

Bylaw 18998

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 Bylaw 15010, 15423, 15513, 15825, 15802, 15805, 15808, 16003, 16072, 16090, 16130, 16177, 16291, 17119, 17184, 17193, 17404, 17796, 18280, 18568, 18682 and 18815; and

WHEREAS an application was received by City Planning 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 land use and population statistics entitled “Windermere Area Structure Plan - Land Use and Population Statistics – Bylaw 18815”; and
 - b. deleting the tables in “Appendix 2 – Land Use and Population Statistics” and replacing them with the tables attached hereto as Schedule “A” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Bylaw 18998

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)		8.6	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	447.9	305.9	139.9	155.3	292	1,641
Public Utility	0.6	2.4			4.0		7
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	2.2	2.6	2.6			10
TOTAL NON-RESIDENTIAL LAND USES	195.8	167.5	113.9	82.5	59.9	99	719
Percentage of GDA	65%	37%	37%	59%	39%	34%	44%
NET RESIDENTIAL AREA	104.4	280.4	192.0	57.4	95.4	193	923
Percentage of GDA	35%	63%	63%	41%	61%	66%	57%

*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		280.4		192.0		57.4		95.4		193		922.6	
Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Low Density Residential	84.7	2,117	162.6	4,066	167.8	4,196	42.7	1,067	78.5	1,962	135	2,450	671.4	15,858
Row Housing Residential	6.4	288	7.9	356	9.2	415	6.5	294	4.3	194			34.3	1,547
Medium Density Residential	10.9	981	17.9	1,607	9.9	893	7.4	662	9.4	1,045	38	1,914	93.5	7,102
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	280.4	6,725	192.0	6,493	57.4	2,203	95.4	3,921	175	4,744	904.8	28,057
Unit Density (du/nrha)	38		24		34		38		41		25		30	
Population														
Low Density Population	5,928		11,384		11,748		2,988		5,494		8,084		45,626	
Row Housing Population	806		997		1,162		824		543				4,332	
Medium Density Population	1,766		2,892		1,607		1,192		1,880		5,493		14,830	
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		16,964		16,000		5,274		8,997		14,120		70,732	
Population Density (ppl/nrha)	90		61		83		92		94		73		77	

*Nbrd 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.