

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

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 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.