

Bylaw 18280

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 Bylaw 15010, 15423, 15513, 15825, 15802, 15805, 15808, 16003, 16072, 16090, 16130, 16177, 16291, 17119, 17184, 17193, 17404 and 17796; and

WHEREAS an application was received by City Planning 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:

That Bylaw 13717, as amended, the Windermere Area Structure Plan is hereby amended by

- a. deleting “Table 1 - Windermere Area Structure Plan Land Use and Population Statistics – Bylaw 17796” and replacing with:

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

	Area (ha)	% of GDA
Gross Area	1,801	
Pipeline / Power Line Corridors	6	
Creeks / Ravine Lands (ER)	15	
Major Arterials	77	
Existing Uses - Country Residential	70	
Gross Developable Area	1,633	100.0%
Public Utility	31	1.9%
Parks and Schools	129	7.9%
Circulation	322	19.7%
Public Open Space	3	0.2%
Stormwater Management Facilities	83	5.1%
Net Developable Area	1,065	65.2%
Business Commercial	76	4.7%
Major Commercial	48	2.9%
Community Commercial	42	2.6%
Mixed-Use Institutional / Residential	13	0.8%
Mixed-Use Residential /Commercial	5	0.3%
Institutional	3	0.2%
Golf Course	14	0.9%
Total Non-Residential	201	12.3%
Total Residential	864	52.9%
	% of Total	
	Units	Population
Low Density	15,207	44,369
Medium Density	8,664	19,767
High Density	1,836	2,737
Large Lot	491	1,394
Total Redisential	26,198	68,267

Density: 37.9 persons per gross hectare
30.3 units per net residential hectare

* Includes land potentially releasable from the R.D.A.

- b. deleting the map entitled “Bylaw 17796 - Windermere Area Structure Plan” and replacing with the map “Bylaw 18220 - Amendment to the Windermere Area Structure Plan” attached as Schedule “A” and forming part of this Bylaw;
- c. deleting “Figure 7.0 - Development Concept” and replacing with “Figure 7: Development Concept” attached as Schedule “B” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

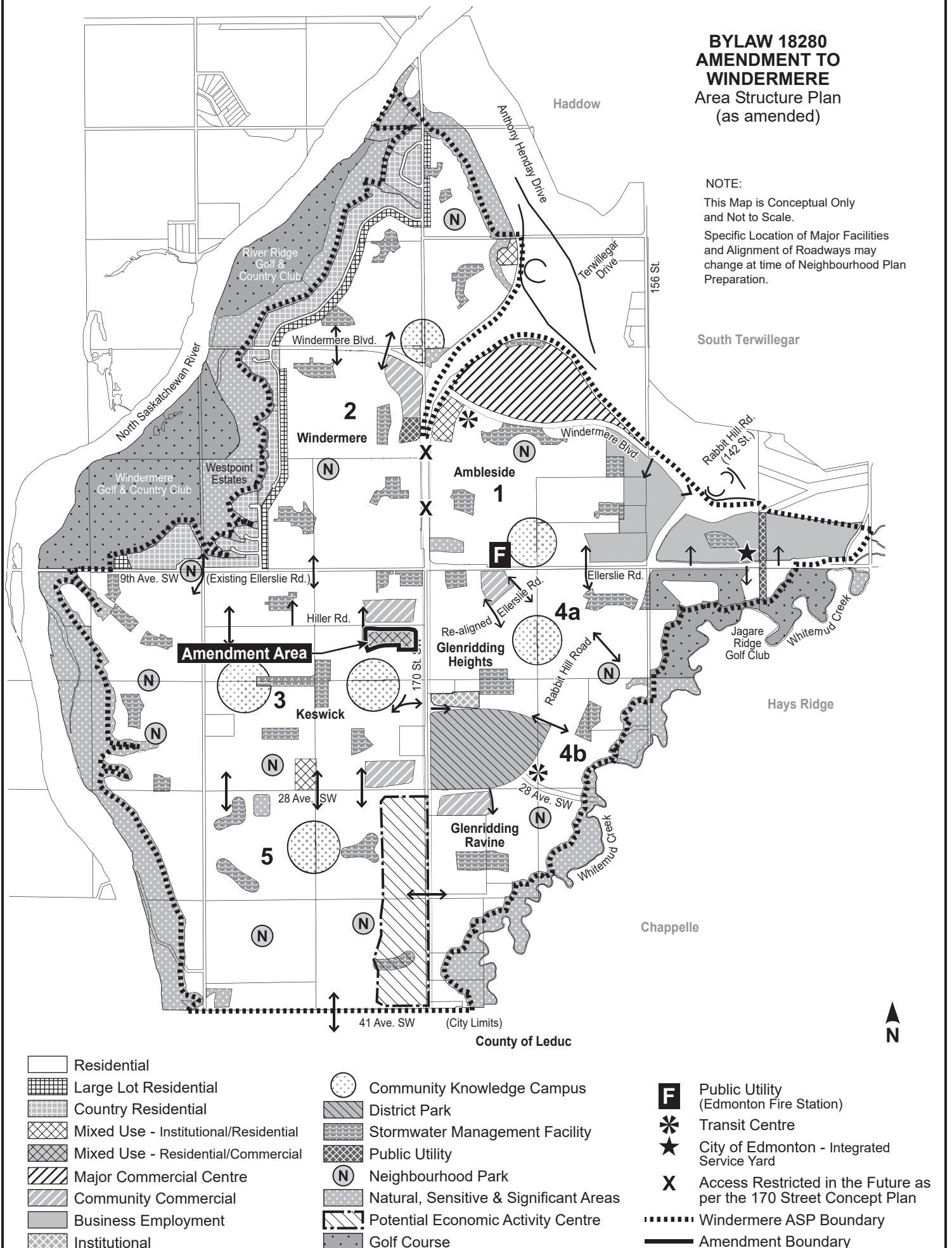
CITY CLERK

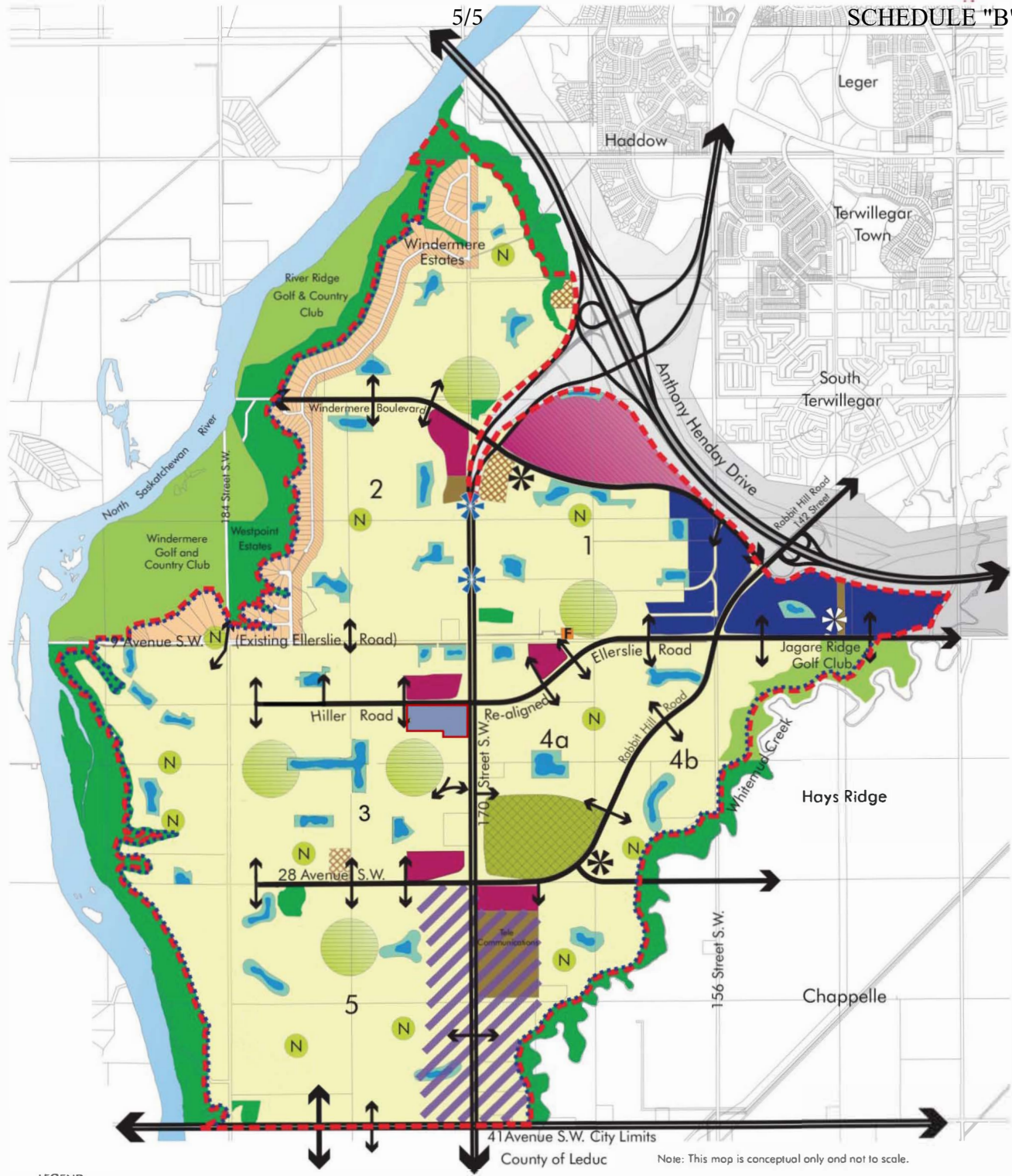
BYLAW 18280 AMENDMENT TO WINDERMERE Area Structure Plan (as amended)

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.





LEGEND

- | | | | |
|-------------------------------------|------------------------------------|--|--|
| RESIDENTIAL | MIXED USE- RESIDENTIAL/ COMMERCIAL | NEIGHBOURHOOD PARK | ACCESS RESTRICTED IN THE FUTURE AS PER THE 170 STREET CONCEPT PLAN |
| COUNTRY RESIDENTIAL | BUSINESS EMPLOYMENT | NATURAL, SENSITIVE & SIGNIFICANT AREAS | CITY OF EDMONTON- INTEGRATED SERVICE YARD |
| LARGE LOT RESIDENTIAL | COMMUNITY KNOWLEDGE CAMPUS | POTENTIAL ECONOMIC ACTIVITY CENTRE | RIGHT-IN/RIGHT-OUT INTERSECTION |
| MAJOR COMMERCIAL CENTRE | DISTRICT PARK | PUBLIC UTILITY | TOP OF BANK |
| COMMUNITY COMMERCIAL | STORM WATER MANAGEMENT FACILITY | PUBLIC UTILITY (EDMONTON FIRE STATION) | WINDERMERE AREA BOUNDARY |
| MIXED USE-INSTITUTIONAL/RESIDENTIAL | GOLF COURSE | TRANSIT CENTRE | |
| AMENDMENT BOUNDARY | | | |