

## 3858 Allan Drive SW

### Position of Administration: Support



### Summary

Charter Bylaw 20585 proposes a rezoning from the (US) Urban Services Zone to the (CNC) Neighbourhood Convenience Commercial Zone to allow for convenience commercial and personal service uses.

Bylaw 20584 proposes an amendment to the Ambleside Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning.

Bylaw 20583 proposes an amendment to the Windermere Area Structure Plan (ASP) to facilitate the proposed rezoning. Administrative changes have been included with this amendment to align the ASP with the NSP.

Public engagement for this application involved several methods, including a mailed notice, site signage, and information on the City's webpage. Four respondents expressed concerns, which included issues related to traffic and drainage, the removal of trees, and the notion that the proposed commercial development is unnecessary due to the presence of existing commercial properties in the area.

Administration is reviewing an associated application, LDA22-0561, to subdivide the subject site from the existing parcel.

Administration supports this rezoning application because:

- It aligns with The City Plan by supporting the creation of 15-minute districts that allows residents to easily complete their daily needs.
- It provides redevelopment opportunities which will contribute to the livability and adaptability of districts.
- The limited commercial uses and built form regulations of the CNC zone are compatible with the surrounding land uses.

## **Application Details**

This application was submitted by Eins Consulting on behalf of Ambleside Baptist Church.

### **Rezoning**

The proposed (CNC) Neighbourhood Convenience Commercial Zone would allow development with the following key characteristics:

- Limited commercial uses such as convenience retail stores, personal service shops and health services intended to serve the day-to-day needs of residential neighbourhoods.
- Multi-unit housing with the potential for ground floor commercial uses.
- A maximum height of 10.0 metres.

### **Plan Amendments**

The application proposes to amend the corresponding area of the rezoning site within the Ambleside Neighbourhood Structure Plan (NSP) from Institutional to Neighbourhood Commercial. The texts describing the commercial sites in the NSP (Section 4.5.3 Neighbourhood

Commercial); Figures 5 and 8; and the land use and population statistics will be updated to reflect the proposed amendment.

The application also proposes to redesignate the corresponding area within the Windermere Area Structure Plan (ASP) from Residential to Community Commercial development. For the purpose of aligning the ASP and NSP, Administration requested the following administrative changes to Figure 7.0 - Development Concept:

- The “Fire Station Symbol”, currently overlapping the subject site, be relocated east of the subject site.
- Redesignation of 3881 Allan Drive SW (the triangular-shaped site, southeast of the subject site) from Residential to Community Commercial. 3881 Allan Drive SW is zoned for commercial uses and is designated by the NSP for commercial development.

Figure 7.0 - Development Concept, and the land use and population statistics in the Windermere ASP will be amended to reflect the proposal.

### Site and Surrounding Area

|                     | Existing Zoning   | Current Development   |
|---------------------|---|---|
| <b>Subject Site</b> | (US) Urban Services Zone  | Undeveloped land  |
| <b>North</b>        | (US) Urban Services Zone<br>(RF5) Row Housing Zone  | Undeveloped land<br>Semi-detached houses  |
| <b>East</b>         | (PU) Public Utility Zone  | Fire Station (under construction)   |
| <b>South</b>        | (PU) Public Utility Zone<br><br>(CSC) Shopping Centre Zone<br><br>(CB1) Low Intensity Business Zone | Multi-use trail and Atco Gas pipeline right of way<br><br>Partially developed commercial site (undeveloped northern portion; veterinary, medical center, and restaurants in the south).<br><br>Liquor store, restaurant and gas station |
| <b>West</b>         | (US) Urban Services Zone  | Undeveloped land and telecommunication tower  |



View of the site looking northwest from Allan Drive SW

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed zone is a standard zone that is compatible with surrounding land uses. The basic approach included:

### Mailed Notice, March 15, 2023

- Notification radius: 120 metres, plus additional landowners in the area
- Recipients: 371
- Responses: 5
  - In support: 0
  - In opposition: 4
  - Mixed/Questions only: 1

### Site Signage, March 28, 2023

- One rezoning information sign was placed on the site, facing east (Allan Drive SW.)

### Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### Notified Community Organizations

- Greater Windermere Community League

### Common comments heard:

- Another commercial site is not needed.



- The proposal will compromise plans to rezone a portion of the parcel south of the subject site from commercial to residential.
- Increased traffic for a site that was supposed to be developed as a church.
- Removal of the two trees on the site.
- Potential drainage concerns for the public utility lands to the south.
- A citizen inquired about buying a commercial property for a dental office.

## Application Analysis



Site analysis context

### The City Plan

The subject site is not located within a node or corridor; however, it is identified as a Developing Area within the Southwest District of The City Plan and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. The rezoning proposal aligns with The City Plan by contributing to the creation of 15-minute districts that allow residents to easily complete their daily needs. Furthermore, the site's proximity to shared use pathways contributes to The City Plan's vision of encouraging a modal shift and having 50 percent of trips made by transit and active modes of travel.

### Windermere Area Structure Plan

The Windermere Area Structure Plan envisions an area that is vibrant and sustainable where people choose to live, learn, work and play, creating a community that is attractive and liveable. The plan provides policy direction that requires commercial sites to be located along arterial and/or collector roadways to ensure high visibility while ensuring that the commercial

development is safe, comfortable and attractive to pedestrians. The rezoning proposal aligns with the vision and policies of the ASP as the rezoning site is located along a collector road and is in close proximity to shared use pathways.

However, to facilitate the proposed rezoning from US to CNC, the ASP is being amended to redesignate the subject parcel from Residential to Community Commercial development.

## **Ambleside Neighbourhood Structure Plan**

The Ambleside NSP aims to create a vibrant and compact community achieved through a well integrated blend of land uses and transportation infrastructure with a core focus on the concept of smart growth and creating walkable neighbourhoods.

The proposal aligns with the Ambleside NSP by taking into account the subject site's proximity to homes, bus stops, and multi-use trails. It aims to create active and walkable areas, encouraging people to use alternative means of transportation within the neighbourhood. The proposal also facilitates the efficient utilization of existing undeveloped land in the area.

In order to facilitate the proposed rezoning, the Ambleside NSP is being amended and the rezoning area redesignated from Institutional to Neighbourhood Commercial. The texts describing the commercial sites in the NSP (Section 4.5.3 Neighbourhood Commercial); Figures 5 and 8; and the land use and population statistics will be updated to reflect the proposed amendment.

Changes to the NSP's Land Use and Population Statistics are summarised in the table below.

| <b>Land Use and Population Statistics</b> | <b>Current</b> | <b>Proposed</b> | <b>Difference</b> |
|---|----------------|-----------------|-------------------|
| Neighbourhood Commercial                  | 0.9            | 1.3             | + 0.4             |
| Institutional                             | 2.1            | 1.7             | - 0.4             |

## **Land Use Compatibility**

The proposal is compatible with and complementary to the surrounding land uses. The purpose of the CNC Zone is to provide limited commercial uses that meet the daily needs of residential neighbourhoods. The proposed CNC Zone will complement the commercial sites to the south in providing commercial uses to area residents and visitors to the neighbourhood.

The regulations of the CNC Zone, which include a maximum height of 10 metres, are in line with the maximum height allowed in the adjacent PU zoned parcel to the east and the US Zone to the north and west. Additionally, other regulations in the CNC Zone, such as landscaping, screening, and setbacks, have been put in place to ensure that any development on the subject site is sensitive to the surrounding land uses.

## **Environment**

An Environmental Site Assessment (ESA) was required with this application. Administration reviewed the ESA and agreed with the conclusion that there were no environmental concerns, and no further environmental work is required for the application.

## **Mobility**

The site is well-connected to existing transportation and transit networks. In the Edmonton Bike Plan, Ellerslie Road is an existing/future district connector route, and the shared pathway south of the site is an existing neighbourhood route. Upon development of this site, active mode connections will be required at the development permit stage to support accessibility, including a connection to the shared pathway to the south and a connection to the sidewalk to the east.

ETS currently operates conventional bus service near the subject site. The site is within 600m walking distance of bus stops along Anderson Way SW, Glenridding Boulevard SW and Glenridding Link SW. Allan Drive SW is a future transit corridor. In the future, ETS may introduce bus service adjacent to the subject site, along Allan Drive SW, as the neighbourhood of Ambleside builds out.

## **Open Space**

The closed portion of Ellerslie Road, immediately south of the site, is developed as a public open space with a multi-use trail. A minimum 1.2 m uniformed flat-top fence is required at the subdivision or development permit stage to separate future development of the site from the public open space. No gates will be allowed to directly connect the site with the open space.

## **Risk**

The site is approximately 20 metres north from an easement containing two high pressure natural gas pipelines. A risk assessment was submitted with the rezoning application which indicates that setbacks of 41 and 20 metres are required for sensitive uses, such as child care services, and high density uses respectively. The setback required for commercial developments is limited to the pipeline easement. Required setbacks will be implemented at the development permit stage.

## Utilities

The proposed rezoning area conforms to the Ambleside Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by connecting to the existing system located within Allan Drive and Ellerslie Road. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

EPCOR Water requires the owner to submit documentation to demonstrate that fire flows and water servicing to the site will be adequate for the proposed development. 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 the proposed zone.

## Appendices

1. Current ASP Land Use and Population Statistics
2. Proposed ASP Land Use and Population Statistics
3. ASP Land Use Concept Map Comparison
4. Current NSP Land Use and Population Statistics
5. Proposed NSP Land Use and Population Statistics
6. NSP Land Use Concept Map Comparison
7. Markup of Proposed Text Amendments to the Ambleside NSP

Written By: Gilbert Quashie-Sam

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



## Current ASP Land Use and Population Statistics – Bylaw 20492

### 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>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 |               | Kewsick - 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>     |

\*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          | Junlor/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.

## Proposed ASP Land Use and Population Statistics – Bylaw 20583

### 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>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  | 6.1                | 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>197</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                                     | 66%                | 37%                 | 37%              | 57%                           | 38%                          | 34%          | 44%         |
| <b>NET RESIDENTIAL AREA</b>                           | <b>103.2</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                                     | 34%                | 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 |              | Kewsick - NHBD 3 |              | Glenridding Heights - NHBD 4A |              | Glenridding Ravine - NHBD 4B |              | NHBD 5*       |              | TOTAL         |               |
|--------------------------------------|--------------------|--------------|---------------------|--------------|------------------|--------------|-------------------------------|--------------|------------------------------|--------------|---------------|--------------|---------------|---------------|
| NET RESIDENTIAL AREA (ha)            | 103.2              |              | 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              | 83.5               | 2,087        | 161.1               | 4,028        | 168.0            | 4,201        | 44.8                          | 1,120        | 78.5                         | 1,963        | 135.0         | 2,450        | 670.9         | 15,849        |
| 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>103.4</b>       | <b>3,941</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>907.7</b>  | <b>28,301</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               | 5,845              |              | 11,277              |              | 11,763           |              | 3,136                         |              | 5,495                        |              | 8,084         |              | 45,599        |               |
| 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>9,294</b>       |              | <b>17,012</b>       |              | <b>16,095</b>    |              | <b>5,480</b>                  |              | <b>9,201</b>                 |              | <b>14,120</b> |              | <b>71,202</b> |               |
| <b>Population Density (ppi/nrha)</b> | <b>90</b>          |              | <b>61</b>           |              | <b>83</b>        |              | <b>91</b>                     |              | <b>95</b>                    |              | <b>81</b>     |              | <b>78</b>     |               |

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

### Windermere Area Structure Plan – Student Generation

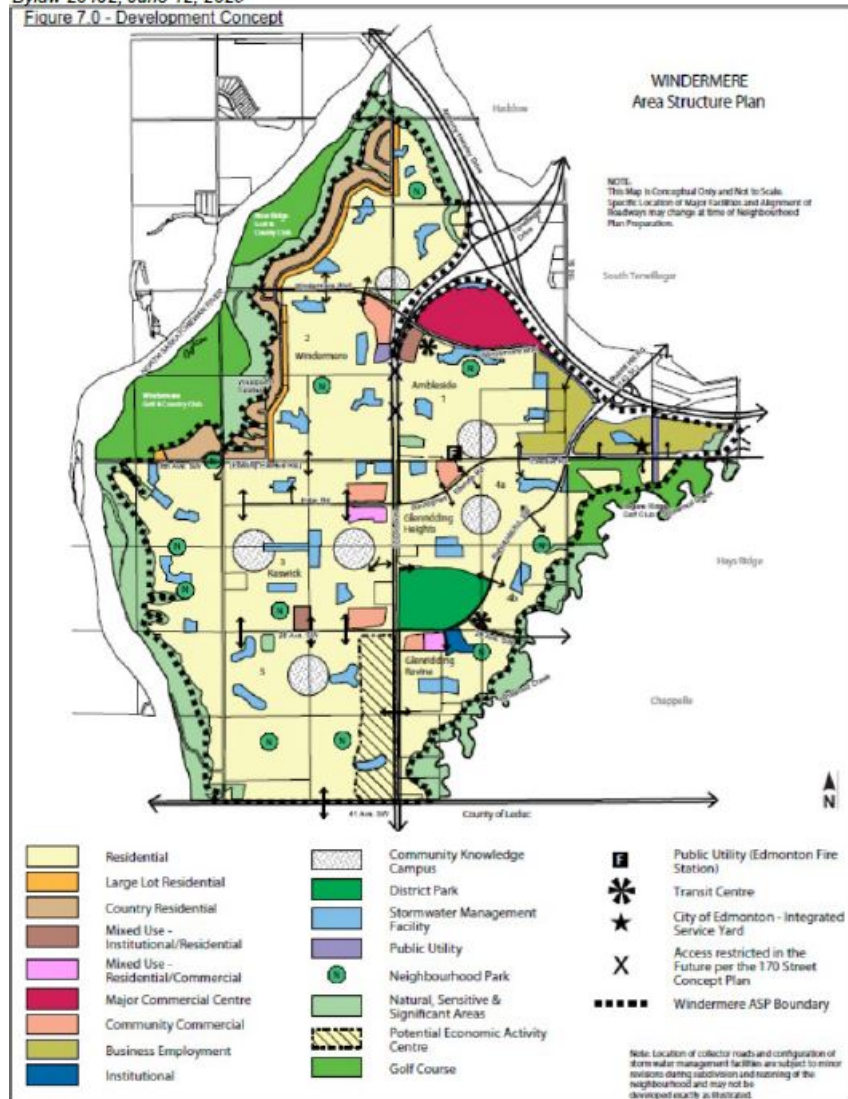
| NEIGHBOURHOOD                    | Gross Developable Area (ha) | Public School Board |                    | Separate School Board |             |             | Neighbourhood Sub-total |
|----------------------------------|-----------------------------|---------------------|--------------------|-----------------------|-------------|-------------|-------------------------|
|                                  |                             | 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                   |
| <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.

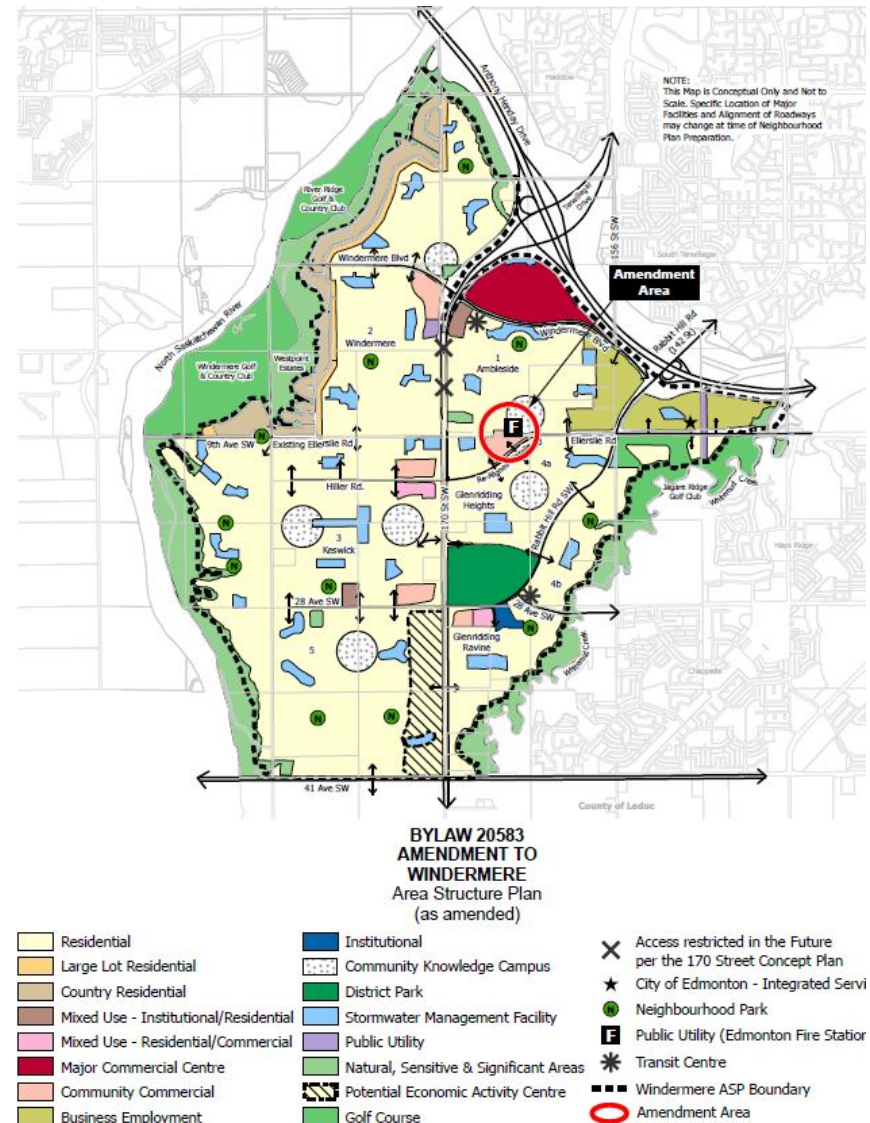
## Windermere ASP Land Use Concept Map Comparison

Bylaw 20492, June 12, 2023

Figure 7.0 - Development Concept



Current Land Use Concept Map



Proposed Land Use Concept Map



## Current NSP Land Use and Population Statistics – Bylaw 16073

**AMBLESIDE  
NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 16073  
Amended April 16, 2012**

|  | Area (ha)    | % of GDA     |
|--|--------------|--------------|
| <b>Gross Area</b>                      | <b>314.7</b> |              |
| Power Line Corridors                   | 1.9          |              |
| TUC – 156 Street ROW                   | 7.0          |              |
| 170 Street / Ellerslie Road Widening   | 4.8          |              |
| ATCO Pipeline ROW                      | 0.8          |              |
| <b>Gross Developable Area</b>          | <b>300.2</b> | <b>100.0</b> |
| Business Employment                    | 69.2         | 23.0         |
| Commercial                             |              |              |
| Major Commercial*                      | 47.9         | 16.0         |
| Community Commercial                   | 4.0          | 1.3          |
| Neighbourhood Commercial               | 0.9          | 0.3          |
| Parkland, Recreation, School           |              |              |
| Parks and Schools                      | 14.5         | 4.8          |
| Natural Area (SW40)                    | 5.3          | 1.8          |
| Institutional                          | 2.1          | 0.7          |
| Public Utility (Edmonton Fire Station) | 0.6          | 0.2          |
| Mixed-Use                              | 5.5          | 1.8          |
| Transportation                         |              |              |
| Circulation***                         | 25.5         | 8.5          |
| Transit Centre                         | 2.2          | 0.7          |
| Public Open Space                      | 2.6          | 0.9          |
| Infrastructure/Serviceing              |              |              |
| Stormwater Management Facilities       | 15.5         | 5.2          |
| <b>Total Non-Residential</b>           | <b>195.7</b> | <b>66.9</b>  |
| <b>Total Residential</b>               | <b>104.5</b> | <b>33.1</b>  |

**Residential Land Use, Dwelling Unit Count and Population**

| Land Use                        | Area (ha)    | Units/ha | Units        | % of Total Units | People/Unit | Population   |
|---------------------------------|--------------|----------|--------------|------------------|-------------|--------------|
| Low Density Residential         |              |          |              |                  |             |              |
| Single/Semi-detached            | 84.7         | 25       | 2,117        | 53.3%            | 2.8         | 5,928        |
| Medium Density Residential      |              |          |              |                  |             |              |
| Row Housing                     | 6.4          | 45       | 288          | 7.3%             | 2.8         | 806          |
| Low Rise/Medium Density Housing | 10.9         | 90       | 981          | 24.7%            | 1.8         | 1,766        |
| High Density Residential        |              |          |              |                  |             |              |
| Medium to High Rise Units       | 2.6          | 225      | 585          | 14.7%            | 1.5         | 877          |
| <b>Total Residential</b>        | <b>104.6</b> |          | <b>3,971</b> | <b>100.0%</b>    |             | <b>9,377</b> |

Gross Population Density: 31.2 persons per gross hectare  
 Net Population Density: 89.7 persons per net residential hectares  
 Gross Unit Density: 38.0 units per net residential hectares  
 LDR/MDR/HDR Ratio: 53.3%/32.0%/14.7%

\*This site shall contain a maximum of 40 ha of retail commercial uses with the balance of the site containing non-retail uses. This will be further refined at the rezoning stage.

\*\* The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision and through discussions with Urban Planning and Environment of Sustainable Development (Amended by Editor).

\*\*\* Circulation for Ambleside is approximately 25% of Net Residential Area.

## Proposed NSP Land Use and Population Statistics – Bylaw 20584

### AMBLESIDE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS PROPOSED BYLAW 20584

|   | Area (ha)    | % of GDA     |
|---|--------------|--------------|
| <b>Gross Area</b>                                 | <b>314.7</b> |              |
| Power Line Corridors                              | 1.9          |              |
| TUC – 156 Street ROW                              | 7.0          |              |
| 170 Street / Ellerslie Road Widening              | 4.8          |              |
| ATCO Pipeline ROW                                 | 0.8          |              |
| <b>Gross Developable Area</b>                     | <b>300.2</b> | <b>100.0</b> |
| Business Employment                               | 69.2         | 23.0         |
| Commercial  |              |              |
| Major Commercial*                                 | 47.9         | 16.0         |
| Community Commercial                              | 4.0          | 1.3          |
| Neighbourhood Commercial                          | 1.3          | 0.4          |
| Parkland, Recreation, School                      |              |              |
| Parks and Schools (includes Special Study area**) | 14.5         | 4.8          |
| Natural Area (SW40)                               | 5.3          | 1.8          |
| Institutional                                     | 1.7          | 0.6          |
| Public Utility (Edmonton Fire Station)            | 0.6          | 0.2          |
| Mixed-Use   | 5.5          | 1.8          |
| Transportation                                    |              |              |
| Circulation***                                    | 25.5         | 8.5          |
| Transit Centre                                    | 2.2          | 0.7          |
| Public Open Space                                 | 2.6          | 0.9          |
| Infrastructure/Serviceing                         |              |              |
| Stormwater Management Facilities                  | 15.5         | 5.2          |
| <b>Total Non-Residential</b>                      | <b>195.7</b> | <b>66.9</b>  |
| <b>Total Residential</b>                          | <b>104.5</b> | <b>33.1</b>  |

#### Residential Land Use, Dwelling Unit Count and Population

| Land Use   | Area (ha)    | Units/ha | Units        | % of Total Units | People/Unit | Population   |
|--|--------------|----------|--------------|------------------|-------------|--------------|
| Low Density Residential<br><i>Single/Semi-detached</i>       | 84.7         | 25       | 2,117        | 53.3%            | 2.8         | 5,928        |
| Medium Density Residential<br><i>Row Housing</i>             | 6.4          | 45       | 288          | 7.3%             | 2.8         | 806          |
| <i>Low Rise/Medium Density Housing</i>                       | 10.9         | 90       | 981          | 24.7%            | 1.8         | 1,766        |
| High Density Residential<br><i>Medium to High Rise Units</i> | 2.6          | 225      | 585          | 14.7%            | 1.5         | 877          |
| <b>Total Residential</b>                                     | <b>104.6</b> |          | <b>3,971</b> | <b>100.0%</b>    |             | <b>9,377</b> |

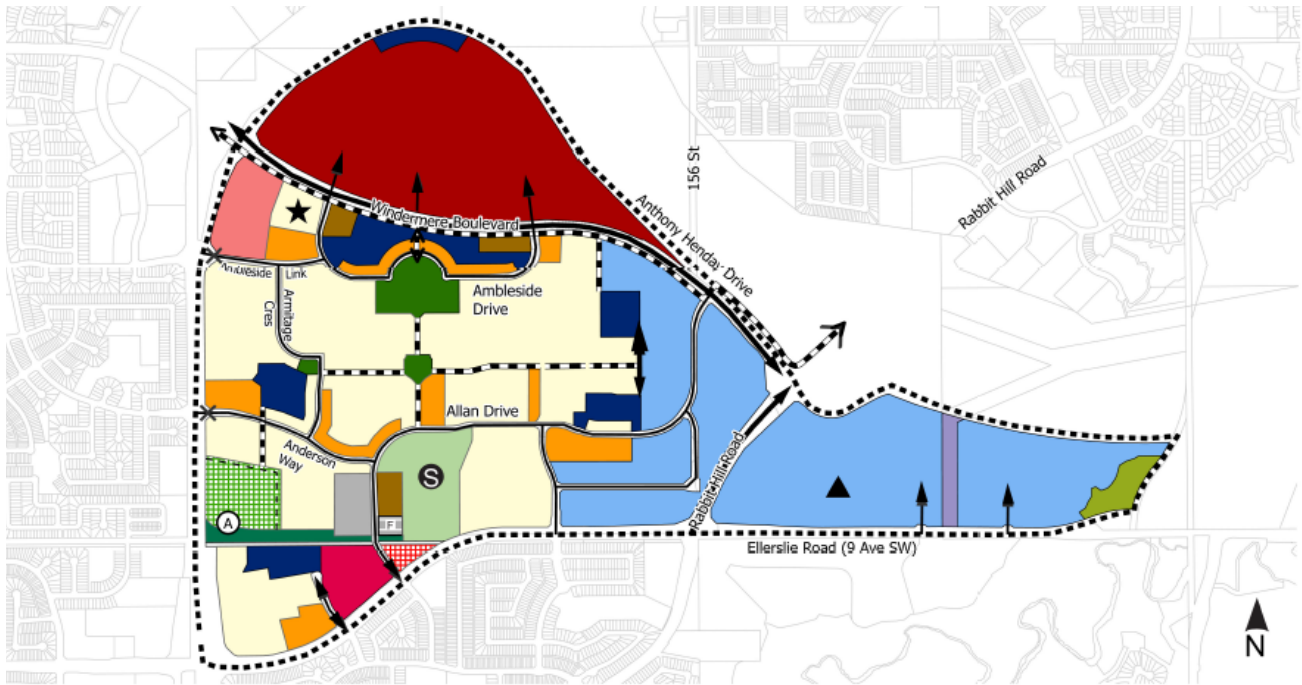
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 LDR/MDR/HDR Ratio: 53.3%/32.0%/14.7%

\*This site shall contain a maximum of 40 ha of retail commercial uses with the balance of the site containing non-retail uses. This will be further refined at the rezoning stage.

\*\* The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision and through discussions with Urban Planning and Environment of Sustainable Development

\*\*\* Circulation for Ambleside is approximately 25% of Net Residential Area.

## Ambleside NSP Land Use Concept Map Comparison

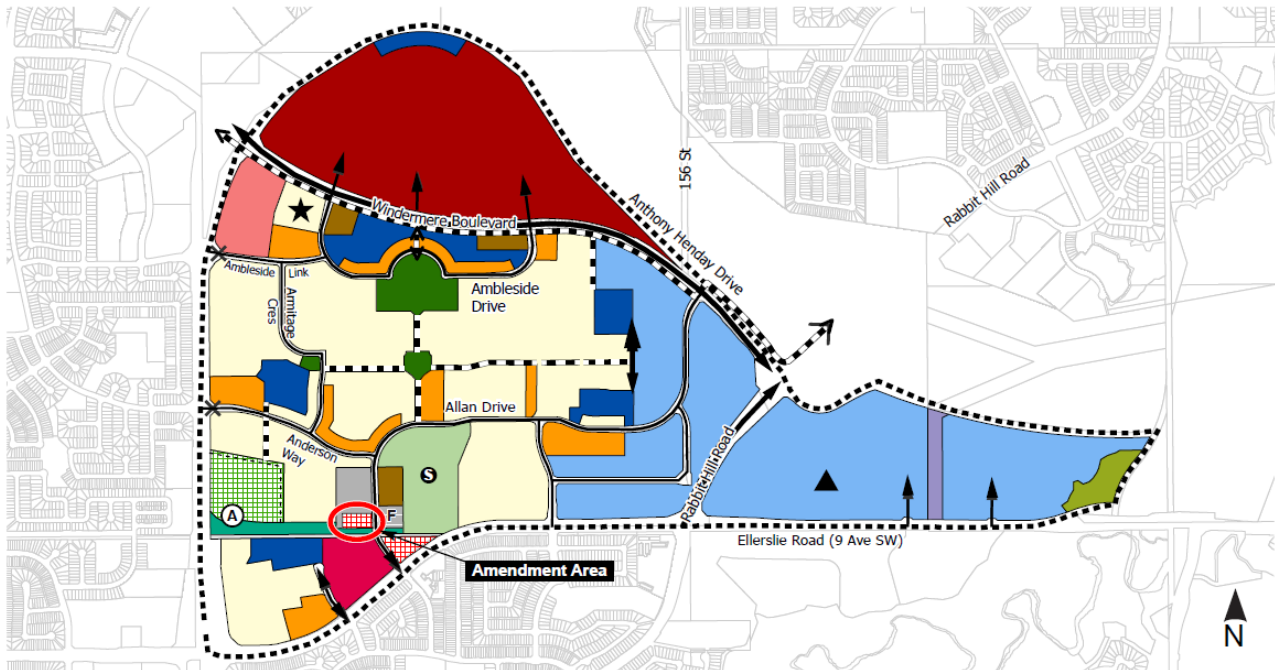


**BYLAW 18568  
APPROVED  
AMBLESIDE  
Neighbourhood Structure Plan  
(as amended)**

- |                             |  |  |
|-----------------------------|--|--|
| Low Density Residential     | Business Employment                    | Access Restricted in the future as per 170 Street Concept Plan |
| Medium Density Residential  | School                                 | Integrated Service Yard/ Snow Storage Facility                 |
| High Density Residential    | Park                                   | Atco Station   |
| Mixed Use                   | Natural Area with 10m Buffer           | Walkway  |
| Pipeline Right-of-Way       | Stormwater Management Facility         | Collector Roadway  |
| Public Open Space           | Power Line ROW                         | Arterial Roadway   |
| Institutional               | Whitemud Creek                         | NSP Boundary   |
| Neighbourhood Commercial    | Public Utility (Edmonton Fire Station) |  |
| Community Centre Commercial | Transit Centre Park & Ride             |  |
| Shopping Centre Commercial  |  |  |

**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.

**Current Land Use Concept Map**



**BYLAW 20584  
AMENDMENT TO  
AMBLESIDE  
Neighbourhood Structure Plan  
(as amended)**

**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.

- |                             |  |   |
|-----------------------------|--|---|
| Low Density Residential     | School                                 | Arterial Roadway                              |
| Medium Density Residential  | Park                                   | Collector Roadway                             |
| High Density Residential    | Public Open Space                      | Walkway                                       |
| Mixed Use                   | Natural Area                           | 10m Buffer                                    |
| Community Centre Commercial | Whitemud Creek                         | NSP Boundary                                  |
| Neighbourhood Commercial    | Stormwater Management Facility         | Transit Centre Park & Ride                    |
| Shopping Centre Commercial  | Pipeline Right-of-Way                  | Access Restricted in the future as per ...    |
| Business Employment         | Power Line ROW                         | Integrated Service Yard/Snow Storage Facility |
| Institutional               | Public Utility (Edmonton Fire Station) | Atco Station                                  |
|                             |  | Amendment Area                                |

**Proposed Land Use Concept Map**

## Proposed Text Amendment to the Ambleside NSP – Bylaw 20584

~~Red text~~ represents Text proposed to be removed.

Red text represents Text proposed to be added.

### 4.5.3 Neighbourhood Commercial

There ~~is one~~ **are two** Neighbourhood Commercial sites located ~~at~~ **near** the intersection of Ellerslie Road SW and Allan Drive SW. The sites ~~provides~~ **provide** for low intensity commercial, office and service uses located ~~along the~~ **in close proximity to an** arterial roadway, Ellerslie Road SW, and borders a residential area to the south in a neighbouring community. ~~This site is bordered by~~ **The sites are adjacent to** a multi-use trail within a utility/pipeline corridor. ~~to the north.~~ Development on ~~this site~~ **the sites** shall be sensitive and in scale with existing and planned development along ~~the~~ **the** Allan Drive SW and the surrounding residential neighbourhood.

Neighbourhood Commercial uses on the sites ~~should~~ **should** complement the adjacent Community **Center** Commercial site and provide residents with local retail and commercial services within walking distance and transit access. This supports the creation of an active, walkable centre where people will use alternative means of transportation to meet their daily needs locally. This encourages frequency of use, greater activity, local awareness, surveillance and community safety. The area attributed to Neighbourhood Commercial is shown in Figure 5.