

Bylaw 19773

A Bylaw to amend Bylaw 16353,  
being Horse Hill Area Structure Plan.

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on May 22, 2013, the Municipal Council of the City of Edmonton passed Bylaw 16353, being Horse Hill Area Structure Plan; and

WHEREAS from time to time Council considers it desirable to amend the Horse Hill Area Structure Plan; and

WHEREAS Council has amended the Horse Hill Area Structure Plan through the passage of Bylaws 17021 and 18197 ; and

WHEREAS an application was received by Administration to amend Horse Hill Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Horse Hill Area Structure Plan; and

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 16353, Horse Hill Area Structure Plan, is hereby amended as follows:
  - a. Adding the following policy under Objective 4.1.8.4: “In an effort to monitor and anticipate transportation infrastructure upgrades, the ASP landowners, in conjunction with the City of Edmonton, the Province and the Edmonton Energy and Technology Park, will develop and implement an annual traffic monitoring program.”
  - b. Adding the following for Implementation under Objective 4.1.8.4: “A monitoring program will aid in identifying and prioritizing arterial roadway construction, traffic signalization requirements, interchange requirements, anticipated City funding needs, and

in general assessing the overall impact of new development activity on the roadway system.”


- c. deleting the map entitled “Bylaw 18197 Horse Hill Area Structure Plan” and substituting therefore the map entitled “Bylaw 19773 Amendment to Horse Hill Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- d. deleting the statistics entitled “Table 3 - Horse Hill Area Structure Plan – Land Use and Population Statistics – Bylaw 18197” and replacing it with the statistics entitled “Horse Hill Area Structure Plan - Land Use and Population Statistics - Bylaw 19773” attached as Schedule “B” and forming part of this bylaw;
- e. adding the map entitled “Figure 1.0: Amendment Concept”, attached hereto as Schedule “C” and forming part of this Bylaw;
- f. deleting the map entitled “Figure 6.0: Neighbourhood Units and Staging” and substituting therefore the map entitled “Figure 6.0: Neighbourhood Units and Staging”, attached hereto as Schedule “D” and forming part of this Bylaw;
- g. deleting the map entitled “Figure 8.0: Land Use Concept” and substituting therefore the map entitled “Figure 8.0: Land Use Concept”, attached hereto as Schedule “E” and forming part of this Bylaw; and

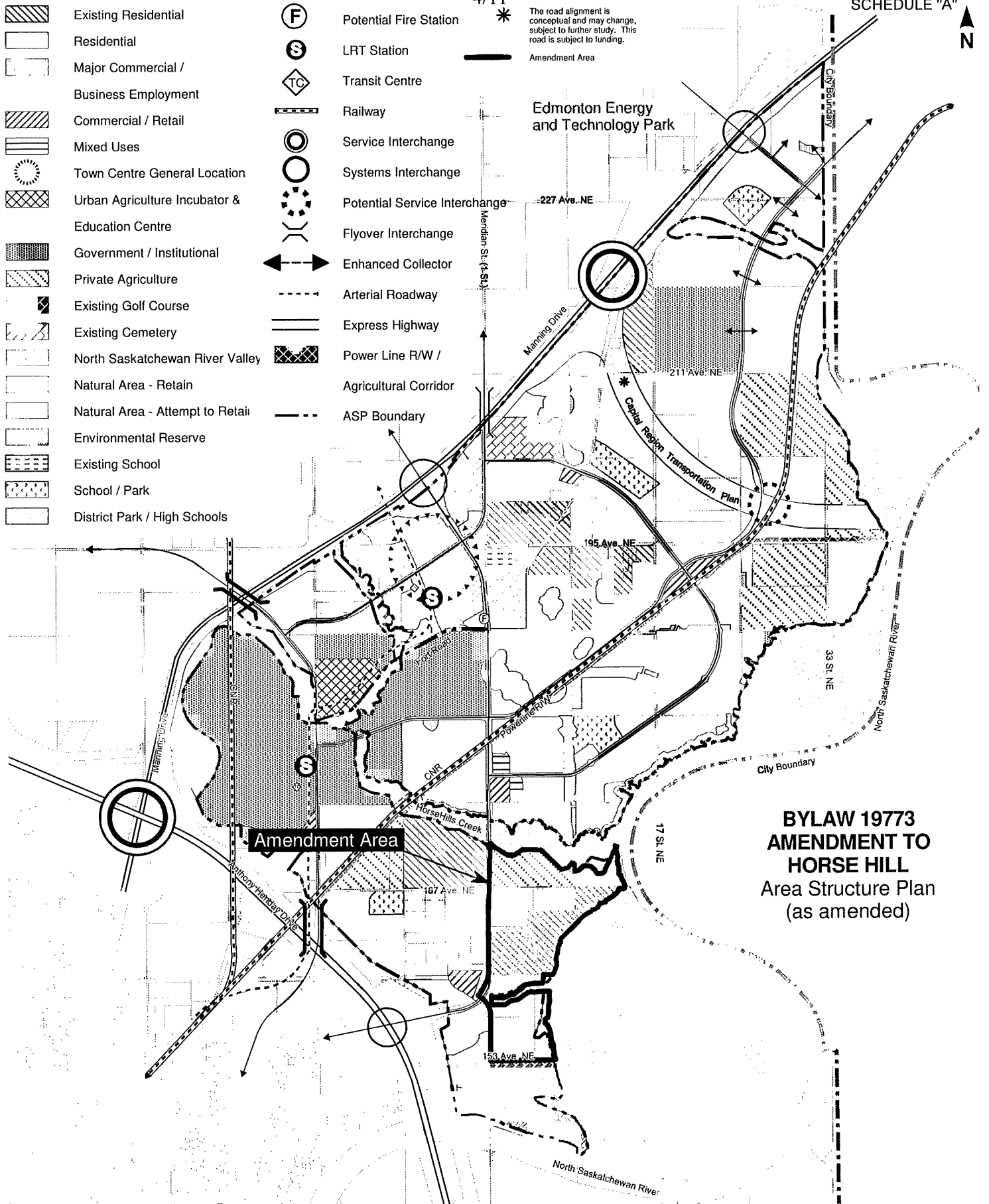
- h. deleting the map entitled "Figure 12.0: Transportation Infrastructure" and substituting therefore the map entitled "Figure 12.0: Transportation Infrastructure", attached hereto as Schedule "F" and forming part of this Bylaw.

READ a first time this	17th day of August	, A. D. 2021;
READ a second time this	17th day of August	, A. D. 2021;
READ a third time this	17th day of August	, A. D. 2021;
SIGNED and PASSED this	17th day of August	, A. D. 2021.

THE CITY OF EDMONTON

  
MAYOR

  
A/CITY CLERK



**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.

Horse Hill Area Structure Plan  
Land Use and Population Statistics  
Bylaw 19773

	Area (ha)	% GA	Nbhd 1A	Nbhd 1B	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
<b>GROSS AREA</b>	<b>2,792.6</b>	<b>100.0%</b>	<b>145.1</b>	<b>298.8</b>	<b>1004.7</b>	<b>374.5</b>	<b>367.6</b>	<b>601.9</b>
Natural Area – (Environmental Reserve *)	63.1	2.3%	0.0	0.0	55.6	5.7	0.0	1.8
Railways	34.7	1.2%	0.0	5.1	11.8	5.9	0.9	11.0
Pipeline & Utility Right-of-Way	66.1	2.4%	7.3	4.2	49.0	0.0	5.6	0.0
Express Highway	168.2	6.0%	0.0	0.0	15.1	6.5	72.2	74.4
Arterial Road Right-of-way	97.1	3.5%	3.6	3.1	52.7	14.2	8.5	15.0
Existing Land Uses								
Existing Residential	198.5	7.1%	40.8	66.6	36.6	0.0	30.0	24.5
Existing Cemetery	25.4	0.9%	0.0	0.0	0.0	0.0	25.4	0.0
Existing Golf Course	48.6	1.7%	0.0	48.6	0.0	0.0	0.0	0.0
Institutional/Government	365.3	13.1%	0.0	0.0	79.7	221.2	0.0	64.4
Existing School/Municipal Reserve	11.1	0.4%	4.8	0.0	6.3	0.0	0.0	0.0
Agricultural								
College of Agriculture	21.9	0.8%	0.0	0.0	0.0	21.9	0.0	0.0
Private Agriculture	180.6	6.5%	22.6	26.6	56.6	0.0	0.0	74.8
<b>GROSS DEVELOPABLE AREA</b>	<b>1,512.3</b>	<b>54.2%</b>	<b>66.0</b>	<b>144.6</b>	<b>641.6</b>	<b>99.2</b>	<b>224.9</b>	<b>336.0</b>

	Area (ha)	% GA	Nbhd 1A	Nbhd 1B	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Commercial								
Major Commercial/Business Employment	58.6	3.9%	0.0	0.0	58.6	0.0	0.0	0.0
Commercial/Retail/Mixed Use	26.4	1.7%	1.8	5.4	16.6	0.0	2.6	0.0
Main Street Commercial /Retail	1.8	0.1%	0.0	0.0	1.8	0.0	0.0	0.0
Parkland Recreation School Municipal Reserve**								
School/Park	108.7	7.2%	4.8	8.2	54.2	7.5	15.0	19.0
Natural Area (Municipal Reserve)	44.0	2.9%	0.0	10.4	33.6	0.0	0.0	0.0
Natural Area (Other)	19.9	1.3%	0.0	0.0	0.0	0.0	18.6	1.3
Institutional								
Fire Station	0.8	0.1%	0.0	0.0	0.	0.0	0.0	0.0
Transportation								
Circulation	303.9	20.1%	13.2	29.1	128.3	21.1	45.0	67.2
Transit Centre/Park & Ride /LRT	5.6	0.4%	0.0	0.0	3.2	1.2	1.2	0.0
Infrastructure & Servicing								
Stormwater Management	107.3	7.1%	3.9	10.4	54.0	10.6	12.0	16.4
<b>Total Non-Residential</b>	<b>676.2</b>	<b>44.7%</b>	<b>23.7</b>	<b>63.5</b>	<b>350.4</b>	<b>40.4</b>	<b>94.3</b>	<b>103.9</b>

<b>Net Residential</b>	<b>836.1</b>	<b>55.3%</b>	<b>42.3</b>	<b>81.1</b>	<b>291.2</b>	<b>58.8</b>	<b>130.6</b>	<b>232.1</b>
*Additional ER may be identified within the ASP area at the NSP stage and dedicated at the time of subdivision for wetland protection/preservation and/or to address creek stability. **Additional MR requirements may be identified at the NSP stage.								

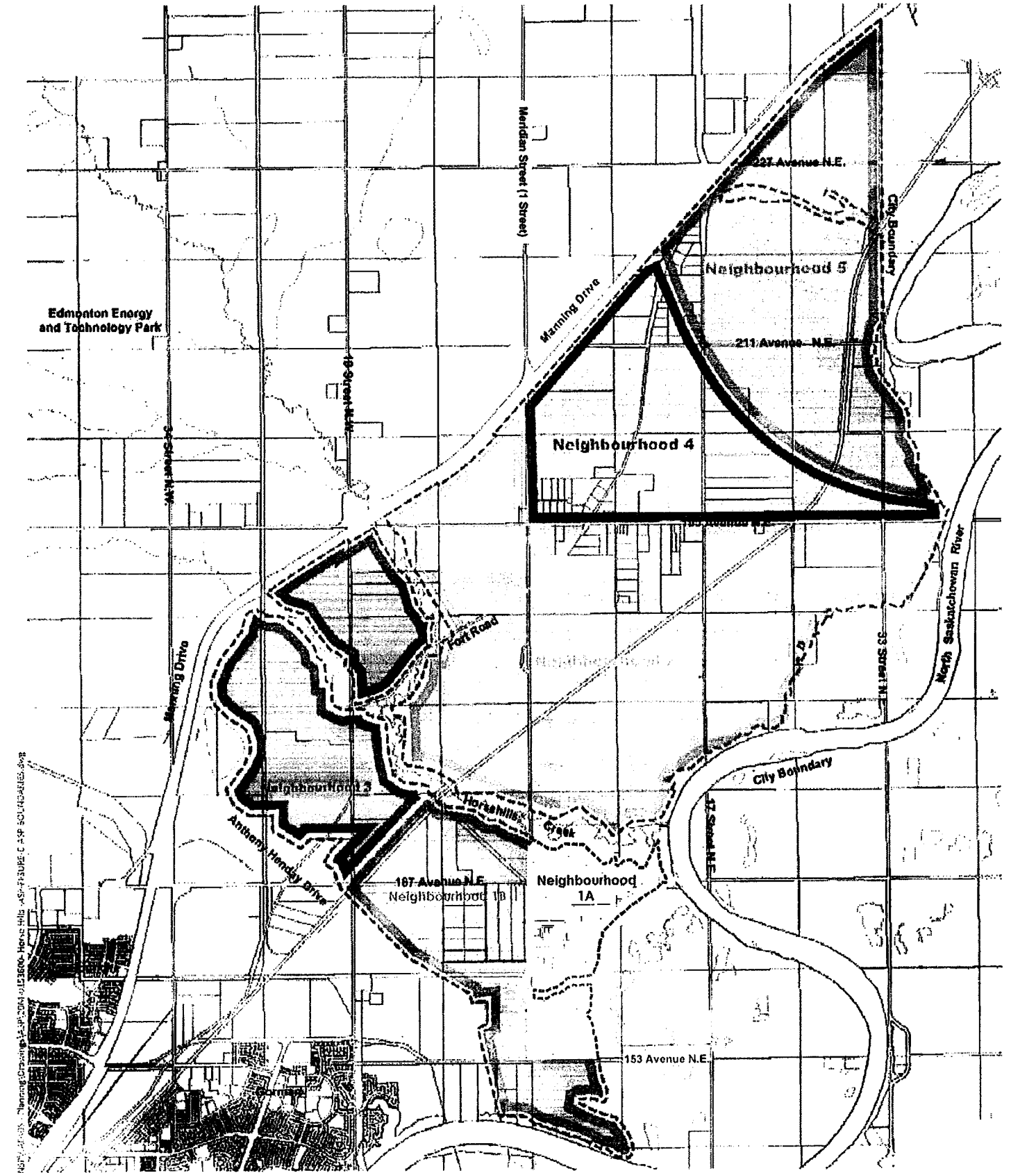
<b>RESIDENTIAL LAND USE AREA, DWELLING UNIT &amp; POPULATION COUNT</b>								
<b>Land Use</b>		<b>ASP</b>	<b>Nbhd 1A</b>	<b>Nbhd 1B</b>	<b>Nbhd 2</b>	<b>Nbhd 3</b>	<b>Nbhd 4</b>	<b>Nbhd 5</b>
Single/Semi-detached	Area (ha)	<b>693.4</b>	38.1	69.7	214.8	51.7	114.9	204.2
25 du/nrha	Units	<b>17,337</b>	953	1,743	5,370	1,293	2,873	5,105
2.8 p/du	Population	<b>48,538</b>	2,667	4,879	15,033	3,620	8,044	14,295
Row Housing	Area (ha)	<b>67.1</b>	0.0	9.1	28.6	4.1	9.1	16.2
45 du/nrha	Units	<b>3,022</b>	0.0	410	1,285	185	411	731
2.8 p/du	Population	<b>8,4561</b>	0.0	1,147	3,597	518	1,152	2,047
Low-rise/Medium Density Housing	Area (ha)	<b>57.4</b>	4.2	1.0	35.3	2.4	5.2	9.3
90 du/nrha	Units	<b>5,158</b>	378	90	3,173	212	470	835
1.8 p/du	Population	<b>9,285</b>	680	162	5,712	381	846	1,504
Medium to High Rise Housing	Area (ha)	<b>18.2</b>	0.0	1.3	12.7	0.6	1.3	2.3
225 du/nrha	Units	<b>4,092</b>	0.0	293	2,851	132	294	522
1.5 p/du	Population	<b>6,137</b>	0.0	439	4,276	198	441	783
<b>Total Residential</b>	<b>Area (ha)</b>	<b>836.1</b>	<b>42.3</b>	<b>81.1</b>	<b>291.2</b>	<b>58.8</b>	<b>130.6</b>	<b>232.1</b>
	<b>Units</b>	<b>29,609</b>	<b>1,331</b>	<b>2,536</b>	<b>12,678</b>	<b>1,822</b>	<b>4,048</b>	<b>7,194</b>
	<b>Population</b>	<b>72,423</b>	<b>3,347</b>	<b>6,627</b>	<b>28,619</b>	<b>4,718</b>	<b>10,483</b>	<b>18,629</b>

<b>SUSTAINABILITY MEASURES</b>								
		<b>ASP</b>	<b>Nbhd 1A</b>	<b>Nbhd 1B</b>	<b>Nbhd 2</b>	<b>Nbhd 3</b>	<b>Nbhd 4</b>	<b>Nbhd 5</b>
Population Per Net Hectare (p/nha)		86.6	79.1	81.7	98.3	80.3	80.3	80.3
Dwelling Units Per Net Residential Hectare (du/nha)		33.4	31.0	31.0	43.5	31.0	31.0	31.0
Population (%) within 500m of Parkland		87%						
Population (%) within 400m of Transit		100%						
Population (%) within 600m of Commercial		43%						
<b>Presence/Loss of Natural Area Features</b>								
Protected as Environmental Reserve (ha)		64.1	0	0	56.6	5.7	0	1.8
Conserved as Naturalized Municipal Reserve (ha)		42.7	0	10.4	32.3	0	0	0
Protected through other means (ha)		19.9	0	0	0	0	18.6	1.3
Lost to Development (ha)		56	0		31.9			
<b>STUDENT GENERATION COUNT</b>								
		<b>ASP</b>	<b>Nbhd 1A</b>	<b>Nbhd 1B</b>	<b>Nbhd 2</b>	<b>Nbhd 3</b>	<b>Nbhd 4</b>	<b>Nbhd 5</b>
<b>Public School Board</b>								
Elementary		3,024	132	289	1,283	198	450	672
Junior High		1,516	66	145	642	102	225	336

Senior High		1,513	66	145	642	99	225	336
<b>Separate School Board</b>								
Elementary		1,513	66	145	642	99	225	336
Junior High		756	33	72	321	50	112	168
Senior High		756	33	72	321	50	112	168
<b>Total Students</b>		<b>9,078</b>	<b>396</b>	<b>868</b>	<b>3,851</b>	<b>598</b>	<b>1,349</b>	<b>2,016</b>

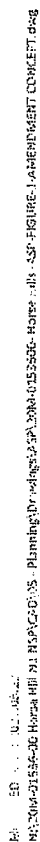






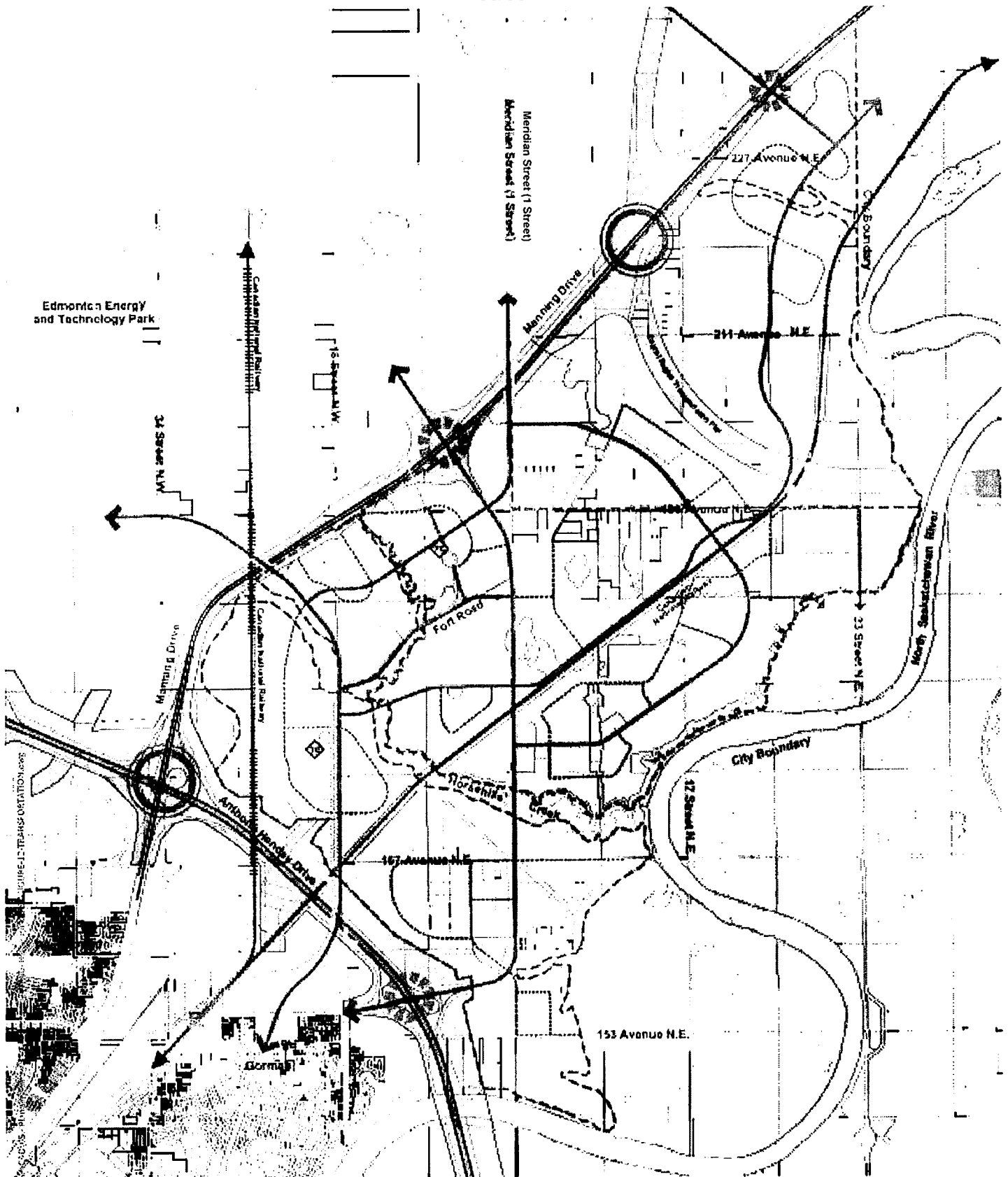
# Horse Hill Area Structure Plan Amendment

Figure 6.0  
Neighbourhood Units and Staging



## Horse Hill Area Structure Zoning Amendment

11/11



- Legend**
- ◆ Transit Center
  - LRT Station
  - System Interchange
  - Service Interchange
  - Potential Service Interchange
  - Fly Over Interchange
  - ==== HHB Railway (LRT)
  - ==== HHB Railway (CNR)
  - Collector Roadway
  - Arterial Roadway
  - == Express Highway
  - == ABP Boundary

## Horse Hill Area Structure Plan Amendment

Figure 12.0  
Transportation Infrastructure

