

Bylaw 18682

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, and 18568; 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 statistics entitled "WINDERMERE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 18280" and substituting the following:

**WINDERMERE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18682**

	Area (ha) 1,775	% of GDA
Gross Area		
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	3	0.2%
Net Developable Area	1,021	65.2%
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%

	Units	% of Total Units	Population
Low Density	16,031	59.4%	46,412
Medium Density	8,587	31.8%	19,080
High Density	1,897	7.0%	2,194
Large Lot	491	1.8%	1,375
Total Residential	27,006	100.0%	69,061

Density:

44 persons per gross hectare

32 units per net residential hectare

- b. deleting the table in Appendix 2, entitled “Windermere Area Structure Plan - Housing Units and Population” and replacing with:

Windermere Area Structure Plan - Housing Units and Population

Neighbourhood	NBHD1 - Ambleside		NBHD2 - Windermere		NBHD3 - Keswick		NBHD4A - Glenridding Heights		NBHD4B - Glenridding Ravine		NBHD5		TOTAL	
	104		210		190		60		107		193		864	
NET RESIDENTIAL AREA (ha)	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Housing Units														
Low Density Residential	84	2,023	164	4,111	166.7	4,143	43	1,067	82	2,057	135	2,450	675	15,851
Medium Density Residential	17	1,295	24	1,861	22.5	1,510	14	956	16	1,369	38	1,914	131.5	8,905
High Density Residential	2	563	1	225	2.44	549	1	180			2	380	8.44	1,897
*Large Lot Residential			21	141									21	141
Existing Country Residential			70	350									70	350
Neighbourhood Total	103	3,881	280	6,688	191.64	6,202	57	2,204	98	3,427	175	4,744	905.94	27,144
LDR/ MDR Unit Ratio	53%	32%	62%	28%	67%	24%	48%	52%	60%	40%	55%	42%	58%	33%
Population														
Low Density Population	5,928		11,551		11,600		2,988		5,759		8,084		45,910	
Medium Density Population	2,563		3,634		2,922		2,016		2,561		5,493		19,189	
High Density Population	881		297		824		270				543		2815	
*Large Lot Residential			395										395	
Existing Country Residential			980										980	
Neighbourhood Total	9,372		16,857		15,346		5,275		8,320		14,120		69,289	

Assumptions:

- Unit Density 16 upha LDR, 50 upha MDR, 190 upha HDR
- Persons per household: 3.30 LDR, 2.87 MDR, 1.43 HDR
- Nbhd 3 Unit Density: 25 upha LDR; (8 ha @ 45 upha and 23 ha @ 90 upha) MDR; 225 upha HDR
Nbhd 3 Persons per household: 2.80 & 2.20 LDR (singles/Semi & Rowhousing respectively) 1.80 MDR; 1.50 HDR
- Nbhd 1, 4A, & 4B Unit Density: 25 upha LDR; 45 / 90 upha MDR; 225 upha HDR
Nbhd 1, 4A, & 4B Persons per household: 2.80 LDR; 2.80 / 1.80 MDR; 1.50 HDR
- Nbhd 2 Persons per household: 2.80 / 1.80 MDR; 1.50 HDR

READ a first time this 4th day of February, A. D. 2019;

READ a second time this 4th day of February, A. D. 2019;

READ a third time this 4th day of February, A. D. 2019;

SIGNED and PASSED this 4th day of February, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

K. Hilson
CITY CLERK