

Bylaw 20583

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, 20177, and 20492; 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 map entitled "Bylaw 20492 Windermere Area Structure Plan" and replacing it with the map entitled "Bylaw 20583 - Amendment to Windermere Area Structure Plan", attached hereto as Schedule "A" and forming part of this Bylaw;

- b. deleting the land use and population statistics entitled “Windermere Area Structure Plan - Land Use and Population Statistics - Bylaw 20492” and replacing it with the statistics entitled “Windermere Area Structure Plan - Land Use and Population Statistics - Bylaw 20583”, attached hereto as Schedule “B” and forming part of this Bylaw; and
- c. 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.

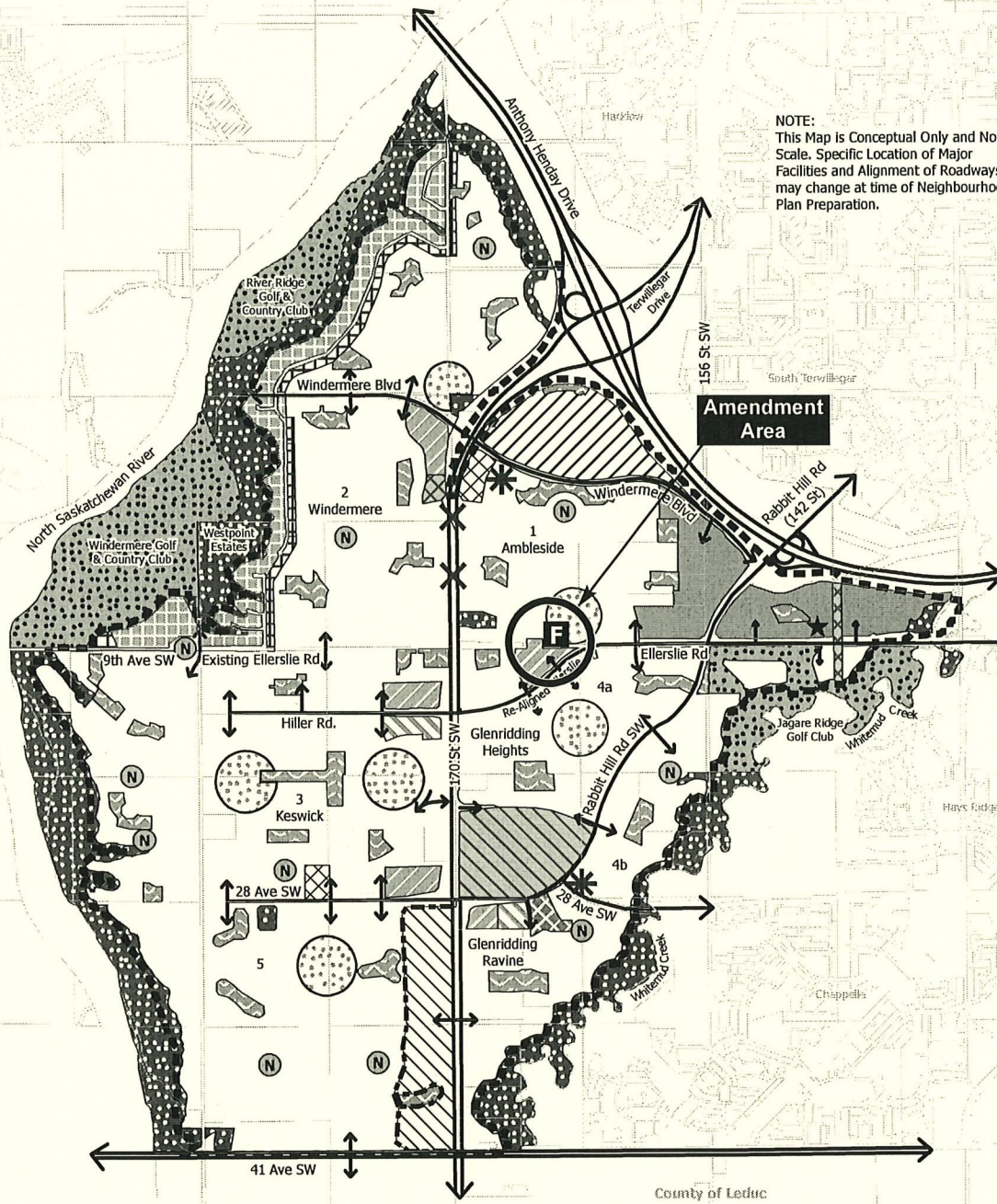
READ a first time this	11th day of September	, A. D. 2023;
READ a second time this	11th day of September	, A. D. 2023;
READ a third time this	11th day of September	, A. D. 2023;
SIGNED and PASSED this	11th day of September	, A. D. 2023.

THE CITY OF EDMONTON

  
MAYOR

  
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.



**BYLAW 20583  
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.

**WINDERMERE AREA STRUCTURE PLAN  
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		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	
<b>NET RESIDENTIAL AREA (ha)</b>	<b>103.2</b>		<b>279.8</b>		<b>193.0</b>		<b>60.0</b>		<b>96.5</b>		<b>175.0</b>		<b>908.9</b>	
<b>Housing 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	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>83</b>	<b>38</b>	<b>91</b>	<b>42</b>	<b>81</b>	<b>27</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</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 (ppl/nrha)</b>		<b>90</b>		<b>61</b>		<b>83</b>		<b>91</b>		<b>95</b>		<b>81</b>		<b>78</b>

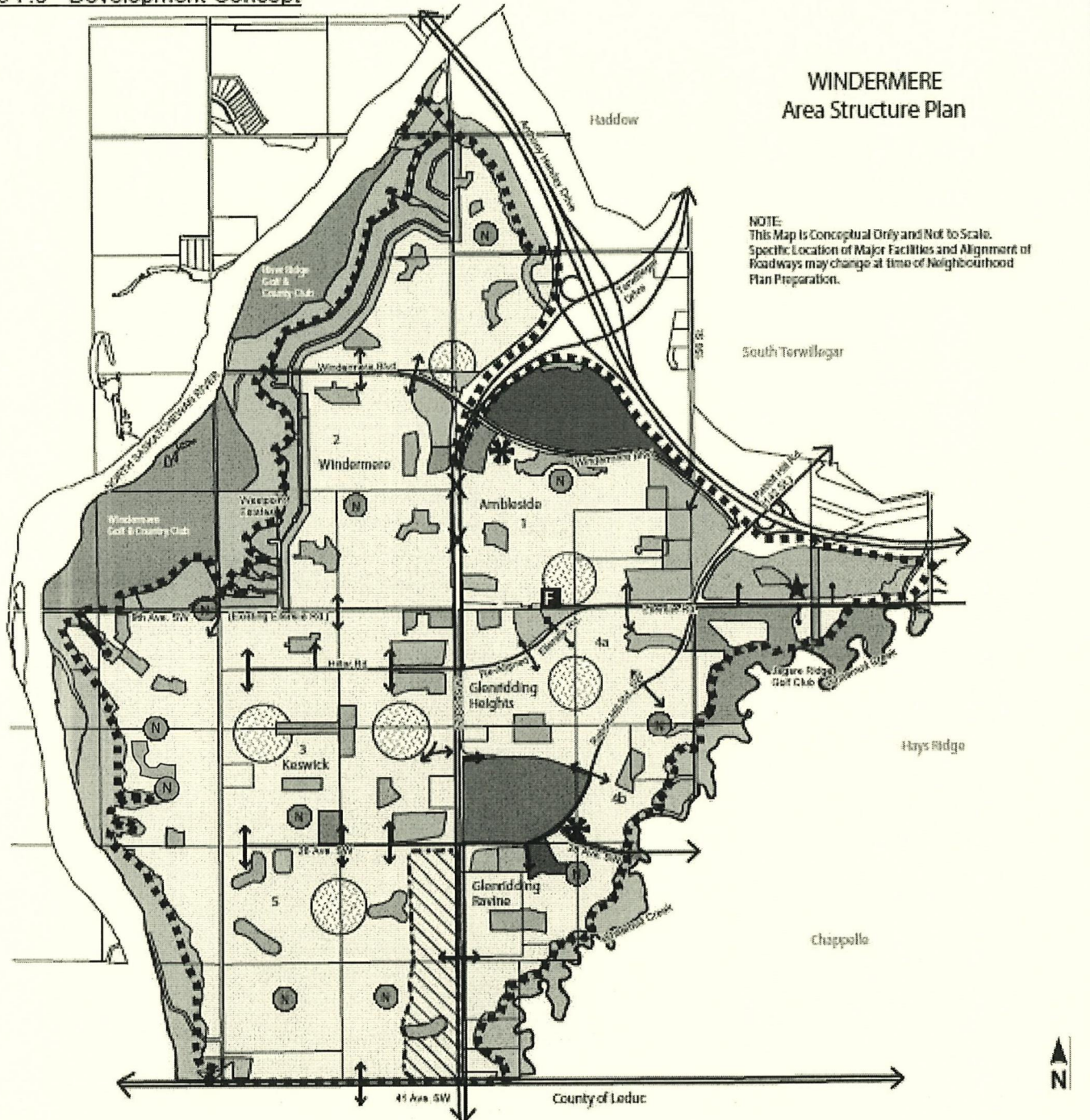
\*Nbd 5 Medium Density includes row housing and low rise

### 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>1,570</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.  
Specific Location of Major 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 revisions during subdivision and zoning of the neighbourhood and may not be developed exactly as illustrated.