

Bylaw 21212

A Bylaw to amend Bylaw 13717, as amended, being the
Windermere Area Structure Plan through an amendment to
the Windermere Neighbourhood 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 City Council found it desirable to from time to time to amend Bylaw 13717, as amended, being Windermere Area Structure Plan by adding new neighbourhoods; and

WHEREAS on September 13, 2006 Council adopted, as Appendix “B” to Bylaw 13717, as amended, the Windermere Neighbourhood Structure Plan by the passage of Bylaw 14372; and

WHEREAS City Council considers it desirable to amend Bylaw 13717, as amended, the Windermere Area Structure Plan through an amendment to the Windermere Neighbourhood 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. The Windermere Neighbourhood Structure Plan, being Appendix “B” to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is amended as follows:
 - a. deleting the map entitled “Bylaw 20270 - Windermere Neighbourhood Structure Plan” from the plan;
 - b. deleting the map entitled “Figure 5.0 – Development Concept” and replacing it with the map entitled “Figure 5.0 – Development Concept - Bylaw 21212 -

Windermere Neighbourhood Structure Plan” attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;

- c. deleting the land use and population statistics entitled “Windermere Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20270” and replacing it with “Windermere Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 21212”, attached hereto as Schedule “B”, and forming part of this bylaw; and
- d. deleting the second paragraph of section 4.1.1 - Country Residential Estate (CRE) and replacing it with:

"These residences form part of this area's early history and are generally expected to remain country residential. Rezoning and subdivision will be reviewed on a case by case basis in alignment with The City Plan, the Windermere Area Structure Plan, and the site context. The latest of these developments, Windermere Ridge Estates, is built to an urban and serviced standard unlike Windermere and Westpoint Estates. These earlier residences may choose to connect into future urban service extensions as they become available while maintaining their rural image. Where existing residents support full City services, attempts to provide full servicing should be encouraged as soon as practicable."

READ a first time this	29th day of August	, A. D. 2025;
READ a second time this	29th day of August	, A. D. 2025;
READ a third time this	29th day of August	, A. D. 2025;
SIGNED and PASSED this	29th day of August	, A. D. 2025.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

NOTE:
In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

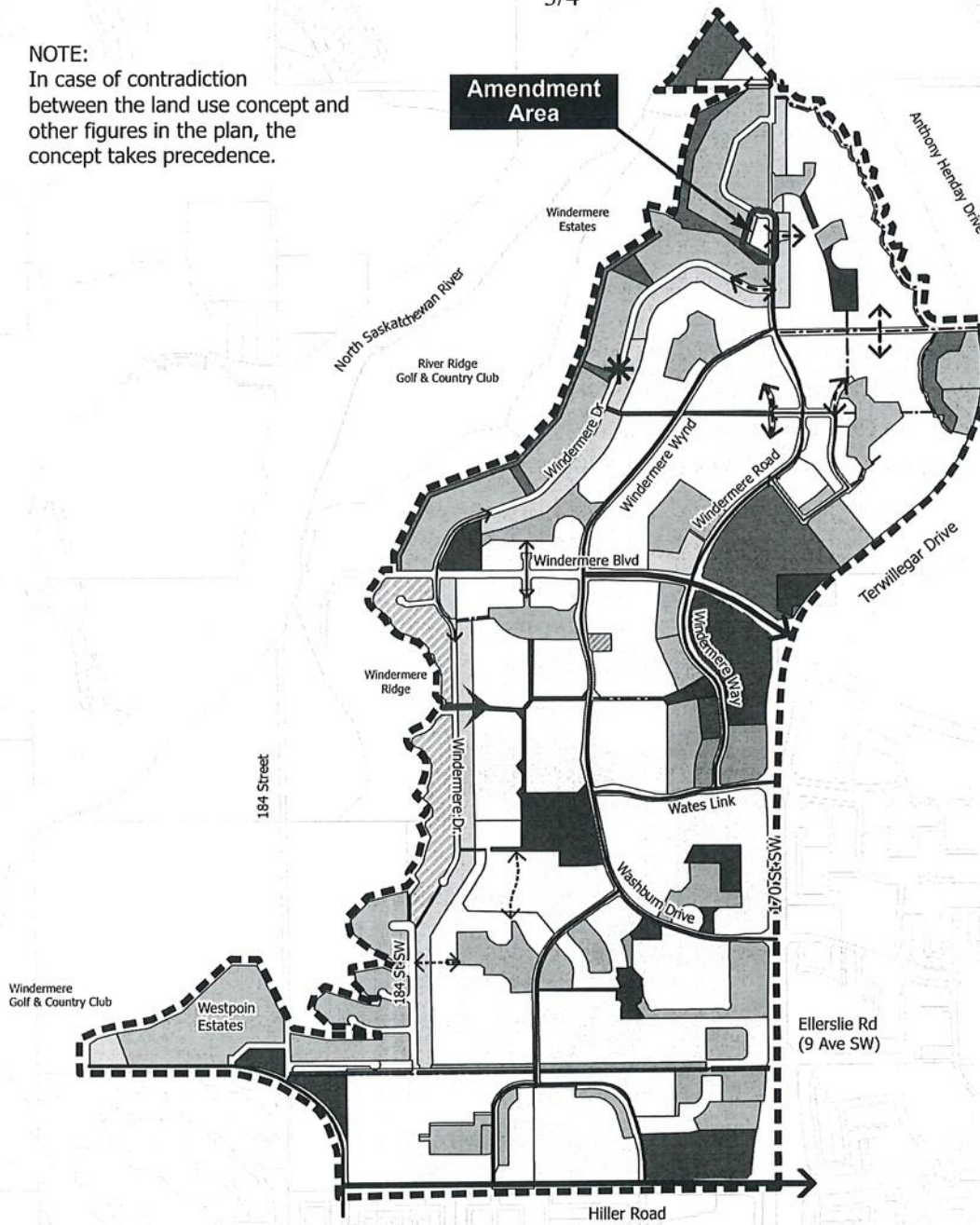


Figure 5 - Development Concept
BYLAW 21212 WINDERMERE
Neighbourhood Structure Plan

- | | | |
|---|---------------------------|---|
| Low Density Residential | Office/Mixed Use | Emergency Access/ Walkway Connection |
| Medium Density Residential | Community Commercial | Pedestrian Connection |
| High Density Residential | General Commercial | Multi Use Trail |
| Existing Country Residential | Private Park | Multi Use Trail Corridor (no MR Credit) |
| Existing Served Country Residential | Environmental Reserve | Local Roadway |
| Municipal Reserve | School/Park | Collector Roadway |
| Open Space | Stormwater Facility | Arterial Roadway |
| Public Utility Edmonton Police Services Station | Public Utility Lot | NSP Boundary |
| Large Lot Residential | Potential Traffic Calming | |

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.

**Windemere Neighbourhood Structure Plan
Land use and Population Statistics - Bylaw 21212**

	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				