

Bylaw 20698

A Bylaw to amend Bylaw 9878, Big Lake Area Structure  
Plan, through an amendment to the  
Kinglet Gardens Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on September 24, 1991, the Municipal Council of the City of Edmonton passed Bylaw 9878, being Big Lake Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 9878, Big Lake Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on December 13, 2016, Council adopted the Kinglet Gardens Neighbourhood Structure Plan by passage of Bylaw 17752; and

WHEREAS Council found it desirable to amend the Kinglet Garden Neighbourhood Structure Plan through the passage of Bylaws of 19129, 19528, Bylaw 19288 and 19688; and

WHEREAS an application was received by Administration to amend the Kinglet Gardens Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Kinglet Gardens 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. That Bylaw 17752 – Kinglet Gardens Neighbourhood Structure Plan is hereby amended by:
  - a. deleting the fifth paragraph in Section 3.4.6 Residential and replacing it with the following:  
“Land designated as Street Oriented Residential will allow for single-detached

(including zero lot line), semi-detached, row housing, and stacked row housing with smaller front yard setbacks (street oriented) and rear lane access, at an approximate density of 40 units per ha. This designation is not intended to preclude residential with rear lane access in locations designated Low Density Residential.”

- b. Deleting the second paragraph of the Rationale Section of Objective 15 Single and Semi-detached and replacing it with the following:  
 “Opportunities for various forms of single and semi-detached housing are provided within the neighbourhood that could include housing with and without rear lanes.”
- c. adding after the second paragraph of the Rationale Section of Objective 15 the following:  
“Street Oriented Residential  
 Street Oriented Residential will allow for single-detached (including zero lot line), semi-detached, row housing, and stacked row housing with smaller front yard setbacks (street oriented) and rear lane access.”
- d. deleting the first three sentences under Medium Density Residential within the Rationale Section of Objective 15 and replacing it with the following:  
 “Medium Density Residential may be developed as low-rise multi-unit housing with or without lanes, or on larger sites.”
- e. deleting the words “(Row Housing)” after Street Oriented Residential from the NSP Policy and Implementation sections for Objective 20.
- f. deleting the sentence located in the second column labeled Section D, under III. Strengthen Communities, of the table under Section 3.5.1. Support Innovative and Affordable Housing Options and replacing it with the following:  
 “The Zoning Bylaw 20001 allows for the development of a range of residential housing types and the Kinglet Gardens NSP allows for a mix of low and medium density residential.”
- g. deleting the sentence located in the second column of the table located in Section 3.5.2 Municipal Development Plan: The Way We Grow, that is associated with MDP policy 3.2.1.3 and replacing it with the following:  
 “Zoning Bylaw 20001 allows for the development of a range of residential housing types and the Kinglet Gardens NSP allows for a mix of low and medium density residential.”
- h. deleting the map entitled “Bylaw 19288 Amendment to Kinglet Gardens

Neighbourhood Structure Plan” and replacing it with “Bylaw 20698 Amendment to Kinglet Gardens Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;

- i. deleting the statistics “Land Use Concept and Population Statistics - Bylaw 19288” and replacing it with “Land Use and Population Statistics - Bylaw 20698” attached hereto as Schedule “B” and forming part of this bylaw;
- j. deleting the map entitled “Figure 6.0 Land Use Concept” and replacing it with “Figure 6.0 Land Use Concept” attached hereto as Schedule “C” and forming part of this bylaw;
- k. deleting the map entitled “Figure 7.0 Parks & Open Space” and replacing it with “Figure 7.0 Parks & Open Space” attached hereto as Schedule “D” and forming part of this bylaw;
- l. deleting the map entitled “Figure 9.0 Active Modes Network” and replacing it with “Figure 9.0 Active Modes Network” attached hereto as Schedule “E” and forming part of this bylaw;
- m. deleting the map entitled “Figure 10.0 Stormwater Servicing” and replacing it with “Figure 10.0 Stormwater Servicing” attached hereto as Schedule “F” and forming part of this bylaw; and
- n. deleting the map entitled “Figure 14.0 Low Impact Development Opportunities” and replacing it with “Figure 14.0 Low Impact Development Opportunities” attached hereto as Schedule “G” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

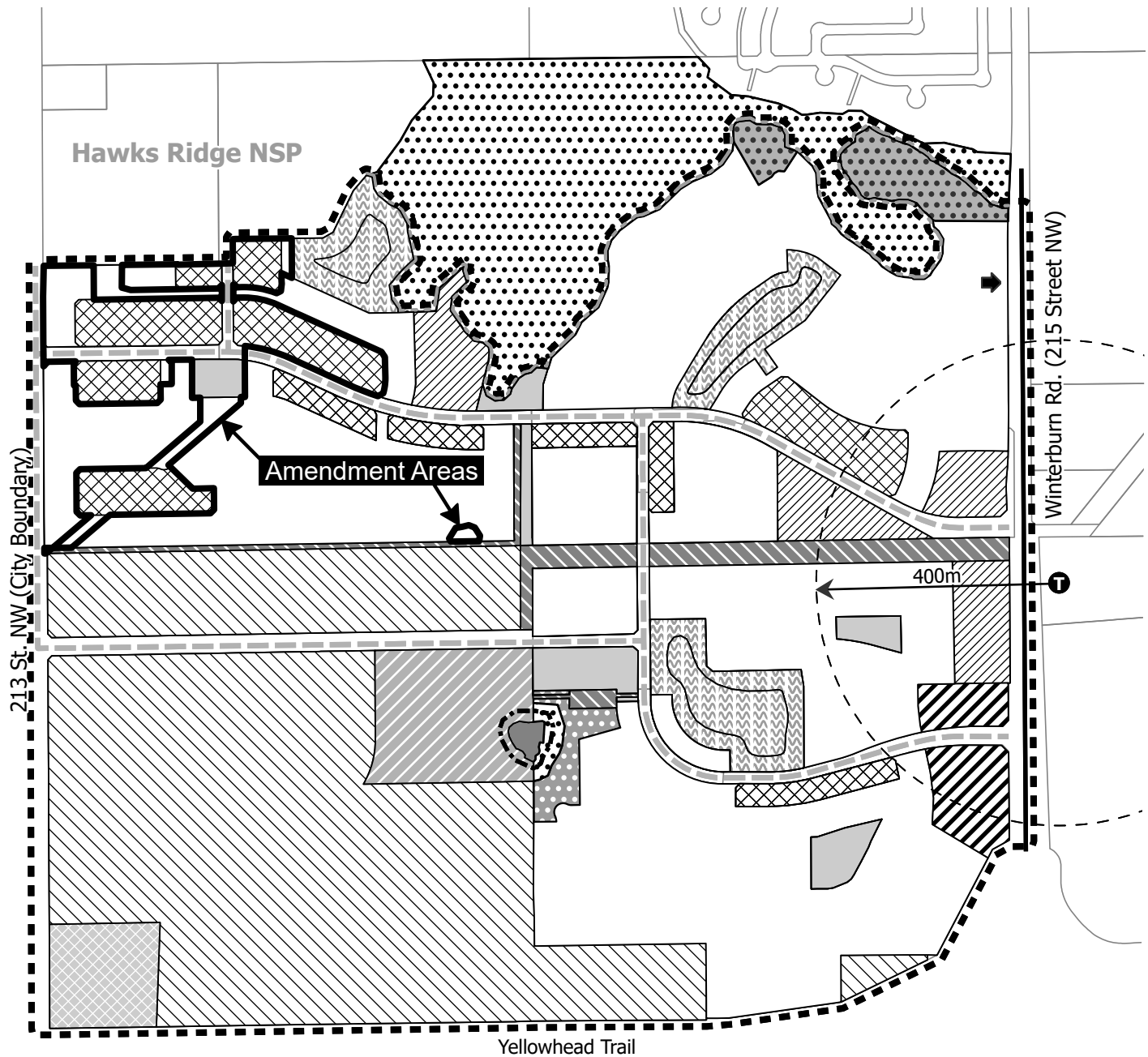
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**BYLAW 20698  
AMENDMENT TO  
KINGLET GARDENS  
Area Structure Plan  
(as amended)**



	Low Density Residential		Pocket Park		Enhanced Local Entrance
	Street Oriented Residential (Row Housing)		Stormwater Management Facility		Transit Centre
	Medium Density Residential		Public Utility Corridor		Natural Area Buffer
	Existing Residential		Wetland (ER)		Upland Setback
	Commercial		Natural Area (ER)		Arterial Roadway
	Existing Business Industrial		Natural Area (MR)		Collector Roadway
	School / Park		Natural Area - Tree Stand (MR)		N.S.P. 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.

**KINGLET GARDENS NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 20698**

	Area (ha)	% of GA	% of a GDA
Gross Area	<b>205.8</b>		
Environmental Reserve			
Natural Area	0.5	0.30%	
Upland Setback	2.5	1.27%	
Pipeline & Utility Right-of-Way	2.9	1.47%	
Arterial Road Right-of-Way	3.1	1.57%	
<b>Gross Developable Area</b>	<b>196.8</b>		
Existing Land Uses			
- Existing Residential	57.6	29.00%	
- Existing Business Industrial	3.1	1.60%	
- Existing School/Park	5.8	2.90%	
<b>Adjusted Gross Developable Area (GDA)</b>	<b>130.3</b>		
Commercial	3.1		2.00%
Parkland, Recreation, (Municipal Reserve)			
- Community League	1.2		1.00%
- Pocket Parks & Greenways	2.8		2.10%
- Natural Area (MR)	4.0		3.10%
Transportation Circulation	26.1		20.00%
Infrastructure & Servicing			
Drainage (Public Utility Lot)	1.3		1.00%
Stormwater Management	9.3		7.60%
<b>Total Non-Residential Area</b>	<b>47.8</b>		<b>38.00%</b>
<b>Net Residential Area (NRA)</b>	<b>82.5</b>		<b>62.00%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ ha	Units	People/Unit	% of Total Units	Population
Single/Semi-Detached	62.3	25	1,557	2.8	57%	4,359
Street Oriented Residential	13.4	40	536	2.8	20%	1,500
Low-rise / Multi / Medium Units	6.8	90	612	1.8	23%	1,101
<b>Total</b>	<b>82.5</b>		<b>2,705</b>		<b>100%</b>	<b>6,960</b>

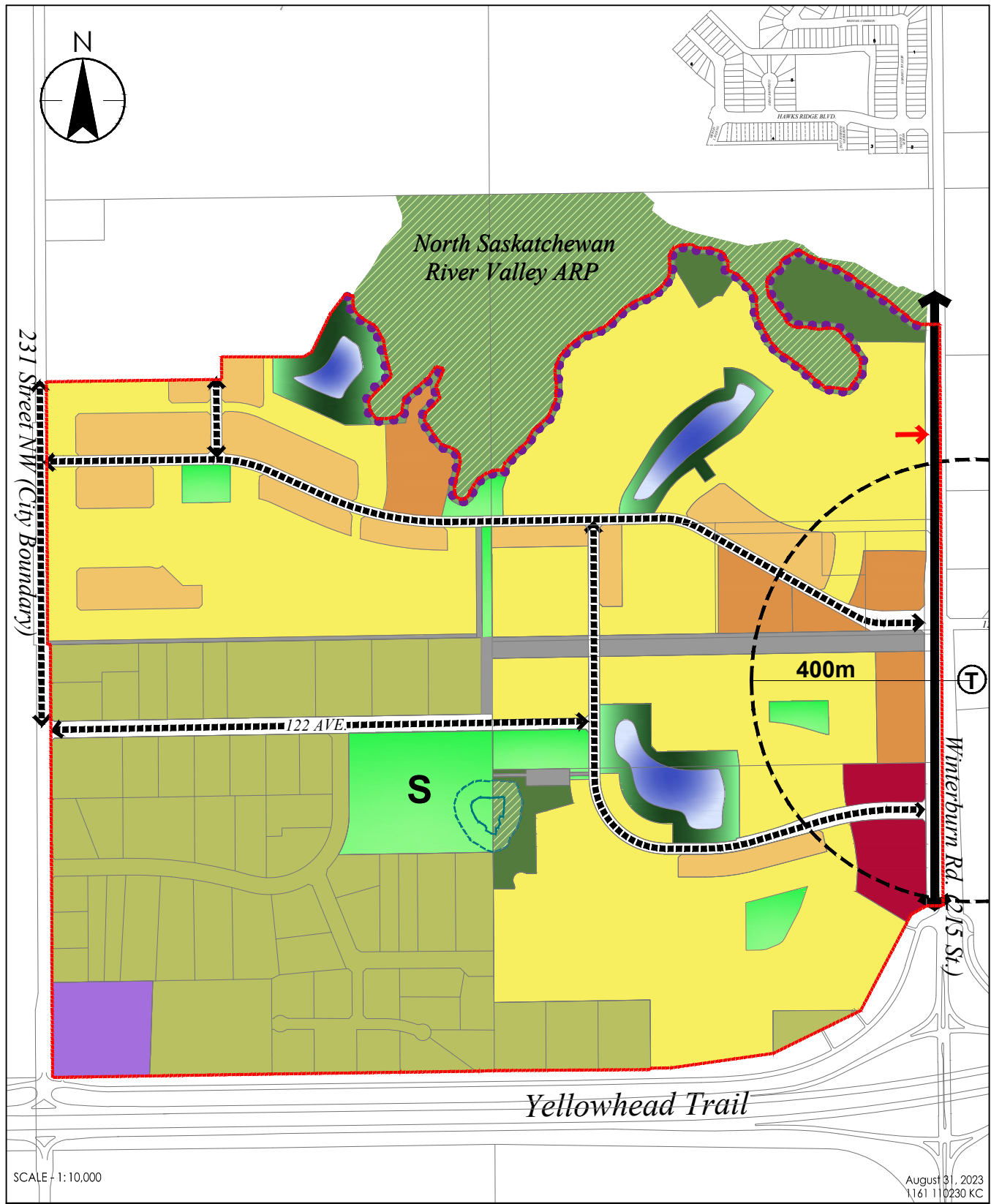
**SUSTAINABILITY MEASURES**

Population per Net Residential Hectare (p/nrha)	84
Dwelling Units per Net Residential Hectare (du/nrha)	33
Single/Semi-detached, Street Oriented Residential / Low-rise/Medium Density Unit Ratio	77%/23%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	85%
Presence/Loss of Natural Areas	

Protected as Environmental Reserve	<b>3</b>
Conserved as Naturalized Municipal	<b>4.3</b>
Lost to Development (ha)	<b>8.3</b>

**STUDENT GENERATION STATISTICS**

Level	Public	Separate
Elementary	259	129
Junior High School	129	65
<u>Senior High School</u>	129	65
<b>Total</b>	<b>517</b>	<b>259</b>



## Legend

- Low Density Residential
- Street Oriented Residential
- Medium Density Residential
- Existing Residential
- Commercial
- Existing Business Industrial
- Public Utility Corridor
- Stormwater Management Facility
- School / Park
- Pocket Park

- Natural Area (MR)
- Natural Area (ER)
- Wetland (ER)
- Natural Area Buffer
- Transit Centre
- Enhanced Local Entrance
- Upland Setback
- Arterial Roadway
- Collector Roadway
- NSP Boundary

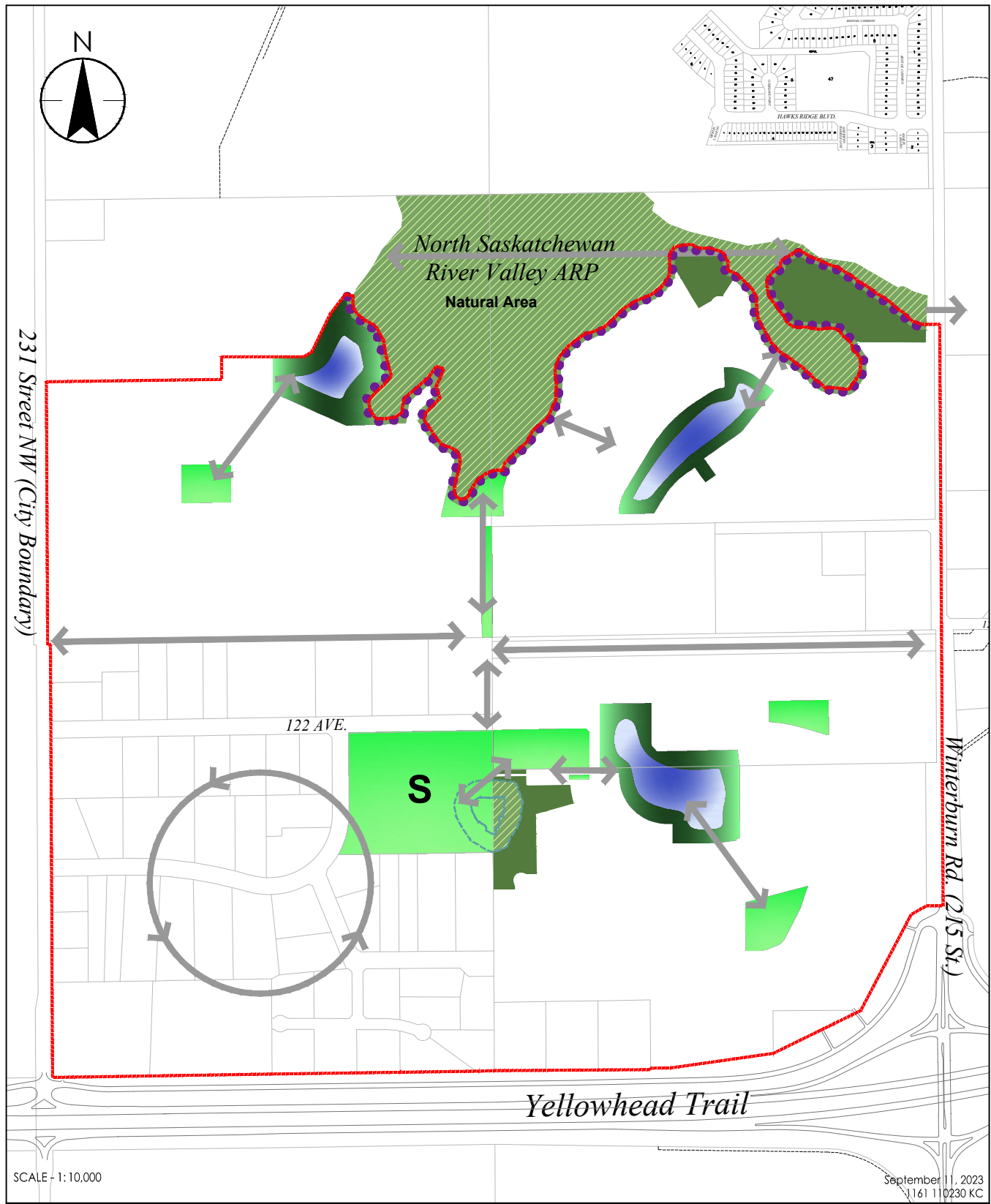
KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

6.0

Title

Land-use  
Concept



## Legend



SWMF



Natural Area (ER)



Natural Area (MR)



Wetland (ER)



School / Park



Park



Ecological Connectivity



Upland Setback



NSP Boundary

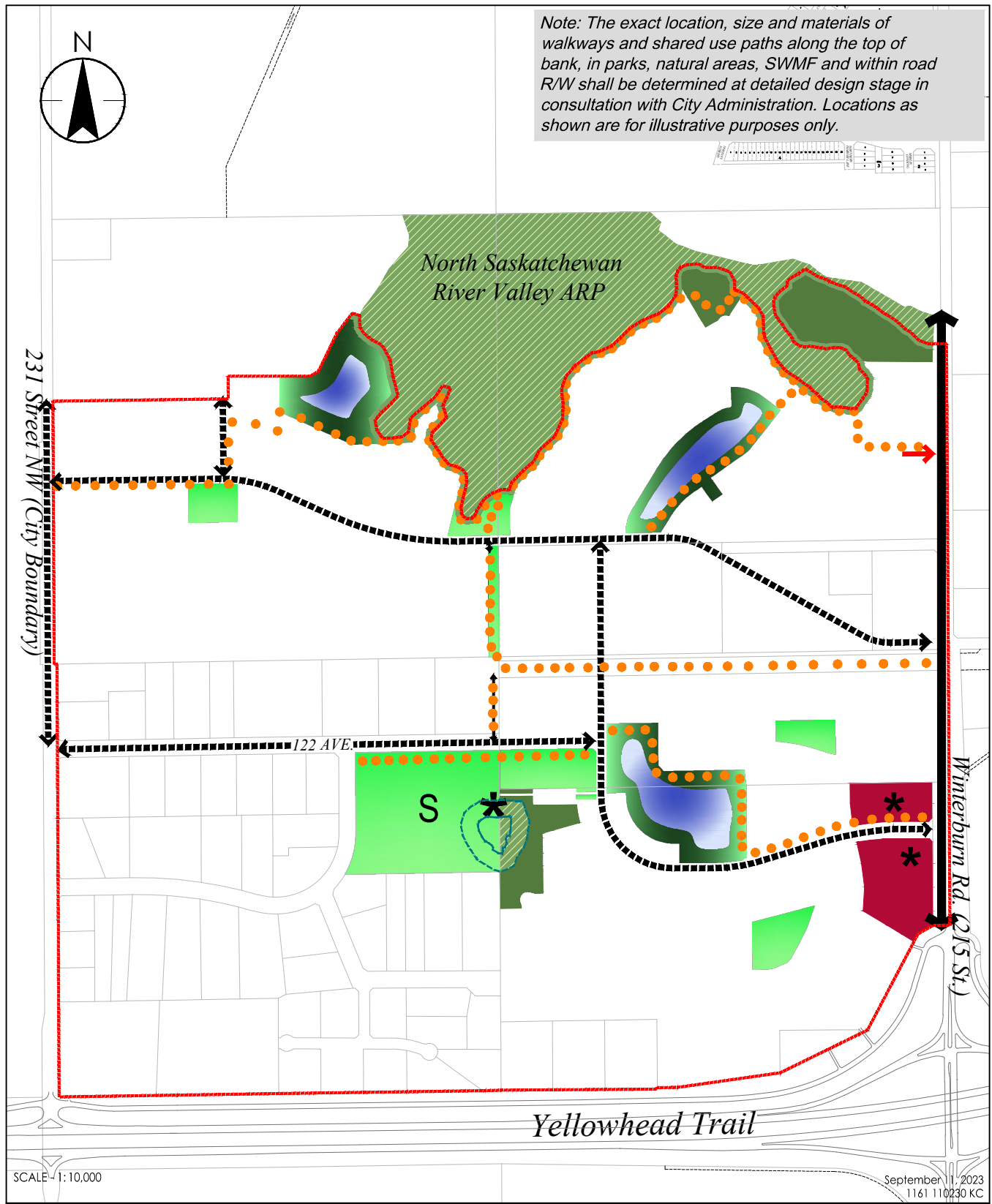
KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

7.0

Title

Parks &  
Open Space



## Legend

- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black;"></span> Commercial   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%;"></span> Wetland (ER)                          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #00FF00; border: 1px solid black;"></span> S School / Park                                    | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed orange;"></span> Active Modes Connection                                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #00FF00; border: 1px solid black;"></span> Pocket Park  | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span> Pedestrian Access  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> Natural Area (MR)                                  | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; text-align: center; line-height: 15px;">*</span> Destination Point |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; border-style: dashed;"></span> Natural Area (ER)            | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid red;"></span> Enhanced Local Entrance                                     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black; border-radius: 50%;"></span> Stormwater Management Facility | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed red;"></span> NSP Boundary   |

KINGLEY GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN

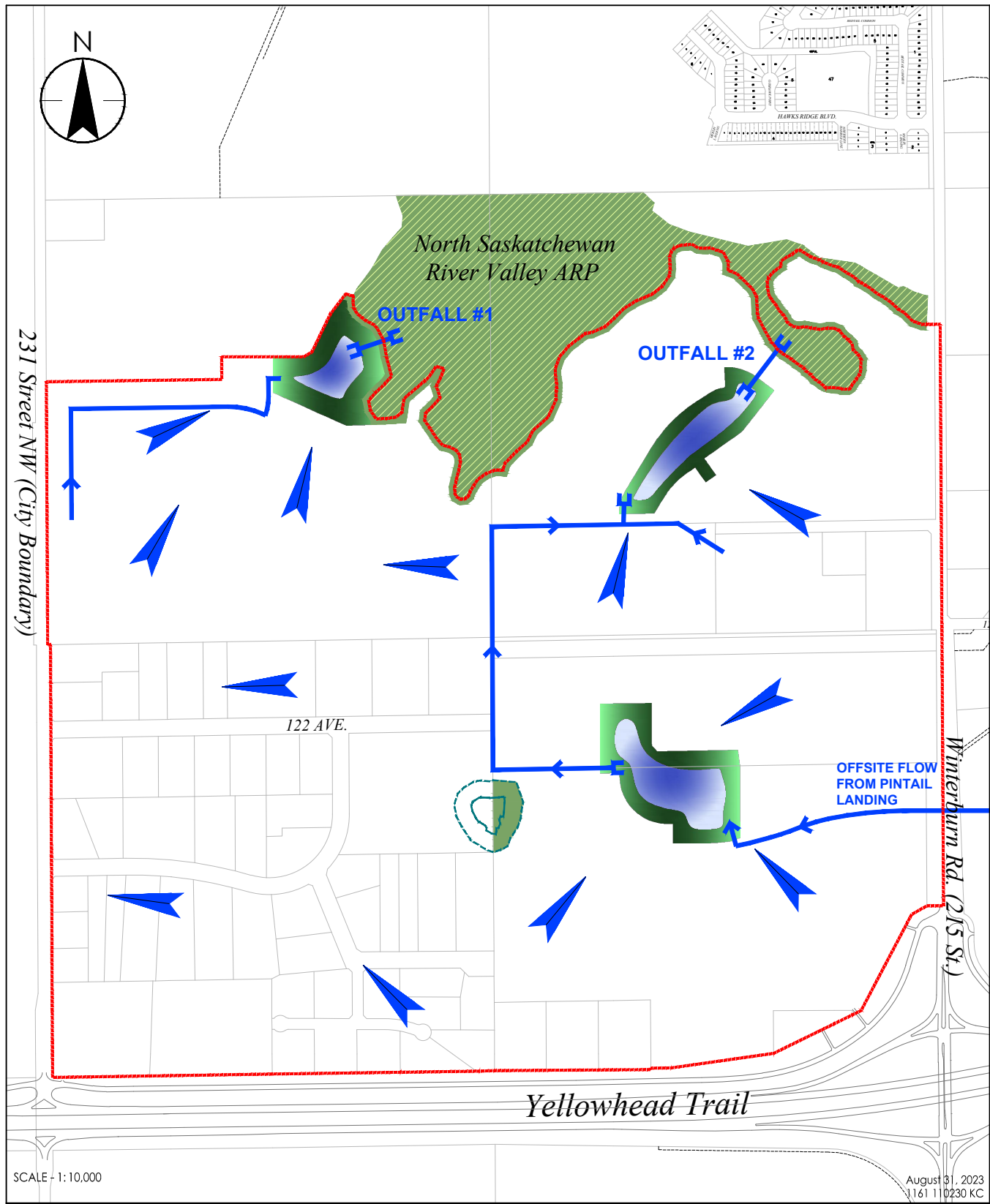
Figure No.

9.0







Title

Active Modes  
Network





## Legend

-  Stormwater Management Facility
-  Natural Area (ER)
-  Wetland (ER)
-  Direction of Drainage
-  Stormwater Trunk
-  NSP Boundary

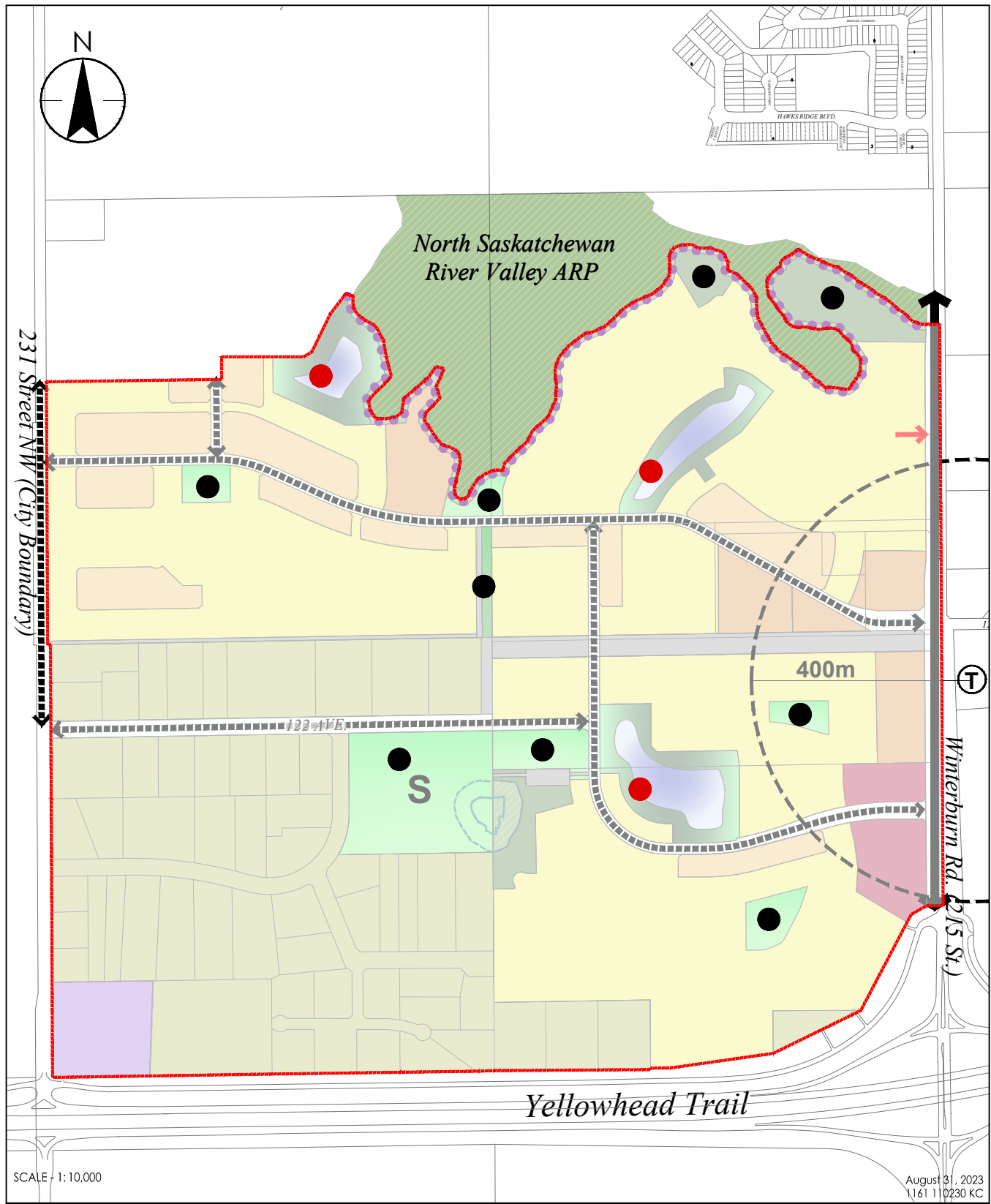
KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

10.0

Title

Stormwater  
Servicing



- Legend**
- Naturalized Stormwater Management Facility
  - Absorbent Landscaping

*Note: This Figure shows potential locations for Low Impact Development (LID). Opportunities are available for LID to be explored in these locations as well as throughout the plan area.*

KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

14.0

Title

Low Impact  
Development Opportunities