

Bylaw 20010

A Bylaw to amend Bylaw 13717, as amended, the
Windermere Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on May 25, 2004 the Municipal Council of the City of Edmonton passed Bylaw 13717, being the Windermere Area Structure Plan; and

WHEREAS Council has amended the Windermere Area Structure Plan through the passage of Bylaws 15010, 15423, 15513, 15825, 15802, 15805, 15808, 16003, 16072, 16090, 16130, 16177, 16291, 17119, 17193, 17184, 17404, 17796, 18280, 18568, 18682, 18815, 18998, 19023, and 19264; and

WHEREAS an application was received by Administration to amend the Windermere Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Windermere Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 13717, as amended, the Windermere Area Structure Plan is hereby amended by
 - a. add the following new subsection and paragraph to Section 5.5 Mixed Use:

5.5.3 Mixed Use - Residential/Commercial

The plan area provides a Mixed-use Residential/Commercial site located within the Glenridding Ravine neighborhood. This site will create opportunities for a mix of commercial and residential land uses that services the community.

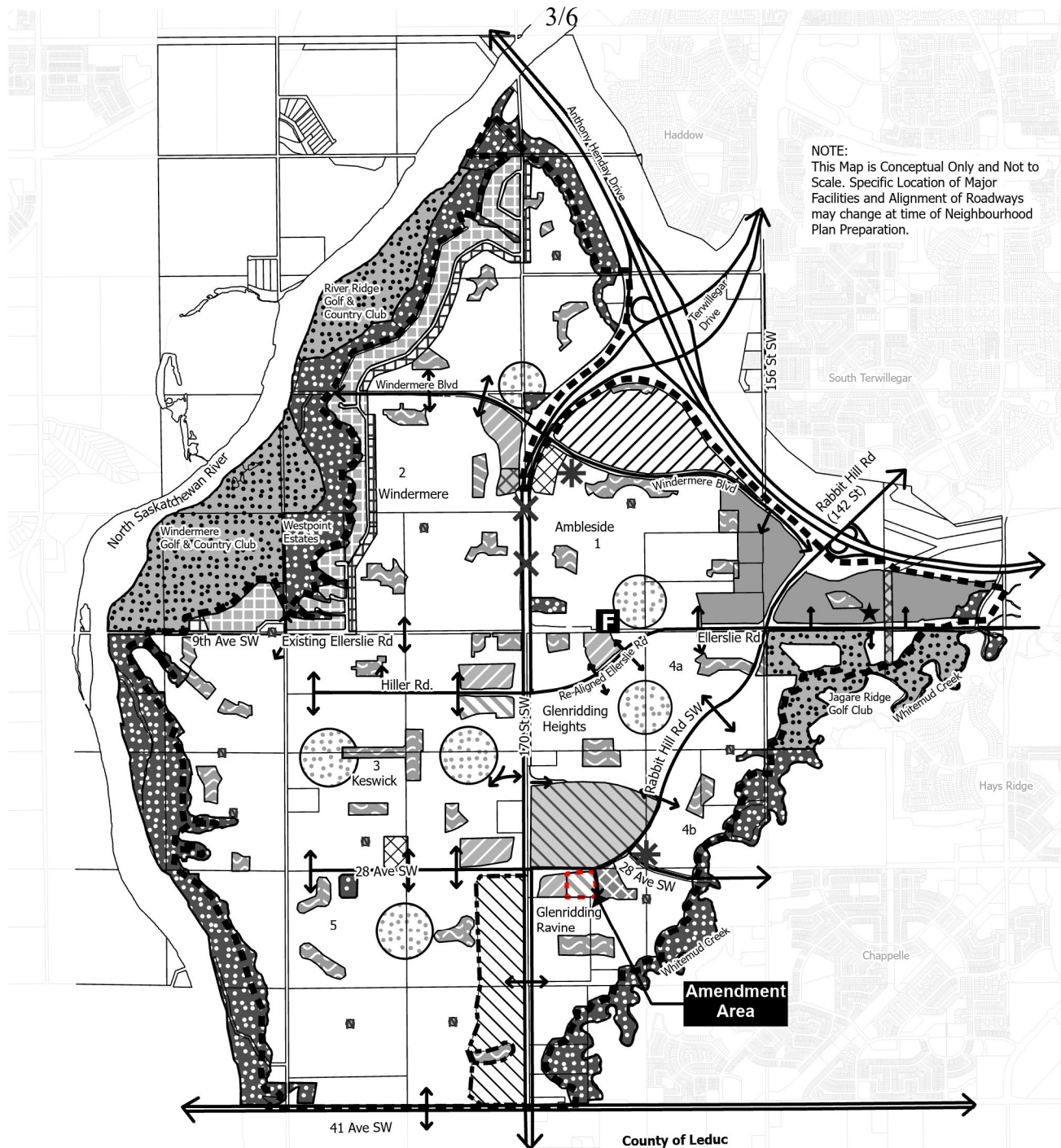
- b. deleting the map entitled “Bylaw 19264 – Windermere Area Structure Plan” and replacing it with the map entitled “Bylaw 20010 – Amendment to Windermere Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- c. deleting the statistics “Appendix 2 - Land Use and Population Statistics”and replacing it with “Windermere Area Structure Plan - Land Use and Population Statistics – Bylaw 20010, attached hereto as Schedule “B” and forming part of this Bylaw; and
- e. deleting the map entitled “Figure 7.0 – Development Concept” and replacing it with the map entitled “Figure 7.0 – Development Concept” attached hereto as Schedule “C” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



NOTE:
This Map is Conceptual Only and Not to Scale. Specific Location of Major Facilities and Alignment of Roadways may change at time of Neighbourhood Plan Preparation.

**BYLAW 2010
AMENDMENT TO
WINDERMERE
Area Structure Plan**

- | | | |
|------------------------------------|--|---|
| Residential | Institutional | Public Utility (Edmonton Fire Station) |
| Large Lot Residential | Community Knowledge Campus | Transit Centre |
| Country Residential | District Park | City of Edmonton - Integrated Service Yard |
| Mixed Use | Stormwater Management Facility | Access restricted in the Future per the 170 Street Concept Plan |
| Mixed Use - Residential/Commercial | Public Utility | Neighbourhood Park |
| Major Commercial Centre | Natural, Sensitive & Significant Areas | Windermere ASP Boundary |
| Community Commercial | Potential Economic Activity Centre | |
| Business Employment | Golf Course | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**WINDERMERE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20010**

WINDERMERE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

	Ambleside NBHD 1	Windermere NBHD 2	Keswick NBHD 3	Glenridding Heights NBHD 4A	Glenridding Ravine NBHD 4B	NBHD 5	Total
Gross Area (ha)	314.7	469.1	372.7	160.5	197.9	306.0	1820.9
Pipeline/ Power Line Corridors	2.7	1.6	0.7	1.0	1.8		7.8
Pipeline / Ravine Lands (ER)	0.0	11.2	43.7		0.7		55.6
Land Between UDL & TOB Road	0.0		6.0		5.5		11.5
Major Arterial / Road ROW	11.8	11.0	16.5	19.6	21.7	14.0	94.6
Existing Uses	0.0				12.4		12.4
Sub-total	14.5	23.8	66.9	20.6	42.1	14.0	
Gross Developable Area	300.2	445.3	305.8	139.9	155.8	292.0	1639.0
Public Utility Lot	0.6	2.4			0.1		
Municipal Reserve School/ Park	19.8	29.0	18.7	42.9	9.1	14.0	133.5
Business Employment	69.2						69.2
Major Commercial Centre	47.9	1.5				54.0	103.4
Commercial	4.9	14.2	7.3	1.3	3.2		30.9
Mixed Use	5.5	1.0	3.5		2.2		12.2
Circulation *@25%	25.5	90.0	61.9	28.6	31.0	19.0	256.0
Transit Centre	2.2				0.8		3.0
Public Open Space	2.6	0.7					3.3
Stormwater Management Facility	15.5	26.6	19.9	7.1	8.9	12.0	90.0
Institutional	2.1		2.6		4.0		8.7
Total Non-Residential Land Use	195.8	165.4	113.9	79.9	59.3	99.0	713.3
Percentage of GDA	65%	37%	37%	57%	38%	34%	44%
NET RESIDENTIAL AREA	104.6	279.9	192.0	60.0	96.5	193	908
Percentage of GDA	35%	63%	63%	43%	62%	66%	55%

WINDERMERE AREA STRUCTURE PLAN – HOUSING UNITS AND POPULATION STATISTICS

Neighbourhood	Ambleside NHBD 1		Windermere NHBD 2		Keswick NHBD 3		Glenridding Heights NHBD 4A		Glenridding Ravine NHBD 4B		NHBD 5		Total	
Net Residential Area (ha)	104.4		279.9		192.0		60.0		95.4		193		924.7	
Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Low Density Residential	84.7	2,118	160.0	4,000	167.8	4,195	44.8	1,120	78.5	1,963	135.0	2,450	670.8	15,845
Row Housing Residential	6.4	288	7.9	356	9.2	414	7.0	315	4.3	194	0.0	-	34.8	1,566
Medium Density Residential	10.9	981	20.0	1,800	9.9	893	7.4	662	9.4	1,043	38.0	1,915	95.6	7,295
Mixed Use Residential	0.0	-	0.0	-	1.4	175	0.0	-	1.1	138	0.0	-	2.5	313
High Density Residential	2.6	585	0.9	198	3.6	814	0.8	180	3.2	720	2.0	380	13.1	2,877
Large Lot Residential	0.0	-	21.1	148	0.0	-	0.0	-	0.0	-	0.0	-	21.1	148
Existing Country Residential	0.0	-	70.0	350	0.0	-	0.0	-	0.0	-	0.0	-	70.0	350
Neighbourhood Total	104.6	3,972	279.9	6,851	191.9	6,492	60	2,277	96.5	4,057	175	4,745	907.9	28,393
Unit Density (du/nrha)	38.0		24.5		33.8		38.0		42.0		27.1		31.3	

Population							
Low Density Residential	5,929	11,200	11,746	3,136	5,495	6,861	44,367
Row Housing Residential	806	995	1,159	882	542	-	4,385
Medium Density Residential	1,766	3,240	1,607	1,192	1,878	3,447	13,130
Mixed Use Residential	-	-	263	-	206	-	469
High Density Residential	878	297	1,220	270	1,080	570	4,315
Large Lot Residential	-	414	-	-	-	-	414
Existing Country Residential	-	980	-	-	-	-	980
Neighbourhood Total	9,379	17,126	15,995	5,480	9,201	10,878	68,059
Population Density (ppl/nrha)	90	61	83	91	95	62	

STUDENT GENERATION COUNT

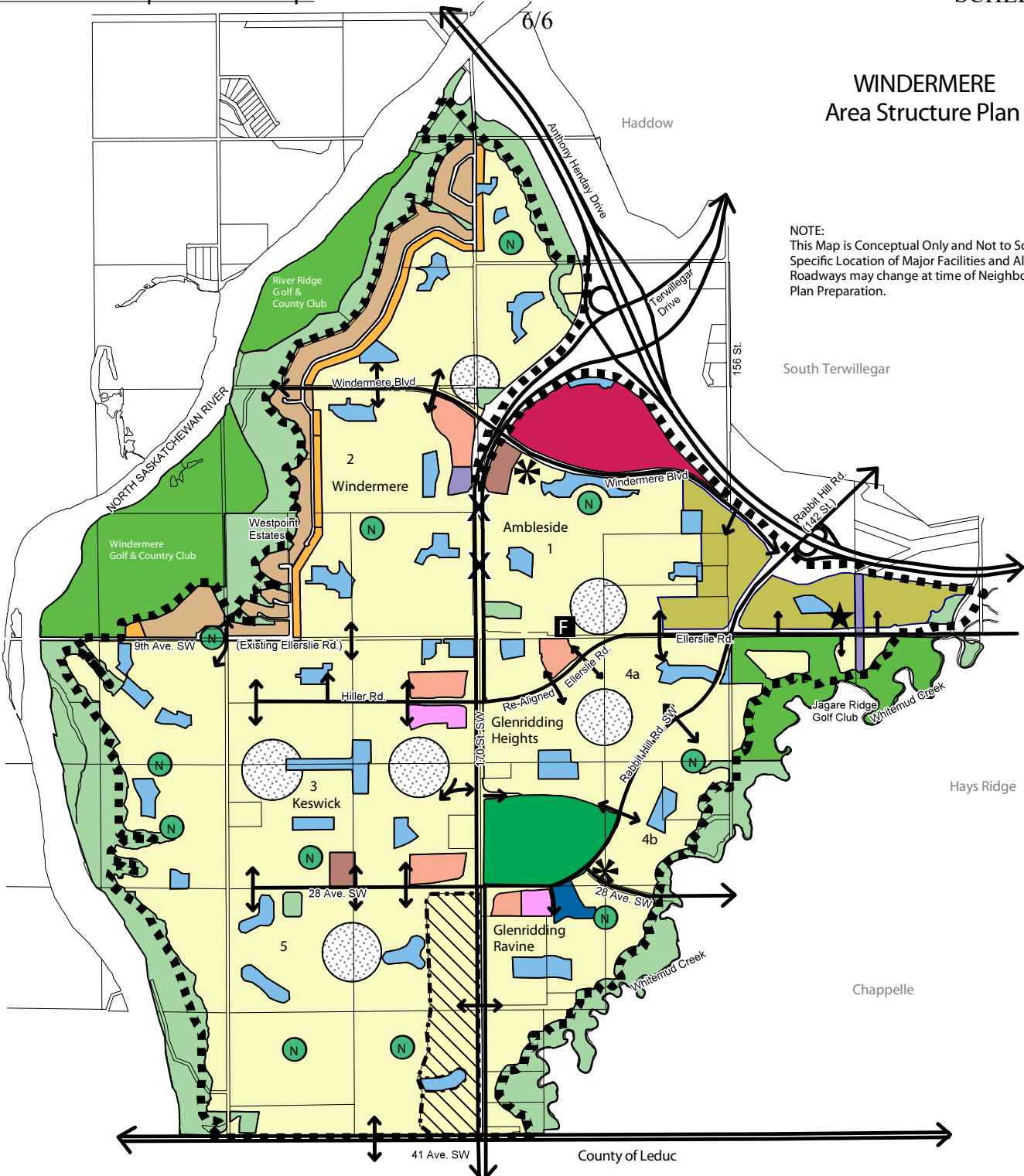
	Gros Developable Area (ha)	Public School Board		Separate School Board			NBHD Sub-Total
		Elementary	Junior /Senior High	Elementary	Junior High	Senior High	
Ambleside - NBHD 1	300	600	600	300	150	150	1800
Windermere - NBHD 2	445	888	888	444	222	222	2664
Keswick - NBHD 3	305	612	612	306	153	153	1836
Glenridding Heights - NBHD 4A	140	280	280	140	70	70	840
Glenridding Ravines - NBHD 4B	155	311	311	155	78	78	933
Neighbourhood 5	292	584	584	234	117	117	1636
Total Student Population	1637	3275	3275	1579	790	790	9709























* School age populations are calculated based upon Neighbourhood GDA. These calculations do not take into account neighbourhood life cycles and changing provisions. The necessity of school sites should be determined during NSP preparations.

Figure 7.0 - Development Concept

WINDERMERE
Area Structure Plan

NOTE:
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Specific Location of Major Facilities and Alignment of
Roadways may change at time of Neighbourhood
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- | | | | | | |
|--|---------------------------------------|---|--|---|---|
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|  | Large Lot Residential |  | District Park |  | Transit Centre |
|  | Country Residential |  | Stormwater Management Facility |  | City of Edmonton - Integrated Service Yard |
|  | Mixed Use - Institutional/Residential |  | Public Utility |  | Access restricted in the Future per the 170 Street Concept Plan |
|  | Mixed Use - Residential/Commercial |  | Neighbourhood Park |  | Windermere ASP Boundary |
|  | Major Commercial Centre |  | Natural, Sensitive & Significant Areas | | |
|  | Community Commercial |  | Potential Economic Activity Centre | | |
|  | Business Employment |  | Golf Course | | |
|  | Institutional | | | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.