

Bylaw 21035  
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, 20583, and 20854; 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. adding the following to the bottom of Table 2 - Windermere ASP Environmental Site Assessments, section 3.5 Environmental Site Assessments:

Location	Phase 1	Phase 2	Comments
Lot 1, Plan 8322113	Yes	No	No further investigation required at this time

- b. adding the following to the bottom of Table 3 - Windermere ASP Historical Resources Overview / Impact Assessments, section 3.6 Heritage Resources:

Location	HRO	HRIA	Comments
Lot 1, Plan 8322113	Yes	No	No further investigation required at this time

- c. deleting the two bullet points of section 5.10.1 Intent, and replacing them with:
- "- To provide opportunities for institutional uses to meet the changing needs of the community; and
  - Locate institutional uses near:
    - neighbourhood focal points.
    - along edges of the neighbourhood; or
    - along arterial or collector roads.";
- d. adding the following to section 5.10.2 Concept:
- "The plan contemplates an institutional use within the ASP as shown on Figure 7. The institutional use is located within Neighbourhood 4A (Glenridding Heights) northeast of the intersection of 170 Street SW and 21 Avenue SW. This location is near and walkable to the ASP's major focal point, the District Park, and is beneficial for both land uses.";
- e. deleting the map entitled "Bylaw 20583 - Windermere Area Structure Plan" and replacing it with the map entitled "Bylaw 21035 - Amendment to Windermere Area Structure Plan" attached hereto as Schedule "A" and deleting the "amendment area" indicator, and forming part of this bylaw;
- f. deleting the statistics entitled "Appendix 2 - Land Use and Population Statistics Bylaw 20583" and replacing it with the statistics entitled "Appendix 2 - Land Use and Population Statistics Bylaw 21035", attached hereto as Schedule "B" and forming part of this Bylaw; and

- g. deleting the map entitled “Figure 7.0 – Development Concept Windermere Area Structure Plan” and replacing it with the map entitled “Figure 7 – Development Concept Windermere Area Structure Plan” attached hereto as Schedule “C” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

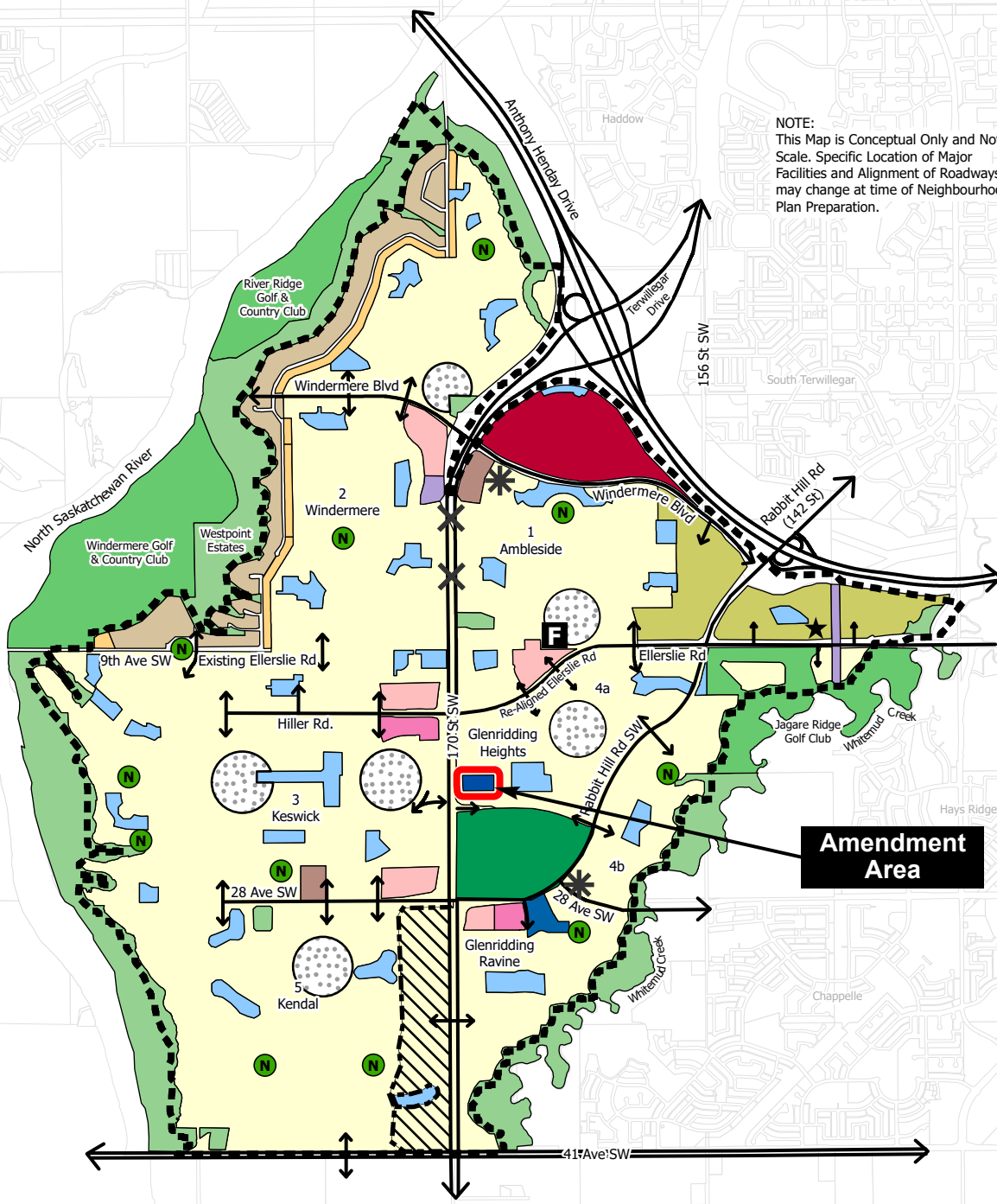
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MAYOR

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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 21035  
AMENDMENT TO  
WINDERMERE  
Area Structure Plan  
(as amended)**

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

**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 21035

### 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	43.1		0.7		55
Public Upland Area (land between 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
<b>GROSS DEVELOPABLE AREA</b>	<b>300.2</b>	<b>445.2</b>	<b>307.0</b>	<b>139.9</b>	<b>155.8</b>	<b>291.6</b>	<b>1640</b>
Public Utility	0.6	2.4			0.1		3
Municipal Reserve School/Park	19.8	29.0	19.2	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		31
Mixed Uses	5.5	1.0	3.5		2.2		12
Circulation * @ 25%	25.5	90.0	61.4	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	2.0	4.0		11
<b>TOTAL NON-RESIDENTIAL LAND USES</b>	<b>197.0</b>	<b>165.4</b>	<b>113.1</b>	<b>81.9</b>	<b>59.3</b>	<b>99.0</b>	<b>716</b>
Percentage of GDA	66%	37%	37%	59%	38%	34%	44%
<b>NET RESIDENTIAL AREA</b>	<b>103.2</b>	<b>279.8</b>	<b>193.9</b>	<b>58.0</b>	<b>96.5</b>	<b>192.6</b>	<b>924</b>
Percentage of GDA	34%	63%	63%	41%	62%	66%	56%

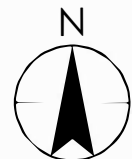
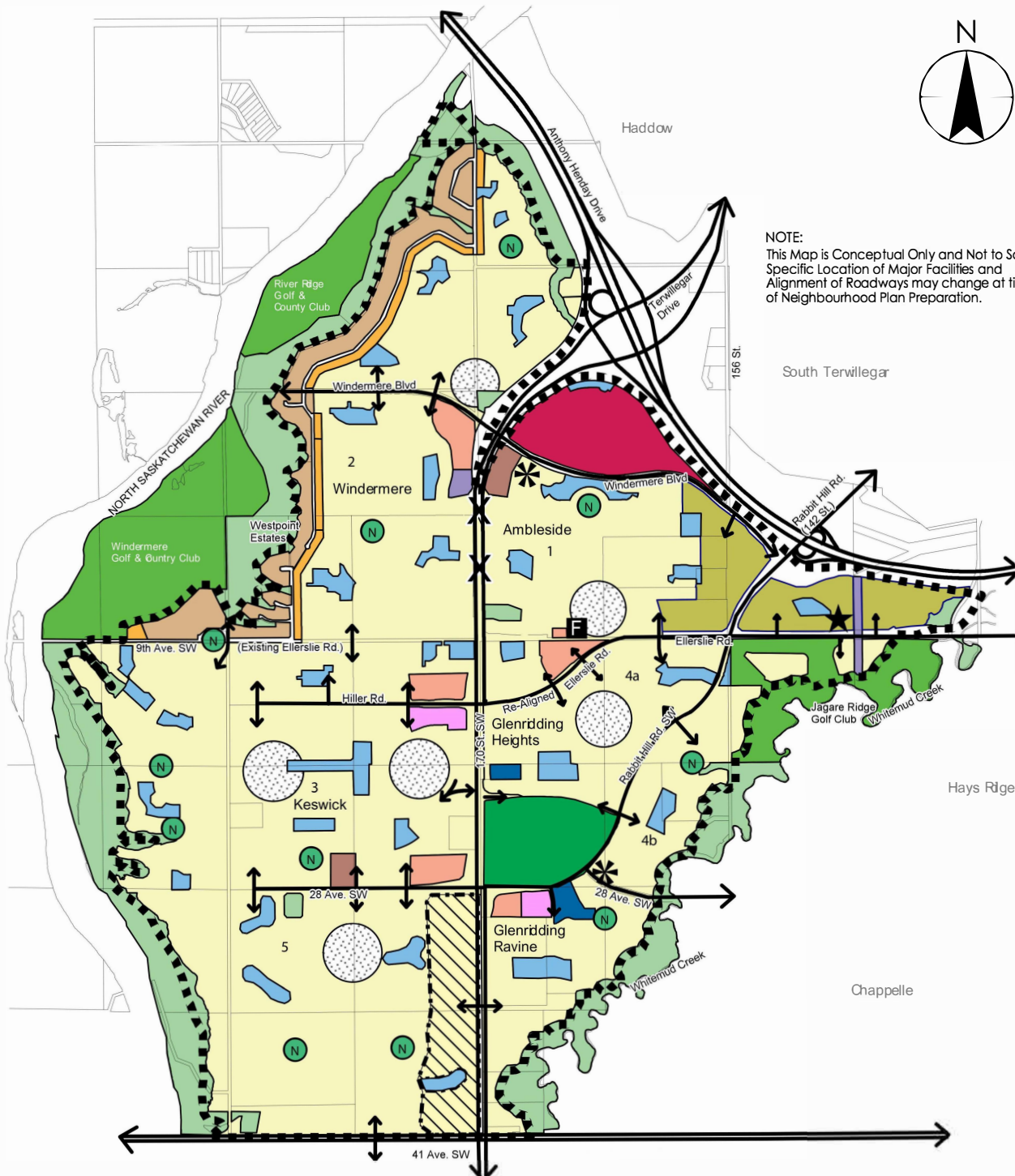
\*Detailed calculations will be prepared during NSP approval stage

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

NEIGHBOURHOOD	Ambleside - NBHD 1		Windermere - NHBD 2		Keswick - NHBD 3		Glenridding Heights - NHBD 4A		Glenridding Ravine NHBD 4B		NHBD 5*		TOTAL	
<b>NET RESIDENTIAL AREA (ha)</b>	<b>103.4</b>		<b>279.8</b>		<b>192.2</b>		<b>58.0</b>		<b>96.5</b>		<b>175</b>		<b>904.9</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	2087	161.1	4,028	168.0	4,201	42.8	1,070	78.5	1,962	135.0	2,450	668.9	15798
Row Housing Residential	6.4	288	7.9	356	10.9	491	7.0	315	4.3	194			36.5	1644
Medium Density Residential	10.9	981	18.8	1,693	8.3	749	7.4	662	9.4	1,043	38.0	1,914	92.8	7042
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	2877
*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>192.2</b>	<b>6,430</b>	<b>58.0</b>	<b>2,227</b>	<b>96.5</b>	<b>4,057</b>	<b>175.0</b>	<b>4,744</b>	<b>904.9</b>	<b>28171</b>
<b>Unit Density (du/nrha)</b>	<b>38</b>		<b>24</b>		<b>33</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		2,996		5,495		8,084		45,460
Row Housing Population		806		997		1,376		882		542				4,603
Medium Density Population		1,766		3,047		1,348		1,192		1,878		5,493		14,724
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>15,970</b>		<b>5,340</b>		<b>9,201</b>		<b>14,120</b>		<b>70,937</b>
<b>Population Density (ppl/nrha)</b>		<b>90</b>		<b>61</b>		<b>83</b>		<b>92</b>		<b>95</b>		<b>81</b>		<b>78</b>

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

Figure 7 - Development Concept



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.

LEGEND

- |  |                                       |  |  |  |   |
|--|---------------------------------------|--|--|--|---|
|  | 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 rezoning of the neighbourhood and may not be developed exactly as illustrated.

WINDERMERE AREA STRUCTURE PLAN