

Bylaw 20492

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, 20269, and 20177; 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 second sentence of the sixth bullet point under 4.3.3 Mixed Use, Transit Oriented Development and replacing it with:

“The ASP encourages placement of transit facilities within 600 m walking distance of residential areas that includes a range of housing types and income levels.”

- b. Deleting the fifth bullet point under 4.3.4 Balanced Transportation Network and replacing it with:

“Plan for the provision of transit service within 600 m of residential areas that include a range of housing densities, types and choices.”

- c. Deleting the fourth bullet point under 5.9.1 Circulation - Intent and replacing it with:

“Design collector roadways so as to enhance neighbourhood continuity and connectivity and provide neighbourhood transit service within 600 m of residences.”

- d. deleting the map entitled “Bylaw 20010 Windermere Area Structure Plan (as amended)” and replacing it with the map entitled “Bylaw 20492 - Amendment to Windermere Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;

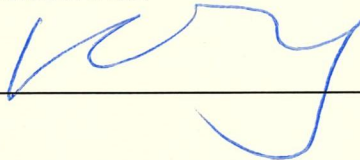
- e. deleting the land use and population statistics entitled “Windermere Area Structure Plan - Land Use and Population Statistics - Bylaw 20177” and replacing it with the statistics entitled “Windermere Area Structure Plan - Land Use and Population Statistics - Bylaw 20492”, attached hereto as Schedule “B” and forming part of this Bylaw;

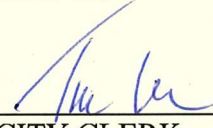
- f. deleting the map entitled “Figure 7.0 – Development Concept” and replacing it with the map entitled “Figure 7.0 – Development Concept” attached hereto as Schedule “C” and forming part of this Bylaw; and

- g. deleting the map entitled "Figure 8.0 – Integrated Community Circulation System" and replacing it with the map entitled "Figure 8.0 – Integrated Community Circulation System" attached hereto as Schedule "D" and forming part of this Bylaw.

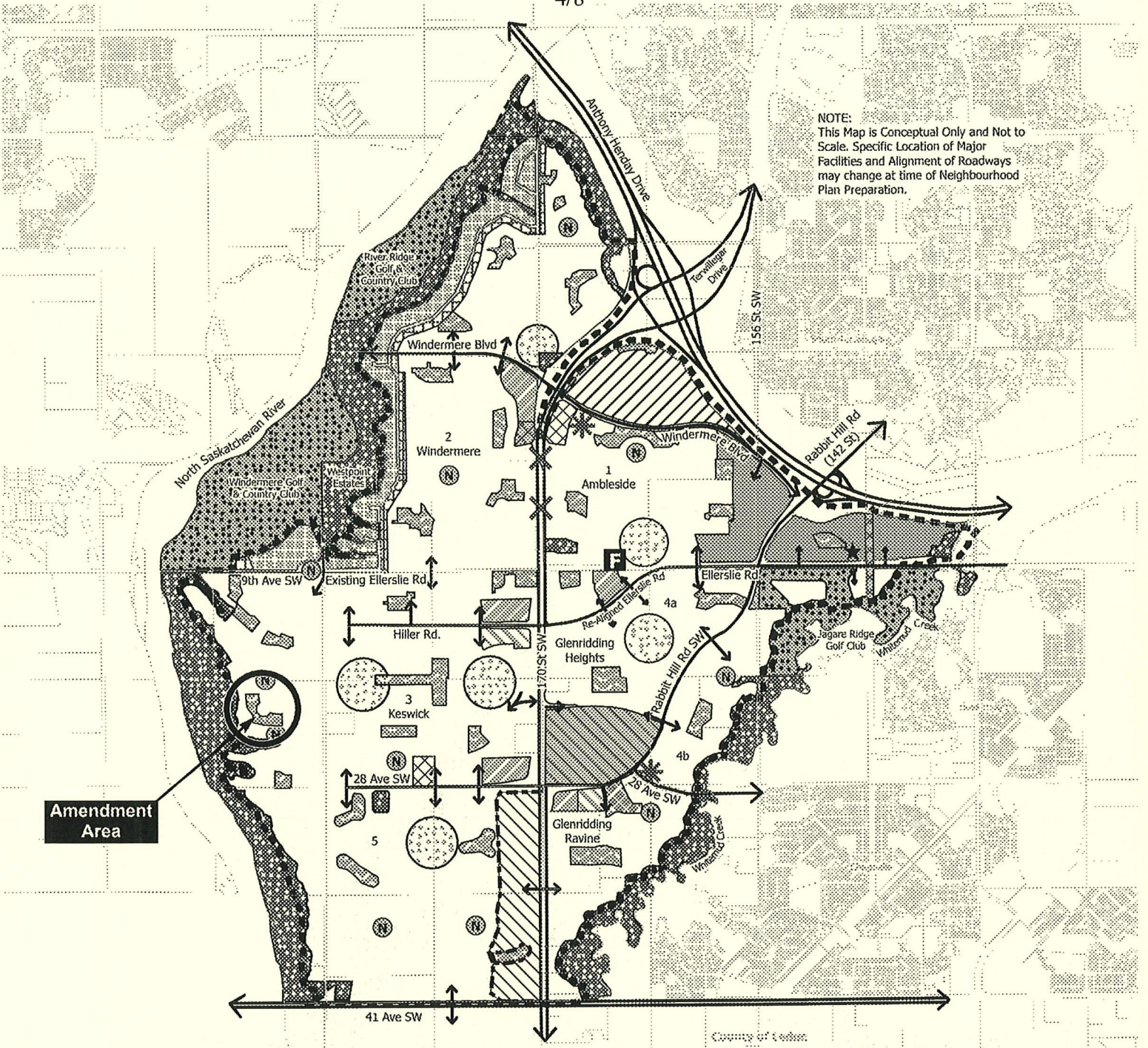
READ a first time this	12th day of June	, A. D. 2023;
READ a second time this	12th day of June	, A. D. 2023;
READ a third time this	12th day of June	, A. D. 2023;
SIGNED and PASSED this	12th day of June	, A. D. 2023.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
A/ MAYOR

  
\_\_\_\_\_  
A/ CITY CLERK

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.



**Amendment Area**

**BYLAW 20492  
AMENDMENT TO  
WINDERMERE  
Area Structure Plan  
(as amended)**

- |                                       |  |   |
|---------------------------------------|--|---|
| Residential                           | Institutional                          | Access restricted in the Future per the 170 Street Concept Plan |
| Large Lot Residential                 | Community Knowledge Campus             | City of Edmonton - Integrated Service Yard                      |
| Country Residential                   | District Park                          | Neighbourhood Park  |
| Mixed Use - Institutional/Residential | Stormwater Management Facility         | Public Utility (Edmonton Fire Station)                          |
| Mixed Use - Residential/Commercial    | Public Utility                         | Transit Centre  |
| Major Commercial Centre               | Natural, Sensitive & Significant Areas | Windermere ASP Boundary   |
| Community Commercial                  | Potential Economic Activity Centre     | Amendment Area  |
| Business Employment                   | Golf Course                            |   |

**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.

## Appendix 2 - Land Use and Population Statistics - Bylaw 20492

### Windermere Area Structure Plan - Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside - NBHD 1	Windermere - NHBD 2	Kewslck - 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>1821</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		12
Major Arterials / Road ROW	11.8	11.0	16.1	19.6	21.7	14.0	94
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>155.8</b>	<b>292.0</b>	<b>1639</b>
Public Utility	0.6	2.4			0.1		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	3.2		30
Mixed Uses	5.5	1.0	3.5		2.2		12
Circulation * @ 25%	25.5	90.0	62.2	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	20.3	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>113.3</b>	<b>79.9</b>	<b>59.3</b>	<b>99.0</b>	<b>713</b>
Percentage of GDA	65%	37%	37%	57%	38%	34%	44%
<b>NET RESIDENTIAL AREA</b>	<b>104.4</b>	<b>279.8</b>	<b>193.0</b>	<b>60.0</b>	<b>96.5</b>	<b>193.0</b>	<b>927</b>
Percentage of GDA	35%	63%	63%	43%	62%	66%	56%

\*Detailed calculations will be prepared during NSP approval stage

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

NEIGHBOURHOOD	Ambleside - NBHD 1		Windermere - NHBD 2		Kewslck - NHBD 3		Glenridding Heights - NHBD 4A		Glenridding Ravine - NHBD 4B		NHBD 5*		TOTAL	
NET RESIDENTIAL AREA (ha)	104.6		279.8		193.0		60.0		96.5		175.0		908.9	
	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
<b>Housing Units</b>														
Low Density Residential	84.7	2117	161.1	4,028	168.0	4,201	44.8	1,120	78.5	1,963	135.0	2,450	672.1	15,879
Row Housing Residential	6.4	288	7.9	356	10.5	474	7.0	315	4.3	194			36.1	1,627
Medium Density Residential	10.9	981	18.8	1,693	9.4	846	7.4	662	9.4	1,043	38.0	1,914	93.9	7,139
Mixed Use					1.4	175			1.1	138			2.5	313
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
<b>Neighbourhood Total</b>	<b>104.6</b>	<b>3,971</b>	<b>279.8</b>	<b>6,772</b>	<b>193.0</b>	<b>6,510</b>	<b>60.0</b>	<b>2,277</b>	<b>96.5</b>	<b>4,057</b>	<b>175.0</b>	<b>4,744</b>	<b>908.9</b>	<b>28,331</b>
<b>Unit Density (du/nrha)</b>	<b>38</b>		<b>24</b>		<b>34</b>		<b>38</b>		<b>42</b>		<b>27</b>		<b>31</b>	
<b>Population</b>														
Low Density Population		5,928		11,277		11,763		3,136		5,495		8,084		45,683
Row Housing Population		806		997		1,327		882		542				4,554
Medium Density Population		1,766		3,047		1,523		1,192		1,878		5,493		14,899
Mixed Use						263				206				469
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>17,012</b>		<b>16,095</b>		<b>5,480</b>		<b>9,201</b>		<b>14,120</b>		<b>71,285</b>
<b>Population Density (ppl/nrha)</b>		<b>90</b>		<b>61</b>		<b>83</b>		<b>91</b>		<b>95</b>		<b>81</b>		<b>78</b>

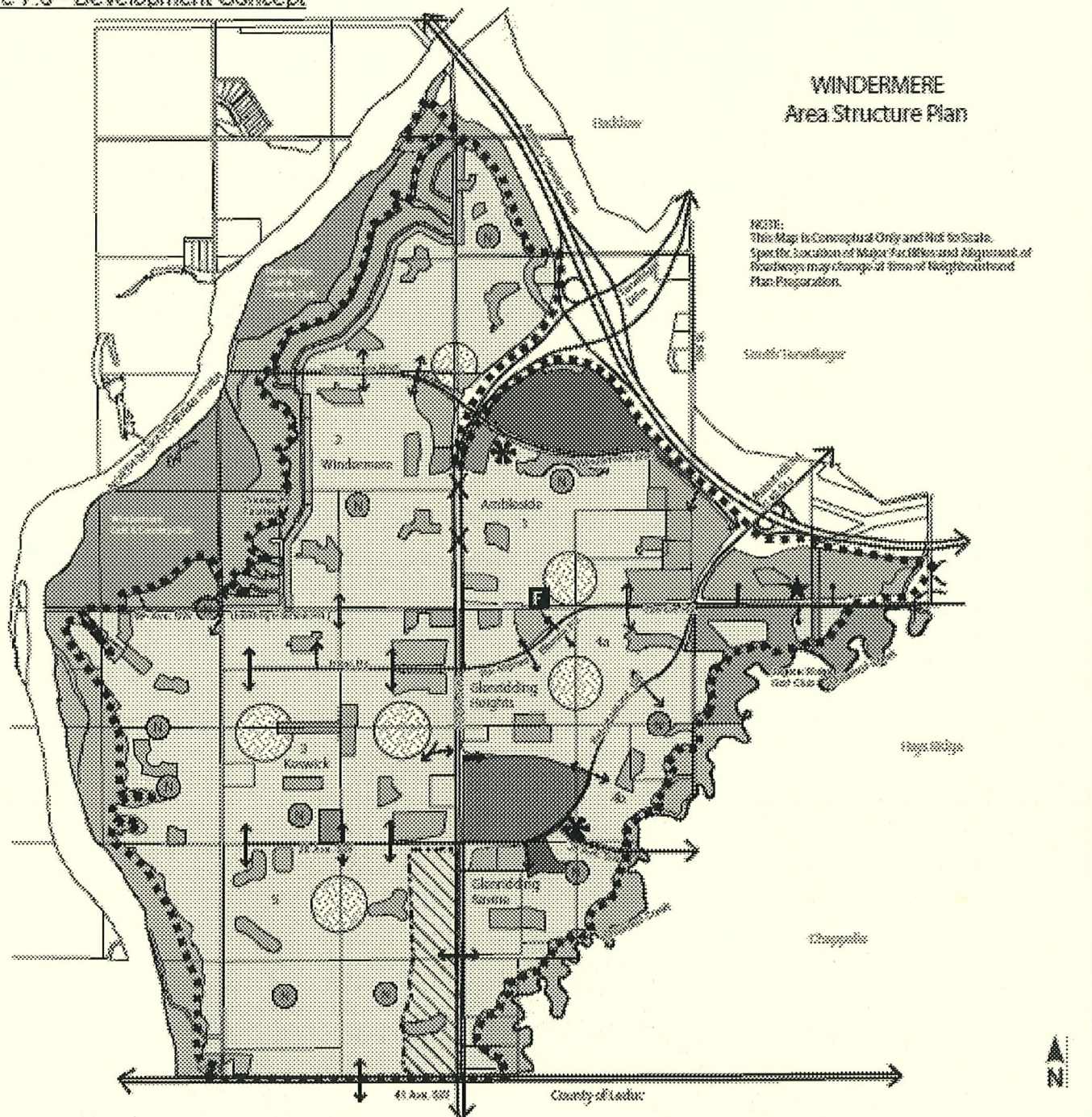
\*Nbfd 5 Medium Density includes row housing and low rise

### 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	306	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.

Figure 7.0 - Development Concept

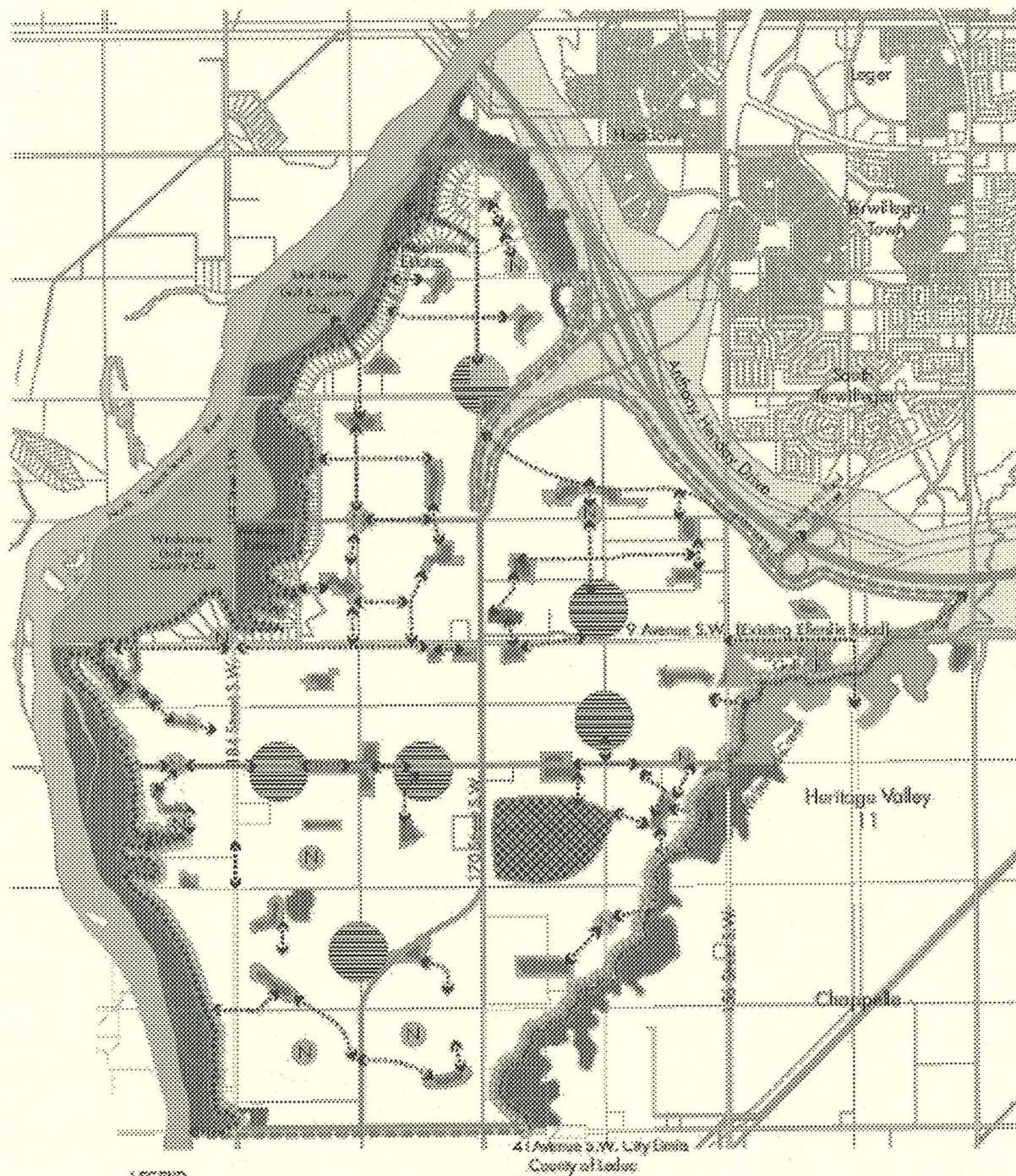


**WINDERMERE  
Area Structure Plan**

**NOTE:**  
This Map is Conceptual Only and Not to Scale.  
Specify the Location of Water Facilities and Alignment of  
Roadways may change at time of Neighbourhood  
Plan Preparation.

- |  |                                       |  |  |  |   |
|--|---------------------------------------|--|--|--|---|
|  | Residential                           |  | Community Knowledge Campus             |  | Public Utility (Edmonton Fire Station)                          |
|  | Large Lot Residential                 |  | District Park                          |  | Transit Centre  |
|  | Country Residential                   |  | Stormwater Management Facility         |  | City of Edmonton - Integrated Service Yard                      |
|  | Mixed Use - Institutional/Residential |  | Public Utility                         |  | Access restricted in the Future per the 170 Street Concept Plan |
|  | Mixed Use - Residential/Commercial    |  | Neighbourhood Park                     |  | Windermere ASP Boundary   |
|  | Major Commercial Centre               |  | Natural, Sensitive & Significant Areas |  |   |
|  | Community Commercial                  |  | Potential Economic Activity Centre     |  |   |
|  | Business Employment                   |  | Golf Course                            |  |   |
|  | Institutional                         |  |  |  |   |
- Note: Location of collector roads and configuration of stormwater management facilities are subject to minor adjustments during submission and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Figure 8.0  
Integrated Community Circulation System



LEGEND

- |                                 |                                      |                          |
|---------------------------------|--------------------------------------|--------------------------|
| COMMUNITY KNOWLEDGE CHANGE      | NATURAL SENSITIVE & SIGNIFICANT AREA | TOP OF BANK              |
| DISTRICT PARK                   | TOP OF BANK/ROAD OR WALKWAY          | WINDERMERE AREA BOUNDARY |
| STORM WATER MANAGEMENT FACILITY | PEDESTRIAN UNLAGED                   |                          |
| NEIGHBOURHOOD PARK              | CATCHMENT AREAS                      |                          |

41 Avenue S.W., City Limits  
County of Leduc