

## CHARTER BYLAW 24004 - HORSE HILL DISTRICT PLAN

### Recommendation

That Charter Bylaw 24004 be given third reading.

### Purpose

To adopt the Horse Hill District Plan as a statutory plan under the *Municipal Government Act*, as amended by the City of Edmonton Charter 2018 Regulation, to provide guidance for land use, mobility and growth management within the Horse Hill District. The Horse Hill District Plan will be used in conjunction with the District Policy to implement the District Network described in The City Plan.

### Readings

Charter Bylaw 24004 is ready for third reading.

### Advertising and Additional Promotion

This Charter Bylaw was advertised in the Edmonton Journal on May 10, 2024, and May 18, 2024. The District Planning public hearing was also promoted through Facebook, Google search and Instagram advertisements, LRT and Ice District digital signage, radio ads, newsletters, posters in recreation centres and Edmonton Public Library branches, as well as the City's media and social media channels from May 1, 2024 to May 27, 2024.

### Previous Council/Committee Action

At the May 28-30/June 3/25-26, 2024, City Council Public Hearing, the following motion was passed:

That Charter Bylaw 24004, as amended, be read a second time.

## REPORT

### Executive Summary

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-009, City of Edmonton, Horse Hill District Plan, subject to a 28-day appeal period ending

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September 17, 2024. As no appeal was submitted, the EMRB approved the REF application and it is now ready for third reading.

This application proposes to introduce the Horse Hill District Plan. The Horse Hill District Plan must be read in conjunction with the District Policy. The intention is to advance The City Plan’s District Network and guide development and growth.

Refer to the October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy for an overview of the District Planning project, including:

- project background and components
- how the components were made
- plan implementation and maintenance
- strategic alignment

## Overview of Plan

District Plan | Horse Hill

Map 3: Nodes and Corridors

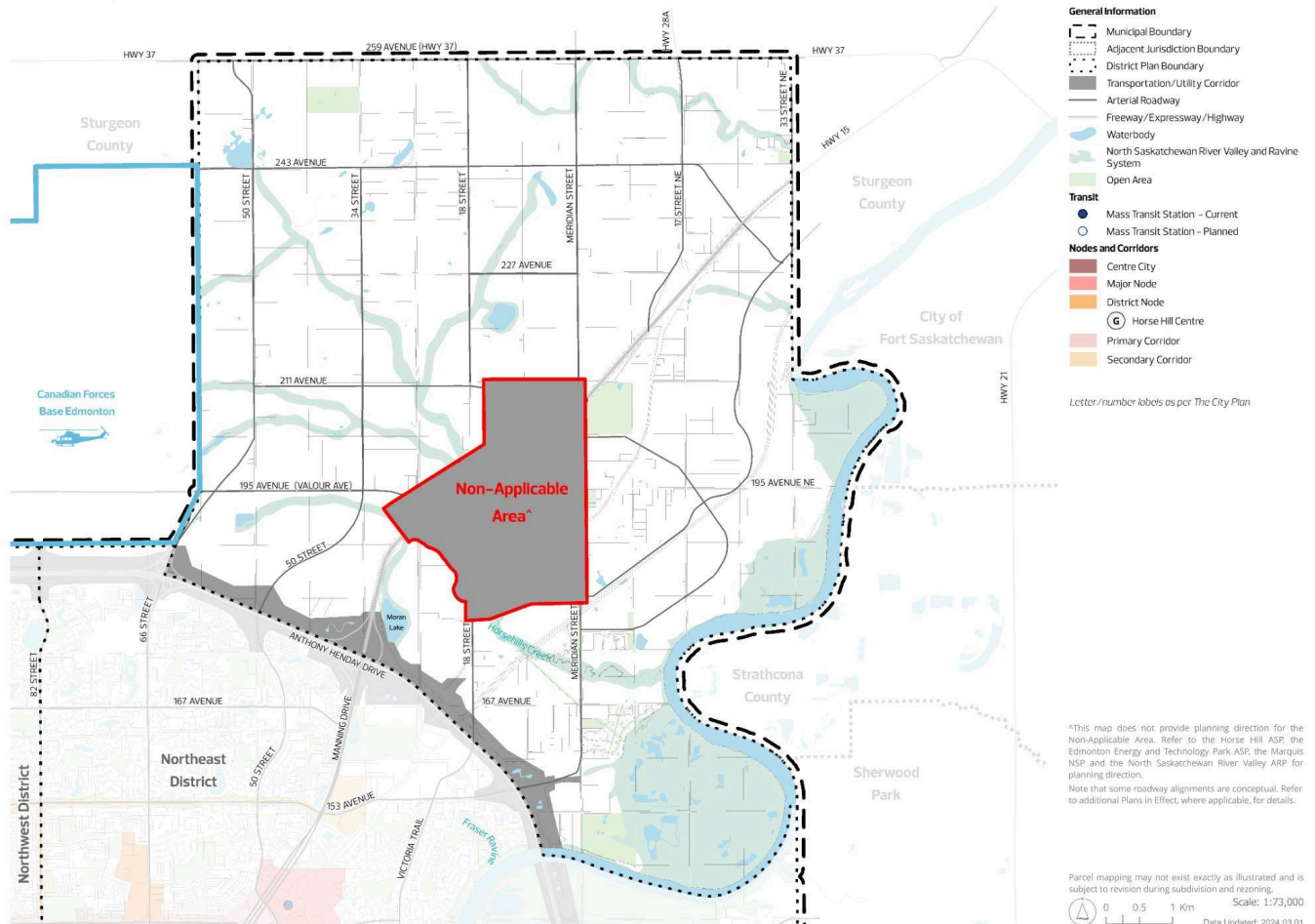


Figure 1 - Nodes and Corridors Map - Horse Hill District

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The Horse Hill District is one of 15 districts in Edmonton’s District Network as outlined in The City Plan. Northeast is the only adjacent district. The Horse Hill District includes the Horse Hill Centre District Node (see Figure 1).

Notable features of this district include the Edmonton Energy and Technology Park, a future major employment centre that is part of Alberta’s Industrial Heartland. It also contains significant portions of the river valley and the new Northeast River Valley Park.

Table 1 provides the anticipated population and employment numbers for the Horse Hill District at the 1.25 million and two million population horizons of The City Plan.

**Table 1 - Anticipated District Population and Employment Numbers**

	<b>Federal Census 2021*</b>	<b>City Plan 1.25 Million Population Horizon</b>	<b>City Plan 2 Million Population Horizon</b>
District Population	3,000	7,000	78,000
District Employment	4,000	9,000	64,000

\* 2021 figures are calculated with the 2021 Federal Census using census tract level data.

As the city grows, the Horse Hill District will become a focus area for population and employment growth through new development. The Horse Hill District Plan directs the most substantial development opportunities to developing neighbourhoods and to the Horse Hill Centre District Node.

### Plan Preparation

The City Plan was the starting point for drafting all district plans as it provided high-level direction for the Nodes and Corridors, Mobility, Open Space and Growth Activation Networks. Creation of the Horse Hill District Plan also included a fulsome review of all plans in effect, with consideration of recommendations for plan repeals and amendments. No plans in effect have been proposed to be repealed or amended in the Horse Hill District. For more information on the plan preparation process refer to the October 2, 2024 Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy.

The public and stakeholder groups also provided input on the Horse Hill District Plan. Administration made changes based on feedback when it:

- Aligned with The City Plan and recent Council decisions regarding land use and zoning,
- Was relevant to the plan content and subject to the authority of a land use plan, or
- Identified errors in the draft plans.

Much of the feedback received was not specific to a particular district, but applied to the District Policy or to all district plans, such as what information was shown on the maps. Of the feedback that was related to a particular district, much of it corrected minor errors and omissions.

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### Repeals and Amendments

The plans proposed to be repealed, amended and retained in the Horse Hill District are described below. Maps of all plans proposed for repeal and amendment as part of the District Planning project are provided as Attachments 2 and 3 to the October 2, 2024 Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy.

Acronyms for this section are as follows:

- ASP: Area Structure Plan
- NSP: Neighbourhood Structure Plan

No plans in the Horse Hill District are proposed to be **repealed**.

No plans in the Horse Hill District are proposed to be **amended**.

Four plans in the Horse Hill District are proposed to be **retained**:

<ul style="list-style-type: none"><li>• <b>Horse Hill ASP (2013)</b></li></ul>	This plan is still required to guide the development of outstanding Neighbourhood Structure Plans, which will guide subdivision, rezoning, and infrastructure development in the area.
<ul style="list-style-type: none"><li>• <b>Edmonton Energy and Technology Park ASP (2010)</b></li><li>• <b>Horse Hill Neighbourhood 1A NSP (2021)</b></li><li>• <b>Marquis NSP (2015)</b></li></ul>	These plans are still required to guide subdivision, rezoning, and infrastructure development in the area.

### Community Insights

Administration did significant public engagement for the District Planning project in 2021, 2022 and 2023.

For an overview of engagement for the entire District Planning project, refer to the “Engagement and Communications Summary” (Attachment 4, October 2, 2024 Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy).

For the detailed engagement approach and results from public engagement activities that took place in October to early December 2023, refer to the “Phase 3 What We Heard/What We Did Report” (Attachment 5, October 2, 2024 Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy).

### Legal Implications

District plans and the District Policy are additional statutory plans, as described under Section 635.1 of the *Municipal Government Act*, as amended by the City of Edmonton Charter 2018

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Regulation, and have been prepared in accordance with Section 636 of the *Municipal Government Act*. “Additional statutory plans” are a unique tool provided to the City of Edmonton by the Government of Alberta through the City of Edmonton Charter 2018 Regulation and the *Municipal Government Act*.

District plans meet the City’s obligations under the Edmonton Metropolitan Region Growth Plan and were reviewed in accordance with the Regional Evaluation Framework process. District plans will support Edmonton’s efforts to achieve and exceed the density requirements and aspirational density targets in the Edmonton Metropolitan Region Growth Plan.

### **Attachment**

1. Charter Bylaw 24004 - A Bylaw to adopt the Horse Hill District Plan
  - Schedule A - Horse Hill District Plan

### **Others Reviewing the Report**

- M. Plouffe, Chief People Officer and City Solicitor