

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 | 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. |

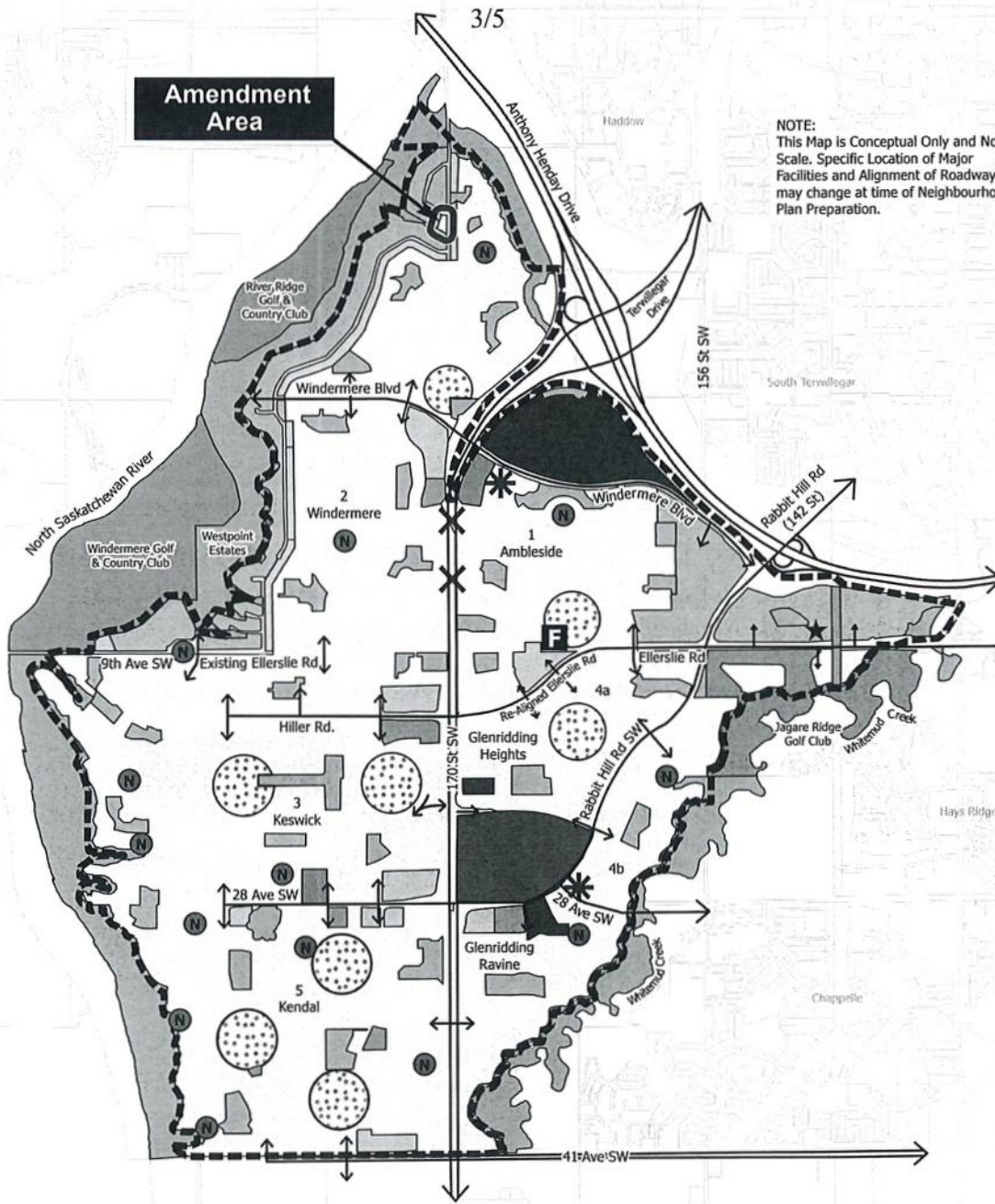
THE CITY OF EDMONTON



MAYOR



A/_____
CITY CLERK



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.

Figure 7.0 - Development Concept
BYLAW 21211 WINDERMERE Area Structure Plan

- | | | |
|---------------------------------------|--|---|
| 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 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.