

Bylaw 16276

A Bylaw to amend Bylaw 13717, Windermere Area Structure Plan,  
through an amendment to the  
Ambleside 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, Windermere Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 13717, Windermere Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on July 28, 2005 Council adopted the Windermere Neighbourhood One Neighbourhood Structure Plan by passage of Bylaw 14057; and

WHEREAS on May 3, 2006 Council amended the Windermere Neighbourhood One Neighbourhood Structure Plan by passage of Bylaw 14278 renaming and adopting the plan as the Ambleside Neighbourhood Area Structure Plan and adding it as Appendix "A" to Bylaw 13717 - Windermere Area Structure Plan; and

WHEREAS on March 12, 2007 Council has amended the Ambleside Neighbourhood Area Structure Plan by passage of Bylaw 14511 by renaming and adopting the plan as the Ambleside Neighbourhood Structure Plan; and

WHEREAS Council found it desirable from time to time to amend the Ambleside Neighbourhood Structure Plan through the passage of Bylaws 14278, 14511, 14771, 14869, 14964, 15826, 15806, 15809 15991 and 16073; and

WHEREAS an application was received by the Sustainable Development Department to amend Ambleside Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Ambleside 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. That Appendix "A" to Bylaw 13717 - Windermere Area Structure Plan is hereby amended by:

a) inserting the following after Section 4.5.2 – Community Commercial:

4.5.3 - Neighbourhood Commercial

There is one Neighbourhood Commercial site located at the intersection of Ellerslie Road and Allan Drive. The location of this commercial site provides efficient and convenient access to local residents and is intended to serve the day-to-day needs of the neighbourhood and neighbouring communities.

Neighbourhood Commercial uses are located in the southwest portion of the Plan area to provide residents with local retail and commercial services within walking distance and transit access. This supports the creation of an active, walkable centre where people will use alternative means of transportation to meet their daily needs locally. This encourages frequency of use, greater activity, local awareness, surveillance and community safety. The area attributed to Neighbourhood Commercial is shown in Figure 5.

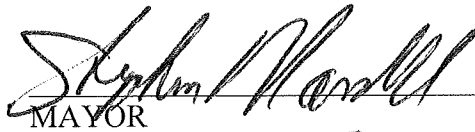
b) deleting the second paragraph in Section 4.5.4 - Business Employment, and substituting the following:

Principal access to Business Employment west of 156 Street occurs along the internal arterial roadway shared with major commercial further northwest. The approximate 9 hectares of Business Employment lands, located east of 156 Street and adjacent to Windermere Boulevard and Rabbit Hill Road, will be developed by use of (DC1)

Direct Development Control Provision to ensure appropriate design guidelines and desirable mix of Business Employment uses to meet area needs by providing local employment and regional services and facilities. Lands located between Rabbit Hill Road and power-line right-of-way are accessible via Rabbit Hill Road – Anthony Henday Drive interchange and Ellerslie Road. Included in these lands is the City of Edmonton Southwest Integrated Service Yard / Snow Dump.

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|--------------------|------------------|--------|----------|---------------|
| Read a first time  | 13 <sup>th</sup> | day of | November | , A. D. 2012; |
| Read a second time | 13 <sup>th</sup> | day of | November | , A. D. 2012; |
| Read a third time  | 5 <sup>th</sup>  | day of | March    | , A. D. 2013; |
| SIGNED AND PASSED  | 5 <sup>th</sup>  | day of | March    | , A. D. 2013. |

THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK