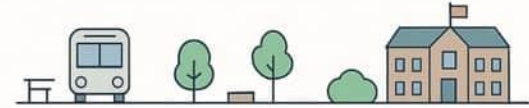

100 Windermere Crescent Rezoning

Urban Planning 101

Density Gradients

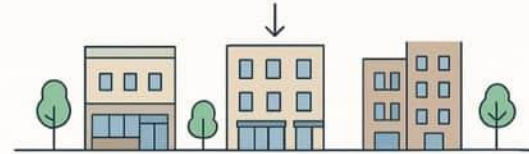
- High density in neighbourhood cores
→ low density in neighbourhood edges

NEIGHBORHOOD CORE



Transit stop, plaza, school School

5-10 min walk



Mixed-use buildings 3-5 story apartments

10-15 min walk



Fourplexes Courtyard apartments

5-10 min walk

LOW-DENSITY EDGE



Detached homes Large estate home



medium-density duplexes

med-dens town houses

low rise high density condos

low rise high density condos

Schools & Parks

Commercial

Terwilliger Dr.

medium density townhouses

man Pond



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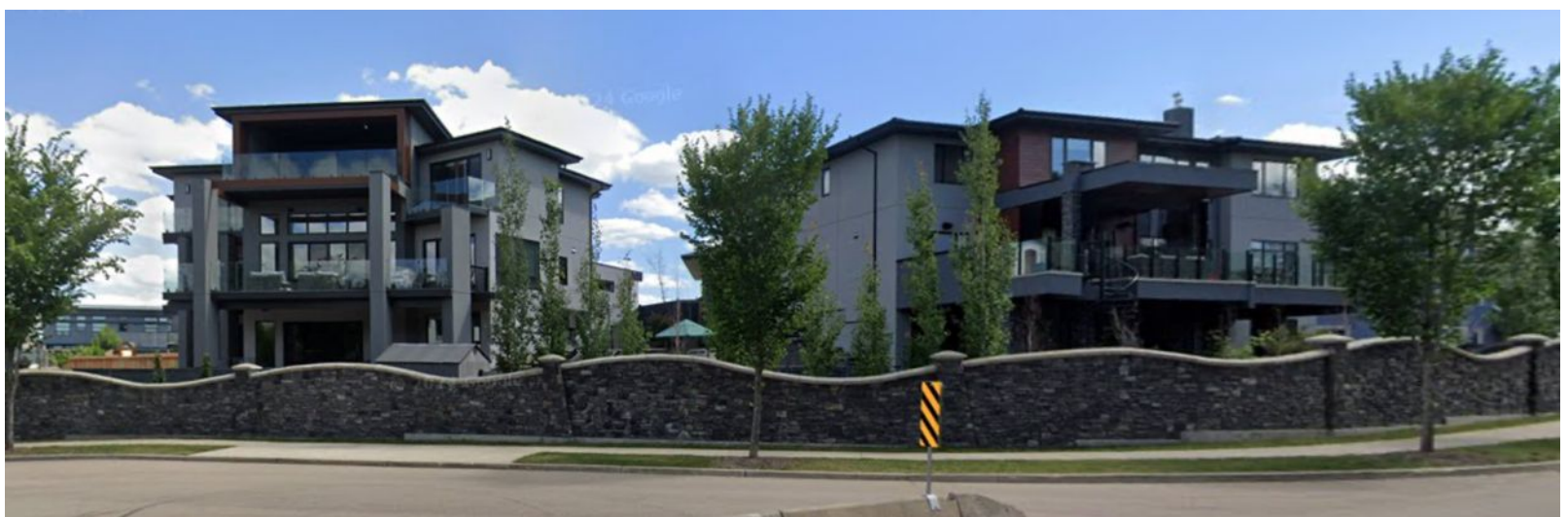
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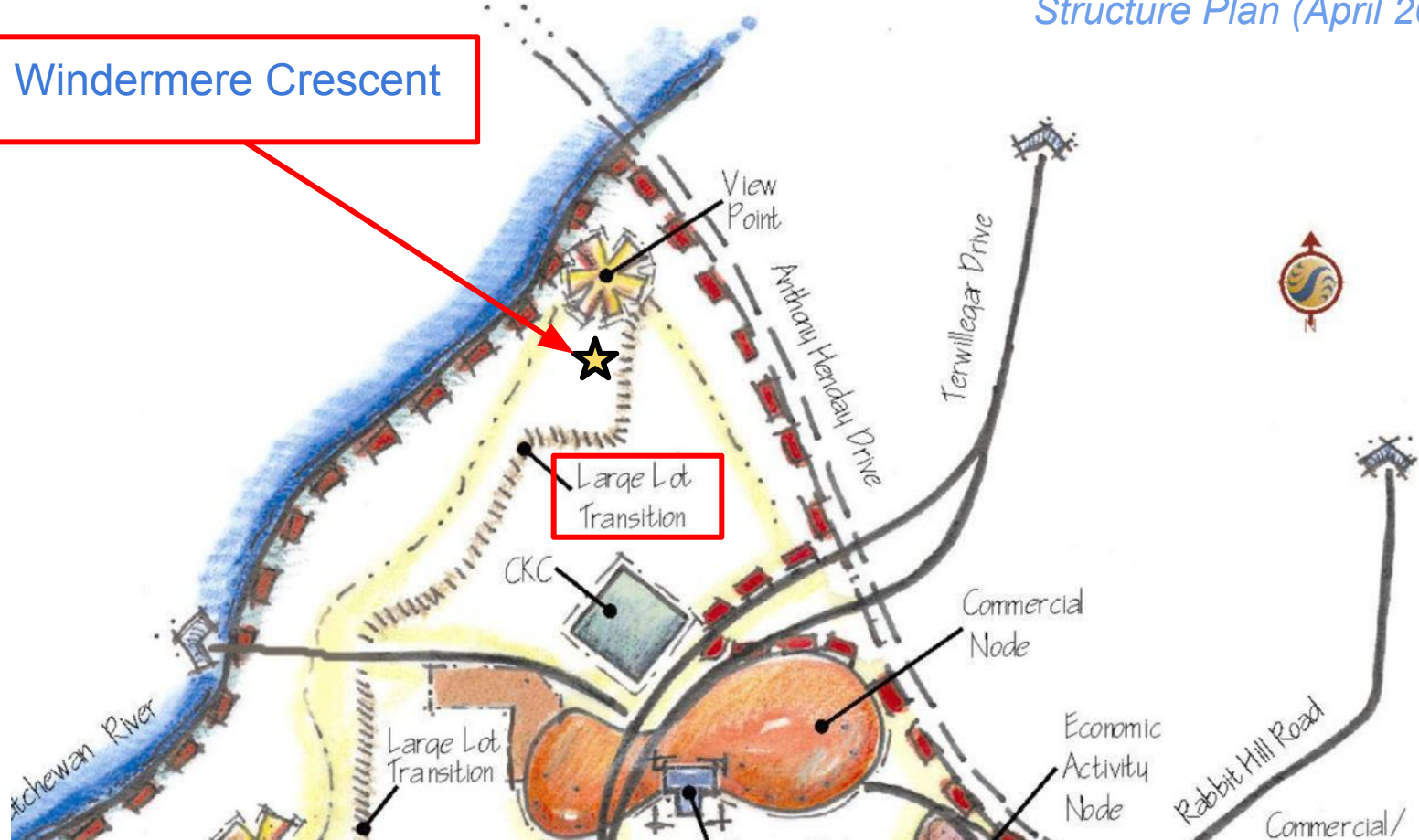






**From the Windermere Area
Structure Plan (April 2025)*

100 Windermere Crescent



The Point of Rezoning?

The words of Ivan Kawulka (100 Windermere Crescent owner):

"We're going to plan to sell the entire property," he said Wednesday. "My expectation is that whoever buys it will actually knock this house down and get rid of it."

Kawulka expects that changing the zoning would double the value of the property.

<https://www.cbc.ca/news/canada/edmonton/windermere-rezoning-bid-sparks-debate-over-traffic-rural-character-of-neighbourhood-1.7608442>