

Bylaw 20584

A Bylaw to amend Bylaw 14057, as amended,  
being the Ambleside Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on July 28, 2005 the Municipal Council of the City of Edmonton passed Bylaw 14057, Windermere Neighbourhood One Neighbourhood Structure Plan; and

WHEREAS on May 3, 2006 Council amended the Windermere Neighbourhood One Neighbourhood Structure Plan by passage of Bylaw 14278 renaming and adopting the plan as the Ambleside Neighbourhood Area Structure Plan and adding it as Appendix "A" to Bylaw 13717 - Windermere Area Structure Plan; and

WHEREAS on March 12, 2007 Council has amended the Ambleside Neighbourhood Area Structure Plan by passage of Bylaw 14511 by renaming and adopting the plan as the Ambleside Neighbourhood Structure Plan; and

WHEREAS Council found it desirable from time to time to amend the Ambleside Neighbourhood Structure Plan through the passage of Bylaws 14278, 14511, 14771, 14869, 14964, 15826, 15806, 15809, 15991, 16073, 16276, 16612, 17627, and 18568; and

WHEREAS an application was received by Administration to amend the Ambleside Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Ambleside Neighbourhood 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 14057, as amended, being the Ambleside Neighbourhood Structure Plan is hereby amended by:

a) Deleting the two paragraphs of section “4.5.3 Neighbourhood Commercial” and replacing them with

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

Neighbourhood Commercial uses on the sites 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.”

b) Deleting the map entitled “Bylaw 18568 – Approved Ambleside Neighbourhood Structure Plan” and replacing it with the map entitled “Bylaw 20584 – Amendment to Ambleside Neighbourhood Structure Plan, attached hereto as Schedule “A”, and forming part of this bylaw;

c) Deleting the land use and population statistics “Ambleside Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 16073” and replacing it with “Ambleside Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20584”, attached hereto as Schedule “B”, and forming part of this bylaw;

d) Deleting the map “Figure 5.0 – Development Concept” and replacing it with the map “Figure 5.0 – Development Concept”, attached hereto as Schedule “C”, and forming part of this bylaw; and

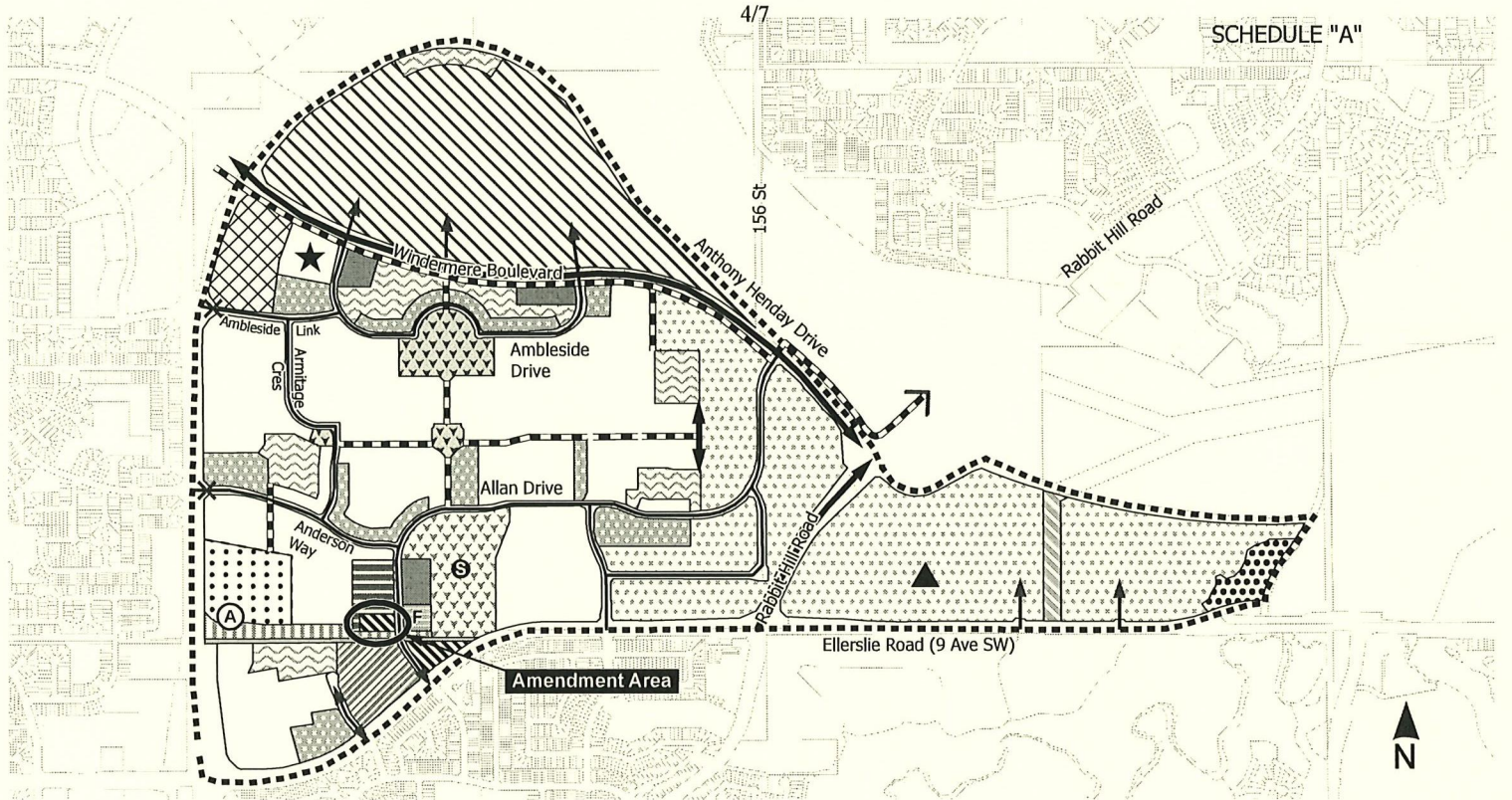
- e) Deleting the map “Figure 8.0 – Transit Context Plan” and replacing it with the map “Figure 8.0 – Transit Context Plan”, attached hereto as Schedule “D”, and forming part of this bylaw.

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

D/  \_\_\_\_\_  
MAYOR

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



**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                                |



**AMBLESIDE  
NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
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						
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:	31.8 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%

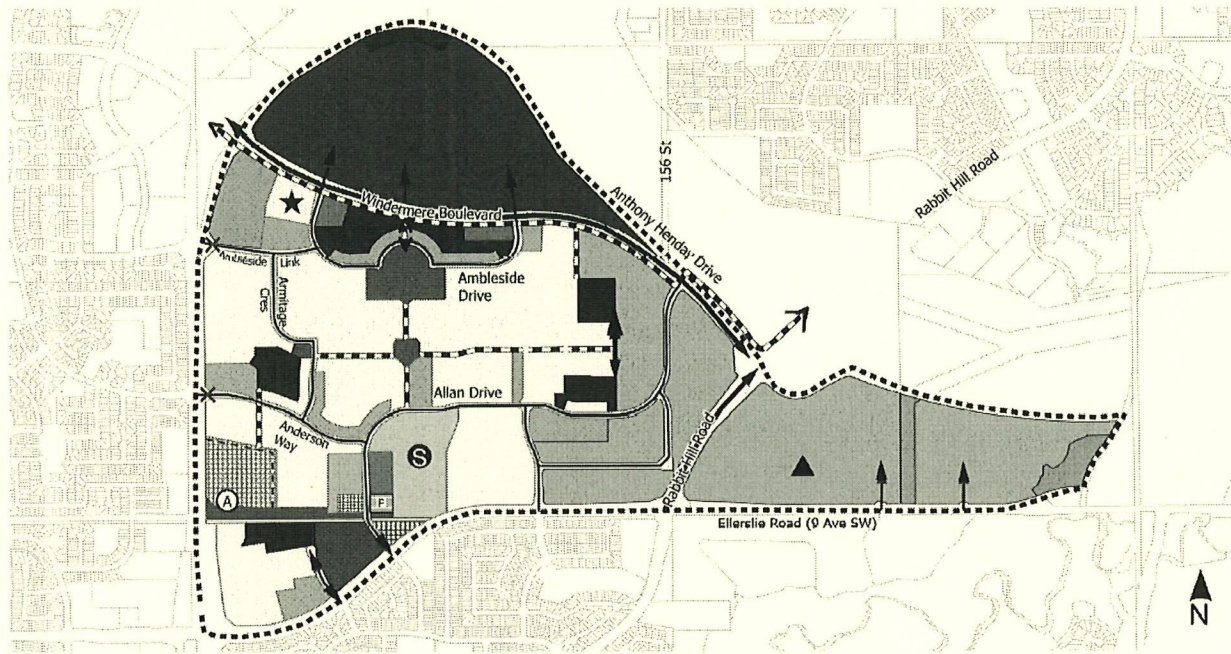
\*This site shall contain a maximum of 40 ha of retail commercial uses with the balance of the site containing non-retail uses. This will be further refined at the rezoning stage.

\*\* 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

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

Development Concept

Figure 5.0



- |  |                             |  |  |  |  |
|--|-----------------------------|--|--|--|--|
|  | 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                         |  | Public Utility (Edmonton Fire Station)                         |
|  | Neighbourhood Commercial    |  | Public Utility (Edmonton Fire Station) |  | NSP Boundary   |
|  | 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 zoning of the neighbourhood and may not be developed exactly as illustrated.

Transit Context Plan

Figure 8.0

