

Bylaw 17120

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. delete the second sentence in the first paragraph of Section "1.2 Definition of Plan Area" and replace with:

"The total gross area for the NSP is approximately 467 hectares and is defined by the following boundaries (see Figure 2.0 - Context Plan):

 - Northern Boundary - Transportation & Utilities Corridor / Anthony Henday Drive
 - Western Boundary - North Saskatchewan River Valley Top of Bank (as defined in the North Saskatchewan River Valley Bylaw and Windermere Area Structure Plan)
 - Eastern Boundary - Terwillegar Drive (170 Street)

- Southern Boundary - Hiller Road.”;

- b. add the following after the seventh paragraph of Section “4.1.4 Medium Density Residential (MDR)”:

“The opportunity for stacked (back-to-back) row housing has been identified for the area north of the existing Ellerslie Road and west of 170 Street, and will be implemented through the use of a Direct Development Control Provision (DC1). The intent of the DC1 is to efficiently utilize land and infrastructure through the intensive development of back-to-back stacked row housing with front attached garages that are setback further than the front door. The result is an alternative building form that emphasizes the front door and reduces the prominence of the front-attached garage.”;

- c. delete the second sentence in the first paragraph of Section “4.2 Mixed – Use and Institutional” and replace with:

“The Mixed Use Office site is situated in the eastern portion of the plan area, west of Windermere Road. (see Figure 5.0 – Development Concept).”;

- d. delete the second sentence in the third paragraph of Section “4.2 Mixed – Use and Institutional” and replace with:

“While the institutional site provides opportunities for lower intensity type services, the Mixed Use Office site forms a focal point in the eastern portion of the neighbourhood.”;

- e. delete the last paragraph of Section “4.2 Mixed – Use and Institutional” and replace with:

“Any development proposal for the mixed-use site will require a comprehensive site planning approach with careful attention being paid to site design, planning and landscaping to ensure a positive land use interface and high quality neighbourhood focal point. The mixed-use component of the site can be achieved either within an individual structure or stand-alone buildings arranged within the site.”;

- f. delete the third bullet in the third paragraph of Section “4.2.3 Mixed Use / Institutional Urban Design Guidelines” and replace with:

“Development will be pedestrian-oriented, universally accessible, comfortable and aesthetically pleasing.”;

- g. delete the fourth bullet in the third paragraph of Section “4.2.3 Mixed Use / Institutional Urban Design Guidelines” and replace with:

“Innovative architectural design and building siting that responds to local place-making opportunities and challenges are encouraged.”

- h. delete the fifteenth bullet in the third paragraph of Section “4.2.3 Mixed Use / Institutional Urban Design Guidelines”;

- i. delete the content of 8.0 Appendix 2 – Land Use and Demographic Profile and replace with:

**WINDERMERE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17120**

LAND USE	Area (ha)	% of GDA
Gross Area	466.80	
Natural Area / Environmental Reserve	8.56	
Arterial Road Widening	11.02	
Public Utility (Atco Gas)	1.58	
Gross Developable Area	445.64	100
Park Community League*	11.13	2.5
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	24.64	5.5
Community Commercial	14.18	3.2
General Commercial	1.47	0.3
Institutional	2.18	0.5
Mixed Use - Office (non-retail)	0.98	0.2
Circulation	89.07	20.0
Public Utility (Edmonton Police Services Station)	2.43	0.5
Total Non-Residential Area	166.15	37.3
Net Developable Area	279.49	62.7

RESIDENTIAL LAND USE, UNIT COUNT, AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Units	People/Unit	Population
Low Density Residential (LDR)						
Existing Country Residential	69.99	5	350	5.2	2.80	980
Large Lot Residential	21.13	7	148	2.2	2.80	414
Single/Semi-detached	163.08	25	4,052	60.5	2.80	11,346
Medium Density Residential (MDR)						
Row Housing	7.56	45	340	5.1	2.80	953
Low-Rise/Medium Rise Units	17.85	90	1,607	24.0	1.80	2,892
High Density Residential (HDR)						
Medium to High Rise Units	0.88	225	198	3.0	1.50	297
Total	279.49		6,695	100.0		16,881

Gross Population Density 37.88 persons per gross developable hectare

Net Population Density: 60.40 persons per net residential hectare

Unit Density: 23.95 units per net residential hectare

LDR/MDR/HDR Ratio: 68% / 29% / 3%

STUDENT GENERATION STATISTICS

Level	Public	Separate	Total
Elementary	888	444	1332
Junior High School	444	222	666
Senior High School	444	222	666
TOTAL	1,776	888	2,664

* The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision and through discussions with Sustainable Development - Parks Planning

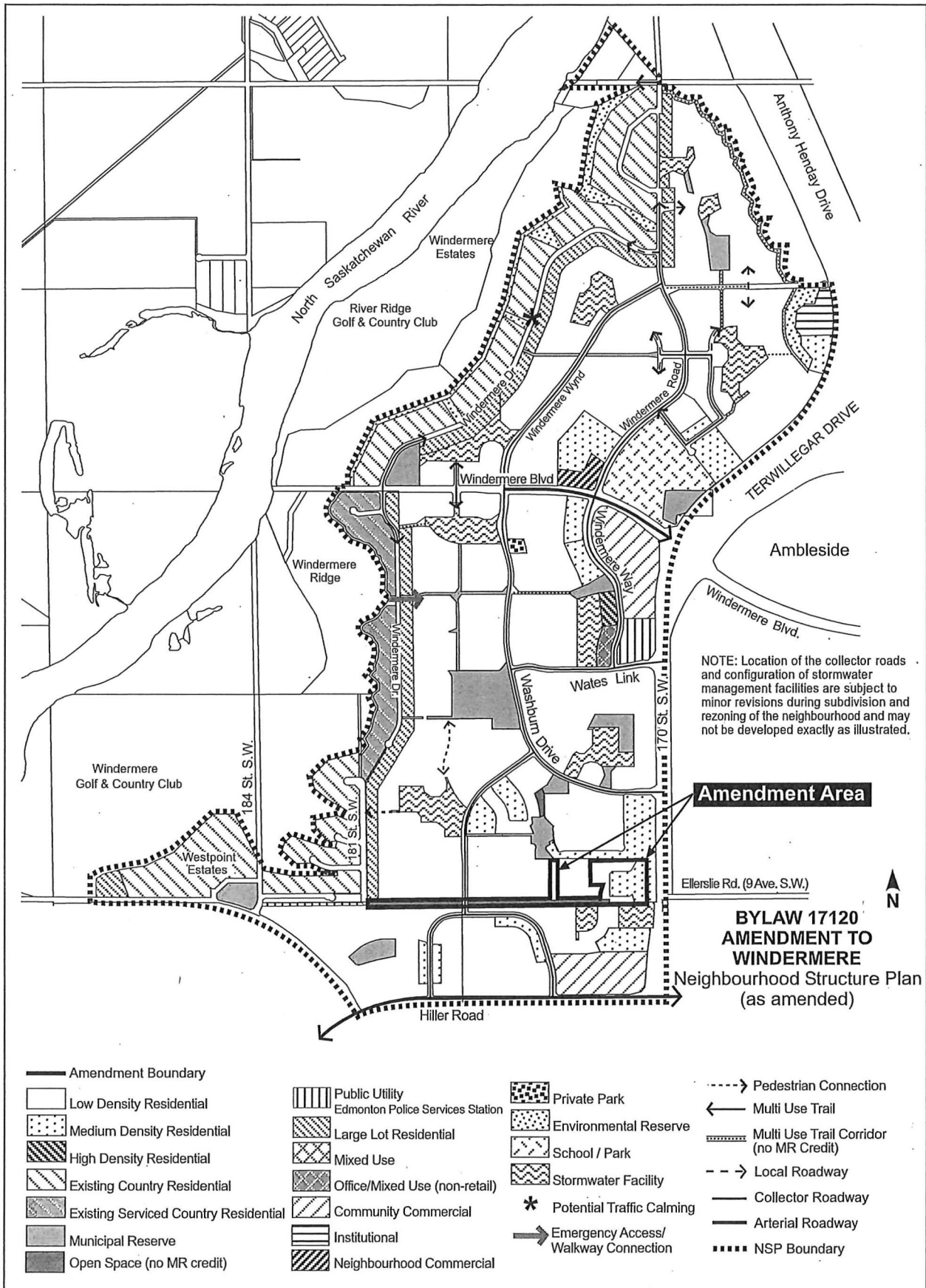
- j. delete the map entitled "Bylaw 16871 – Windermere Neighbourhood Structure Plan" and replace with the map entitled "Bylaw 17120 – Amendment to the Windermere Neighbourhood Structure Plan" attached as Schedule "A" and forming part of this Bylaw;
- k. delete the map entitled "Figure 5.0 – Development Concept" and replace with the map entitled "Figure 5.0 – Development Concept" attached as Schedule "B" and forming part of this bylaw;
- l. delete the map entitled "Figure 6.0 – Pedestrian and Multi-Use Trail Network" and replace with the map entitled "Figure 6.0 – Pedestrian and Multi-Use Trail Network" attached as Schedule "C" and forming part of this bylaw;
- m. delete the map entitled "Figure 7.0 – Transportation Network" and replace with the map entitled "Figure 7.0 – Transportation Network" attached as Schedule "D" and forming part of this bylaw;
- n. delete the map entitled "Figure 8.0 – Transit Context Plan" and replace with the map entitled "Figure 8.0 – Transit Context Plan" attached as Schedule "E" and forming part of this bylaw;
- o. delete the map entitled "Figure 9.0 – Sanitary Servicing Plan" and replace with the map entitled "Figure 9.0 – Sanitary Servicing Plan" attached as Schedule "F" and forming part of this bylaw;
- p. delete the map entitled "Figure 10.0 – Storm Servicing Plan" and replace with the map entitled "Figure 10.0 – Storm Servicing Plan" attached as Schedule "G" and forming part of this bylaw;
- q. delete the map entitled "Figure 11.0 – Water Servicing Plan" and replace with the map entitled "Figure 11.0 – Water Servicing Plan" attached as Schedule "H" and forming part of this bylaw; and
- r. delete the map entitled "Figure 12.0 – Phasing Plan" and replace with the map entitled "Figure 12.0 – Phasing Plan" attached as Schedule "I" and forming part of this bylaw.

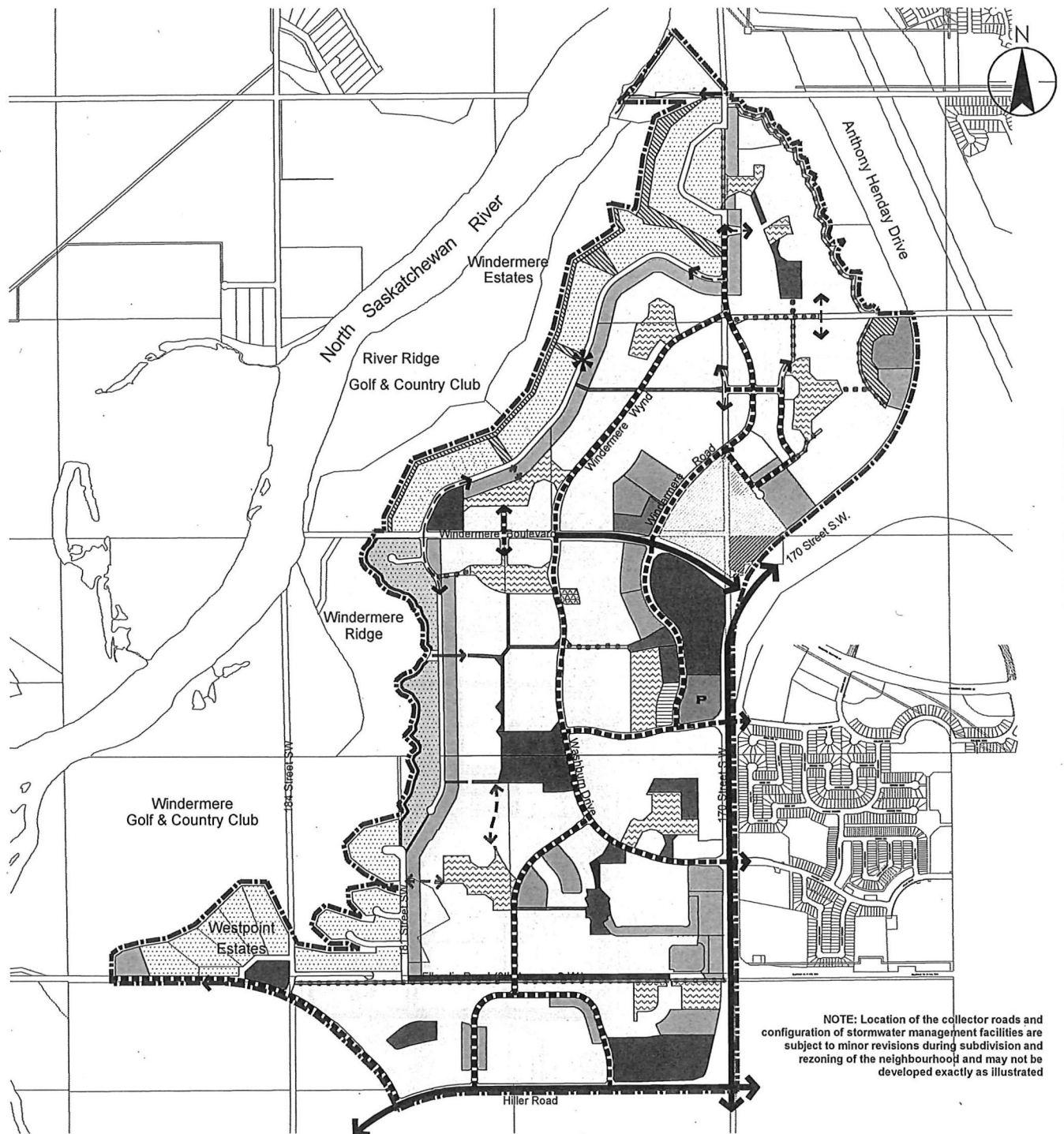
READ a first time this	16th	day of	March	, A. D. 2015;
READ a second time this	16th	day of	March	, A. D. 2015;
READ a third time this	16th	day of	March	, A. D. 2015;
SIGNED and PASSED this	16th	day of	March	, A. D. 2015.

THE CITY OF EDMONTON

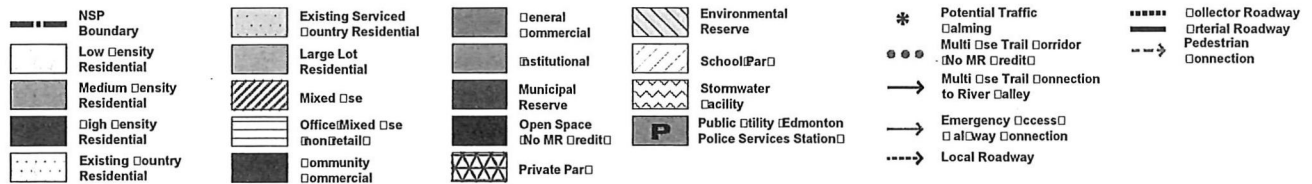
MAYOR

A/ CITY CLERK





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



NTS

December, 2014



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

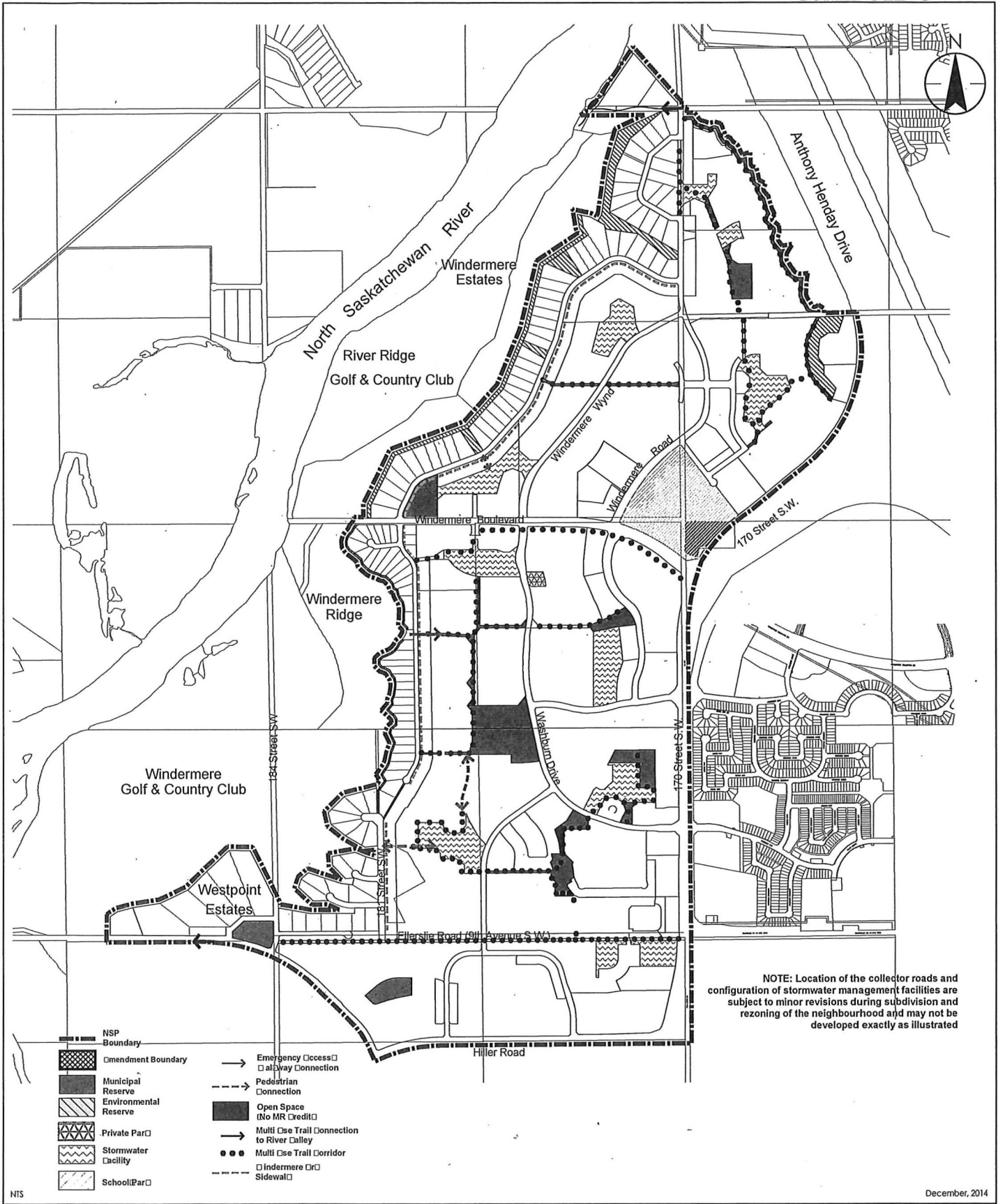
Windermere
Neighbourhood Structure Plan

Figure No.

5.0

Title

Development Concept



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

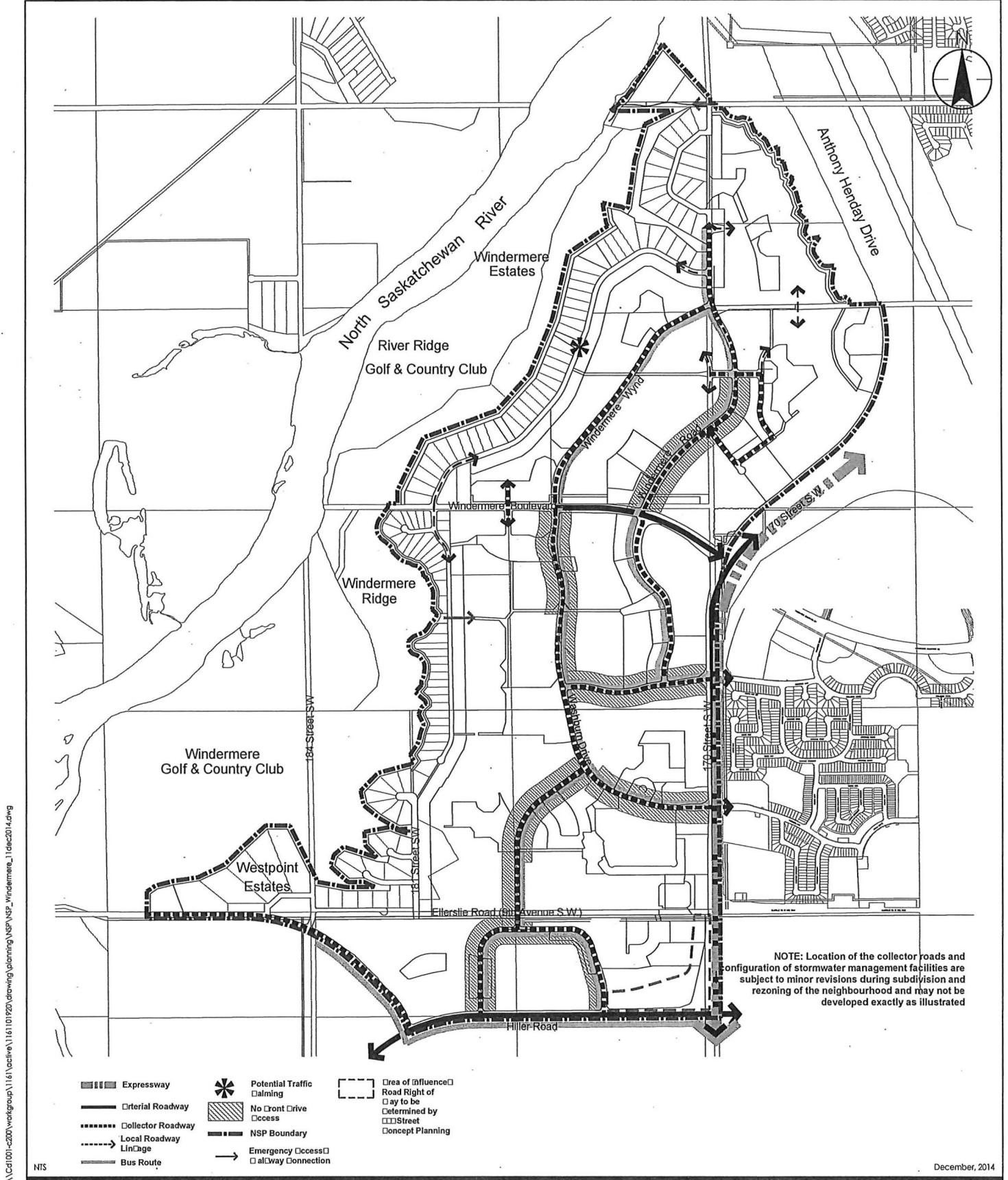
Windermere
Neighbourhood Structure Plan

Figure No.

6.0

Title

Pedestrian and
Multi-Use Trail Network



10160-112 Street
 Edmonton, AB T5K 2L6
 www.stantec.com

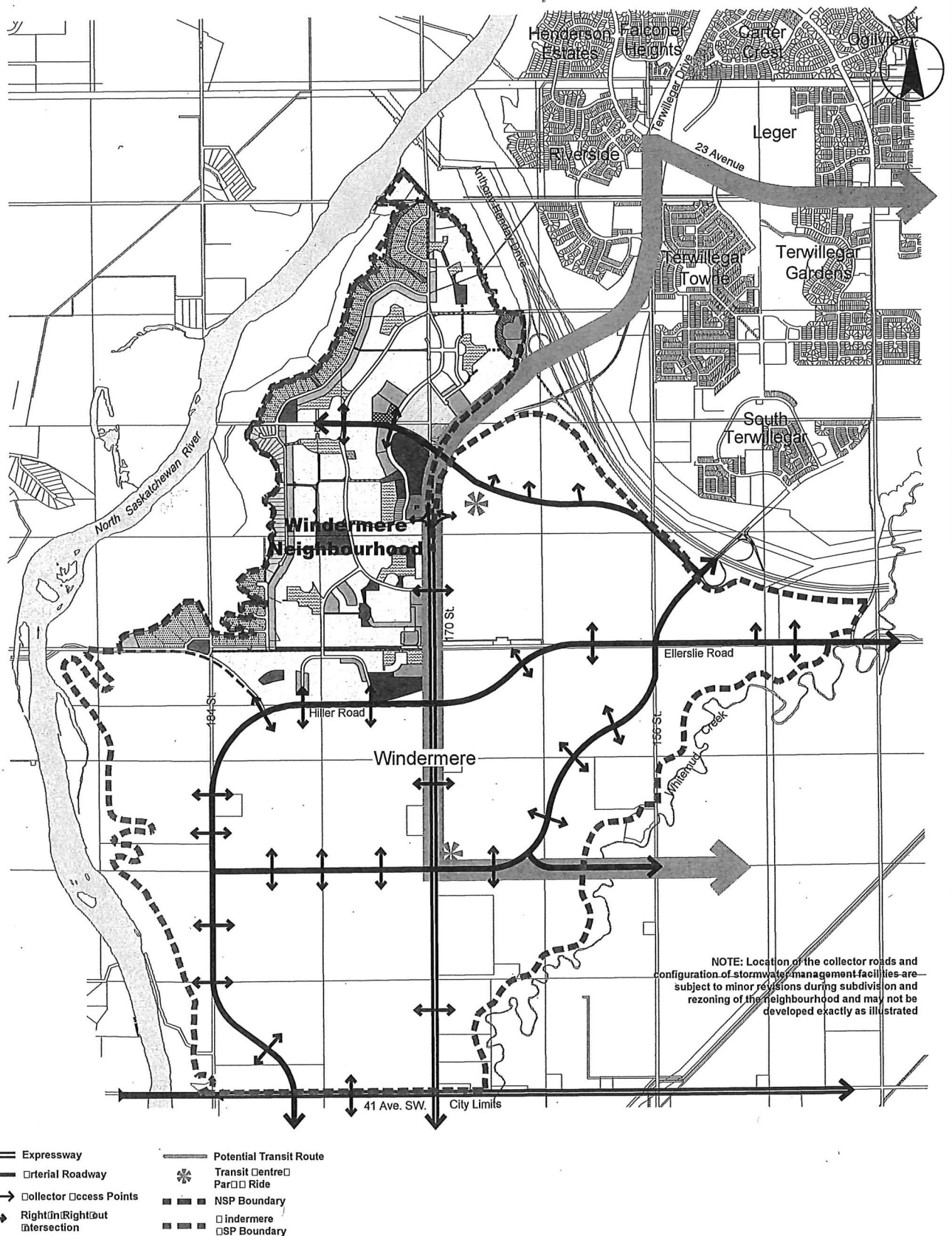
Windermere
 Neighbourhood Structure Plan

Figure No.

7.0

Title

Transportation Network



NTS

December, 2014



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Windermere
Neighbourhood Structure Plan

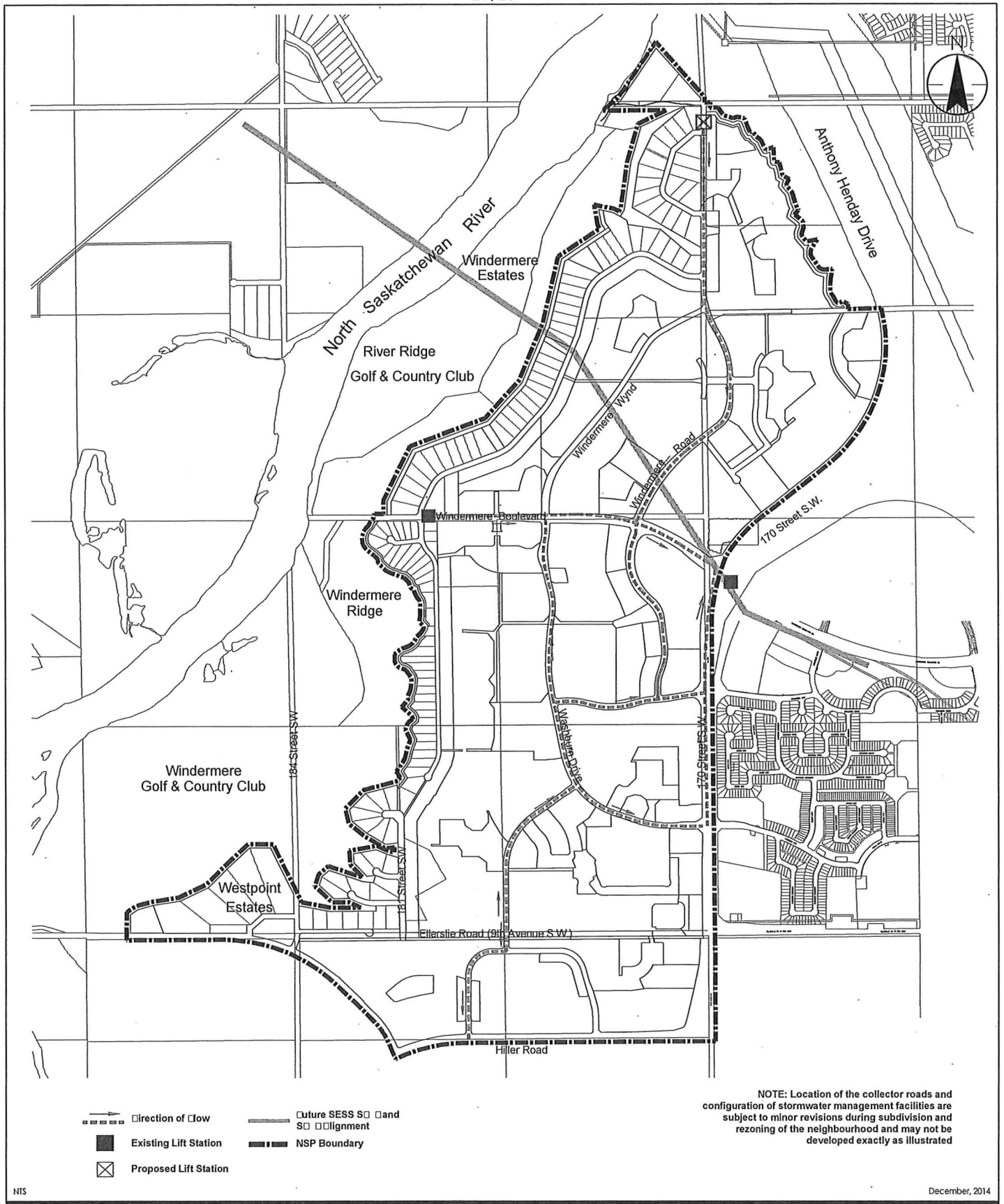
Figure No.

8.0

Title

Transit Context Plan

V:\161\cellwa\16101020\drawing\planing\NSP\NSP_Windermere_11dec2014.dwg



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

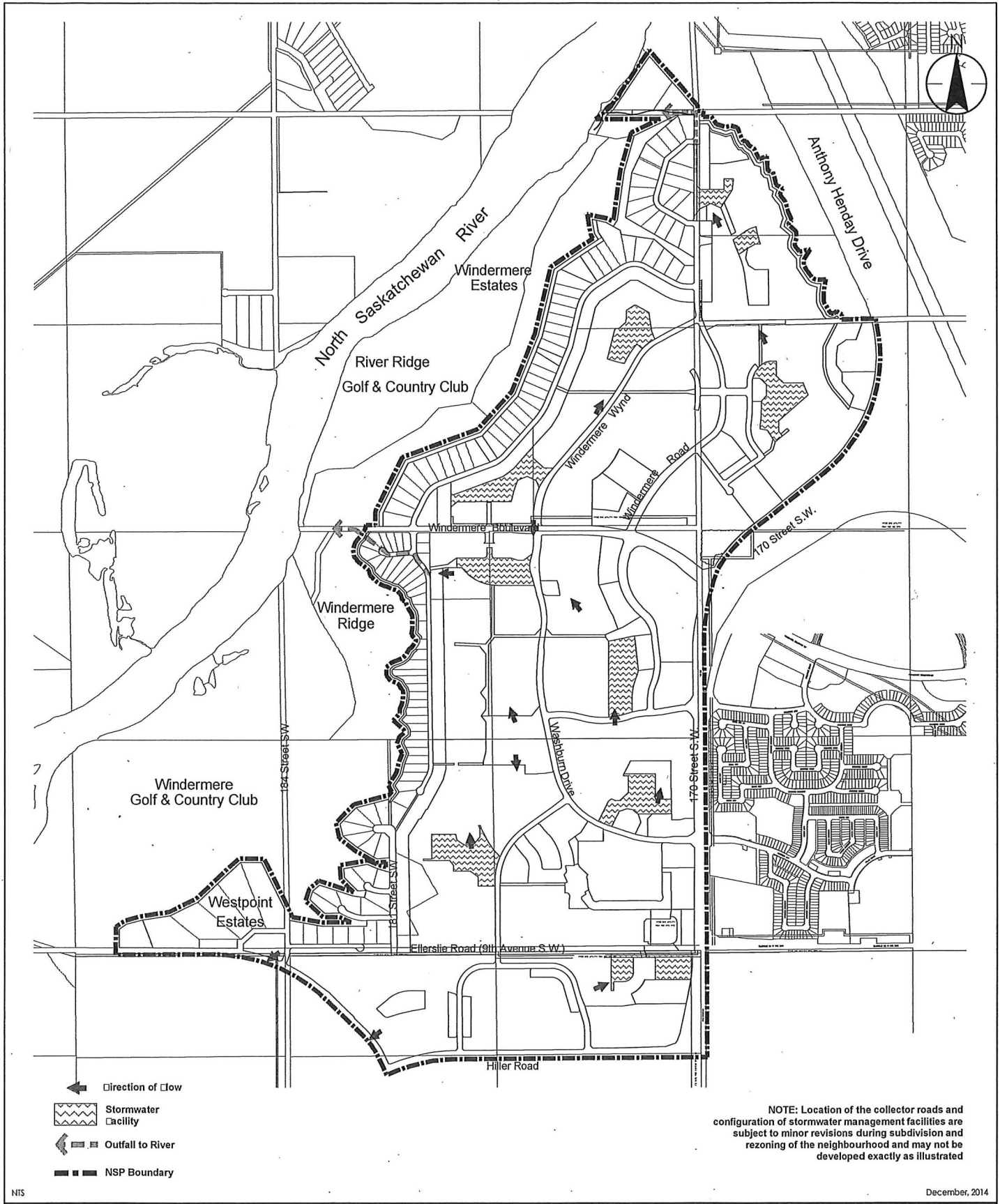
Windermere
Neighbourhood Structure Plan

Figure No.

9.0

Title

Sanitary Servicing Plan



V:\1161\active\116101920\drawing\planning\NSP\NSP_Windermere_11dec2014.dwg

NTS



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

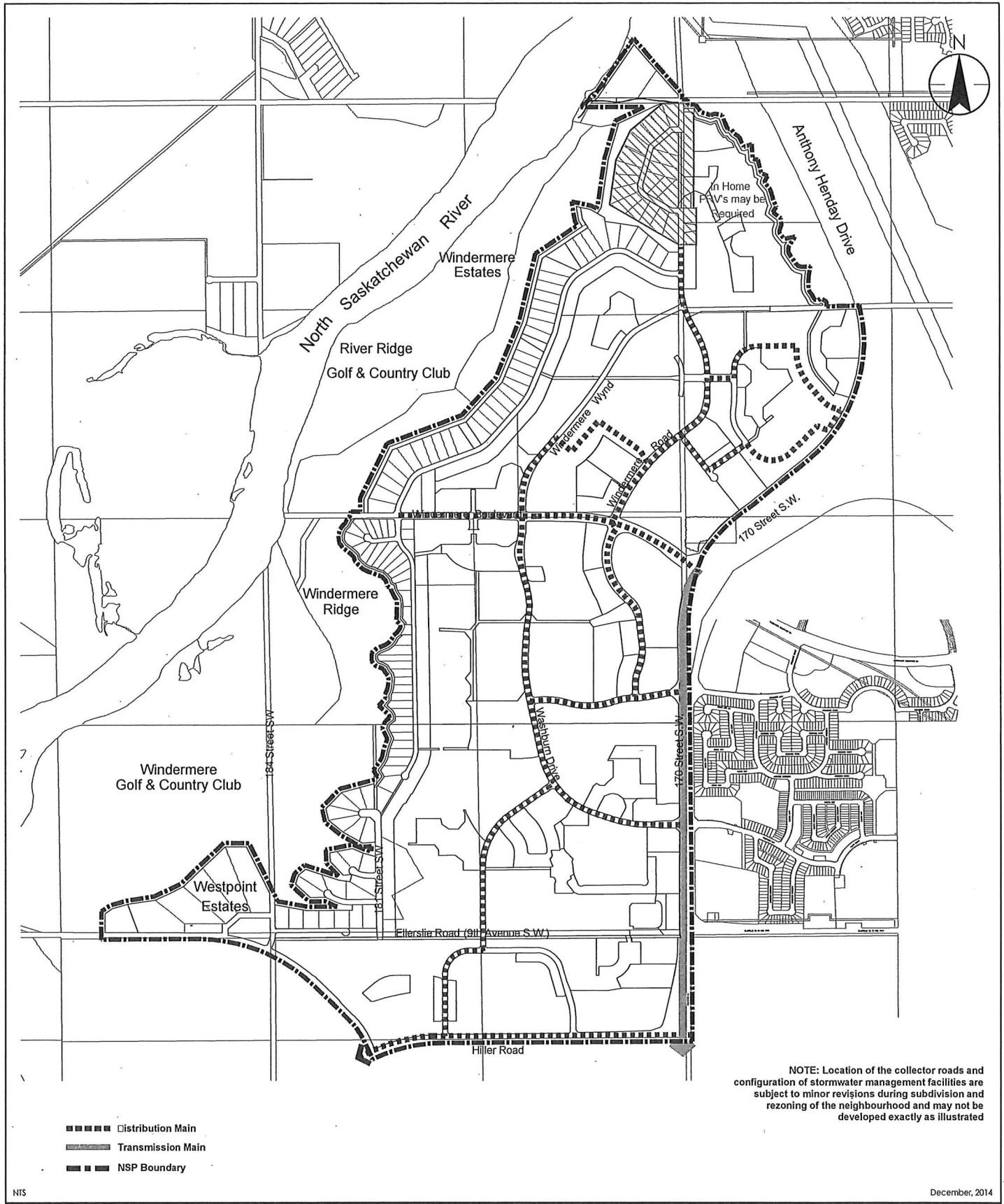
Windermere
Neighbourhood Structure Plan

Figure No.

10.0

Title

Storm Servicing Plan

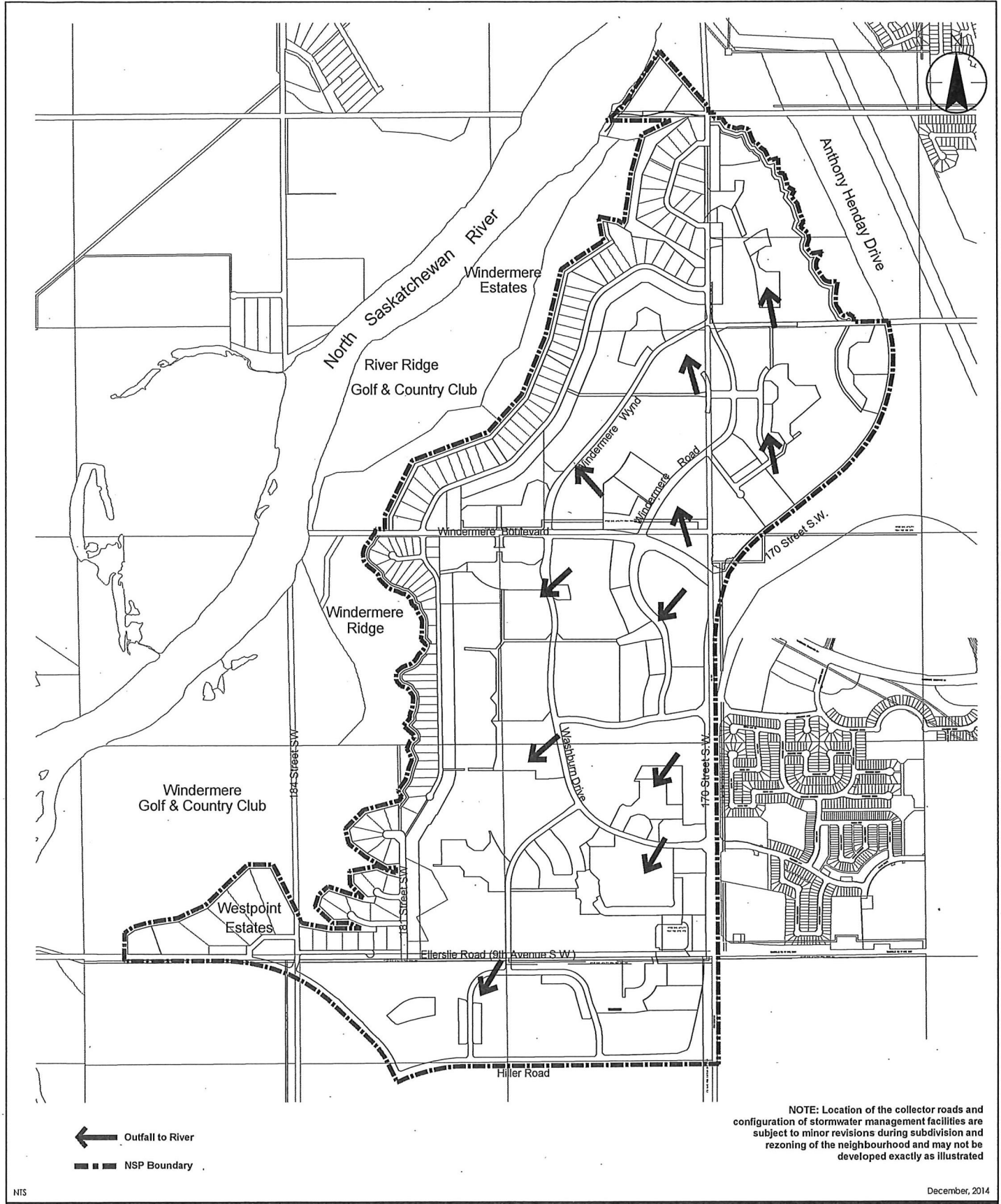


V:\1161\active\116101920\drawing\planning\NSP\NSP_Windermere_11dec2014.dwg



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Windermere
Neighbourhood Structure Plan
Figure No.
11.0
Title
Water Servicing Plan



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Windermere
Neighbourhood Structure Plan
Figure No.
12.0
Title
Phasing Plan