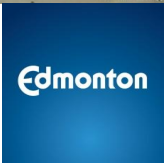




ITEM 3.31
BYLAW 21266
WINDSOR PARK

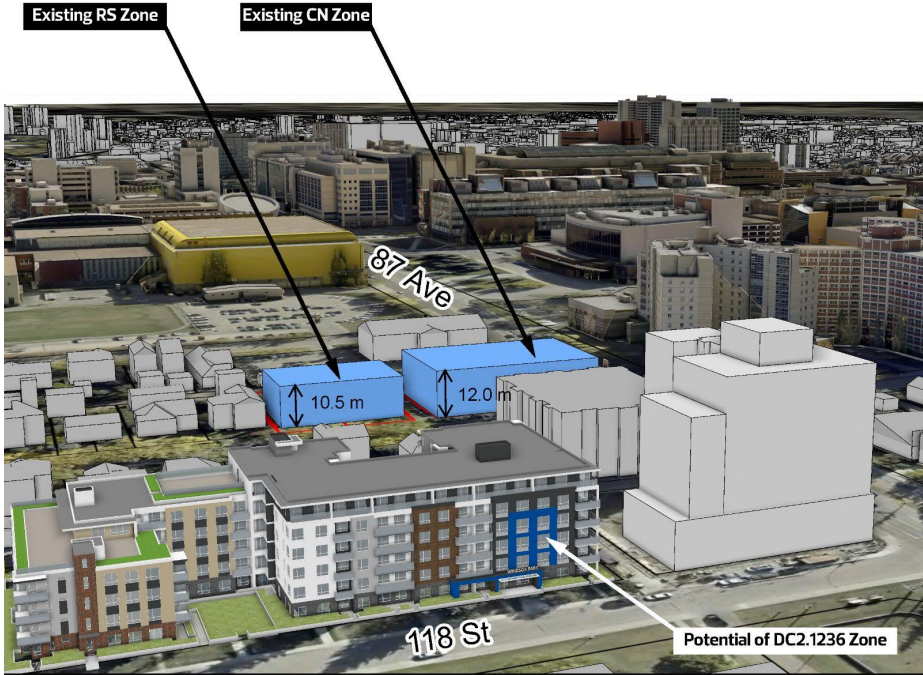
DEVELOPMENT
SERVICES
AUG 18, 2025



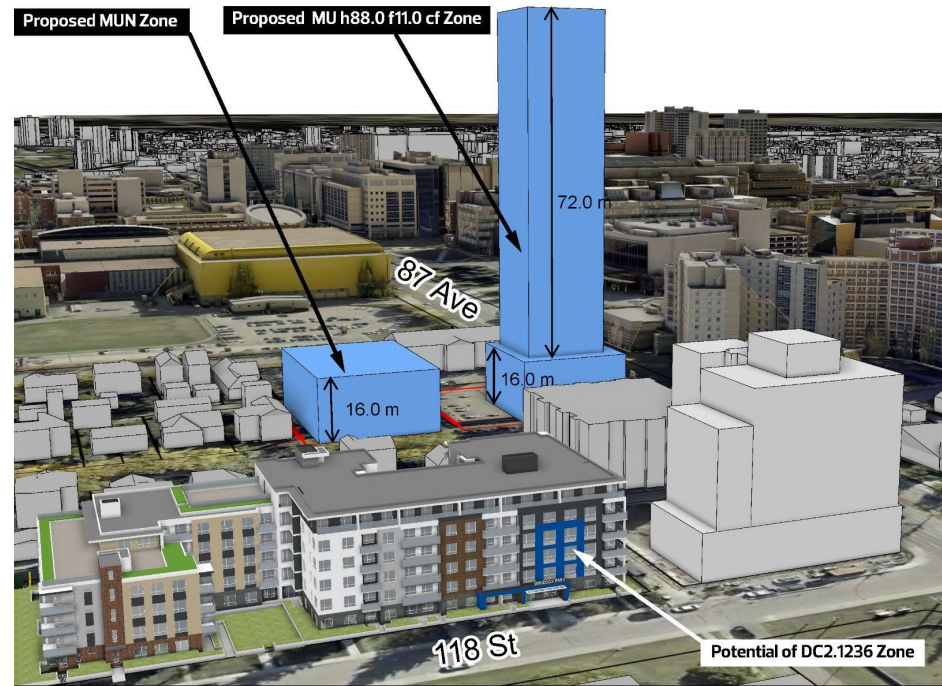
SITE CONTEXT



3 PROPOSED ZONING



EXISTING RS & CN ZONE



PROPOSED MUN & MU h88.0 f11.0 cf ZONE

Models shows potential maximum built form of existing and proposed zones

Respondents (210)

Opposition (167)

- Proposed tower is too tall (x66)
- Significant shadow impacts (x47)
- Increase in traffic congestion (x44)
- Does not fit in the existing character of the neighbourhood (x40)
- Increase in parking congestion (x38)
- Proposal will encourage shortcutting (x37)

Support (23)

- Location is appropriate (x15)
- Proposal can help in meeting the demand for housing (x10)
- Can provide commercial amenities (x8)

Mixed (20)



CITY WEBPAGE
Aug 28, 2024



MAILED NOTICE
Sept 9, 2024



OPEN HOUSE
Nov 5, 2024



1:1 COMMUNICATION



ONLINE
ENGAGEMENT
Nov 14 - Dec 9,
2024



SITE SIGNAGE
Jul 14, 2025



PUBLIC HEARING
NOTICE
Jul 24, 2025



JOURNAL AD
Aug 1 & 9, 2025

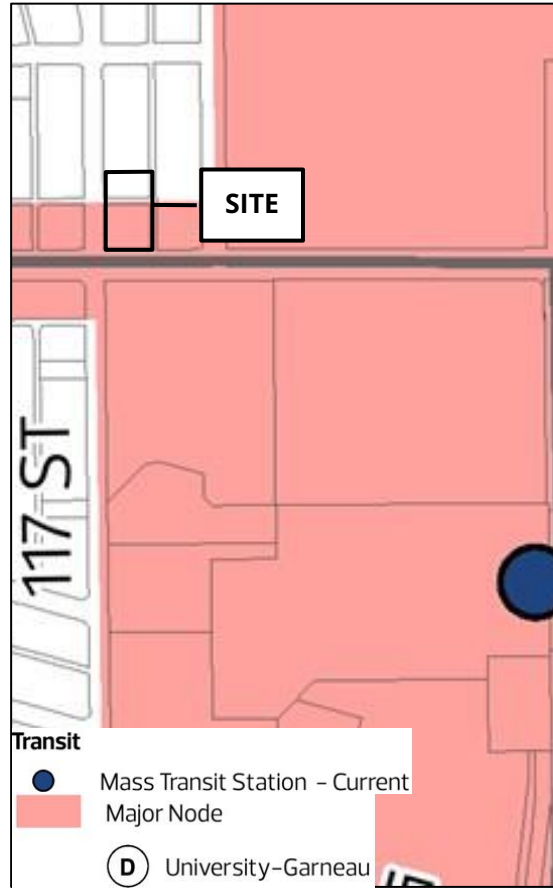
Major Nodes

Support Tall High Rise within Major Nodes where all of the following criteria are met:

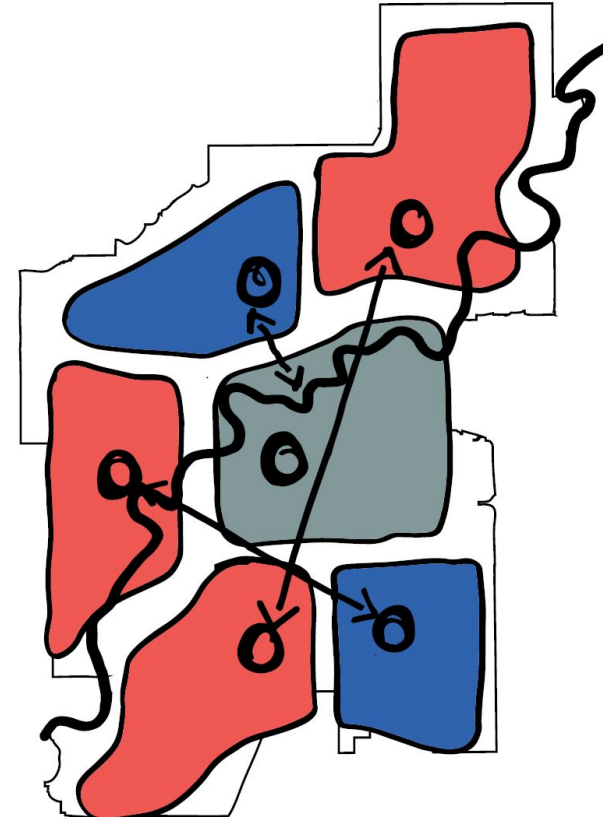
- ✓ The site is within 200 metres of a Mass Transit Station or **along an Arterial Roadway**, and
- ✓ The site size and context allow for appropriate transition to surrounding development

Urban Mix

Support development at the edges of Nodes and Corridors that provides transition to the scale of the surrounding development.



SCONA DISTRICT PLAN - Map 3: Nodes and Corridors



THE CITY PLAN - Community of Communities



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

