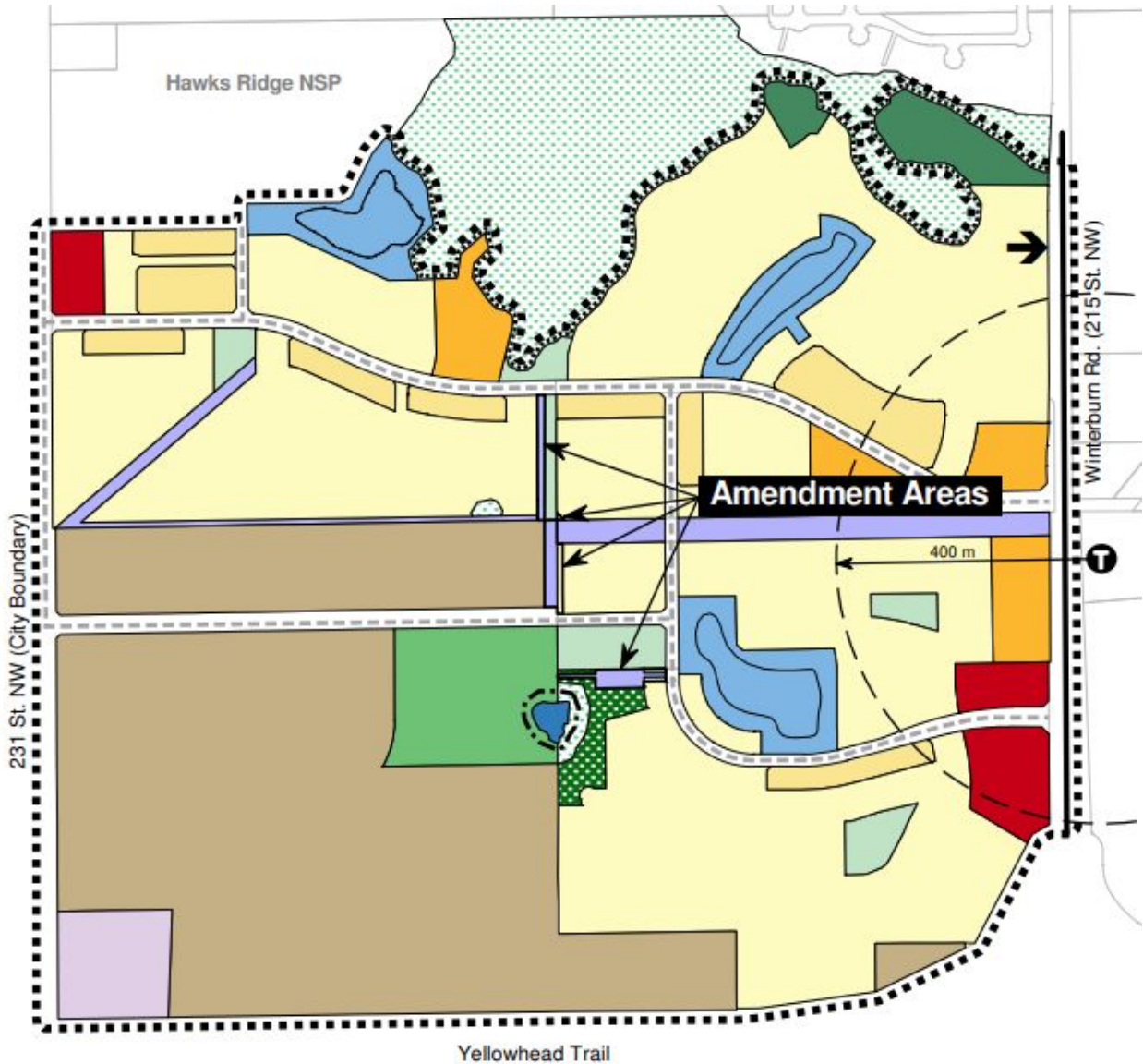




ADMINISTRATION REPORT PLAN AMENDMENTS KINGLET GARDENS

**11870 & 12210 - Winterburn Road NW,
12711 - 231 Street NW, and 22304 - 122 Avenue NW**



Recommendation: That Bylaws 19287 and 19288 to amend Big Lake Area Structure Plan and Kinglet Gardens Neighborhood Structure Plan be APPROVED.

Administration is in **SUPPORT** of this application because it will:

- allow for an alternate servicing alignment required to facilitate development;
- provide for open space connections; and
- be compatible with surrounding and planned land uses.

Report Summary

This application was submitted by Keith Davies, Stantec, on behalf of Rohit Land Development. This application proposes to amend the Big Lake Area Structure Plan and Kinglet Gardens Neighbourhood Structure Plan. The Plan amendments will allow for a variety of low density residential housing types, as well as infrastructure alignments and recreational pathway connections.

Furthermore, the proposed application will realign utilities through a part of a Natural Area, to resolve an obstacle presented by non-participating lands. As a result, approximately 0.4 ha of the 2.3 ha Natural Area will be disturbed. The Site Specific Natural Area Management Plan (SSNAMP), submitted for review with this application, outlines the impacts associated with the installation of the utilities and subsequent remediation of the disturbed area.

THE APPLICATION

1. **BYLAW 19287** will amend the Big Lake Area Structure Plan (ASP) to designate portions of the Plan to public utility corridor as follows:

From: <ul style="list-style-type: none">• Residential• Natural Area (MR)• School / Park (MR)	To: <ul style="list-style-type: none">• Public Utility Corridor
--	---

2. **BYLAW 19288** will amend the Kinglet Gardens Neighbourhood Structure Plan (NSP) to designate portions of the Plan to public utility corridor and low density residential as follows:

From: <ul style="list-style-type: none">• Existing Residential• Low Density Residential• Pocket Park• Natural Area - Tree Stand (MR)	To: <ul style="list-style-type: none">• Public Utility Corridor• Low Density Residential.
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The proposed Bylaws will allow for an alternate servicing alignment that will facilitate the ongoing development of the southwest portion of the neighbourhood.

	<ul style="list-style-type: none"> • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Vacant
CONTEXT		
North	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Single Detached House
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (PU) Public Utility Zone • (RLD) Residential Low Density Zone 	<ul style="list-style-type: none"> • Single Detached House • Vacant • Vacant
South	<ul style="list-style-type: none"> • (AP) Public Parks Zone • (RLD) Residential Low Density Zone 	<ul style="list-style-type: none"> • Vacant • Vacant
West	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (AP) Public Parks Zone • (RR) Rural Residential Zone 	<ul style="list-style-type: none"> • Vacant • Vacant • Single Detached House

PLANNING ANALYSIS

The Kinglet Gardens Neighbourhood is in the early stages of development. The proposed amendments will align with the goals and objectives of the Kinglet Gardens NSP, which plans for a variety of housing types, promotes pedestrian accessibility to neighborhood amenities, and opportunities for open space for active and passive recreational activities.

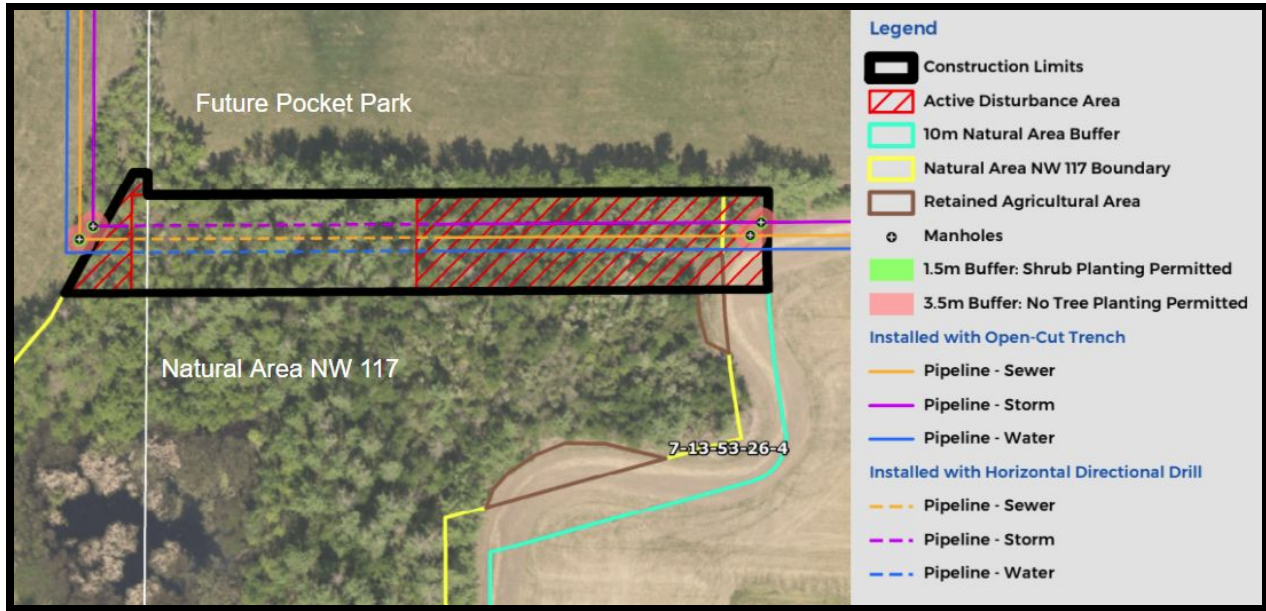
Bylaws 19287 and 19288 will allow for an alternate servicing alignment that will facilitate development of land located within the southeast portion of the Plan area, and allow for a variety of low density residential, infrastructure and recreational pathway connections. Utility lines will be realigned and developed within the lands designated as Public Utility Corridor, in order to resolve an obstacle posed by a non-participating landowner located in the central portion of the Plan. The realignment will facilitate connections to the larger infrastructure network located in the northern portion of the Plan.

Other utility alignments were considered by the Applicant to resolve the servicing issue, including the routing of utilities south and west of the existing Natural Area. However, these alternate alignments were not deemed to be feasible due to existing residences / private property, a future school site building site, and the wetland within the natural area. As a result, the utility realignment in this application proposes to run across the northern boundary of the Natural Area NW 117.

Several methods of utility installation were also considered to mitigate the disturbance to the natural area. Initially, the utility installation contemplated a horizontal directional drill under the full length of the Natural Areas northern edge, but this proved to be cost prohibitive. Hence, an alternative method of installation was explored and agreed upon via a combination of horizontal directional drill and open-cut trenching.

The utility installation includes three utility mains (water, storm sewer, and sanitary sewer) that will cross approximately 150 m of Natural Area, as shown on the map below. As a result, approximately 0.4 ha of the 2.3 ha Natural Area will be disturbed. This portion of the Natural Area will be designated as public utility corridor and removed from the Municipal Reserve calculations, as shown in Appendix 8 - Kinglet Gardens Land Use and Population Statistics. The precise area of Municipal Reserve will be determined at the rezoning and subdivision stage.

To guide the remediation of the Natural Area, an update to the Site Specific Natural Area Management Plan (SSNAMP) was submitted for review with this application. The SSNAMP provides detailed management strategies for the remediation of the Natural Area (including proposed methods, species lists, quantities, and locations of proposed plantings). The NSP designates the northerly abutting lands as a Pocket Park, which will ultimately help support the remediation of the Natural Area to a more natural state, as shown on the map below.



The following is a summary of changes to Kinglet Gardens NSP Statistics as a result of the proposed land use amendments:

Land Use Designation	Existing (ha)	Proposed (ha)	Total Change (ha)
Existing Residential	57.9	57.6	-0.3
Pocket Parks & Greenways	2.9	2.7	-0.2
Natural Area (MR)	4.3	4.0	-0.3
Public Utility Corridor	0.5	1.3	+0.8
Single/Semi-Detached	64.9	64.8	-0.1

The planned residential density for the neighbourhood (33 du/nrha) will remain unchanged, and relevant text, figures and statistics within the Plans will be updated accordingly. The proposed Bylaws conform to the intent of both the Kinglet Gardens NSP and the Big Lake ASP.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

With regards to transportation, all infrastructure requirements will be reviewed with future Subdivision applications.

With regard to open space, an amendment to the Site Specific Natural Areas Management Plan SSNAMP (Addended) was prepared. There will be some removal of the natural area to accommodate the installation of utility servicing; however, this has been minimized to ensure safe construction practices while mitigating impacts to the natural area. The Natural Area will be remediated in accordance with the SSNAMP following construction.

With regard to drainage, an amendment to the Kinglet Gardens Neighbourhood Design Report (NDR) was prepared. The NDR amendment considers the proposed realignment of utilities and updates the sanitary and stormwater servicing plans for the neighbourhood accordingly. These plans will inform infrastructure requirements at the time of future Subdivision, in accordance with City of Edmonton Design and Construction Standards.

With regard to water servicing, all stages of development will be designed and constructed in accordance with the City of Edmonton Design and Construction Standards and the applicable Hydraulic Network Analysis to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date: December 11, 2019	<ul style="list-style-type: none">● Number of recipients: 73● No responses received
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/Kinglet Gardens

CONCLUSION

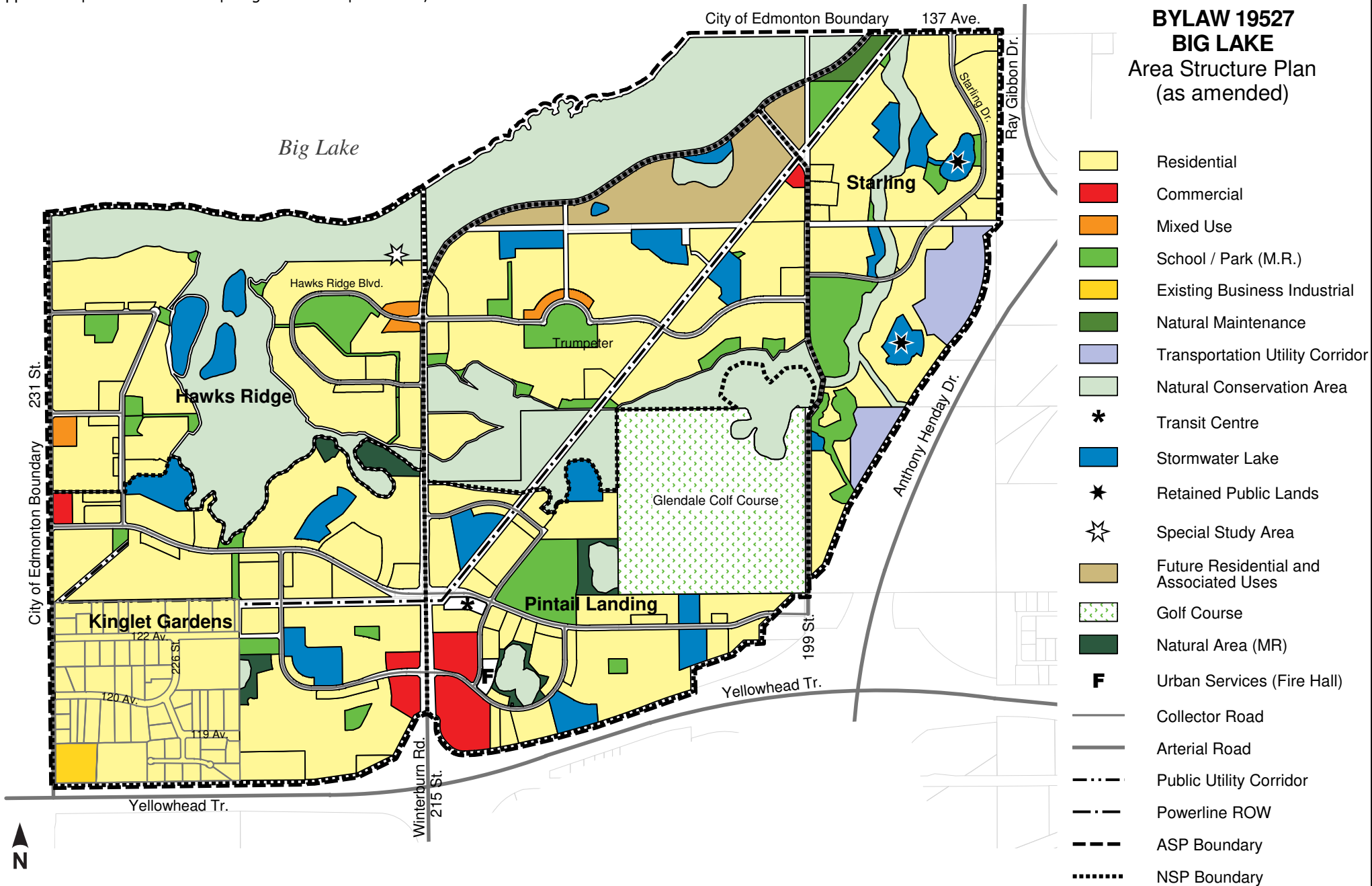
Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved Big Lake ASP – Bylaw 19527
- 2 Proposed Big Lake ASP – Bylaw 19287
- 3 Approved Kinglet Gardens NSP – Bylaw 19528
- 4 Proposed Kinglet Gardens NSP – Bylaw 19288
- 5 Approved Big Lake ASP Land Use and Population Statistics – Bylaw 19136

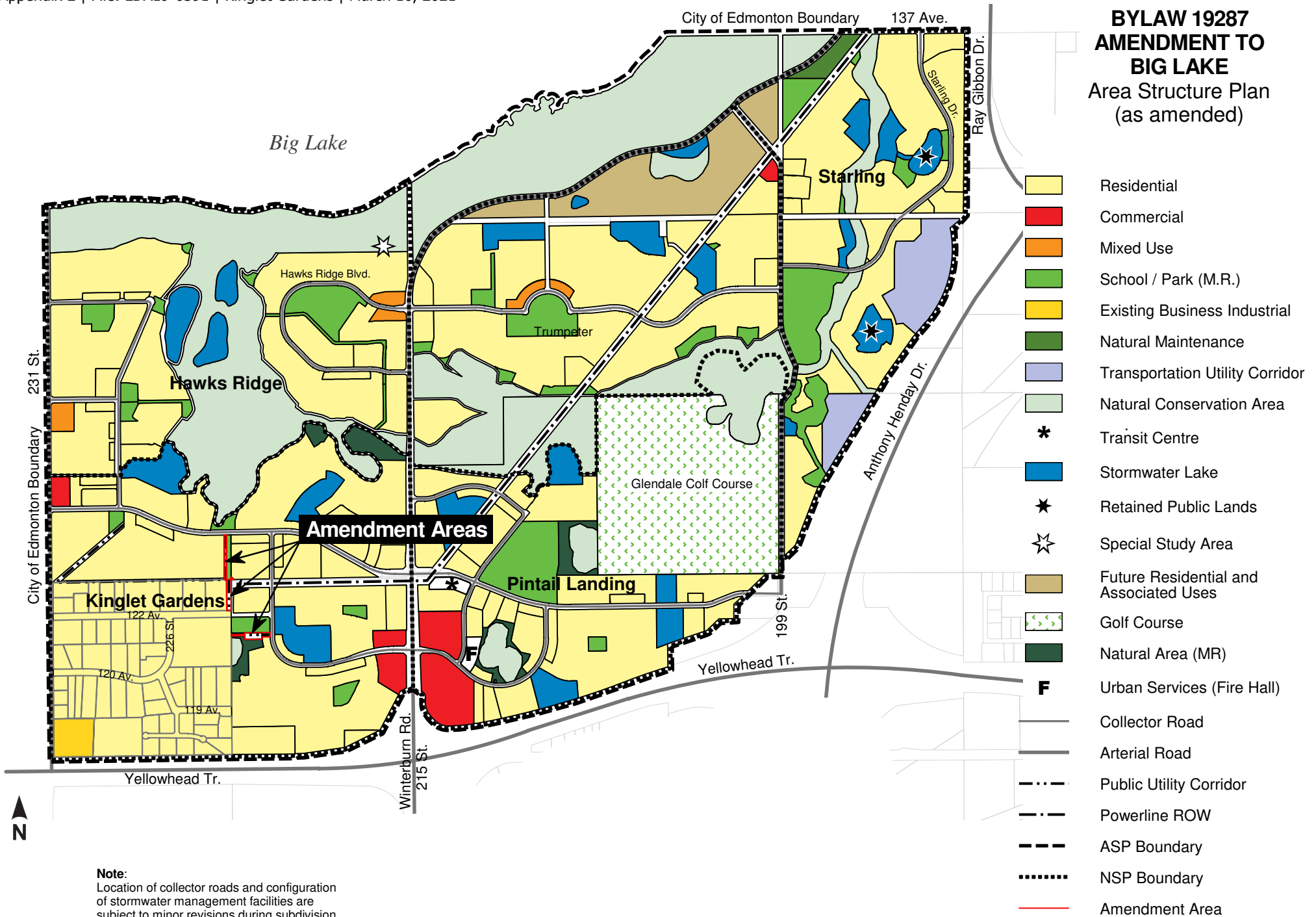
- 6 Proposed Big Lake ASP Land Use and Population Statistics – Bylaw 19287
- 7 Approved Kinglet Gardens NSP Land Use and Population Statistics – Bylaw 19129
- 8 Proposed Kinglet Gardens NSP Land Use and Population Statistics – Bylaw 19288
- 9 Application Summary

BYLAW 19527 BIG LAKE Area Structure Plan (as amended)

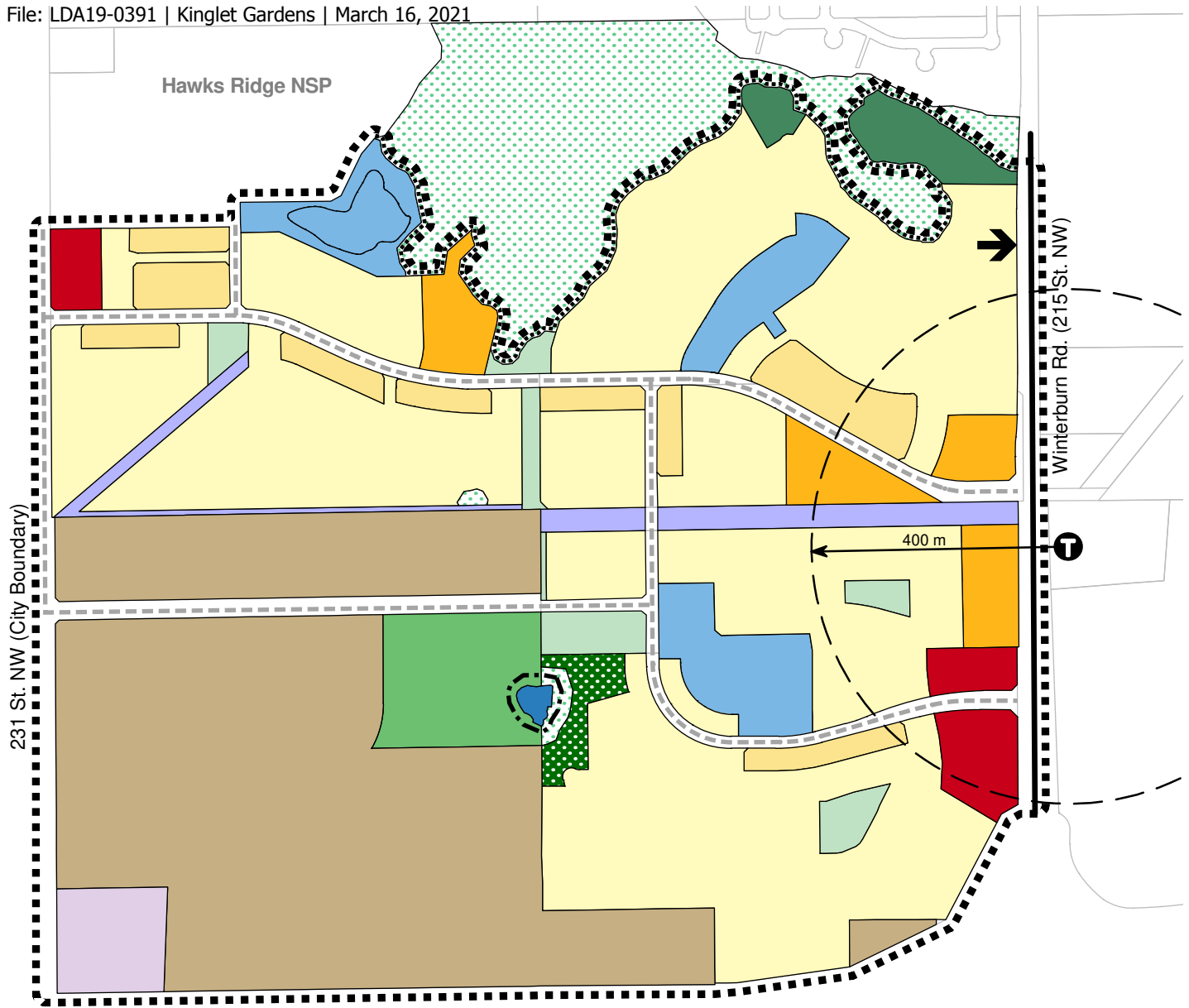


Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

BYLAW 19287 AMENDMENT TO BIG LAKE Area Structure Plan (as amended)








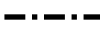

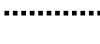













Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

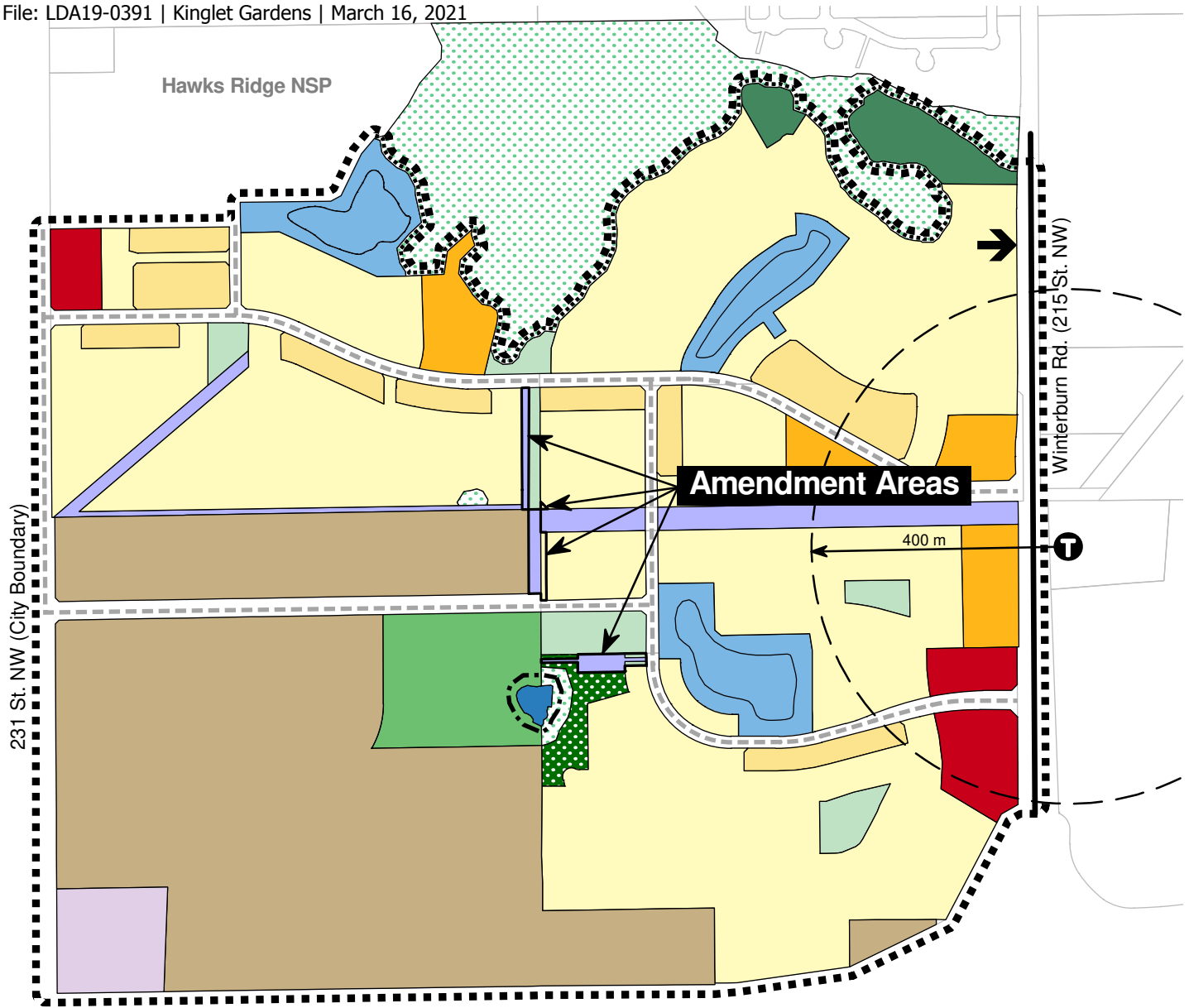


Yellowhead Trail
BYLAW 19528
KINGLET GARDENS
Neighbourhood Structure Plan
 (as amended)

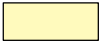




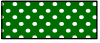


















- | | | | |
|---|---|--|--------------------------------|
|  | Low Density Residential |  | Natural Area (ER) |
|  | Street Oriented Residential (Row Housing) |  | Natural Area (MR) |
|  | Medium Density Residential |  | Natural Area - Tree Stand (MR) |
|  | Existing Residential |  | Natural Area Buffer |
|  | 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) | | |

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.



Yellowhead Trail
BYLAW 19288
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.

**BIG LAKE AREA STRUCTURE PLAN
APPROVED LAND USE STATISTICS
BYLAW 19136**

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	921.4	172.04	132.1	163.2	183.3	205.8	65.0
Powerline & Utility ROW	15.0	4.97	2.2	2.0	2.1	3.7	
Sewer ROW	10.0	3.16	2.0	4.8			
ER (Natural Conservation)	167.7	27.11	14.8	49.0	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	21.3	6.06	0.7	3.2	0.9	3.1	7.4
Gross Developable Area	691.7	129.71	97.7	104.2	164.2	195.9	0.00
Glendale Golf Course	61.5				61.5		
Existing Uses	66.8					66.8	
Circulation Total	107.2	26.13	13.9	20.9	20.5	25.8	
Stormwater Management	50.4	12.13	10.6	7.0	10.9	9.8	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.4				3.1	4.3	
School/ Park	44.0	8.87	12.4	8.8	9.8	4.1	
Commercial	14.3	0.48			9.6	4.3	
Mixed Use Non-Residential	0.9	0.17		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	0.5				0.9		
Special Study Area	1.00			1.0			
Total Non-Residential	230.1	48.39	39.3	37.4	55.8	49.2	0.00
Low Density Residential	253.2	50.94	46.1	56.8	34.5	64.9	
Medium Density Residential	20.9	7.53		4.7	8.7		
Medium Density Residential (RF5 / RF6)	6.6		6.6				
Medium Density Residential (RA7)	9.8		3.0			6.8	
Street Oriented Residential (Row Housing)	22.2	7.32		3.3	3.0	8.6	
Mixed Use Residential	3.8	0.97		2.0	0.8		
Future Residential and Associated Uses	17.5	14.66	2.8				
Total Residential	334.0	81.42	58.5	66.8	47.0	80.03	0.00

Residential Unit Count Statistics													
Residential Type	Units/ha	Total		Neighbourhood									
				(1) Trumpeter		(2) Starling*		(3) Hawks Ridge*		(4) Pintail Landing		(5) Kinglet Gardens*	
		Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Low Density Residential	22	6,179	61%	1,121	37%	1,153	57%	1,421	63%	861	47%	1,623	61%
Medium Density Residential	90	1,849	14%	678	41%			424	19%	135	0%	612	23%
RF5 / RF6 Zone	42	297	4%		0%	297	17%		0%		0%		0%
RA7 Zone	125	265	9%		0%	265	13%		0%		0%		0%
Street Oriented Residential (Row Housing)	35	1571.0	2%	256.2	3%		0%	147	7%	781	42%	387	15%
Mixed Use Residential	125	439.25	3%	121.25	4%		0%	249	11%	69	0%		0%

Future Residential and Associated Uses**	varies	669	6%	421	15%	248	13%		0%		0%		0%
Total		11,269	100%	2,597	100%	1,963	100%	2,241	100%	1,846	100%	2,622	100%

Residential Population Statistics

Residential Type	Persons/Unit	Total	Neighbourhood				
			(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Low Density Residential	2.8	17,302	3,139	3,228	3,979	2,412	4,544
Medium Density Residential	1.6	4,271	1,085		678	1406	1102
RF5 / RF6 Zone	1.9	832		832			
RA7 Zone	1.5	477		477			
Street Oriented Residential (Row Housing)	1.9	2229.78	486.78		280	379	1084
Mixed Use Residential	1.5	679.875	181.875		373	125	
Future Residential and Associated Uses**	varies	1,401	955	446			
Total		27,192	5,847	4,983	5,310	4,322	6,730

Student Generation Statistics

Level	Total	Neighbourhood				
		(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Public Elementary	1,139	259	209	208	205	258
Public Junior High School	570.71	130	105	104	103	129
Public Senior High School	571	130	105	104	103	129
Separate Elementary School	550	130	105	83	103	129
Separate Junior High School	275	65	52	42	51	65
Separate High School	275	65	52	42	51	65
Total	3,381	779	628	583	616	775

*Calculations for Neighbourhoods and Two, Three, and Five are based on density and population projection standards of the 2010 Terms of Reference for the Preparation and Amendment of Residential NSPs

**Calculations for "Future Residential and Associated Uses" derived from the land use statistics of the Trumpeter and Starling NSPs

**BIG LAKE AREA STRUCTURE PLAN
PROPOSED LAND USE STATISTICS
BYLAW 19287**

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landin g	(5) Kinglet Gardens*	
Gross Area	921.4	172.04	132.1	163.2	183.3	205.8	65.0
Powerline & Utility ROW	15.0	4.97	2.2	2.0	2.1	3.7	
Sewer ROW	10.0	3.16	2.0	4.8			
ER (Natural Conservation)	167.7	27.11	14.8	49.0	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	21.3	6.06	0.7	3.2	0.9	3.1	7.4
Gross Developable Area	691.7	129.71	97.7	104.2	164.2	195.9	
Glendale Golf Course	61.5				61.5		
Existing Uses	66.5					66.5	
Circulation Total	107.2	26.13	13.9	20.9	20.5	25.9	
Stormwater Management	51.7	12.1	10.6	7.0	10.9	9.8	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1				3.1	4.0	
School/ Park	43.8	8.87	12.4	8.8	9.8	3.9	
Commercial	14.3	0.48			9.6	4.3	
Mixed Use Non-Residential	0.9	0.17		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	1.0				1.0		
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Residential Unit Count Statistics													
Residential Type	Units /ha	Total		Neighbourhood									
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		Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Low Density Residential	22	6,179	61%	1,121	37%	1,153	57%	1,421	63%	861	47%	1,623	61%
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RA7 Zone	125	265	9%		0%	265	13%		0%		0%		0%
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Mixed Use Residential	125	439	3%	121.25	4%		0%	249	11%	69	3%		0%

Future Residential and Associated Uses**	varies	669	6%	421	15%	248	13%		0%		0%		0%
Total		11,269	100%	2,597	100%	1,963	100%	2,241	100%	1,846	100%	2,622	100%

Residential Population Statistics

Residential Type	Persons/Unit	Total	Neighbourhood				
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RA7 Zone	1.5	477		477			
Street Oriented Residential (Row Housing)	1.9	2,279	486.78		280	379	1,084
Mixed Use Residential	1.5	679	181.875		373		
Future Residential and Associated Uses**	varies	1,401	955	446			
Total		27,192	5,847	4,983	5,310	4,322	6,730

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Separate Junior High School	275	65	52	42	51	65
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**Calculations for "Future Residential and Associated Uses" derived from the land use statistics of the Trumpeter and Starling NSPs

**KINGLET GARDENS NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE CONCEPT AND POPULATION STATISTICS
BYLAW 19129**

	Area (ha)	% of GA	% of a GDA
Gross Area (GA)	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 (MR)	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, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of Total Units
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 Units	6.8	90	612	1.8	1,102	23%
Total	80.3		2,622		6,730	100%

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	62% / 38%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	81%
Presence/Loss of Natural Areas	

STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	258	129
Junior High School	129	65
Senior High School	129	65
Total	516	259

**KINGLET GARDENS NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE CONCEPT AND POPULATION STATISTICS
BYLAW 19288**

	Area (ha)	% of GA	% of a GDA
Gross Area (GA)	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	57.6	28.0%	
Existing Business Industrial	3.1	1.6%	
Existing School/Park	5.8	2.8%	
Adjusted Gross Developable Area (GDA)	129.4		
Commercial	4.3		3.3%
Parkland, Recreation, (Municipal Reserve)			
Community League	1.2		1.0%
Pocket Parks & Greenways	2.7		2.1%
Natural Area (MR)	4.0		3.1%
Transportation			
Circulation	25.9		20.0%
Infrastructure & Servicing			
Drainage (Public Utility Lot)	1.3		1.0%
Stormwater Management	9.8		7.6%
Total Non-Residential Area	49.2		38.0%
Net Residential Area (NRA)	80.2		62.0%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	% of Total Units	Population
Single/Semi-Detached	64.8	25	1,620	2.8	62%	4,536
Street Oriented Residential (Row Housing)	8.6	45	387	2.8	15%	1,084
Low-rise / Multi / Medium Units	6.8	90	612	1.8	23%	1,102
Total	80.2		2,619		100%	6,722

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	62% / 38%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	81%

Presence/Loss of Natural Areas

Protected as Environmental Reserve (ha)	3.1
Conserved as Naturalized Municipal Reserve (ha)	4.3
Lost to Development (ha)	8.2

STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	259	129
Junior High School	129	65
Senior High School	129	65
Total	517	259

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment - ASP Plan Amendment - NSP
Bylaw:	19287
Bylaw:	19288
Location:	North of Yellowhead Trail NW and west of 215 Street NW
Addresses:	12711 - 231 Street NW 11870 & 12210 - Winterburn Road NW 22304 - 122 Avenue NW
Legal Descriptions:	Portions of NW-13-53-26-4 Portions of SE-13-53-26-4 Lot E, Plan 314RS Lot 8, Block 1, Plan 2020823
Site Areas:	00.30 ha - NW-13-53-26-4 00.35 ha - SE-13-53-26-4 00.30 ha - Lot E, Plan 314RS 00.27 ha - Lot 8, Block 1, Plan 2020823
Neighbourhood:	Kinglet Gardens
Notified Community Organizations:	Big Lake Community League Big Lake Estates Homeowners Association
Applicant:	Keith Davies, Stantec

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone (AP) Public Parks Zone
Proposed Zones	N/A
Plans in Effect:	Big Lake ASP Kinglet Gardens NSP
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination