

Bylaw 21211
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, 21035, and 21115; 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 21115 - Windermere Area Structure Plan” from the plan;
 - b. deleting the map entitled “Figure 7 – Development Concept” and replacing it with the map entitled “Figure 7.0 – Development Concept - Bylaw 21211 - Windermere Area Structure Plan” attached hereto as Schedule “A” and deleting the “amendment area” indicator and forming part of this bylaw; and

- c. deleting the statistics entitled “Appendix 2 - Land Use and Population Statistics Bylaw 21115” and replacing it with the statistics entitled “Appendix 2 - Land Use and Population Statistics Bylaw 21211”, attached hereto as Schedule “B” 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

MAYOR

CITY CLERK

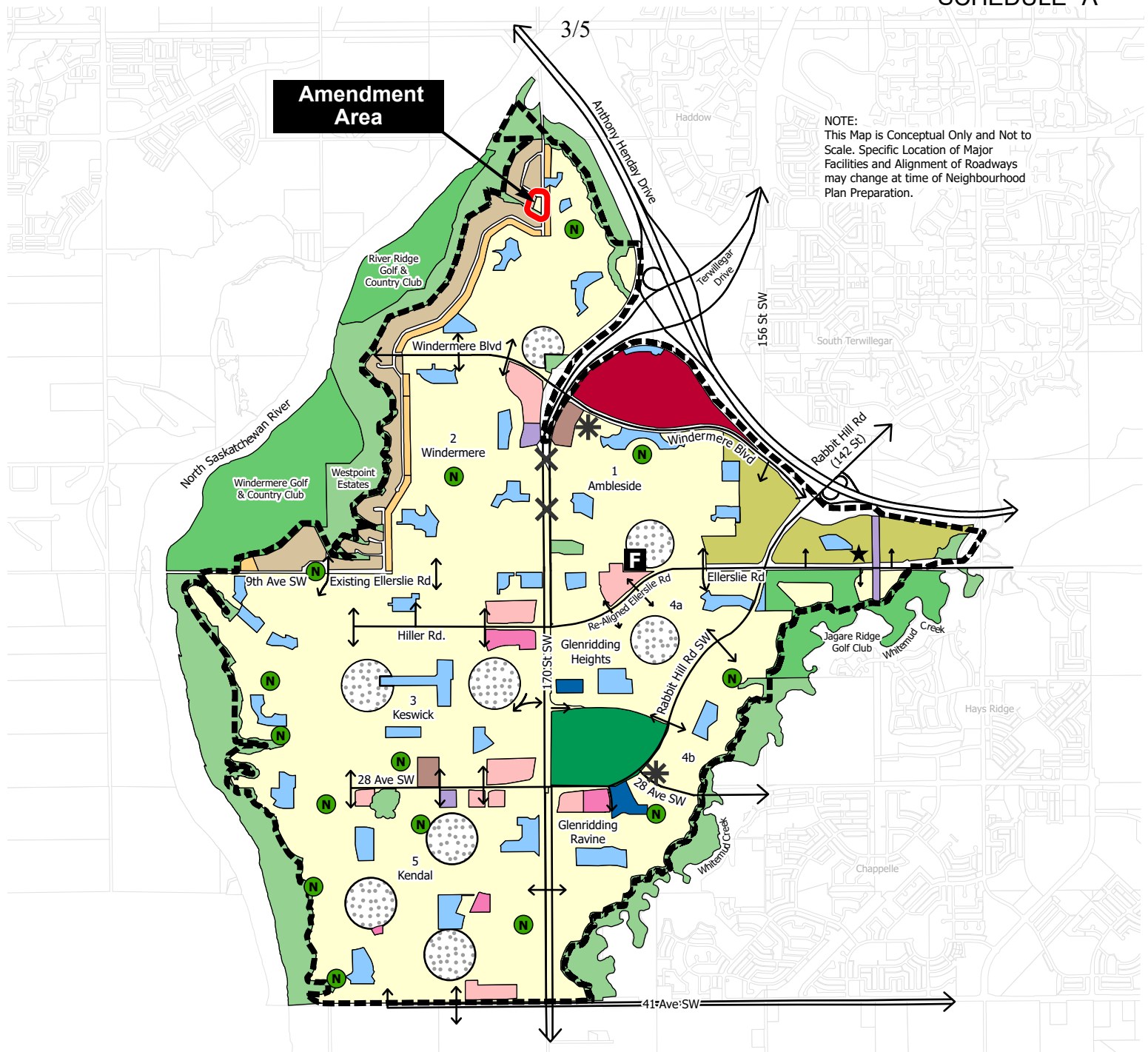


Figure 7.0 - Development Concept
BYLAW 21211 WINDERMERE Area Structure Plan



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 21211

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	16.1	19.6	21.7	13.9	94.1
Existing Uses					12.4	0.8	13.2
GROSS DEVELOPABLE AREA	300.2	445.2	307	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	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	3.5		2.2	1	13.2
Circulation * @ 25%	25.5	90	61.4	28.6	31	58	294.5
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	7.1	8.9	18.7	97.1
Institutional	2.1		2.6	2	4		10.7
TOTAL NON-RESIDENTIAL LAND USES	197	165.4	113.1	81.9	59.3	109.3	726
Percentage of GDA	66%	37%	37%	59%	38%	39%	45%
NET RESIDENTIAL AREA	103.2	279.8	193.9	58	96.5	168.4	899.8
Percentage of GDA	34%	63%	63%	41%	62%	61%	55%

*Detailed calculations will be prepared during the NSP approval stage

NEIGHBOURHOOD	Ambleside NBHD 1 Area		Windermere NBHD 2 Area		Keswick NBHD 3 Area		Glenridding Heights NBHD 4A Area		Glenridding Ravine NBHD 4B Area		Kendal NBHD 5		Total (ha) Area	
NET RESIDENTIAL AREA	103.4		279.8		192.2		58		96.5		168.4		898.3	
Housing units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Low Density Residential	83.5	2087	161.6	4041	168	4201	42.8	1070	78.5	1962	128	3839	662.4	17200
Street Oriented Residential												4.3	151	4.3
Row Housing	6.4	288	7.9	356	10.9	491	7	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	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			69.5	349								70	349	
Neighbourhood Total	103.4	3941	279.8	6772	192.2	6430	58	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		11313		11763		2996		5495		10749		48161	
Street Oriented Residential													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			977										977	
Neighbourhood Total	9294		17045		15970		5340		9201		18115		74965	
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.