

Bylaw 21313

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, 21115, and 21211; 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 “Figure 7.0 – Development Concept” and replacing it with the map entitled “Figure 7 – Development Concept”, attached hereto as Schedule “A” and deleting the “amendment area” indicator and forming part of this bylaw;
  - b. deleting the first line of the second last paragraph in section 5.4.2 Concept: Mixed Use – Institutional / Residential and replacing it with: "A Mixed Use - Institutional/Residential parcel is contemplated within the ASP as shown in Figure 7."; and

- c. deleting the first line in section 5.4.3 Mixed Use - Residential/Commercial and replacing it with: "The plan area provides five Mixed-use Residential/Commercial sites located in the Glenridding Ravine, Keswick, Kendal and Ambleside neighbourhoods."

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.

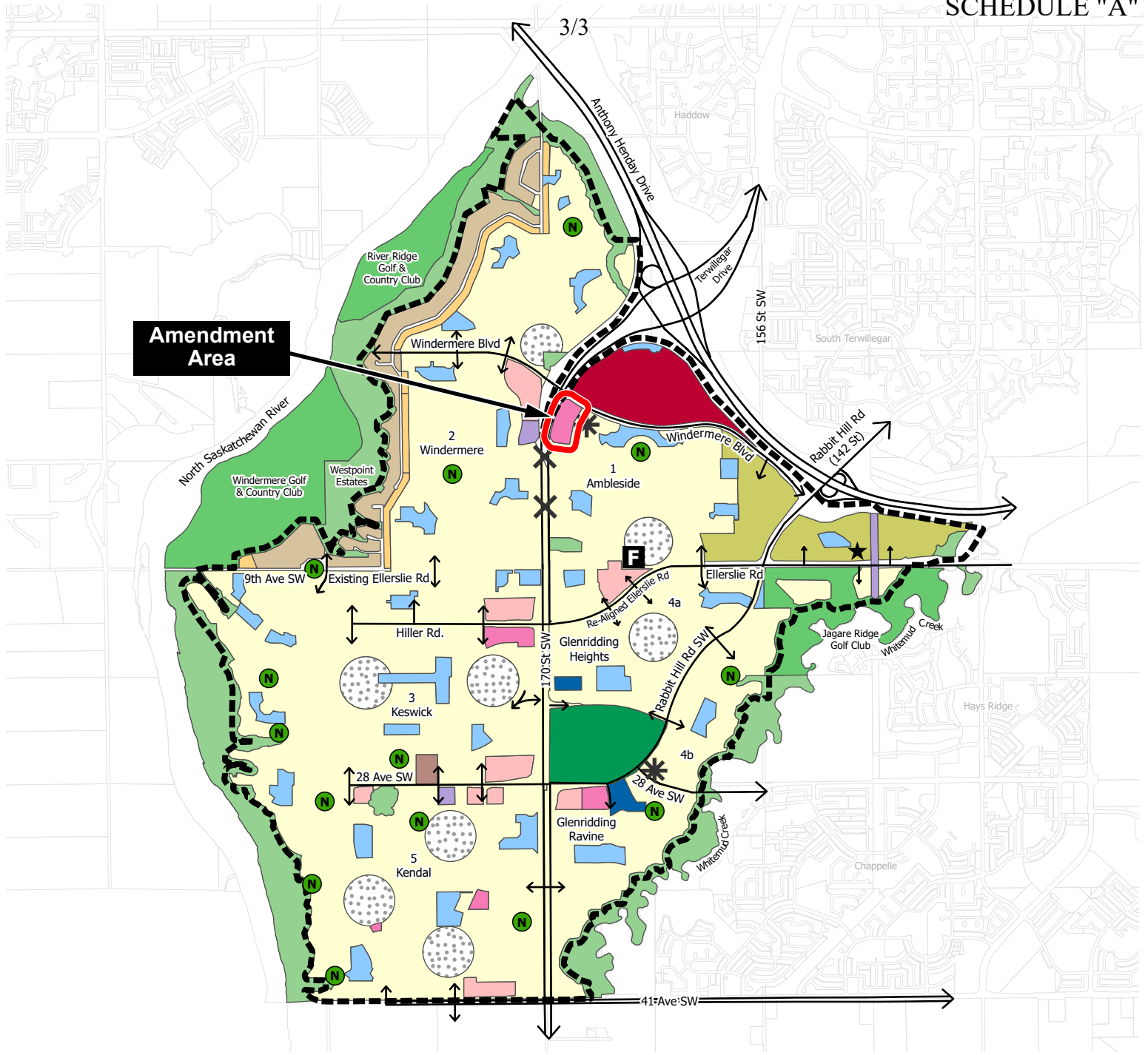
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**FIGURE 7**  
**DEVELOPMENT CONCEPT**  
**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   |