Ambleside in Windermere - Fast Facts



LOCATION

• Ambleside is a neighbourhood located within the Windermere ASP in southwest Edmonton and is bounded by Anthony Henday Drive, 170 Street, Terwillegar Drive, Whitemud Creek and 41 st Avenue SW.

WEST AMBLESIDE DEVELOPMENT PLAN AND HOUSING

- The western portion of the Ambleside neighbourhood is being developed by Windermere Lands Ltd. and Windermere Ambleside Ltd. There are several enclaves within the West Ambleside development, these enclaves will represent a variety of single-family residential and multi-family residential housing, including; single family homes, apartment/condo buildings, semi-detached homes, townhomes, high rises, and mixed use residential.
- West Ambleside has design requirements, landscape requirements and a Restrictive Covenant. The Restrictive Covenant contains restrictions on individual lots and includes, without limitation, requirements such as the types of fences which may be built, landscape requirements and the type of roofing materials which may be used.

AMENITIES, PARKS & GREENSPACE INCLUDE

- •A comprehensive interconnecting walkway system, connecting residents to parks, naturalized storm ponds, the future school/park site, a natural treed area, adjacent neighbourhoods and the urban retail development.
- Landscaped, naturalized storm ponds (Storm Water Management Facilities), with walkways, lighting, and seating areas.
- A natural treed area and park.
- Pocket parks.
- •A 9.8 acre central park with walkways, landscaping, a future playground and future sports fields.
- A future school/park site.
- An urban forest comprised of city street trees.
- An urban retail development.

EDUCATION

- Ambleside is served by both Edmonton Public Schools and Edmonton Catholic Schools.
- Contact Edmonton Public Schools and Edmonton Catholic Schools for detailed information regarding bus service to the designated schools.

HOME OWNERS ASSOCIATION (HOA)

- There is a Home Owners Association (HOA) planned for Windermere Lands Ltd.'s and Windermere Ambleside Ltd.'s, West Ambleside. The HOA provides an opportunity for residents input into the future maintenance of their community and services as a vehicle for enhancing or augmenting the level of maintenance. An encumbrance has been registered against each lot allowing for the establishment of the West Ambleside HOA.
- The establishment of the West Ambleside HOA will be at the discretion of the residents within the planned boundary of the HOA. The HOA will be initiated at such time as there are an adequate number of residents living in West Ambleside.
- The HOA fees will be determined by the West Ambleside HOA.
- Please review the Windermere Ambleside Ltd. home owners information sheet with the Sales Representative; portions of the Ambleside neighbourhood may not be within the West Ambleside HOA boundary.

COMMUNITY LEAGUE

• The Greater Windermere Community League (GWCL) serves the residents in Ambleside. For more information or to become a member of the GWCL please email: gwcl@telus.net

SERVICES

- Peak hour Edmonton Transit service is available in Ambleside on route 324. Detailed route and schedule information is available from ETS.
- A future Transit Centre and Park n' Ride facility is planned for Ambleside.
- The Ambleside website contains information regarding local services and shopping.

LANDSCAPE REQUIREMENTS

- Front and rear yard landscaping is a requirement in West Ambleside and a deposit will be held by the Builder to ensure compliance with the landscape requirements. The front yard tree will be supplied and installed by Windermere Lands Ltd. or Windermere Ambleside Ltd. with the remainder of the landscape requirements the responsibility of the Purchaser. Please refer to the Landscape Requirements handout from the Sales Representative for more detailed information.
- City street trees are planned for residential streets in accordance with plans approved by the City of Edmonton; the tree locations are determined in conjunction with underground utilities and street furniture. Street/City Boulevard trees may be planted subsequent to house construction. Actual tree locations may vary from the approved plan due to final installation of the underground utilities and street furniture.

FENCING

- Detailed fencing requirements for West Ambleside are outlined in the Restrictive Covenant and handouts are available from the Sales Representatives. Restrictions have been implemented regarding fencing materials, design, finishing and colour. All fence construction by homeowners must be in compliance with the guidelines set out in the Restrictive Covenant.
- The Restrictive Covenant is registered on title.

FUTURE PLANS

- Refer to the Ambleside Neighbourhood Plan.
- Additional single-family residential and multi-family residential, including: single family homes, apartment/condo buildings, semi-detached homes, townhomes, high rises, and mixed use residential.
- The landscaping, walkway and trail system will be complete as the development builds out.