

Bylaw 17404

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

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 amended by:
  - a. delete "Table 1 - Windermere Area Structure Plan Land Use and Population Statistic Bylaw 17193" and replace with:

**WINDERMERE AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 17404**

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>1,801</b>	
Pipeline / Power Line Corridors	6	
Creeks / Ravine Lands (ER)	15	
Major Arterials	77	
Existing Uses – Country Residential	70	

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<b>Gross Developable Area</b>		<b>1,633</b>	<b>100</b>
Public Utility		31	1.9%
Parks and Schools		129	7.9%
Circulation		322	19.7%
Public Open Space		3	0.2%
Stormwater Management Facilities		83	5.1%
<b>Net Developable Area</b>		<b>1,065</b>	<b>65.2%</b>
Business Commercial		76	4.7%
Major Commercial		48	2.9%
Community Commercial		45	2.7%
Mixed-Use Institutional / Residential		13	0.8%
Institutional		3	0.2%
Golf Course		14	0.9%
<b>Total Non-Residential</b>		<b>199</b>	<b>12.2%</b>
<b>Total Residential</b>		<b>866</b>	<b>53.0%</b>
		<b>% of Total</b>	<b>Population</b>
	<b>Units</b>	<b>Units</b>	
Low Density	15,207	57.9%	44,369
Medium Density	8,664	33.1%	19,767
High Density	1,836	7.0%	2,737
Large Lot (Country Residential)	491	1.9%	1,394
<b>Total Residential</b>	<b>26,198</b>	<b>100.0%</b>	<b>68,267</b>

Density: 37.9 persons per gross hectare  
30.2 units per net residential hectare

\*Includes land potentially releasable from the R.D.A.

- b. delete the map entitled "Bylaw 17193 - Windermere Area Structure Plan" and replace with the map "Bylaw 17404 - Amendment to the Windermere Area Structure Plan" attached as Schedule "A" and forming part of this bylaw;
- c. delete "Figure 7.0 - Development Concept" and replace with "Figure 7 Development Concept" attached as Schedule "B" and forming part of this bylaw;

- d. delete "Figure 9.0 - Transportation Network" and replace with "Figure 9 Transportation Network" the map attached as Schedule "C" and forming part of this bylaw.

READ a first time this	19th	day of	October	, A. D. 2015;
READ a second time this	19th	day of	October	, A. D. 2015;
READ a third time this	19th	day of	October	, A. D. 2015;
SIGNED and PASSED this	19th	day of	October	, A. D. 2015.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

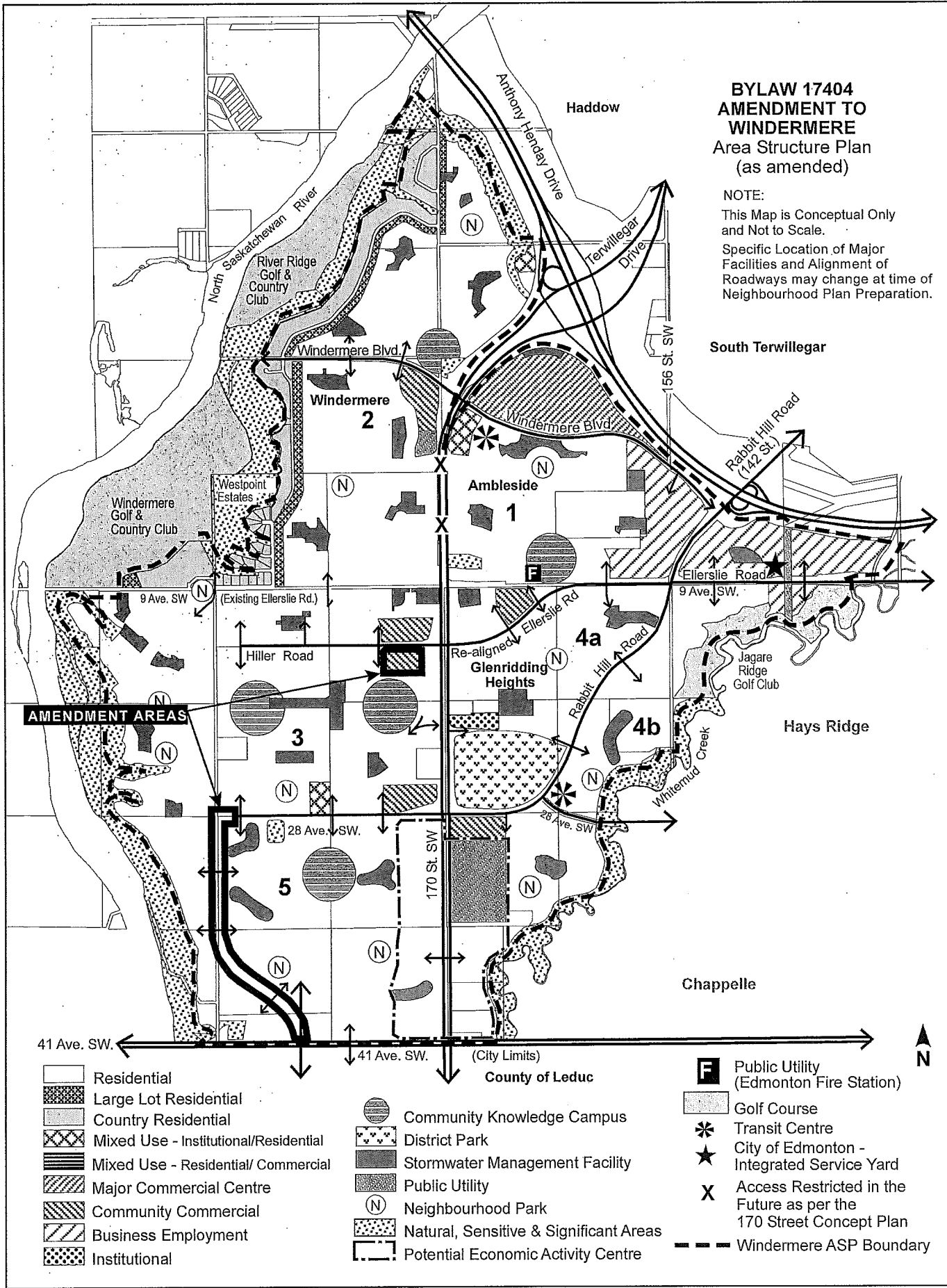
A/   
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CITY CLERK

### BYLAW 17404 AMENDMENT TO WINDERMERE Area Structure Plan (as amended)

**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.



**AMENDMENT AREAS**

- Residential
- Large Lot Residential
- Country Residential
- Mixed Use - Institutional/Residential
- Mixed Use - Residential/ Commercial
- Major Commercial Centre
- Community Commercial
- Business Employment
- Institutional

- Neighbourhood Park
- Community Knowledge Campus
- District Park
- Stormwater Management Facility
- Public Utility
- Natural, Sensitive & Significant Areas
- Potential Economic Activity Centre

- Public Utility (Edmonton Fire Station)
- Golf Course
- Transit Centre
- City of Edmonton - Integrated Service Yard
- Access Restricted in the Future as per the 170 Street Concept Plan
- Windermere ASP Boundary



County of Leduc

Chappelle

Hays Ridge

South Terwillegar

Haddow

41 Ave. SW.

41 Ave. SW.

(City Limits)

28 Ave. SW.

28 Ave. SW.

170 St. SW.

156 St. SW.

9 Ave. SW.

9 Ave. SW.

Rabbit Hill Road (142 St.)

Ellerslie Road

Hiller Road

Re-aligned Ellerslie Rd.

Rabbit Hill Road

Whitemud Creek

North Saskatchewan River

Windermere Blvd.

Windermere Blvd.

Anthony Henday Drive

Terwillegar Drive

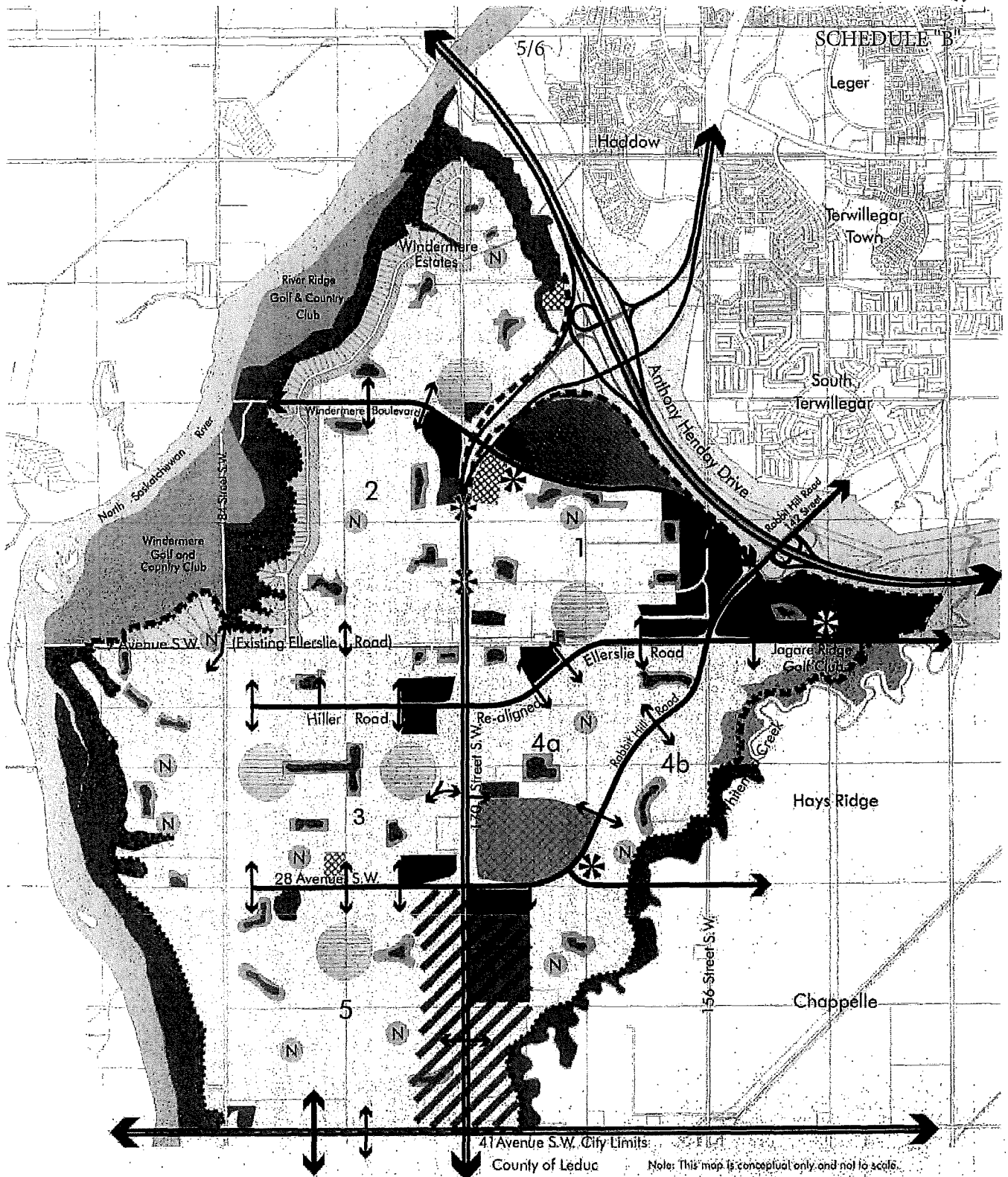
River Ridge Golf & Country Club

Windermere Golf & Country Club

Westpoint Estates

Jagare Ridge Golf Club

Glenriding Heights



**LEGEND**

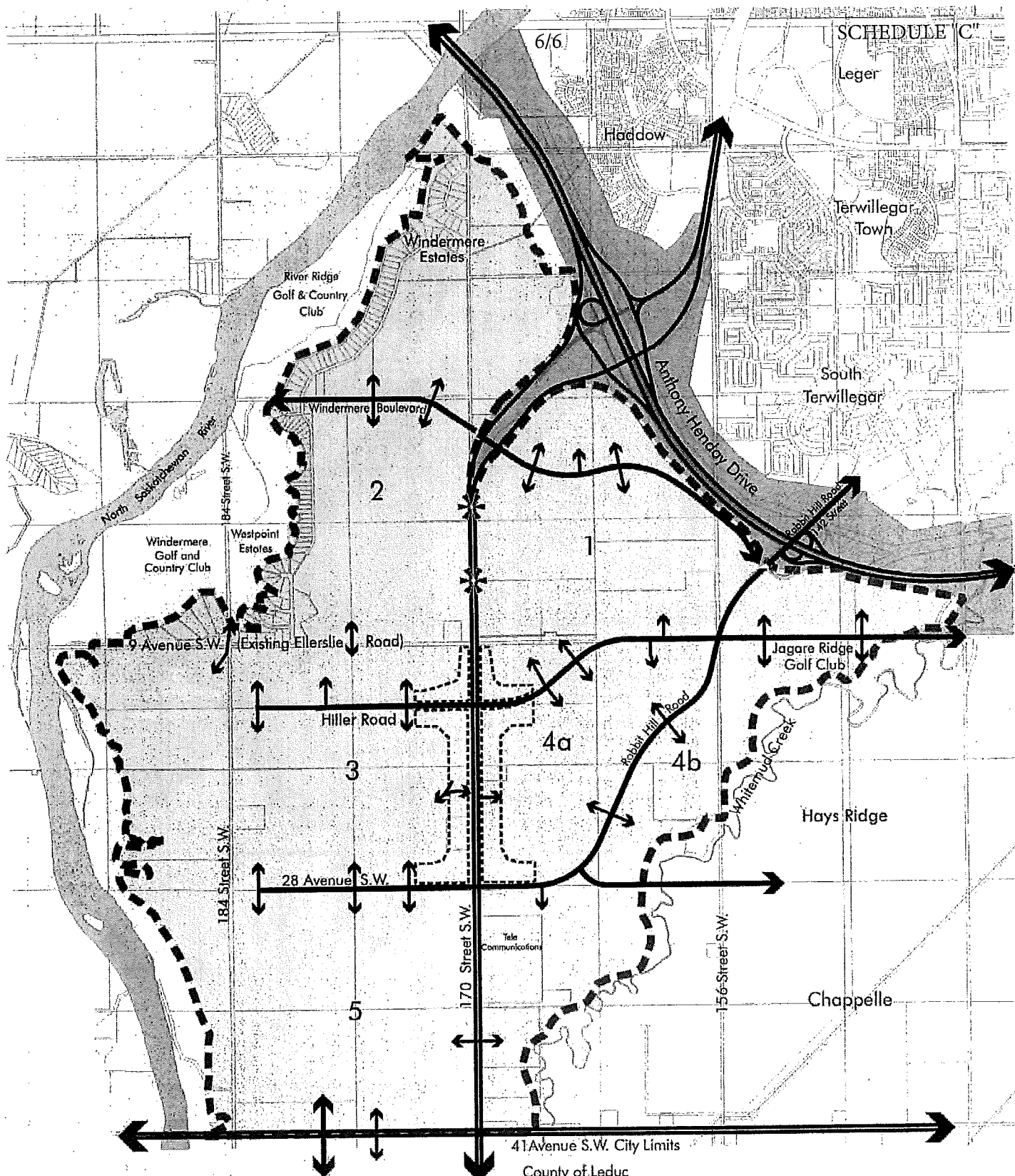
- RESIDENTIAL
- COUNTRY RESIDENTIAL
- LARGE LOT RESIDENTIAL
- MAJOR COMMERCIAL CENTRE
- COMMUNITY COMMERCIAL
- MIXED USE-INSTITUTIONAL/RESIDENTIAL

- MIXED USE RESIDENTIAL/COMMERCIAL
- BUSINESS EMPLOYMENT
- COMMUNITY KNOWLEDGE CAMPUS
- DISTRICT PARK
- STORM WATER MANAGEMENT FACILITY
- GOLF COURSE
- INSTITUTIONAL

- NEIGHBOURHOOD PARK
- NATURAL SENSITIVE & SIGNIFICANT AREAS
- POTENTIAL ECONOMIC ACTIVITY CENTRE
- PUBLIC UTILITY
- PUBLIC UTILITY (EDMONTON FIRE STATION)
- TRANSIT CENTRE

- ACCESS RESTRICTED IN THE FUTURE AS PER THE 170 STREET CONCEPT PLAN CITY OF EDMONTON INTEGRATED SERVICE YARD
- RIGHT-IN/RIGHT-OUT INTERSECTION
- TOP OF BANK
- WINDERMERE AREA BOUNDARY

Note: This map is conceptual only and not to scale.



LEGEND

- EXPRESSWAY
- ARTERIAL ROADWAY
- COLLECTOR ACCESS POINTS
- RIGHT-IN/ RIGHT-OUT INTERSECTION
- ACCESS RESTRICTED IN THE FUTURE AS PER THE 170 STREET CONCEPT PLAN
- WINDERMERE AREA BOUNDARY
- AREA OF INFLUENCE - ROAD RIGHT OF WAY TO BE DETERMINED BY 170 STREET CONCEPT PLANNING STUDY



**WINDERMERE**  
Area Structure Plan  
**Figure 9**  
Transportation Network

