

Bylaw 20177

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, 20010, 20131, and 20269; 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 land use and population statistics entitled “Windermere Area Structure Plan - Land Use and Population Statistics - Bylaw 20269” and replacing it with “Windermere Area Structure Plan - Land Use and Population Statistics - Bylaw 20177”, attached hereto as Schedule “A” and forming part of this Bylaw.

READ a first time this	3rd day of April	, A. D. 2023;
READ a second time this	3rd day of April	, A. D. 2023;
READ a third time this	3rd day of April	, A. D. 2023;
SIGNED and PASSED this	3rd day of April	, A. D. 2023.

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 20177**

Windermere Area Structure Plan - Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside NBHD 1	Windermere - NHBD 2	Kewsick - 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>306.0</b>	<b>1,821</b>
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		11
Major Arterials / Road ROW	11.8	11.0	16.1	19.6	22.2	14.0	95
Existing Uses					12.4		12
<b>GROSS DEVELOPABLE AREA</b>	<b>300.2</b>	<b>445.2</b>	<b>306.3</b>	<b>139.8</b>	<b>155.3</b>	<b>292.0</b>	<b>1,639</b>
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	6.1	1.3	6.0		33
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
<b>TOTAL NON-RESIDENTIAL LAND USES</b>	<b>195.8</b>	<b>165.3</b>	<b>112.7</b>	<b>79.9</b>	<b>59.9</b>	<b>99.0</b>	<b>713</b>
Percentage of GDA	65%	37%	37%	57%	39%	34%	43%
<b>NET RESIDENTIAL AREA</b>	<b>104.4</b>	<b>280.4</b>	<b>193.6</b>	<b>60.0</b>	<b>95.4</b>	<b>193</b>	<b>927</b>
Percentage of GDA	35%	63%	63%	43%	61%	66%	57%

\*Detailed calculations will be prepared during NSP approval stage

## Windermere Area Structure Plan - Housing Units and Population Statistics

NEIGHBOURHOOD	Ambleside - NBHD 1		Windermere - NBHD 2		Keswick - NBHD 3		Glenridding Heights - NBHD 4A		Glenridding Ravine - NBHD 4B		NBHD 5*		TOTAL	
NET RESIDENTIAL AREA (ha)	104.6		279.8		193.6		60.0		95.4		175		908.4	
	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Housing Units														
Low Density Residential	84.7	2,117	161.1	4,028	168.7	4,219	44.8	1,120	78.5	1,962	135.0	2,450	672.9	15,896
Row Housing Residential	6.4	288	7.9	356	10.5	474	7.0	315	4.3	194			34.8	1,568
Medium Density Residential	10.9	981	18.8	1,693	9.4	956	7.4	662	9.4	1,045	38.0	1,914	95.1	7,251
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	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	279.8	6,772	193.6	6,637	60.0	2,277	95.4	3,921	175.0	4,744	906.7	28,264
Unit Density (du/nrha)	38		24		34.3		38		41		27		31	
Population														
Low Density Population		5,928		11,277		11,813		3,136		5,494		8,084		45,732
Row Housing Population		806		997		1,327		882		543				4,390
Medium Density Population		1,766		3,047		1,721		1,192		1,880		5,493		15,099
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		16,343		5,480		8,997		14,120		71,165
Population Density (ppl/nrha)		90		61		84		91		94		81		83

\*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 - NBHD 1	300	600	600	300	150	150	1,800
Windermere - NBHD 2	445	888	888	444	222	222	2,664
Keswick - NBHD 3	305	612	612	306	153	153	1,836
Glenridding Heights - NBHD 4A	140	280	280	140	70	70	840
Glenridding Ravine - NBHD 4B	155	311	311	155	78	78	932
NBHD 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.