

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**

	Area (ha)	% of GDA
Gross Area	1,775	
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	
Gross Developable Area	1,566	100.0%
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%
Net Developable Area	1,017	65.8%
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%
Total Non-Residential	172	11.0%
Total Residential	849	54.2%
	% of Total	
	Units	Population
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
Total Residential	27,044	100.0%	69,061

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 29th day of April , A. D. 2019;
 READ a second time this 29th day of April , A. D. 2019;
 READ a third time this 29th day of April , A. D. 2019;
 SIGNED and PASSED this 29th day of April , A. D. 2019.

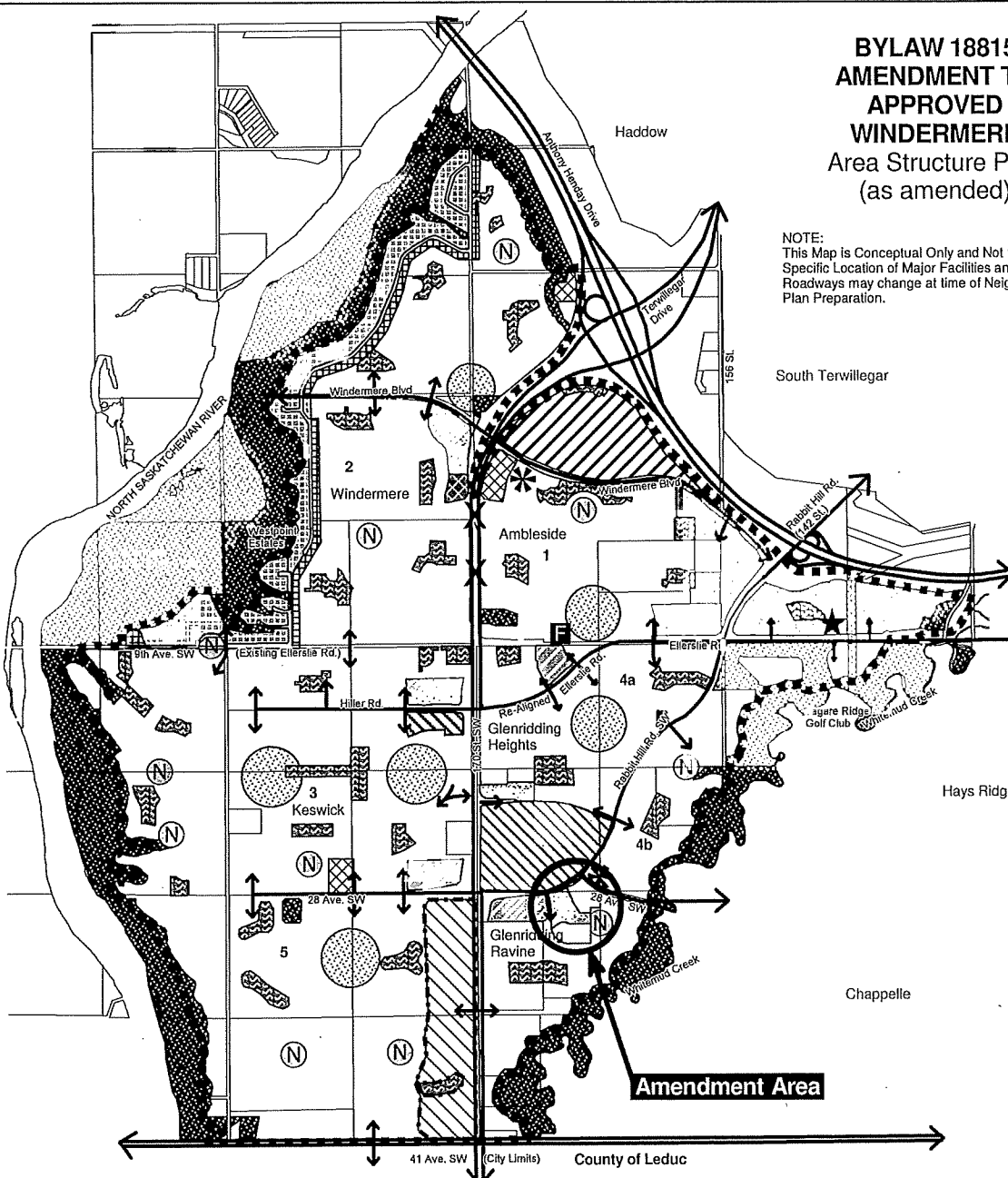
THE CITY OF EDMONTON


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
- Large Lot Residential
- Country Residential
- Mixed Use - Institutional/Residential
- Mixed Use - Residential/Commercial
- Major Commercial Centre
- Community Commercial
- Business Employment
- Institutional

- Community Knowledge Campus
- District Park
- Stormwater Management Facility
- Public Utility
- Neighbourhood Park
- Natural, Sensitive & Significant Areas
- Potential Economic Activity Centre
- Golf Course

- Public Utility (Edmonton Fire Station)
- Transit Centre
- City of Edmonton - Integrated Service Yard
- Access restricted in the Future per the 170 Street Concept Plan
- Windermere ASP Boundary
- Amendment Area

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.