

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**

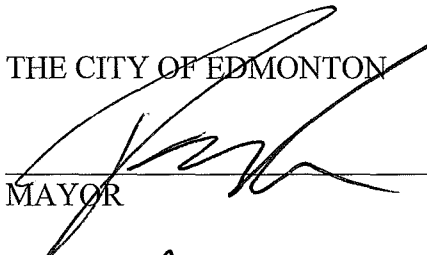
		Area (ha)	% of GDA
Gross Area		1,775	
Pipeline / Power Line Corridors		9	
Creeks / Ravine Lands (ER)		15	
Major Arterials		97	
Public Upland Areas		6	
Golf Course		12	
Existing Uses - Country Residential		70	
Gross Developable Area		1,566	100.0%
Public Utility		7	0.4%
Parks and Schools		134	8.6%
Circulation		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	Units	Population
Low Density	16,031	59.6%	46,412
Medium Density	8,659	32.2%	19,080
High Density	1,717	6.4%	2,194
Large Lot	491	1.8%	1,375
Total Residential	26,898	100.0%	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

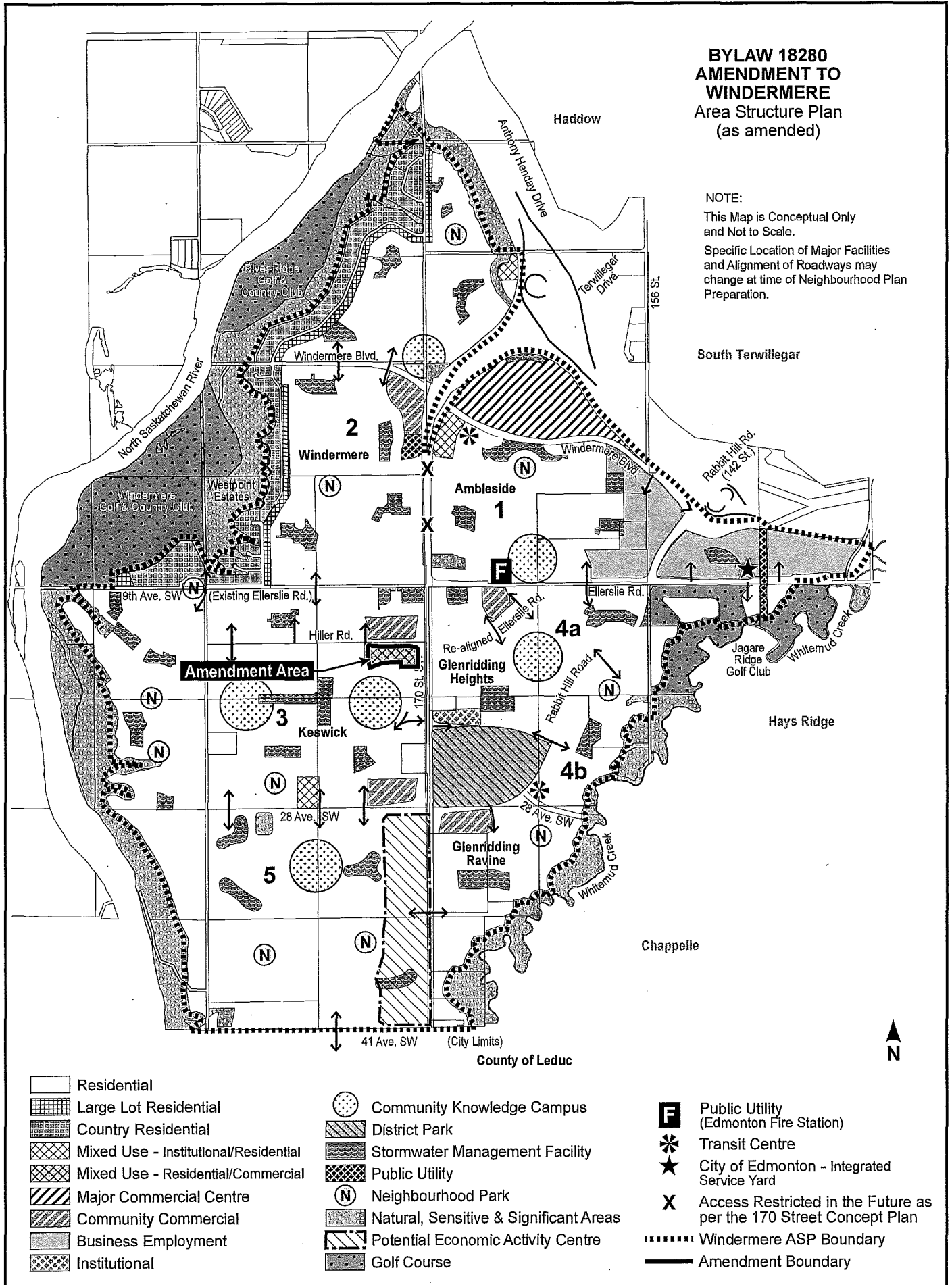

CITY CLERK

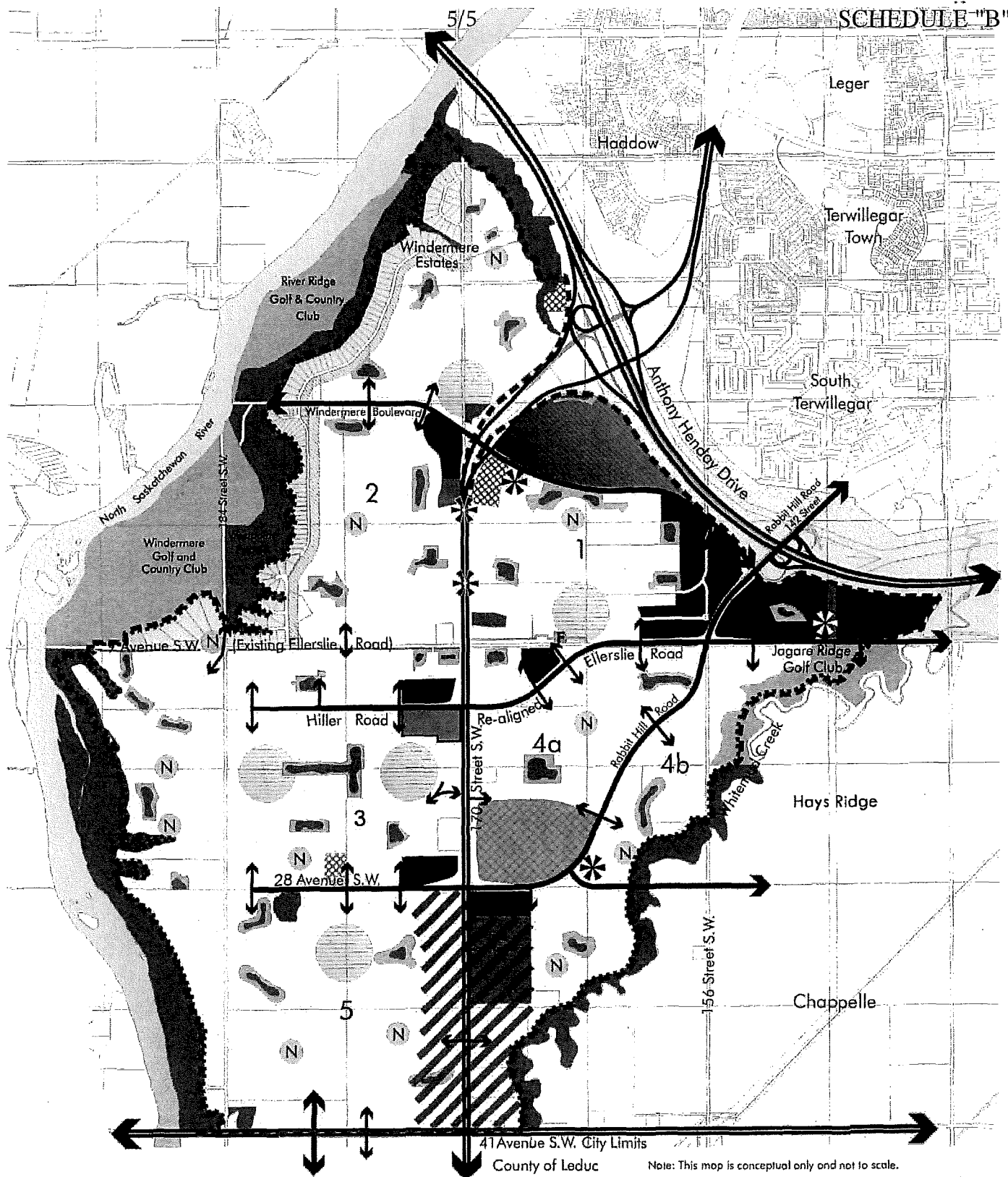
**BYLAW 18280
AMENDMENT TO
WINDERMERE
Area Structure Plan
(as amended)**

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.





LEGEND

- RESIDENTIAL
- COUNTRY RESIDENTIAL
- LARGE LOT RESIDENTIAL
- MAJOR COMMERCIAL CENTRE
- COMMUNITY COMMERCIAL
- MIXED USE INSTITUTIONAL/RESIDENTIAL
- AMENDMENT BOUNDARY

- MIXED USE-RESIDENTIAL/COMMERCIAL
- BUSINESS EMPLOYMENT
- COMMUNITY KNOWLEDGE CAMPUS
- DISTRICT PARK
- STORM WATER MANAGEMENT FACILITY
- GOLF COURSE

- NEIGHBOURHOOD PARK
- NATURAL, SENSITIVE & SIGNIFICANT AREAS
- POTENTIAL ECONOMIC ACTIVITY CENTRE
- PUBLIC UTILITY
- PUBLIC UTILITY (EDMONTON FIRE STATION)
- TRANSIT CENTRE

- ACCESS RESTRICTED IN THE FUTURE AS PER THE 170 STREET CONCEPT PLAN
- CITY OF EDMONTON- INTEGRATED SERVICE YARD
- RIGHT-IN/RIGHT-OUT INTERSECTION
- TOP OF BANK
- WINDERMERE AREA BOUNDARY

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



NTS
June 2017

WINDERMERE
Area Structure Plan

Figure 7
Proposed Development Concept

