



Public Engagement Feedback Summary

Project Address:	100 - Windermere Crescent NW
Project Description:	The City has received a rezoning and plan amendment application from Don Read. The current zone is the Rural Residential Zone (RR) and the proposed zone is the Small Scale Flex Residential Zone (RSF) which would allow for a range of small scale housing up to 12.0 meters (3 storeys) in height. If approved, the rezoning would allow for the subdivision of the site. Amendments to the Windermere Neighbourhood Structure Plan (NSP), the Windermere Area Structure Plan (ASP), and the Southwest District Plan are required to facilitate this rezoning.
Engagement Format:	Initial Notice of Proposed Land Use Change Online Engagement Webpage - Engaged Edmonton: https://engaged.edmonton.ca/windermerecrescent
Engagement Dates:	Notice of Proposed Land Use Change: February 18, 2025 Engaged Edmonton Webpage: February 18 to March 2, 2025
Number Of Webpage Visitors:	Visited the page: 452 Submitted a question or forum response: 83
Number of Responses to Notice of Proposed Land Use Change:	31

About This Report

The information in this report includes summarized feedback received between February 18 to March 2, 2025 through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

On December 24, 2024, the City mailed 44 postcards (initial Notice of Proposed Land Use Changes) to:

- All property owners and tenants within 120 metres of the proposed plan amendment and rezoning area;
- The ward pihêsiwin Councillor's office; and
- The Greater Windermere Community League.

The postcards included contact information for the file planner, and feedback was captured over email and phone calls.

On February 18, 2025, the City mailed 44 postcards (Notice of Online Public Engagement Opportunity) to:

- All property owners and tenants within 120 metres of the proposed plan amendment and rezoning area;
- The ward pihêsiwin Councillor's office; and
- The Greater Windermere Community League.

The Engaged Edmonton web page was open from February 18 to March 2, 2025. It included an overview of the application, information on the development and rezoning process, and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

Feedback Summary

This section summarizes the main themes collected.

- Number of Responses to initial Notice of Proposed Land Use Changes: 31
- Number of Responses to Engaged Edmonton Web Page: 99
- Number of Unique Respondents: 114

- Nearly all responses were in opposition to the proposal. There were 2 responses to the initial Notice seeking more information on the proposal and 9 questions below under Questions & Answers where their positions were not clearly stated.

The most common **concerns** heard were:

Neighbourhood Character: Many residents expressed that the density, built form, and potential for subdivision under RSF would be inappropriate for the site and country residential character of the neighbourhood.

Application of the abutting Direct Control Zone (Bylaw 14690): Many residents were under the impression that the Direct Control Zone (Bylaw 14690) east of the site directly or indirectly applied to the subject site, as its original intent in the Windermere Area Structure Plan and Neighbourhood Structure Plan was to provide a transition in building scale from the single detached housing to the east, to the rural residential to the west. Thus, they interpreted this rezoning to contradict and ignore the intent of this transition zone set out in the original plans for the neighbourhood.

Precedent: There were concerns that this application would set a precedent for the development of high density and multi-family development.

Traffic: There were concerns regarding the additional traffic that this application would introduce to the neighbourhood.

Property Values: There were concerns about the potential impact of the proposed development on property values in the neighbourhood.

Environment: There were concerns about the potential loss of trees and green space, as well as the impacts on wildlife and wildlife habitats.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets.

Reasons For Opposition (in response to the initial Notice of Proposed Land Use Changes)

Zoning / Character / Built Form

- Application does not consider the abutting Direct Control Zone (Bylaw 14690) to the east (x10)
- Disruption of the country residential character of the neighbourhood (x13)
- Precedent set by this development will lead to further development (x5)
- Opposed to additional density, including in the form of duplexes and multi-family developments (x4)

Impacts on Green Space / Wildlife

- Loss of green space, trees, and wildlife habitat (x3)
- General environmental impacts (x3)

Traffic Congestion / Traffic Safety

- Increased vehicle traffic and parked vehicles in neighbourhood (x20)

Crime / Safety / Privacy

- Possible increase in crime (x1)
- Privacy concerns (x4)

Other

- Decrease in property value (x13)
- Capacity of existing schools (x2)
- Increased strain on local utilities infrastructure (x6)
- Previous/similar applications in the neighbourhood declined should set a precedent (x2)
- Lack of/desire for meaningful community consultation with regards to development decisions (x3)

The president of the Westpointe of Windermere Homeowners Association responded to the initial Notice of Proposed Land Use Change and the Engaged Edmonton webpage. The former included an email which copied 85 homeowners in the area - all of which were claimed to be in opposition of the proposal.

Reasons For Opposition (in response to the Engaged Edmonton Web Page)

Zoning / Character / Built Form

- Application does not consider the abutting Direct Control Zone (Bylaw 14690) to the east (x18)
- Disruption of the country residential character of the neighbourhood (x34)
- Precedent set by this development will lead to further development (x34)
- Opposed to additional density, including in the form of duplexes and multi-family developments (x14)

Impacts on Green Space / Wildlife

- Loss of green space, trees, and wildlife habitat (x24)
- General environmental impacts (x15)

Traffic Congestion / Traffic Safety

- Increased vehicle traffic and parked vehicles in neighbourhood (x43)
- Safety concerns to pedestrians and cyclists associated with increased traffic (x9)

Crime / Safety / Privacy

- Possible increase in crime (x2)
- Privacy concerns (x3)

Other

- Decrease in property value (x23)
- Capacity of existing schools (x7)
- Increased strain on local utilities infrastructure (x14)
- Previous/similar applications in the neighbourhood declined should set a precedent (x3)
- Lack of/desire for meaningful community consultation with regards to development decisions (x6)
- Impact on sightlines (x1)
- Increased noise (x1)

Suggestions For Improvement

- Rezone as Direct Control instead to mirror the regulations within Bylaw 14690 (x2)

Questions & Answers

1. Question: Why would the city initially approve these lots to be RR if 20-30 years later the landowners can change zoning?

This new zoning application raises questions about consistency and transparency in land use policies. From what you're saying, the zoning classification (RR) was initially intended to preserve certain characteristics of the area, but now it seems that there may be a push to rezone those areas (RR to RSF). This can feel very disorienting, especially as homeowners we purchased property under the assumption that the RR zoning would offer long-term protections. As homeowners were we lied to?

Answer: The rezoning and plan amendment process in the City of Edmonton is driven by private landowners and/or developers. Thus they are free to make applications to be reviewed and processed by the City, but ultimately decided by City Council. This decision is made at a Public Hearing, which the public are able to attend and register to speak at once the hearing date is set. As for our recommendation to Council, administration does not have a position of support or non-support at this time, but that will be made public once that date has been set.

2. Question: What traffic measures have been considered?

How has traffic been considered as Windermere Wynd and Windermere Road are the 2 major arteries out of the neighborhood. With Windermere Road being busy during school hours, this already leads to frustrated drivers. How will the additional units impact traffic flows, and what, if any consideration has been made to remediate traffic. There is only so much traffic calming the city can do to combat frustrated drivers. Public transit is inefficient, and the closest transit center is in Leger.

Answer: As part of our internal review, we completed an internal assessment and the traffic generated from the site is not anticipated to be significant to the transportation network. As a result, the proposed zone is not expected to have a significant impact on the pre-existing traffic congestion you have referenced.

3. Question: Re-Zoning Application(s).

Can a re-zoning application be rejected upon receipt? And if so; who makes the decision to reject it OR have it move onto the 'Postcards Distributed' engagement timeline?

Answer: Typically, an application is not "rejected" upon initial submission, but rather sent back for more information - the file planner makes that determination. If we do not receive enough information to complete a thorough review of the rezoning, then we have the option of withdrawing the application. Ultimately, it is council's decision to approve or refuse a rezoning - administration can only provide their recommendation. This decision is made at a Public Hearing, which the public are able to attend and register to speak at once the hearing date is set.

4. Question: Acceptance of re-zoning applications.

Can a re-zoning application be rejected upon receipt before going any further? If so - who at the City has the authority to do so?

Answer: Similar to the response for your previous question, typically, an application is not “rejected” upon initial submission, but rather sent back for more information - the file planner makes that determination. If we do not receive enough information to complete a thorough review of the rezoning, then we have the option of withdrawing the application. Ultimately, it is council's decision to approve or refuse a rezoning - administration can only provide their recommendation. This decision is made at a Public Hearing, which the public are able to attend and register to speak at once the hearing date is set.

5. Question: Will the City compensate homeowners of DC1 lots should this property be rezoned?

Bylaws DC1-15020 and DC1-14690 were created to add landscaping requirements and tree requirements to lots next to a RR zoned property. Some of these homes have been built in the last 5 years and others are currently in progress. If the City rezones the RR lot (or lots) would they repay DC1 homeowners for the investment they made to meet a bylaw that The City no longer deems necessary?

Answer: There will be no compensation provided.

6. Question: Why isn't 100 Windermere forced to be zoned DC1 and not RSF?

If you review bylaws DC1-15020 and DC1-14690 you will see that the City has very deliberately created a barrier around the Rural Residential homes on Windermere Crescent. These two bylaws were literally only created to make sure there was a barrier between RR homes and regular city lots (today that's an RSF lot). Why would the City even consider anything but RR or DC1 given these two bylaws?

Answer: The City cannot force a private landowner to rezone their land or use a particular zone. Development in the City is driven by private landowners and/or developers.

7. Question: How will the City protect Windermere's neighborhood integrity if DC-1 protections are bypassed?

DC-1 zoning safeguards Windermere's character by enforcing architectural and environmental standards. Rezoning 100 Windermere Crescent to RSF removes these protections, setting a precedent for uncontrolled development. How will the City ensure the integrity of the neighborhood is maintained if this rezoning is approved? How will the City compensate the surrounding DC-1 and RR lots that will be at a loss if this rezoning goes through?

Answer: 100 Windermere Crescent is not subject to DC1.14690 as this application is proposing to rezone from the Rural Residential Zone (RR) to the Small Scale Flex Residential Zone (RSF).

8. Question: How does the city plan to mitigate the increased traffic to the area?

There are only 3 exits out of this area. You have already approved the rezoning and building of the BILT properties backing the Anthony Henday/Whispering River Drive and you have also approved the row of townhouses in front of Constable Woodall/ St John XXIII on Windermere Road. The increase in cars has significantly increased and further adding more row houses or households in a densely populated area only adds to more traffic.

Answer: This application is not anticipated to significantly increase traffic as a traffic impact assessment was not requested as part of our internal review. Traffic impact assessments are often requested for higher density residential, commercial, or mixed use zones, but not for small scale residential development.

9. Question: How many units.

Total number of units or occupancy numbers please.

Answer: The number of dwelling units would be determined at the development permit stage, which would occur after the rezoning stage (where we are now), and after subdivision if they choose to subdivide the lot.

Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council:

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
- Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).

If you have questions about this application please contact:

Colin Poitras, Planner
780-944-1967
colin.poitras@edmonton.ca