

Bylaw 18815

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, and 18682; 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 table entitled “Windermere Area Structure Plan Land Use and Population Statistics – Bylaw 18682” and replacing with:

**WINDERMERE AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 18815**

	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>1,775</b>	
Pipeline / Power Line Corridors	9	
Creeks / Ravine Lands (ER)	15	
Major Arterials	97	
Public Upland Areas	6	
Golf Course	12	
Existing Uses - Country Residential	70	
<b>Gross Developable Area</b>	<b>1,566</b>	<b>100.0%</b>
Public Utility	7	0.4%
Parks and Schools	134	8.6%
Circulation	311	19.9%
Transit Centre	1	0.1%
Public Open Space	3	0.2%
Stormwater Management Facilities	86	5.5%
Institutional	7	0.2%
<b>Net Developable Area</b>	<b>1,017</b>	<b>65.8%</b>
Business Employment	70	4.5%
Major Commercial	48	3.1%
Community Commercial	35	2.2%
Mixed-Use Institutional / Residential	14	0.9%
Mixed-Use Residential /Commercial	5	0.3%
<b>Total Non-Residential</b>	<b>172</b>	<b>11.0%</b>
<b>Total Residential</b>	<b>849</b>	<b>54.2%</b>
	<b>% of Total</b>	
	<b>Units</b>	<b>Population</b>
Low Density	16,150	46,412

Medium Density	7,437	27.5%	19,080
High Density	2,966	11.0%	2,194
Large Lot	491	1.8%	1,375
<b>Total Residential</b>	<b>27,044</b>	<b>100.0%</b>	<b>69,061</b>

Density: 39 persons per gross hectare  
32 units per net residential hectare

\*Includes land potentially releasable from the R.D.A

- b. deleting the map entitled “Bylaw 18568 Approved Windermere Area Structure Plan (as amended)” and replacing with the map “Bylaw 18815 Amendment to Approved Windermere Area Structure Plan (as amended)” attached 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.

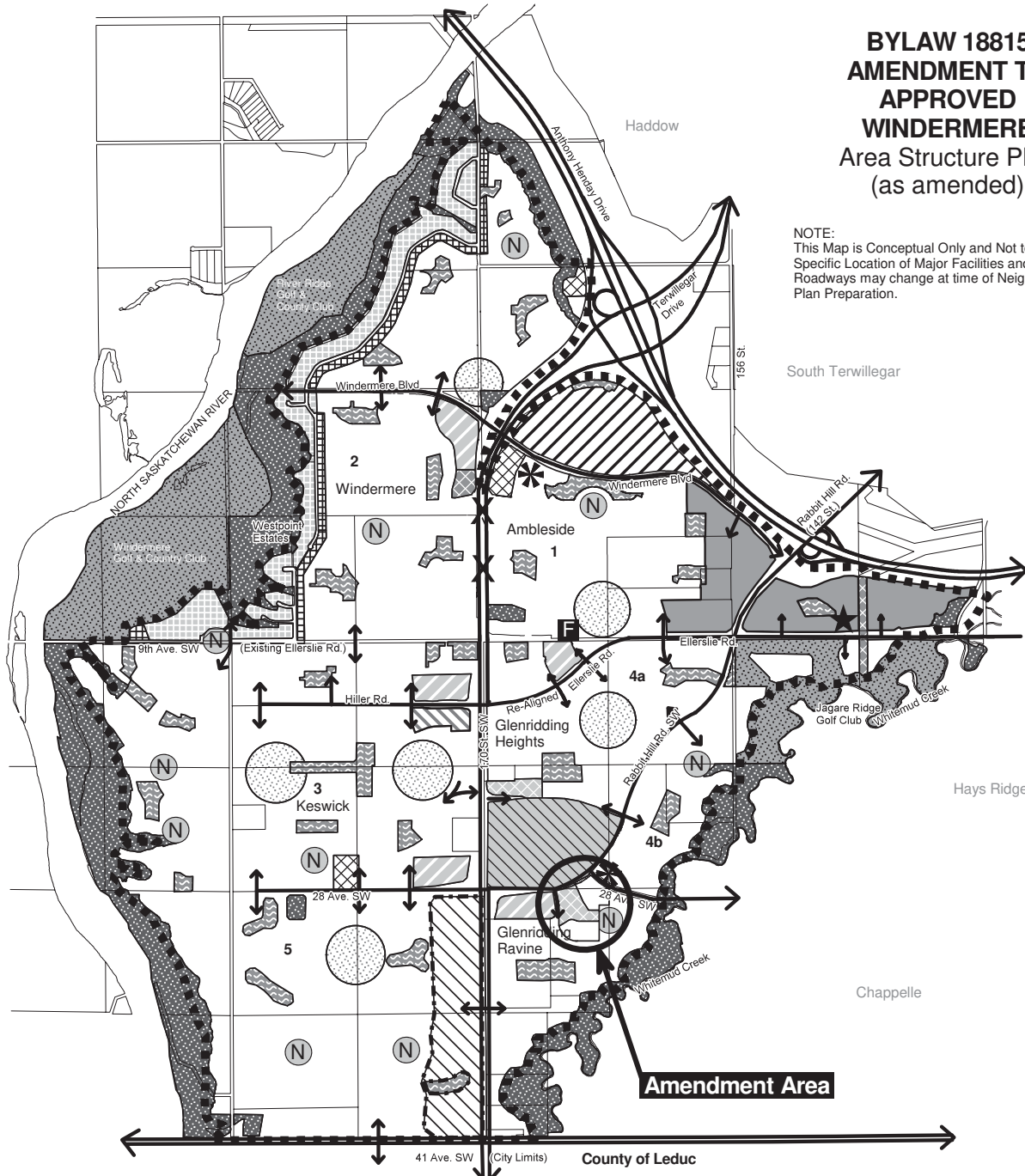
THE CITY OF EDMONTON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW 18815  
AMENDMENT TO  
APPROVED  
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.



	Residential		Community Knowledge Campus		Public Utility (Edmonton Fire Station)
	Large Lot Residential		District Park		Transit Centre
	Country Residential		Stormwater Management Facility		City of Edmonton - Integrated Service Yard
	Mixed Use - Institutional/Residential		Public Utility		Access restricted in the Future per the 170 Street Concept Plan
	Mixed Use - Residential/Commercial		Neighbourhood Park		Windermere ASP Boundary
	Major Commercial Centre		Natural Sensitive & Significant Areas		Amendment Area
	Community Commercial		Potential Economic Activity Centre		
	Business Employment		Golf Course		
	Institutional				

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.