

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
GROSS AREA	205.8	
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%
GROSS DEVELOPABLE AREA	195.9	
Existing Land Uses		
Existing Residential	57.9	29.6%
Existing Business Industrial	3.1	1.6%
Existing School/Park	5.8	3.0%
Adjusted Gross Developable Area (aGDA)	129.1	
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%
TOTAL Non-Residential Area	48.8	37.8%
NET RESIDENTIAL AREA (NRA)	80.3	62.2%

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

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

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
Total	516	259

*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”.

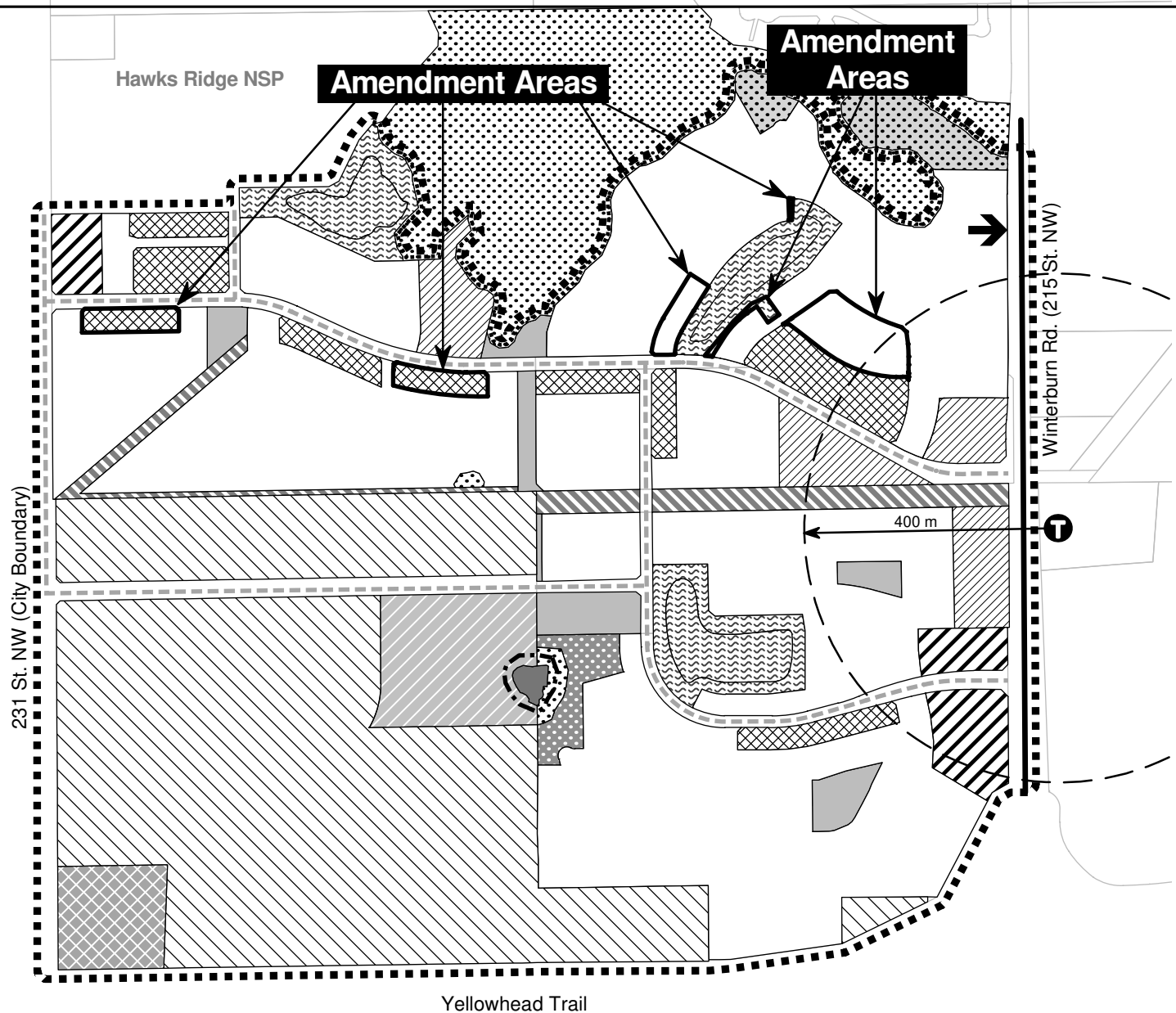
- k. deleting the map entitled “Figure 14.0 Low Impact Development Opportunities” and replacing it with “Figure 14.0 Low Impact Development Opportunities” attached as Schedule “J”.

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

MAYOR

CITY CLERK



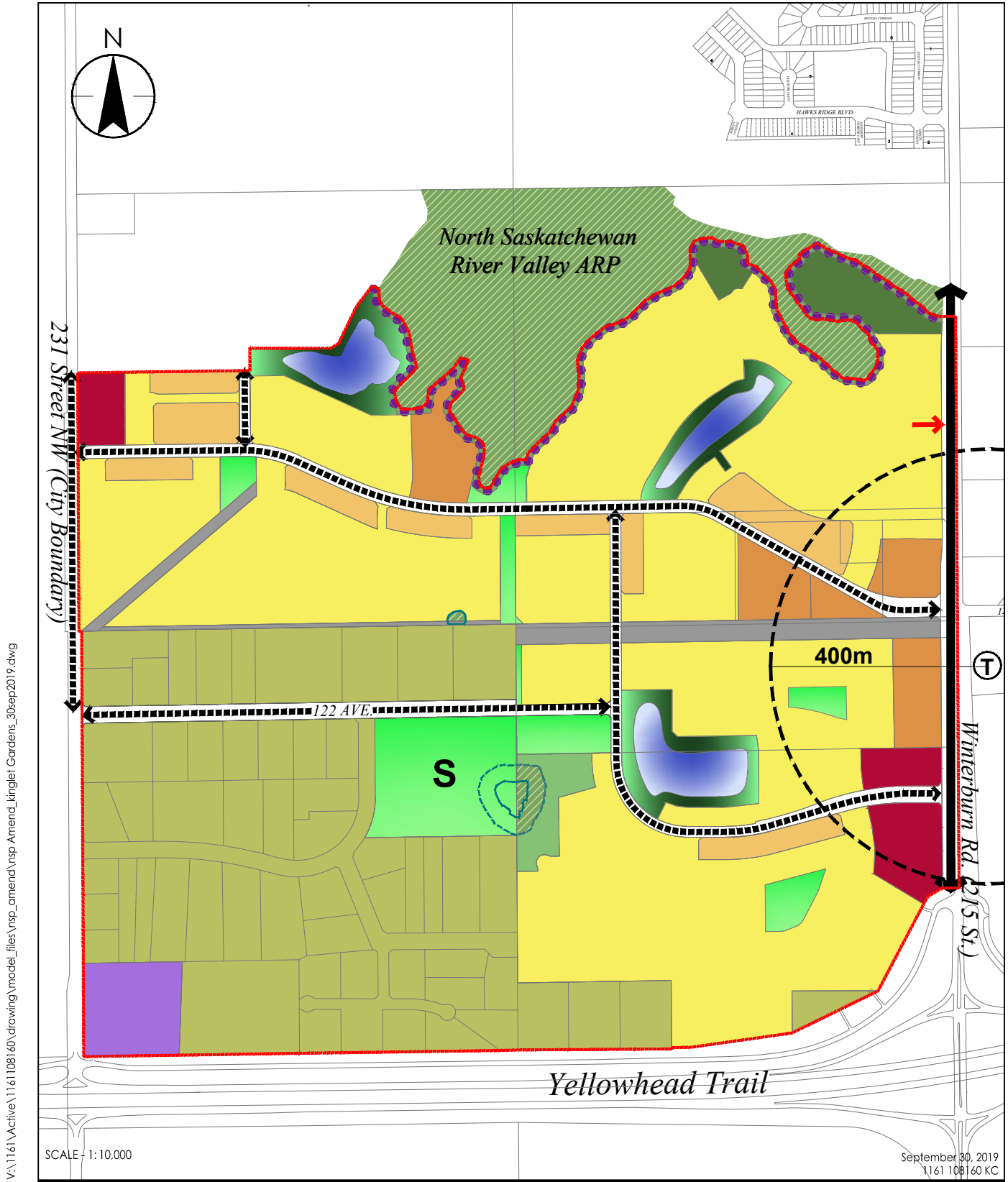
Yellowhead Trail

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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Legend

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

Client/Project

ROHIT GROUP OF COMPANIES

KINGLET GARDENS
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

6.0

Title

Land-use
Concept



Legend

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

Client/Project

ROHIT GROUP OF COMPANIES

KINGLET GARDENS
NEIGHBOURHOOD STRUCTURE PLAN

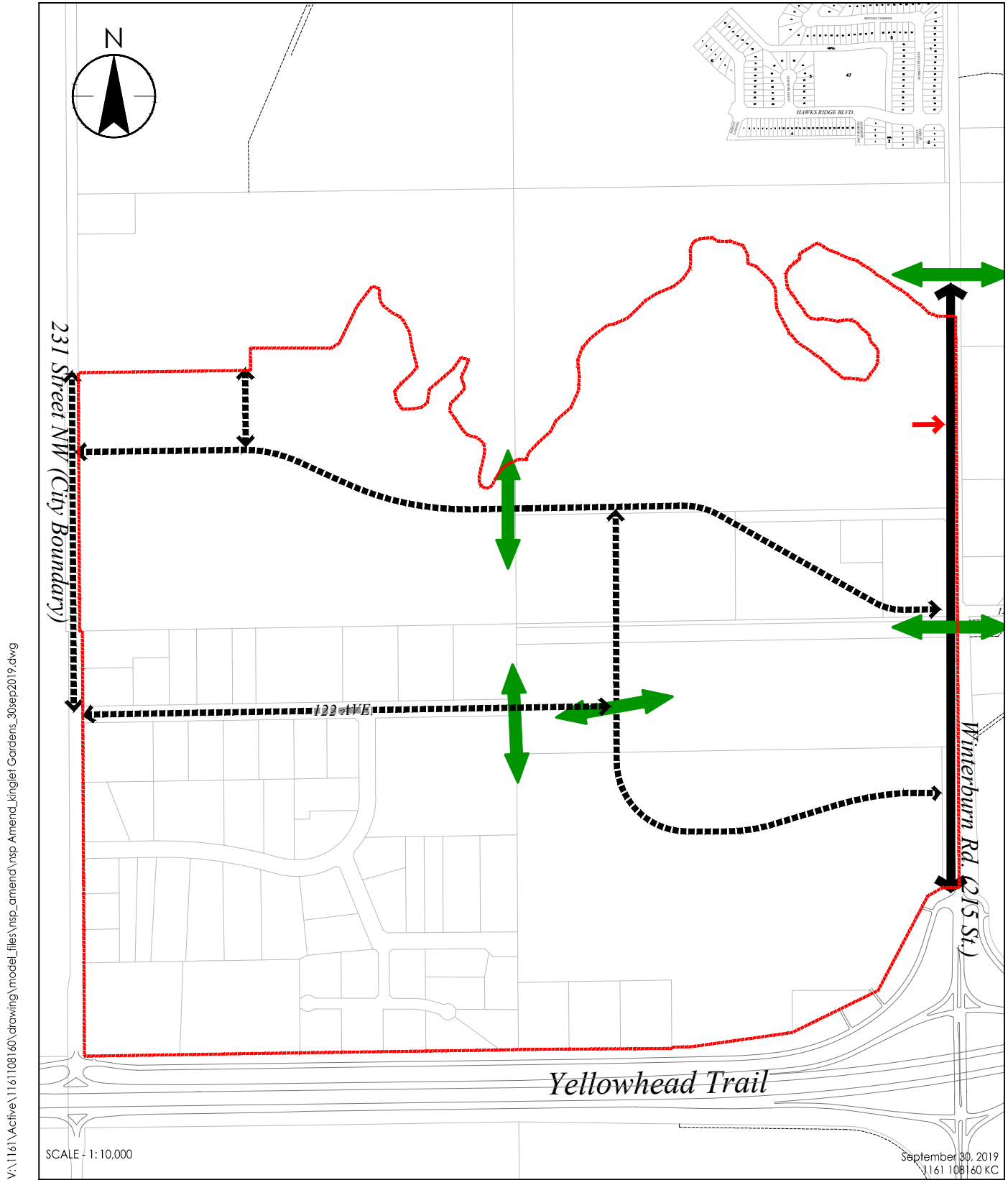
Figure No.

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

Figure No.

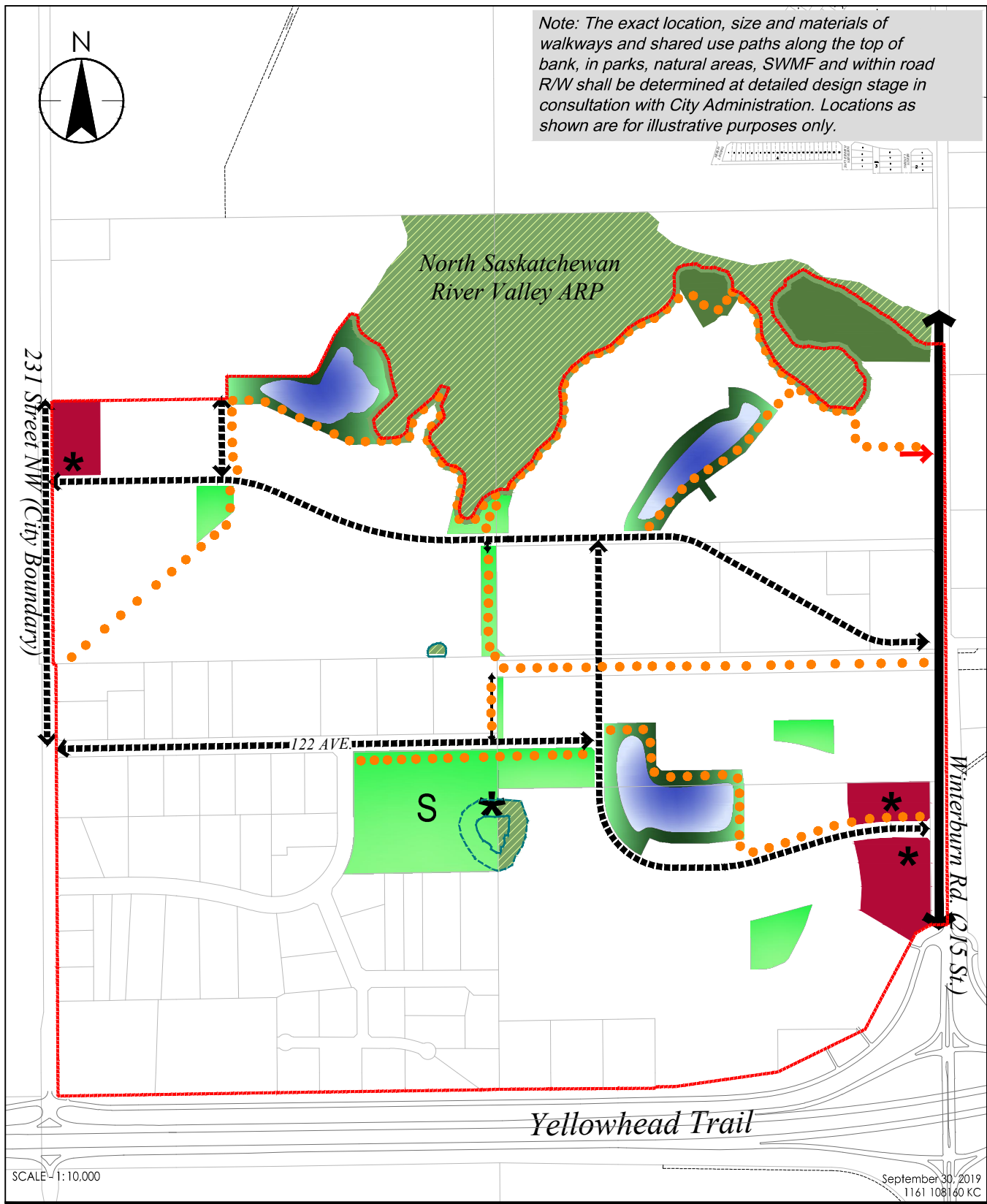
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Title

Transportation
Network

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

Client/Project

ROHIT GROUP OF COMPANIES

KINGLET GARDENS
NEIGHBOURHOOD STRUCTURE PLAN

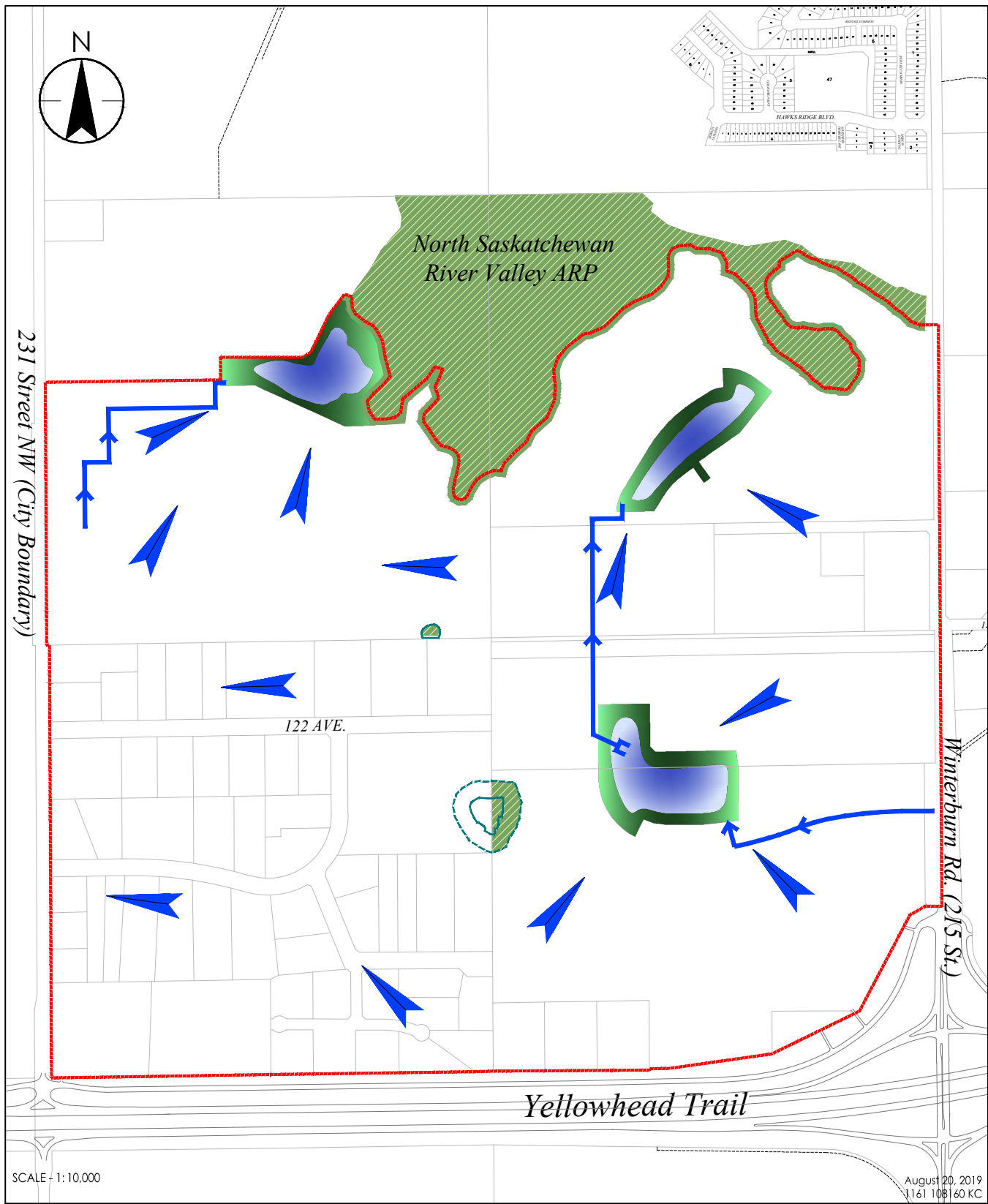
Figure No.

9.0

Title

Active Modes
Network

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August 20, 2019
1161 1081 60 KC



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

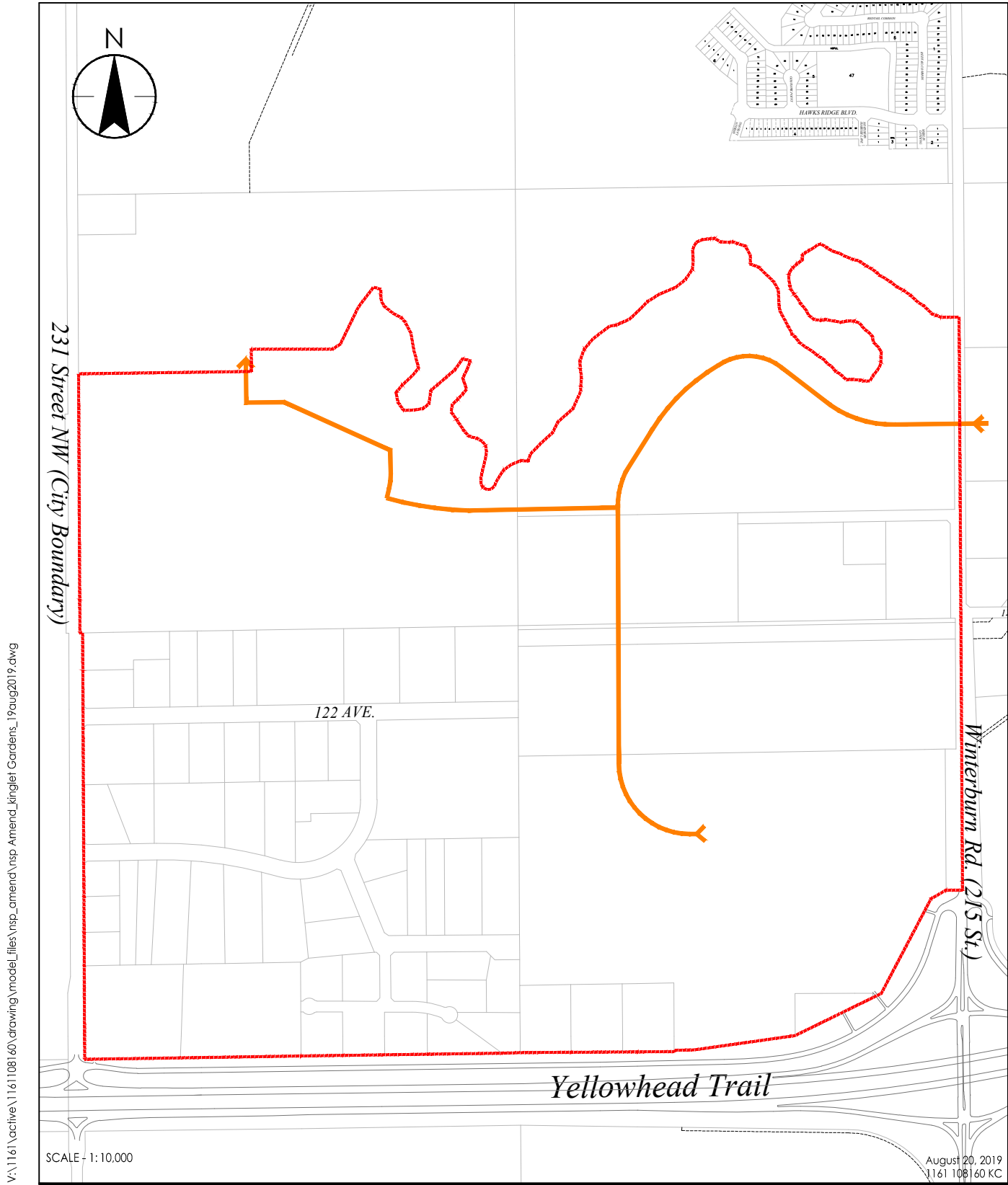
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Title

Stormwater
Servicing

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Legend

- Major Sanitary Trunk
- - - NSP Boundary

Client/Project

ROHIT GROUP OF COMPANIES

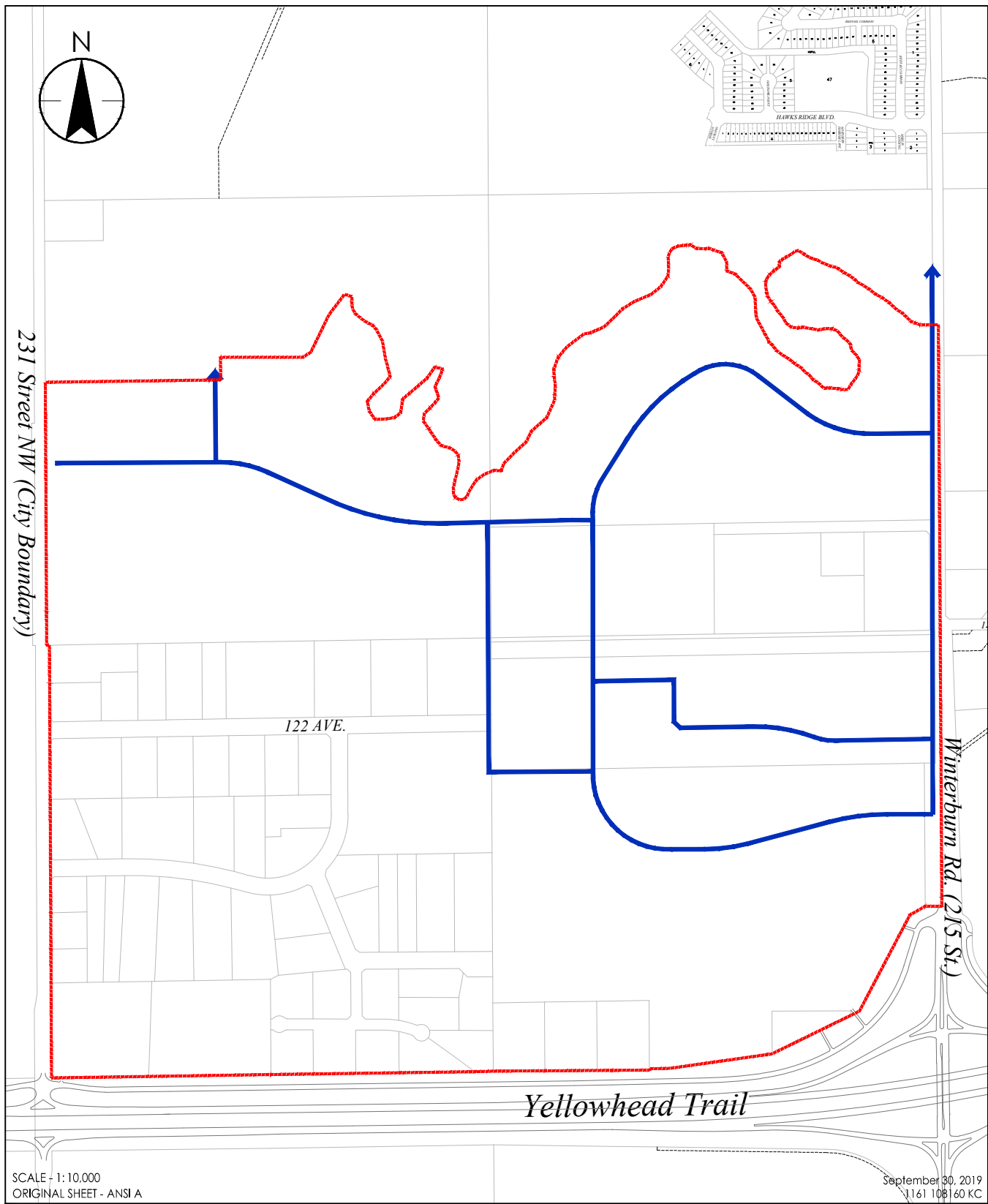
KINGLET GARDENS
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

11.0

Title

Sanitary
Servicing



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Legend

- Major Water Trunk
- - - NSP Boundary

Client/Project

ROHIT GROUP OF COMPANIES

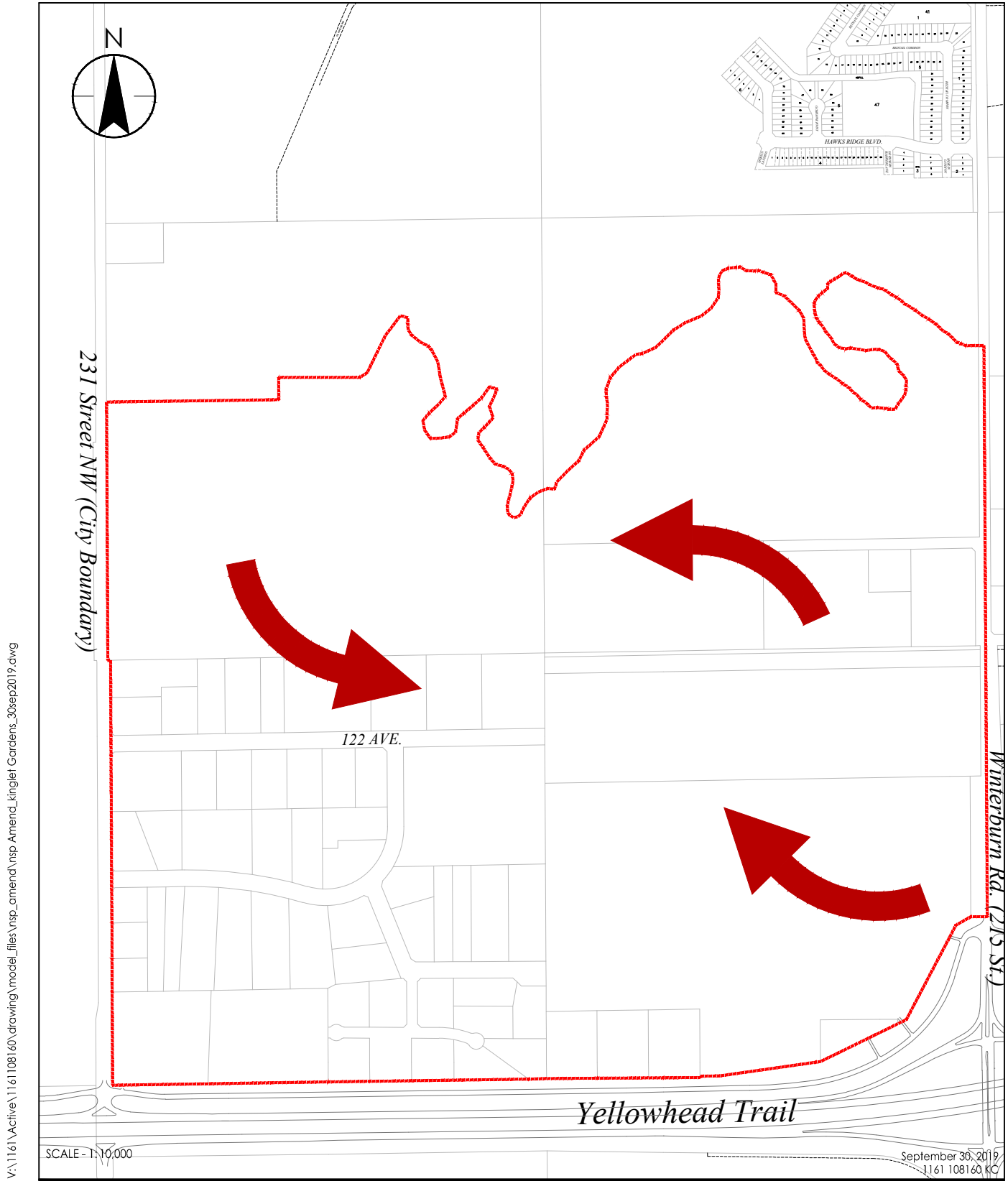
KINGLET GARDENS
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.



12.0

Title

Water
Servicing



Legend

-  Direction of Development
 NSP Boundary

Client/Project

ROHIT GROUP OF COMPANIES

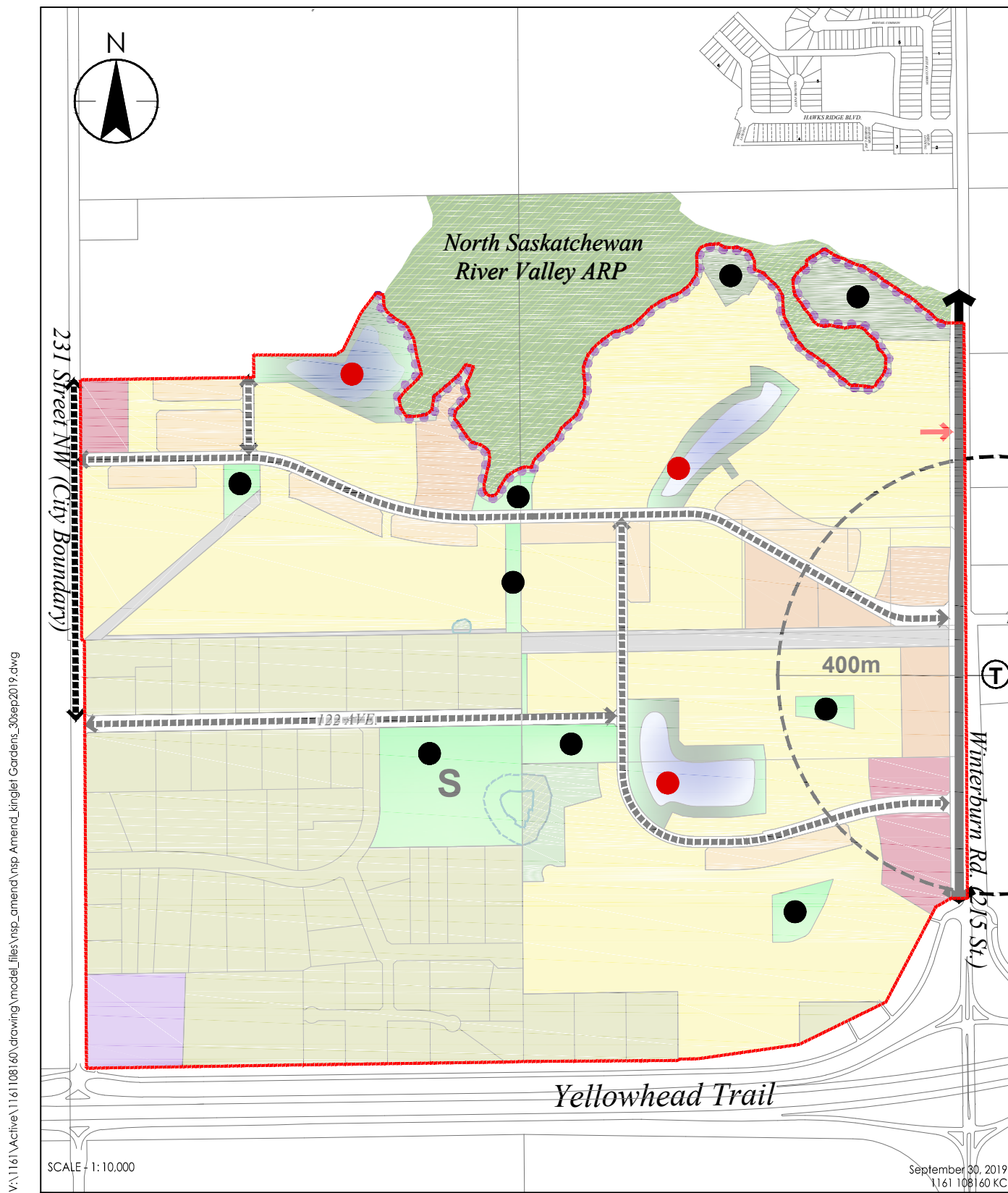
 KINGLET GARDENS
 NEIGHBOURHOOD STRUCTURE PLAN

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.

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

Figure No.
14.0

Title
Low Impact
Development Opportunities