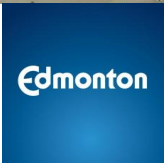




Aerial Image captured Fall 2023

ITEM 4.4
BYLAW 21266
WINDSOR PARK

DEVELOPMENT
SERVICES
MAY 5, 2026



SITE CONTEXT



Windsor Park School

89 Avenue

116 Street

119 Street

MUN
MU
h88.0

87 Avenue

118 Street

117 Street

114 Street

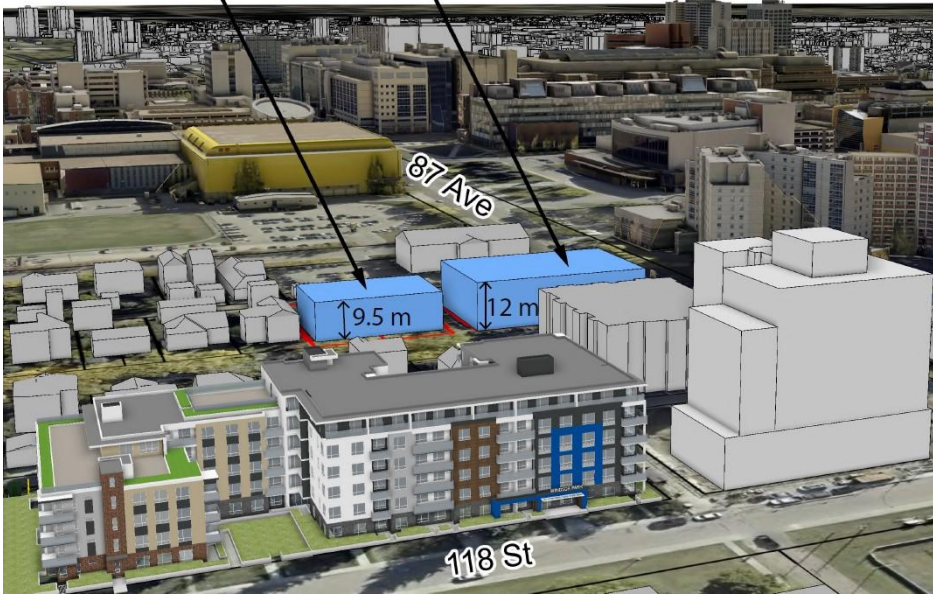
University-Garneau
Major Node Boundary

120 Street

3 PROPOSED ZONING

Existing RS Zone

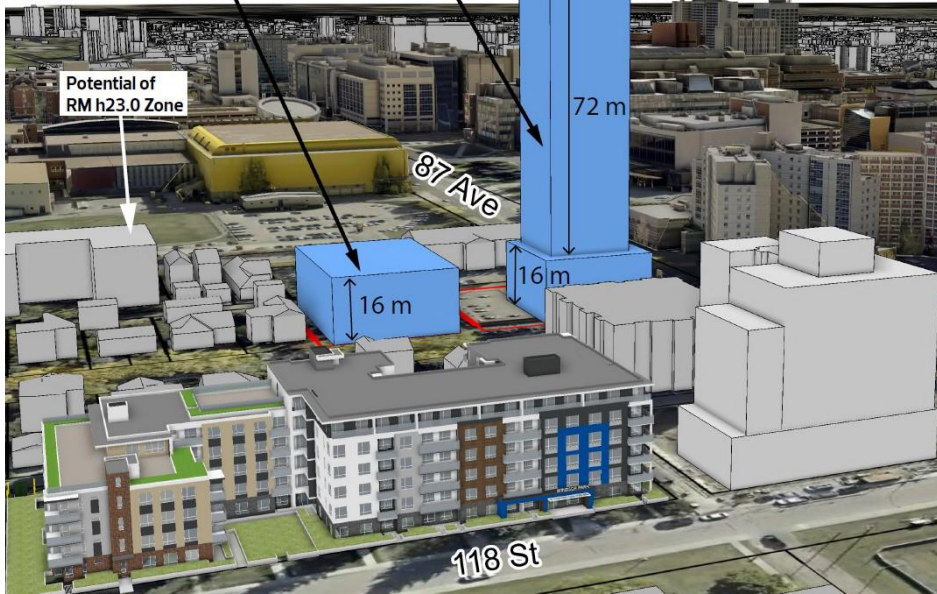
Existing CN Zone



EXISTING RS & CN ZONE

Proposed MUN Zone

Proposed MU h88.0 f11.0 cf 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
- Significant shadow impacts
- Increase in traffic congestion
- Does not fit in the existing character of the neighbourhood
- Increase in parking congestion
- Proposal will encourage shortcutting

Support (23)

- Location is appropriate
- Proposal can help in meeting the demand for housing
- Can provide commercial amenities

Mixed (20)



CITY WEBPAGE
Aug 28, 2024



MAILED NOTICE
Sep 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
Apr 14, 2026



JOURNAL AD
Apr 17 & Apr 25,
2026

Major Nodes

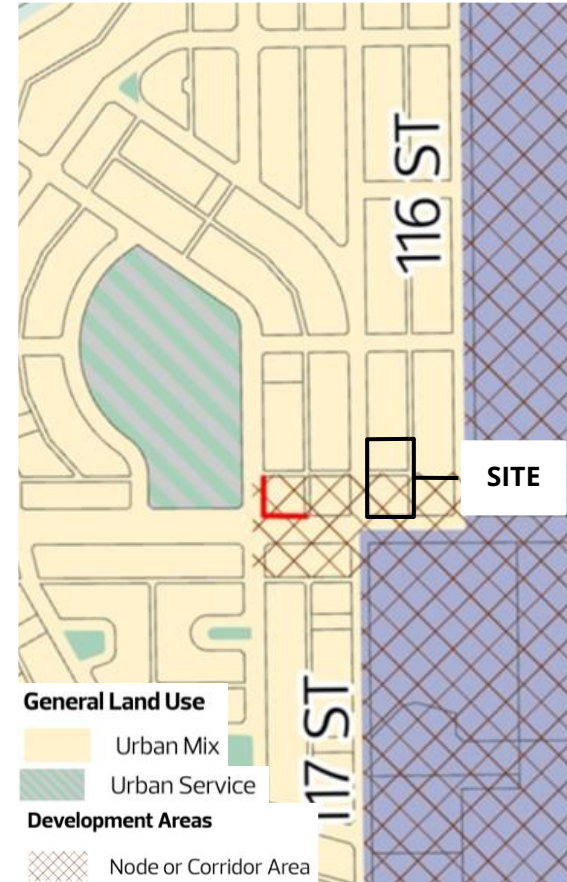
Support Tall High Rise within Major Nodes where all of the following criteria are met:

- ✓ 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

Consider additional scale in locations with supportive contextual factors:

- Site size
- Location and orientation of the site
- Proximity to a Major Node
- Proximity to frequent transit service, park, and active modes
- Scale and uses permitted on adjacent sites



SCONA DISTRICT PLAN - Map 4: Land Use Concept to 1.25 Million



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**