

Bylaw 17611

Amendment to Terwillegar Towne Neighbourhood Area Structure Plan

Purpose

The proposed amendment redesignates land used for an existing playground from Street Oriented Residential to Private Open Space and redesignates an area of Private Open Space to Public Open Space (Non-Municipal Reserve [Non-MR]). These amendments are intended to properly reflect existing land ownership in the neighbourhood.

Readings

Bylaw 17611 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17611 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application proposes amendments to the Terwillegar Towne Neighbourhood Area Structure Plan and an associated rezoning (Bylaw 17612). The primary purpose of the proposed Neighbourhood Area Structure Plan amendment is to redesignate an existing playground pocket park owned by the Terwillegar Towne Homeowners Association from Street Oriented Residential to Private Open Space. In addition, an administrative amendment is proposed to redesignate lands situated on a fault line and under City of Edmonton ownership from Private Open Space to Public Open Space (Non-MR).

The proposed Neighbourhood Area Structure Plan amendment includes text, statistics and land use concept amendments.

The associated Zoning Bylaw amendment proposes to rezone the playground pocket park from (RPLt) Terwillegar Planned Lot Residential Zone to (US) Urban Services Zone.

Policy

This application supports *The Way We Grow* policies of supporting health and livability in established neighbourhoods, including:

- 4.2.1.1 – Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods
- 5.2.1.10 – Protect the green legacy of established neighbourhoods as redevelopment occurs by retaining and enhancing parks, walkways and trees

This application supports the following policies of *The Way We Live*:

- 2.1.1 – Provides, partners and advocates for leisure, social and recreational opportunities
- 2.2.1 – Provides access to its parks, natural areas and green spaces for the enjoyment of Edmontonians

Corporate Outcomes

- Edmonton is attractive and compact
- Edmontonians are connected to the city in which they live, work and play
- Edmontonians use facilities and services that promote healthy living

Public Consultation

Sustainable Development sent an advance notice to the surrounding property owners, the Terwillegar Community League and the Terwillegar Riverbend Advisory Council Area Council on February 2, 2016.

One response was received in favour of the proposal and included some general questions about the proposal which were answered.

Attachments

1. Bylaw 17611
2. Sustainable Development report