

Bylaw 19265

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 fifth paragraph of Section 4.1.4 Medium Density Residential (MDR) and replacing it with the following:

“The MDR designation has been placed on two parcels located in the northeast portion of the plan area, located south of 16 Avenue and west of Anthony Henday Drive. The location of the two sites lends itself to multi-unit developments as they are close to open space and pedestrian connections. Additionally, MDR uses provide greater servicing and site planning options in light of the relatively low topography of the sites. Given the sites locations on the edge of the community, consideration has to be given to their use, density, and location relative to transit service. Walkway connection are in close proximity to permit easy pedestrian connections to transit service for areas outside of 400 meters. Density and resulting traffic generations will be evaluated at the time of zoning. The site located directly south of 16 Avenue shall be limited to 175 dwelling units as per the results of a Traffic Impact Assessment which was undertaken at the time of rezoning the site to Direct Development Control Provision (DC1). Prior to the issuance of a Development Permit, for the site located directly south of 16 Avenue, an Environmental Impact Screening Report, in accordance with Schedule D of the North Saskatchewan River Valley Area Redevelopment Plan shall be submitted and approved by City Council for the construction of 16 Avenue, from Whispering River Drive to the Transportation Utility Corridor. City Council may require that any identified adverse impacts be eliminated, minimized or mitigated through design and landscaping measures.”

- b. renaming Section 4.2 Mixed-Use and Institutional to Section 4.2 Mixed use;
- c. deleting all text from Section 4.2 Mixed-Use and replacing it with the following:

“A Mixed Use office site is located along the west side of the plan area, south of 9 Avenue NW along the eastern entrance to the neighbourhood, next to the Community Commercial land use (see Figure 5.0 – Development Concept). The site will provide residents with local office services within short walking distance and transit access. This supports the creation of an active, walkable centre where residents have the option to choose alternative means of transportation to meet their daily needs locally. Specific details regarding access/egress and site design will be determined at the rezoning and subdivision stage. The mixed use nature of this area contemplates the potential of residential uses “above” but prohibits the development of any retail/commercial uses. Given the use restrictions it is anticipated that this area will be developed under a direct control zoning. However, as the purpose of the DC zoning is to simply limit use, a site plan will not be required with the zone.

The gross developable area attributed to the Mixed Use Office site is shown in Appendix 2.

- d. delete Section 4.2.1 Mixed Use Office;
- e. renumber Section 4.2.2 Mixed Use Office Urban Design Guidelines to Section 4.2.1 Mixed Use Office Urban Design Guidelines;

- f. deleting the second paragraph of new Section 4.2.1 Mixed Use Office Urban Design Guidelines and replace with the following: “The gross developable area attributed to Mixed Use is provided in Appendix 2.”
- g. deleting Section 4.2.3 Mixed Use/Institutional Urban Design Guidelines;
- h. deleting the land use and population statistics entitled “Bylaw 17194 – Windermere Neighbourhood Structure Plan – Land Use and Population Statistics” and replacing it therefore with;

**WINDERMERE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19265**

	Area (ha)	% of GDA
GROSS AREA	469.07	
Natural Area/Environmental Reserve	11.24	
Arterial Road Widening	11.02	
Public Utility (ATCO Gas)	1.58	
Gross Developable Area	445.23	100.00%
Parks/Community League*	11.56	2.6%
Private Park	0.39	0.1%
School/Park*	9.92	2.2%
Open Space (no MR credit)	0.29	0.1%
MR- Natural Areas (Trees)	3.03	0.7%
Linear MR	1.96	0.4%
Existing MR	2.56	0.6%
Stormwater Management	26.58	6.0%
Community Commercial	14.18	3.2%
Neighbourhood Commercial	1.47	0.3%
Mixed Use - Office (non retail)	0.98	0.2%
Circulation	89.99	20.2%
Public Utility (Edmonton Police Services Station)	2.43	0.5%
Total Non-Residential Area	165.34	37.1%
Net Residential Area	279.89	62.9%

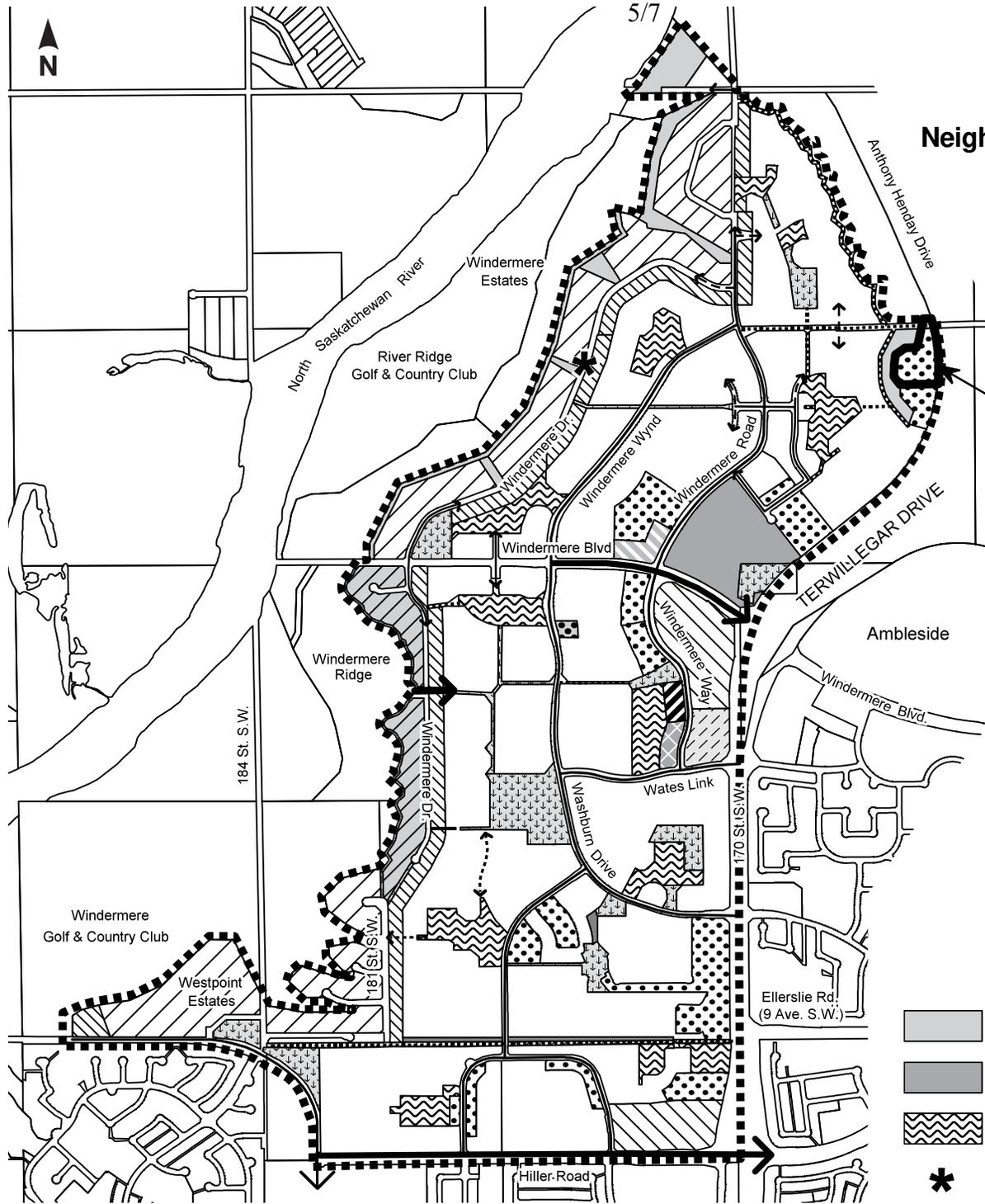
Residential Land Use, Dwelling Unit Count and Population

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People /Unit	Population
Low Density Residential (LDR)						
Existing Country Residential	69.99	5	350	5.1%	2.8	980
Large Lot Residential	21.13	7	148	2.2%	2.8	414
Single/Semi-Detached	159.95	25	3,999	58.3%	2.8	11,197
Medium Density Residential (MDR)						
Row Housing	7.91	45	356	5.2%	2.8	997
Low-Rise/Medium Density- Housing	20.03	90	1,803	26.3%	1.8	3,245
High Density Residential (HDR)						
Medium to High Rise Units	0.88	225	198	2.9%	1.5	297
Total	279.89		6,854	100.00%		17,130

Gross Population Density: 38 persons per gross developable hectare

Net Population Density: 61 persons per net residential hectare

**BYLAW 19265
AMENDMENT TO
WINDERMERE
Neighbourhood Structure Plan
(as amended)**

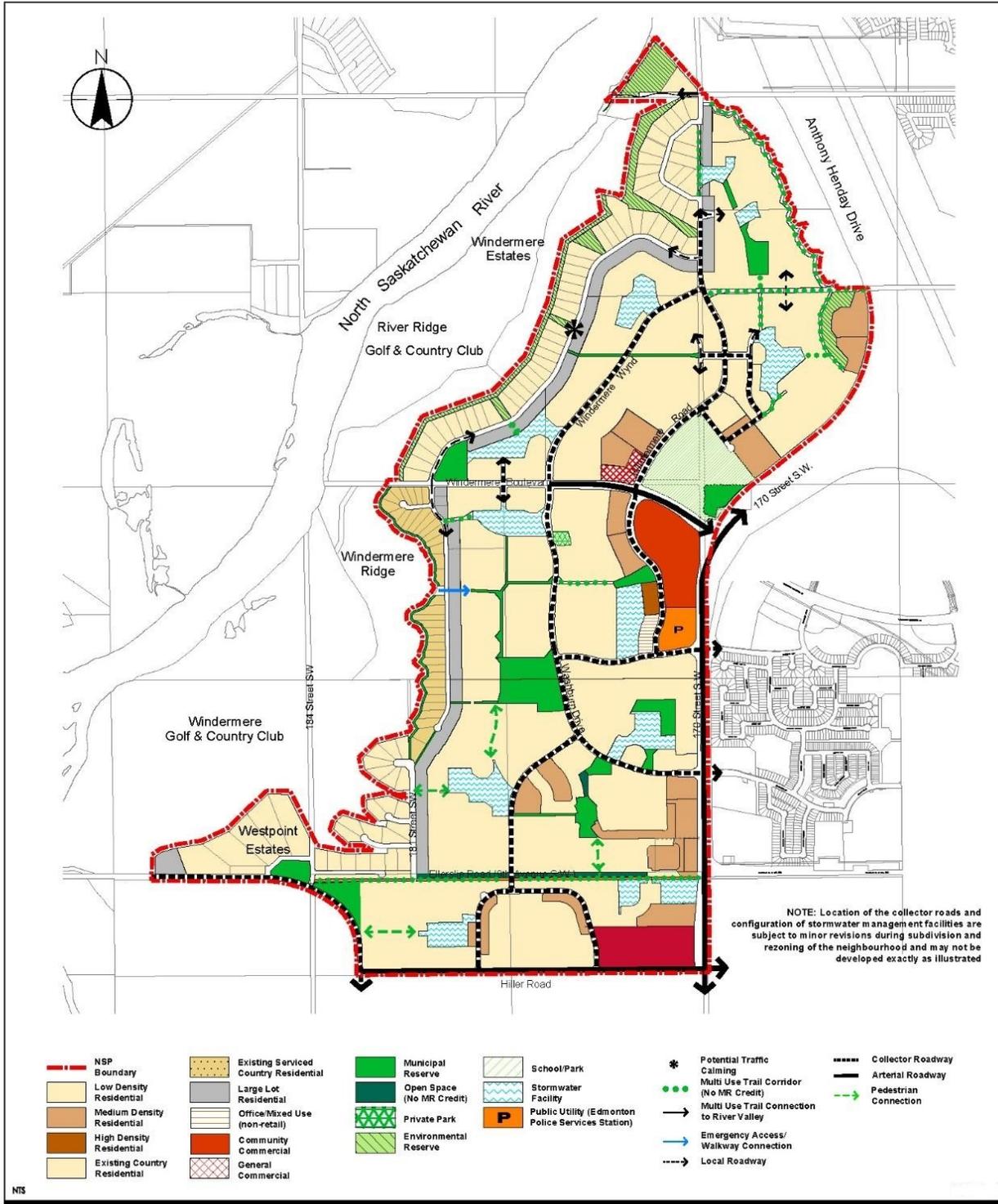


Amendment Area

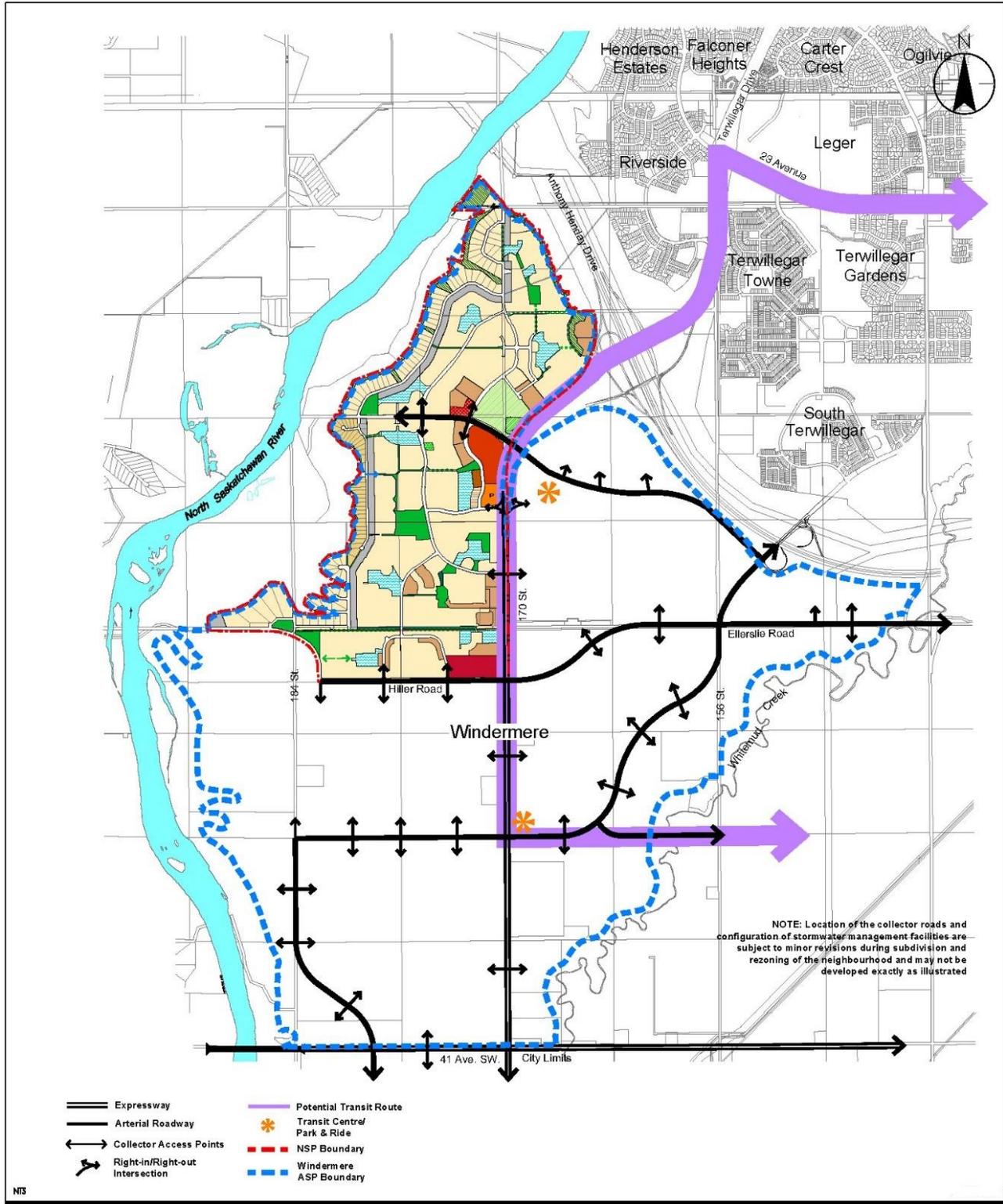
NOTE: Location of the collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

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

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



Windermere
Neighbourhood Structure Plan
Figure No. 5.0
Title Development Concept



Windermere
Neighbourhood Structure Plan
Figure No.
8.0
Title
Transit Context Plan