

# Bylaw 18197

## Amendment to the Horse Hill Area Structure Plan

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### Purpose

The proposed amendment will align the Horse Hill Area Structure Plan with the proposed updates to the Marquis Neighbourhood Structure Plan in order to implement the proposed rezoning for the mixed use Town Centre.

### Readings

Bylaw 18197 is ready for third reading. The proposed plan amendment affects land within 1.6 kilometers of the Alberta Industrial Heartland Area, and was approved at the Edmonton Metropolitan Region Board on December 21, 2017. The 21 day appeal period ended on January 18, 2018 and the application is ready for third reading.

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 27, 2017, and Saturday, November 4, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw/Resolution

### Previous Council/Committee Action

At the November 15, 2017, City Council Public Hearing, the following motion was passed:

That Bylaws 18197, 18198, 18199 and 18200 be read a second time.

(Third reading of Bylaws 18197, 18198, 18199 is to be withheld pending review by the Edmonton Metropolitan Capital Region Board. Third reading of Bylaw 18200 is to be withheld pending third reading of Bylaws 18197, 18198 and 18199).

### Report

Bylaw 18197 proposes to amend the Horse Hill ASP to align with the proposed amendments to the Marquis Neighbourhood Structure Plan (NSP) under associated Bylaw 18198, which have resulted from an application to rezone the lands designated for the Marquis Town Centre. Bylaw 18197 proposes to remove the “main street”, fire station and stormwater management facility uses from the town centre portion of the ASP land use concept. This level of detail is proposed in the NSP amendment. ASP figures and statistics have been amended accordingly. ASP text remains unchanged with the proposed amendment.

An associated rezoning application (Bylaw 18200) and text amendment to the Zoning Bylaw (Bylaw 18199) also accompany this Bylaw.

All comments from affected City Departments and utility agencies have been addressed.

### **Policy**

This application supports the policies of *The Way We Grow* by supporting contiguous development and infrastructure, creating a new neighbourhood town centre that provides a mix of residential and commercial uses, planning for growth in the region based on an integrated transportation and land use planning approach, integrating higher density development within a future Light Rail Transit centre, and supporting various transportation modes for Edmontonians.

### **Corporate Outcomes**

- The City of Edmonton has sustainable and accessible infrastructure
- 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**

An advance notice was sent out on May 9, 2017, to the Horse Hill Community League Association, Area Council No. 17 Area Council, Clareview and District Area Council Area Council and surrounding property owners. A summary of responses received is contained in the attached administration's Council Report.

### **Attachments**

1. Bylaw 18197
2. Urban Form and Corporate Strategic Development Report