

Bylaw 20131

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 Bylaws 15010, 15423, 15513, 15825, 15802, 15805, 15808, 16003, 16072, 16090, 16130, 16177, 16291, 17119, 17193, 17184, 17404, 17796, 18280, 18568, 18682, 18815, 18998, 19023, 19264, and 20010; and

WHEREAS an application was received by Administration to amend the Windermere Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Windermere Area Structure Plan;

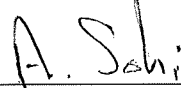
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

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

- a. deleting the statistics “Appendix 2 - Land Use and Population Statistics - Bylaw 20010” and replacing it with “Windermere Area Structure Plan - Land Use and Population Statistics – Bylaw 20131, attached hereto as Schedule “A” and forming part of this Bylaw.

READ a first time this	5th day of July	, A. D. 2022;
READ a second time this	5th day of July	, A. D. 2022;
READ a third time this	5th day of July	, A. D. 2022;
SIGNED and PASSED this	5th day of July	, A. D. 2022.

THE CITY OF EDMONTON



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MAYOR



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CITY CLERK

**WINDERMERE AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
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)
<b>GROSS STUDY AREA (ha)</b>	<b>314.7</b>	<b>469.1</b>	<b>372.7</b>	<b>160.5</b>	<b>197.9</b>	<b>306</b>	<b>1,821</b>
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
<b>GROSS DEVELOPABLE AREA</b>	<b>300.2</b>	<b>445.2</b>	<b>305.9</b>	<b>139.8</b>	<b>155.3</b>	<b>292</b>	<b>1,641</b>
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
<b>TOTAL NON-RESIDENTIAL LAND USES</b>	<b>195.8</b>	<b>165.4</b>	<b>113.9</b>	<b>79.9</b>	<b>59.9</b>	<b>99</b>	<b>714</b>
Percentage of GDA	65%	37%	37%	57%	39%	34%	44%
<b>NET RESIDENTIAL AREA</b>	<b>104.4</b>	<b>279.9</b>	<b>192.0</b>	<b>60.0</b>	<b>95.4</b>	<b>193</b>	<b>925</b>
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	
<b>NET RESIDENTIAL AREA (ha)</b>	<b>104.4</b>		<b>279.9</b>		<b>192.0</b>		<b>60.0</b>		<b>95.4</b>		<b>193</b>		<b>924.7</b>	
<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>
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	8.68	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
<b>Neighbourhood Total</b>	<b>104.6</b>	<b>3,971</b>	<b>279.9</b>	<b>6,854</b>	<b>191.9</b>	<b>6,435</b>	<b>60.0</b>	<b>2,277</b>	<b>95.4</b>	<b>3,921</b>	<b>175</b>	<b>4,744</b>	<b>906.9</b>	<b>28,260</b>
<b>Unit Density (du/nrha)</b>	<b>38</b>		<b>24</b>		<b>33.5</b>		<b>38</b>		<b>41</b>		<b>25</b>		<b>31</b>	
<b>Population</b>														
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	
<b>Neighbourhood Total</b>	<b>9,377</b>		<b>17,130</b>		<b>15,952</b>		<b>5,480</b>		<b>8,997</b>		<b>14,120</b>		<b>71,104</b>	
<b>Population Density (ppi/nrha)</b>	<b>90</b>		<b>61</b>		<b>83</b>		<b>91</b>		<b>94</b>		<b>73</b>		<b>77</b>	

\*Nbd 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
<b>TOTAL STUDENT POPULATION*</b>	<b>1,637</b>	<b>3,275</b>	<b>3,275</b>	<b>1,579</b>	<b>790</b>	<b>790</b>	<b>9,708</b>

\*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.