

**BYLAW 17611  
BYLAW 17612  
FILE: LDA16-0023  
TERWILLEGAR  
TOWNE**

**DESCRIPTION:** AMENDMENT TO THE TERWILLEGAR TOWNE  
NEIGHBOURHOOD AREA STRUCTURE PLAN

ZONING BYLAW AMENDMENT and APPENDIX I to  
SECTION 920 SPECIAL AREA TERWILLEGAR from (RPLt)  
Terwillegar Planned Lot Residential Zone to (US) Urban Services  
Zone; TERWILLEGAR TOWNE

**LOCATION:** West of Towne Centre Boulevard NW and South of 23 Avenue  
NW;  
2026 Tanner Wynd NW

**LEGAL  
DESCRIPTION:** Lot A, Block 26, Plan 9721795

**APPLICANT:** Terwillegar Towne Homeowners Association  
PO Box 36584 McTaggart PO  
Edmonton, AB

**OWNERS:** Terwillegar Towne Homeowners Association  
PO Box 36584 McTaggart PO  
Edmonton, AB

**ACCEPTANCE OF  
APPLICATION:** January 19, 2016

**EXISTING  
DEVELOPMENT:** Playground and open space

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**SUSTAINABLE  
DEVELOPMENT'S  
RECOMMENDATION:** That Bylaw 17611 to amend the Terwillegar Towne  
Neighbourhood Area Structure Plan be APPROVED.

That Bylaw 17612 to amend the Zoning Bylaw and Appendix I to  
Section 920 Special Area Terwillegar from (RPLt) Terwillegar  
Planned Lot Residential Zone to (US) Urban Services Zone be  
APPROVED.

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**DISCUSSION**

**1. The Application**

This application proposes an amendment to the Terwillegar Towne Neighbourhood Area Structure Plan (NASP) and an associated rezoning. The application has resulted from the need for a development permit to replace existing playground equipment with new equipment which would not have been permitted under the current (RPLt) Terwillegar Planned Lot Residential Zone.

The primary purpose of the proposed NASP 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-Municipal Reserve [Non-MR]). The resulting amendment is reflective of current land ownership in Terwillegar Towne. Text, land use and population statistics, and the land use concept map are proposed to be amended accordingly.

With respect to the land use and population statistics, the amendment reduces Street Oriented Housing by two units, adds 0.8 ha of Public Open Space (Non-MR), and results in a net reduction of 0.8 ha of Private Open Space. The amendment does not result in a change to the population or dwelling unit density (calculated on the basis of net residential hectares). The net residential density calculations have been added (based on the 2014 Municipal Census data) and the new Neighbourhood Structure Plan Terms of Reference.

The associated Zoning Bylaw amendment proposes to rezone the playground pocket park from (RPLt) Terwillegar Planned Lot Residential Zone to (US) Urban Services Zone. This rezoning also amends Appendix I to Section 920 Special Area Terwillegar, accordingly. The US Zone will allow for the issuance of a Development Permit to replace the existing playground equipment.

The land subject to rezoning was transferred to the Homeowners Association from a private developer in 2008 and was never zoned to accommodate open space/park uses. The intent of the Homeowners Association is to replace the existing playground equipment. The rezoning to US is required before a Development Permit can be issued.

**2. Site, Surrounding Area and Land Use Compatibility**

Both park spaces affected are located in the northwest portion of the established neighbourhood of Terwillegar Towne, West of Towne Centre Boulevard NW and South of 23 Avenue NW. Single detached housing uses, zoned RPLt and (TSLR) Terwillegar Small Lot Residential Zone, surround the playground and run north, south, and east of the linear park. West and northwest of the linear park is row housing uses zoned (RF5t) Terwillegar Row Housing Zone.

The proposed plan amendment and rezoning and resulting development is compatible with surrounding development.



*View of site, looking northwest from Tanner Wynd NW*

**ANALYSIS**

**1. Compliance with Approved Plans**

**Terwillegar Towne NASP**

This application conforms to the objectives of the Terwillegar Towne NASP, including:

- To develop a neighbourhood focus within a five minute walk of every household and a smaller sub-neighbourhood micro-focus to be immediately and conveniently accessible to all residents. These foci will be in the form of open space areas, institutional and community buildings and commercial centres.
- To accommodate the active and passive recreational needs of the residents of Terwillegar Towne.

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- To develop small sub-neighbourhood parks for direct and convenient use by Terwillegar residents.
- To provide a privately owned recreation facility for the convenience and enjoyment of the Terwillegar Towne residents.

The proposed amendment results in minor changes to the Terwillegar Towne Land Use and Population Statistics:

	<b>Bylaw 13455</b>	<b>Bylaw 17611</b>	<b>Change</b>
<b>Public Open Space (Non-MR)</b>	N/A	0.8 ha	Add 0.8 ha of Public Open Space (Non-MR) (approx. size of CoE land comprising linear park)
<b>Private Open Space</b>	3.25 ha	2.45 ha	Reduced by 0.8 ha (approx. size of CoE land comprising linear park)
<b>Net Residential Area</b>	N/A (94.53 ha)	94.43 ha	Added row to explicitly show total residential area Reduced by 0.1 ha (approx. size of playground)
<b>Street Oriented Residential</b>	71.92 ha	71.82 ha	Reduced by 0.1 ha (approx. size of playground)
<b>Street Oriented Housing (Units)</b>	1798	1796	Reduced by two (2) units (approx. size of playground)
<b>Street Oriented Housing (Population)</b>	6221	6214	Reduced by 7 people (population generation factor for Street Oriented Housing was approx. 3.46 people per unit)
<b>Total Residential (Units)</b>	2697	2695	See Street Oriented Housing (Units)
<b>Total Residential (Population)</b>	8433	8426	See Street Oriented Housing (Population)
<b>Population Density</b>	N/A (89.2 persons per net residential ha)	89.2 persons per net residential ha	No value change Added row as density per net res. ha was not shown in the approved statistics
<b>Unit Density</b>	N/A (28.5 units per net res. ha)	28.5 units per net res. ha	No value change Added row as density per net res. ha was not shown in the approved statistics

**2. Commenting Agencies**

All comments from Civic Departments and utility agencies have been addressed.

The Edmonton Public School Board had no comment on the application and the Edmonton Catholic School District did not respond to the request for comments.

**3. Environmental Review**

The site was deemed suitable for the intended use through an Environmental Site Assessment review when the land was initially zoned for residential uses.

**4. Surrounding Property Owners' Concerns**

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.

**JUSTIFICATION**

Sustainable Development recommends that Bylaw 17611 to amend the Terwillegar Towne Neighbourhood Area Structure Plan and Bylaw 17612 to amend the Zoning Bylaw and Appendix I to Section 920 Special Area Terwillegar from (RPLt) Terwillegar Planned Lot Residential Zone to (US) Urban Services Zone be APPROVED on the basis that the application:

- supports the policies of *The Way We Grow* and *The Way We Live*;
- supports the intent of the Terwillegar Towne Neighbourhood Area Structure Plan;
- is compatible with the adjacent land uses; and

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- satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

**ATTACHMENT**

- 2a Approved Terwillegar Towne Neighbourhood Area Structure Plan Land Use and Population Statistics – Bylaw 13455
- 2b Proposed Terwillegar Towne Neighbourhood Area Structure Plan Land Use and Population Statistics – Bylaw 17611
- 2c Approved Terwillegar Towne Neighbourhood Area Structure Plan – Bylaw 13455
- 2d Proposed Terwillegar Towne Neighbourhood Area Structure Plan – Bylaw 17611
- 2e Surrounding Land Use Map
- 2f Proposed Rezoning – Bylaw 17612

Written by: Kyle Witiw  
Approved by: Tim Ford  
Sustainable Development  
April 18, 2016

**TABLE 1**  
**TERWILLEGAR TOWNE NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**APPROVED LAND USE AND POPULATION STATISTICS**  
**BYLAW 13455**

		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
Private Open Space		3.25	1.9
Public Utility Slopes		2.66	2.8 1.5
Business Community Employment Centre		2.18	1.2
Towne Square (non-residential portion)		3.87	2.2
<b>Net Developable Area</b>		<b>96.29</b>	<b>55.4</b>
Street Oriented Residential		71.92	41.4
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
		<b>% of</b>	
		<b>Total</b>	
	<b>Units</b>	<b>Units</b>	<b>Population</b>
Street Oriented Housing	1798	66.7	6221
Low Density Residential	284	10.5	983
Towne Square (Medium Density)	348	12.9	696
Medium Density Residential	157	5.8	314
Special Medium Density Res.	110	4.1	219
<b>Total Residential</b>	<b>2697</b>	<b>100.0</b>	<b>8433</b>
Density:	48.2 persons per gross hectare		

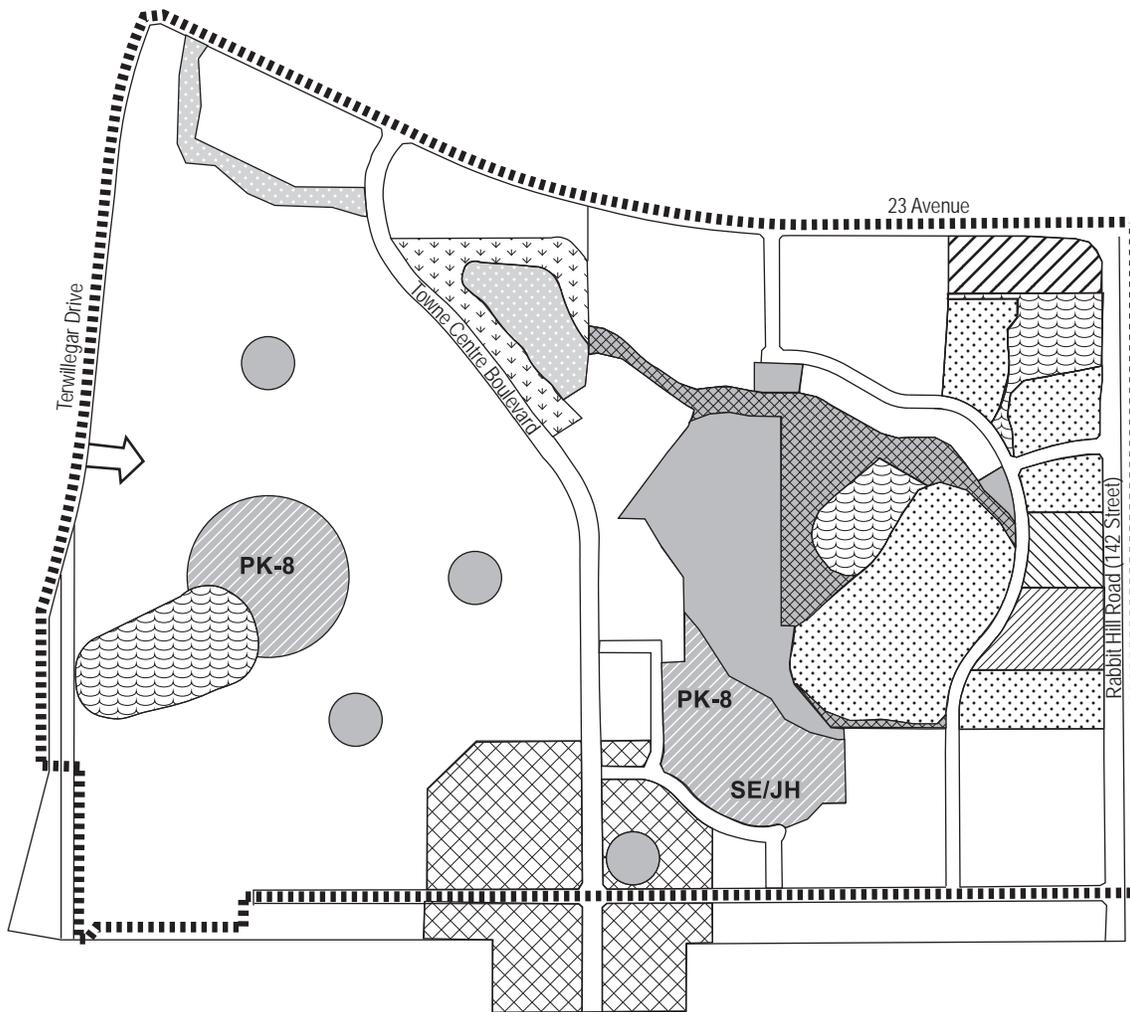
**TABLE 2**  
**TERWILLEGAR TOWNE NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**PROPOSED LAND USE AND POPULATION STATISTICS**  
**BYLAW 17611**

	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

	Units	% of Total Units	Population
Street Oriented Housing	1796	66.6	6214
Low Density Residential	284	10.5	983
Towne Square (Medium Density)	348	12.9	696
Medium Density Residential	157	5.8	314
Special Medium Density Res.	110	4.1	219
<b>Total Residential</b>	<b>2695</b>	<b>100.0</b>	<b>8426</b>

Population Density: 89.2 persons per net residential hectare

Unit Density: 28.5 units per net residential hectare

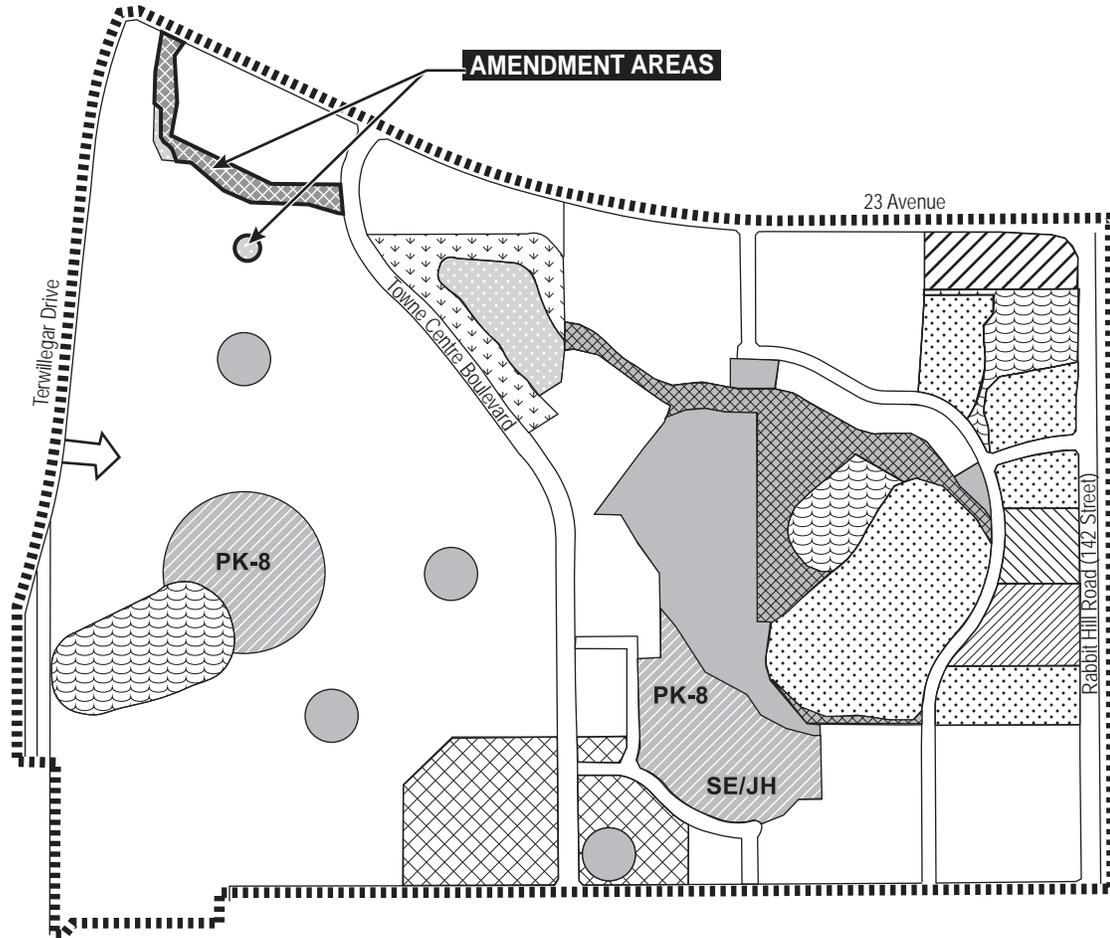


**BYLAW 13455  
APPROVED  
TERWILLEGAR TOWNE  
Neighbourhood Area Structure Plan  
(as amended)**



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

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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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.



## SURROUNDING LAND USE ZONES



FILE: LDA16-0023  
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**TERWILLEGAR TOWNE, BYLAW 17612**

Location: 2026 Tanner Wynd



Proposed Rezoning from

 **RPLt to US**


The purpose of proposed Bylaw 17612 is to change the Zoning Bylaw and Appendix I to Section 920 Special Area Terwillegar from (PRLt) Terwillegar planned lot residential zone to (US) urban services zone; Lot A, Block 26, Plan 9721795, as shown on the attached sketch. This zone provides the opportunity for publicly and privately owned facilities of an institutional or community service nature. The intent of the proposed bylaw is to facilitate the replacement of playground equipment with new equipment on an existing playground owned by the Terwillegar Towne Homeowners Association. The proposed bylaw is accompanied by an associated amendment to the Terwillegar Towne Neighbourhood Area Structure Plan (Bylaw 17611). Sustainable Development supports this proposed bylaw.

**PROPOSED REZONING**

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SUSTAINABLE DEVELOPMENT