

# Bylaw 18197

## Amendment to the Horse Hill Area Structure Plan

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### Purpose

To 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 first and second reading after the public hearing has been held. Since the proposed plan amendment affects land within 1.6 kilometers of the Alberta Industrial Heartland Area, it must be referred to the Capital Region Board before it can be considered by Council 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.

### Report

Bylaw 18197 proposes to amend the Horse Hill Area Structure Plan to align with the proposed amendments to the Marquis Neighbourhood Structure Plan 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 Area Structure Plan land use concept. This level of detail is proposed in the Neighbourhood Structure Plan amendment. Area Structure Plan figures and statistics have been amended accordingly. Area Structure Plan 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, providing a mixture 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, 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 Council Report.

### **Attachments**

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