

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**

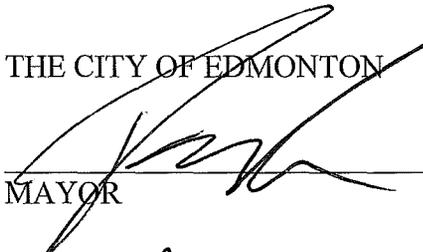
	Area (ha)	% of GDA
Gross Area	1,775	
Pipeline / Power Line Corridors	9	
Creeks / Ravine Lands (ER)	15	
Major Arterials	97	
Public Upland Areas	6	
Golf Course	12	
Existing Uses - Country Residential	70	
Gross Developable Area	1,566	100.0%
Public Utility	7	0.4%
Parks and Schools	134	8.6%
Circulation	311	19.9%
Transit Centre	1	0.1%
Public Open Space	3	0.2%
Stormwater Management Facilities	86	5.5%
Institutional	3	0.2%
Net Developable Area	1,021	65.2%
Business Employment	70	4.5%
Major Commercial	48	3.1%
Community Commercial	35	2.2%
Mixed-Use Institutional / Residential	14	0.9%
Mixed-Use Residential /Commercial	5	0.3%
Total Non-Residential	172	11.0%
Total Residential	849	54.2%
	% of Total	
	Units	Population
Low Density	16,031	46,412
Medium Density	8,659	19,080
High Density	1,717	2,194
Large Lot	491	1,375
Total Residential	26,898	69,061

Density: 38.9 persons per gross hectare
31.7 units per net residential hectare

- 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	22nd	day of	January	, A. D. 2018;
READ a second time this	22nd	day of	January	, A. D. 2018;
READ a third time this	22nd	day of	January	, A. D. 2018;
SIGNED and PASSED this	22nd	day of	January	, A. D. 2018.

THE CITY OF EDMONTON



MAYOR



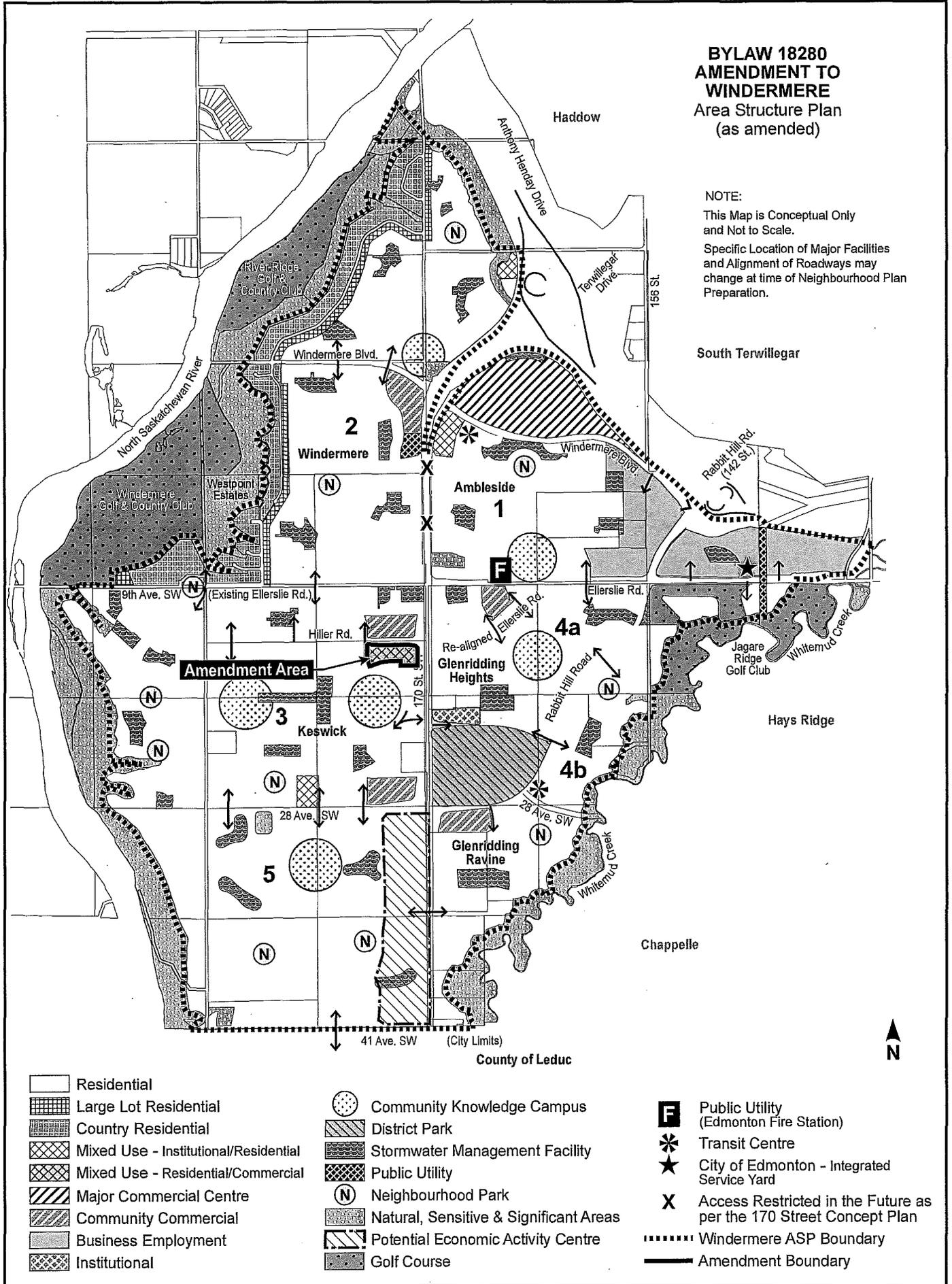
CITY CLERK

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

NOTE:

This Map is Conceptual Only and Not to Scale.

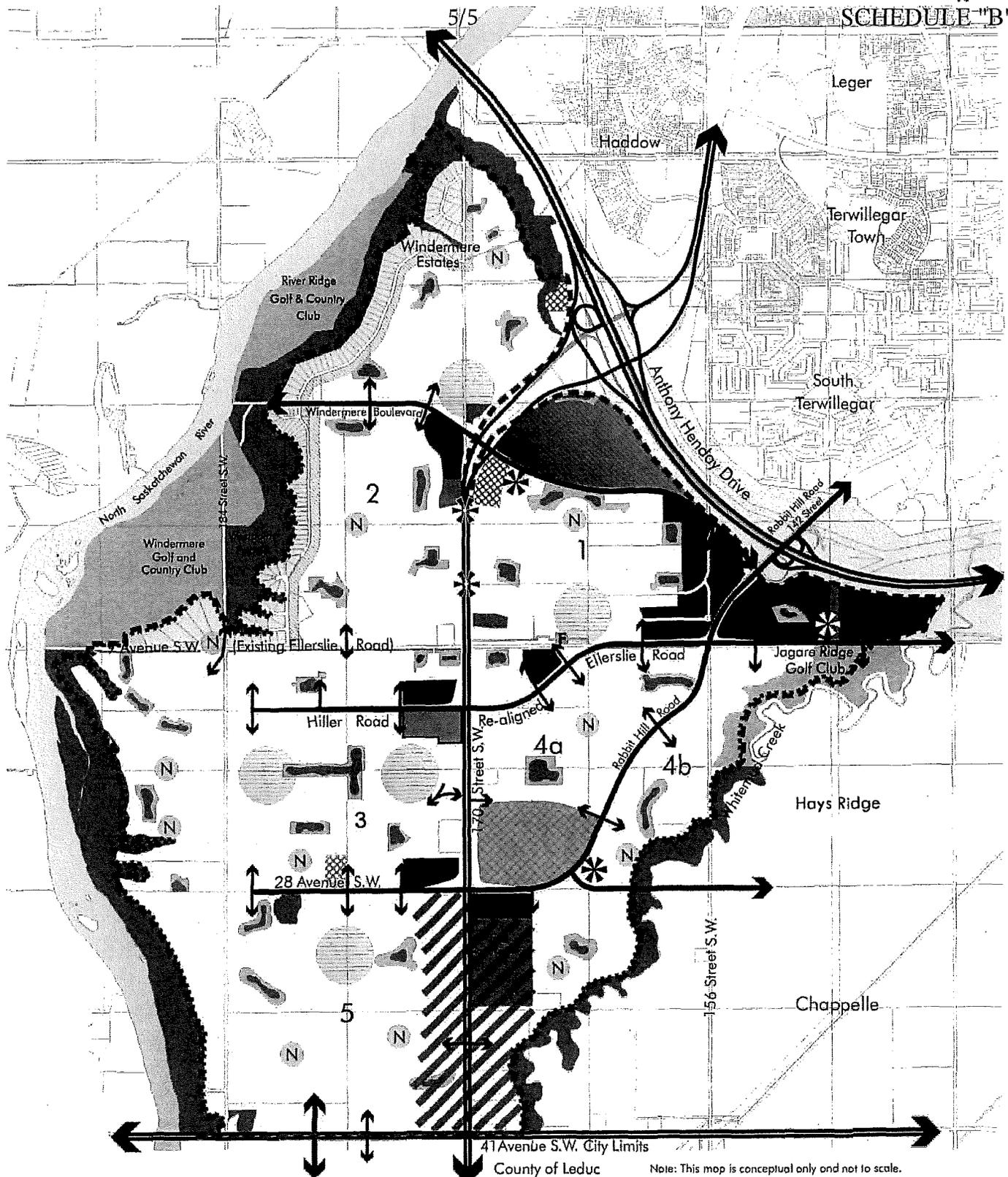
Specific Location of Major Facilities and Alignment of Roadways may change at time of Neighbourhood Plan Preparation.



- Residential
- Large Lot Residential
- Country Residential
- Mixed Use - Institutional/Residential
- Mixed Use - Residential/Commercial
- Major Commercial Centre
- Community Commercial
- Business Employment
- Institutional

- Community Knowledge Campus
- District Park
- Stormwater Management Facility
- Public Utility
- Neighbourhood Park
- Natural, Sensitive & Significant Areas
- Potential Economic Activity Centre
- Golf Course

- Public Utility (Edmonton Fire Station)
- Transit Centre
- City of Edmonton - Integrated Service Yard
- Access Restricted in the Future as per the 170 Street Concept Plan
- Windermere ASP Boundary
- Amendment Boundary



Note: This map is conceptual only and not to scale.

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 | | | |