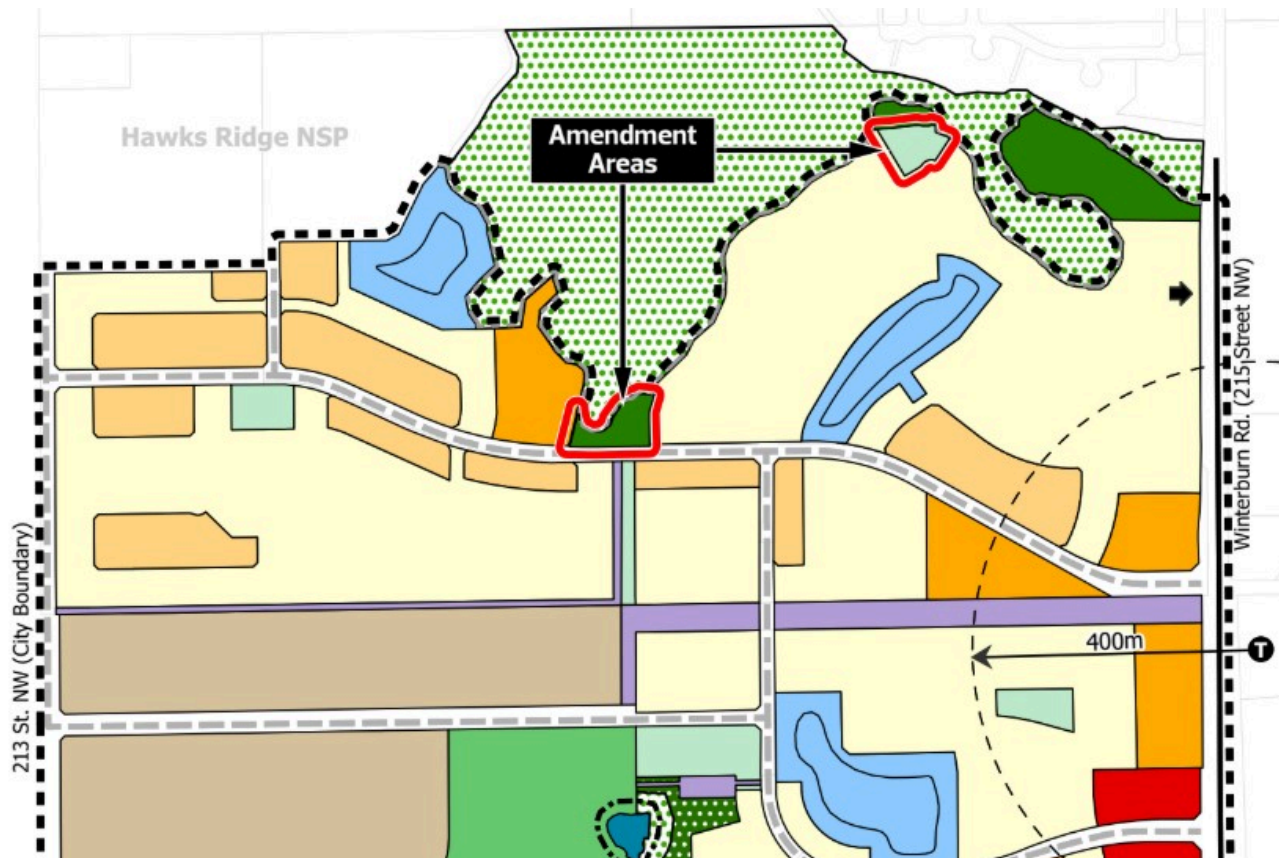


## 4190 Kinglet Drive NW and 12510 Winterburn Road NW Position of Administration: Support



### Summary

Bylaw 21289 proposes an amendment to the Kinglet Gardens NSP to switch land use designations for two sites; from Pocket Park to Natural Area (MR) and vice versa, and will continue to allow for open space and the protection of a natural area. Associated changes to plan text, NSP figures, land use and population statistics are also included.

Bylaw 21288 proposes amendments to the Big Lake Area Structure Plan (ASP) to align with the proposed Kinglet Gardens Neighbourhood Structure Plan (NSP) amendment described above.

Public engagement for this application included a mailed letter, and information on the City's webpage. Administration heard from 3 people, 1 in support of the changes, 1 in opposition to the reduction in park space, and 1 person with questions only.

Administration supports this application because it:

- Contributes to The City Plan Big City Moves to become a Community of Communities, and Greener as we Grow.
- Allows for the protection of Natural Areas.
- Helps facilitate the on-going development of the Kinglet Gardens neighbourhood.
- Is compatible with surrounding existing and planned land uses.

## **Application Details**

This application was submitted by Stantec Consulting Ltd. on behalf of Anthem Properties.

### **Plan Amendments**

Bylaw 21288 proposes to amend Exhibit 6 Land Use Concept, plan text, and the Land Use and Population Statistics of the Big Lake Area Structure Plan (ASP) to reflect the amendments proposed in the Kinglet Gardens Neighbourhood Structure Plan (NSP) described below.

Bylaw 21289 proposes to amend the Kinglet Gardens NSP to switch land use designations for two sites in the neighbourhood. One site is proposed to change from Pocket Park to Natural Area (MR), the other from Natural Area (MR) to Pocket Park in the northern portion of the plan.

The proposed amendments will update the Kinglet Gardens NSP's text, Land Use and Population Statistics, and figures to align with the proposed changes.

### **Site and Surrounding Area**

The Kinglet Gardens neighbourhood is currently developing, with most of the existing development located to the west and south west of the neighbourhood, adjacent to Winterburn Road NW. Both of the subject sites are located in the northern portion of the neighbourhood.

One site located along Kinglet Drive, is mostly tree covered, and is planned to contain a shared use pathway and serve as an area of ecological connectivity. The other site has been cleared in anticipation of development. Both sites are located adjacent to the Natural Conservation Area.

A planned shared use path will follow the southern boundary of the Natural Conservation Area connecting both sites, and continuing further south towards the planned school / park site at the centre of the Kinglet Garden neighbourhood.



Context Map

## Community Insights

This application was brought forward to the public using a broadened approach, with an increased notification area from 60 m to 120 m. This approach was selected because the application involves minor, clarifying amendments to the ASP and NSP, and involves changes to comparable land use designation locations. The advance notice was sent to a broader catchment area for property owners within the Kinglet Gardens neighbourhood and to abutting property owners in Hawks Ridge neighbourhood. The broadened approach included:

### Mailed Notice, June 2, 2025

- Notification radius: 120 metres
- Recipients: 316
- Responses: 3
  - In support: 1
  - In opposition: 1
  - Questions only: 1

### Common comments heard:

- Support for proposed pocket park location
- Opposition to reduction of 0.07 ha allocated for the pocket park

## Webpage

- [edmonton.ca/rezoningapplications](http://edmonton.ca/rezoningapplications)

## Notified Community Organizations

- Big Lake Community League
- Big Lake Estates Homeowners Association

## Application Analysis

### The City Plan

The City Plan identifies both sites as being within a developing area. The proposed plan amendments are supported by policies and objectives of The City Plan. The proposed amendments align with The City Plan's Big City Moves, a Community of Communities and Greener As We Grow, by:

- By providing opportunities for people to easily connect and experience open space
- Expanding and enhancing a healthy and sustainable urban forest

### District Policy & District Plan

Both sites are located within the boundaries of the West Henday District Plan, and designated as Urban Mix. The Urban Mix land use category includes land planned for natural areas and open space (as well as housing, shops, services and offices). The proposed plan amendments align with the Urban Mix designation.

### Area Structure Plan

The sites are located within the boundaries of the Big Lake Area Structure Plan (ASP), in the south west of the plan area. The proposed amendment changes the land use designations to align with the amendment proposed in the Kinglet Gardens Neighbourhood Structure Plan (NSP).

The proposed amendments align with the plan objectives and policies to sensitively integrate development with natural features, conserve sensitive natural areas, and by providing spaces for active and passive recreation.

Changes to the ASP Land Use and Population Statistics for the Kinglet Gardens neighbourhood are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Natural Area (Municipal Reserve)	4.0 ha	4.1	+0.1
School / Park	4.0 ha	3.9	-0.1

## Neighbourhood Structure Plan

The proposed amendment to the Kinglet Gardens NSP switches land use designations for two sites by redesignating one site from Pocket Park to Natural Area (MR), and the other site from Natural Area (MR) to Pocket Park, within the north portion of the plan.

The Pocket Park land use designation will allow for the development of the park including a playground, providing amenities to residents in the northern portion of the neighbourhood. In addition, the text amendments would clarify that a playground can be developed in a Pocket Park.

The proposed Natural Area (MR) land use designation will allow for the protection of a natural area and a planned shared use pathway and provide ecological connection.

The proposed amendments will continue to align with the plan objectives and policies supporting accessible open spaces, provision of habitat, and ecological connectivity.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Pocket Parks & Greenways	2.8 ha	2.7 ha	-0.1
Natural Area (MR)	4.0 ha	4.1 ha	+0.1
Conserved as Naturalized Municipal Reserve (MR)	4.3 ha	4.4 ha	+0.1

## Mobility

The rezoning is not expected to have an impact on the transportation network. Upon development, the owner will be required to construct the shared pathways and safe crossings as outlined in the Kinglet Gardens NSP and approved with associated subdivisions. There is currently no conventional bus service operating in Kinglet Gardens. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

## Open Space

The applicant has proposed to swap two park designations. The proposed northern “pocket park” location will provide programmable park space for residents in the northeast corner of Kinglet Gardens, and the developer has committed to provide a playground. The proposed “natural area” location will provide tableland habitat adjacent to the ravine and support an ecological connection to the south. Although programmable area has decreased in this location, nearby residents remain close to the future school/park site to the south.

## Utilities

The proposed plan amendment is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized. No uncontrolled channelized flow over the top of bank will be permitted.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

## Appendices

1. Current ASP Land Use and Population Statistics
2. Proposed ASP Land Use and Population Statistics
3. Current NSP Land Use and Population Statistics
4. Proposed NSP Land Use and Population Statistics
5. ASP Land Use Concept Map Comparison
6. NSP Land Use Concept Map Comparison

Written By: Cathal Flynn

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

## Current Big Lake ASP Land Use and Population Statistics

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling	(3) Hawks Ridge	(4) Pintail Landing	(5) Kinglet Gardens	
<b>Gross Area</b>	<b>921.4</b>	172.0	<b>132.1</b>	<b>163.2</b>	<b>183.3</b>	<b>205.8</b>	<b>65.0</b>
Powerline & Utility ROW	15	5.0	2.2	2.8	2.1	2.9	
Sewer ROW (ACRWC)	9.2	3.2	2.0	4			
ER (Natural Conservation)	169.5	27.11	15.41	50.9	16.1	3	57.6
Transportation Utility Corridor	14.6		15.6				
Road Widening	21.4	6.1	0.7	3.2	0.9	3.1	7.4
<b>Gross Developable Area</b>	<b>690.6</b>	<b>129.7</b>	<b>93.7</b>	<b>102.2</b>	<b>164.2</b>	<b>196.8</b>	<b>0.00</b>
Glendale Golf Course	61.5				61.5		
Existing Uses	66.5					66.5	
Circulation Total	107	26.1	13.9	20.4	20.5	26.1	
Stormwater Management	49.9	12.1	5.99	7.0	10.9	9.3	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1		0.10		3.1	4.1	
School/ Park	43.9	8.9	8.00	8.8	9.8	3.9	
Commercial	13.2	0.5			9.6	3.1	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	1.0				1.0		
<b>Total Non-Residential</b>	<b>228.7</b>	<b>48.4</b>	<b>36.2</b>	<b>37.3</b>	<b>55.8</b>	<b>47.8</b>	<b>0.00</b>
Low Density Residential	250.7	50.9	46.3	56.8	34.5	62.3	
Medium Density Residential	20.9	7.5		4.7	6.8		
Medium Density Residential (RF5 / RF6)	6.6		5.2				
Medium Density Residential (RA7)	9.8		2.9			6.8	
Street Oriented Residential (Row Housing)	13.6	7.3		3.3	3.0		
Street Oriented Residential	13.4					13.4	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	17.5	14.7	2.8				
<b>Total Residential</b>	<b>336.2</b>	<b>81.4</b>	<b>57.5</b>	<b>66.8</b>	<b>47.0</b>	<b>82.5</b>	<b>0.00</b>

Total Residential Unit Count	11265	2597	1911	2219	1847	2705	
Total population Count	27378	5847	4836	5413	4322	6960	
Total Student Generation	3177	779	532	474	616	776	

## Proposed Big Lake ASP Land Use and Population Statistics

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling	(3) Hawks Ridge	(4) Pintail Landing	(5) Kinglet Gardens	
<b>Gross Area</b>	<b>921.4</b>	172.0	132.1	163.2	183.3	205.8	65.0
Powerline & Utility ROW	15	5.0	2.2	2.8	2.1	2.9	
Sewer ROW (ACRWC)	9.2	3.2	2.0	4			
ER (Natural Conservation)	170.1	27.11	15.41	50.9	16.1	3	57.6
Transportation Utility Corridor	15.6		15.6				
Road Widening	21.4	6.1	0.7	3.2	0.9	3.1	7.4
<b>Gross Developable Area</b>	<b>686.6</b>	<b>129.7</b>	<b>93.7</b>	<b>102.2</b>	<b>164.2</b>	<b>196.8</b>	0.00
Glendale Golf Course	61.5				61.5		
Existing Uses	66.5					66.5	
Circulation Total	107	26.1	13.9	20.4	20.5	26.1	
Stormwater Management	45.3	12.1	5.99	7.0	10.9	9.3	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.3		0.10		3.1	4.1	
School/ Park	39.4	8.9	8.00	8.8	9.8	3.9	
Commercial	13.2	0.5			9.6	3.1	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	1.0				1.0		
<b>Total Non-Residential</b>	<b>225.5</b>	<b>48.4</b>	<b>36.2</b>	<b>37.3</b>	<b>55.8</b>	<b>47.8</b>	0.00
Low Density Residential	250.8	50.9	46.3	56.8	34.5	62.3	
Medium Density Residential	19	7.5		4.7	6.8		
Medium Density Residential (RF5 / RF6)	5.2		5.2				
Medium Density Residential (RA7)	9.7		2.9			6.8	
Street Oriented Residential (Row Housing)	13.6	7.3		3.3	3.0		
Street Oriented Residential	13.4					13.4	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	17.5	14.7	2.8				
<b>Total Residential</b>	<b>335.2</b>	<b>81.4</b>	<b>57.5</b>	<b>66.8</b>	<b>47.0</b>	<b>82.5</b>	0.00

Total Residential Unit Count	11279	2597	1911	2219	1847	2705	
Total population Count	27378	5847	4836	5413	4322	6960	
Total Student Generation	3177	779	532	474	616	776	

## Current Kinglet Gardens NSP Land Use and Population Statistics

	Area (ha)	% of GA	% of aGDA
<b>Gross Area (GA)</b>	<b>205.8</b>		
<b>Environmental Reserve</b>			
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 (GDA)</b>	<b>196.8</b>		
<b>Existing Land Uses</b>			
Existing Residential	57.6	29.0%	
Existing Business Industrial	3.1	1.60%	
Existing School/Park	5.8	2.90%	
<b>Adjusted Gross Developable Area (aGDA)</b>	<b>130.3</b>		
Commercial	3.1		2.00%
<b>Parkland, Recreation, School (Municipal Reserve)</b>			
Community League	1.2		1.00%
Pocket Parks & Greenways	2.8		2.10%
Natural Area (MR)	4.0		3.10%
} 6.20%			
Transportation			
Circulation	26.1		20.00%
<b>Infrastructure &amp; Servicing</b>			
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 NRA	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] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	77%/	23%
Population (%) within 500m of Parkland		100
Population (%) within 600m of Transit Service		100
Population (%) within 600m of Commercial Service		85

### Presence/Loss of Natural Areas

Protected as Environmental Reserve (ha)	3.0
Conserved as Naturalized Municipal Reserve (ha)	4.3
Lost to Development (ha)	8.3

### STUDENT GENERATION STATISTICS

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

## Proposed Kinglet Gardens NSP Land Use and Population Statistics

	Area (ha)	% of GA	% of aGDA
<b>Gross Area (GA)</b>	<b>205.8</b>		
<b>Environmental Reserve</b>			
Natural Area	0.5	0.2%	
Upland Setback	2.5	1.2%	
Pipeline & Utility Right-of-Way	2.9	1.4%	
Arterial Road Right-of-Way	3.1	1.5%	
<b>Gross Developable Area (GDA)</b>	<b>196.8</b>		
<b>Existing Land Uses</b>			
Existing Residential	57.6	28.0%	
Existing Business Industrial	3.1	1.5%	
Existing School/Park	5.8	2.8%	
<b>Adjusted Gross Developable Area (aGDA)</b>	<b>130.3</b>		
Commercial	3.1		2.4%
<b>Parkland, Recreation, School (Municipal Reserve)</b>			
Community League	1.2		0.9%
Pocket Parks & Greenways	2.7		2.1%
Natural Area (MR)	4.1		3.1%
} 6.1%			
Transportation			
Circulation	26.1		20.0%
<b>Infrastructure &amp; Servicing</b>			
Drainage (Public Utility Lot)	1.3		1.0%
Stormwater Management	9.3		7.1%
<b>Total Non-Residential Area</b>	<b>47.8</b>		<b>36.7%</b>
<b>Net Residential Area (NRA)</b>	<b>82.5</b>		<b>63.3%</b>

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

Land Use	Area (ha)	Units/ha	Units	People/Unit	% of NRA	Population
Single/Semi-Detached	62.3	25	1,557	2.8	57.6%	4,359
Street Oriented Residential	13.4	40	536	2.8	19.8%	1,500
Low-rise / Multi / Medium Units	6.8	90	612	1.8	22.6%	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] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	77%/	23%
Population (%) within 500m of Parkland		100
Population (%) within 600m of Transit Service		100
Population (%) within 600m of Commercial Service		85

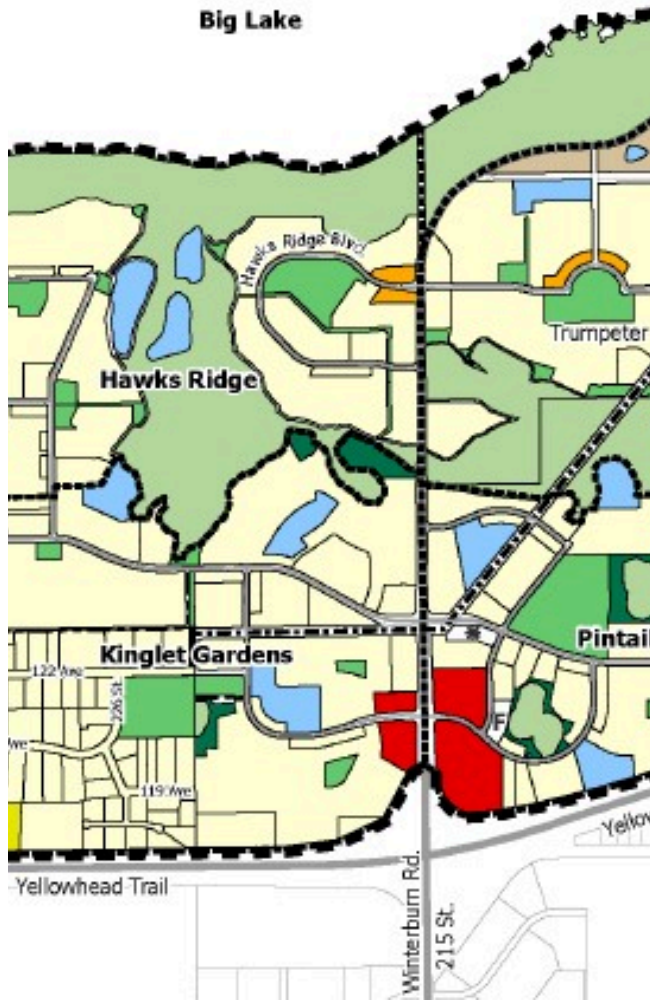
### Presence/Loss of Natural Areas

Protected as Environmental Reserve (ha)	3.0
Conserved as Naturalized Municipal Reserve (ha)	4.4
Lost to Development (ha)	8.3

### STUDENT GENERATION STATISTICS

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

## Plan Land Use Concept Map Comparison



Current Land Use Concept Map

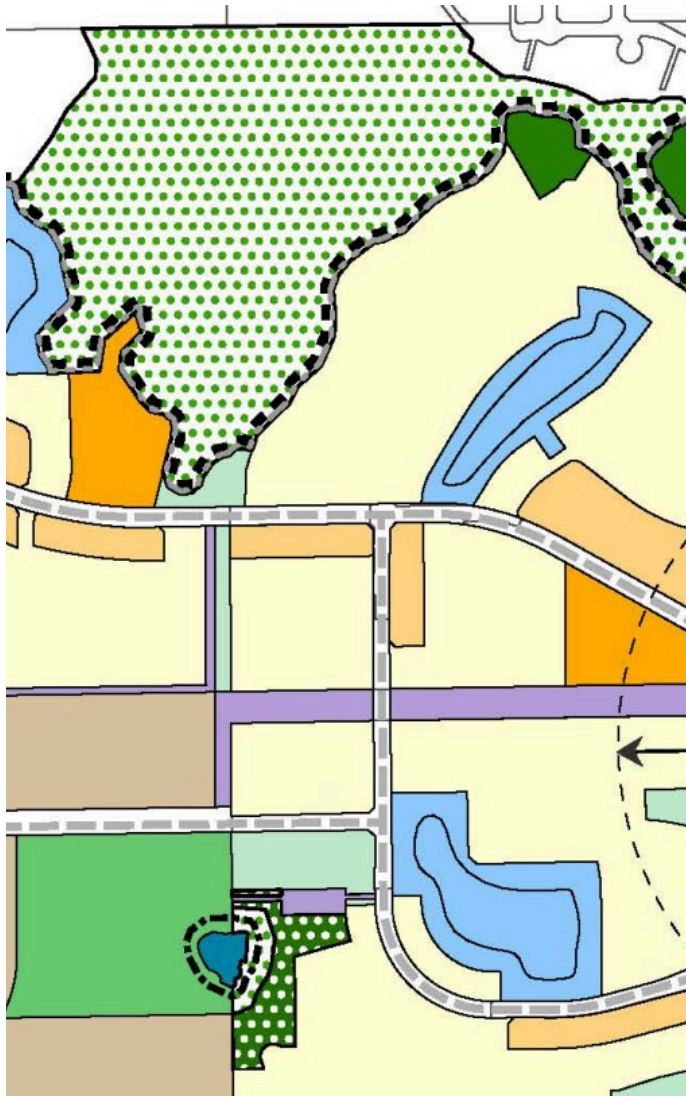


Proposed Land Use Concept Map

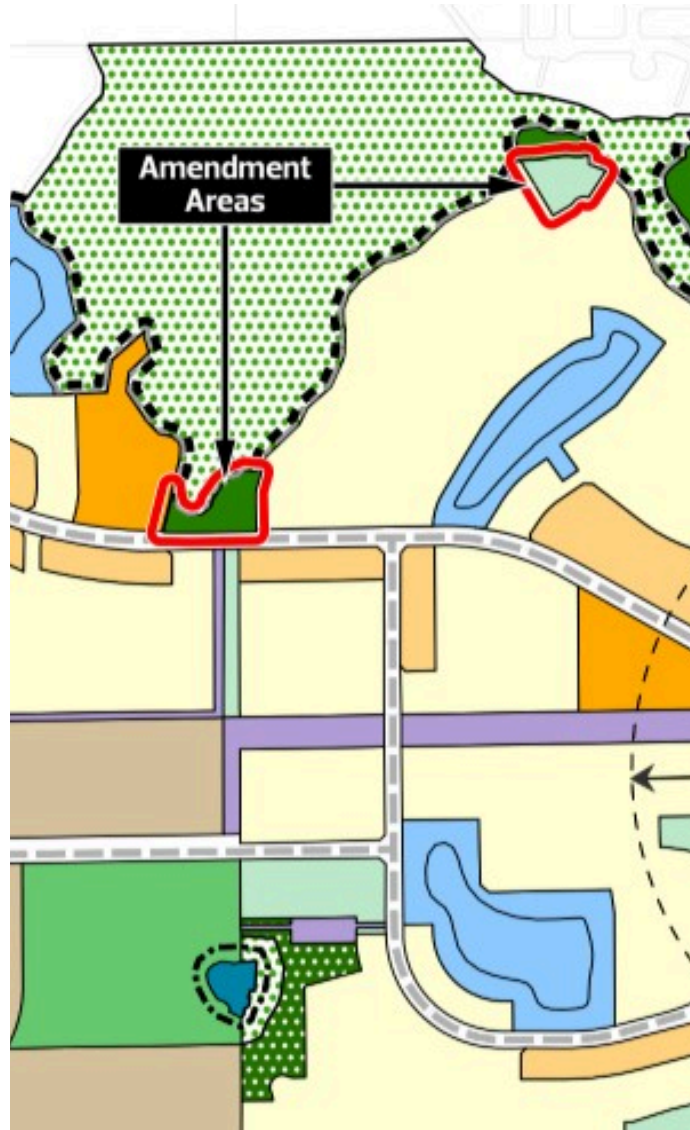
- Residential
- Commercial
- Mixed Use
- School / Park (M.R.)
- Existing Business Industrial
- Natural Maintenance
- Transportation Utility Corridor
- Natural Conservation Area
- Stormwater Lake
- Future Residential and Associated Uses
- Golf Course
- Natural Area (MR)
- Collector Road
- Arterial Road
- Public Utility Corridor
- Powerline ROW
- ASP Boundary
- NSP Boundary
- \* Transit Centre
- ★ Retained Public Lands
- F Urban Services (Fire Hall)

Legend

## Plan Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map

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