

Bylaw 21115
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, 20854, and 21035; 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 21035 - Windermere Area Structure Plan" and replacing it with the map entitled "Bylaw 21115 - Amendment to Windermere Area Structure Plan" attached hereto as Schedule "A" and deleting the "amendment area" indicator, and forming part of this bylaw;
 - b. deleting the statistics entitled "Appendix 2 - Land Use and Population Statistics Bylaw 21035" and replacing it with the statistics entitled "Appendix 2 - Land Use and Population Statistics Bylaw 21115", attached hereto as Schedule "B" and forming part of this Bylaw;

- c. deleting the map entitled "Figure 7 – 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;
- d. deleting the map entitled "Figure 8.0 - Integrated Community Circulation System" and replacing it with the map entitled "Figure 8.0 - Integrated Community Circulation System" attached hereto as Schedule "D" and forming part of this Bylaw;
- e. deleting the map entitled "Figure 9.0 - Transportation Network" and replacing it with the map entitled "Figure 9.0 - Transportation Network" attached hereto as Schedule "E" and forming part of this Bylaw;
- f. deleting Strategy 1.7.3 in its entirety and renumbering the remaining Strategy section accordingly;
- g. deleting Section 5.4 Potential Economic Activity Centre in its entirety and renumbering the remaining Development Concept section accordingly;
- h. Deleting the first paragraph of newly remembered section 5.4.3 Mixed Use - Residential/Commercial, renumbering it as per item (g), and replacing it with:
 "The plan area provides a Mixed Use Residential/Commercial site located within the Glenridding Ravine neighborhood and two additional sites located centrally in the east and west portions of Neighbourhood Five (Kendal). These sites will create opportunities for a mix of commercial and residential land uses that services the community";
- i. deleting "25 Avenue" and "25th Avenue" and replacing them with "28 Avenue" throughout the document; and
- j. deleting the statistics within the Public Elementary/Junior High line within School / Park Sites within Appendix 3 - Proposed School / Park Site Characteristics and replacing them with the following:

BLDG SITE		PLAY FIELDS		TOTAL	
Ha	Ac	Ha	Ac	Ha	Ac
2.0	4.9	3.45	8.5	5.45	13.47

READ a first time this	28th day of April	, A. D. 2025;
READ a second time this	28th day of April	, A. D. 2025;
READ a third time this	28th day of April	, A. D. 2025;
SIGNED and PASSED this	28th day of April	, A. D. 2025.

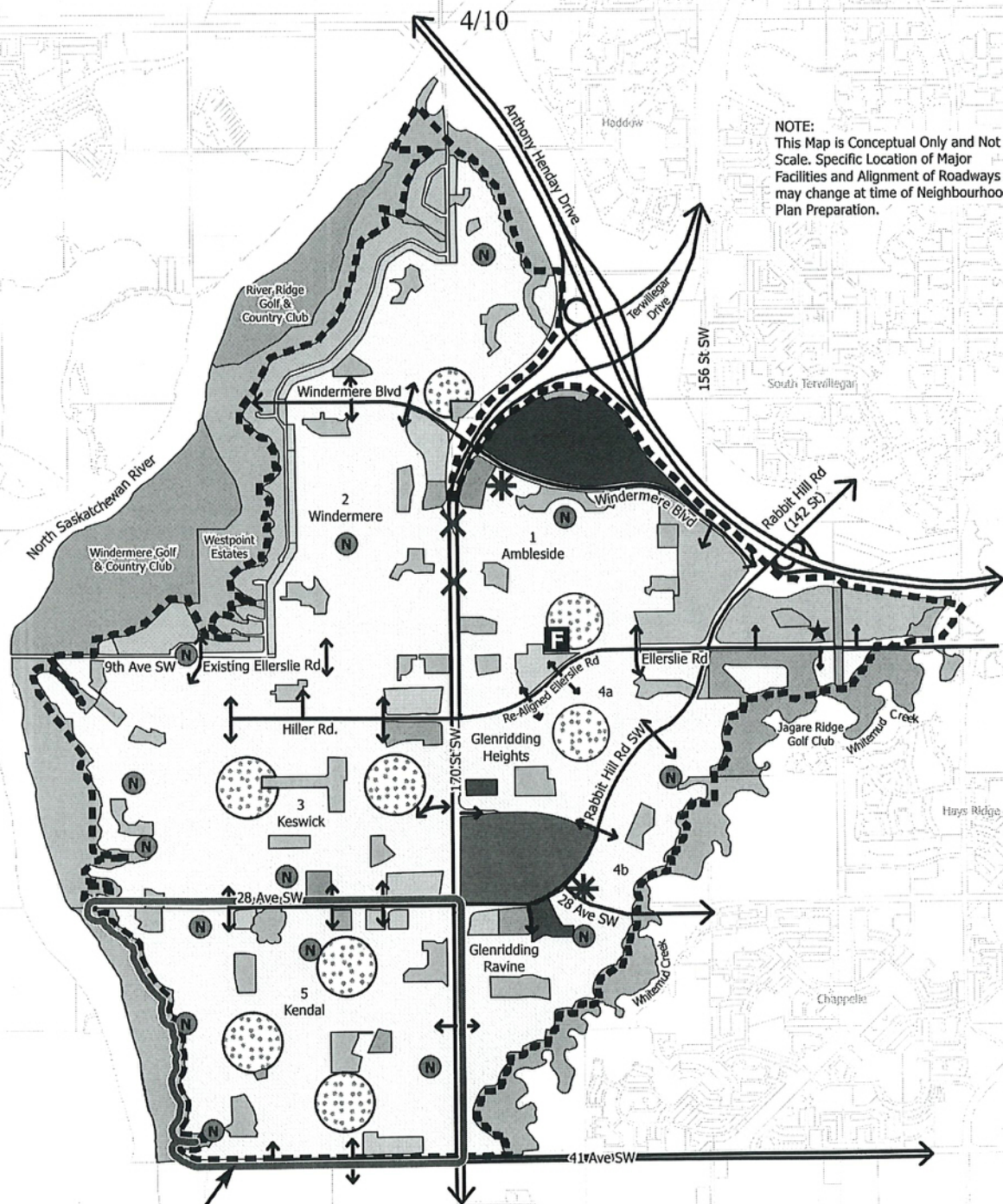
THE CITY OF EDMONTON



 d/ MAYOR



 A CITY CLERK



Amendment Area

**BYLAW 21115
AMENDMENT TO
WINDERMERE
Area Structure Plan
(as amended)**

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

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 21115

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	Kendal- NBHD 5	TOTAL (ha)
GROSS STUDY AREA (ha)	314.7	469.1	372.7	160.5	197.9	301.4	1816.3
Pipeline / Power Line Corridors ROW	2.7	1.7	0.7	1.0	1.8		7.9
Creeks / Ravine Lands (ER)		11.2	43.1		0.7	8.1	63.1
Public Upland Area (land between UDL and Top-of-Bank)			5.8		5.5	0.5	11.8
Major Arterials / Road ROW	11.8	11.0	16.1	19.6	21.7	13.9	94.1
Existing Uses					12.4	0.8	13.2
							0.0
							0.0
GROSS DEVELOPABLE AREA	300.2	445.2	307.0	139.9	155.8	277.6	1625.7
Public Utility	0.6	2.4			0.1	2.3	5.4
Municipal Reserve School/Park	19.8	29.0	19.2	42.9	9.1	20.7	140.7
Business Employment	69.2						69.2
Major Commercial Centre	47.9	1.5					49.4
Commercial	6.1	14.2	6.1	1.3	3.2	8.6	39.5
Mixed Uses	5.5	1.0	3.5		2.2	1.0	13.2
Circulation * @ 25%	25.5	90.0	61.4	28.6	31.0	58.0	294.5
Transit Center	2.2				0.8		3.0
Public Open Space	2.6	0.7					3.3
Stormwater Management Facility	15.5	26.6	20.3	7.1	8.9	18.7	97.1
Institutional	2.1		2.6	2.0	4.0		10.7
TOTAL NON-RESIDENTIAL LAND USES	197.0	165.4	113.1	81.9	59.3	109.3	726.0
Percentage of GDA	66%	37%	37%	59%	38%	39%	45%
NET RESIDENTIAL AREA	103.2	279.8	193.9	58.0	96.5	168.4	899.8
Percentage of GDA	34%	63%	63%	41%	62%	61%	55%

*Detailed calculations will be prepared during NSP approval stage

NEIGHBOURHOOD NET RESIDENTIAL AREA	Ambleside - NBHD 1		Windermere- NBHD 2		Keswick - NBHD 3		Glenridding Heights - NBHD 4A		Glenridding Ravine - NBHD 4B		Kendal- NBHD 5		TOTAL (ha)	
	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
	103.4		279.8		192.2		58.0		96.5		168.4		898.3	
Housing units														
Low Density Residential	83.5	2087	161.1	4028	168.0	4201	42.8	1070	78.5	1962	128.0	3839	661.9	17187
Street Oriented Residential											4.3	151	4.3	151
Row Housing	6.4	288	7.9	356	10.9	491	7.0	315	4.3	194	6.4	318	42.9	1962
Medium Density Residential	10.9	981	18.8	1693	8.3	749	7.4	662	9.4	1043	25.8	2580	80.6	7708
Mixed Use					1.4	175			1.1	138	1.0	93	3.5	406
High Density Residential	2.6	585	0.9	198	3.6	814	0.8	180	3.2	720	2.8	639	13.9	3136
* Large Lot Residential			21.1	148									21.1	148
Existing Country Residential			70.0	350									70.0	350
Neighbourhood Total	103.4	3941	279.8	6772	192.2	6430	58.0	2227	96.5	4057	168.4	7620	898.3	31047
Unit Density (du/nrha)	38		24		33		38		42		45		35	
Population														
Low Density Residential	5845		11277		11763		2996		5495		10749		48125	
Street Oriented Residential											422		422	
Row Housing	806		997		1376		882		542		890		5493	
Medium Density Residential	1766		3047		1348		1192		1878		4644		13875	
Mixed Use					263				206		260		729	
High Density Residential	877		297		1220		270		1080		1150		4894	
* Large Lot Residential			414										414	
Existing Country Residential			980										980	
Neighbourhood Total	9294		17012		15970		5340		9201		18115		74932	
Population Density (ppl/nrha)	90		61		83		92		95		108		83	

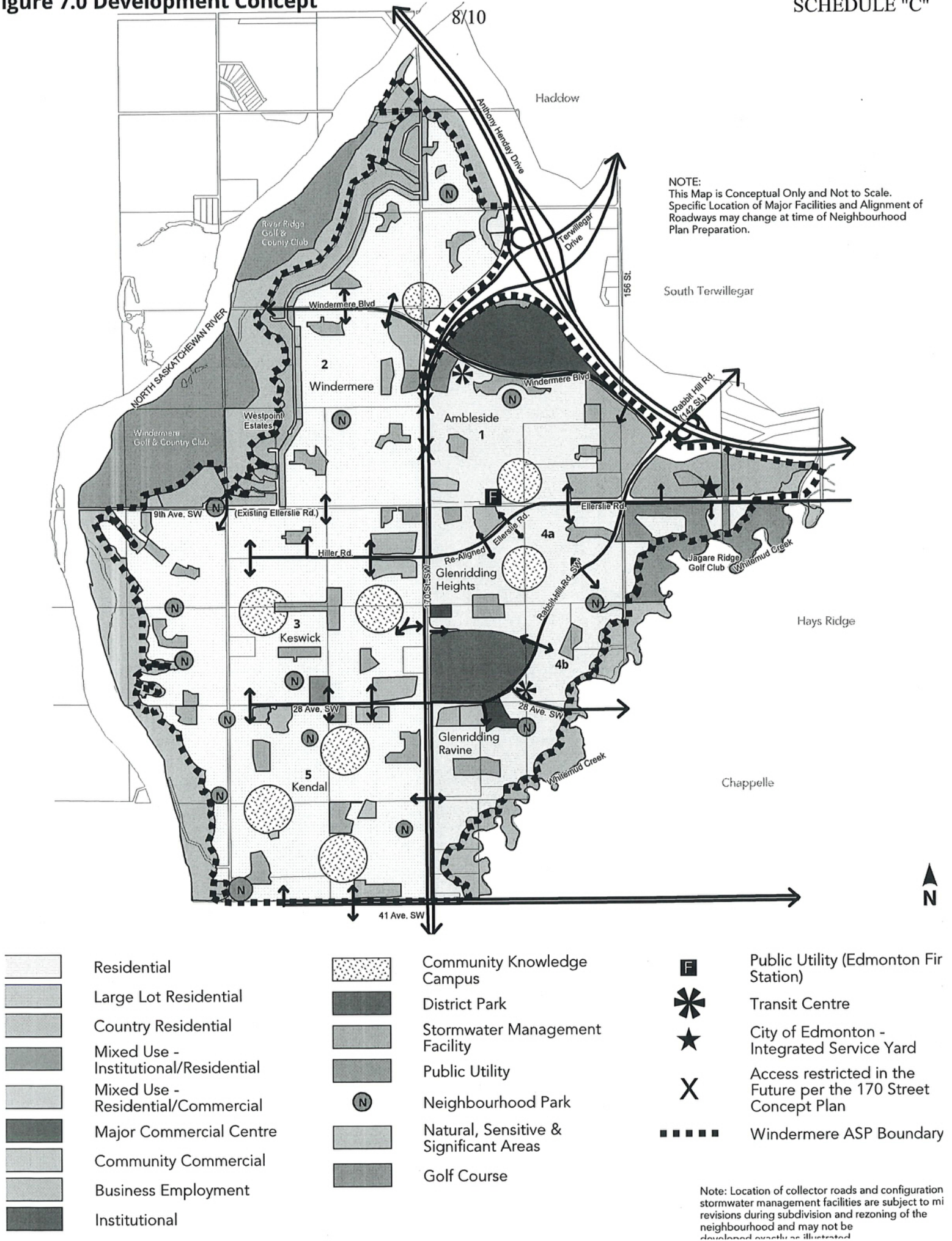
Note: Due to the land use and population statistics methods changing over time, the Windermere Area Structure Plan provides a statistical approximation of this area. Refer to the respective Neighbourhood Structure Plan for a more accurate representation of the neighbourhood land use and population statistics.

Windermere Area Structure Plan – Student Generation

Neighbourhood	GDA (ha)	Public School Board		Separate School Board			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
Glenridding Heights - NBHD 4A	140	280	280	140	70	70	840
Glenridding Heights - NBHD 4B	155	311	311	155	78	78	932
Kendal - NBHD 5	278	555	558	279	139	139	1,670
TOTAL STUDENT POPULATION	1,623	3,246	3,249	1,624	812	812	9,742

*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.

Figure 7.0 Development Concept



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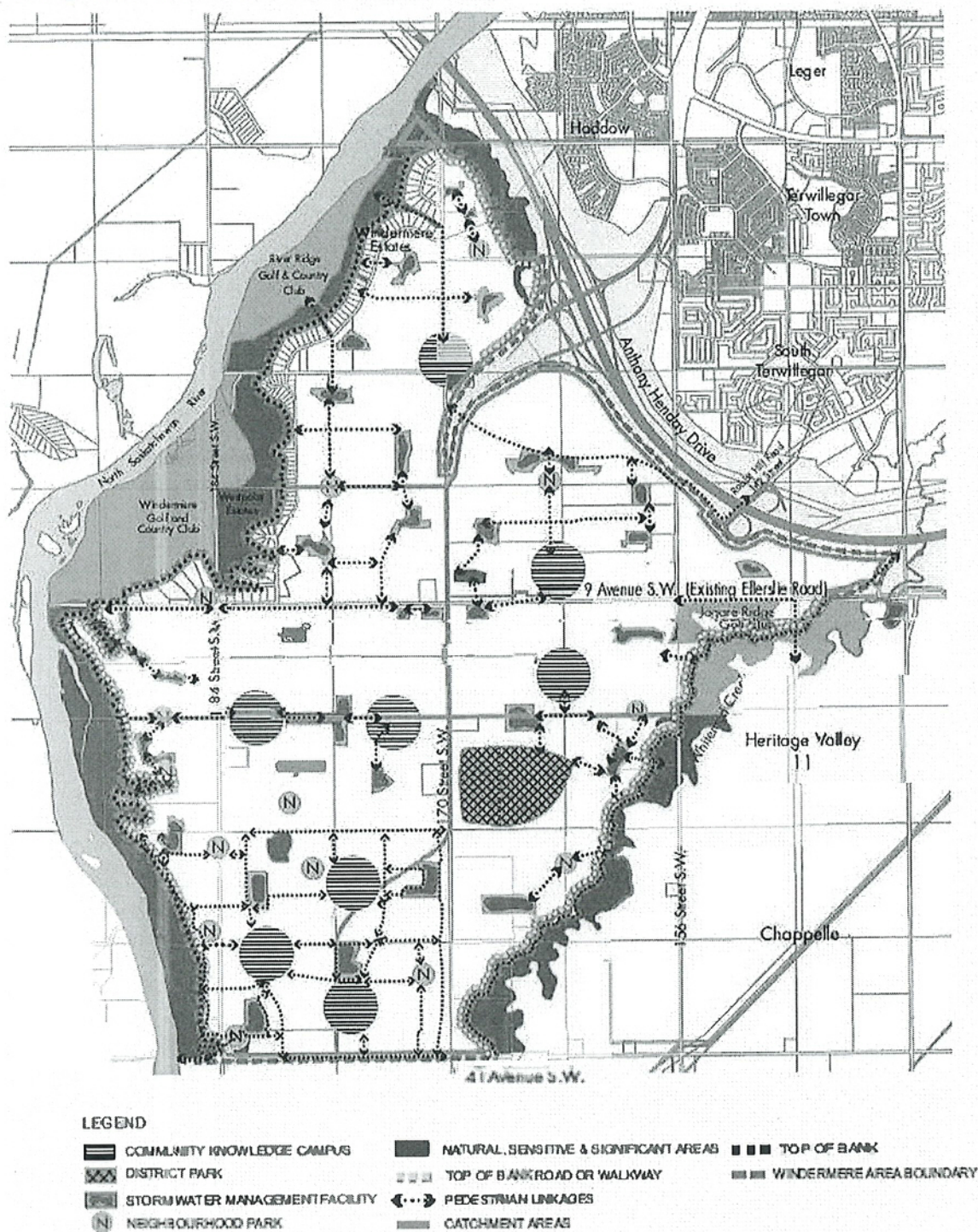
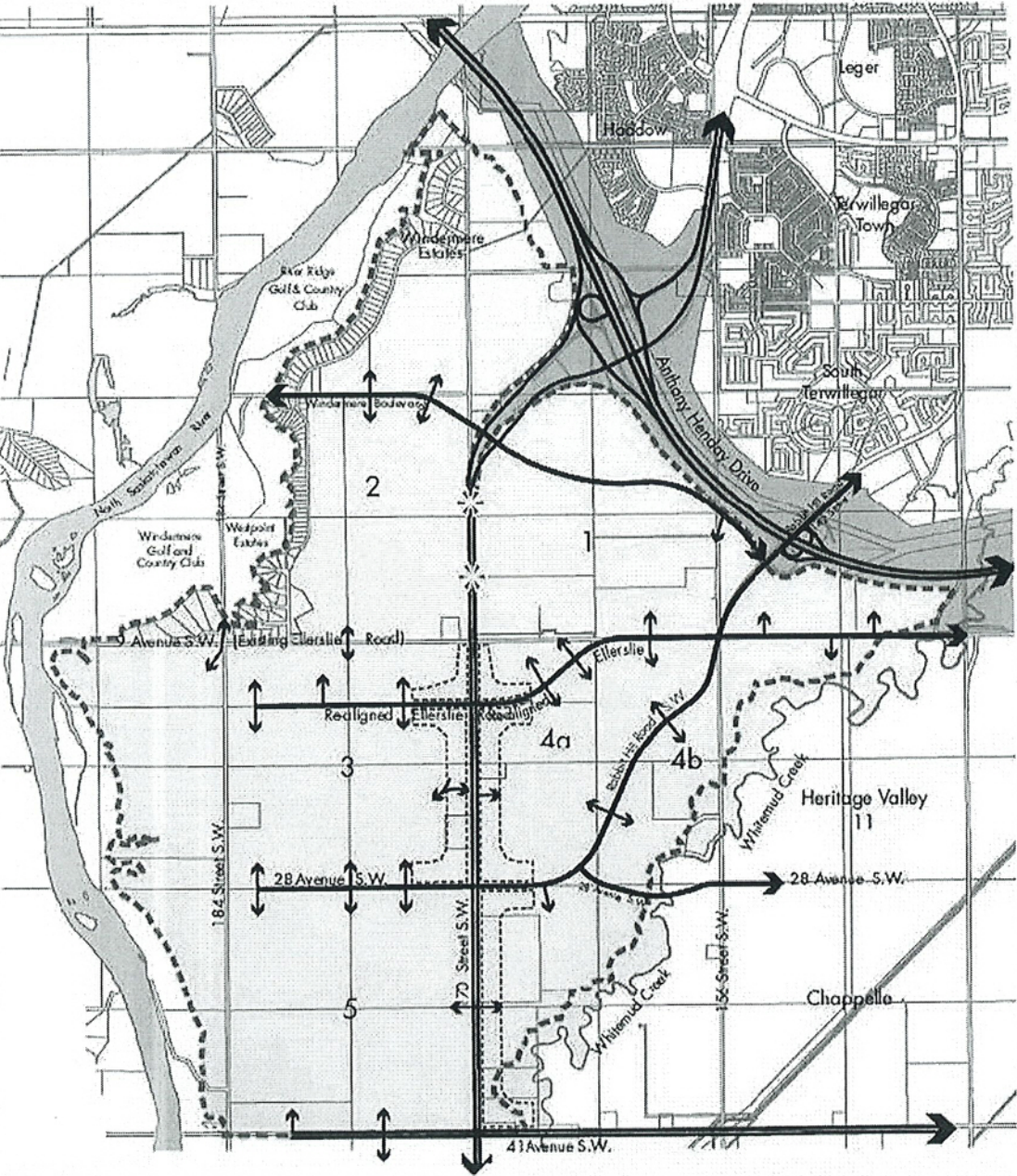


Figure 9.0
Transportation Network

10/10

SCHEDULE "E"



LEGEND

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