

Bylaw 20844

A Bylaw to amend Bylaw 16353,
being the Horse Hill Area Structure Plan by amending
the Horse Hill Neighbourhood 1A Neighbourhood 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 the Horse Hill Area Structure Plan; and

WHEREAS Council found it desirable to amend Bylaw 16353, being Horse Hill Area Structure Plan by adding new neighbourhoods; and

WHEREAS on August 17, 2021, Council adopted as Appendix “B” to Bylaw 16353, as amended, the Horse Hill Neighbourhood 1A Neighbourhood Structure Plan by passage of Charter Bylaw 19774;

WHEREAS an application was received by Administration to amend the Horse Hill Neighbourhood 1A Neighbourhood Structure Plan;

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. Appendix “B” to Bylaw 16353, the Horse Hill Area Structure Plan, is hereby further amended as follows:

- a) Delete all references to “Horse Hill Neighbourhood 1A” and replace them with “Quarry Ridge;”
- b) In Section 4.2 “Urban Design” adding a seventh Objective and accompanying Policy and Implementation, as follows:

Objective	Policy	Implementation
“7. Encourage public architectural features that provide local placemaking	4.2.9 Neighbourhood focal points shall function as amenity space for residents	Site planning and building design shall be reviewed at the development and building

opportunities.	and include public art, fountain/water feature, or other architectural features to create a sense of place. Neighbourhood focal points should also incorporate placemaking elements that reflect the region’s Indigenous history.	permit stages, in accordance with the Zoning Bylaw. The design and location of buildings shall be reviewed and developed in conjunction with the responsible civic departments to ensure the incorporation of appropriate design elements using the City of Edmonton’s Complete Streets Guidelines, Main Street Guidelines, and the Winter City Strategy”;
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c) In Section 5.1 “Context and Approach” deleting the third bulleted point and replacing it with the following: “Low Density Residential: Low Density Residential allows for a variety of low density residential, including single detached, semi-detached, and row housing. Proposed developments adjacent to existing residential uses shall be consistent in nature.”;

d) In Section 5.1 “Context and Approach”, adding new a fourth bulleted point: “Street Oriented Residential: Street-Oriented residential will also allow for a variety of housing forms, including stacked rowhousing, rowhousing, duplexes, semi-detached, and single detached housing. Street-oriented residential development should have doorways, windows, and porches at ground level while prohibiting front driveways and front garages;”

e) In Section 5.1 “Context and Approach” deleting the new fifth bulleted point and replacing it with the following: “Medium Density Residential: Medium Density Residential allows for multi-unit housing up to 6 storeys in height. Medium Density Residential should be located adjacent to arterial and collector roadways, to promote transit use, and allowing for a complete and diverse neighbourhood, which can accommodate a range of incomes and household types, allowing individuals and families to stay within the community throughout their lifecycle”;

f) In Section 5.3 “Neighbourhood Business/Commercial” adding a nineteenth Objective and accompanying Policy and Implementation, as follows:

“Objective	Policy	Implementation
19. To accommodate the	5.3.4 Lands designated as	Figure 5 - Development

<p>daily commercial retail of Quarry Ridge residents and provide local opportunities in the neighbourhood</p>	<p>Neighbourhood Business/Commercial should provide commercial uses that cater to the daily needs of Quarry Ridge residents.</p>	<p>Concept illustrates the location of lands designated as Neighbourhood Business/Commercial. The exact size and orientation of the sites will be confirmed at the rezoning and subdivision stages. These sites should be developed under a standard zone of the Edmonton Zoning Bylaw. The Development Officer should have regard for site design, landscaping, parking areas, building articulation, and transitioning with other land uses”;</p>
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- g) In Section 8.1 “Context and Approach” delete the fourth sentence of the first paragraph and replacing it with the following: “As indicated in Figure 13, Collector roadways will incorporate bicycle and pedestrian movements, while local roads will facilitate pedestrian movement”;
- h) In Section 8.3 “Road Network” deleting policy 8.3.2. and replacing it with the following: “8.3.2 Front drive access shall not be permitted to residential units along arterial roadways or directly across from the park site. Furthermore, front driveways must not conflict with future bus stop locations. Notwithstanding the foregoing, the Development Officer and Subdivision Officer may allow front drive access along the enhanced local roadway. The number of lots having direct driveway access onto a collector roadway and an enhanced local roadway shall be determined at the subdivision stage and shall not exceed 30% of the total length of the collector and enhanced local roadway”;
- i) Delete the newly titled map “Charter Bylaw 19774 – Quarry Ridge Neighbourhood Structure Plan” and replace it “Bylaw 20844 – Amendment to Quarry Ridge Neighbourhood Structure Plan”, attached hereto as Schedule “A”, and forming part of this bylaw;
- j) Delete “Table 2: Land Use and Population Statistics” and replace it with “Table 2: Land Use and Population Statistics”, attached hereto as Schedule “B”, and forming part of this bylaw;

- k) Delete the map entitled “Figure 5.0 – Development Concept” and replace it with “Figure 5.0 – Development Concept”, attached hereto as Schedule “C”, and forming part of this bylaw;
- l) Delete the map entitled “Figure 6.0 – Ecological Network and Parks” and replace it with “Figure 6.0 – Ecological Network and Parks”, attached hereto as Schedule “D”, and forming part of this bylaw;
- m) Delete the map entitled “Figure 7.0 – Agriculture and Food” and replace it with “Figure 7.0 – Agriculture and Food”, attached hereto as Schedule “E”, and forming part of this bylaw;
- n) Delete the map entitled “Figure 8.0 – Sanitary Service” and replace it with “Figure 8.0 – Sanitary Service”, attached hereto as Schedule “F”, and forming part of this bylaw;
- o) Delete the map entitled “Figure 9.0 – Storm Service” and replace it with “Figure 9.0 – Storm Service”, attached hereto as Schedule “G”, and forming part of this bylaw;
- p) Delete the map entitled “Figure 10.0 – Water Service” and replace it with “Figure 10.0 – Water Service”, attached hereto as Schedule “H”, and forming part of this bylaw;
- q) Delete the map entitled “Figure 11.0 – Staging Plan” and replace it with “Figure 11.0 – Staging Plan”, attached hereto as Schedule “I”, and forming part of this bylaw;
- r) Delete the map entitled “Figure 12.0 – Transportation Network” and replace it with “Figure 12.0 – Transportation Network”, attached hereto as Schedule “J”, and forming part of this bylaw; and
- s) Delete the map entitled “Figure 13.0 – Active Mode Transportation Network” and replace it with “Figure 13.0 – Active Mode Transportation Network”, attached hereto as Schedule “K”, and forming part of this bylaw.

READ a first time this	2nd day of July	, A. D. 2024;
READ a second time this	2nd day of July	, A. D. 2024;
READ a third time this	2nd day of July	, A. D. 2024;
SIGNED and PASSED this	2nd day of July	, A. D. 2024.

THE CITY OF EDMONTON



MAYOR



A/ CITY CLERK



**BYLAW 20844
AMENDMENT TO
QUARRY RIDGE
Neighbourhood Structure Plan
(as amended)**

- | | |
|--|------------------------------|
| Single/Semi-Detached Residential | Community Park (MR) |
| Low Rise/Medium Density Housing | Pocket Park (MR) |
| Neighbourhood Business/Commercial | Non-Credit Municipal Reserve |
| Existing Residential | Top Of Bank Walk |
| Stormwater Management Facility | Existing Trail |
| Public Utility | Arterial Roadway |
| Private Agriculture | Collector Roadway |
| Existing Municipal Reserve | Enhanced Local Roadway |
| Existing Municipal Reserve - Ecological Park | Local Roadway Access |
| Environmental Reserve | NSP Boundary |
| Street Oriented Residential | Amendment Boundary |

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.

Table 2: Land Use & Population Statistics

	Area (ha)	% of GDA
GROSS AREA	146.17	100.0%
Environmental Reserve	3.11	
Arterial Roadway	3.51	
Pipeline ROW (PUL)	7.20	
Existing Residential	39.67	
Existing Park Space	4.90	
Existing Agriculture	23.32	
Total Non-Developable Area	81.70	
GROSS DEVELOPABLE AREA	64.46	100.0%
Parkland, and Recreation (Municipal Reserve)	4.71	7.30%
Parkland (Non-Municipal Reserve)	0.20	0.30%
Commercial	1.84	2.86%
Stormwater Management Facilities	4.22	6.55%
Circulation @ 20%	12.89	20.00%
Total Non-Residential Area	23.86	37.01%
Net Residential Area (NRA)	40.61	62.99%

Residential Land Use, Dwelling Unit Count, and Population

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	32.88	25	822	2.8	2,302	80.98%
Street-Oriented Residential	3.27	45	147	2.8	412	8.05%
Medium Density Residential	4.46	90	401	1.8	722	10.97%
Total Residential	40.61		1,370		3,435	100.00%

Sustainability Measures

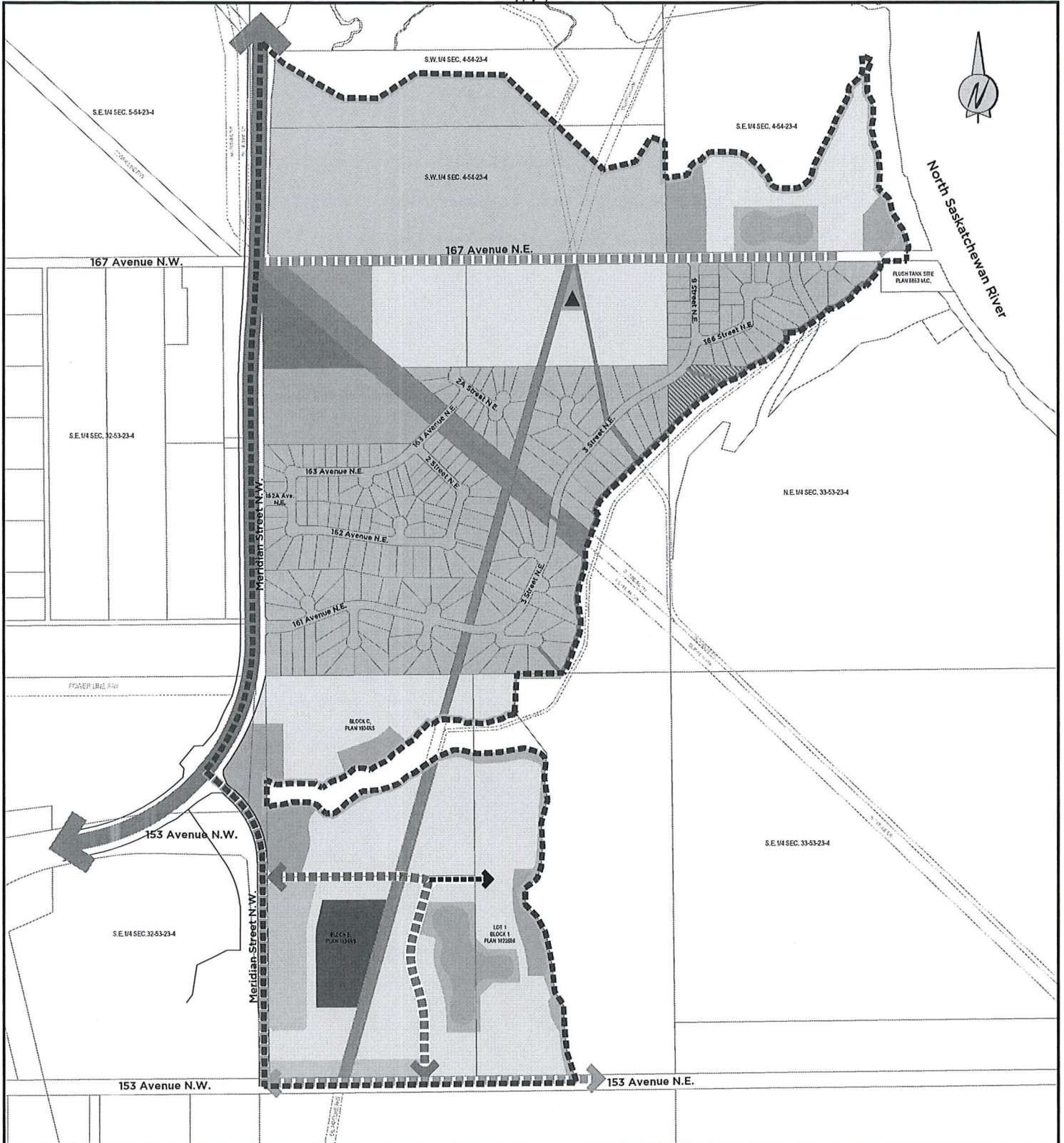
Population Density (ppnrha)	84.6
Unit Density	33.7
Units Ratio (Low Density Residential / Medium Density Residential)	71% / 29%
Population (%) within 600.0m of Commercial Services	89%

Presence/Loss of Natural Area Features

Protected as Environmental Reserve (ha)	n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a
Protected through other means (ha)	n/a
Lost to Development (ha)	n/a

Student Generation

	Elementary	Junior High	Senior High	Total
Public School Board	135	68	68	271
Separate School Board	68	34	34	136
Total	203	102	102	406

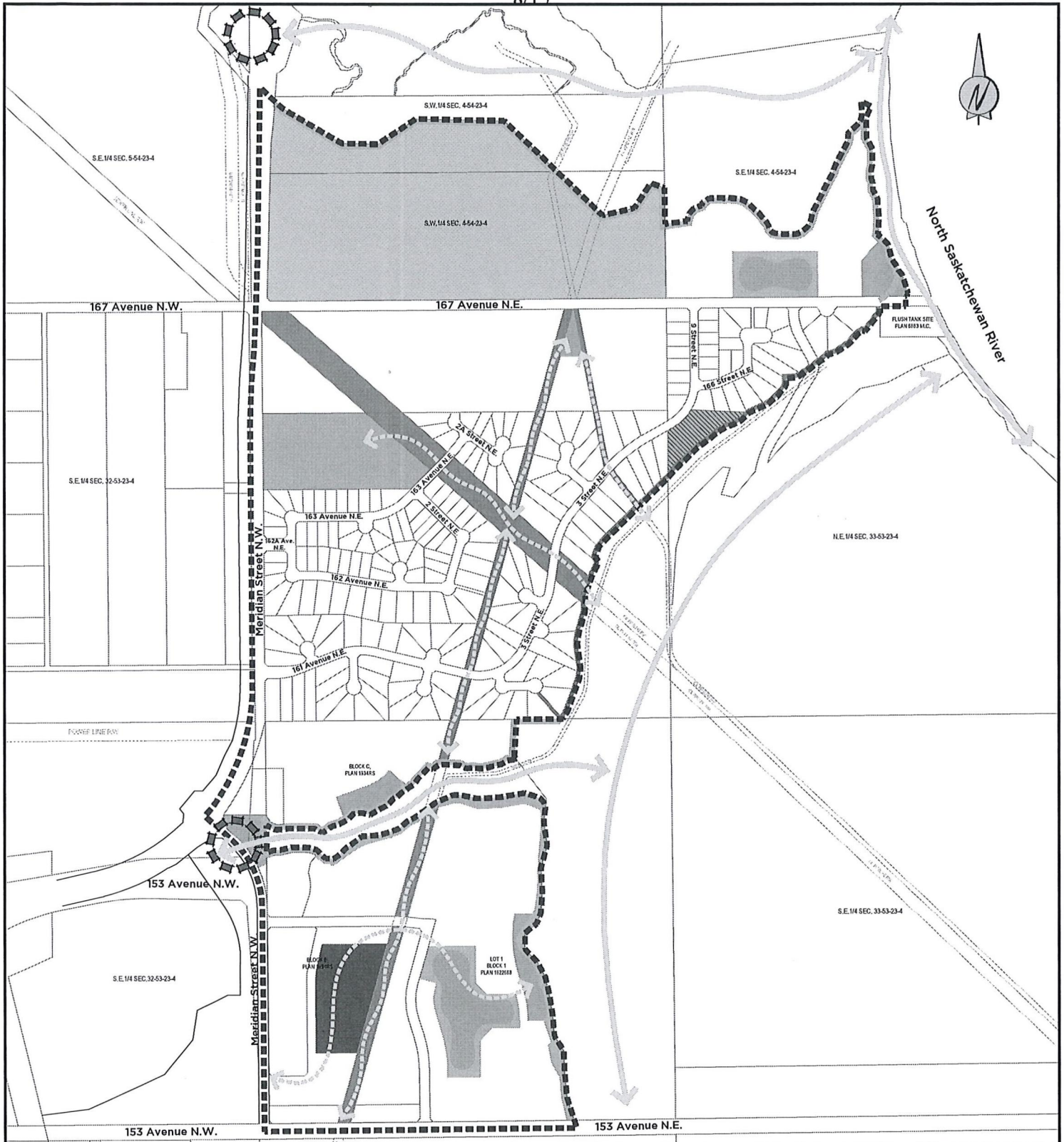


Legend

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> ■ ■ ■ Quarry Ridge NSP Boundary ■ Existing Residential ■ Low Density Residential ■ Street Oriented Residential ■ Medium Density Residential ■ Commercial ■ Stormwater Management Facility | <ul style="list-style-type: none"> ■ Public Utility ■ Private Agriculture ■ Existing Municipal Reserve ■ Existing Municipal Reserve - Ecological Park ■ Pocket Park (MR) ■ Community Park (MR) ▲ Non-Credit Municipal Reserve | <ul style="list-style-type: none"> ■ Top Of Bank Shared Use Path* ■ Existing Trail ■ Arterial Roadway ■ Collector Roadway ■ Enhanced Local Roadway ■ ■ ■ Local Roadway Access |
|---|--|---|

Figure 5.0
Development Concept
 Quarry Ridge
 Neighbourhood Structure Plan

*This plan is conceptual in nature and the exact location and configuration will be determined at the rezoning and subdivision stage.

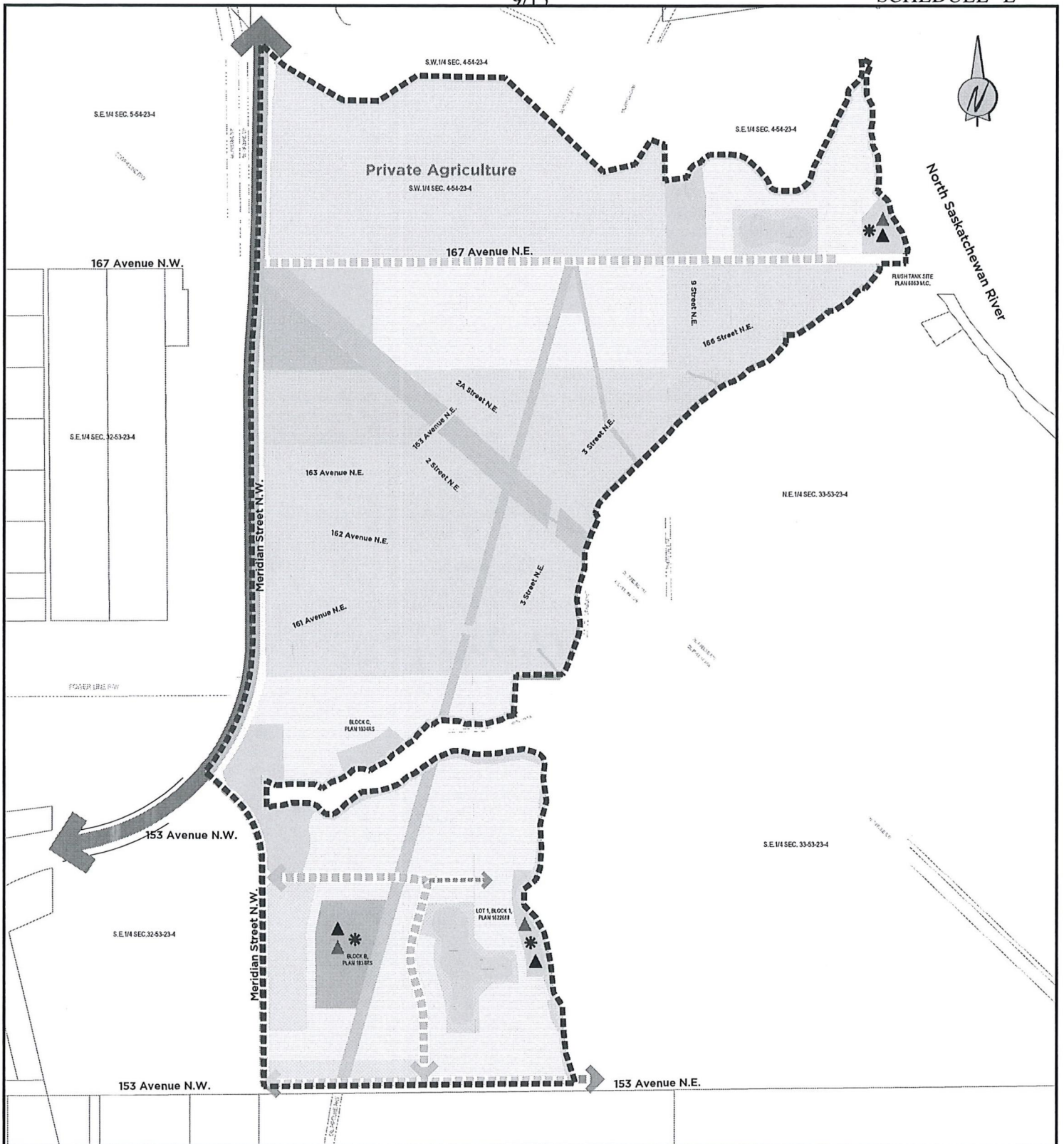


Legend

- Quarry Ridge NSP Boundary
- Public Utility
- Private Agriculture
- Pocket Park (MR)
- Community Park (MR)
- Existing Municipal Reserve
- Existing Municipal Reserve - Ecological Park
- Stormwater Management Facility
- Regional Ecological Link
- Local Ecological Link
- ⊙ Proposed Wildlife Passage
- Existing Trail
- Proposed Top Of Bank Shared Use Path

Figure 6.0 Ecological Network and Parks

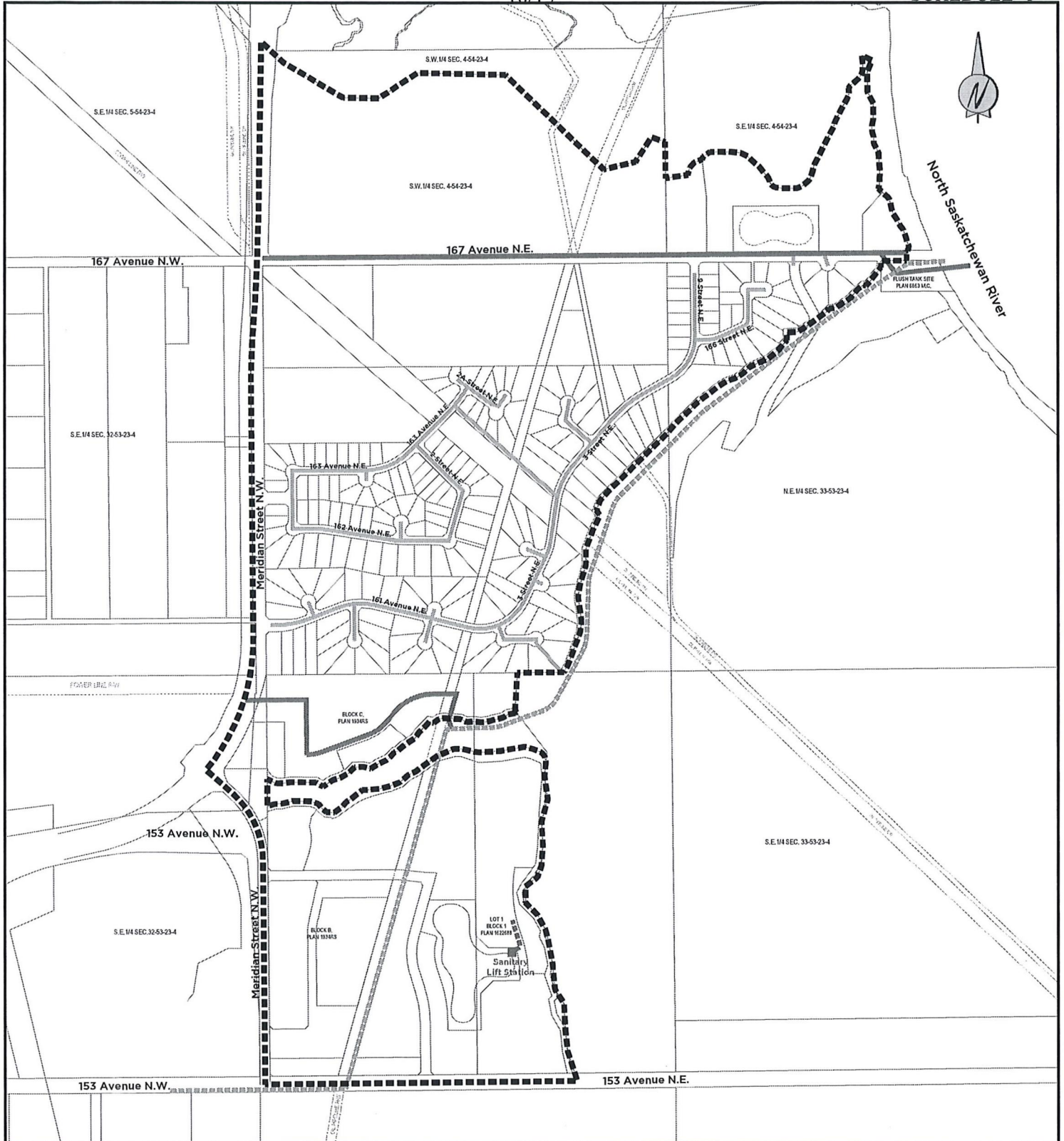
Quarry Ridge
Neighbourhood Structure Plan



Legend

- ▬▬▬ Quarry Ridge NSP Boundary
- ▲ Potential Community Garden
- ▲ Potential Orchard Location
- * Potential Naturalized Edible Landscaping

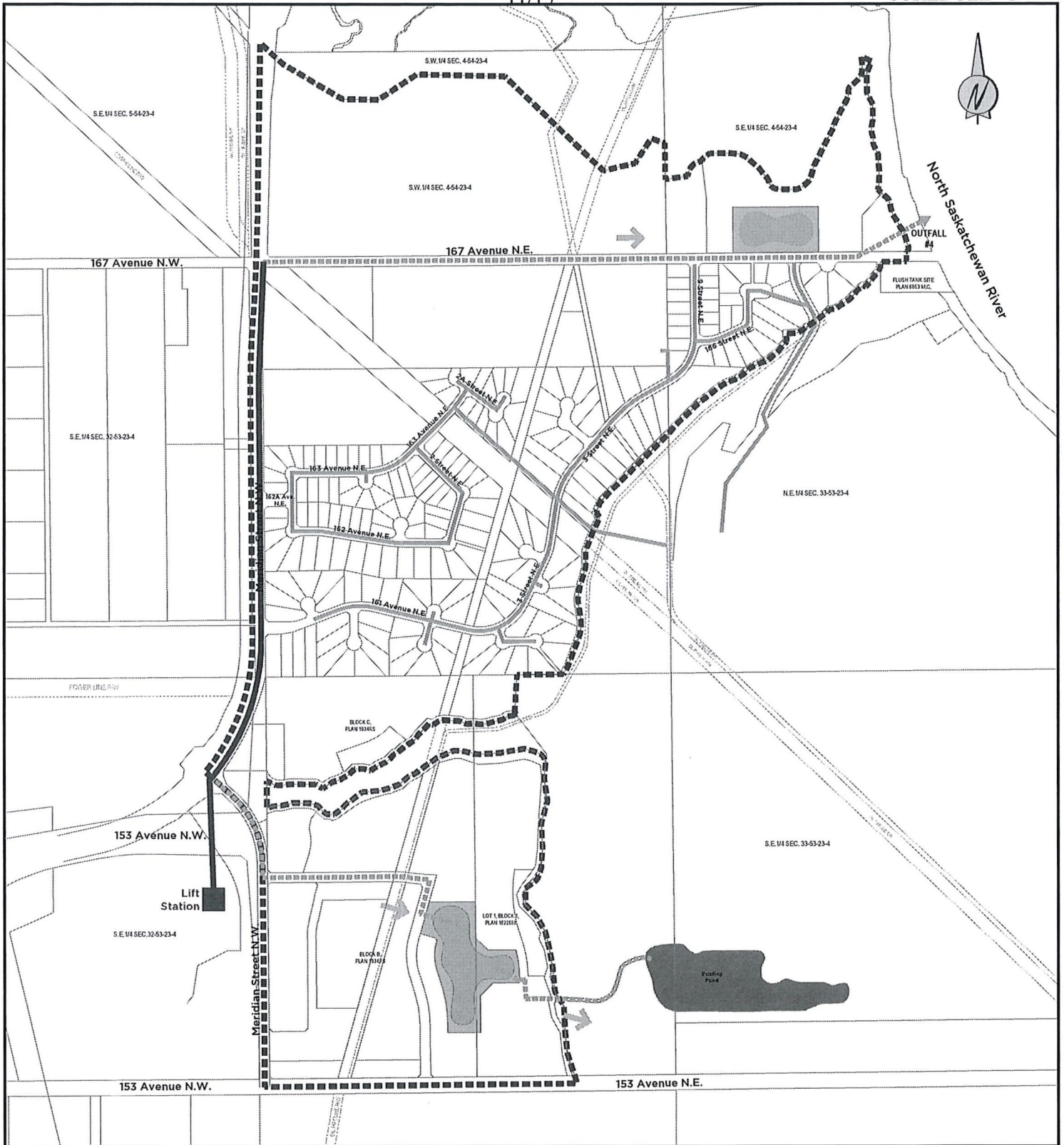
Figure 7.0
Agriculture and Food
 Quarry Ridge
 Neighbourhood Structure Plan



Legend

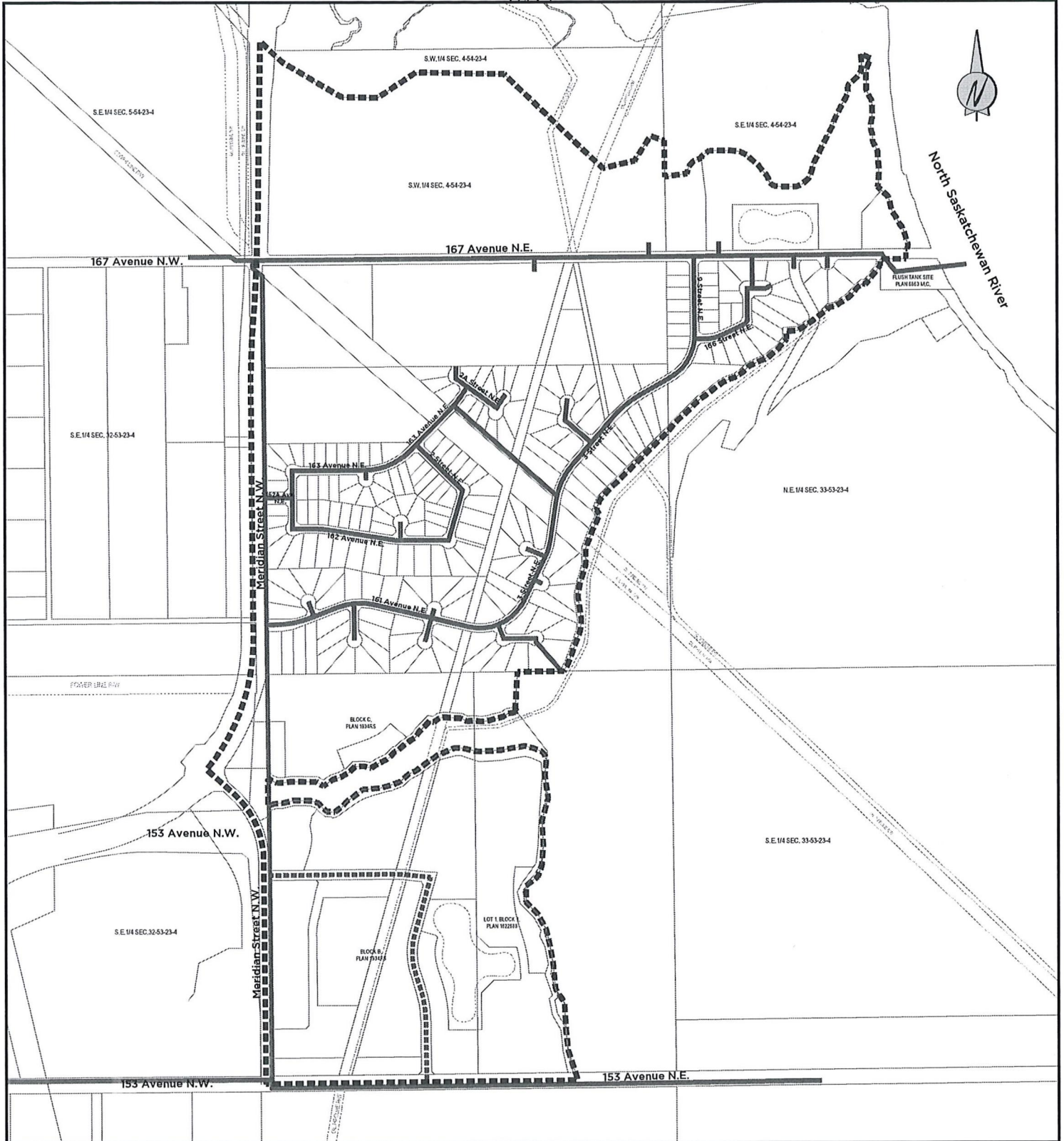
- Quarry Ridge NSP Boundary
- ▬ Existing Sanitary Laterals
- ▬ Existing Sanitary Trunk
- ▬ Proposed Sanitary Trunk
- ▬ Sanitary Forcemain
- Sanitary Lift Station

Figure 8.0
Sanitary Service
 Quarry Ridge
 Neighbourhood Structure Plan



- Legend**
- ■ ■ ■ Quarry Ridge NSP Boundary
 - ■ ■ ■ Stormwater Management Facility
 - ■ ■ ■ Existing Pond
 - — — — Existing Storm Laterals
 - — — — Proposed Storm Trunk
 - — — — Storm Forcemain
 - ■ ■ ■ Lift Station
 - ← Direction of Flow

Figure 9.0
Storm Service
 Quarry Ridge
 Neighbourhood Structure Plan

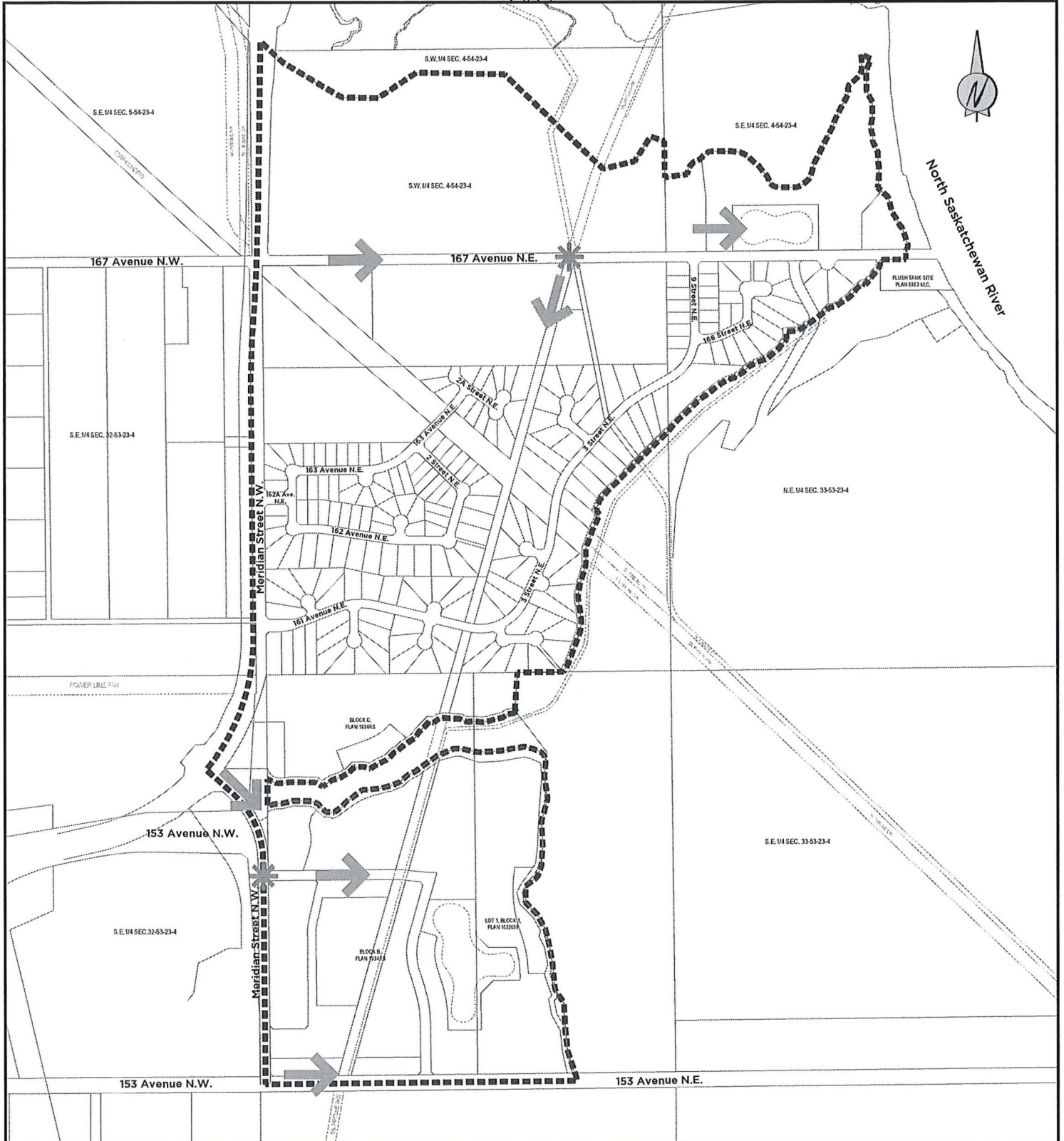


Legend

- ▬▬▬▬ Quarry Ridge NSP Boundary
- ▬ Existing Watermain
- ⋯ Proposed Watermain

Figure 10.0 Water Service

Quarry Ridge
Neighbourhood Structure Plan

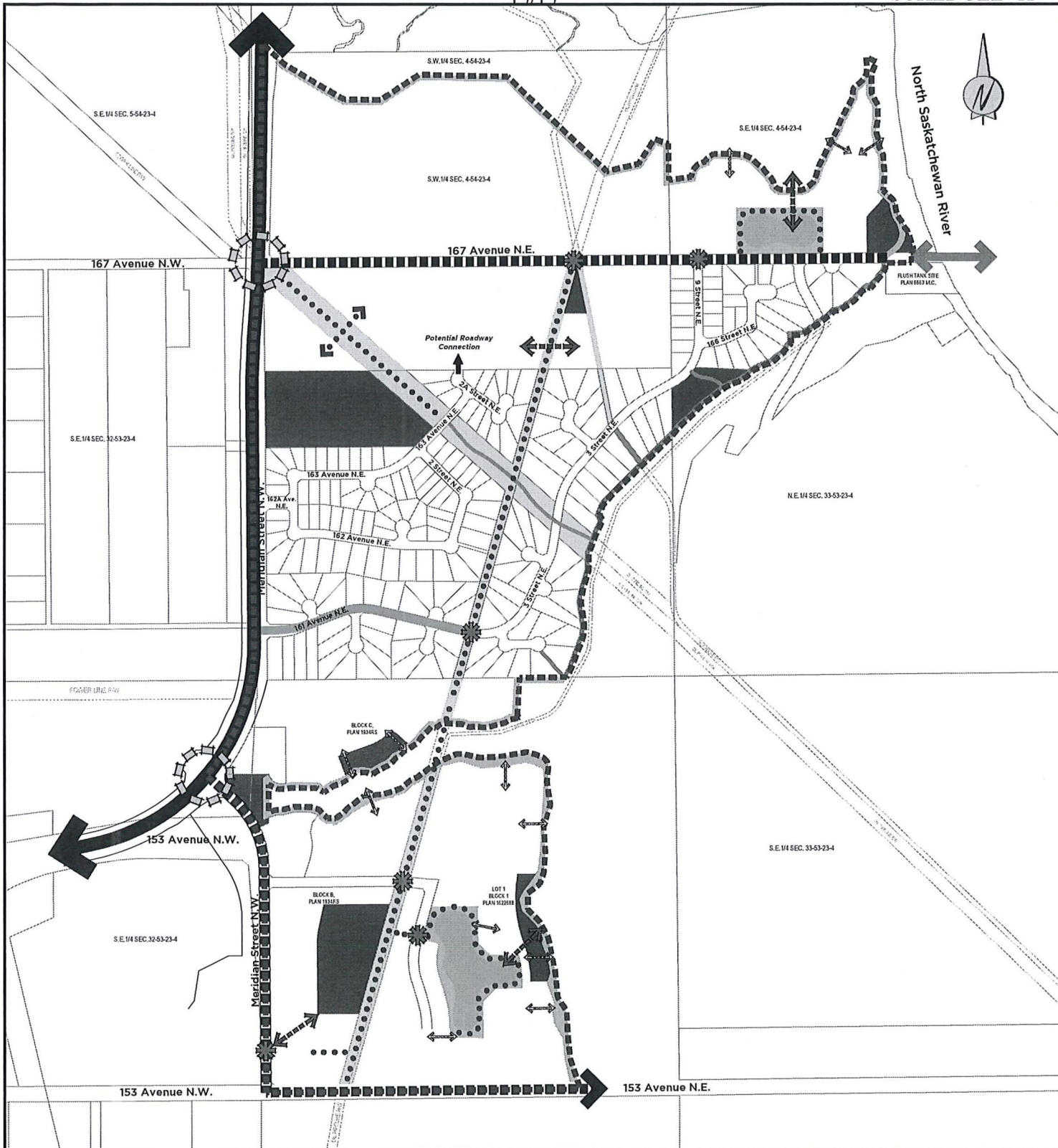


Legend

- ■ ■ ■ Quarry Ridge NSP Boundary
- * Development Starting Point
- ← General Direction and Sequence of Development

Figure 11.0
Staging Plan

Quarry Ridge
Neighbourhood Structure Plan



Legend

- ■ ■ Quarry Ridge NSP Boundary
- ▬ Primary Bicycle Network (Shared Use Path Both Sides)
- ▬ Primary Bicycle Network (Shared Use Path One Side)
- ▬ Secondary Bicycle Network
- ↔ Pedestrian Connection*
- ↔ Minor Pedestrian Connection*
- ↔ Edmonton- Strathcona County Footbridge
- ● ● Shared Use Path*
- ▬ Top Of Bank Shared Use Path*
- ▬ Existing Trail
- ⊙ Arterial Pedestrian Crossing
- ⊙ Traffic Calming
- ▬ Public Utility
- ▬ Park and Open Space (MR)
- ▬ Stormwater Management Facility

Figure 13.0
Active Mode Transportation Network
 Quarry Ridge
 Neighbourhood Structure Plan

*This plan is conceptual in nature and the exact location and configuration will be determined at the rezoning and subdivision stage.