

Bylaw 20854
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, 20492, and 20583; 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 20583” and replacing it with the statistics entitled “Windermere Area Structure Plan - Land Use and Population Statistics - Bylaw 20854”, attached hereto as Schedule “A” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Windermere Area Structure Plan
Land Use and Population Statistics
Bylaw 20854

Appendix 2 – Land Use and Population Statistics

Windermere Area Structure Plan – Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside - NBHD 1	Windermere - NBHD 2	Keswick - NBHD 3	Glenridding Heights - NBHD 4A	Glenridding Ravine - NBHD 4B	NBHD 5*	Total (ha)
GROSS STUDY AREA (ha)	314.7	469.1	372.7	160.5	197.9	306	1821
Pipeline / Power line Corridors ROW	2.7	1.7	0.7	1.0	1.8		8
Creeks / Ravines Lands (ER)		11.2	43.1		0.7		55
Public Upland Area (land between the UDL and Top-of-Bank)			5.8		5.5		11
Major Arterials / Road ROW	11.8	11.0	16.1	19.6	21.7	14.4	95
Existing Uses					12.4		12
GROSS DEVELOPABLE AREA	300.2	445.2	306.9	139.8	155.8	291.6	1640
Public Utility	0.6	2.4			0.1		3.1
Municipal Reserve School/Park	19.8	29	19.2	42.9	9.1	14	134
Business Employment	69.2						69.2
Major Commercial Centre	47.9	1.5				54	103.4
Commercial	6.1	14.2	6.1	1.3	3.2		30.9
Mixed Uses	5.5	1	3.5		2.2		12.2
Circulation *25%	25.5	90	61.4	28.6	31	19	255.5
Transit Center	2.2				0.8		3
Public Open Space	2.6	0.7					3.3
Stormwater Management Facility	15.5	26.6	20.3	7.14	8.9	12	90.44
Institutional	2.1		2.6	0	4		8.7
TOTAL NON-RESIDENTIAL LAND USES	197.0	165.4	114.7	79.9	59.3	99.0	713.7
Percentage of GDA	66%	37%	37%	57%	38%	34%	44%
NET RESIDENTIAL AREA	103.2	279.8	192.2	60	96.5	192.6	925.8
Percentage of GDA	34%	63%	63%	43%	62%	66%	56%

*detailed calculation 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)	103.2		279.8		192.2		60.0		96.5		175		906.7	
Housing Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Low Density Residential	83.5	2,067	161.1	4,028	168.0	4,201	44.8	1,120	78.5	1,963	135.0	2,450	670.9	15,828
Row Housing Residential	6.4	288	7.9	356	10.9	491	7.0	315	4.3	194			36.5	1,644
Medium Density Residential	10.9	981	18.8	1,693	8.3	749	7.4	662	9.4	1,043	38.0	1,914	93.0	7,042
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
Neighbourhood Total	103.44	3,921	279.8	6,772	192.2	6,430	60.0	2,277	96.54	4,057	175.0	4,744	907.2	28,201
Unity Density (du/nrha)	38		24		33		38		42		27		31	
Population														
Low Density Residential		5,845		11,277		11,762		3,136		5,495		8,084		45,599
Row Housing Residential		806		997		1,376		882		542				4,603
Medium Density Residential		1,766		3,047		1,348		1,192		1,878		5,493		14,724
Mixed Use						263				206				469
High Density Residential		877		297		1,220		270		1,080		543		4,287
*Large Lot Residential				414										414
Existing Country Residential				980										980
Neighbourhood Total		9,294		17,012		15,968		5,480		9,201		14,120		71,076
Population Density (ppl/nrha)		90		61		83		91		95		81		78

*Nbhd 5 Medium Density includes rowhousing and low rise

Windermere Area Structure Plan – Student Generation

Neighbourhood	Gross Development 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
Glenriding Heights - NBHD 4A	140	280	280	140	70	70	840
Glenriding 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 provision. The necessity of school sites should be determined during NSP preparation.

Appendix 3 – Proposed School / Park Site Characteristics

SCHOOL / PARK SITES*

Designed to provide life-long learning opportunities within the broader community.

Site size (ha): 2.8 - 10.2 ha / 6.9 - 26.0 ac

SITE FEATURE	BLDG SITE		PLAY FIELDS		TOTAL	
	Ha	Ac	Ha	Ac	Ha	Ac
Public Elementary	1.2	3.0	2.0	5.0	3.2	8.0
Public Elementary/Junior High	2.6	6.5	4.1	10.0	5.7	16.5
Public Junior High	1.4	3.5	4.1	10.0	5.5	13.5
Public Senior High	4.1	10.0	6.1	15.0	10.2	26.0
Catholic Elementary	0.8	2.0	2.0	5.0	2.8	7.0
Catholic Elementary/Junior High	1.6	4.0	2.4	6.0	4.0	10.0
Catholic Junior High	1.2	3.0	2.4	8.0	3.6	9.0
Catholic Senior High	2.4	6.0	4.1	10.0	6.5	16.0

* may include Community League, add 0.8 ha / 2.0 ac extra

NEIGHBOURHOOD PARK SITES*

Designed to provide a range of recreational opportunities and facilities to the local neighbourhood.

Site features may be organised to meet desired needs / opportunities. Site size (ha): 3.0 - 4.0 ha / 7.4 - 9.9 ac

SITE FEATURE	PARK SITE	
	Ha	Ac
Turf area for soccer, touch football, field hockey	1.2	3.0
Hard surface area for court games (e.g. Tennis,	0.2	0.5
Open space for active play / games (e.g. winter	0.2	0.5
Open space area for passive activities (e.g. rest,	0.2	0.5
Play lot (large) with equipment, turf area,	0.2	0.5
Natural areas	0.2	0.5

* may include Community League, add 0.8 ha /

DISBURSED PARK SITES

Designed to provide a localised recreational opportunities to neighbourhood sub-areas.

Site features may be organised to meet desired needs / opportunities. Site size (ha): 0.2 - 0.8 ha

SITE FEATURE	PARK SITE	
	Ha	Ac
Play lot (small) with equipment, turf area,	0.08	0.20
Tot lot with turf area (small), passive open	0.04	0.10
Natural areas	0.04	0.10