

# What was the Purpose of Windermere DC-1 Zoning next to RR Lots???

City Council Meeting – August 28, 2025

Mohinder Lali, P. Eng.



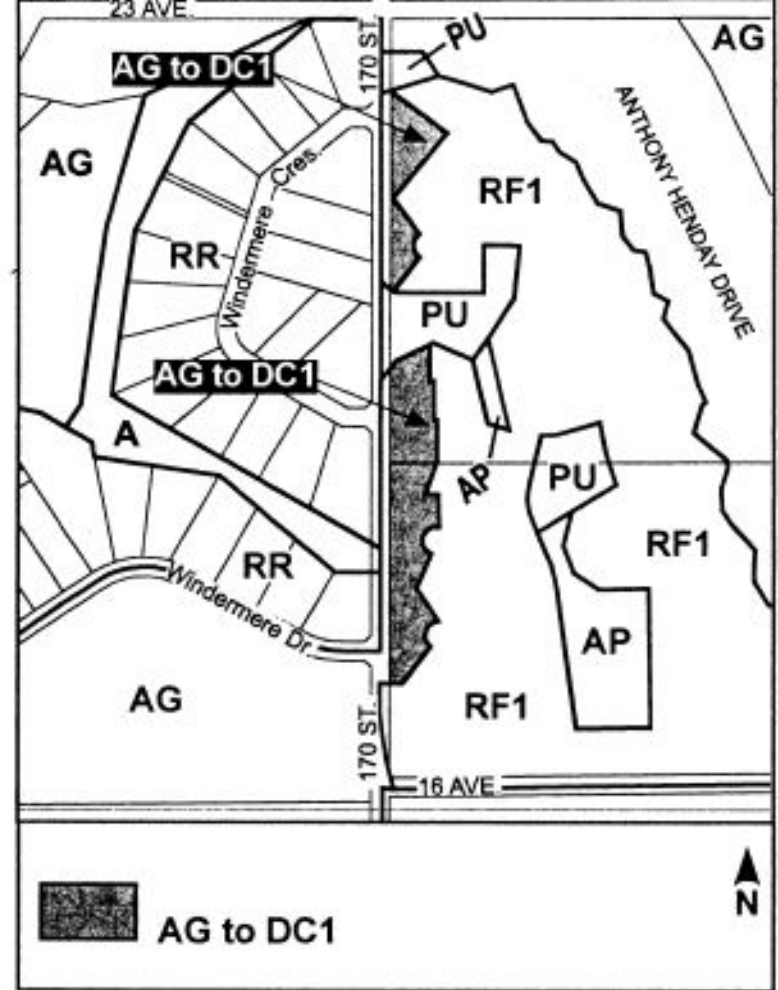
## From Windermere Area Structure Plan (ASP)

- **Large Lot Transition** adjacent to Rural Country Residential Lots
- **Bylaws 14690 and 15020** to **protect and preserve** the rural residential lots

## Bylaw 14690

(between Westpointe and Windermere Crescent)

General Purpose: To accommodate **large single-detached residential** development on lots with full municipal services and appropriate regulations that **respect the residential character** of the Country Residential Estates to the west.

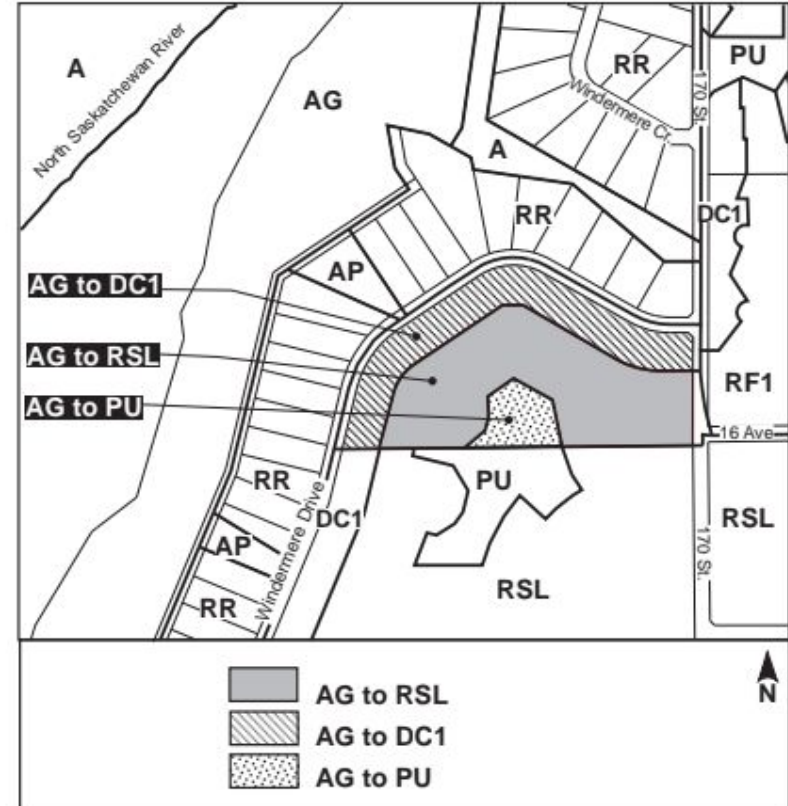


# BYLAW 15020

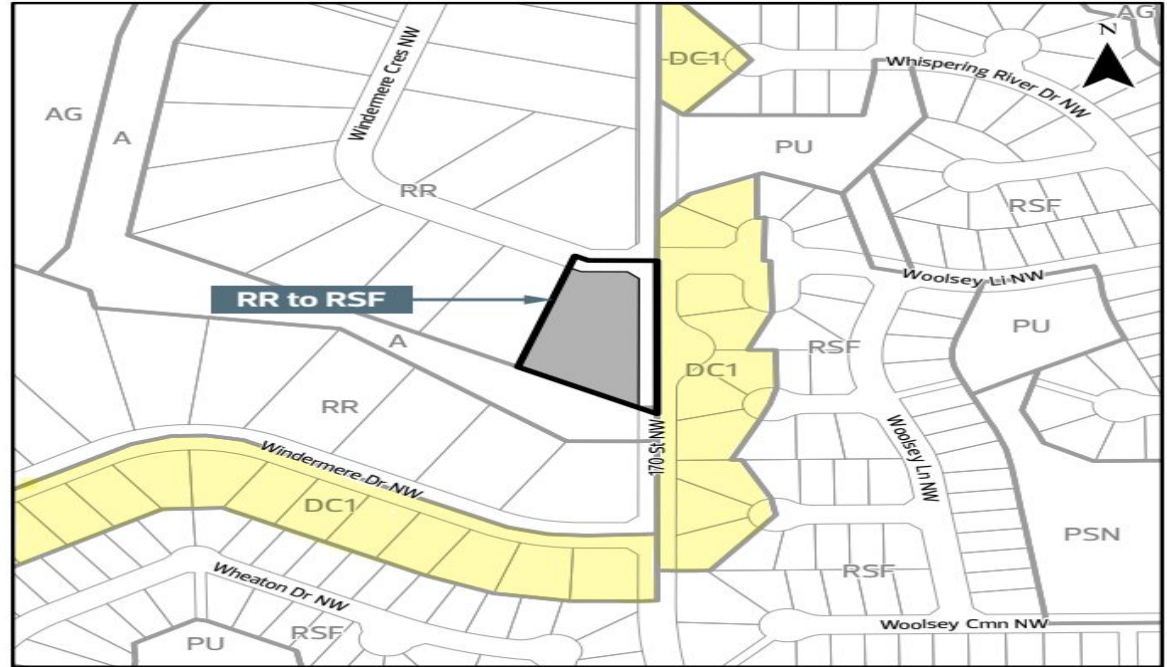
(along Windermere Drive)

General Purpose: To accommodate the creation of **large lot, single detached residential** development with full municipal services that establishes a **transition and harmonious landscape** relative to adjacent existing Country Residential Estate development.

BYLAW 15020



- **Barrier** created with DC1 lots around RR lots to **protect their rural character**
- This is **missing** from “**What We Heard**” report



### PROPOSED REZONING – Windermere

From: Rural Residential Zone (RR)  
To: Small Scale Flex Residential Zone (RSF)



## From Windermere Neighbourhood Structure Plan (NSP)

4.1.1 Country Residential Estate (CRE) Windermere, Windermere Ridge and Westpoint Estates comprise existing country residential estate development within the plan boundary. These areas run north to the southern boundary of the plan along the North Saskatchewan River Valley top-of-bank. These residences form part of this area's early history and are expected to remain country residential. They are not intended to be further subdivided. The latest of these developments, Windermere Ridge Estates, is built to an urban and serviced standard unlike Windermere and Westpoint Estates. These earlier residences may choose to connect into future urban service extensions as they become available while maintaining their rural image. Where existing residents support full City services, attempts to provide full servicing should be encouraged as soon as practicable.

- This crucial detail is **omitted** from “What We Heard Report”
- These DC-1 Bylaws next to RR lots and the Plans are **not outdated** and are **totally relevant**
- New Residents in DC-1 and RR lots **invested millions \$** in Dream Homes **to comply with requirements**
- Expect to **uphold existing Bylaws** and their neighbours to **comply** with these rules to **preserve the Character of the RR lots**
- Rezoning request is creating **mistrust** in City Administration and City Council
- About 90% of DC-1 and 80% of RR homes are completed and rezoning will feel like **“Changing rules in the middle of the game”**

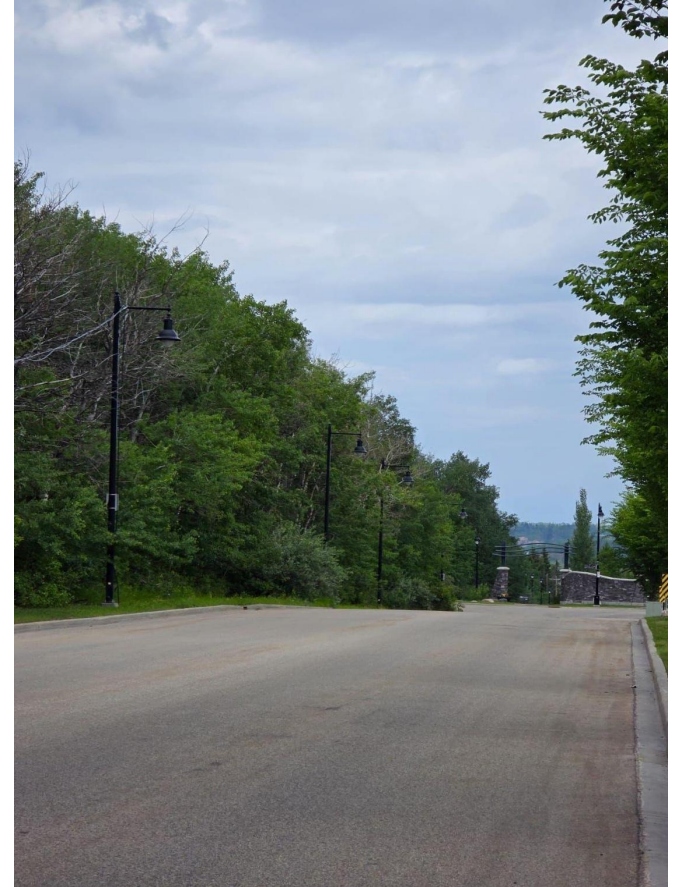
- Creating new Bylaws for one resident that recently bought this lot on a speculation while ignoring over 200 existing residents is **unfair**
- Rezoning of 100 Windermere Crescent will have a **domino effect** on over dozen “For Sale” sign properties in RR lots
- Real Estate agents are **already marketing** these RR lots as RSF
- **Spot Rezoning** is **very poor planning** as it does not look at **commulative effect** of rezoning these two communities

## **In Summary: Council Must ask Administration:**

- **What was the purpose of the recent and existing DC-1 zoning Bylaws against the RR lots?**
- **Where are the reports/studies for impacts on Traffic, Economics, Environmental, Geotechnical, and Utilities with rezoning Windermere Crescent and Windermere Drive to RSF?**

**Council needs all of this information to make an informed decision.**

# Current 100 Windermere Crescent



# Potential 100 Windermere Crescent with RSF Zoning

