



City Council Public Hearing

3.32 Bylaw 21266 Windsor Park

August 18, 2025



I appreciate the opportunity to:

- 1. Set the context**
- 2. Strongly oppose this proposed development**
- 3. Demonstrate that it does not conform with the Zoning Bylaw**
- 4. Respectfully request Council deny the rezoning applications**



1. Set the Context



What is Good Governance?

- ◆ Government institutions are responsive to the needs and concerns of citizens, actively seeking their input and feedback.
- ◆ Abiding by the Rule of Law, laws are applied fairly and impartially, and there is a system of justice that is accessible to all.
- ◆ Citizens are actively involved in the governance process.
- ◆ A stable and predictable environment is created.
- ◆ There is impartiality by decision-makers, fairness and objectivity in decision-making processes, without bias towards a particular interest.
- ◆ Decisions are made in a way that seeks to build consensus and find common ground.



Why is Good Governance Important?

- ◆ **It promotes trust**
- ◆ When citizens trust their government, they are more likely to participate in civic life, pay taxes, and support public policies



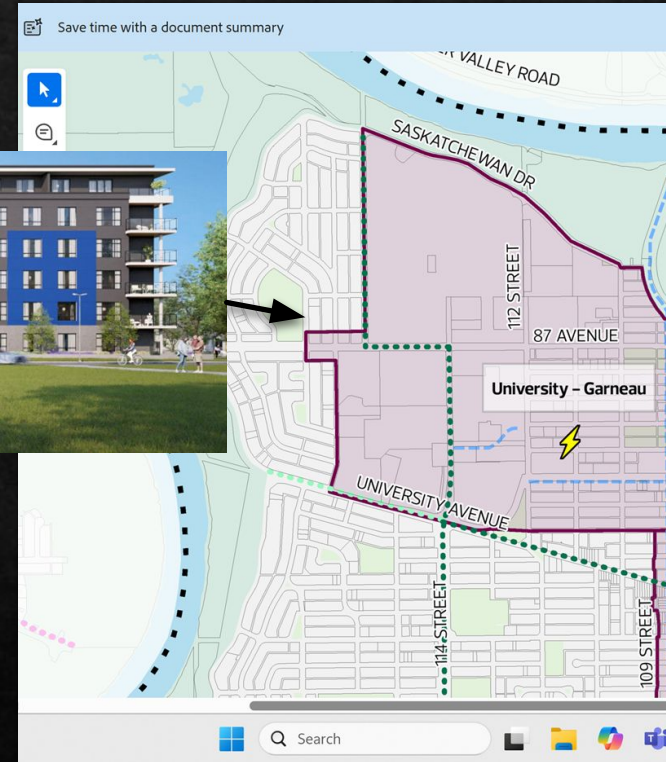
Accountability

- ◆ The ultimate accountability of an elected official is to their voting constituents.
- ◆ The constituents may choose not to re-elect them.

Fuzzy Boundaries



Unpredictable Upzoning



Plans and Bylaws Made Meaningless By Relentless Upzoning

◆ CN

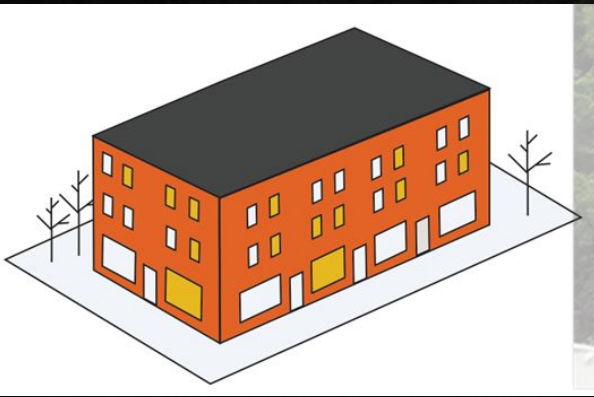
◆ Maximum Height

◆ 12.0m

◆ MU

◆ Maximum Height

◆ 88.0m



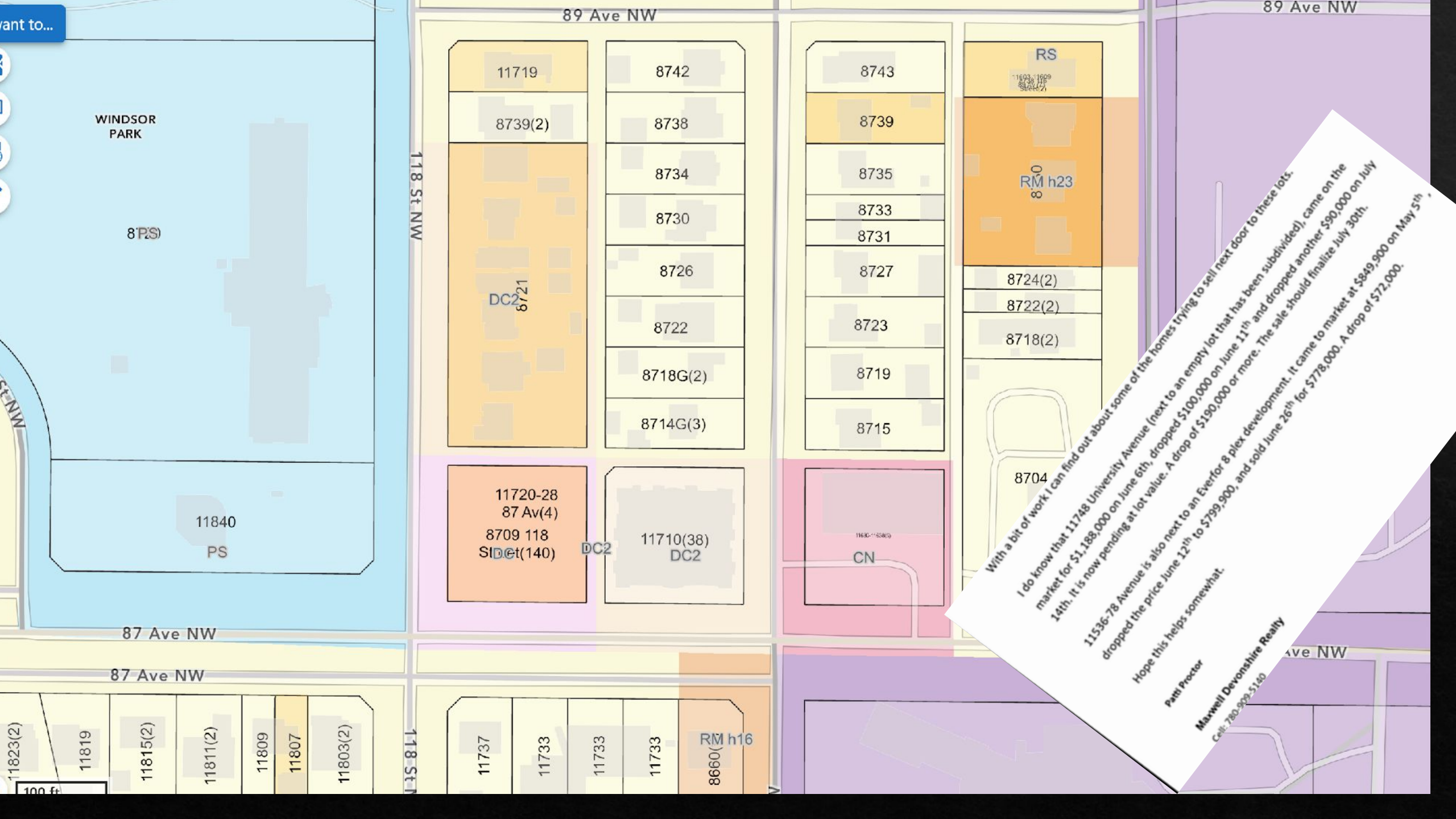


2. Strongly oppose this proposed development

The proposed development:

- ◆ **Does not conform** with the uses prescribed in the applicable zone, and would be overbuilt
- ◆ Application has been rapidly changed in order to try receive your approval prior to October, where infill has become one of the top election issues
- ◆ **Will interfere** with the amenities, use, enjoyment and value of the neighbouring parcels of land, in accordance with Section 687(3) of the Municipal Government Act

want to...



WINDSOR PARK

8PS

11840

PS

87 Ave NW

87 Ave NW

89 Ave NW

89 Ave NW

118 St NW

115 St NW

11719

8742

8739(2)

8738

8734

8730

8726

8722

8718G(2)

8714G(3)

8743

8739

8735

8733

8731

8727

8723

8719

8715

RS

RM h23

8724(2)

8722(2)

8718(2)

8704

CN

11720-28

87 Av(4)

8709 118

St(140)

DC2

11710(38)

DC2

11630-11580

11823(2)

11819

11815(2)

11811(2)

11809

11807

11803(2)

11737

11733

11733

11733

8660

RM h16

With a bit of work I can find out about some of the homes trying to sell next door to these lots. I do know that 11748 University Avenue (next to an empty lot that has been subdivided), came on the market for \$1,188,000 on June 6th, dropped \$100,000 on June 11th and dropped another \$90,000 on July 14th. It is now pending at lot value. A drop of \$190,000 or more. The sale should finalize July 30th. 11536-78 Avenue is also next to an Everfor 8 plex development. It came to market at \$849,900 on May 5th, dropped the price June 12th to \$799,900, and sold June 26th for \$778,000. A drop of \$72,000. Hope this helps somewhat.

Pam Proctor

Maxwell Devonshire Realty

Cell: 780-999-5140



3. Does not conform with the Zoning
Bylaw



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Tower Massing & Surrounding





4. Respectfully request Council
deny the application

Edmonton zoning bylaw prompts surge in infill, upsets neighbourhoods

By [Zac Delaney](#)

Published May 23, 2025 Last updated May 23, 2025 5 minute read 10 Comments



Edmonton

More than 16,000 new dwelling units approved in Edmonton one year after new zoning bylaw

Approved units in 2024 represent a 30 per cent increase after bylaw was enacted



[Mrinali Anchan](#) · CBC News · Posted: Jun 04, 2025 3:00 AM MDT | Last Updated: June 4



Windsor Park Over Target Growth





**I respectfully request Council deny this
application**