

Bylaw 19264

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, and 19023; 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 twelfth paragraph of Section 5.5.2 Concept: Mixed Use - Institutional/Residential and replacing it with the following:

“Two Mixed Use - Institutional/Residential parcels are contemplated within the ASP as shown in Figure 7.0. The first is located in the western portion of Neighbourhood One (Ambleside), north central within the ASP. The site is bound by Terwillegar Drive to the west, arterial roadway and major Commercial to the north, residential to the east, and right-in/right-out collector roadway immediately south. A second Mixed-use Institutional/Residential site is south centrally located in Neighbourhood Three (Keswick along 25 Avenue SW and approximately 750 metres west of 170 Street. Each of these sites provides superior visibility, convenience, (e.g. neighbourhood commercial), presence (i.e. focal point), vehicle access, egress via collector roadway, and proximity to higher residential densities. While these two sites are contemplated at this time, additional sites, comprehensively planned, will be encouraged to strengthen the concepts of social integration and mixed use neighbourhoods.”

- b. deleting the second paragraph of Section 8.3.2 Staging Concept – Windermere Neighbourhood Two and replacing it with the following:

“This Neighbourhood establishes positive urban interface with existing, residential land uses to the west such as Windermere, Windermere Ridge, and Westpoint Estates. Thoughtful planning and design will incorporate principles of Smart Growth including a diversity of housing, commercial, and open space opportunities as well as an integrated transportation network. Combined with Neighbourhood One, these attributes will support Smart Growth, Transit/Pedestrian Oriented Development, Mixed Use Nodes, and Integrated Community Circulation Systems in South Edmonton. Neighbourhood Two will establish an integrated community concept for Windermere.

- c. deleting the land use and population statistics entitled “Bylaw 19023 – Windermere Area Structure Plan – Land Use and Population Statistics” and replacing it therefore with;

WINDERMERE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 19264

Windermere Area Structure Plan – Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside - NHBD 1	Windermere - NHBD 2	Keswick - NHBD 3	Glenridding Heights - NHBD 4A	Glenridding Ravine - NHBD 4B	NHBD 5*	TOTAL (ha)
GROSS STUDY AREA (ha)	314.7	469.1	372.7	160.5	197.9	306	1,821
Pipeline / Power Line Corridors ROW	2.7	1.6	0.7	1.0	1.8		8
Creeks / Ravine Lands (ER)		11.2	43.7		0.7		53
Public Upland Area (land between UDL and Top-of-Bank)			6.0		5.5		11
Major Arterial / Road ROW	11.8	11.0	16.5	19.6	22.2	14	95
Existing Uses					12.4		12
GROSS DEVELOPABLE AREA	300.2	445.2	305.9	139.8	155.3	292	1,641
Public Utility	0.6	2.4			0.0		3
Municipal Reserve School/Park	19.8	29.0	18.7	42.9	9.1	14	134
Business Employment	69.2						69
Major Commercial Centre	47.9	1.5				54	103
Commercial	4.9	14.2	7.3	1.3	6.0		34
Mixed Uses	5.5	1.0	3.5				10
Circulation * @ 25%	25.5	90.0	61.9	28.6	31.0	19	256
Transit Center	2.2				0.8		3
Public Open Space	2.6	0.7					3
Stormwater Management Facility	15.5	26.6	19.9	7.1	8.9	12	90
Institutional	2.1		2.6	0.0	4.0		9
TOTAL NON-RESIDENTIAL LAND USES	195.8	165.4	113.9	79.9	59.9	99	714
Percentage of GDA	65%	37%	37%	57%	39%	34%	44%
NET RESIDENTIAL AREA	104.4	279.9	192.0	60.0	95.4	193	925
Percentage of GDA	35%	63%	63%	43%	61%	66%	56%

*Detailed calculations will be prepared during NSP approval stage

Windermere Area Structure Plan – Housing Units and Population Statistics

Neighbourhood	Ambleside - NHBD 1		Windermere - NHBD 2		Keswick - NHBD 3		Glenridding Heights - NHBD 4A		Glenridding Ravine - NHBD 4B		NHBD 5*		TOTAL	
NET RESIDENTIAL AREA (ha)	104.4		279.9		192.0		60.0		95.4		193		924.7	
Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Low Density Residential	84.7	2,117	160	3,999	167.8	4,196	44.8	1,120	78.5	1,962	135	2,450	673.5	15,844
Row Housing Residential	6.4	288	7.9	356	9.2	415	7.0	315	4.3	194			34.8	1,568
Medium Density Residential	10.9	981	20	1,803	9.9	893	7.4	662	9.4	1,045	38	1,914	95.7	7,298
Mixed Use					1.4	175							1.4	175
High Density Residential	2.6	585	0.9	198	3.6	814	0.8	180	3.2	720	2	380	13.1	2,877
*Large Lot Residential			21.1	148									21.1	148
Existing Country Residential			70.0	350									70.0	350
Neighbourhood Total	104.6	3,971	279.9	6,854	192.0	6,493	60.0	2,277	95.4	3,921	175	4,744	906.9	28,260
Unit Density (du/nrha)	38		24		34		38		41		25		31	
Population														
Low Density Population	5,928		11,197		11,748		3,136		5,494		8,084		45,587	
Row Housing Population	806		997		1,162		882		543				4,390	
Medium Density Population	1,766		3,245		1,607		1,192		1,880		5,493		15,183	
Mixed Use					263								263	
High Density Population	877		297		1,220		270		1,080		543		4,287	
*Large Lot Residential			414										414	
Existing Country Residential			980										980	
Neighbourhood Total	9,377		17,130		16,000		5,480		8,997		14,120		71,104	
Population Density (ppl/nrha)	90		61		83		91		94		73		77	

*Nbhd 5 Medium Density includes both row housing and low rise

Windermere Area Structure Plan – Student Generation

NEIGHBOURHOOD	Gross Developable Area (ha)	Public School Board		Separate School Board			Neighbourhood Sub-total
		Elementary	Junior/Senior High	Elementary	Junior High	Senior High	
Ambleside - NHBD 1	299	600	600	300	150	150	1,800
Windermere - NHBD 2	448	888	888	444	222	222	2,664
Keswick - NHBD 3	306	612	612	306	153	153	1,836
Glenridding Heights - NHBD 4A	140	280	280	140	70	70	840
Glenridding Ravine - NHBD 4B	155	311	310	155	78	78	932
NHBD 5	292	584	584	234	117	117	1,636
TOTAL STUDENT POPULATION*	1,640	3,275	3,274	1,579	790	790	9,708

*School age populations are calculated based upon Neighbourhood GDA. These calculations do not take into account neighbourhood life cycles and changing provisions. The necessity of school sites should be determined during NSP preparation.

- d. deleting the map entitled “Bylaw 19023 – Amendment to Approved Windermere Area Structure Plan” and substituting it therefore with the Map entitled “Bylaw 19264 – Amendment to Windermere Area Structure Plan”
attached hereto as Schedule “A”;
- e. deleting the map entitled “Figure 7.0 – Development Concept” and substituting therefore the Map entitled “Figure 7.0 – Development Concept” attached hereto as Schedule “B”.

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

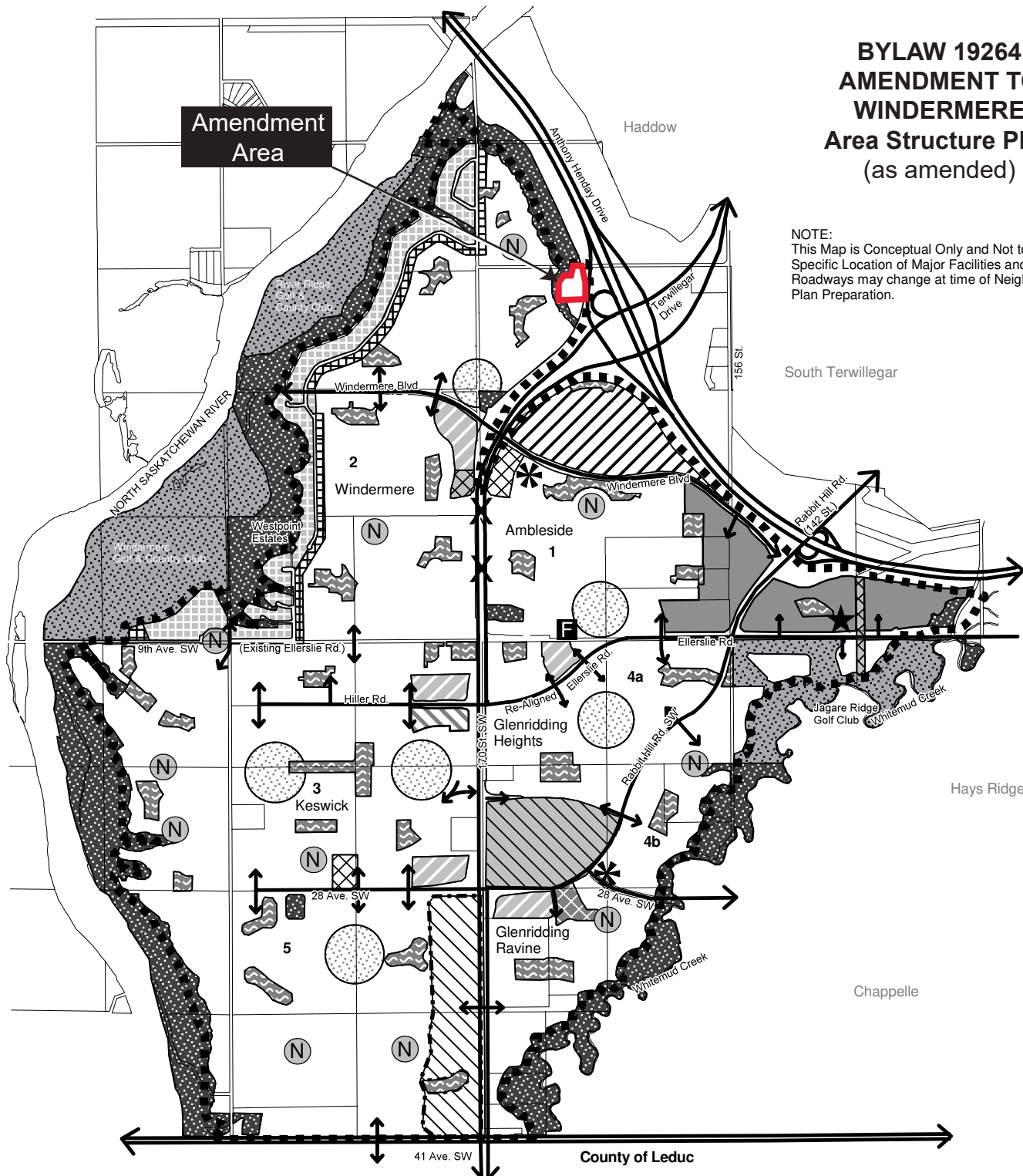
THE CITY OF EDMONTON

MAYOR

CITY CLERK

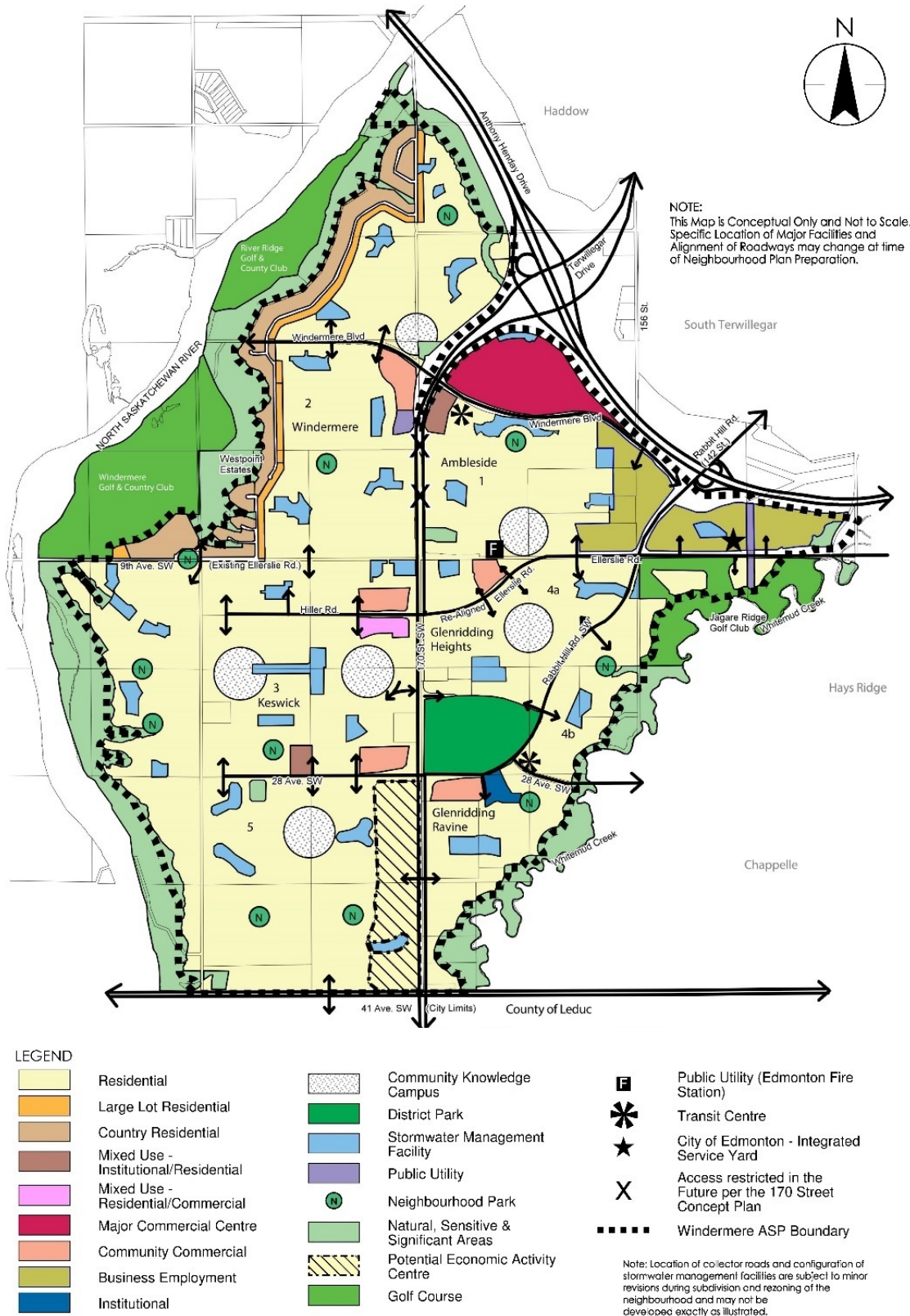
BYLAW 19264 AMENDMENT TO WINDERMERE Area Structure Plan (as amended)

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.



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.

Figure 7.0 - Development Concept



WINDERMERE AREA STRUCTURE PLAN