

Bylaw 17611

A Bylaw to amend Bylaw 11056, as amended, being the  
Terwillegar Towne Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on September 8, 1995, the Municipal Council of the City of Edmonton passed Bylaw 11056, being the Terwillegar Towne Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to from time to time amend Bylaw 11056, the Terwillegar Towne Neighbourhood Area Structure Plan; and

WHEREAS Council has amended the Terwillegar Towne Neighbourhood Area Structure Plan through the passage of Bylaws 11320, 12258, 13124, 13359 and 13455; and

WHEREAS an application was received by Sustainable Development to further amend the Terwillegar Towne Neighbourhood Area Structure Plan, as amended; and

WHEREAS Council considers it desirable to amend the Terwillegar Towne Neighbourhood Area Structure Plan, as amended;

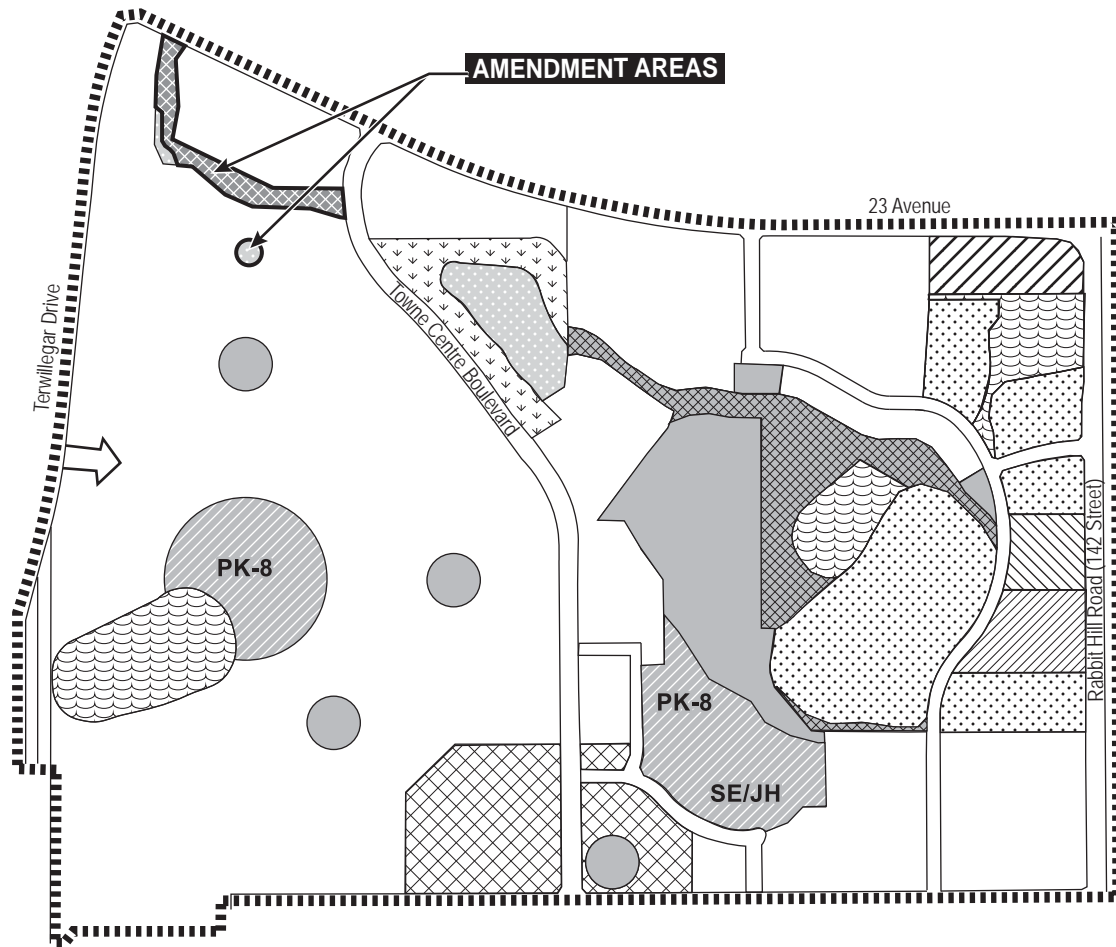
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 11056, the Terwillegar Towne Neighbourhood Area Structure Plan is hereby amended by:
- a) deleting the fifth bullet under Chapter 5 – Open Space and replace with “Approximately 2.45 hectares (ha) of Private Open Space is located in the neighbourhood. Approximately 0.8 ha of linear parkway that follows a fault line area in the northwest portion of the Plan area was transferred to the City of Edmonton and is designated as Public Open Space (Non-MR). Approximately 0.1 ha of this linear parkway continues to be privately owned and is designated as Private Open Space. The result is an amenity with easy access for the use and enjoyment of area residents and an appropriate buffer between single family development and the fault line. An additional 0.1 ha of Private Open Space is found south of the fault line for use as a pocket park. The remaining 2.25 ha of Private Open Space is found in a park just east of Towne Centre Boulevard bordered by Environmental Reserve (ER).”
  - b) deleting therefrom the table entitled “Terwillegar Towne Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 13455 and replace with the following:

**TERWILLEGAR TOWNE NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 17611**

















	Area (ha)	% of GDA
<b>Gross Area</b>	<b>181.25</b>	
Environmental Reserve	3.55	
Gas Pipeline ROW	0.46	
142 Street arterial widening	3.34	
<b>Gross Developable Area</b>	<b>173.90</b>	<b>100.0</b>
Roadways (@ 20% of GDA)	34.78	20.0
Stormwater Management Facilities	8.89	5.1
Municipal Reserve / Schools	21.98	12.6
Public Open Space (Non-MR)	0.8	0.5
Private Open Space	2.45	1.4
Public Utility Slopes	2.66	1.5
Business Community Employment Centre	2.18	1.3
Towne Square (non-residential portion)	3.87	2.2
<b>Net Developable Area</b>	<b>96.29</b>	<b>55.4</b>
<b><i>Net Residential Area</i></b>	<b><i>94.43</i></b>	<b><i>54.3</i></b>
Street Oriented Residential	71.82	41.3
Low Density Residential	14.93	8.6
Towne Square (medium density res. portion)	4.35	2.5
Medium Density Residential	1.96	1.1
Special Medium Density Residential	1.37	0.8





**BYLAW 17611  
AMENDMENT TO  
TERWILLEGAR TOWNE**  
Neighbourhood Area Structure Plan  
(as amended)



- |   |                                    |   |                                |
|---|------------------------------------|---|--------------------------------|
|  | Street Oriented Residential        |  | Stormwater Management Facility |
|  | Low Density Residential            |  | Public Open Space              |
|  | Medium Density Residential         |  | Public Open Space (Non-MR)     |
|  | Special Medium Density Residential |  | Private Open Space             |
|  | Mixed Use Town Square              |  | Public Utility                 |
|  | Commercial                         |  | Access                         |
|  | School/Park                        |  | N.A.S.P. Boundary              |
|  | Environmental Reserve              |  | 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.