

100 - Windermere Crescent NW

Position of Administration: Support



Summary

Bylaw 21213 proposes a rezoning from the Rural Residential Zone (RR) to the Small Scale Flex Residential Zone (RSF) and the River Valley Zone (A) to allow for a range of small scale housing up to 12.0 metres (3 storeys) in height and for the protection and preservation of the river valley and ravine system. Bylaw 21211 proposes an amendment to the Windermere Area Structure Plan, Bylaw 21212 proposes an amendment to the Windermere Neighbourhood Structure Plan, and Charter Bylaw 21210 proposes an amendment to the Southwest District Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage, and an Engaged Edmonton webpage. Administration heard from 113 people, who were nearly all in opposition. Most concerns were related to the application's impact on traffic and the country residential character of the neighbourhood.

Administration supports this application because it:

- Proposes a scale that is compatible with the surrounding neighbourhood.
- Increases the potential for housing diversity in the neighbourhood.
- Will facilitate a modest increase in residential density in a developing area of the City near transit and active modes of transportation.

Application Details

This application was submitted by Don Read on behalf of Ivan Kawulka.

Rezoning

The proposed zones would allow development with the following key characteristics:

- Small Scale Flex Residential Zone (RSF) allows for:
 - A range of small scale residential development, including detached, attached and multi-unit housing.
 - A maximum height of 12.0 metres (approximately 3 storeys)
 - A maximum site coverage of 55%
- River Valley Zone (A) allows for:
 - The preservation of natural areas and parkland along the rivers, creeks, and ravines.

Windermere Area Structure Plan Amendment

Bylaw 21211 proposes to amend the Windermere Area Structure Plan (ASP) and proposes to:

- Redesignate land use from Country Residential to Residential (Figure 7.0 - Development Concept).

Windermere Neighbourhood Structure Plan Amendment

Bylaw 21212 proposes to amend the Windermere Neighbourhood Structure Plan (NSP) and proposes to:

- Redesignate land use from Existing Country Residential to Low Density Residential (Figure 5.0 - Development Concept).

Southwest District Plan Amendment

Charter Bylaw 21210 proposes to amend the Southwest District Plan and proposes to:

- Redesignate land use from Agriculture to Urban Mix (Map 4: Land Use Concept to 1.25 Million).

Site and Surrounding Area

The site is developed as country residential and located in the northwest portion of the Windermere neighbourhood which is fully developed. The site is bound by Windermere Crescent

NW to the north, 170 Street NW to the east, a North Saskatchewan River tributary to the south, and an adjacent country residential lot to the west.



Aerial view of application area

	Existing Zoning	Current Development
Subject Site	Rural Residential Zone (RR)	Country Residential - Single Detached Housing
North	Rural Residential Zone (RR)	Country Residential - Single Detached Housing
East	Direct Control (DC1.14690)	Single Detached Housing at a scale between the Small Scale Flex Residential Zone (RSF) and the Rural Residential Zone (RR)
South	Rural Residential Zone (RR)	Country Residential - Single Detached Housing
West	Rural Residential Zone (RR)	Country Residential - Single Detached Housing



View of Site from Windermere Crescent NW looking south



View of Site (right side) from 170 Street NW looking south

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposed a standard zone of the same category in the Zoning Bylaw. After receiving 31 responses (29 of which were in opposition) from the mailed notice, the engagement approach was broadened and an Engaged Edmonton website was hosted.

The basic approach included:

Mailed Notice, December 24, 2024

- Notification radius: 120 metres

- Recipients: 44
- Responses: 31
 - In opposition: 28
 - Questions only: 3

Engaged Edmonton Webpage, February 18, 2025 to March 2, 2025

- Visited the page: 452
- Submitted a question or forum response: 83
 - In opposition: 74
 - Neutral/position not clear: 9

Site Signage, June 8, 2025

- One sign was placed on the corner of the site so as to be visible from 170 Street NW and Windermere Crescent NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

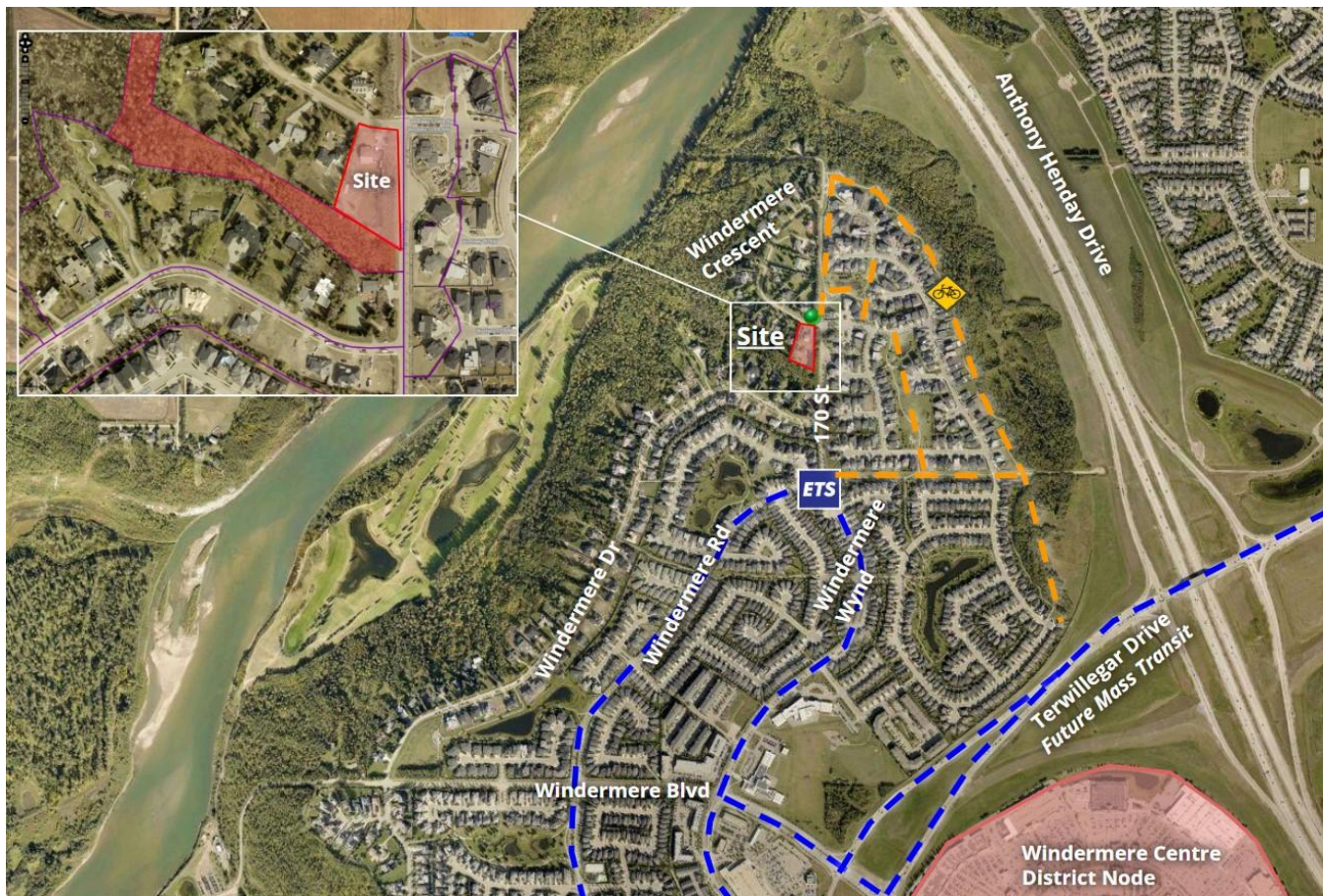
- Greater Windermere Community League

Common comments heard (number of similar comments in brackets beside comments below):

- Neighbourhood Character (x47)
- Confusion about the area of application of the abutting Direct Control Zone Bylaw 14690 (x28)
- Precedent (x39)
- Traffic (x63)
- Property Values (x36)
- Environment (x27)

A full “What We Heard” Public Engagement Report is found in Appendix 1.

Application Analysis



Site analysis context

The City Plan

The site is located in a redeveloping area, as identified in The City Plan, and within lands designated as Residential. The proposal aligns with two Big City Moves: “A Rebuildable City” and “A Community of Communities” by contributing to the 50% of new units added through infill and 50% of trips made by transit and active transportation. In addition, this application aligns with The City Plan by enabling and encouraging new growth in alignment with an area of anticipated growth between the 1 and 1.25 million population markers, enabling more diverse neighbourhoods and a greater mix of land uses, and by promoting opportunities to accommodate growth through the compact development of new and existing neighbourhoods.

District Plans

The Southwest District Plan designates the site as Agriculture. The proposed amendment will redesignate the site from Agriculture to Urban Mix. Urban Mix includes housing, shops, services, and offices in one land use category, which includes residential, commercial, and mixed use development. The proposal aligns with District Policy as the site is located outside of a Node or

Corridor, and the proposed Urban Mix designation supports small scale housing in areas outside of Nodes or Corridors.

Windermere Area Structure Plan (ASP)

The Windermere ASP designates the site as Country Residential. The proposed amendment will redesignate the site from Country Residential to Residential in alignment with the proposed amendment to the Windermere NSP and allow for the development of small scale housing. The Land Use and Population Statistics table and figures will be revised to align with the proposed Windermere NSP amendment.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Low Density Residential Area (ha)	161.1	161.6	+0.5
Low Density Residential Units	4,028	4,041	+13
Existing Country Residential Area (ha)	70	69.5	-0.5
Existing Country Residential Units	350	349	-1
Neighbourhood Total Units (Windermere NHBD 2 Area)	6,772	6,784	+12
Neighbourhood Total Units (ASP Total)	31,047	31,059	+12
Low Density Residential Population	11,277	11,313	+36
Existing Country Residential Population	980	977	-3
Neighbourhood Total Population	17,012	17,045	+33
Neighbourhood Total Population (ASP Total)	74,932	74,965	+33

Windermere Neighbourhood Structure Plan (NSP)

The Windermere NSP designates the site as Existing Country Residential. The proposed amendment will redesignate the site from Existing Country Residential to Low Density Residential.

The proposed residential land uses will allow for a range of housing forms, aligning with Windermere NSP's policies. This will provide housing options that contribute to a sustainable urban form and are situated where residents can access local amenities, including commercial and employment areas, transit, and parks and open spaces.

The text, Land Use and Population Statistics and figures will be updated to align with the proposed amendment.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Single/Semi-detached Area (ha)	161.1	161.6	+0.5
Single/Semi-detached Units	4,028	4,041	+13
Existing Country Residential Area (ha)	69.99	69.45	-0.5
Existing Country Residential Units	350	349	-1
Existing Country Residential % of Total Units	5.2	5.1	-0.1
Single/Semi-detached % of Total Units	59.5	59.6	+0.1
Neighbourhood Total Units	6772	6785	+13
Existing Country Residential Population	980	977	-3
Single/Semi-detached Population	11,277	11,313	+36
Neighbourhood Total Population	17,012	17,045	+33

Land Use Compatibility

The proposed RSF zone is in alignment with the proposed amendments. The height, density, setbacks and site coverage of the proposed zones are compatible with the surrounding land uses. Typical uses of the proposed RSF zone include single/semi-detached housing with the potential for multi-unit housing.

	RR Current	RSF Proposed
Typical Uses	Single Detached Housing	Single/Semi Detached, Multi-Unit Housing
Maximum Height	12.0 m	12.0 m
Minimum Front Setback (Windermere Crescent NW)	7.5 m	4.5 m

Minimum Interior Side Setback	5.0 m	1.2 m - 1.5 m
Minimum Flanking Side Setback (170 Street NW)	5.0 m	2.0 m
Minimum Rear Setback	7.5 m	6.0 m
Maximum Site Coverage	N/A	55%

In summary, the RSF zone provides more flexibility in terms of built form for the Residential Use, as RR is limited to Backyard Housing, Secondary Suites, Single Detached Housing, and Supportive Housing. RSF also reduces all setbacks and introduces a maximum site coverage. While setbacks are being reduced and potential residential built forms are being expanded, the proposed zone remains compatible with the surrounding lots zoned RR as the maximum height is not changing, a restriction on site coverage is being introduced, and RSF remains a lower intensity residential land use in the Zoning Bylaw, and thus an appropriate transition in scale and built form from RR.

Mobility

The site is well connected to active modes and transit as there is access to the shared use path network across the Windermere Crescent NW / 170 Street NW intersection, and it is within 400 m of a local bus stop to the south. Furthermore, the local bus route is closely tied to the future mass transit corridor along Terwillegar Drive NW.

There is currently no sidewalk on the west side of 170 Street NW so upon redevelopment of the rezoning area, the owner will be required to construct a sidewalk from Windermere Crescent NW to the south property line. They will also be required to construct curb ramps on the northwest corner of the Windermere Crescent NW and 170 Street NW intersection and remove a retaining wall along the north end of the property from the road right-of-way. This will ensure that the site and any redevelopment is connected to the existing sidewalk and shared use path network.

Open Space

The site is located adjacent to a tributary of the North Saskatchewan River zoned River Valley Zone (A). To implement the Top of Bank Policy C542A, an additional 10 m buffer strip of land zoned A is proposed along the south property line - this will provide an additional setback and

development restrictions for the purpose of mitigating slope stability risks. These protections will be further refined with a geotechnical study be required prior to further redevelopment on site.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. An Infill Fire Protection Assessment (IFPA), conducted by Edmonton Fire Rescue Services (EFRS), will be conditioned at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. "What We Heard" Public Engagement Report
2. Current NSP Land Use and Population Statistics
3. Proposed NSP Land Use and Population Statistics
4. Current ASP Land Use and Population Statistics
5. Proposed ASP Land Use and Population Statistics

Written By: Colin Poitras

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

What We Heard Report

Windermere

LDA24-0458

Edmonton

Public Engagement Feedback Summary

Project Address:	100 - Windermere Crescent NW
Project Description:	<p>The City has received a rezoning and plan amendment application from Don Read. The current zone is the Rural Residential Zone (RR) and the proposed zone is the Small Scale Flex Residential Zone (RSF) which would allow for a range of small scale housing up to 12.0 meters (3 storeys) in height. If approved, the rezoning would allow for the subdivision of the site.</p> <p>Amendments to the Windermere Neighbourhood Structure Plan (NSP), the Windermere Area Structure Plan (ASP), and the Southwest District Plan are required to facilitate this rezoning.</p>
Engagement Format:	Initial Notice of Proposed Land Use Change Online Engagement Webpage - Engaged Edmonton: https://engaged.edmonton.ca/windermerecrescent
Engagement Dates:	Notice of Proposed Land Use Change: February 18, 2025 Engaged Edmonton Webpage: February 18 to March 2, 2025
Number Of Webpage Visitors:	Visited the page: 452 Submitted a question or forum response: 83
Number of Responses to Notice of Proposed Land Use Change:	31

About This Report

The information in this report includes summarized feedback received between February 18 to March 2, 2025 through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

On December 24, 2024, the City mailed 44 postcards (initial Notice of Proposed Land Use Changes) to:

- All property owners and tenants within 120 metres of the proposed plan amendment and rezoning area;
- The ward pihêsiwin Councillor's office; and
- The Greater Windermere Community League.

The postcards included contact information for the file planner, and feedback was captured over email and phone calls.

On February 18, 2025, the City mailed 44 postcards (Notice of Online Public Engagement Opportunity) to:

- All property owners and tenants within 120 metres of the proposed plan amendment and rezoning area;
- The ward pihêsiwin Councillor's office; and
- The Greater Windermere Community League.

The Engaged Edmonton web page was open from February 18 to March 2, 2025. It included an overview of the application, information on the development and rezoning process, and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

Feedback Summary

This section summarizes the main themes collected.

- Number of Responses to initial Notice of Proposed Land Use Changes: 31
- Number of Responses to Engaged Edmonton Web Page: 99
- Number of Unique Respondents: 114

- Nearly all responses were in opposition to the proposal. There were 2 responses to the initial Notice seeking more information on the proposal and 9 questions below under Questions & Answers where their positions were not clearly stated.

The most common **concerns** heard were:

Neighbourhood Character: Many residents expressed that the density, built form, and potential for subdivision under RSF would be inappropriate for the site and country residential character of the neighbourhood.

Application of the abutting Direct Control Zone (Bylaw 14690): Many residents were under the impression that the Direct Control Zone (Bylaw 14690) east of the site directly or indirectly applied to the subject site, as its original intent in the Windermere Area Structure Plan and Neighbourhood Structure Plan was to provide a transition in building scale from the single detached housing to the east, to the rural residential to the west. Thus, they interpreted this rezoning to contradict and ignore the intent of this transition zone set out in the original plans for the neighbourhood.

Precedent: There were concerns that this application would set a precedent for the development of high density and multi-family development.

Traffic: There were concerns regarding the additional traffic that this application would introduce to the neighbourhood.

Property Values: There were concerns about the potential impact of the proposed development on property values in the neighbourhood.

Environment: There were concerns about the potential loss of trees and green space, as well as the impacts on wildlife and wildlife habitats.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets.

Reasons For Opposition (in response to the initial Notice of Proposed Land Use Changes)

Zoning / Character / Built Form

- Application does not consider the abutting Direct Control Zone (Bylaw 14690) to the east (x10)
- Disruption of the country residential character of the neighbourhood (x13)
- Precedent set by this development will lead to further development (x5)
- Opposed to additional density, including in the form of duplexes and multi-family developments (x4)

Impacts on Green Space / Wildlife

- Loss of green space, trees, and wildlife habitat (x3)
- General environmental impacts (x3)

Traffic Congestion / Traffic Safety

- Increased vehicle traffic and parked vehicles in neighbourhood (x20)

Crime / Safety / Privacy

- Possible increase in crime (x1)
- Privacy concerns (x4)

Other

- Decrease in property value (x13)
- Capacity of existing schools (x2)
- Increased strain on local utilities infrastructure (x6)
- Previous/similar applications in the neighbourhood declined should set a precedent (x2)
- Lack of/desire for meaningful community consultation with regards to development decisions (x3)

The president of the Westpointe of Windermere Homeowners Association responded to the initial Notice of Proposed Land Use Change and the Engaged Edmonton webpage. The former included an email which copied 85 homeowners in the area - all of which were claimed to be in opposition of the proposal.

Reasons For Opposition (in response to the Engaged Edmonton Web Page)

Zoning / Character / Built Form

- Application does not consider the abutting Direct Control Zone (Bylaw 14690) to the east (x18)
- Disruption of the country residential character of the neighbourhood (x34)
- Precedent set by this development will lead to further development (x34)
- Opposed to additional density, including in the form of duplexes and multi-family developments (x14)

Impacts on Green Space / Wildlife

- Loss of green space, trees, and wildlife habitat (x24)
- General environmental impacts (x15)

Traffic Congestion / Traffic Safety

- Increased vehicle traffic and parked vehicles in neighbourhood (x43)
- Safety concerns to pedestrians and cyclists associated with increased traffic (x9)

Crime / Safety / Privacy

- Possible increase in crime (x2)
- Privacy concerns (x3)

Other

- Decrease in property value (x23)
- Capacity of existing schools (x7)
- Increased strain on local utilities infrastructure (x14)
- Previous/similar applications in the neighbourhood declined should set a precedent (x3)
- Lack of/desire for meaningful community consultation with regards to development decisions (x6)
- Impact on sightlines (x1)
- Increased noise (x1)

Suggestions For Improvement

- Rezone as Direct Control instead to mirror the regulations within Bylaw 14690 (x2)

Questions & Answers

1. Question: Why would the city initially approve these lots to be RR if 20-30 years later the landowners can change zoning?

This new zoning application raises questions about consistency and transparency in land use policies. From what you're saying, the zoning classification (RR) was initially intended to preserve certain characteristics of the area, but now it seems that there may be a push to rezone those areas (RR to RSF). This can feel very disorienting, especially as homeowners we purchased property under the assumption that the RR zoning would offer long-term protections. As homeowners were we lied to?

Answer: The rezoning and plan amendment process in the City of Edmonton is driven by private landowners and/or developers. Thus they are free to make applications to be reviewed and processed by the City, but ultimately decided by City Council.

This decision is made at a Public Hearing, which the public are able to attend and register to speak at once the hearing date is set. As for our recommendation to Council, administration does not have a position of support or non-support at this time, but that will be made public once that date has been set.

2. Question: What traffic measures have been considered?

How has traffic been considered as Windermere Wynd and Windermere Road are the 2 major arteries out of the neighborhood. With Windermere Road being busy during school hours, this already leads to frustrated drivers. How will the additional units impact traffic flows, and what, if any consideration has been made to remediate traffic. There is only so much traffic calming the city can do to combat frustrated drivers. Public transit is inefficient, and the closest transit center is in Leger.

Answer: As part of our internal review, we completed an internal assessment and the traffic generated from the site is not anticipated to be significant to the transportation network. As a result, the proposed zone is not expected to have a significant impact on the pre-existing traffic congestion you have referenced.

3. Question: Re-Zoning Application(s).

Can a re-zoning application be rejected upon receipt? And if so; who makes the decision to reject it OR have it move onto the 'Postcards Distributed' engagement timeline?

Answer: Typically, an application is not "rejected" upon initial submission, but rather sent back for more information - the file planner makes that determination. If we do not receive enough information to complete a thorough review of the rezoning, then we have the option of withdrawing the application. Ultimately, it is council's decision to approve or refuse a rezoning - administration can only provide their recommendation. This decision is made at a Public Hearing, which the public are able to attend and register to speak at once the hearing date is set.

4. Question: Acceptance of re-zoning applications.

Can a re-zoning application be rejected upon receipt before going any further? If so - who at the City has the authority to do so?

Answer: Similar to the response for your previous question, typically, an application is not “rejected” upon initial submission, but rather sent back for more information - the file planner makes that determination. If we do not receive enough information to complete a thorough review of the rezoning, then we have the option of withdrawing the application. Ultimately, it is council’s decision to approve or refuse a rezoning - administration can only provide their recommendation. This decision is made at a Public Hearing, which the public are able to attend and register to speak at once the hearing date is set.

5. Question: Will the City compensate homeowners of DC1 lots should this property be rezoned?

Bylaws DC1-15020 and DC1-14690 were created to add landscaping requirements and tree requirements to lots next to a RR zoned property. Some of these homes have been built in the last 5 years and others are currently in progress. If the City rezones the RR lot (or lots) would they repay DC1 homeowners for the investment they made to meet a bylaw that The City no longer deems necessary?

Answer: There will be no compensation provided.

6. Question: Why isn’t 100 Windermere forced to be zoned DC1 and not RSF?

If you review bylaws DC1-15020 and DC1-14690 you will see that the City has very deliberately created a barrier around the Rural Residential homes on Windermere Crescent. These two bylaws were literally only created to make sure there was a barrier between RR homes and regular city lots (today that’s an RSF lot). Why would the City even consider anything but RR or DC1 given these two bylaws?

Answer: The City cannot force a private landowner to rezone their land or use a particular zone. Development in the City is driven by private landowners and/or developers.

7. Question: How will the City protect Windermere’s neighborhood integrity if DC-1 protections are bypassed?

DC-1 zoning safeguards Windermere’s character by enforcing architectural and environmental standards. Rezoning 100 Windermere Crescent to RSF removes these protections, setting a precedent for uncontrolled development. How will the City ensure the integrity of the neighborhood is maintained if this rezoning is approved? How will the City compensate the surrounding DC-1 and RR lots that will be at as loss if this rezoning goes through?

Answer: 100 Windermere Crescent is not subject to DC1.14690 as this application is proposing to rezone from the Rural Residential Zone (RR) to the Small Scale Flex Residential Zone (RSF).

8. Question: How does the city plan to mitigate the increased traffic to the area?

There are only 3 exits out of this area. You have already approved the rezoning and building of the BILT properties backing the Anthony Henday/Whispering River Drive and you have also approved the row of townhouses in front of Constable Woodall/ St John XXIII on Windermere Road. The increase in cars has significantly increased and further adding more row houses or households in a densely populated area only adds to more traffic.

Answer: This application is not anticipated to significantly increase traffic as a traffic impact assessment was not requested as part of our internal review. Traffic impact assessments are often requested for higher density residential, commercial, or mixed use zones, but not for small scale residential development.

9. Question: How many units.

Total number of units or occupancy numbers please.

Answer: The number of dwelling units would be determined at the development permit stage, which would occur after the rezoning stage (where we are now), and after subdivision if they choose to subdivide the lot.

Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council:

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
- Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).

If you have questions about this application please contact:

Colin Poitras, Planner
780-944-1967
colin.poitras@edmonton.ca

Current NSP Land Use and Population Statistics – Bylaw 20270

WINDERMERE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

Bylaw 20270, September 13, 2022

	Area (ha)	% of GDA
GROSS AREA	469.07	
Natural Area / Environmental Reserve	11.24	
Arterial Road Widening	11.02	
Public Utility (ATCO Gas)	1.65	
Gross Developable Area	445.16	
Parks / Community League*	11.56	2.6%
Private Park	0.39	0.1%
School / Park*	9.92	2.2%
Open Space (no MR credit)	0.29	0.1%
MR - Natural Areas (Trees)	3.03	0.7%
Linear MR	1.96	0.4%
Existing MR	2.56	0.6%
Stormwater Management	26.58	6.0%
Community Commercial	14.18	3.2%
Neighbourhood Commercial	1.47	0.3%
Mixed Use - Office (non retail)	0.98	0.2%
Circulation	89.99	20.2%
Public Utility (Edmonton Police Services Station)	2.43	0.5%
Total Non-Residential Area	165.34	37.1%
Net Residential Area	279.82	62.9%

Residential Land Use, Dwelling Unit County and Population

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People / Unit	Population
Low Density Residential (LDR)						
Existing Country Residential	69.99	5	350	5.2%	2.8	980
Large Lot Residential	21.13	7	148	2.2%	2.8	414
Single / Semi-Detached	161.1	25	4028	59.5%	2.8	11277
Medium Density Residential (MDR)						
Row Housing	7.91	45	356	5.3%	2.8	997
Low-Rise / Medium Density Housing	18.81	90	1693	25.0%	1.8	3047
High Density Residential (HDR)						
Medium to High Rise Units	0.88	225	198	2.9%	1.5	297
Total	279.82		6,772	100%		17,012

Gross Population Density 38 persons per gross developable hectare

Net Population Density 61 persons per net residential hectare

Unit Density 24 units per net residential hectare

Level	Public	Separate	Total
Elementary	888	444	1,332
Junior High	444	222	666
Senior High	444	222	666
Total	1,776	888	2,664

Proposed NSP Land Use and Population Statistics – Bylaw 21212

Proposed Windermere Neighbourhood Structure Plan

Land use and Population Statistics

	Area(ha)	% of GDA
Gross Area	469.07	
Natural Area/Environmental reserve	11.24	
Arterial Road Widening	11.02	
Public Utility (ATCO gas)	1.65	
Gross Developable Area	445.16	
Parks/Community League	11.56	2.6
Private Park	0.39	0.01
School Park *	9.92	2.2
Open Space (No MR credit)	0.29	0.1
MR (Natural Trees)	3.03	0.7
Linear MR	1.96	0.4
Existing MR	2.56	0.6
Stormwater Management	26.58	6
Community Commercial	14.18	3.2
Neighbourhood Commercial	1.47	0.3
Mixed Use-Office (non retail)	0.98	0.2
Circulation	89.99	20.5
Public Utility (Edmonton Police Services Station)	2.43	0.05
Total Non Residential	165.34	37.1
Net Residential Area	279.82	62.9

Residential Land Use, Dwelling Unit County and Population

	Area(ha)	Units/ha	Units	% of Total Units	People/Unit	Population
Land Use						
Low Density Residential						
Existing country residential	69.45	5	349	5.1	2.8	977
Large Lot residential	21.13	7	148	2.2	2.8	414
Single/Semi Detached	161.6	25	4041	59.6	2.8	11313
Medium Density Residential (MDR)						
Row Housing	7.91	45	356	5.3	2.8	997
Low Rise/Medium Density Residential	18.81	90	1693	25	1.8	3047
High Density Residential (HDR)						
Medium to High Density Residential	0.88	225	198	2.9	1.5	297
Total	279.82		6785	100		17045

Gross Population Density

38 persons per gross developable hectare

Net Population Density

61 persons per net residential hectare

Unit Density

24 units per net residential hectare

Level	Public	Separate	Total
Elementary	888	444	1332
Junior High	444	222	666
Senior High	444	222	666
Total	1776	888	2664

Current ASP Land Use and Population Statistics – Bylaw 21115

Windermere Area Structure Plan - Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside - -NBHD 1	Winderemere- NBHD 2	Keswick - NHBD 3	Glenridding Heights - NBHD 4A	Glenridding Ravine - NHBD 4B	Kendal- NHBD 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	Ambleside - -NBHD 1		Winderemere- NBHD 2		Keswick - NHBD 3		Glenridding Heights - NBHD 4A		Glenridding Ravine - NHBD 4B		Kendal- NHBD 5		TOTAL (ha)	
NET RESIDENTIAL AREA	103.4		279.8		192.2		58.0		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	161.1	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.

Proposed ASP Land Use and Population Statistics – Bylaw 21211

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	
	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Housing 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	6784	192.2	6430	58	2227	96.5	4057	168.4	7620	898.3	31059
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.