

Bylaw 19129

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 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 “Table 2: Land Use and Population Statistics” and replacing with the following:

### Land Use and Population Statistics – Bylaw 19129

	Area (ha)	% of GDA
<b>GROSS AREA</b>	<b>205.8</b>	
Environmental Reserve		
Natural Area	0.6	0.3%
Upland Setback	2.5	1.2%
Pipeline & Utility Right-of-Way	3.7	1.8%
Arterial Road Right-of-Way	3.1	1.5%
<b>GROSS DEVELOPABLE AREA</b>	<b>195.9</b>	
Existing Land Uses		
Existing Residential	57.9	29.6%
Existing Business Industrial	3.1	1.6%
Existing School/Park	5.8	3.0%
<b>Adjusted Gross Developable Area (aGDA)</b>	<b>129.1</b>	
Commercial	4.3	3.3%
Parkland, Recreation, School (Municipal Reserve)		
Community League	1.2	1.0%
Pocket Parks & Greenways	2.9	2.3%
Natural Area	4.3	3.3%
Transportation		
Circulation	25.8	20.0%
Infrastructure & Servicing		
Drainage (Public Utility Lot)	0.5	0.4%
Stormwater Management	9.8	7.6%
<b>TOTAL Non-Residential Area</b>	<b>48.8</b>	<b>37.8%</b>
<b>NET RESIDENTIAL AREA (NRA)</b>	<b>80.3</b>	<b>62.2%</b>

#### RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

	Area (ha)	Units/ha	Units	People/Unit	Population	% of Total Units
<b>Low Density Residential (LDR)</b>						
<i>Single/Semi-Detached</i>	64.9	25	1,623	2.8	4,544	62%
<i>Street Oriented Residential (Row Housing)</i>	8.6	45	387	2.8	1,084	15%
<i>Low Rise/Multi/Medium Density Residential</i>	6.8	90	612	1.8	1,102	23%
<b>TOTAL</b>	<b>80.3</b>		<b>2,622</b>		<b>6,730</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Per net Hectare (ppnha)	84
Units Per net Residential Hectare (upnrha)	33
LDR/MDR Ratio	62% / 38%
Population (%) within 500 m of Parkland	100%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	81%

**STUDENT GENERATION STATISTICS**

Level	Public	Separate
Elementary	258	129
Junior High School	129	65
Senior High School	129	65
<b>Total</b>	<b>516</b>	<b>259</b>

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

\*\*25% of the RMD density is accounted for as MDR

- b. deleting the map entitled “Bylaw 17752 Kinglet Gardens Neighbourhood Structure Plan” and replacing it with the attached Schedule “A”.
- c. deleting the map entitled “Figure 6.0 Land Use Concept” and replacing it with “Figure 6.0 Land Use Concept” attached as Schedule “B”.
- d. deleting the map entitled “Figure 7.0 Parks & Open Space” and replacing it with “Figure 7.0 Parks & Open Space” attached as Schedule “C”.
- e. deleting the map entitled “Figure 8.0 Transportation Network” and replacing it with “Figure 8.0 Transportation Network” attached as Schedule “D”.
- f. deleting the map entitled “Figure 9.0 Active Modes Network” and replacing it with “Figure 9.0 Active Modes Network” attached as Schedule “E”.
- g. deleting the map entitled “Figure 10.0 Stormwater Servicing” and replacing it with “Figure 10.0 Stormwater Servicing” attached as Schedule “F”.
- h. deleting the map entitled “Figure 11.0 Sanitary Servicing” and replacing it with “Figure 11.0 Sanitary Servicing” attached as Schedule “G”.
- i. deleting the map entitled “Figure 12.0 Water Servicing” and replacing it with “Figure 12.0 Water Servicing” attached as Schedule “H”.
- j. deleting the map entitled “Figure 13.0 Staging” and replacing it with “Figure 13.0 Staging” attached as Schedule “I”.

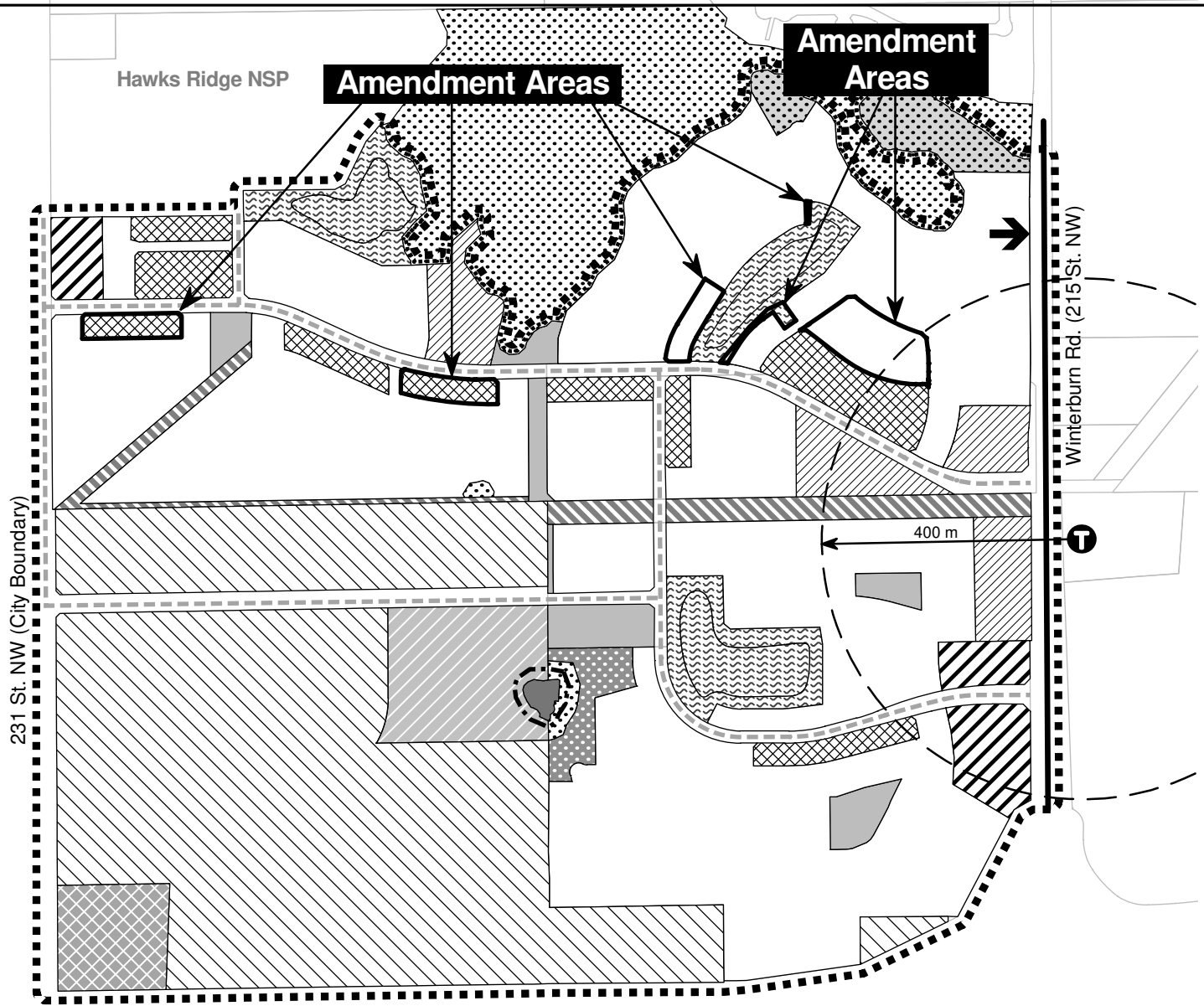
- k. deleting the map entitled “Figure 14.0 Low Impact Development Opportunities” and replacing it with “Figure 14.0 Low Impact Development Opportunities” attached as Schedule “J”.

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON


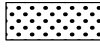




















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MAYOR

\_\_\_\_\_  
CITY CLERK

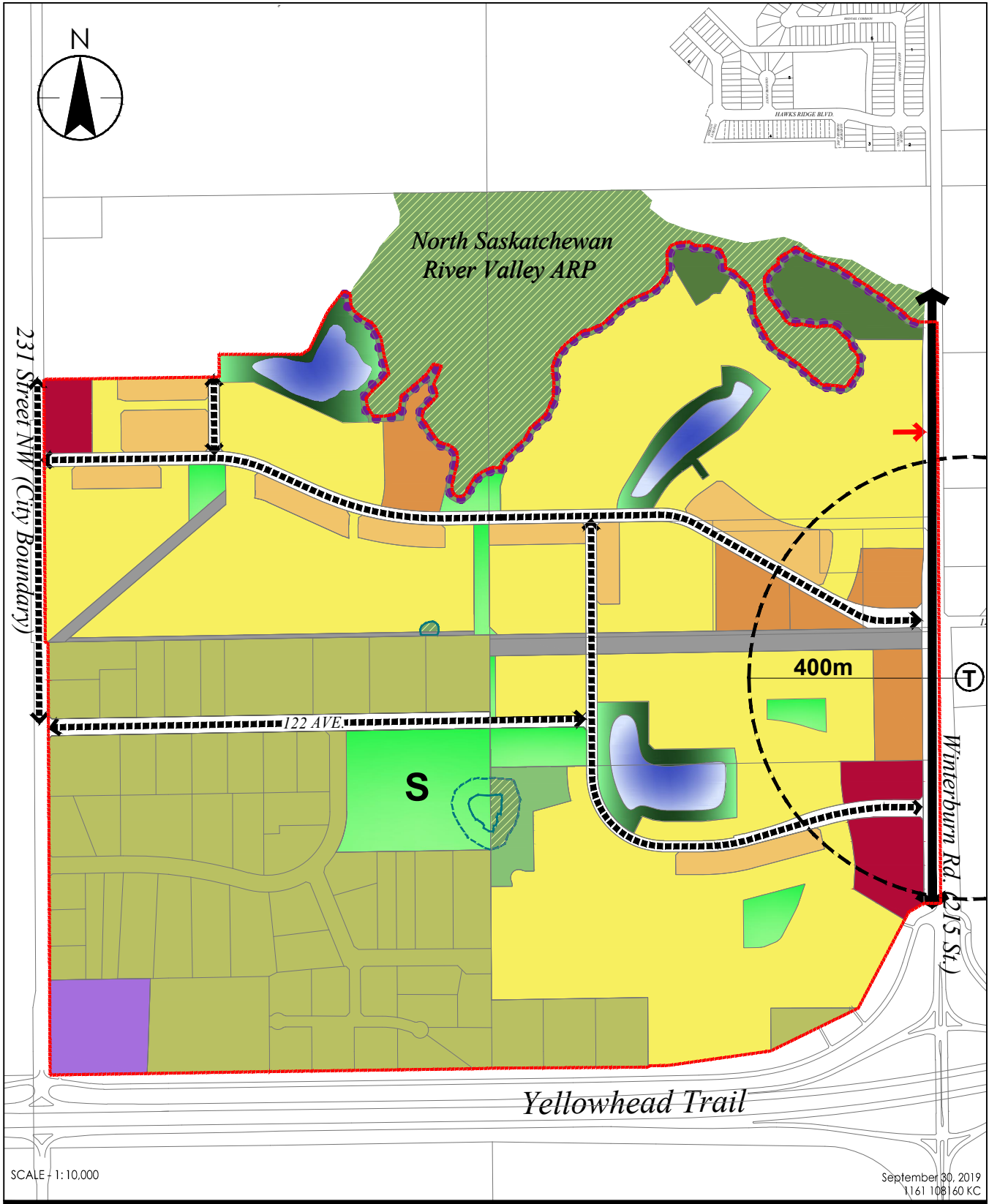


Yellowhead Trail  
**BYLAW 19129**  
**AMENDMENT TO**  
**KINGLET GARDENS**  
**Neighbourhood Structure Plan**  
 (as amended)



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



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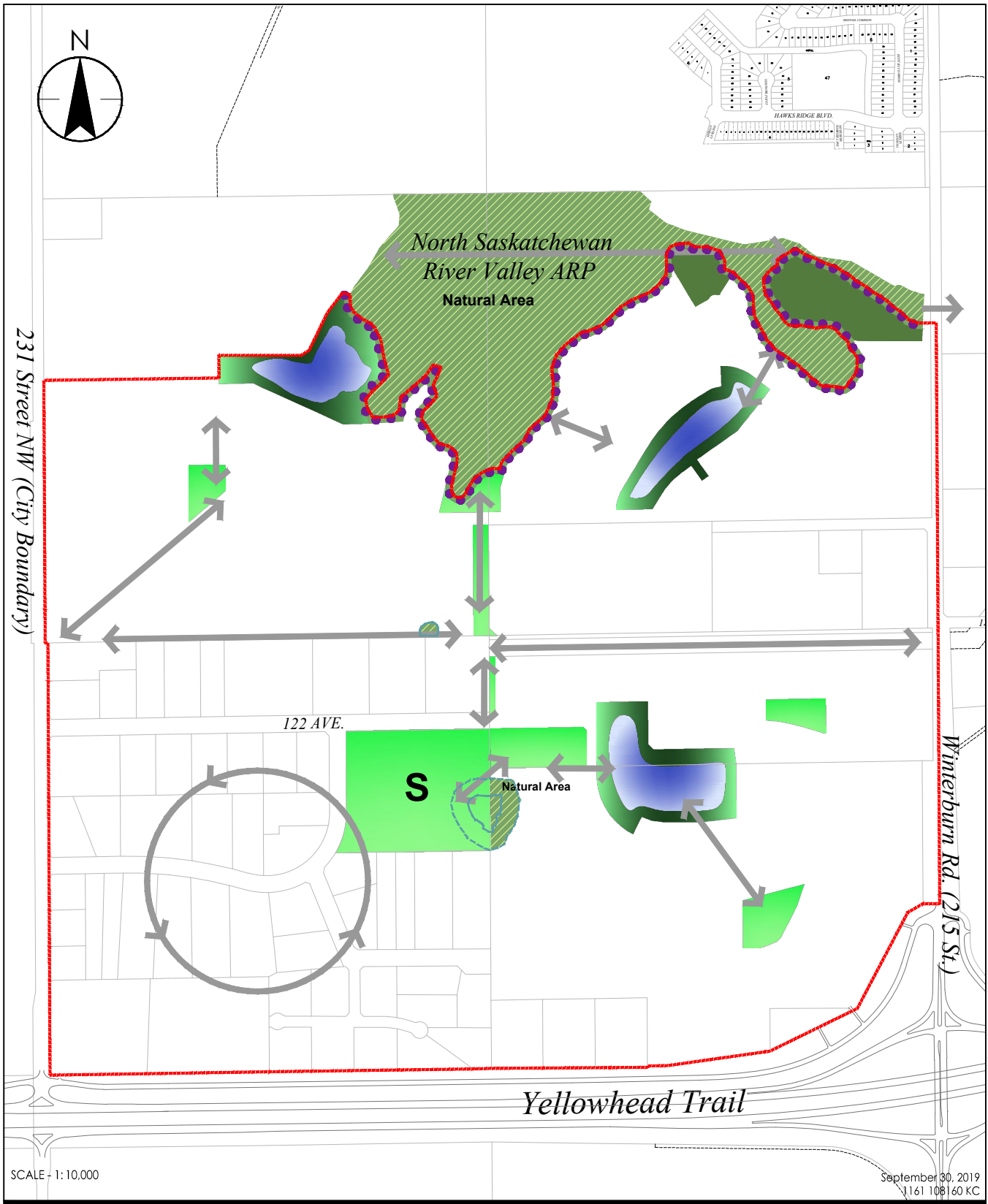
September 30, 2019  
1161 1081 60 KC



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

Client/Project  
 ROHIT GROUP OF COMPANIES  
 KINGLET GARDENS  
 NEIGHBOURHOOD STRUCTURE PLAN  
 Figure No.  
 6.0  
 Title  
 Land-use  
 Concept

10160-112 Street  
 Edmonton, AB T5K 2L6  
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




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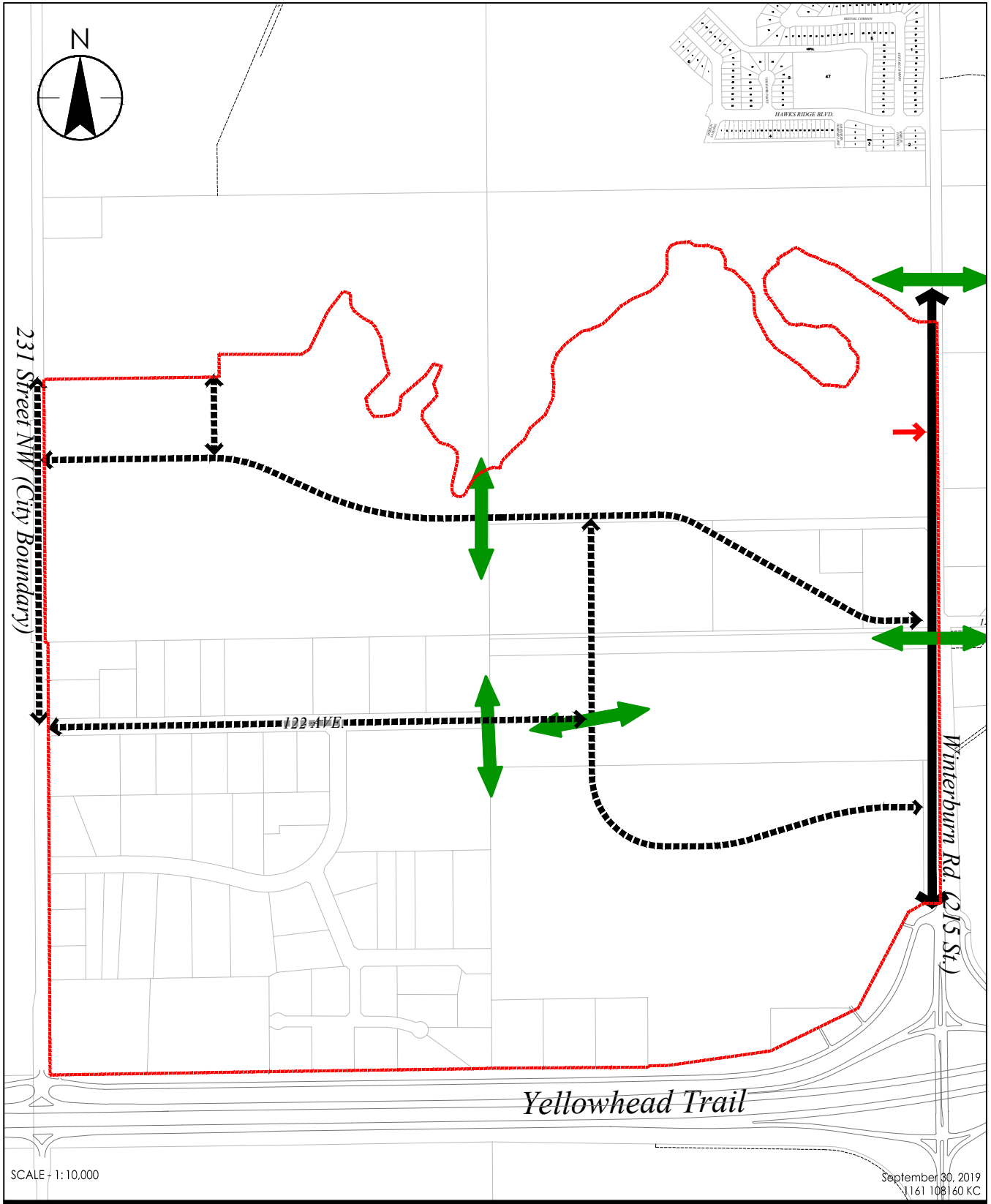


Legend

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

Client/Project  
ROHIT GROUP OF COMPANIES  
KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN  
Figure No.  
7.0  
Title  
Parks &  
Open Space

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- Legend**
- Arterial Roadway
  - Collector Roadway
  - Enhanced Local Entrance
  - Potential Wildlife Passage
  - NSP Boundary

Client/Project  
 ROHIT GROUP OF COMPANIES  
 KINGLET GARDENS  
 NEIGHBOURHOOD STRUCTURE PLAN

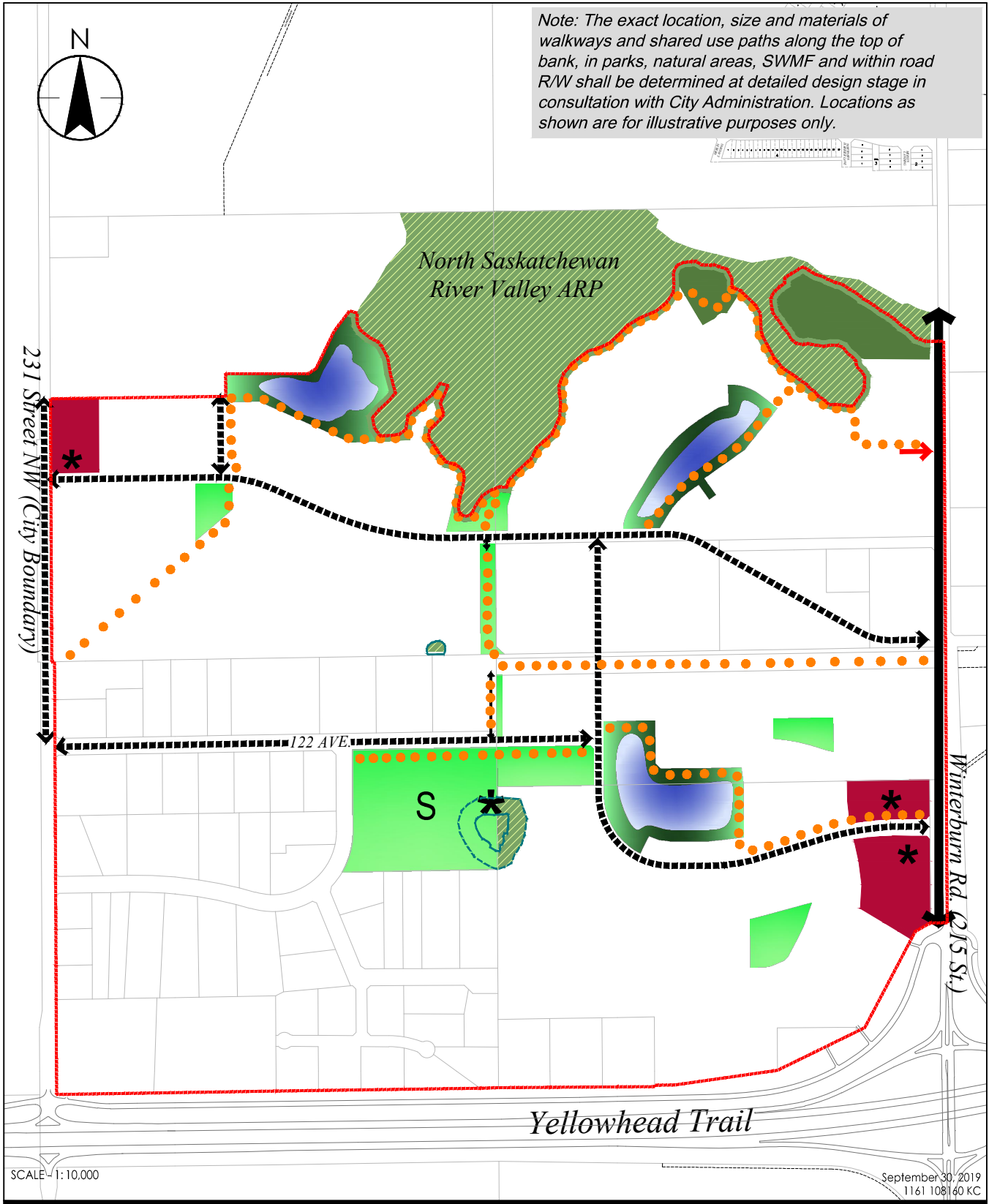
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 8.0

Title  
 Transportation  
 Network

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Note: The exact location, size and materials of walkways and shared use paths along the top of bank, in parks, natural areas, SWMF and within road R/W shall be determined at detailed design stage in consultation with City Administration. Locations as shown are for illustrative purposes only.



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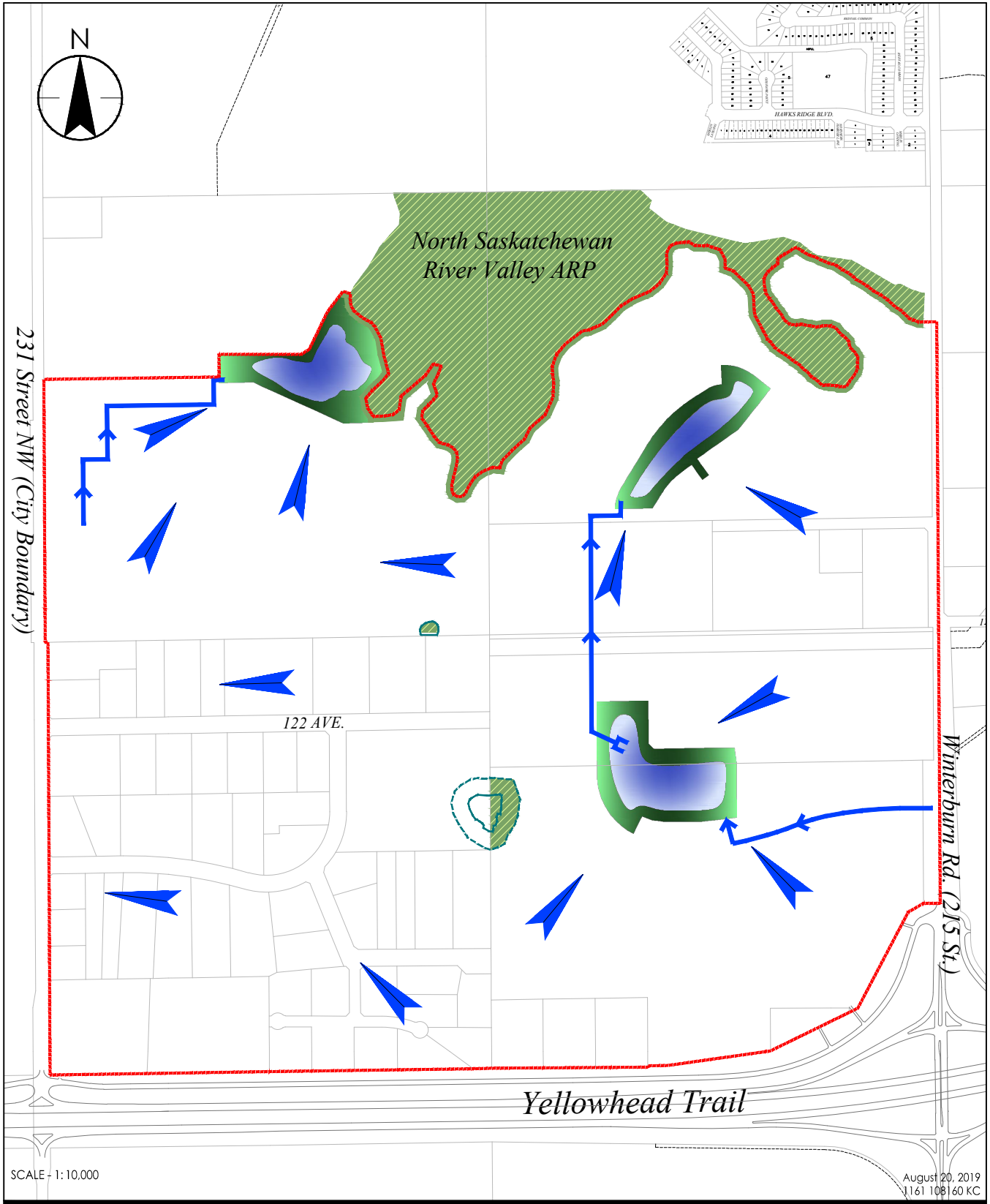


Legend

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

Client/Project  
ROHIT GROUP OF COMPANIES  
KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN  
Figure No.  
9.0  
Title  
Active Modes  
Network

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Legend

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

Client/Project

ROHIT GROUP OF COMPANIES

KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN

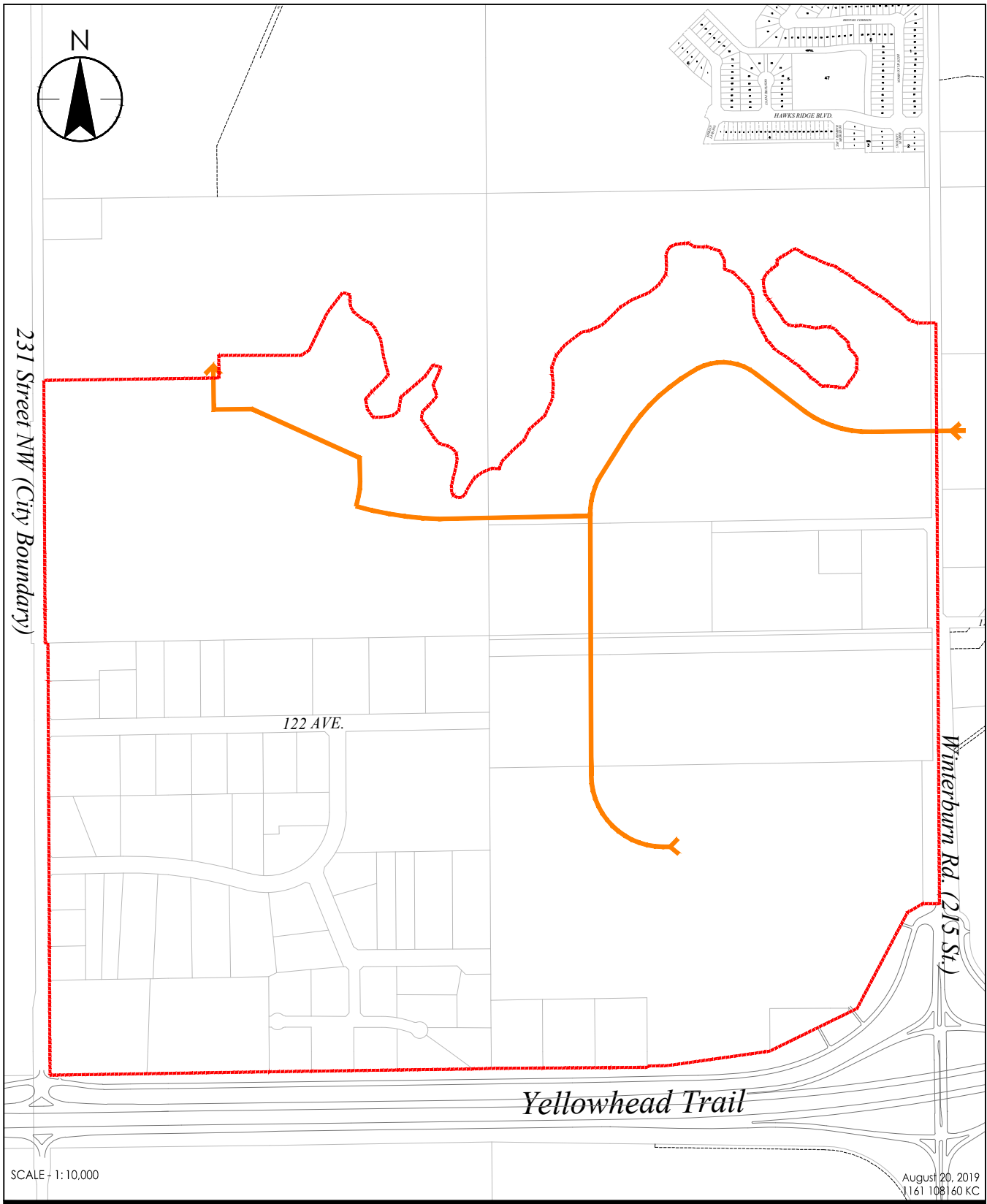
Figure No.

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Title

Stormwater  
Servicing

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August 20, 2019  
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Legend

-  Major Sanitary Trunk
-  NSP Boundary

Client/Project

ROHIT GROUP OF COMPANIES

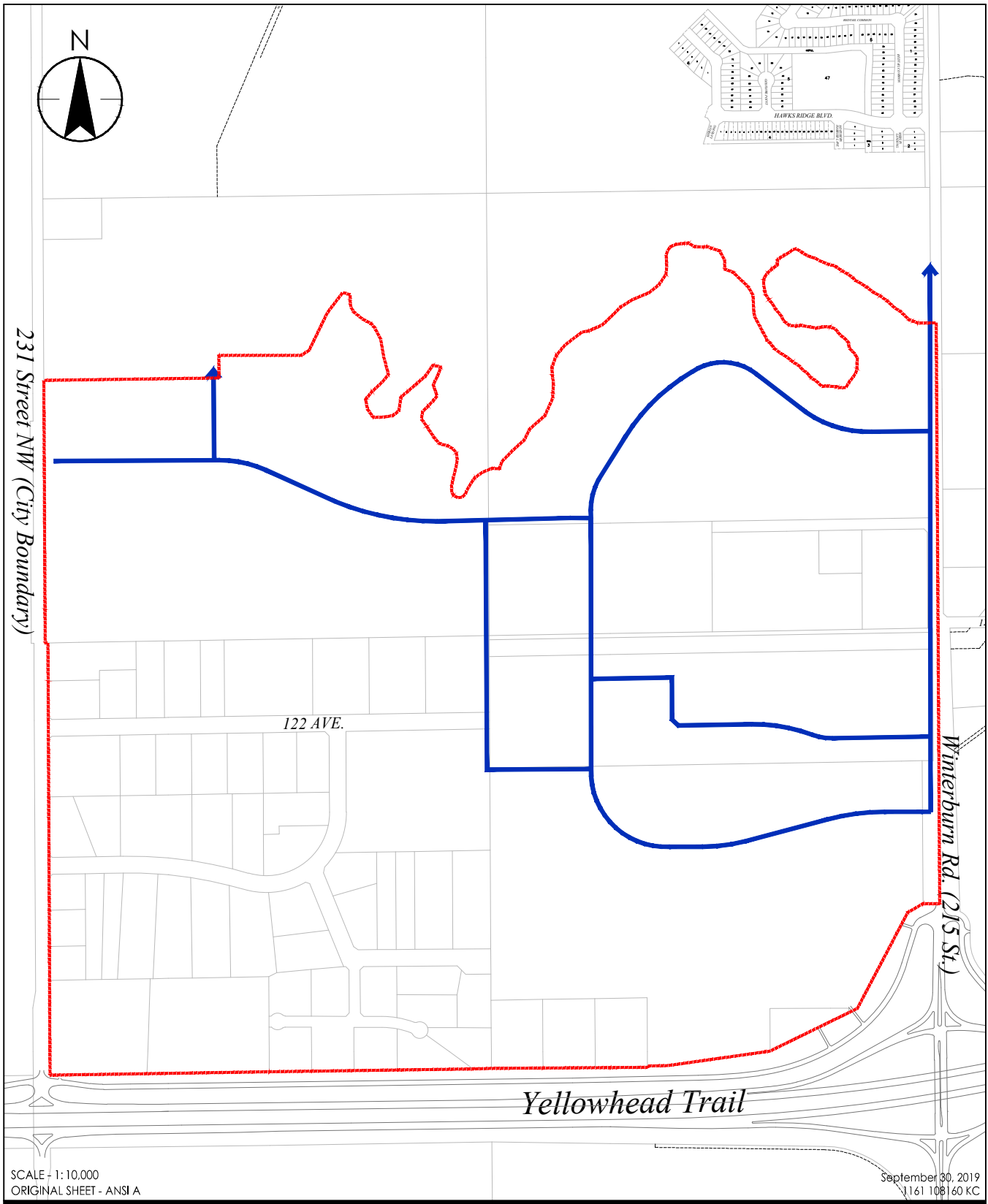
KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

11.0

Title

Sanitary  
Servicing



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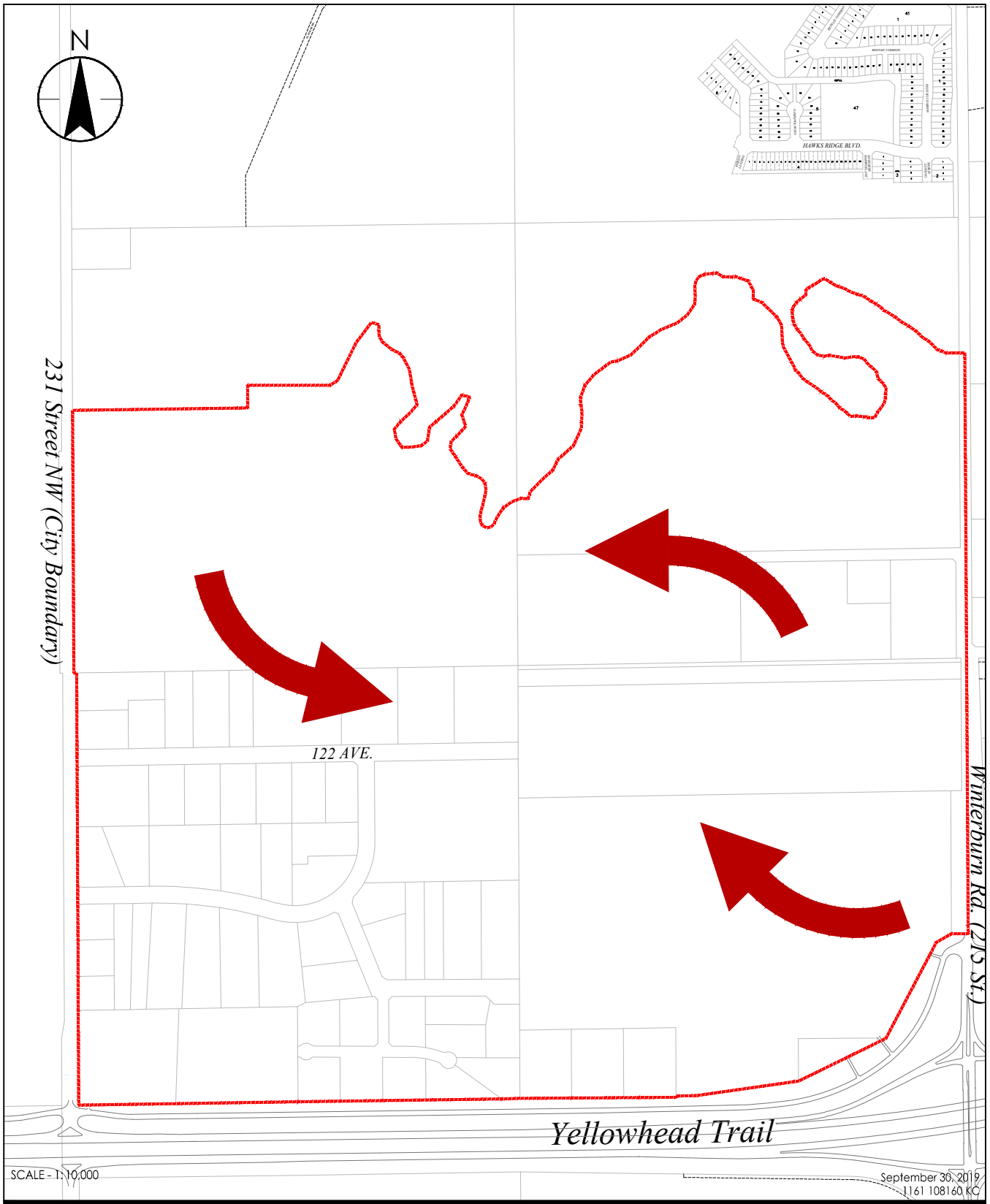
Legend

- Major Water Trunk
- - - NSP Boundary

Client/Project  
 ROHIT GROUP OF COMPANIES  
 KINGLET GARDENS  
 NEIGHBOURHOOD STRUCTURE PLAN

Figure No.  
 12.0

Title  
 Water Servicing





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Legend

-  Direction of Development
-  NSP Boundary

Client/Project

ROHIT GROUP OF COMPANIES

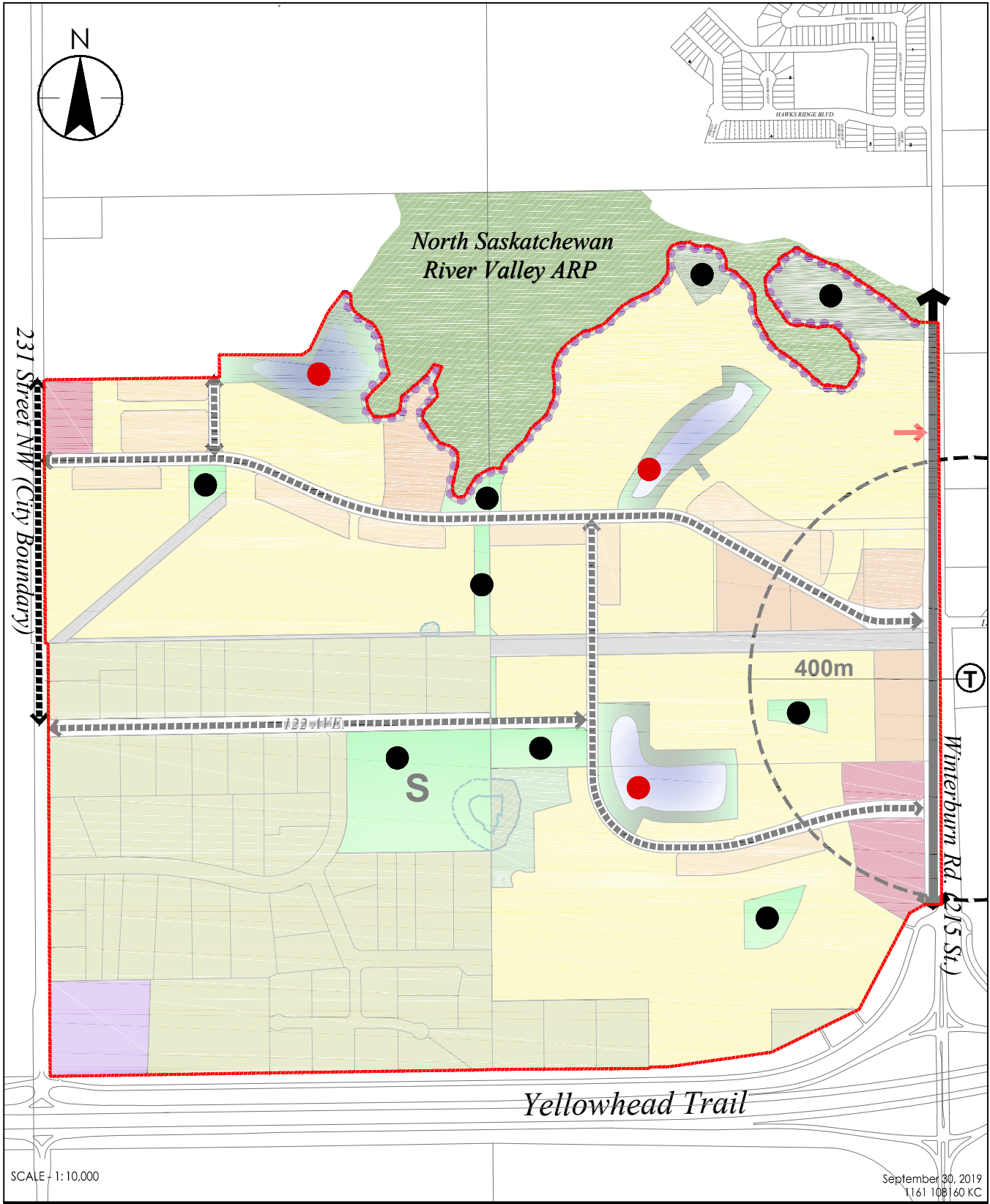
KINGLET GARDENS  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

13.0

Title

Staging



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- 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.

Client/Project  
 ROHIT GROUP OF COMPANIES  
 KINGLET GARDENS  
 NEIGHBOURHOOD STRUCTURE PLAN

Figure No.  
 14.0

Title  
 Low Impact  
 Development Opportunities