

Opposition to the Rezoning of 100 Windermere Crescent



The Windermere Community

The concerned residents of Windermere **oppose** the proposed amendments to Bylaws 21210, 21211, and 21212, which would rezone 100 Windermere Crescent to allow for multi-unit housing.

But let's be clear...

We support medium and high density housing – when it's planned, serviced and aligned with the neighbourhood vision.





Our Support for

Responsible

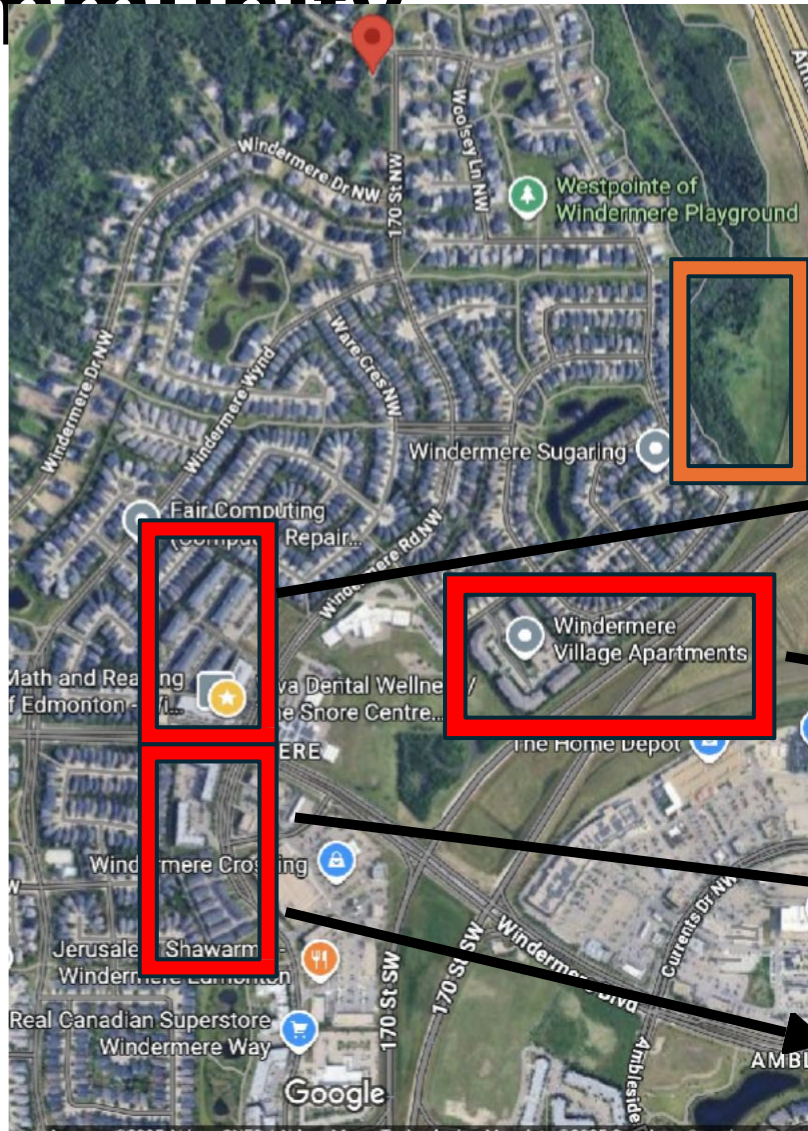
Density • Windermere already has **3000+** multi-family units, with more approved and under construction

- These were approved under:
 - Windermere Area Structure Plan (ASP)
 - Neighbourhood Structure Plans (NSPs)

We support responsible

Density Already Part of Windermere Community

100 Windermere Crescent



Approved med density development:

- 16449 16 Ave – up to 145 units
- 4007 Whispering Drive – 82 units
- **Total: 227 units to be constructed**



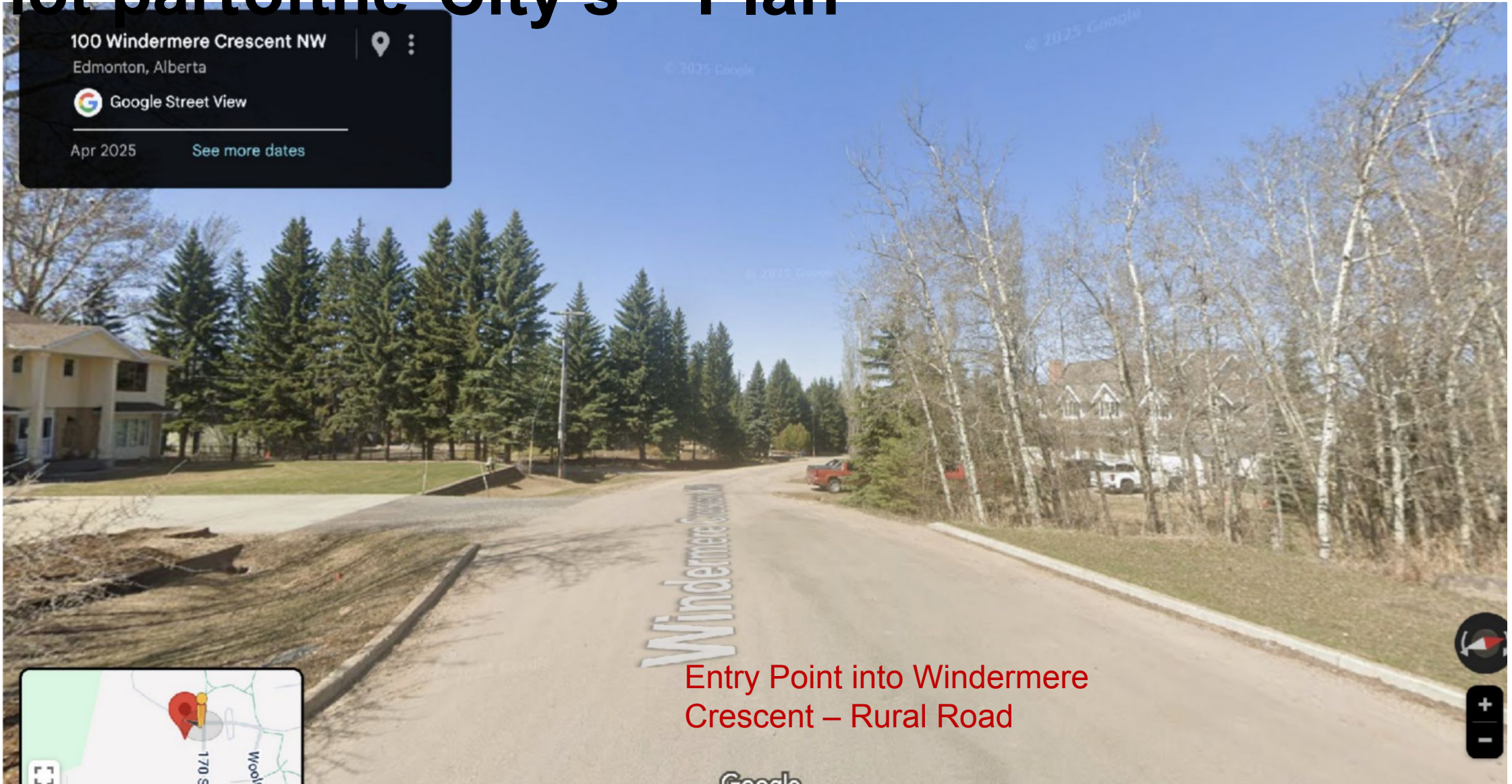
Existing high/med density development:

- Elements at Windermere – **300+ units with more under construction** (6 buildings)
- Windermere Village Apartments – **300+ units** (4 buildings)
- The Level – **171 Units**
- Multiple Buildings Along Windermere Way – **300+ units**
- **And more units in the area..**

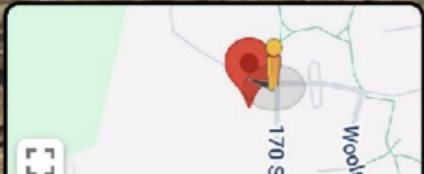


These are just some examples within a 5-minute driving distance there are thousands more units in the area

Rezoning of 100 Windermere Crescent is not part of the City's Plan



100 Windermere Crescent NW
Edmonton, Alberta
Google Street View
Apr 2025 See more dates



Entry Point into Windermere
Crescent – Rural Road

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100 Windermere Crescent NW
Edmonton, Alberta

Google Street View

Apr 2025 See more dates

170 Street – Between Entrance of Windermere Crescent and Westpointe
Rural style connector, not a transit corridor

Area is not suitable for rezoning – and it would require significant infrastructure upgrades



The existing infrastructure reflects the planned low-density demand:

- Narrow roads with no sidewalks or street lighting
- Limited drainage and stormwater capacity
- Water and sewer systems designed for single homes
- No nearby public transit

Adding multiplex housing places more unsustainable demand on aging infrastructure that was never built to support it.

Without planned, proactive upgrades, the burden — and the cost — will fall on the City and taxpayers

This is not what the ASP Envisioned

Table 1 - WINDERMERE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18280

	Units	% of Total Units	Population
Low Density	16,031	59.6%	46,412
Medium Density	8,659	32.2%	19,080
High Density	1,717	6.4%	2,194
Large Lot	491	1.8%	1,375
Total Residential	26,898	100.0%	69,061

Only about **1.8% of all units** are planned as ‘Large Lot’ (estate-style) in the ASP.

Higher-density areas are already planned elsewhere in the area — with proper servicing and infrastructure.

This is not how we deliver the ‘missing middle’ — this is spot rezoning, not smart growth.

A Corner Lot Doesn't Solve

Infrastructure Deficits

- Being a corner lot does not fix infrastructure issues:
 - Roads, pipes, and storm drains don't expand based on lot orientation
 - Multiplexes still increase usage, pressure, and servicing needs — regardless of access point
- 170 Street is not suitable for intensification:
 - It's a rural-style connector road - lacking sidewalks, street lighting and transit
 - Does not meet criteria in the City Plan for higher-intensity growth
 - Where would multi-unit residents park? It's a narrow single lane road.
- Significant investment is needed to address infrastructure shortfalls,

All these upgrades come at a significant cost—our taxpayers will

- This site is not in a designated growth area, so any investment here is off-plan and off-budget
- Supporting this rezoning would require:
 - Upgrading roadways, sidewalks, and lighting
 - Expanding sewer and stormwater systems
 - Potentially expanding transit service in a car-dependent area
- Schools are already over capacity

Our Ask

We respectfully request that City Council **reject the amendments to Bylaws 21210, 21211, and 21212 and uphold the Windermere ASP and NSP as adopted.**

Please protect the integrity of our planning system, our infrastructure and our community

