

Bylaw 20270

A Bylaw to amend Bylaw 13717, as amended, being the Windermere
Area Structure Plan through an amendment to the
Windermere Neighbourhood 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 City Council found it desirable to from time to time to amend Bylaw 13717, as amended, being Windermere Area Structure Plan by adding new neighbourhoods; and

WHEREAS on September 13, 2006 Council adopted, as Appendix "B" to Bylaw 13717, as amended, the Windermere Neighbourhood Structure Plan by the passage of Bylaw 14372; and

WHEREAS City Council considers it desirable to amend Bylaw 13717, as amended, the Windermere Area Structure Plan through an amendment to the Windermere Neighbourhood 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. The Windermere Neighbourhood Structure Plan, being Appendix "B" to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is amended as follows:
 - a. deleting the map entitled "Bylaw 19265 – Amendment to Windermere Neighbourhood Structure Plan" and replacing it with the map entitled "Bylaw 20270 – Amendment to Windermere Neighbourhood Structure Plan" attached hereto as Schedule "A", and forming part of this bylaw;
 - b. deleting the land use and population statistics entitled "Windermere Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 19265" and replacing it with "Windermere Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20270", attached hereto as Schedule "B", and forming part of this bylaw;

- c. deleting the map entitled "Figure 5.0 – Development Concept" and replacing it with the map entitled "Figure 5.0 – Development Concept" attached hereto as Schedule "C"; and
- d. deleting the map entitled "Figure 8.0 – Transit Context Plan" and replacing it with the map entitled "Figure 8.0 – Transit Context Plan" attached hereto as Schedule "D".

READ a first time this	13th day of September	, A. D. 2022;
READ a second time this	13th day of September	, A. D. 2022;
READ a third time this	13th day of September	, A. D. 2022;
SIGNED and PASSED this	13th day of September	, A. D. 2022.

THE CITY OF EDMONTON



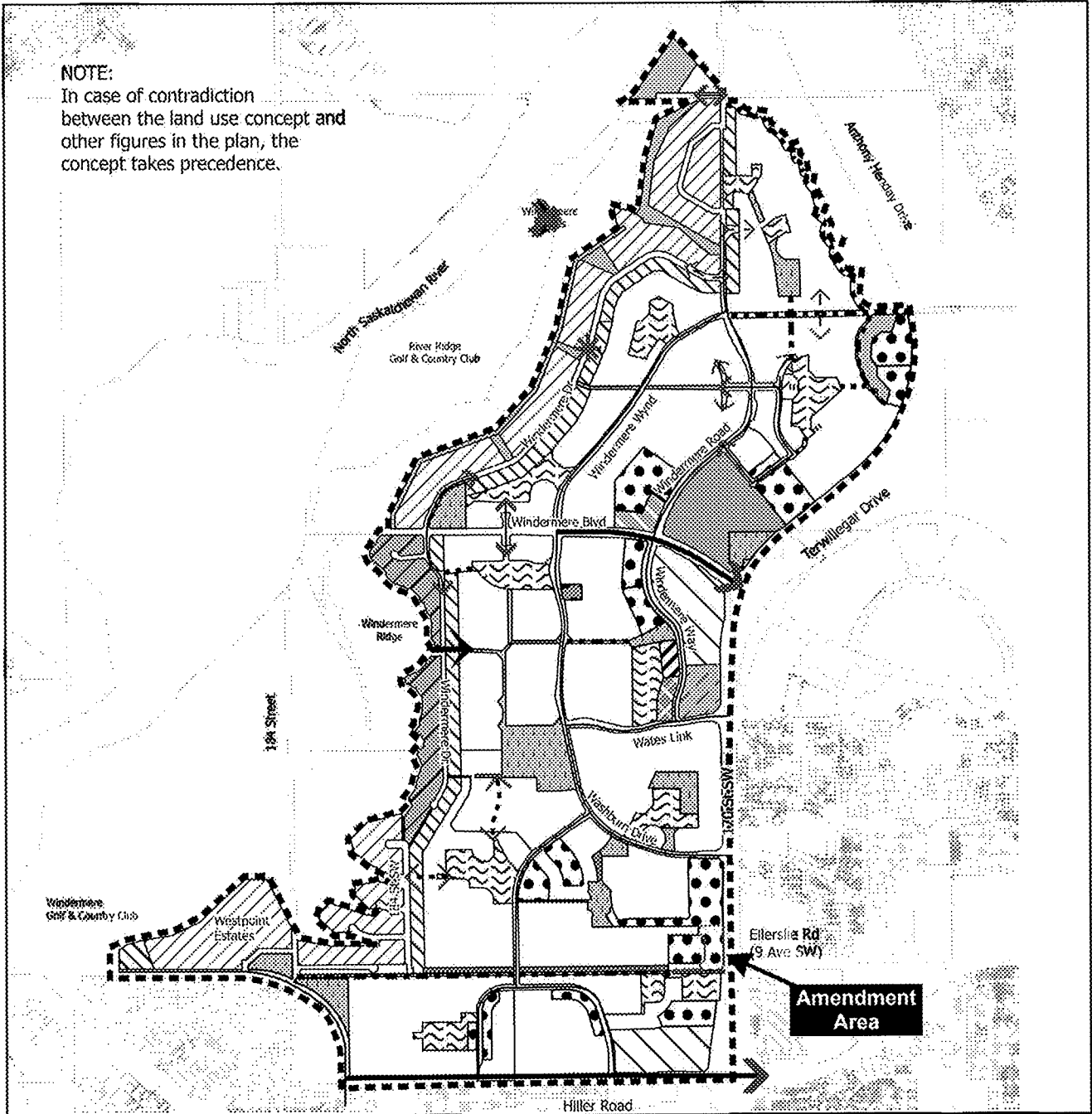
MAYOR



A | _____
CITY CLERK

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
(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 Serviced 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.

**WINDERMERE NEIGHBOURHOOD STRUCTURE PLAN
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

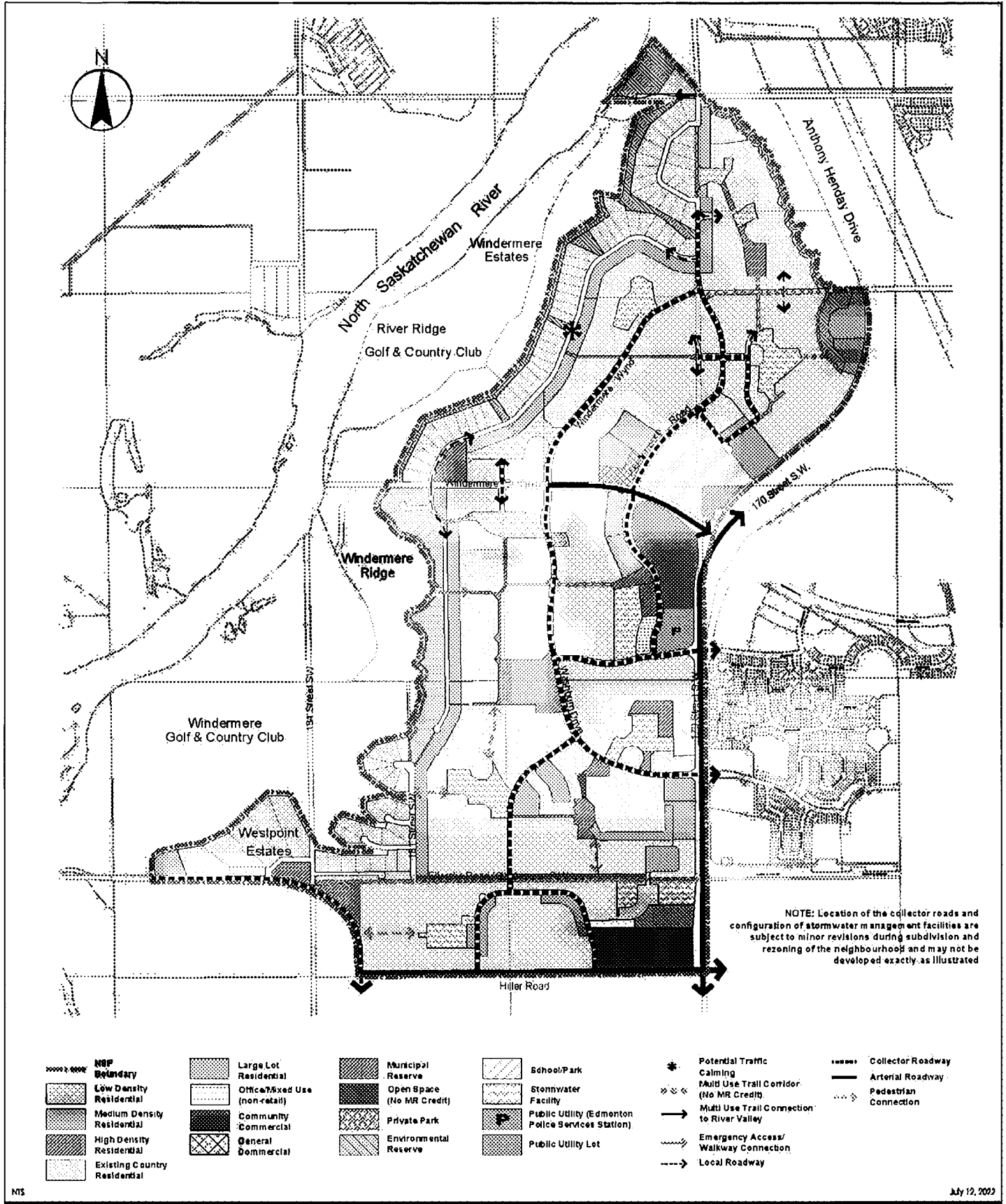
Land Use	Area (ha)	Units/ha	Units	% of Total Units	People / Unit	Population
Low Density Residential (LDR)						
Existing Country Residential	69.99	5	350	5.2%	2.8	980
Large Lot Residential	21.13	7	148	2.2%	2.8	414
Single / Semi-Detached	161.1	25	4028	59.5%	2.8	11277
Medium Density Residential (MDR)						
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

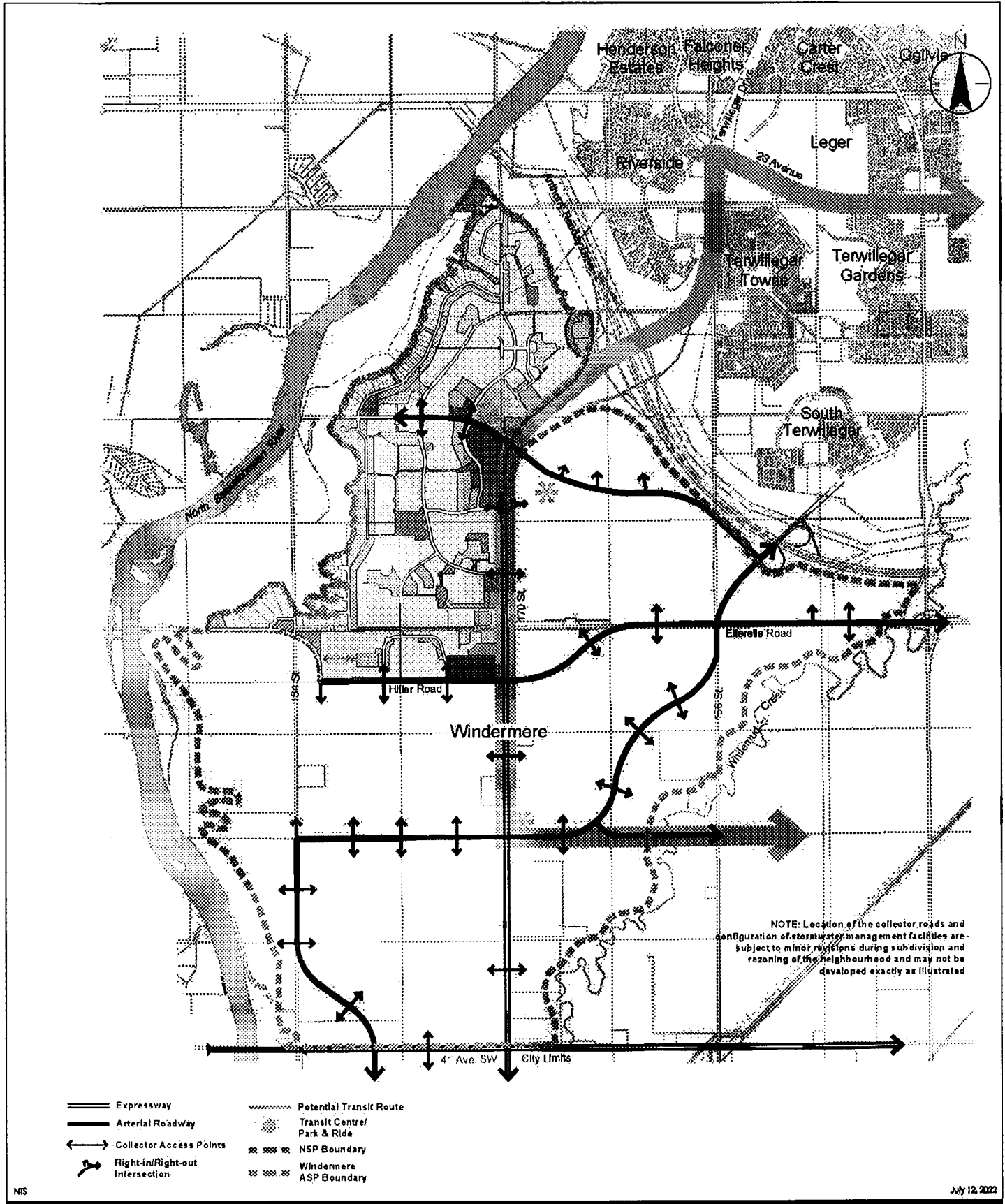
Level	Public	Separate	Total
Elementary	888	444	1,332
Junior High	444	222	666
Senior High	444	222	666
Total	1,776	888	2,664



MS

July 19, 2022

Windermere
Neighbourhood Structure Plan
Figure No.
5.0
Title
Development Concept



NIS

July 12, 2022

Windermere
Neighbourhood Structure Plan
 Figure No.
8.0
 Title
Transit Context Plan