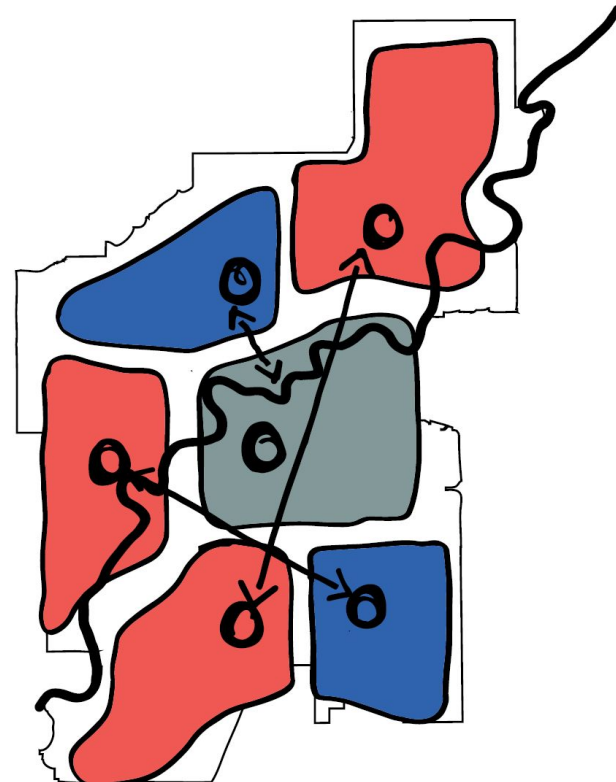
PUBLIC HEARING
NOTICE
Jun 3, 2025



JOURNAL AD
Jun 13 & 21, 2025



REBUILDABLE CITY



COMMUNITY OF COMMUNITIES



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**