

Bylaw 18197

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 an application was received by City Planning to amend 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. deleting the statistics entitled “Horse Hill Area Structure Plan – Land Use and Population Statistics – Bylaw 17021” and replacing with the following:

**HORSE HILL  
AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 18197**

	Area (ha)	% GA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
<b>GROSS AREA</b>	<b>2,792.6</b>	<b>100%</b>	<b>443.9</b>	<b>1004.7</b>	<b>374.5</b>	<b>367.6</b>	<b>601.9</b>
Natural Area (Environmental Reserve)*	63.9	2.3%	0.0	55.6	5.7	0.0	1.8
Railway	34.7	1.2%	5.1	11.8	5.9	0.9	11.0
Pipeline & Utility Right-of-Way	59.2	2.1%	4.2	49.0	0.0	5.6	0.0
Express Highway	168.3	6.0%	0.0	15.1	6.5	72.2	74.4
Arterial Road Right-of-Way	97.2	3.3%	6.7	52.7	14.2	8.5	15.0
Existing Land Uses							
Existing Residential	198.5	7.1%	107.4	36.6	0.0	30.0	24.5
Existing Cemetery	25.4	0.9%	0.0	0.0	0.0	25.4	0.0
Existing Golf Course	48.6	1.8%	48.6	0.0	0.0	0.0	0.0
Institutional/ Government	366.1	13.1%	0.0	79.7	221.2	0.0	64.4
Existing School/Municipal Reserve	11.0	0.2%	4.7	6.3	0.0	0.0	0.0
Agricultural				1.6	0.0	0.0	0.0
College of Agriculture	21.9	0.8%	0.0	0.0	21.9	0.0	0.0
Private Agricultural	180.6	6.5%	49.2	56.6	0.0	0.0	74.8
<b>GROSS DEVELOPABLE AREA</b>	<b>1,517.4</b>	<b>54%</b>	<b>218.0</b>	<b>641.6</b>	<b>99.2</b>	<b>224.9</b>	<b>336.0</b>
	Area (ha)	% GDA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Commercial							
Major Commercial /Business Employment	65.3	4.3%	0.0	58.6	0.0	0.0	0.0
Commercial/Retail/Mixed Use	24.7	1.6%	7.2	16.6	0.0	2.6	0.0
Main Street Commercial/Retail	2.4	0.2%	0.0	1.8	0.0	0.0	0.0
Parkland, Recreation, School (Municipal Reserve)**							
School/Park	109.0	7.2%	13.0	54.2	7.5	15.0	19.0
Natural Area (Municipal Reserve)	44.0	2.9%	10.4	33.6	0.0	0.0	0.0
Natural Area (Other)	19.9	1.3%	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
Transportation							
Circulation	304.9	20.1%	43.6	128.3	21.1	45.0	67.2
Transit Centre / Park & Ride/LRT	5.0	0.3%	0.0	3.2	1.2	1.2	0.0
Infrastructure & Servicing							
Stormwater Management	107.4	7.1%	14.3	54.0	10.6	12.0	16.4
<b>Total Non-Residential Area</b>	<b>677.5</b>	<b>45%</b>	<b>88.5</b>	<b>350.4</b>	<b>40.4</b>	<b>94.3</b>	<b>103.9</b>
<b>Net Residential Area</b>	<b>842.2</b>	<b>55%</b>	<b>129.5</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.

**RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT**

Land Use	ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
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Single/Semi-detached	Area (ha)	<b>700.5</b>	114.0	214.8	51.7	114.9	204.2
25 du/nrha	Units	<b>17,514</b>	2,849	5,369	1,293	2,873	5,105
2.8 p/du	Population	<b>49,038</b>	7,977	15,033	3,620	8,044	14,295
Row Housing	Area (ha)	<b>67.1</b>	9.1	28.6	4.1	9.1	16.2
45 du/nrha	Units	<b>3,020</b>	408	1,285	185	411	731
2.8 p/du	Population	<b>8,456</b>	1,142	3,597	518	1,152	2,047
Low-rise/Medium Density Housing	Area (ha)	<b>56.4</b>	5.2	35.3	2.4	5.2	9.3
90 du/nrha	Units	<b>5,075</b>	466	3,173	212	470	835
1.8 p/du	Population	<b>9,135</b>	839	5,712	381	846	1,504
Medium to High Rise Housing	Area (ha)	<b>10.1</b>	1.3	12.7	0.6	1.3	2.3
225 du/nrha	Units	<b>2,272</b>	291	2,851	132	294	522
1.5 p/du	Population	<b>3,408</b>	437	4,276	198	441	783
<b>Total Residential</b>	<b>Area (ha)</b>	<b>834.1</b>	129.5	291.2	58.8	130.6	232.1
	<b>Units</b>	<b>27,881</b>	4,015	12,678	1,822	4,048	7,194
	<b>Population</b>	<b>70,038</b>	10,396	28,619	4,718	10,483	18,629

#### SUSTAINABILITY MEASURES

	ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Population Per Net Hectare (p/nha)	<b>84.0</b>	80.3	98.3	80.3	80.3	80.3
Dwelling Units Per Net Residential Hectare (du/nrha)	<b>33.4</b>	31.0	43.5	31.0	31.0	31.0
Population (%) within 500m of Parkland*	<b>87%</b>					
Population (%) within 400m of Transit Service*	<b>100%</b>					
Population (%) within 600m of Commercial Service*	<b>43%</b>					
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	<b>64.1</b>	0.0	56.6	5.7	0.0	1.8
Conserved as Naturalized Municipal Reserve (ha)	<b>42.7</b>	10.4	32.3	0.0	0.0	0.0
Protected through other means (ha)	<b>19.9</b>	0.0	0.0	0.0	18.6	1.3
Lost to Development (ha)**	<b>56.0</b>		31.9			

#### STUDENT GENERATION COUNT

	ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
<b>Public School Board</b>						
Elementary School	<b>3,035</b>	436	1,283	198	450	672
Junior High	<b>1,517</b>	218	642	102	225	336
Senior High	<b>1,517</b>	218	642	99	225	336
<b>Separate School Board</b>						
Elementary School	<b>1,517</b>	218	642	99	225	336
Junior High	<b>759</b>	109	321	50	112	168
Senior High	<b>759</b>	109	321	50	112	168
<b>Total Student Population</b>	<b>9,104</b>	<b>1,308</b>	<b>3,850</b>	<b>595</b>	<b>1,350</b>	<b>2,016</b>

\*Calculated at ASP level. Does not include neighbourhood parks or neighbourhood commercial.

\*\*Estimate based on City of Edmonton Natural Areas database. Area to be determined at NSP level.

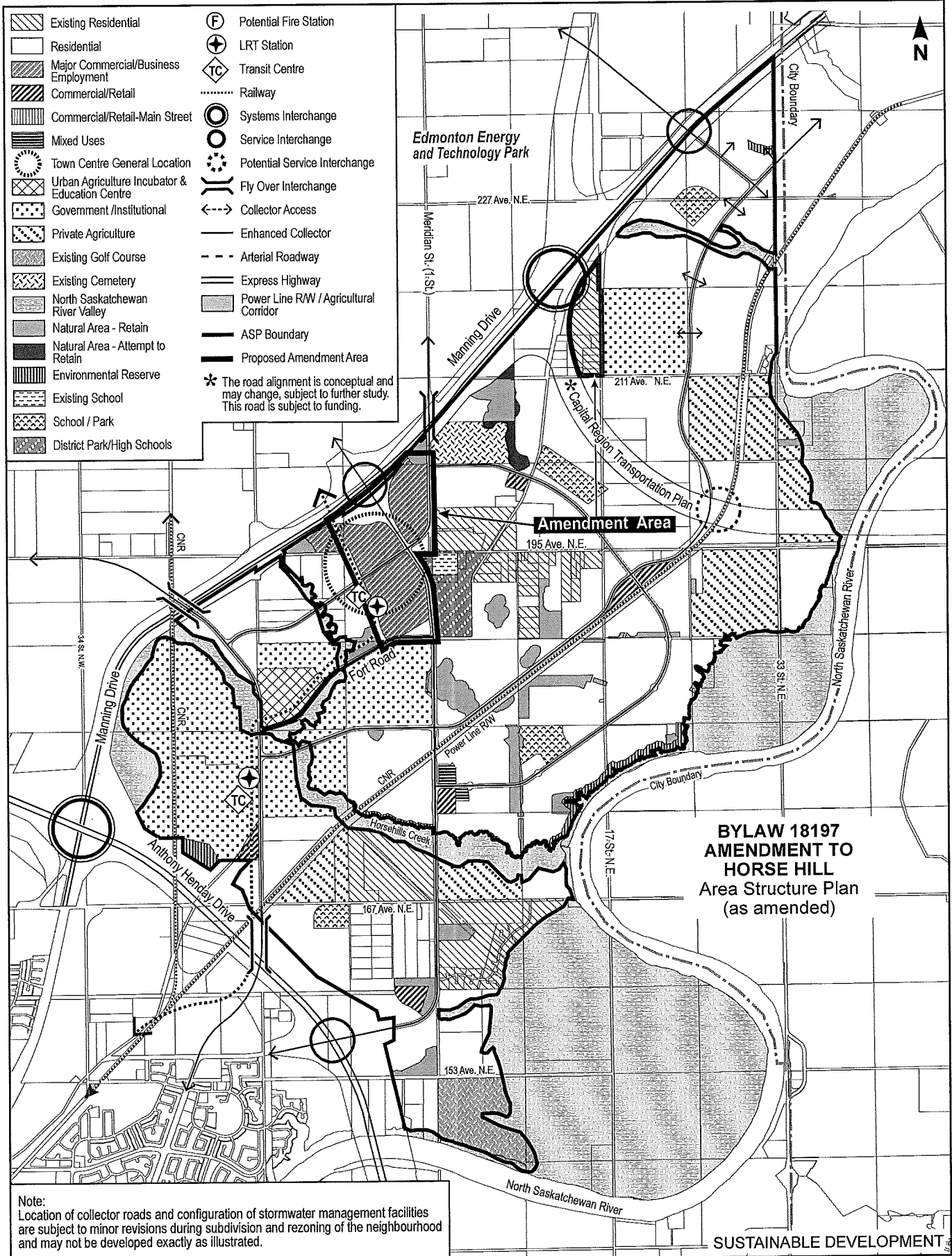
- b. deleting the map entitled "Bylaw 17021 Horse Hill Area Structure Plan" and substituting therefore the map entitled "Bylaw 18197 Amendment to Horse Hill Area Structure Plan" attached hereto as Schedule "A" and forming part of this Bylaw;
- c. deleting the map entitled "Figure 8: Land Use Concept" and substituting therefore the map entitled "Figure 8: Land Use Concept", attached hereto as Schedule "B" and forming part of this Bylaw;
- d. deleting the map entitled "Figure 10: Parkland, Recreational Facilities & Schools" and substituting therefore the map entitled "Figure 10: Parkland, Recreational Facilities & Schools", attached hereto as Schedule "C" and forming part of this Bylaw;
- e. deleting the map entitled "Figure 11: Active Transportation System" and substituting therefore the map entitled "Figure 11: Active Transportation System", attached hereto as Schedule "D" and forming part of this Bylaw;
- f. deleting the map entitled "Figure 12: Transportation Infrastructure" and substituting therefore the map entitled "Figure 12: Transportation Infrastructure", attached hereto as Schedule "E" and forming part of this Bylaw;
- g. deleting the map entitled "Figure 13: Storm Drainage Network" and substituting therefore the map entitled "Figure 13: Storm Drainage Network", attached hereto as Schedule "F" and forming part of this Bylaw;
- h. deleting the map entitled "Figure 14: Water Network" and substituting therefore the map entitled "Figure 14: Water Network", attached hereto as Schedule "G" and forming part of this Bylaw;
- i. deleting the map entitled "Figure 15: Sanitary Network" and substituting therefore the map entitled "Figure 15: Sanitary Network", attached hereto as Schedule "H" and forming part of this Bylaw; and

READ a first time this	15 <sup>th</sup>	day of	November	2017;
READ a second time this	15 <sup>th</sup>	day of	November	2017;
READ a third time this	13 <sup>th</sup>	day of	February	2018;
SIGNED AND PASSED this	13 <sup>th</sup>	day of	February	2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



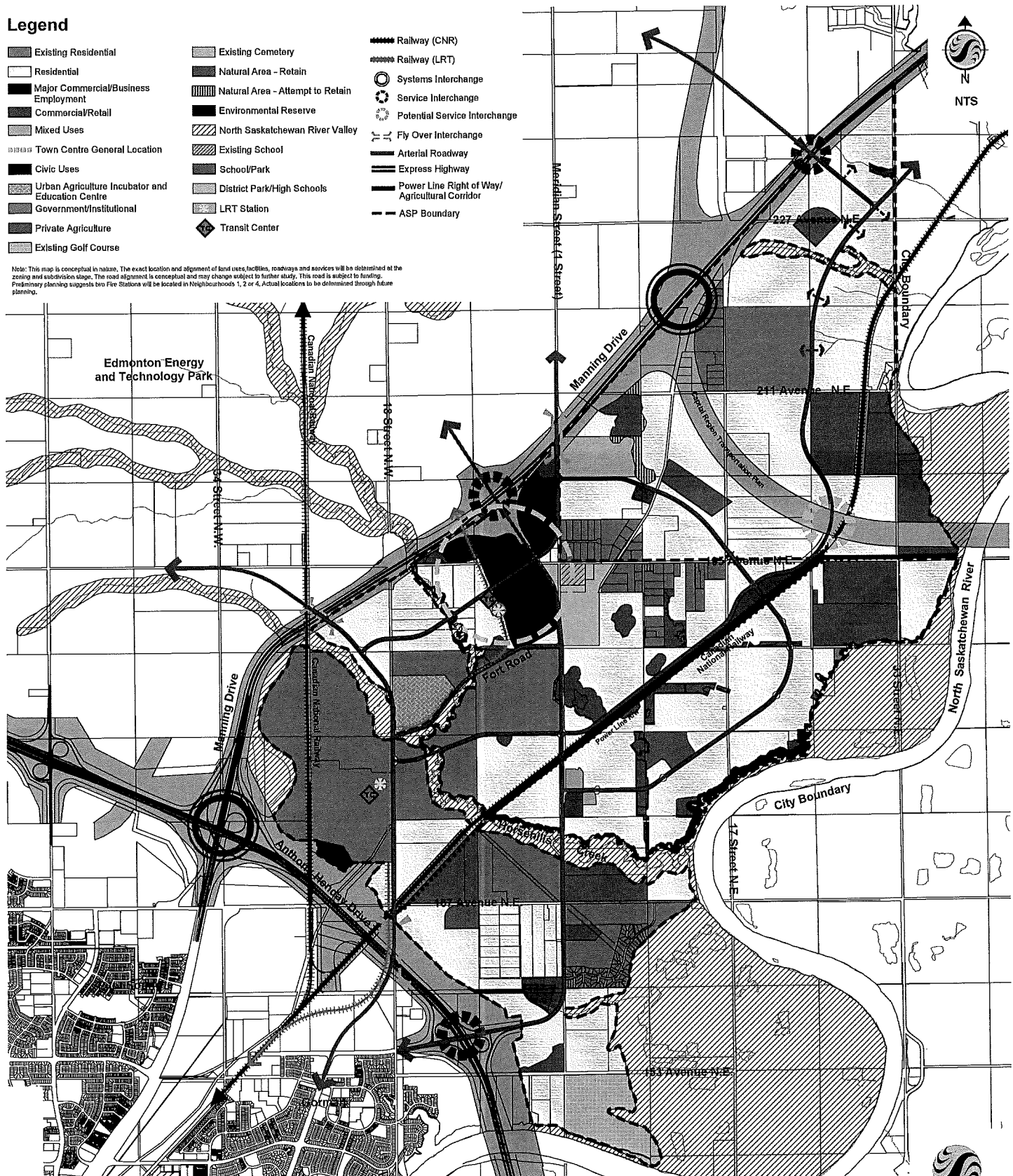
# Land Use Concept

Figure 8

## Legend

- |  |                                  |  |
|--|----------------------------------|--|
| Existing Residential                             | Existing Cemetery                | Railway (CNR)                                  |
| Residential                                      | Natural Area - Retain            | Railway (LRT)                                  |
| Major Commercial/Business Employment             | Natural Area - Attempt to Retain | Systems Interchange                            |
| Commercial/Retail                                | Environmental Reserve            | Service Interchange                            |
| Mixed Uses                                       | North Saskatchewan River Valley  | Potential Service Interchange                  |
| Town Centre General Location                     | Existing School                  | Fly Over Interchange                           |
| Civic Uses                                       | School/Park                      | Arterial Roadway                               |
| Urban Agriculture Incubator and Education Centre | District Park/High Schools       | Express Highway                                |
| Government/Institutional                         | LRT Station                      | Power Line Right of Way/ Agricultural Corridor |
| Private Agriculture                              | Transit Center                   | ASP Boundary                                   |
| Existing Golf Course                             |                                  |  |

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage. The road alignment is conceptual and may change subject to further study. This road is subject to funding. Preliminary planning suggests two Fire Stations will be located in Neighbourhoods 1, 2 or 4. Actual locations to be determined through future planning.



## Horse Hill Area Structure Plan

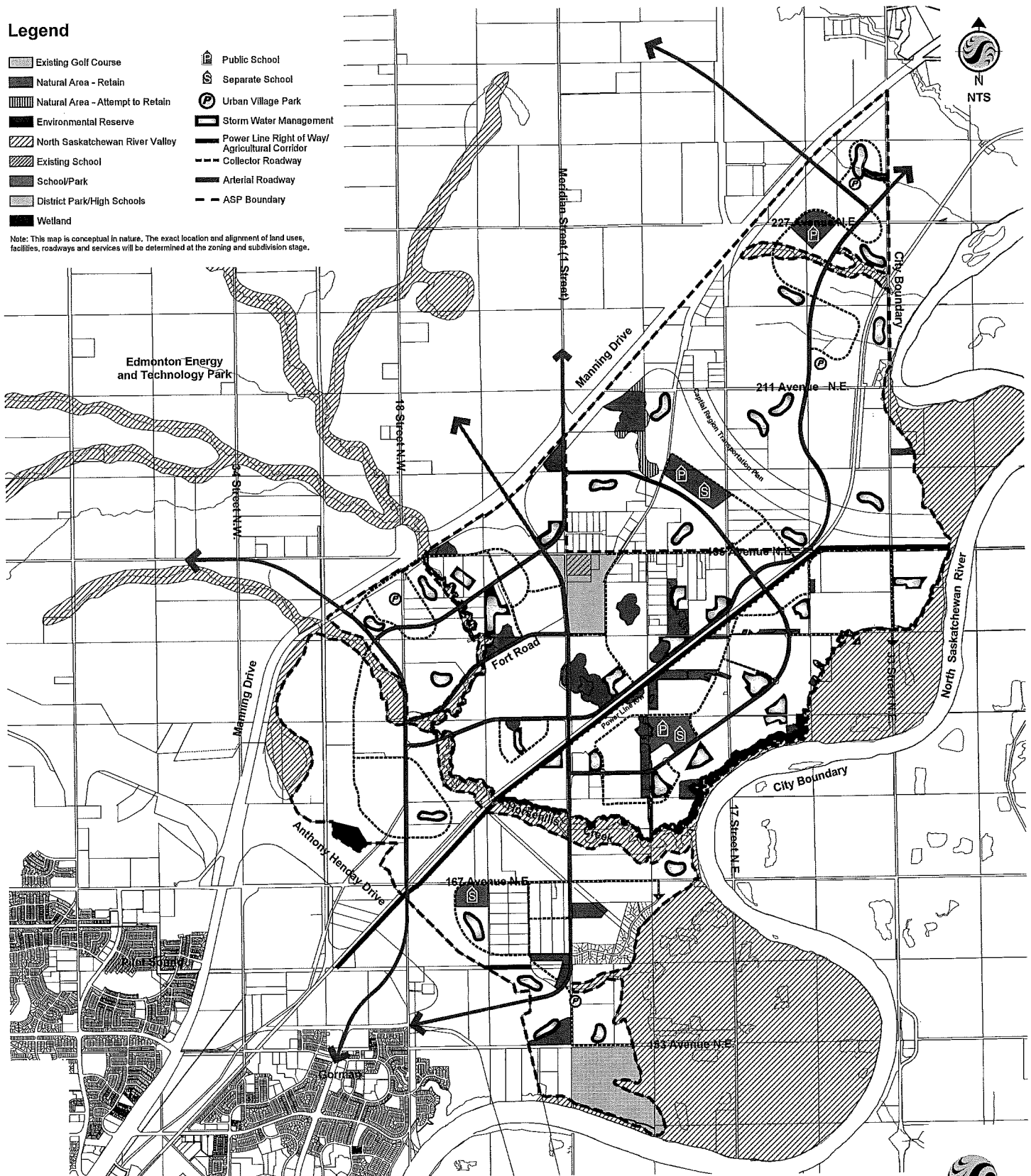
# Parkland, Recreational Facilities & Schools

Figure 10

## Legend

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## Horse Hill Area Structure Plan





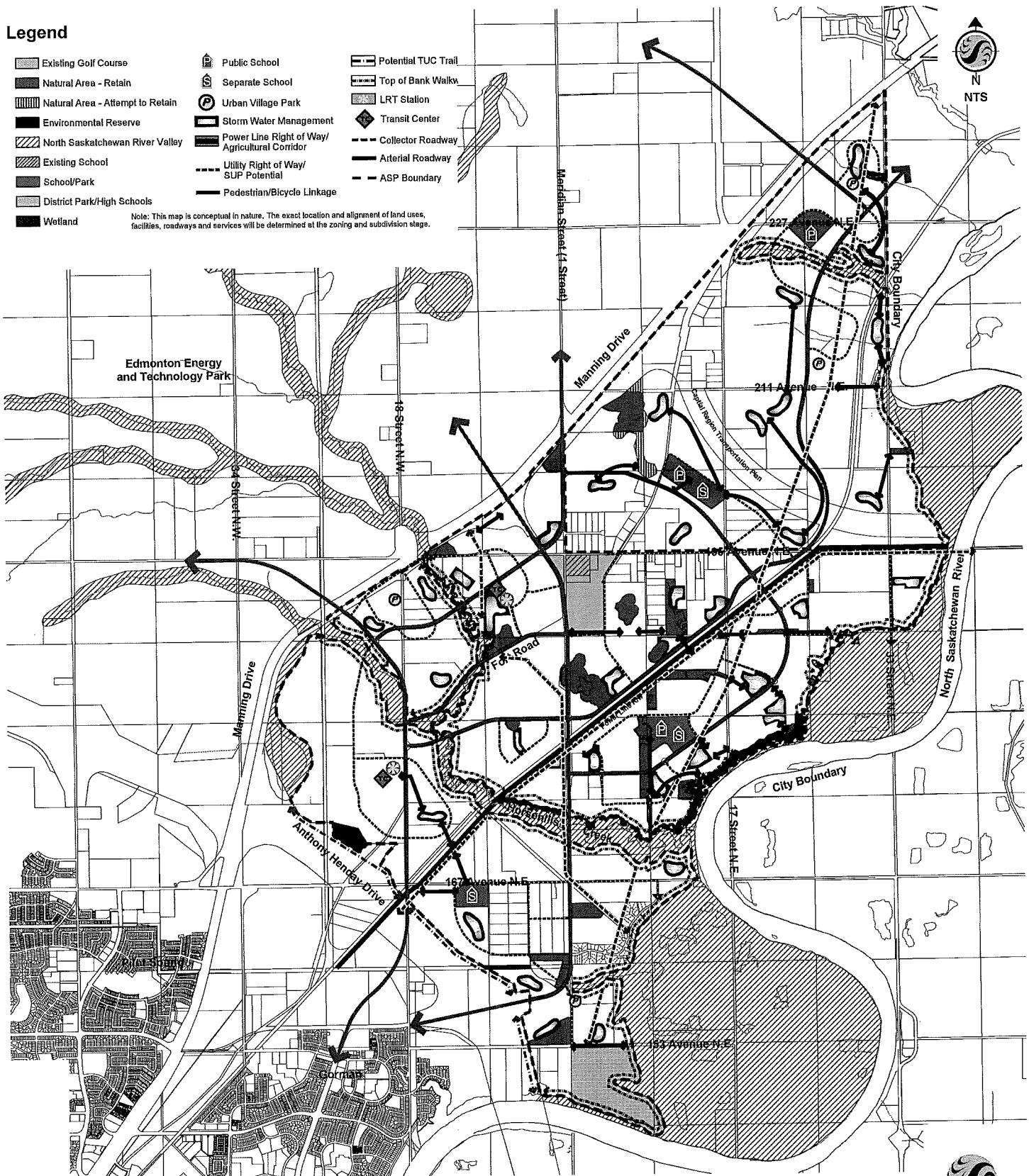
# Active Transportation System

Figure 11

## Legend

- |                                  |  |                     |
|----------------------------------|--|---------------------|
| Existing Golf Course             | Public School                                  | Potential TUC Trail |
| Natural Area - Retain            | Separate School                                | Top of Bank Walkway |
| Natural Area - Attempt to Retain | Urban Village Park                             | LRT Station         |
| Environmental Reserve            | Storm Water Management                         | Transit Center      |
| North Saskatchewan River Valley  | Power Line Right of Way/ Agricultural Corridor | Collector Roadway   |
| Existing School                  | Utility Right of Way/ SUP Potential            | Arterial Roadway    |
| School/Park                      | Pedestrian/Bicycle Linkage                     | ASP Boundary        |
| District Park/High Schools       |  |                     |
| Wetland                          |  |                     |

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## Horse Hill Area Structure Plan

















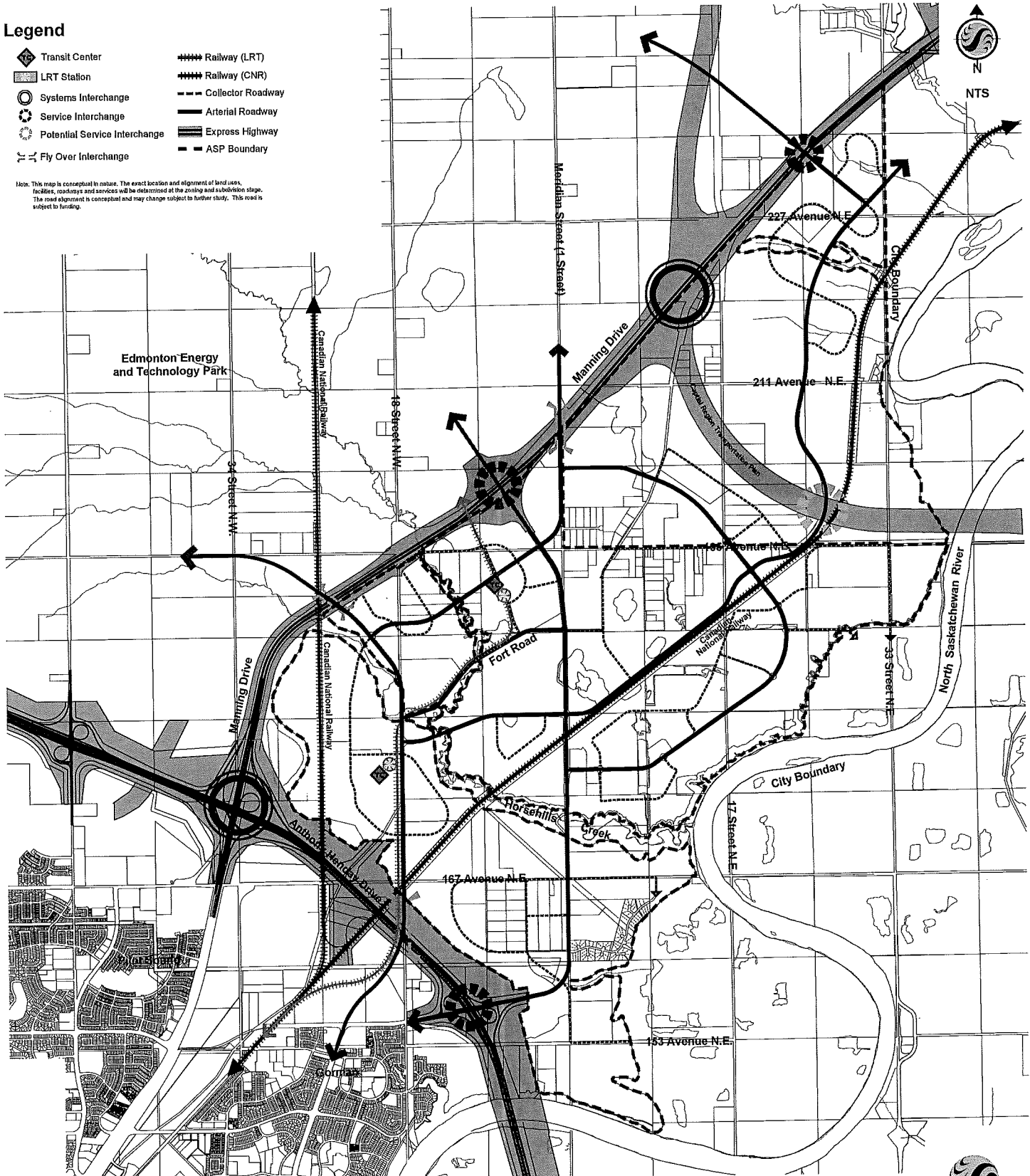
# Transportation Infrastructure

Figure 12

## Legend

-  Transit Center
-  LRT Station
-  Systems Interchange
-  Service Interchange
-  Potential Service Interchange
-  Fly Over Interchange
-  Railway (LRT)
-  Railway (CNR)
-  Collector Roadway
-  Arterial Roadway
-  Express Highway
-  ASP Boundary

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage. The road alignment is conceptual and may change subject to further study. This road is subject to funding.







## Horse Hill Area Structure Plan

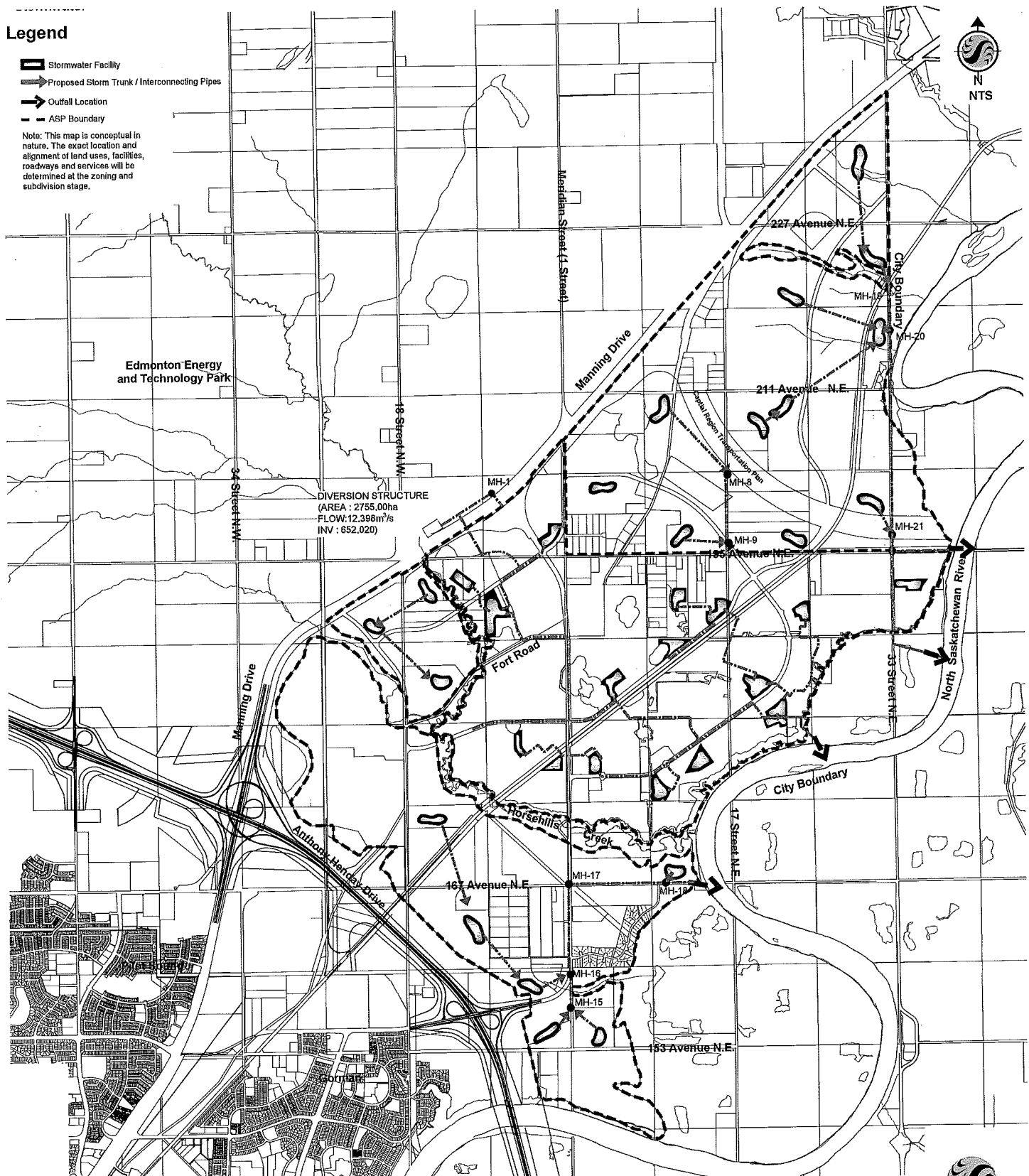
# Storm Drainage Network

Figure 13

## Legend

-  Stormwater Facility
-  Proposed Storm Trunk / Interconnecting Pipes
-  Outfall Location
-  ASP Boundary

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.






## Horse Hill Area Structure Plan



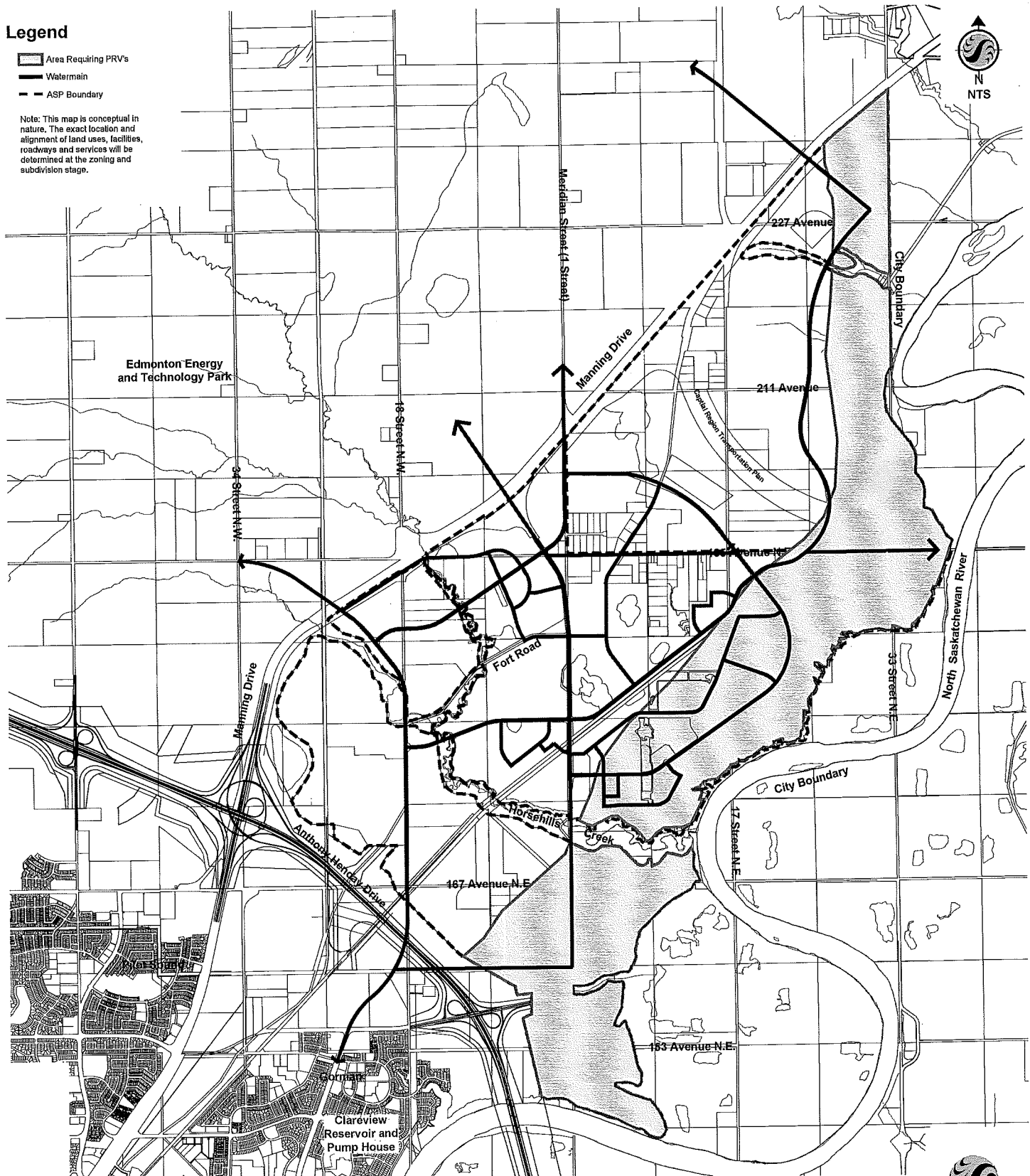
# Water Network

Figure 14

## Legend

-  Area Requiring PRVs
-  Watermain
-  ASP Boundary

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



## Horse Hill Area Structure Plan



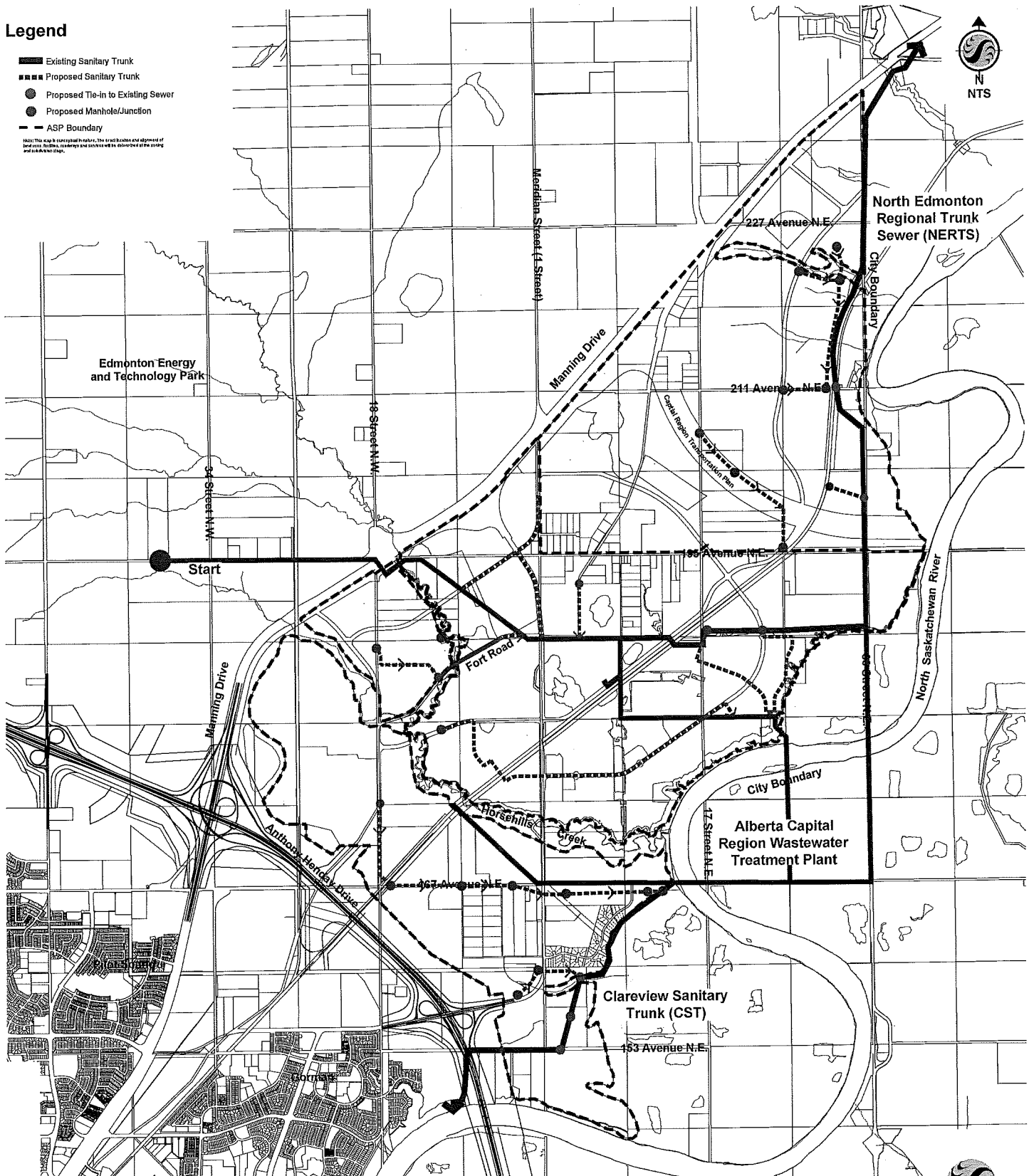
## Sanitary Network

Figure 15

## Legend

- Existing Sanitary Trunk
- - - Proposed Sanitary Trunk
- Proposed Tie-in to Existing Sewer
- Proposed Manhole/Junction
- - - ASP Boundary

Note: This plan shows the proposed location of the sanitary trunk and alignment of the trunk sewer. The actual location and alignment of the trunk sewer will be determined at the design and construction stage.



Horse Hill Area Structure Plan

