

Bylaw 21289

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, 19288, 19688, and 20698; 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. Adding the following sentence after the second sentence to Section 3.4.8 “Parks, Open Space, and Schools, Objective (27), Rationale, Pocket Parks ”;  
“These pocket parks may allow for playgrounds to serve the neighbourhood.”

- b. deleting the map entitled “Bylaw 20698 Kinglet Gardens Neighbourhood Structure Plan (as amended)” from the plan;
- c. deleting the statistics “Kinglet Gardens Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20698” and replacing it with “Kinglet Gardens Neighbourhood Structure Plan Land Use and Population Statistics ” attached hereto as Schedule “A” and forming part of this bylaw;
- d. deleting the map entitled “Figure 6.0 Land-Use Concept” and replacing it with “Figure 6.0 Land Use Concept” attached hereto as Schedule “B”, and deleting the “amendment area” indicator and forming part of this bylaw;
- e. deleting the map entitled “Figure 7.0 Parks & Open Space” and replacing it with “Figure 7.0 Parks & Open Space” attached hereto as Schedule “C” and forming part of this bylaw;
- f. deleting the map entitled “Figure 9.0 Active Modes Network” and replacing it with “Figure 9.0 Active Modes Network” attached hereto as Schedule “D” and forming part of this bylaw; and
- g. 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 “E” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

## SCHEDULE "A"

## Kinglet Gardens Neighbourhood Structure Plan 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%			
<b>Transportation</b>			
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

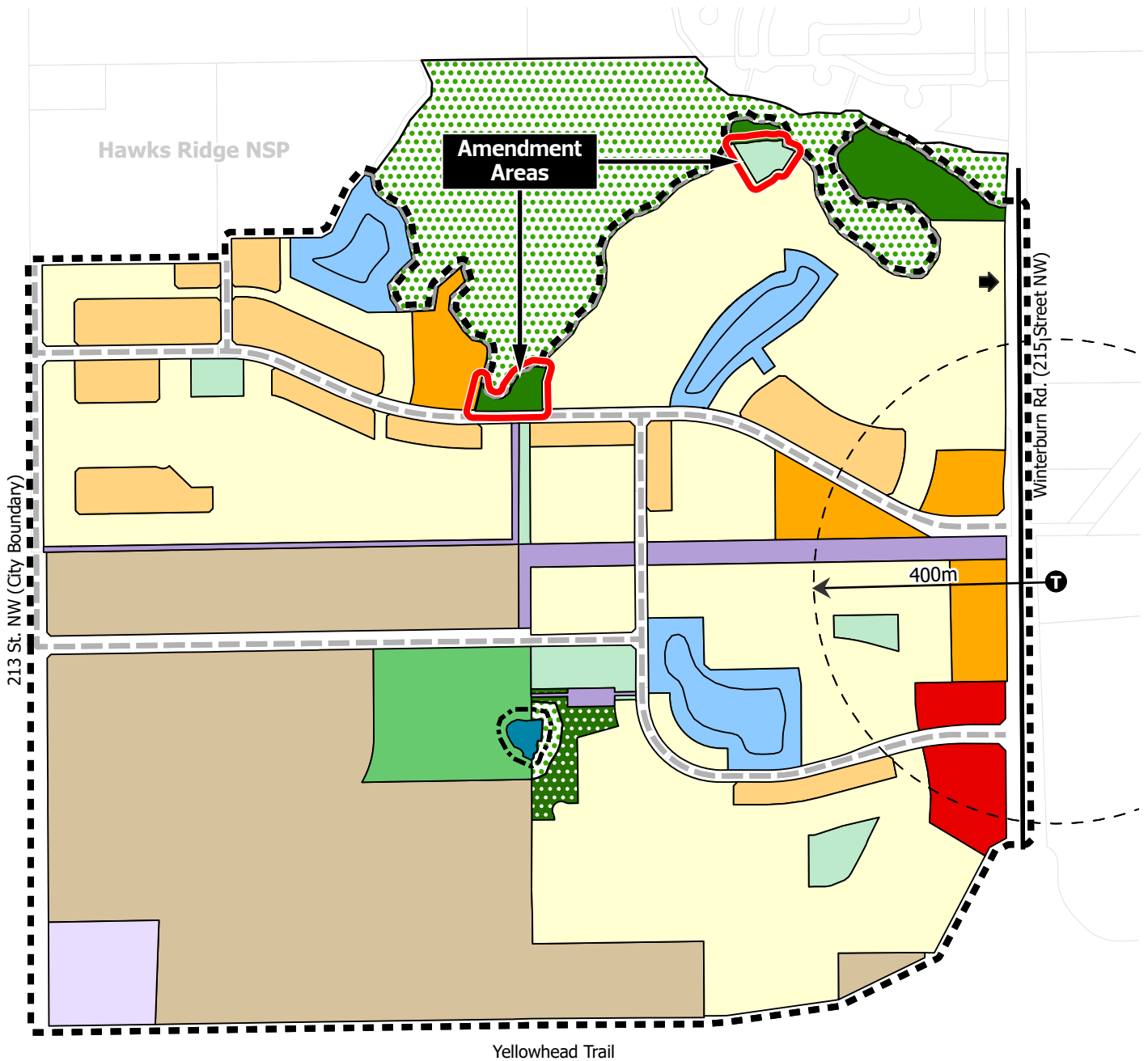
Land Use	Area (ha)	Units/ha	Units	People/Unit	% of NRA	Population
Single/Semi-Detached	62.3	25	1,557	2.8	57.6%	4,359
Street Oriented Residential	13.4	40	536	2.8	19.8%	1,500
Low-rise / Multi / Medium Units	6.8	90	612	1.8	22.6%	1,101
<b>Total</b>	<b>82.5</b>		<b>2,705</b>		<b>100%</b>	<b>6,960</b>

## 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
<b>Presence/Loss of Natural Areas</b>		
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>

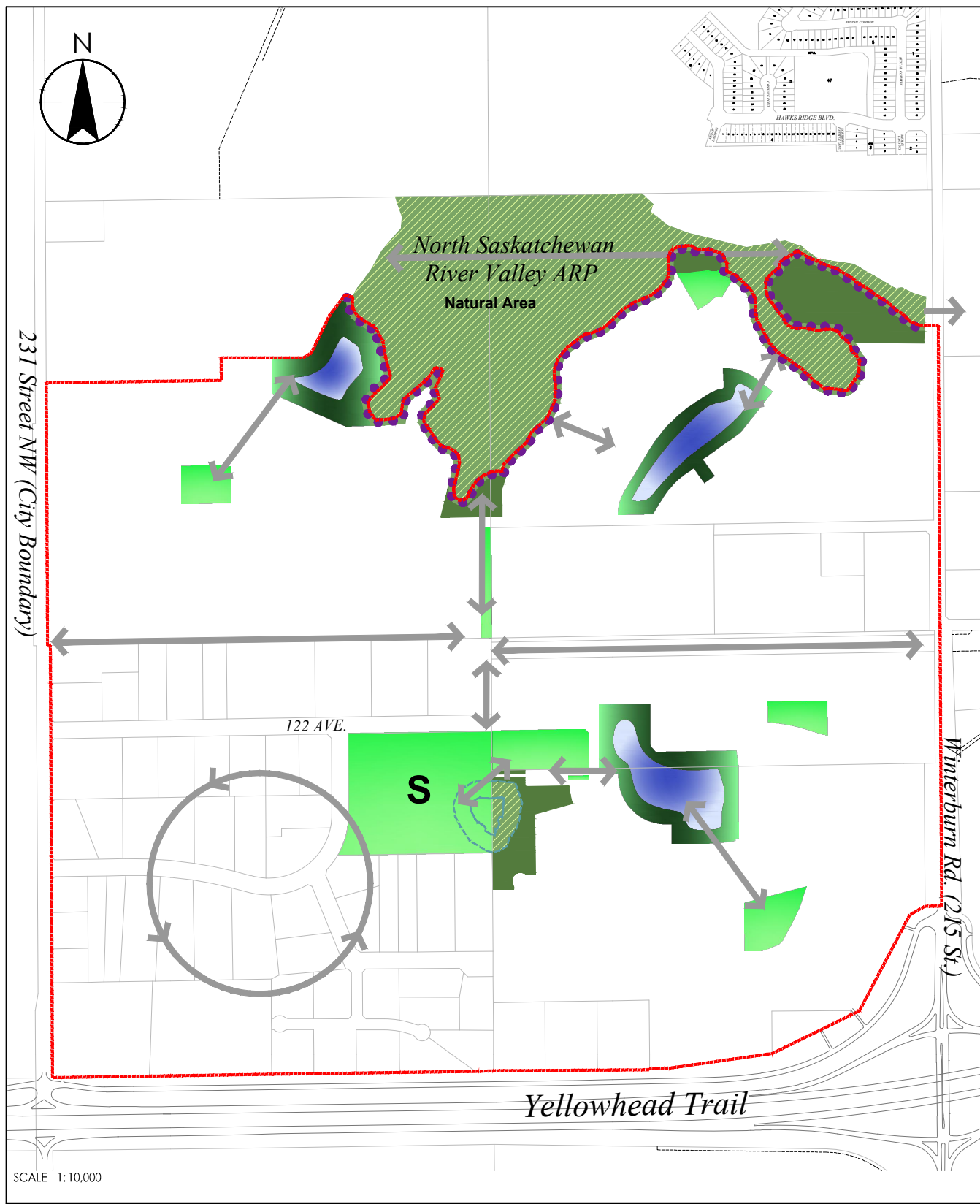


**Figure 6.0 Land Use Concept  
KINGLET GARDENS  
Neighbourhood Structure Plan**












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

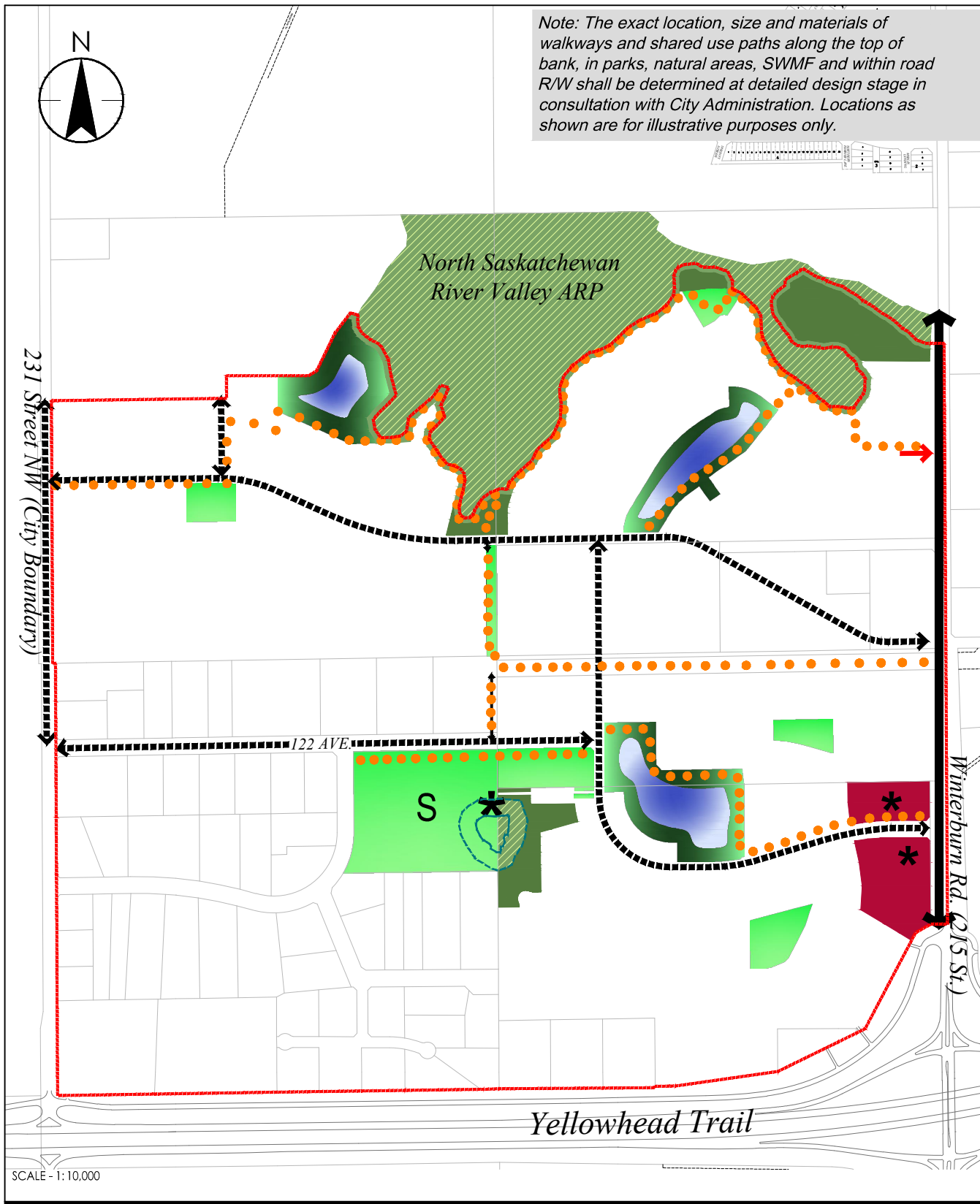
**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



Legend

-  SWMF
-  Natural Area (ER)
-  Natural Area (MR)
-  Wetland (ER)
-  School / Park
-  Park
-  Ecological Connectivity
-  Upland Setback
-  NSP Boundary

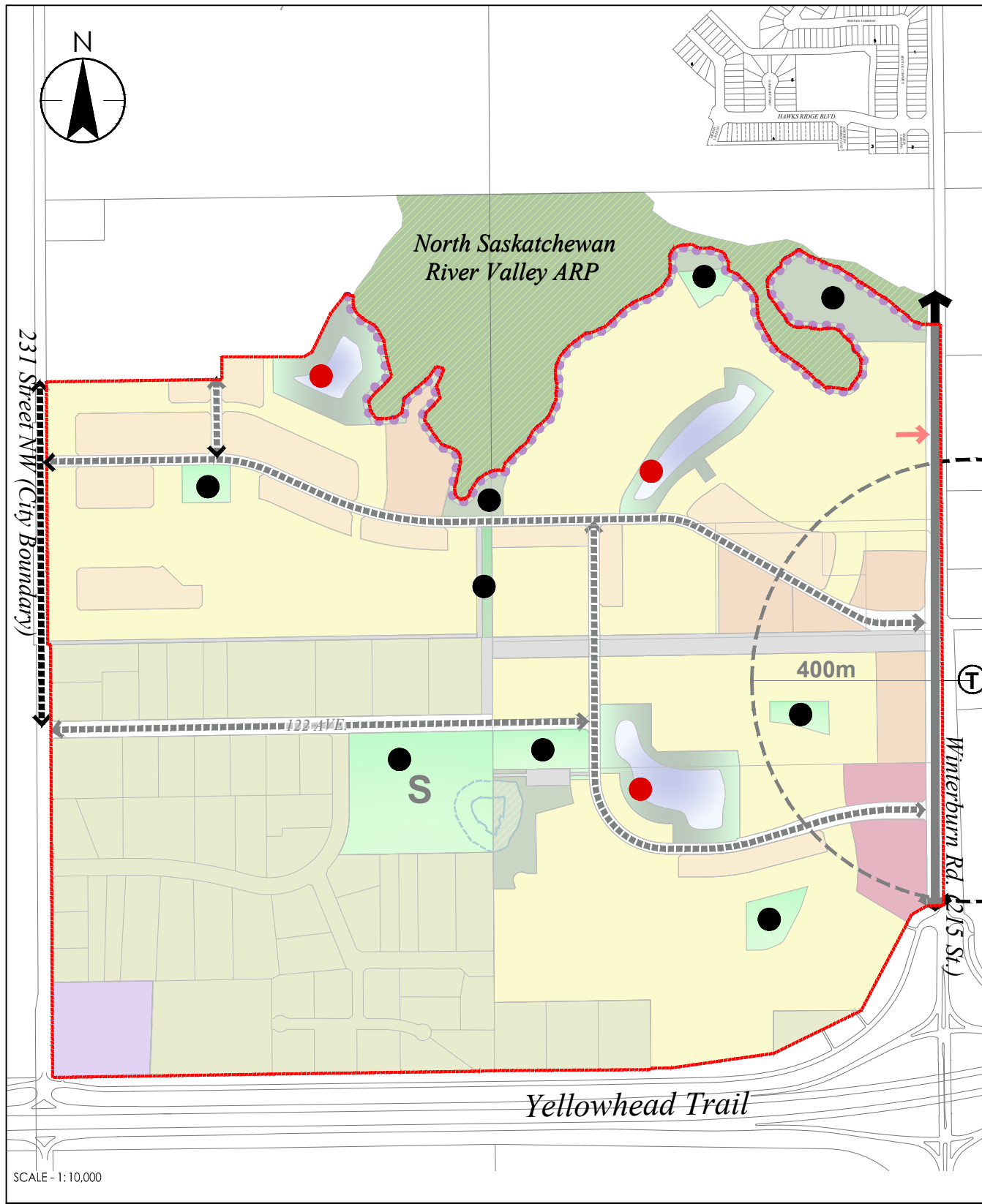
KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN  
Figure No. 7.0  
Parks & Open Space



Legend

- |                                |                         |
|--------------------------------|-------------------------|
| Commercial                     | Wetland (ER)            |
| School / Park                  | Active Modes Connection |
| Pocket Park                    | Pedestrian Access       |
| Natural Area (MR)              | Destination Point       |
| Natural Area (ER)              | Enhanced Local Entrance |
| Stormwater Management Facility | NSP Boundary            |

KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN  
Figure No. 9.0  
Active Modes  
Network



- 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

Low Impact  
Development Opportunities