

Bylaw 19288

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 Bylaw of 19129 and 19528; 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 after the third paragraph in Section 3.4.8. Parks, Open Space and Schools, Objective (27) Implementation:

“Areas required to accommodate permanent sanitary, stormwater and/or water services shall be dedicated as separately titled parcels which will not receive Municipal Reserve credit, at the time of subdivision. This excludes any portion of the existing School / Park site where any utility installation will be accommodated by an easement.”

b. deleting the map entitled “Bylaw 19528 Kinglet Gardens Neighbourhood Structure Plan” and replacing it with “Bylaw 19288 Kinglet Gardens Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;

c. deleting the statistics “Land Use Concept and Population Statistics - Bylaw 19129” and replacing it with “Land Use Concept and Population Statistics - Bylaw 19288” attached hereto as Schedule “B” 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 “C” 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 “D” and forming part of this bylaw;

f. deleting the map entitled “Figure 8.0 Transportation Network” and replacing it with “Figure 8.0 Transportation Network” attached hereto as Schedule “E” and forming part of this bylaw;

g. deleting the map entitled “Figure 9.0 Active Modes Network” and replacing it with “Figure 9.0 Active Modes Network” attached hereto as Schedule “F” and forming part of this bylaw;

h. deleting the map entitled “Figure 10.0 Stormwater Servicing” and replacing it with “Figure 10.0 Stormwater Servicing” attached hereto as Schedule “G” and forming part of this bylaw;

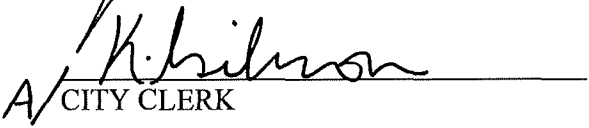
i. deleting the map entitled “Figure 11.0 Sanitary Servicing” and replacing it with “Figure 11.0 Sanitary Servicing” attached hereto as Schedule “H” and forming part of this bylaw;

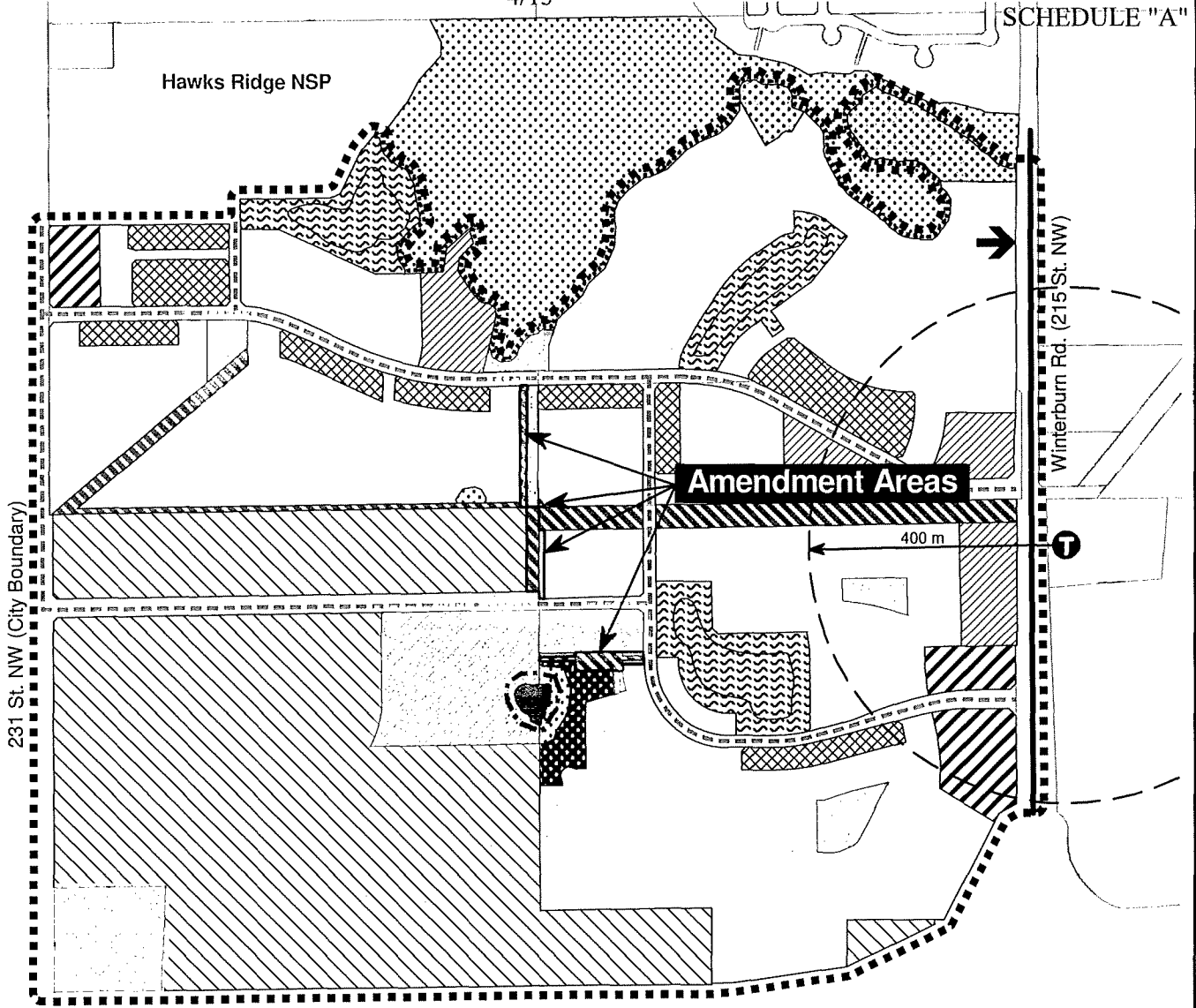
- j. deleting the map entitled “Figure 12.0 Water Servicing” and replacing it with “Figure 12.0 Water Servicing” attached hereto as Schedule “I” and forming part of this bylaw; and
- k. deleting the map entitled “Figure 14.0 Low Impact Development Opportunities” and replacing it with “Figure 14.0 Low Impact Development Opportunities” attached hereto as Schedule “J” and forming part of this bylaw.

READ a first time this	16th	day of	March	, A. D. 2021;
READ a second time this	16th	day of	March	, A. D. 2021;
READ a third time this	16th	day of	March	, A. D. 2021;
SIGNED and PASSED this	16th	day of	March	, A. D. 2021.

THE CITY OF EDMONTON
























MAYOR


CITY CLERK



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.

**KINGLET GARDENS NEIGHBOURHOOD STRUCTURE PLAN
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%

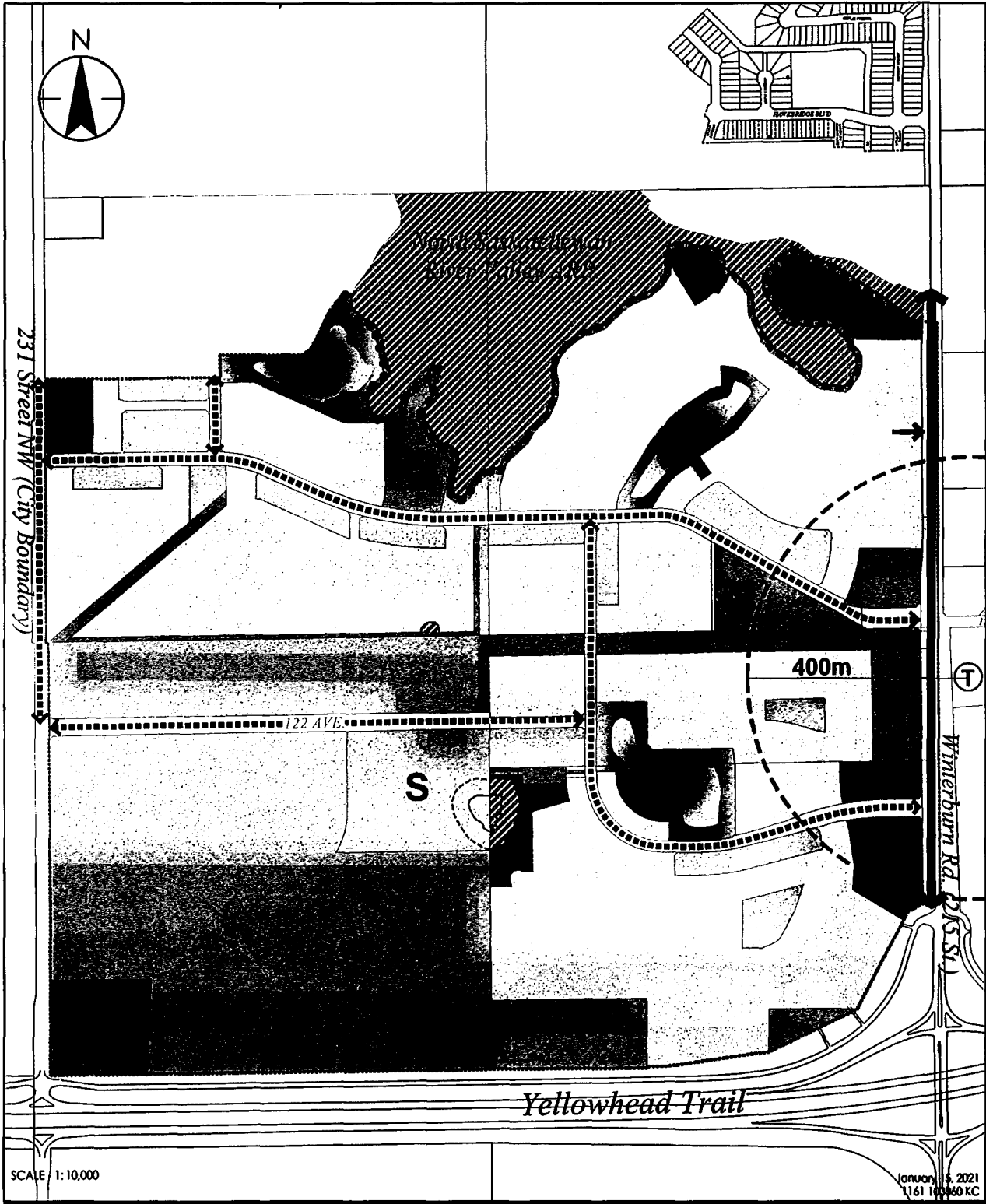
Presence/Loss of Natural Areas

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

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January 15, 2021
1161 103060 KC



Legend

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

Client/Project

ROHIT GROUP OF COMPANIES

KINGLET GARDENS
NEIGHBOURHOOD STRUCTURE PLAN

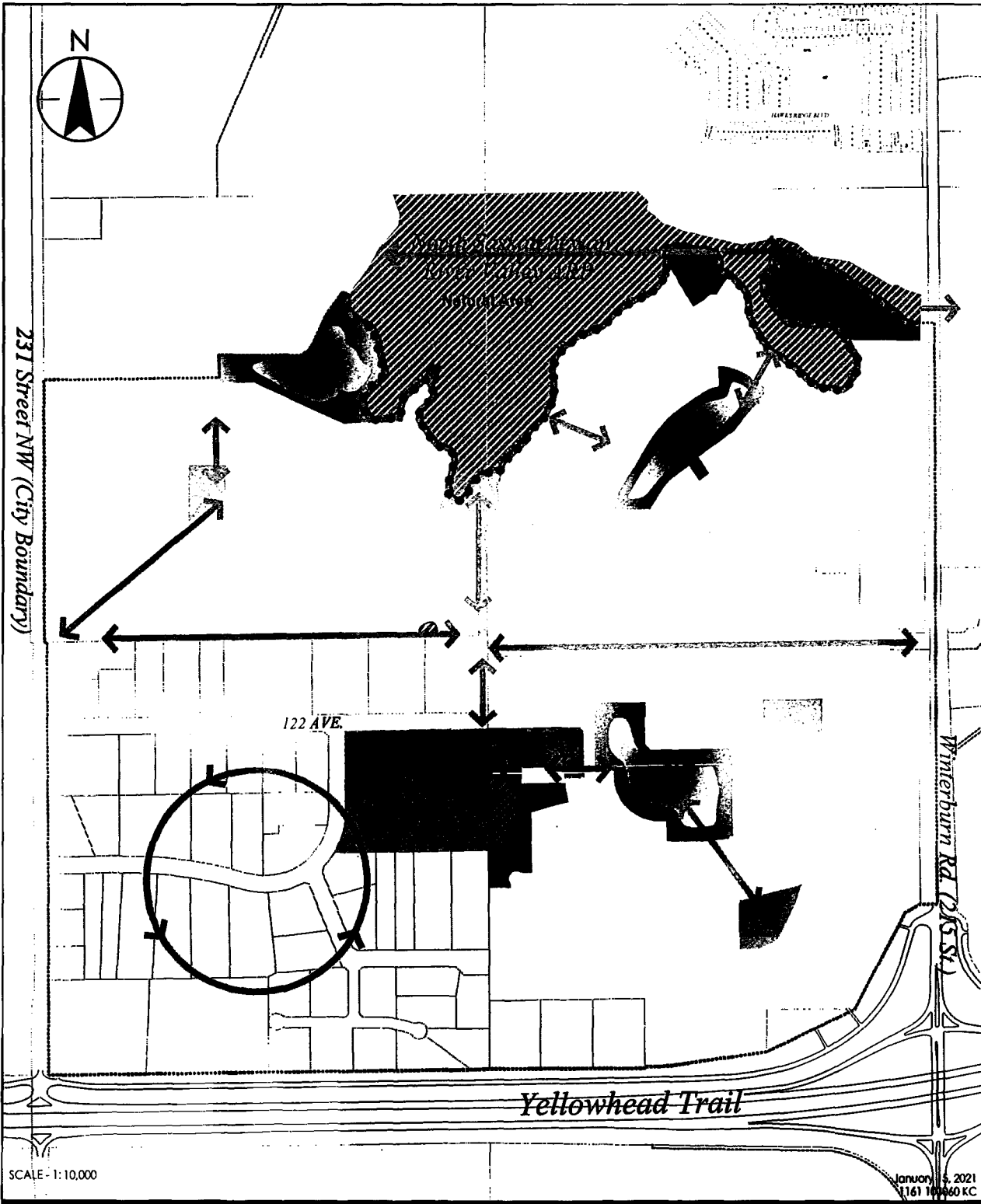
Figure No.

6.0

Title

Land-use
Concept

10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com



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Legend

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

Client/Project

ROHIT GROUP OF COMPANIES

KINGLET GARDENS
NEIGHBOURHOOD STRUCTURE PLAN

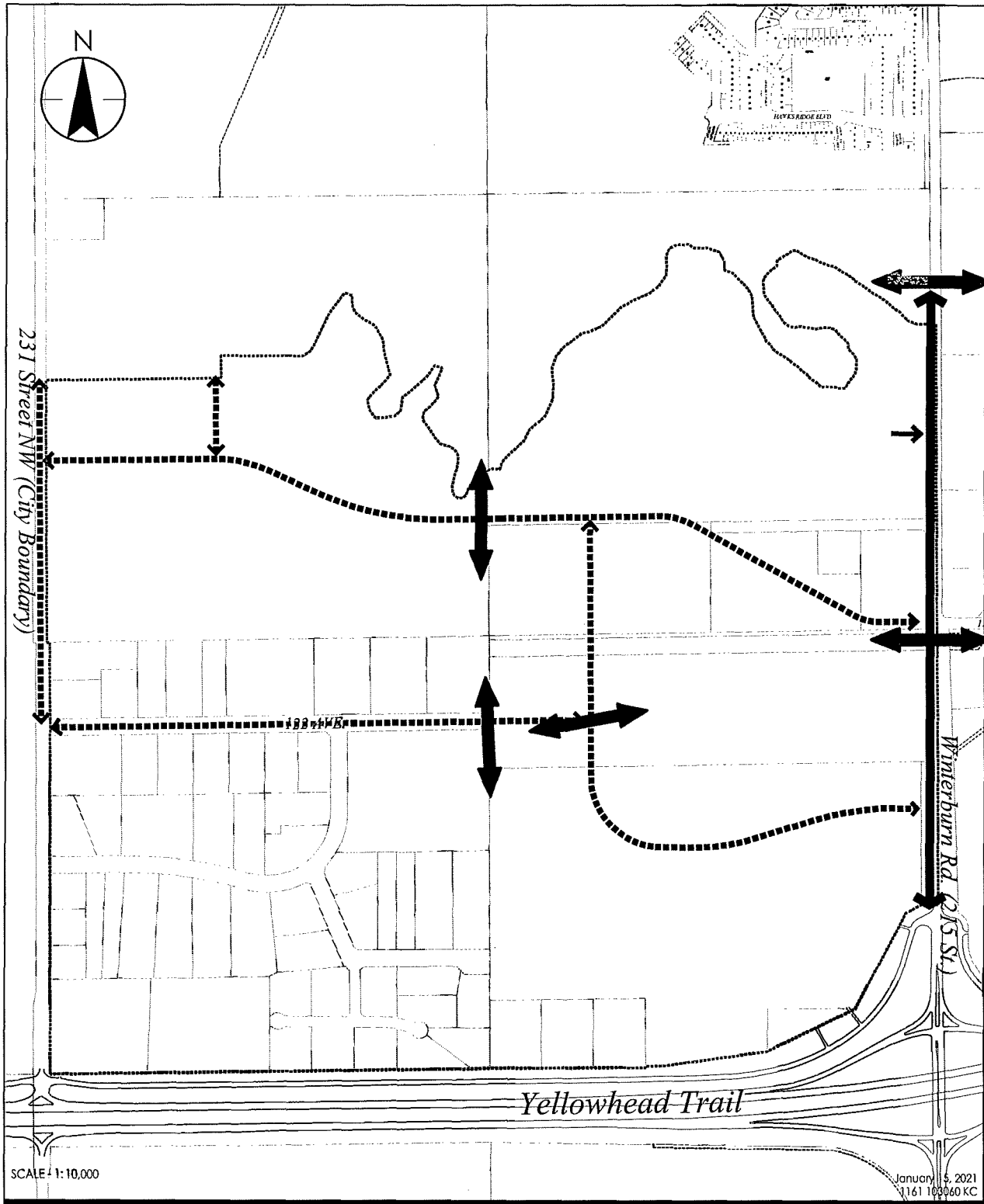
Figure No.

7.0

Title

Parks &
Open Space

10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com



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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

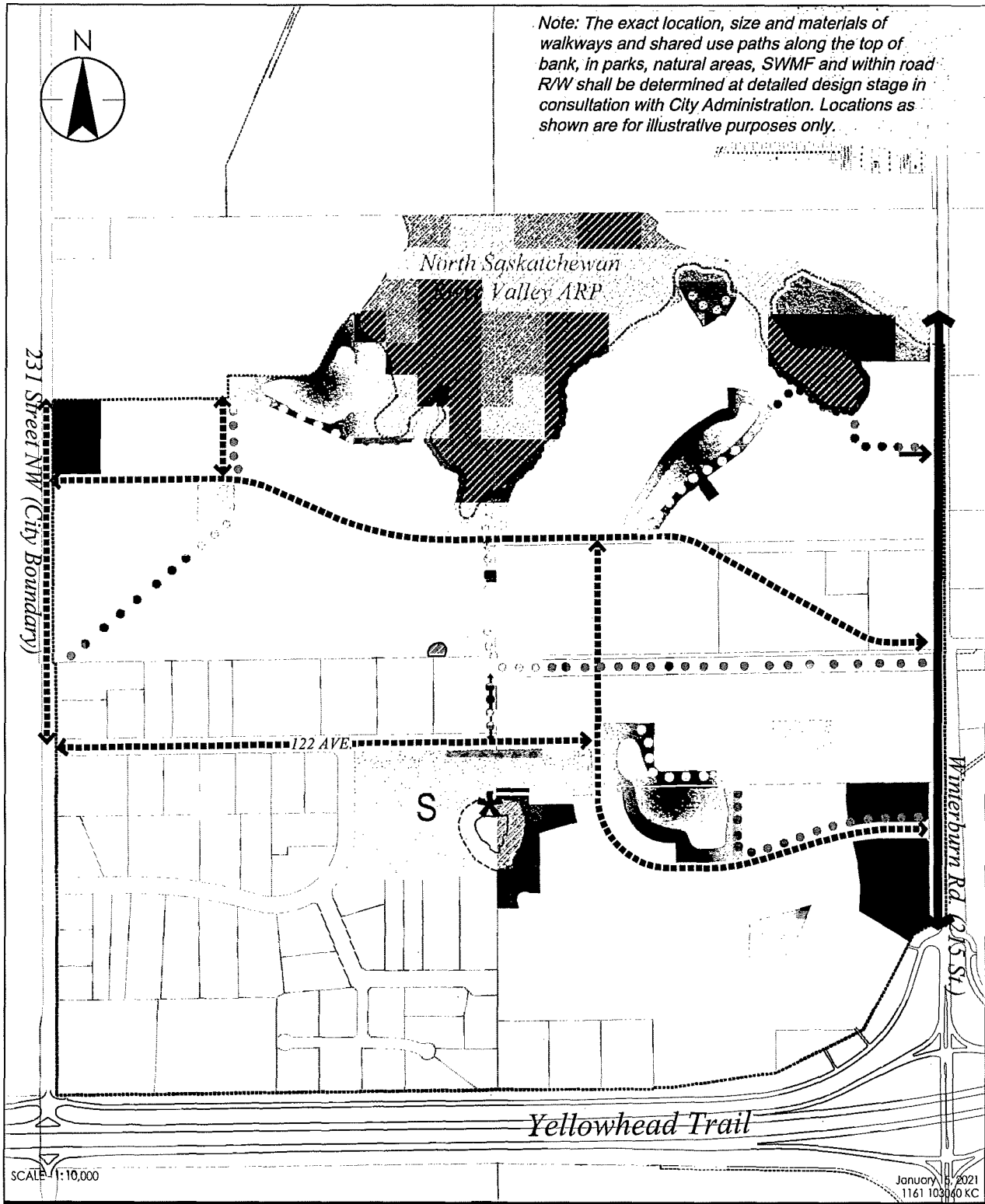
Figure No.
 8.0

Title
 Transportation
 Network

10160-112 Street
 Edmonton, AB T5K 2L6
 www.stantec.com



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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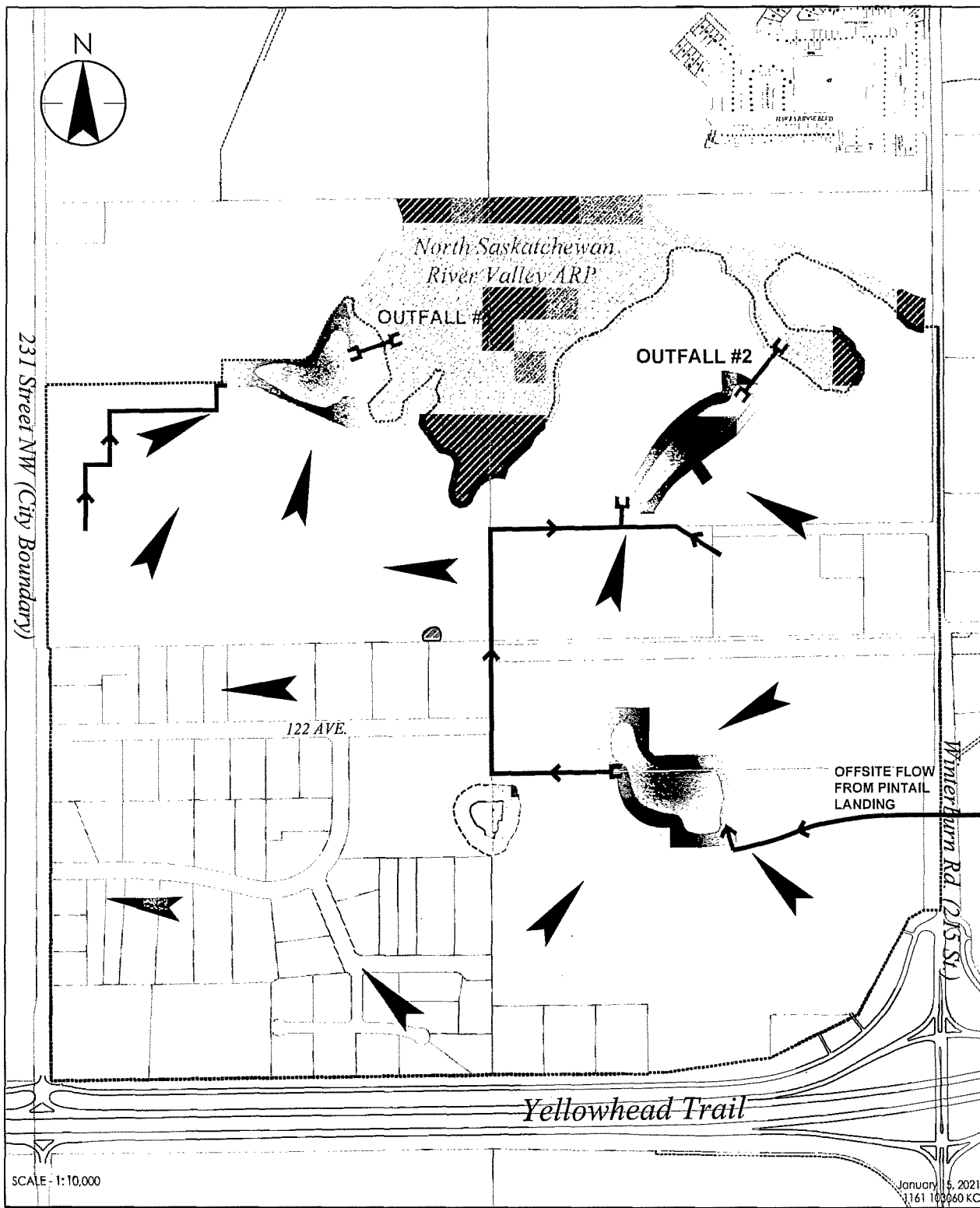
Legend

- Commercial
- School / Park
- Pocket Park
- Natural Area (MR)
- Natural Area (ER)
- Stormwater Management Facility
- Welland (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

10160-112 Street
Edmonton, AB T5K 2L6
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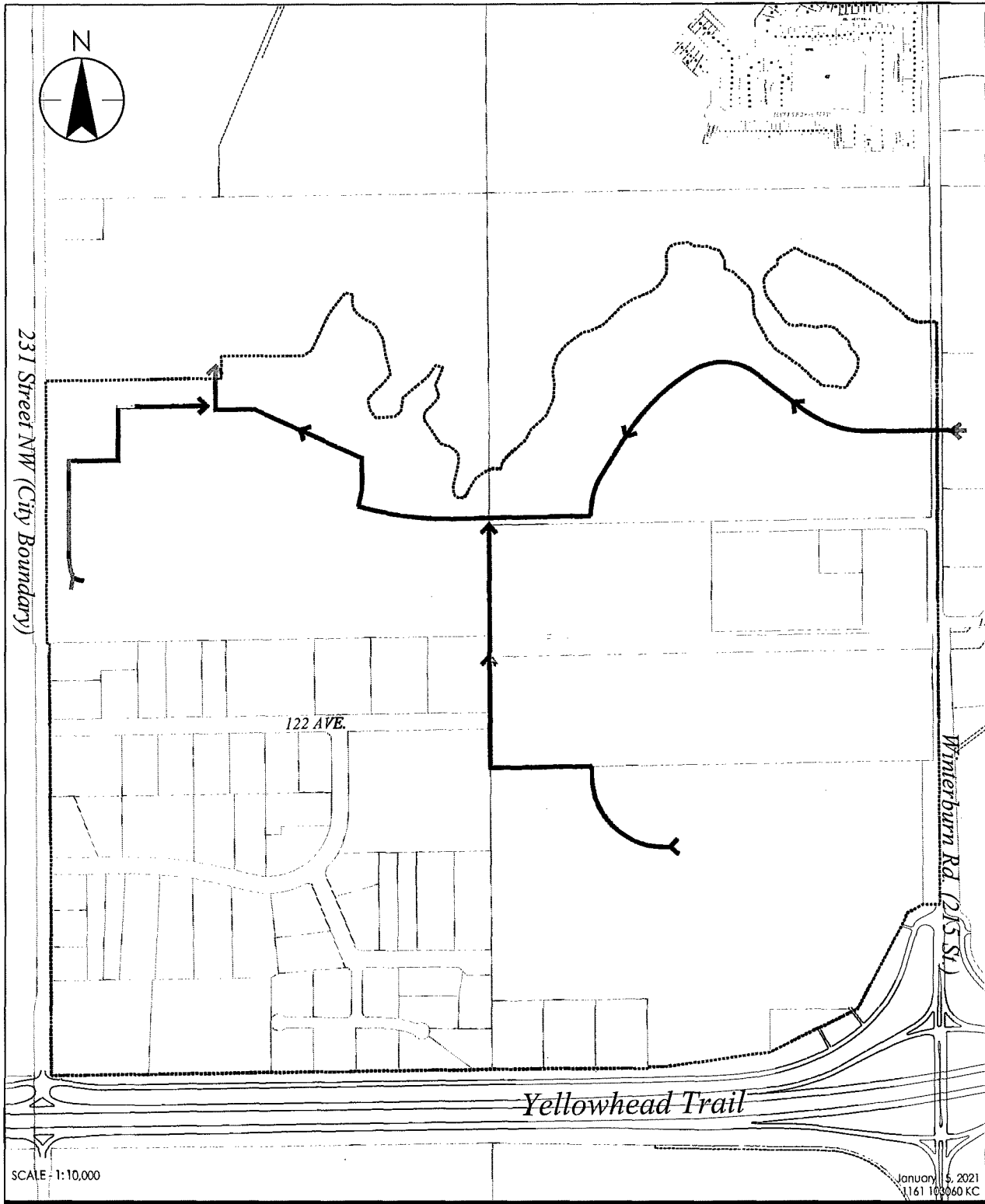


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- Legend
- Stormwater Management Facility
 - Natural Area (ER)
 - Wetland (ER)
 - Direction of Drainage
 - Stormwater Trunk
 - NSP Boundary

10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com



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January 5, 2021
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Legend

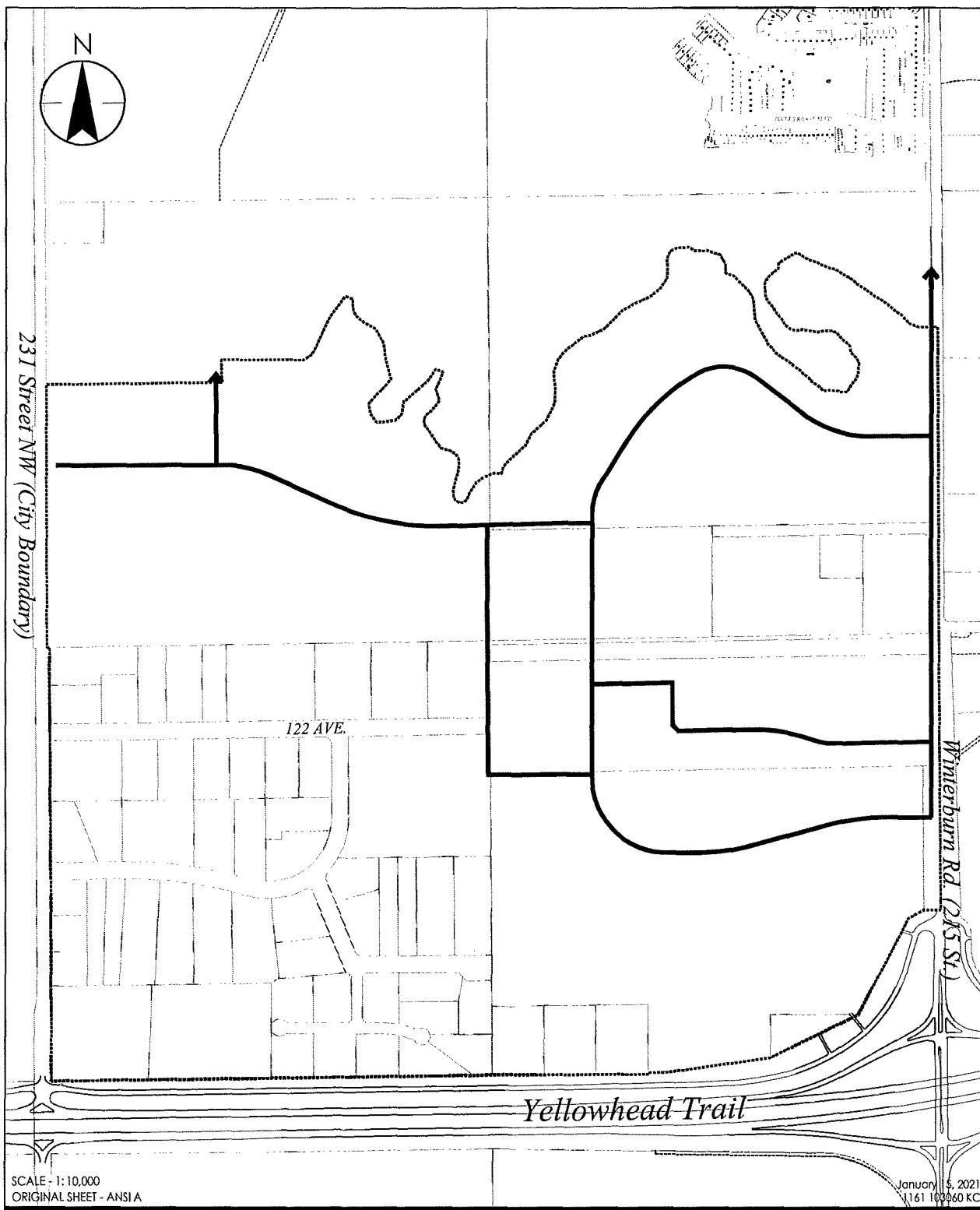
- Major Sanitary Trunk
- NSP Boundary

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

Figure No.
 11.0

Title
 Sanitary
 Servicing

10160-112 Street
 Edmonton, AB T5K 2L6
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January 5, 2021
1161103060 KC



Legend

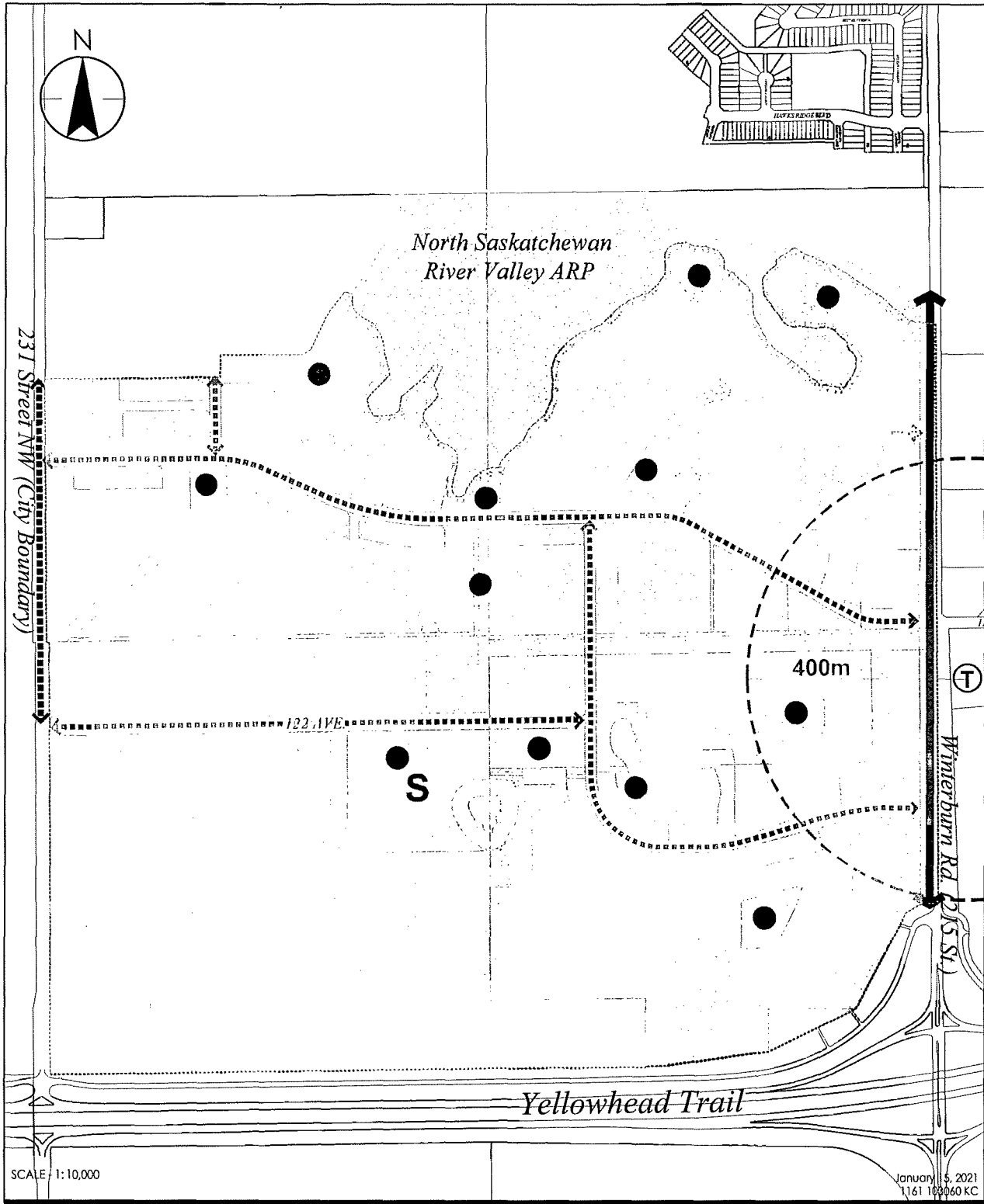
- Major Water Trunk
- NSP Boundary

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

Figure No.
 12.0

Title
 Water
 Servicing

10160-112 Street
 Edmonton, AB T5K 2L6
 www.stantec.com



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January 5, 2021
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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

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