

Rezoning Bylaw  
21210, 21211, 21212, 21213  
100 Windermere Crescent

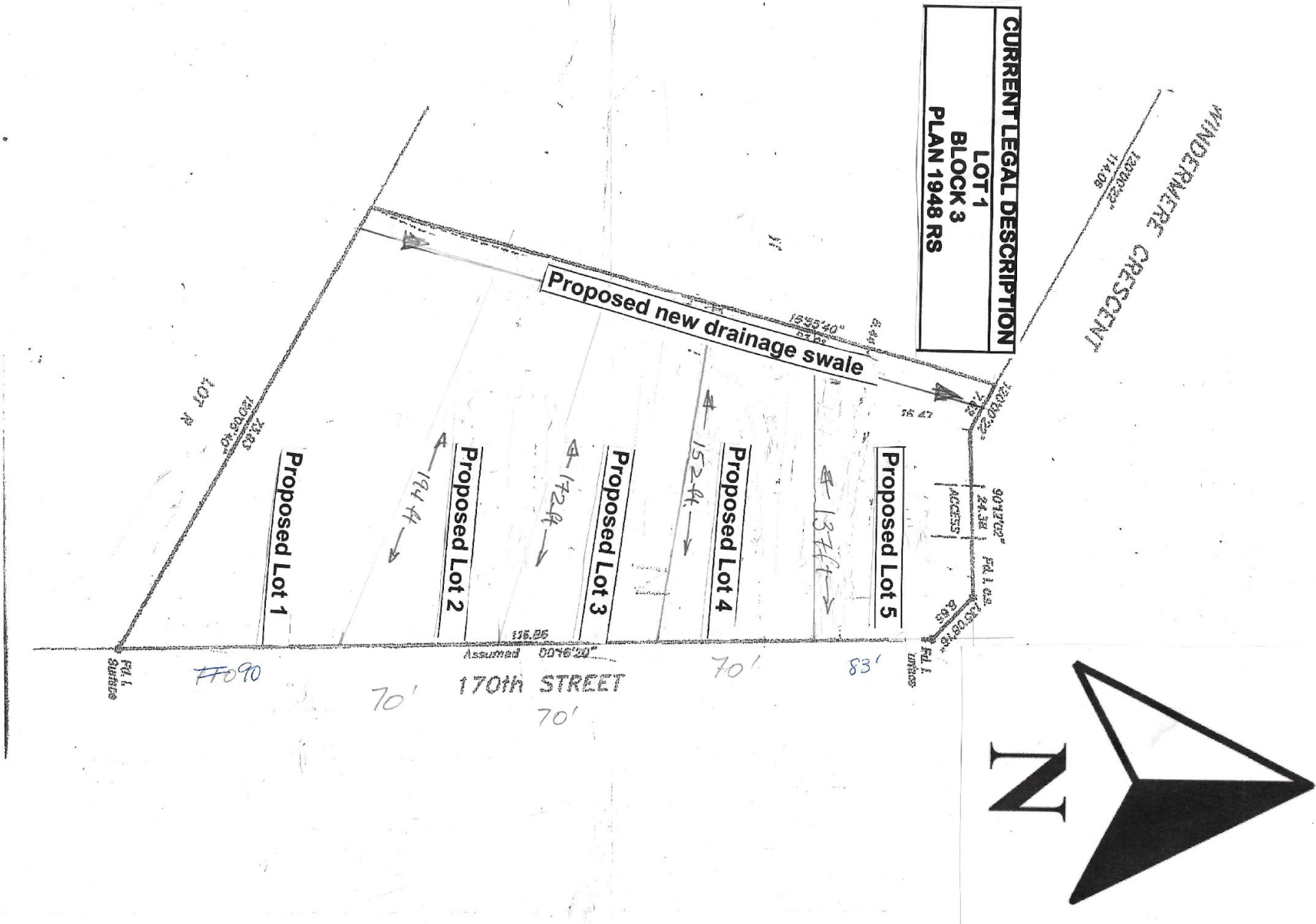
Rural Residential to RSF  
zoning

# Area Overview





# PROPOSED PLOT PLAN



# Key Points Supporting Rezoning

- **PRECEDENT** -Rugby Club area acreages rezoned from RR to RSF
- 100 Windermere Crescent is a 1.4 acre parcel of land that is **ideal for a densification project**
- **VERY Large CORNER LOT** with 390 foot Frontage on 170 St.
- **Subdivision could provide at least 5 new lots for development**
- Can provide the “missing middle” type of housing
- **TAX REVENUE** will increase significantly - **\$50,000 /yr. or more**
- Full support of administration and utility departments

# Infrastructure Considerations

- Existing sewer line within 170 Street can handle additional input
- New water lines will be connected to existing at developer cost
- New fire hydrant will be installed at developer cost
- New sidewalk along 170 street will be built at developer cost
- Gas, power, telephone all existing
- Bus loop across the street
- **NO COST TO TAXPAYERS FOR DEVELOPMENT**

# Parking and Traffic Considerations

- COE traffic engineers did not raise any concerns about parking or traffic
- Proposed lots are large enough to allow on site parking
- Set back along 170 street will be almost 10 meters with set back and easement allowing long driveway construction
- Street parking along 170 street is abundant

# Privacy and shadowing

- South neighbors – **NO CHANGE** - shielded by park reserve
- North neighbors - **NO CHANGE**
- West neighbors
  - Possible slight privacy impact
  - **Shadowing will be LESS** due to tree removal
- East neighbors across 170 Street
  - **NO CHANGE**
  - Already 15-20 feet higher than 100 Windermere so **ZERO IMPACT**  
PLUS they have a 7-8 foot high concrete fence