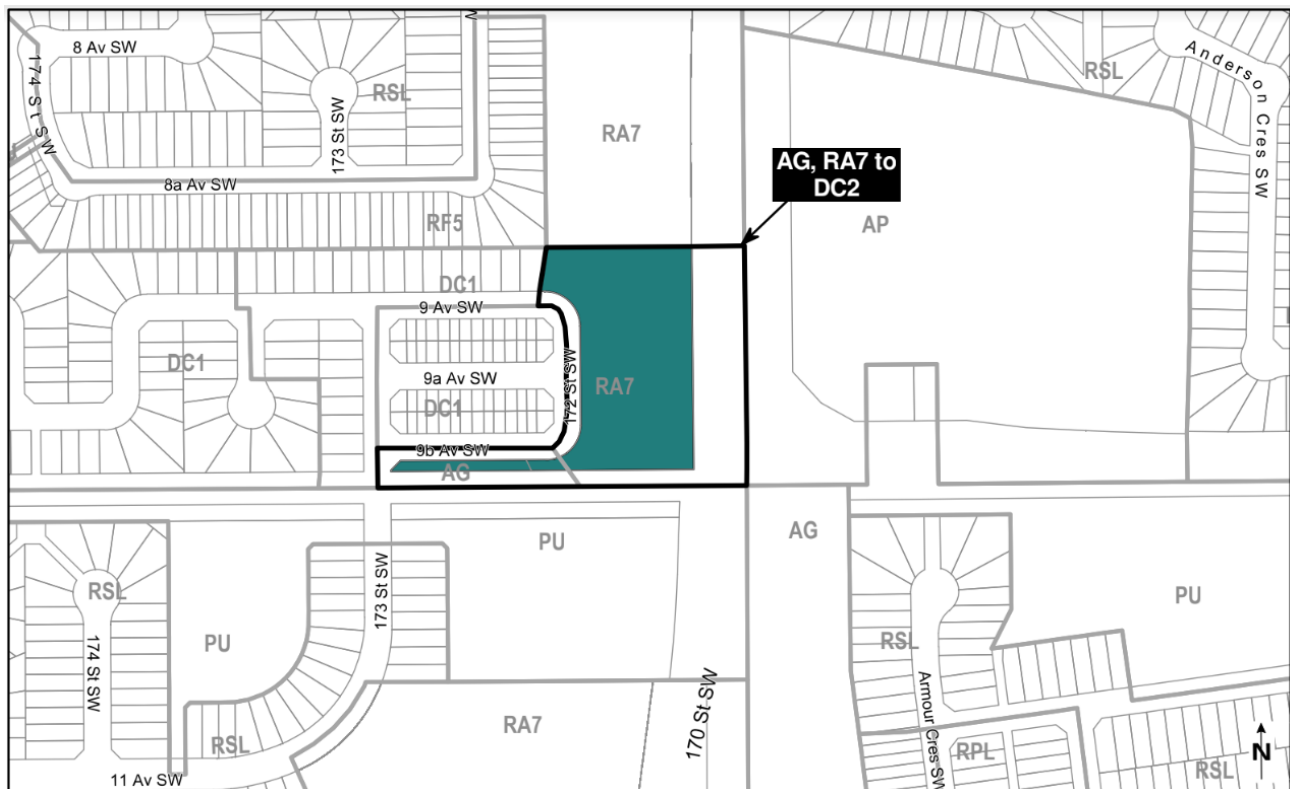


Administration Report Windermere

Edmonton

905 – 172 Street SW and 17225 - 9B Avenue SW

To amend the Windermere Area Structure Plan, the Windermere Neighbourhood Structure Plan and rezone land for small lot, low density residential development, Windermere.



Recommendation: That Bylaw 20269 to amend the Windermere Area Structure Plan, Bylaw 20270 to amend the Windermere Neighbourhood Structure Plan and Charter Bylaw 20262 to amend the Zoning Bylaw from (AG) Agricultural Zone and (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for housing diversity in the Windermere neighbourhood, where low density residential housing is an appropriate and compatible form of development.
- facilitates the orderly development of the neighbourhood;

- Generally aligns with residential objectives of The City Plan by providing a variety of housing choices not offered through a standard zone.

Application Summary

This application has three components:

1. **BYLAW 20269** to amend the Windermere Area Structure Plan (ASP);
2. **BYLAW 20270** to amend the Windermere Neighbourhood Structure Plan (NSP); and
3. **CHARTER BYLAW 20262** to rezone from (AG) Agricultural Zone and (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision for the purposes of accommodating low density residential housing.

BYLAW 20269 proposes to update the Windermere Area Structure Plan's Land Use and Population Statistics to align with the proposed changes to Windermere NSP.

BYLAW 20270 proposes to redesignate a portion of the Windermere Neighbourhood Structure Plan from Medium Density Residential to Low Density Residential development. It also proposed to redesignate a 0.7 ha portion of land from Low and Medium Residential uses to Public Utility Lot uses. As a result of these amendments, it will:

- reduce medium residential uses overall
- increase low density residential uses overall
- increase public utility lot uses

This plan amendment will facilitate an associated rezoning application (Charter Bylaw 20262) to allow for the development of low density residential housing forms on smaller lots, including single detached housing.

This plan amendment will also facilitate an associated road closure application (Bylaw 20268 and Bylaw 20267) by allowing for low density residential and a public utility lot on a portion of road to the south of the proposed DC2 site.

The NSP's Bylaw map, figures and Land Use and Population statistics will be updated to reflect the proposed amendment. The Plan amendment aligns with proposed changes to the Windermere Area Structure Plan's and NSP's policies and objectives. These combined changes will not impact the overall neighbourhood density in the NSP, which will remain unchanged at 24 du/nrha.

CHARTER BYLAW 20262 will amend the Zoning Bylaw, as it applies to the subject site, (AG) Agricultural Zone and (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision for the purpose of accommodating low density residential housing forms on smaller lots. This application was

accepted on March 3, 2022, from Stantec Consulting Ltd. (Keith Davies) on behalf of Qualico. The proposal generally conforms to the applicable goals and policies of The City Plan (MDP).

There are associated road closure applications under Bylaw 20267 and Bylaw 20268, which in part proposes to consolidate a portion of road to facilitate the development of the DC2 site. A land sale agreement has been reached between The City and Qualico for the applicable portion of road closure area.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. Relevant characteristics that lead to this approach include:

- the proposed zones are compatible with the surrounding area; and
- the proposal conforms to the City Plan and planning policies.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website, and
- An Advance Notice postcard was sent to property owners within the neighbourhood and community leagues. Further details of the Advance Notice and website are below.

Pre-application Notice if the proposed DC2 zone, December 10, 2021

- Number of recipients: 120
- Number of responses with concerns: 0

Advance Notice, May 10, 2022

- Number of recipients: 198
- Number of responses with concerns: 0

Webpage

- edmonton.ca/windermereplanningapplications

No feedback or position was received from the Greater Windermere Community League at the time this report was written.

Site and Surrounding Area

The subject site is undeveloped and approximately 1.15 hectares in size, and located north of Ellerslie Road SW and east of 170 Street SW. The neighbourhood is in the late stages of development, and the area north of the site is fully developed with residential housing, while the lands to the east of the site are

currently being built with a mix of low and medium residential housing. The southern area of the site includes a portion of Ellerslie Road SW which is proposed be closed by Bylaw 20268, to allow for for low density residential through the DC2 zoning, as well as a public utility lot on a portion of road to the south of the proposed DC2 site.



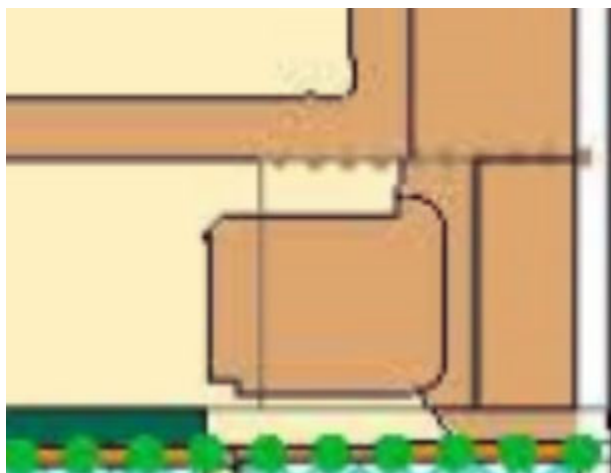
Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone (RA7) Low Rise Apartment Zone	Vacant lot Vacant lot
CONTEXT		
North	(RF5) Row Housing Zone (RA7) Apartment House	Duplex Housing Row Housing
East	(DC1) Direct Development Control Provision (DC1) Direct Development Control Provision	Single Detached Housing Semi-detached residences in multiplexes (four and more)
South	(PU) Public Utility Zone	Pipeline right-of-way Stormwater Management Facility
West	(AP) Park Zone	Public Parks Zone

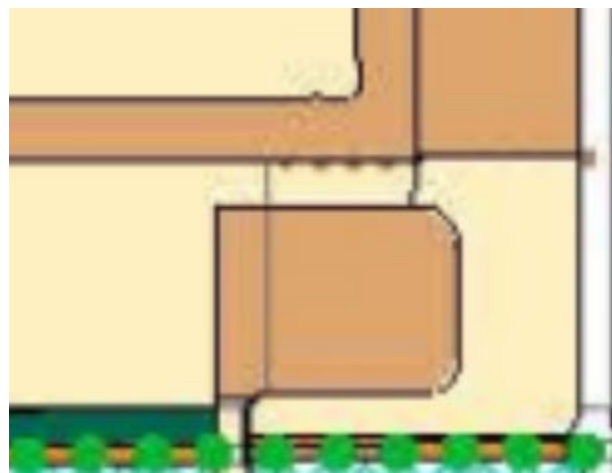
Planning Analysis

This application proposes to redesign 1.22 hectares of land on the south eastern boundary of Windermere to allow for more efficient development opportunities within the area that align with the objectives of the Windermere Area Structure Plan (ASP) and the Windermere Neighbourhood Structure Plan (NSP). This proposal maintains the primary residential characteristic of the neighbourhood with a redesignation of a medium density residential site to low density residential, as well as the addition of a 0.7 ha public utility designation for an existing ATCO Gas pipeline (the PU designation is shown in orange behind the dotted green). There is also a “Public Utility Lot” designation being added back into the plan legend, which was removed in error with a prior plan amendment.

Current NSP Land Use Concept Area



Proposed NSP Land Use Concept



Zoom in on the NSP amendment area- the light beige represents Low Density Residential uses, and brown represents Medium Density Residential Uses. The orange represents the Public Utility Lot designation.

Site Constraints

Given this local neighbourhood context, with limited access off local roadways only and claims by the developer that there is no market demand for MDR development at this location, the amendment proposes to redesignate the site to LDR to reflect a more appropriate and viable land use. Given the relatively small area of the site, this amendment would not affect the overall neighbourhood density.

Land Use and Plans in Effect

This portion of the Windermere neighbourhood is located in the southeastern corner, and is primarily a residential area. Proposed amendments to this area are intended to iterate on this vision in order to create more efficient development opportunities as noted above which will require updates to the land use concept map and associated figures of the Windermere NSP.

While the proposed amendment will allow for a similar development pattern, this application will result in changes to the allocation of low density and medium residential uses found within the neighbourhood as summarised in the table below. Overall, these changes are considered minor as the proportion of the uses found within this neighbourhood as a whole will remain the same.

Windermere NSP Land Use Designation	Approved (ha)	Proposed (ha)	Difference (ha)
Public Utility (ATCO Gas)	1.58	1.65	+ 0.7
Low Density Residential (Single/Semi-Detached)	159.95	161.10	+ 1.15
Medium Density Residential (Low-Rise/Medium Density – Housing)	20.03	18.81	- 1.22ha

While there are changes to the land use concept proposed, these changes do not substantially modify the land use composition of the neighbourhood. Further to this, the changes to the overall densities proposed within the plan are not impacted, as the overall density of the Windermere neighbourhood remains unchanged at 24 units per net residential hectare (upnrha). To note, there is a significant amount of pre-existing country residential development that was incorporated into the Windermere NSP from its inception, which has contributed to the relatively low average of 24 upnrha, as compared to newer developing neighbourhoods.

Windermere NSP Population Statistics	Approved	Proposed	Difference
Units	6,853	6772	- 81
Population	17,129	17,012	- 117
Density (upnrha)	24	24	none

The Windermere ASP contains an associated amendment to land use population statistics to align with the changes proposed in the Windermere NSP amendment.

Proposed Zoning

The zones proposed to implement this amendment to the land use concept for this site align with the objectives of the NSP. The DC2 Zone is intended to provide a unique low density residential housing product which allows for increased height and smaller lot sizes, as compared to a standard low density residential zone. The proposed DC2 zone includes regulations which create appropriate transitions to and

from one another as outlined in the Proposed Zoning Comparison Summary Table below. The Zone is intended to allow for residential development on a multi-project site, and the applicant's stated intent is ultimately to create condominiums on the site.

The southern portion of this site contains a concurrent road closure, a portion which is proposed to be consolidated with the DC2 site to facilitate low density residential development.

RMD & DC2 Comparison Summary

This chart compares the proposed DC2 zone to a similar low density residential standard zone (RMD).

	RMD	DC2 Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing Row Housing	Single Detached Housing Duplex Housing Semi-detached Housing
Maximum Height	10 m (everything but row housing) 12 m (row housing only)	11 m
Front Setback Range	4.5 m to 5.5 m Except treed boulevard and vehicular access from lane, 3.0 m The minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.	Setbacks from the property line: N - 4.5 m E - 4.5 m S - 4.5 m W- 2.4 form 173 St. 4.5 m from 172 Street
Minimum Interior Side Setback	1.2 m to 4.5 m	Min 1.2m (or 1.5 m where Zero lot line)
Minimum Separation Space	1.5 m to 4.5 m	1.5 m
Minimum Rear Setback (Lane)	4.5 m (corner site only) - otherwise is 7.5 m	4.5 m
Maximum Site Coverage	45% to 55%	55%

Density	N/A	Minimum of 40 principle dwellings on the site- this equates to approximately 28 units/ha
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The City Plan

The proposed development aligns with the goals of The City Plan to create 15-minute districts that allow people to access their daily needs at a range of local destinations, services, and amenities by transit or active transportation. The proposed land use concept will establish diverse land uses that provide a denser form of single detached housing through a DC zone, which is not currently available within a standard zone.

The proposed rezoning aligns with The City Plan by accommodating future growth toward a population threshold of 1.25 million within Edmonton's existing boundaries and encouraging unique residential development to meet the community's needs.

In conclusion, the proposed Bylaw and Charter Bylaw amendments align with The City Plan's Growth Strategy and the intent of the ASP and NSP's development principles.

Technical Review

Transportation

Development Services is committed to working with the Heritage Valley and Windermere owners groups to develop a staged construction plan to upgrade Ellerslie Road SW to a four-lane divided arterial roadway between 135 Street SW and 170 Street SW to accommodate current traffic volumes. Current / future subdivisions in the area will be conditioned with the construction of two urban lanes of Ellerslie Road SW, including a new bridge structure and construction of the north two lanes from 141 Street SW to the Ambleside Eco Station, until a Servicing Agreement for this first stage of construction has been signed.

Access to the development site will continue to be available through Washburn Drive SW, Hiller Road SW, 173 Street SW and 175 Street SW (Wright Drive SW) upon the closure of Ellerslie Road SW as per Windermere Neighbourhood Structure Plan.

Development Services will continue to work with the area developers and review roadway priorities to support developments within the Windermere and Heritage Valley area, including the upgrade of 170 Street SW.

Transit

ETS currently operates local bus routes 717 and 718 to portions of Windermere.

A “city-wide” mass transit bus route will operate on 170 Street SW in the future. It is anticipated that the ultimate design of 170 Street SW will include some form of exclusive or semi-exclusive right-of-way for transit.

Drainage

The proposed change in land use does not significantly impact the planned servicing schemes for the neighbourhood. Storm and sanitary services to the Area A of the proposed DC2 area requires connection from the existing sewers along 9B Avenue SW. Storm and sanitary services currently exist to the Area B of the proposed DC2 area off 9A Avenue SW. As Area B will be developed as a condominium site the services should enter through a common property area.

Urban Design

Urban Design raised concerns with the design of the buildings, site walkability, landscaping, and lack of site plan. In response, the applicant provided a site plan showing the configuration of the roads. Given the location of a catch basin placement over the road, the developer will finalise the road design at the development stage. As such, they have provided a basic site plan showing exterior side setbacks. Urban Design requested a pedestrian connection be added to the east side to connect to the surrounding walkways. The site is already bounded by a fence, as well as a berm and the applicant will not be providing pedestrian connection through the existing fence. The applicant has increased pedestrian walkability by increasing the width of the internal sidewalk to 1.5 m. Finally, in response to Urban Design’s concerns about landscaping the applicant included regulations that make landscaping requirements comparable to that of a low density residential zone.

Epcor Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

All other comments from affected City Departments and utility agencies have been addressed.

Appendices

- 1 Approved ASP Land Use and Population Statistics – Bylaw 20131
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 20269
- 3 Approved NSP Land Use and Population Statistics – Bylaw 19265
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 20270
- 5 Approved NSP – Bylaw 19265
- 6 Proposed NSP – Bylaw 20270
- 7 Application Summary

WINDERMERE AREA STRUCTURE PLAN **LAND USE AND POPULATION STATISTICS** **Approved BYLAW 20131**

Windermere Area Structure Plan – Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside - NHBD 1	Windermere - NHBD 2	Keswick - NHBD 3	Glenridding Heights - NHBD 4A	Glenridding Ravine - NHBD 4B	NHBD 5*	TOTAL (ha)
GROSS STUDY AREA (ha)	314.7	469.1	372.7	160.5	197.9	306	1,821
Pipeline / Power Line Corridors ROW	2.7	1.6	0.7	1.0	1.8		8
Creeks / Ravine Lands (ER)		11.2	43.7		0.7		53
Public Upland Area (land between UDL and Top-of-Bank)			6.0		5.5		11
Major Arterial / Road ROW	11.8	11.0	16.5	19.6	22.2	14	95
Existing Uses					12.4		12
GROSS DEVELOPABLE AREA	300.2	445.2	305.9	139.8	155.3	292	1,641
Public Utility	0.6	2.4			0.0		3
Municipal Reserve School/Park	19.8	29.0	18.7	42.9	9.1	14	134
Business Employment	69.2						69
Major Commercial Centre	47.9	1.5				54	103
Commercial	4.9	14.2	7.3	1.3	6.0		34
Mixed Uses	5.5	1.0	3.5				10
Circulation * @ 25%	25.5	90.0	61.9	28.6	31.0	19	256
Transit Center	2.2				0.8		3
Public Open Space	2.6	0.7					3
Stormwater Management Facility	15.5	26.6	19.9	7.1	8.9	12	90
Institutional	2.1		2.6	0.0	4.0		9
TOTAL NON-RESIDENTIAL LAND USES	195.8	165.4	113.9	79.9	59.9	99	714
Percentage of GDA	65%	37%	37%	57%	39%	34%	44%
NET RESIDENTIAL AREA	104.4	279.9	192.0	60.0	95.4	193	925
Percentage of GDA	35%	63%	63%	43%	61%	66%	56%

*Detailed calculations will be prepared during NSP approval stage

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	2,117	160	3,999	167.1	4,193	44.8	1,120	78.5	1,962	135	2,450	673.5	15,844
Row Housing Residential	6.4	288	7.9	356	10.5	473	7.0	315	4.3	194			34.8	1,568
Medium Density Residential	10.9	981	20	1,803	8.6	781	7.4	662	9.4	1,045	38	1,914	95.7	7,298
Mixed Use					1.4	175							1.4	175
High Density Residential	2.6	585	0.9	198	3.6	814	0.8	180	3.2	720	2	380	13.1	2,877
*Large Lot Residential			21.1	148									21.1	148
Existing Country Residential			70.0	350									70.0	350
Neighbourhood Total	104.6	3,971	279.9	6,854	191.9	6,435	60.0	2,277	95.4	3,921	175	4,744	906.9	28,260
Unit Density (du/nrha)	38		24		33.5		38		41		25		31	
Population														
Low Density Population	5,928		11,197		11,739		3,136		5,494		8,084		45,587	
Row Housing Population	806		997		1,324		882		543				4,390	
Medium Density Population	1,766		3,245		1,406		1,192		1,880		5,493		15,183	
Mixed Use					263								263	
High Density Population	877		297		1,220		270		1,080		543		4,287	
*Large Lot Residential			414										414	
Existing Country Residential			980										980	
Neighbourhood Total	9,377		17,130		15,952		5,480		8,997		14,120		71,104	
Population Density (ppl/nrha)	90		61		83		91		94		73		77	

*Nbhd 5 Medium Density includes both row housing and low rise

Windermere Area Structure Plan – Student Generation

NEIGHBOURHOOD	Gross Developable Area (ha)	Public School Board		Separate School Board			Neighbourhood Sub-total
		Elementary	Junior/Senior High	Elementary	Junior High	Senior High	
Ambleside - NHBD 1	300	600	600	300	150	150	1,800
Windermere - NHBD 2	445	888	888	444	222	222	2,664
Keswick - NHBD 3	305	612	612	306	153	153	1,836
Glenridding Heights - NHBD 4A	140	280	280	140	70	70	840
Glenridding Ravine - NHBD 4B	155	311	311	155	78	78	932
NHBD 5	292	584	584	234	117	117	1,636
TOTAL STUDENT POPULATION*	1,637	3,275	3,275	1,579	790	790	9,708

*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 preparation.

Proposed Land Use and Population Statistics

Windermere Area Structure Plan - Bylaw 20269

NEIGHBOURHOOD	Ambleside - NBHD 1	Windermere - NBHD 2	Kewsick - NBHD 3	Glenridding Heights - NBHD 4A	Glenridding Ravine - NBHD 4B	NBHD 5*	TOTAL (ha)
GROSS STUDY AREA (ha)	314.7	469.1	372.7	160.5	197.9	306.0	1821
Pipeline / Power Line Corridors ROW	2.7	1.7	0.7	1.0	1.8		8
Creeks / Ravine Lands (ER)		11.2	43.7		0.7		56
Public Upland Area (land between UDL and Top-of-Bank)			6.0		5.5		12
Major Arterials / Road ROW	11.8	11.0	16.5	19.6	22.2	14.0	95
Existing Uses					12.4		12
GROSS DEVELOPABLE AREA	300.2	445.2	305.9	139.8	155.3	292.0	1638
Public Utility	0.6	2.4					3
Municipal Reserve School/Park	19.8	29.0	18.7	42.9	9.1	14.0	134
Business Employment	69.2						69
Major Commercial Centre	47.9	1.5				54.0	103
Commercial	4.9	14.2	7.3	1.3	6.0		34
Mixed Uses	5.5	1.0	3.5				10
Circulation * @ 25%	25.5	90.0	61.9	28.6	31.0	19.0	256
Transit Center	2.2				0.8		3
Public Open Space	2.6	0.7					3
Stormwater Management Facility	15.5	26.6	19.9	7.1	8.9	12.0	90
Institutional	2.1		2.6	0.0	4.0		9
TOTAL NON-RESIDENTIAL LAND USES	195.8	165.3	113.9	79.9	59.9	99.0	714
Percentage of GDA	65%	37%	37%	57%	39%	34%	44%
NET RESIDENTIAL AREA	104.4	279.8	192.0	60.0	95.4	193.0	925
Percentage of GDA	35%	63%	63%	43%	61%	66%	56%

*Detailed calculations will be prepared during NSP approval stage

Windermere Area Structure Plan - Housing Units and Population

NEIGHBOURHOOD	Ambleside - NBHD 1		Windermere - NBHD 2		Kewick - NBHD 3		Glenridding Heights - NBHD 4A		Glenridding Ravine - NBHD 4B		NBHD 5*		TOTAL	
NET RESIDENTIAL AREA (ha)	104.4		279.8		191.9		60.0		95.4		193.0		924.5	
	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Housing Units														
Low Density Residential	84.7	2117	161.1	4,028	167.1	4,193	44.8	1,120	78.5	1,962	135.0	2,450	671.2	15870
Row Housing Residential	6.4	288	7.9	356	10.5	473	7.0	315	4.3	194			36.1	1626
Medium Density Residential	10.9	981	18.8	1,693	8.7	781	7.4	662	9.4	1,045	38.0	1,914	93.2	7076
Mixed Use					1.4	175							1.4	175
High Density Residential	2.6	585	0.9	198	3.6	814	0.8	180	3.2	720	2.0	380	13.1	2877
*Large Lot Residential			21.1	148									21.1	148
Existing Country Residential			70.0	350									70.0	350
Neighbourhood Total	104.6	3,971	279.8	6,772	191.9	6,435	60.0	2,277	95.4	3,921	175.0	4,744	906.7	28120
Unit Density (du/nrha)	38		24		33.5		38		41		25		31	
Population														
Low Density Population		5,928		11,277		11,739		3,136		5,494		8,084		45,658
Row Housing Population		806		997		1,324		882		543				4,552
Medium Density Population		1,766		3,047		1,406		1,192		1,880		5,493		14,784
Mixed Use						263								263
High Density Population		877		297		1,220		270		1,080		543		4,287
*Large Lot Residential				414										414
Existing Country Residential				980										980
Neighbourhood Total		9,377		17,012		15,952		5,480		8,997		14,120		70,938
Population Density (ppl/nrha)		90		61		83		91		94		73		78

*Nbhd 5 Medium Density includes row housing and low rise

Windermere Area Structure Plan – Student Generation

NEIGHBOURHOOD	Gross Developable Area (ha)	Public School Board		Separate School Board			Neighbourhood Sub-total
		Elementary	Junior/Senior High	Elementary	Junior High	Senior High	
Ambleside - NHBD 1	300	600	600	300	150	150	1,800
Windermere - NHBD 2	445	888	888	444	222	222	2,664
Keswick - NHBD 3	305	612	612	306	153	153	1,836
Glenridding Heights - NHBD 4A	140	280	280	140	70	70	840
Glenridding Ravine - NHBD 4B	155	311	311	155	78	78	932
NHBD 5	292	584	584	234	117	117	1,636
TOTAL STUDENT POPULATION*	1,637	3,275	3,275	1,579	790	790	9,708

*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 preparation.

Approved NSP Statistics
WINDERMERE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19265

	Area (ha)	% of GDA
GROSS AREA	469.07	
Natural Area/Environmental Reserve	11.24	
Arterial Road Widening	11.02	
Public Utility (ATCO Gas)	1.58	
Gross Developable Area	445.23	100.00%
Parks/Community League*	11.56	2.6%
Private Park	0.39	0.1%
School/Park*	9.92	2.2%
Open Space (no MR credit)	0.29	0.1%
MR- Natural Areas (Trees)	3.03	0.7%
Linear MR	1.96	0.4%
Existing MR	2.56	0.6%
Stormwater Management	26.58	6.0%
Community Commercial	14.18	3.2%
Neighbourhood Commercial	1.47	0.3%
Mixed Use - Office (non retail)	0.98	0.2%
Circulation	89.99	20.2%
Public Utility (Edmonton Police Services Station)	2.43	0.5%
Total Non-Residential Area	165.34	37.1%
Net Residential Area	279.89	62.9%

Residential Land Use, Dwelling Unit Count and Population

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People /Unit	Population
Low Density Residential (LDR)						
Existing Country Residential	69.99	5	350	5.1%	2.8	980
Large Lot Residential	21.13	7	148	2.2%	2.8	414
Single/Semi-Detached	159.95	25	3,999	58.3%	2.8	11,197
Medium Density Residential (MDR)						
Row Housing	7.91	45	356	5.2%	2.8	997
Low-Rise/Medium Density- Housing	20.03	90	1,803	26.3%	1.8	3,245
High Density Residential (HDR)						
Medium to High Rise Units	0.88	225	198	2.9%	1.5	297
Total	279.89		6,854	100.00%		17,130

Gross Population Density: 38 persons per gross developable hectare

Net Population Density: 61 persons per net residential hectare

Unit Density: 24 units per net residential hectare

Level	Public	Separate	Total
Elementary	888	444	1,332
Junior High	444	222	666
Senior High	444	222	666
Total	1,776	888	2,664

* The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision and through discussions with AMPW – Parks Branch

WINDERMERE NEIGHBOURHOOD STRUCTURE PLAN
Proposed LAND USE AND POPULATION STATISTICS
Bylaw 20270

	Area (ha)	% of GDA
GROSS AREA	469.07	
Natural Area / Environmental Reserve	11.24	
Arterial Road Widening	11.02	
Public Utility (ATCO Gas)	1.65	
Gross Developable Area	445.16	
Parks / Community League*	11.56	2.6%
Private Park	0.39	0.1%
School / Park*	9.92	2.2%
Open Space (no MR credit)	0.29	0.1%
MR - Natural Areas (Trees)	3.03	0.7%
Linear MR	1.96	0.4%
Existing MR	2.56	0.6%
Stormwater Management	26.58	6.0%
Community Commercial	14.18	3.2%
Neighbourhood Commercial	1.47	0.3%
Mixed Use - Office (non retail)	0.98	0.2%
Circulation	89.99	20.2%
Public Utility (Edmonton Police Services Station)	2.43	0.5%
Total Non-Residential Area	165.34	37.1%
Net Residential Area	279.82	62.9%

Residential Land Use, Dwelling Unit County and Population

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People / Unit	Population
Low Density Residential (LDR)						
Existing Country Residential	69.99	5	350	5.2%	2.8	980
Large Lot Residential	21.13	7	148	2.2%	2.8	414
Single / Semi-Detached	161.1	25	4028	59.5%	2.8	11277
Medium Density Residential (MDR)						
Row Housing	7.91	45	356	5.3%	2.8	997
Low-Rise / Medium Density Housing	18.81	90	1693	25.0%	1.8	3047
High Density Residential (HDR)						
Medium to High Rise Units	0.88	225	198	2.9%	1.5	297
Total	279.82		6,772	100%		17,012

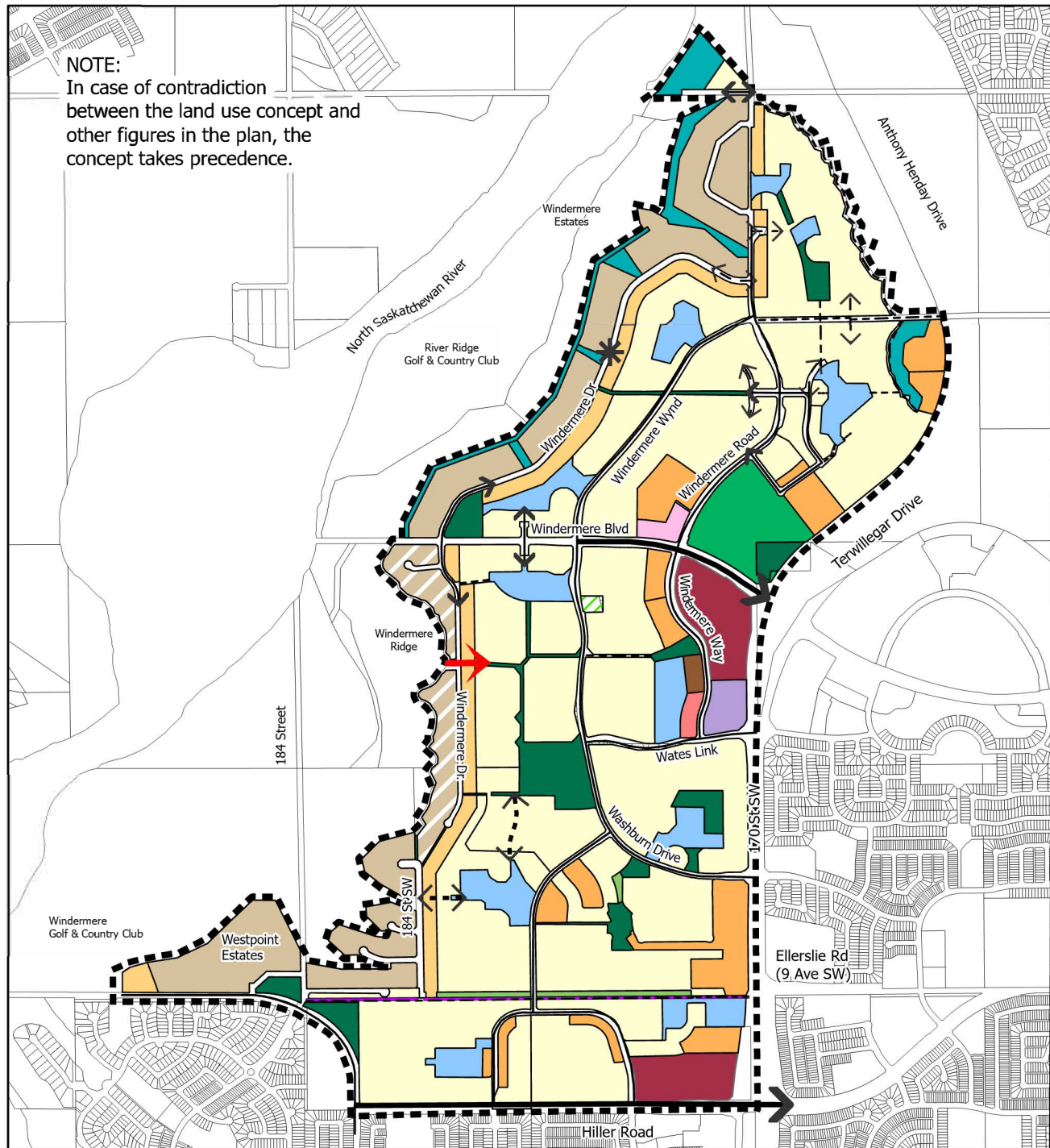
Gross Population Density 38 persons per gross developable hectare
Net Population Density 61 persons per net residential hectare

Unit Density 24 units per net residential hectare

Level	Public	Separate	Total
Elementary	888	444	1,332
Junior High	444	222	666
Senior High	444	222	666
Total	1,776	888	2,664

NOTE:

In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



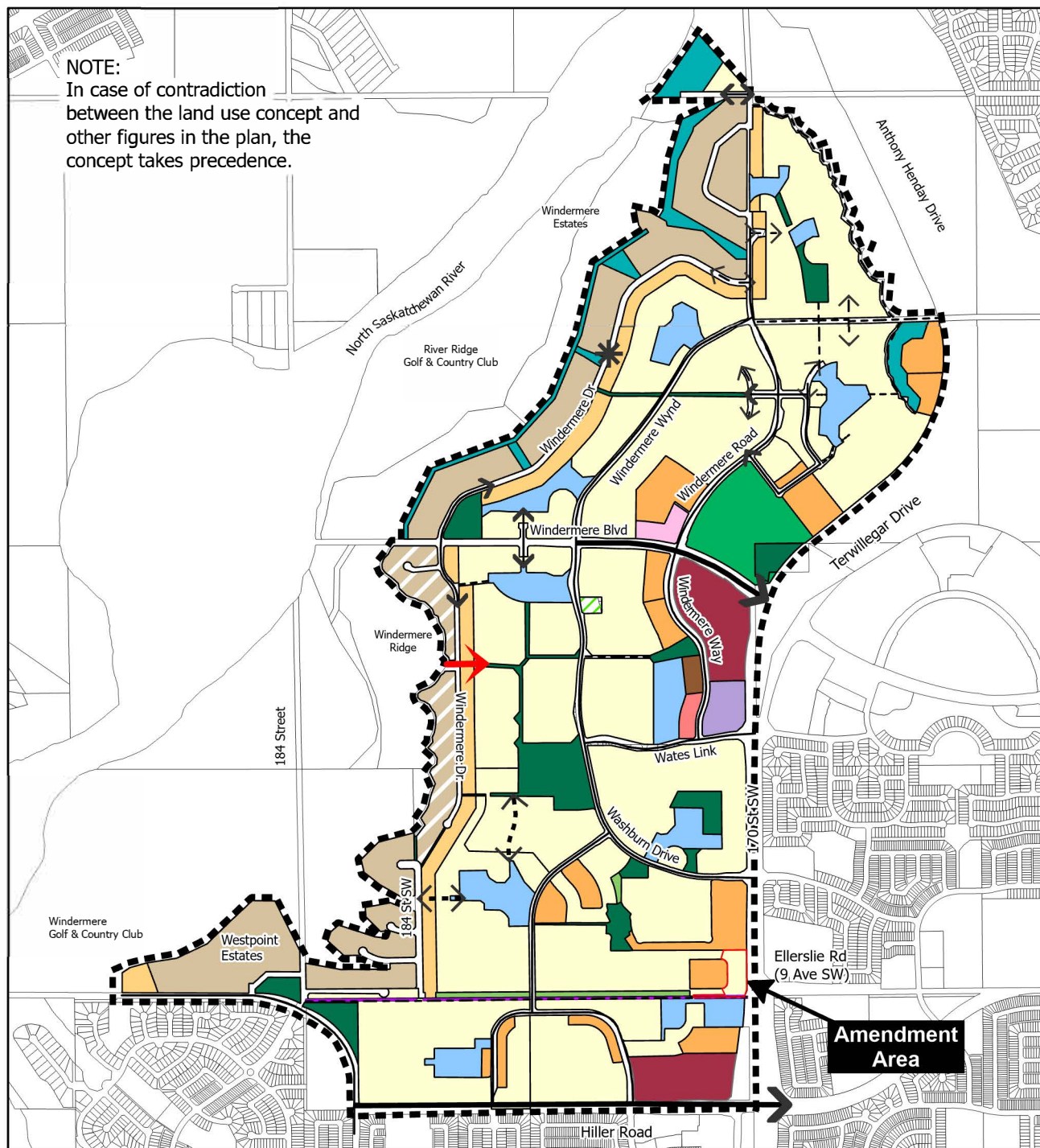
**BYLAW 19265
WINDERMERE**
Neighbourhood Structure Plan
(as amended)

- | | | |
|---|---------------------------|---|
| Low Density Residential | Office/Mixed Use | Emergency Access/ Walkway Connection |
| Medium Density Residential | Community Commercial | Pedestrian Connection |
| High Density Residential | General Commercial | Multi Use Trail |
| Existing Country Residential | Private Park | Multi Use Trail Corridor (no MR Credit) |
| Existing Served Country Residential | Environmental Reserve | Local Roadway |
| Municipal Reserve | School/Park | Collector Roadway |
| Open Space | Stormwater Facility | Arterial Roadway |
| Public Utility Edmonton Police Services Station | Public Utility Lot | NSP Boundary |
| Large Lot Residential | Potential Traffic Calming | |

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.

NOTE:

In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



**BYLAW 20270
AMENDMENT TO
WINDERMERE
Neighbourhood Structure Plan**

Low Density Residential	Office/Mixed Use	Emergency Access/ Walkway Connection
Medium Density Residential	Community Commercial	Pedestrian Connection
High Density Residential	General Commercial	Multi Use Trail
Existing Country Residential	Private Park	Multi Use Trail Corridor (no MR Credit)
Existing Served Country Residential	Environmental Reserve	Local Roadway
Municipal Reserve	School/Park	Collector Roadway
Open Space	Stormwater Facility	Arterial Roadway
Public Utility Edmonton Police Services Station	Public Utility Lot	NSP Boundary
Large Lot Residential	Potential Traffic Calming	Amendment Area

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.

Application Summary

Information

Application Type:	Plan Amendments, Rezoning
Bylaws/Charter Bylaw:	20269, 20270, 20262
Location:	North of Ellerslie Road SW and west of 170 Street SW
Addresses:	905 – 172 Street SW and 17225 - 9B Avenue SW
Legal Descriptions:	Lot 267, Block 1, Plan 1525690, and Lot 268, Block 1, Plan 1525690
Site Area:	~1.15 hectares
Neighbourhood:	Windermere
Ward:	pihêsiwin
Notified Community Organization:	Greater Windermere Community League
Applicant:	Stantec

Planning Framework

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone (RA7) Low Rise Apartment Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plans in Effect:	Windermere Neighbourhood Structure Plan Windermere Area Structure Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination