

Bylaw 19350

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 through the passage of Bylaws 17021 and 18197; and

WHEREAS an application was received by Administration to amend Horse Hill Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Horse Hill Area 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:

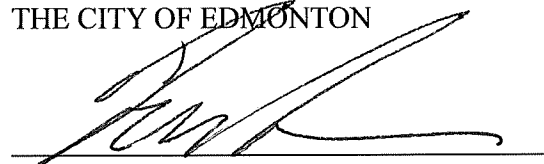
1. That Bylaw 16353, Horse Hill Area Structure Plan, is hereby amended as follows:
 - a. delete the map entitled “Bylaw 18197 Horse Hill Area Structure Plan” and substitute the map entitled “Bylaw 19350 Horse Hill Area Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
 - b. delete the statistics entitled “Horse Hill Area Structure Plan Land Use and Population Statistics Bylaw 18197” and substitute with the statistics entitled “Horse Hill Area Structure Plan Land Use and Population Statistics Bylaw 19350” attached hereto as Schedule “B” and forming part of this bylaw;

- c. delete the map entitled “Figure 8: Land Use Concept” and substitute the map entitled “Figure 8: Land Use Concept”, attached hereto as Schedule “C” and forming part of this Bylaw;
- d. delete the map entitled “Figure 9: Ecological Network” and substitute the map entitled “Figure 9: Ecological Network”, attached hereto as Schedule “D” and forming part of this Bylaw;
- e. delete the map entitled “Figure 10: Parkland, Recreational Facilities & Schools” and substitute the map entitled “Figure 10: Parkland, Recreational Facilities & Schools”, attached hereto as Schedule “E” and forming part of this Bylaw;
- f. delete the map entitled “Figure 11: Active Transportation System” and substitute the map entitled “Figure 11: Active Transportation System”, attached hereto as Schedule “F” and forming part of this Bylaw;
- g. delete the map entitled “Figure 12: Transportation Infrastructure” and substitute the map entitled “Figure 12: Transportation Infrastructure”, attached hereto as Schedule “G” and forming part of this Bylaw;
- h. delete the map entitled “Figure 13: Storm Drainage Network” and substitute the map entitled “Figure 13: Storm Drainage Network”, attached hereto as Schedule “H” and forming part of this Bylaw;
- i. delete the map entitled “Figure 14: Water Network” and substitute the map entitled “Figure 14: Water Network”, attached hereto as Schedule “I” and forming part of this Bylaw; and

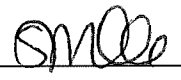
- j. delete the map entitled “Figure 15: Sanitary Network” and substitute the map entitled “Figure 15: Sanitary Network”, attached hereto as Schedule “J” and forming part of this Bylaw.

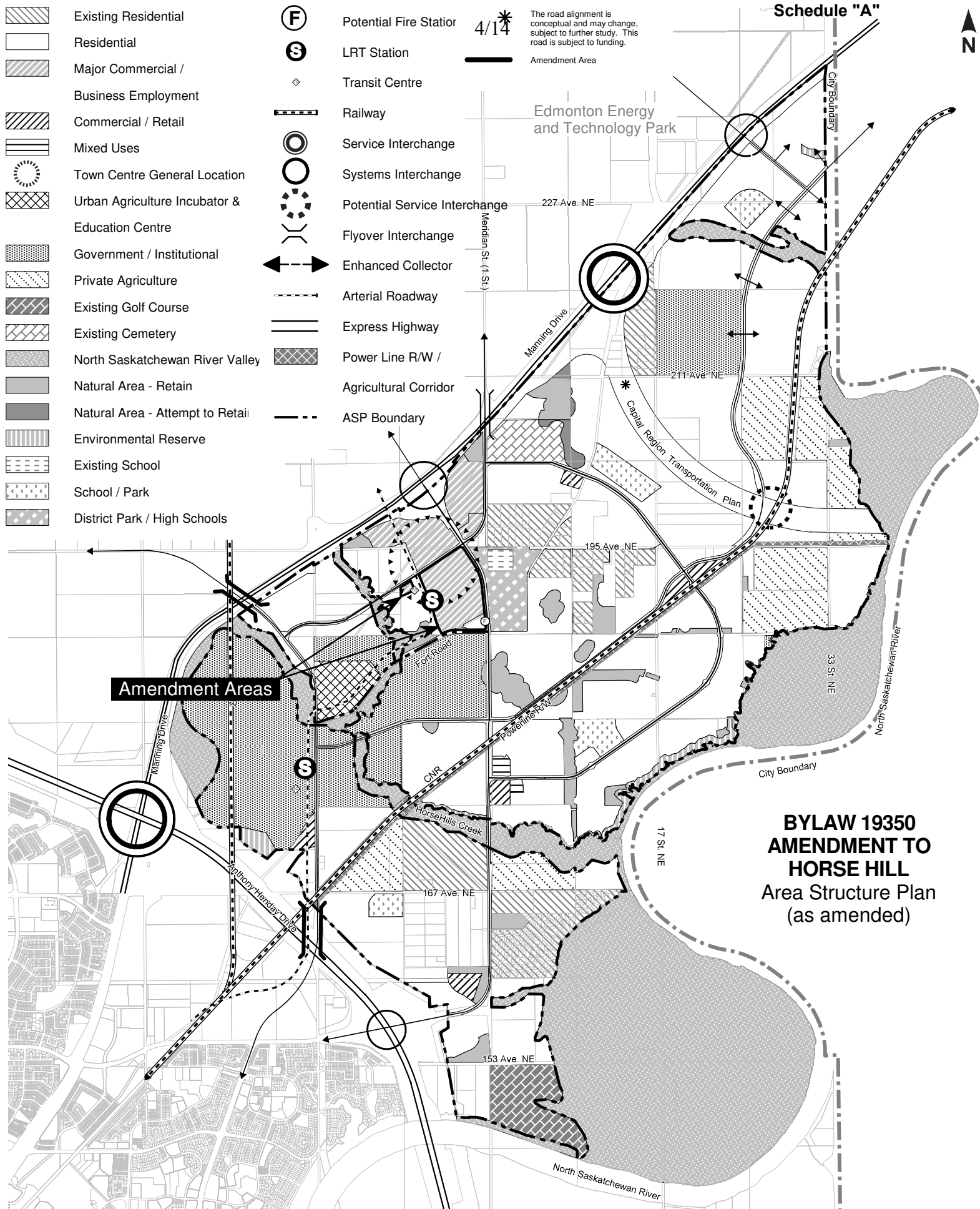
READ a first time this	18th day of May	, A. D. 2021;
READ a second time this	18th day of May	, A. D. 2021;
READ a third time this	18th day of May	, A. D. 2021;
SIGNED and PASSED this	18th day of May	, A. D. 2021.

THE CITY OF EDMONTON



MAYOR

A/ 
CITY CLERK



**Horse Hill Area Structure Plan
Land Use and Population Statistics
Bylaw 19350**

	Area (ha)	% of GA	% of GDA
Gross Area	1,004.7	100.0%	
Environmental Reserve			
Natural Area - Wetland	25.7	2.6%	
Other ER	25.6	2.5%	
Remotely Sensed Wetland*	3.8	0.4%	
Pipeline & Utility Right-of-Way			
Pipeline	32.6	3.2%	
Power transmission	14.4	1.4%	
Transportation			
Manning Drive	15.0	1.5%	
Arterial Roadway	54.7	5.4%	
Railway	11.8	1.2%	
Gross Developable Area	821.3		100.0%
Existing Land Uses			
Residential	36.6	3.6%	
Institutional - Provincial Government	79.0	7.9%	
Institutional - Municipal Government	0.8	0.1%	
Municipal Reserve / School Site	6.3	0.6%	
Agricultural Land	56.6	5.6%	
Adjusted Gross Developable Area	642.2		100.0%
Commercial			
Business Employment	15.3		2.4%
Town Centre Commercial	37.2		5.8%
Main Street Commercial	1.8		0.3%
Community Commercial	11.9		1.9%
Neighbourhood Commercial	0.8		0.1%
Mixed Uses**			
Residential / Commercial (non-residential portion)	2.3		0.4%
Residential / Commercial - Town Centre (non-residential portion)	1.6		0.3%
Parkland, Recreation, School (Municipal Reserve)			
School / Park	47.9		7.5%
Natural Area	33.6		5.2%
Institutional			
Fire Station	-		0.0%
Transportation			
Circulation	128.4		20.0%
Transit Centre and LRT Station	1.0		0.2%
Light Rail Transit Corridor	2.1		0.3%
Infrastructure & Servicing			
Stormwater Management	53.9		8.4%
Environmental Corridor	4.0		0.6%
Total Non-Residential Area	342.0		53.3%
Net Residential Area (NRA)	300.2		46.7%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population	% of Total
Single/Semi-Detached	222.5	25	5,563	74.1%	2.8	15,577	43%
Rowhousing	28.6	45	1,285	9.5%	2.8	3,597	10%
Low-rise / Multi / Medium Units	33.4	90	3,010	11.1%	1.8	5,417	23%
Medium to High Rise Units	5.4	225	1,213	1.8%	1.5	1,819	9%
Mixed Uses (residential portion)	2.3	90	203	0.8%	1.8	366	2%
Mixed Uses - Town Centre (residential portion)	8.0	225	1,800	2.7%	1.5	2,700	14%
Total	300.2		13,074	100%		29,477	

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/nrha)		98.2
Dwelling Units Per Net Residential Hectare (du/nrha)		43.6
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	42.6%	43.7%
Population (%) within 500m of Parkland (Park sites 2 ha or greater)		33%
Population (%) within 400m of Transit Service		99%
Population (%) within 600m of Commercial Service		70%
Presence/Loss of Natural Areas**		
Protected as Environmental Reserve	56.6	
Conserved as Naturalized Municipal Reserve (ha)	32.3	
Protected through other means (ha)	0.0	
Lost to Development (ha)	31.9	

STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	1,284	642
Junior High School	642	321
Senior High School	642	321
Total	2,569	1,284

*Excludes wetlands on Provincial Gov't lands.

**Town Centre Mixed Use assumes 83% residential, 17% commercial; remaining Mixed Use assumes 50% residential, 50% commercial

***Approximate Areas. See ENR for details.

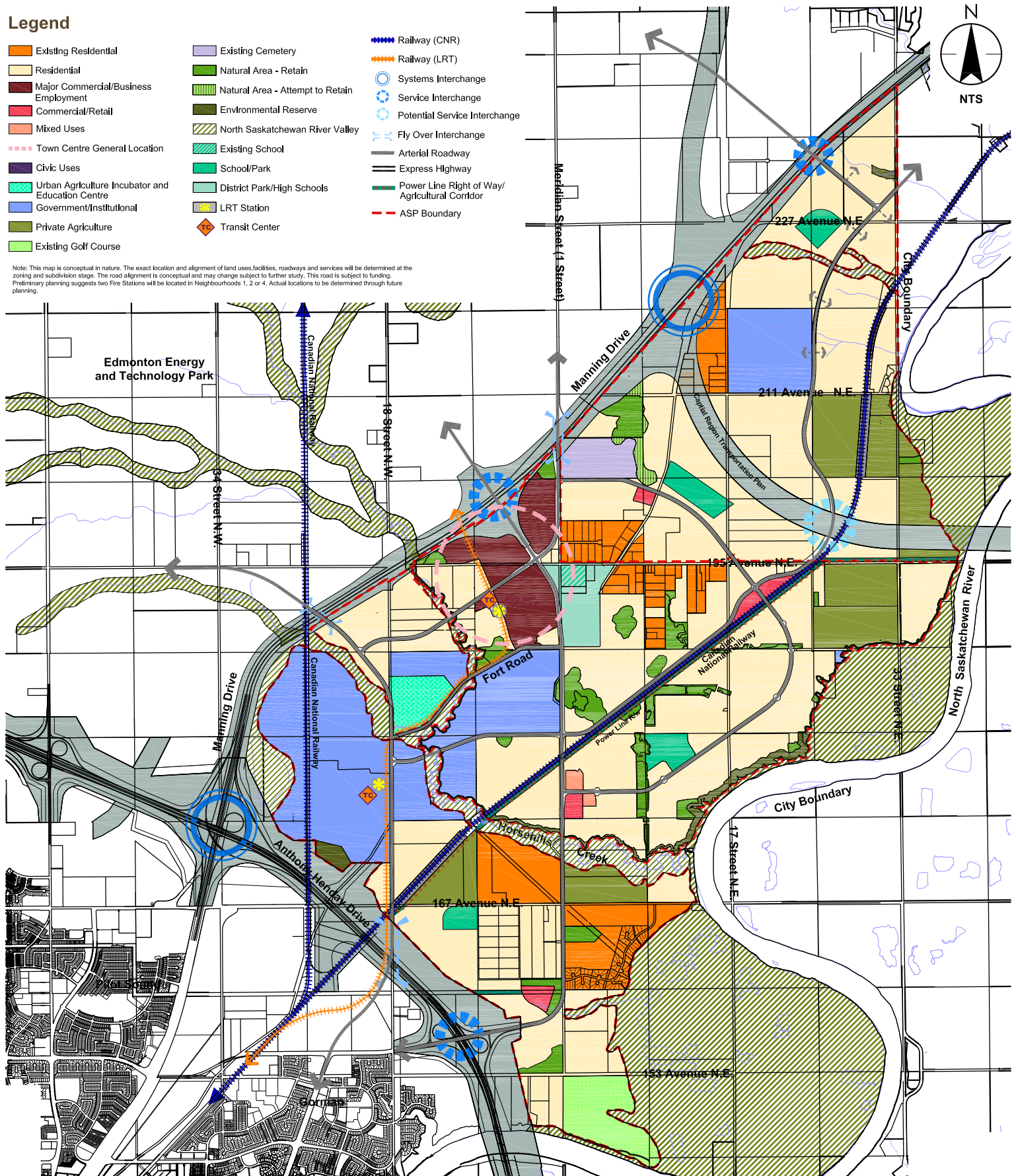
Land Use Concept

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

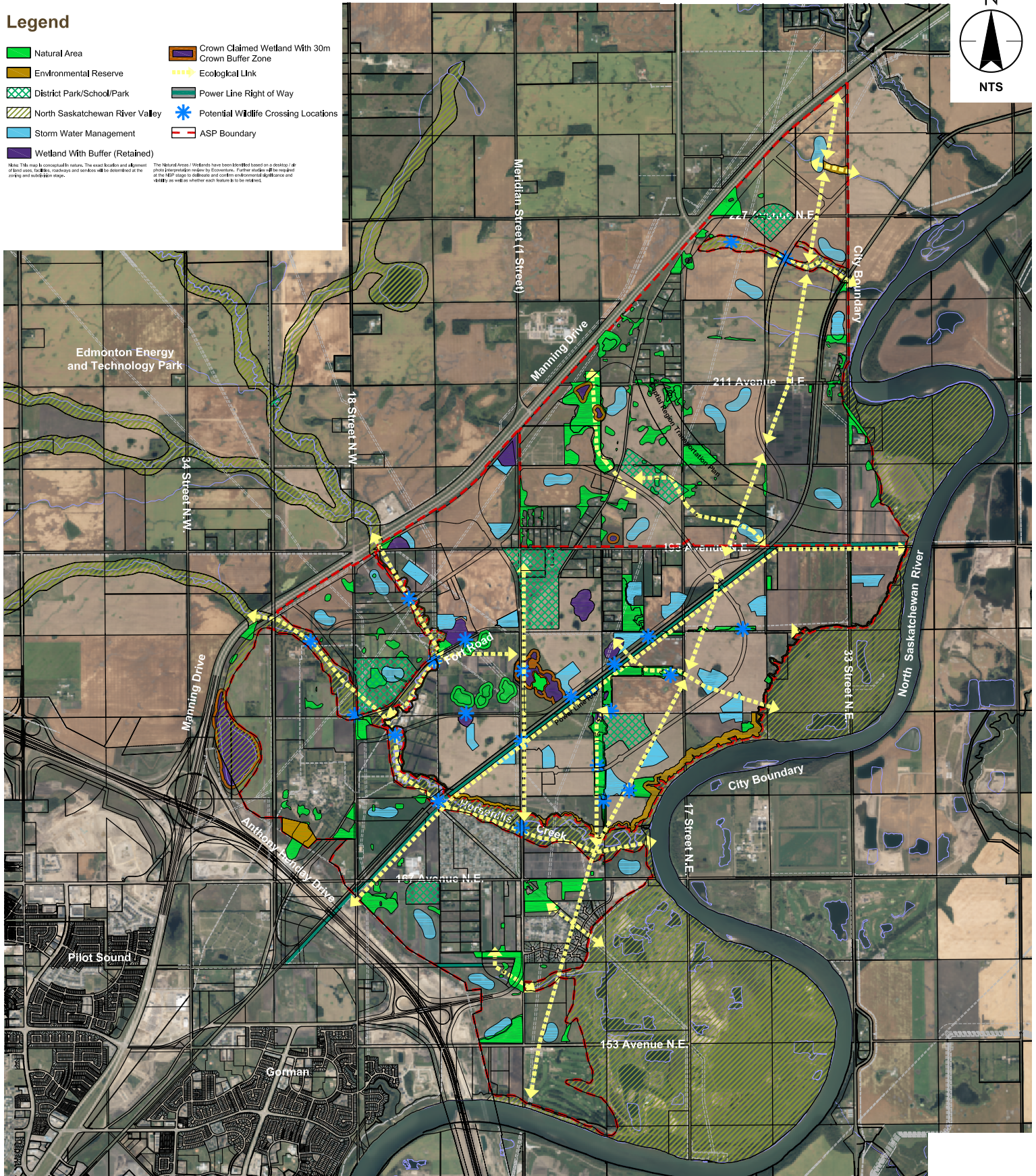
Ecological Network

Figure 9

Legend

- Natural Area
- Environmental Reserve
- District Park/School/Park
- North Saskatchewan River Valley
- Storm Water Management
- Wetland With Buffer (Retained)
- Crown Claimed Wetland With 30m Crown Buffer Zone
- Ecological Link
- Power Line Right of Way
- Potential Wildlife Crossing Locations
- ASP Boundary

Note: This map is conceptual in nature. The exact location and alignment of features, facilities, and services will be determined at the final stage of design and construction. Further studies will be required at the final stage to delineate and confirm environmental significance and identify as well as whether each feature is to be retained.



Horse Hill Area Structure Plan

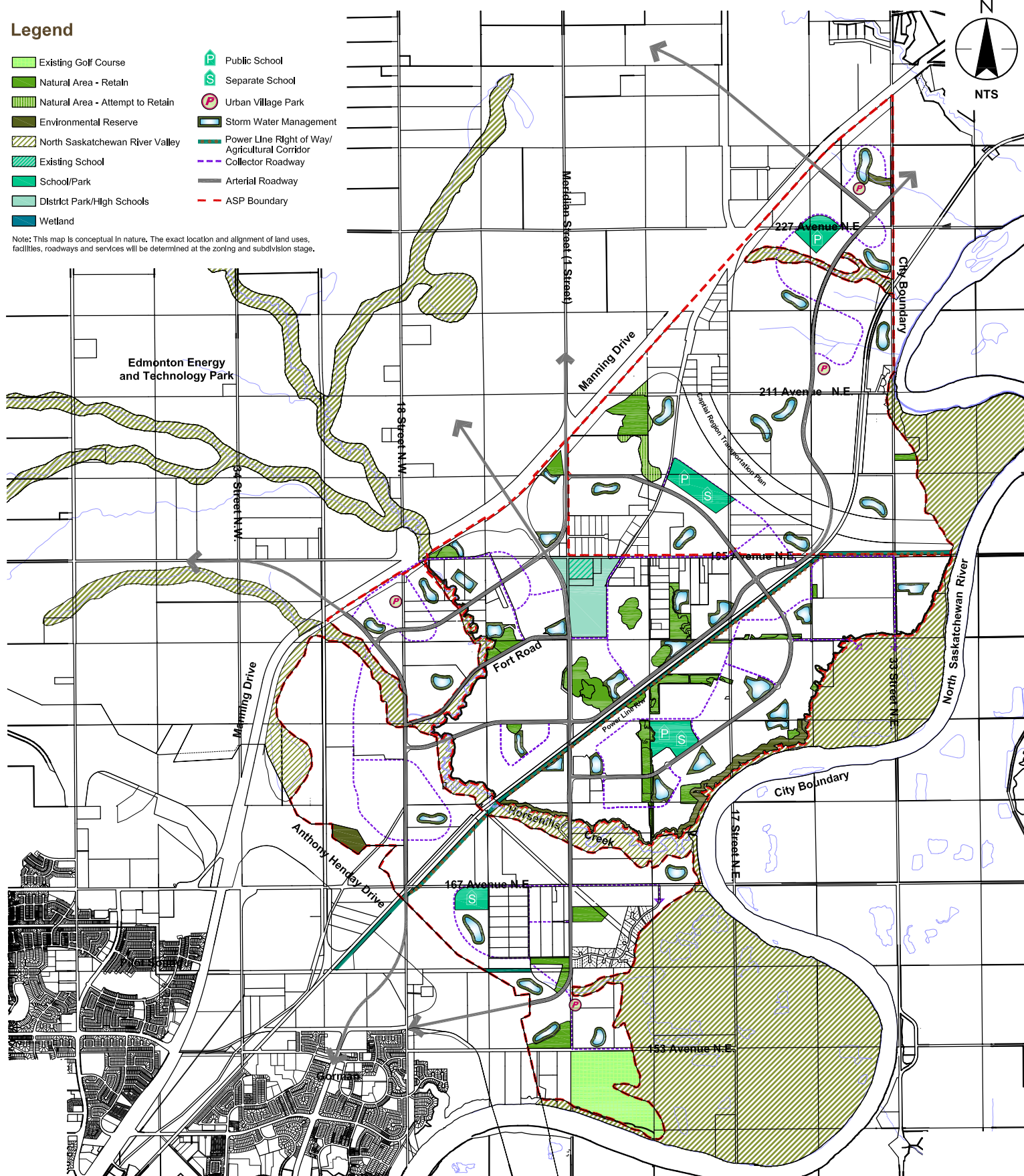
Parkland, Recreational Facilities & Schools

Figure 10

Legend

- Existing Golf Course
- Natural Area - Retain
- Natural Area - Attempt to Retain
- Environmental Reserve
- North Saskatchewan River Valley
- Existing School
- School/Park
- District Park/High Schools
- Wetland
- Public School
- Separate School
- Urban Village Park
- Storm Water Management
- Power Line Right of Way/ Agricultural Corridor
- Collector Roadway
- Arterial Roadway
- ASP Boundary

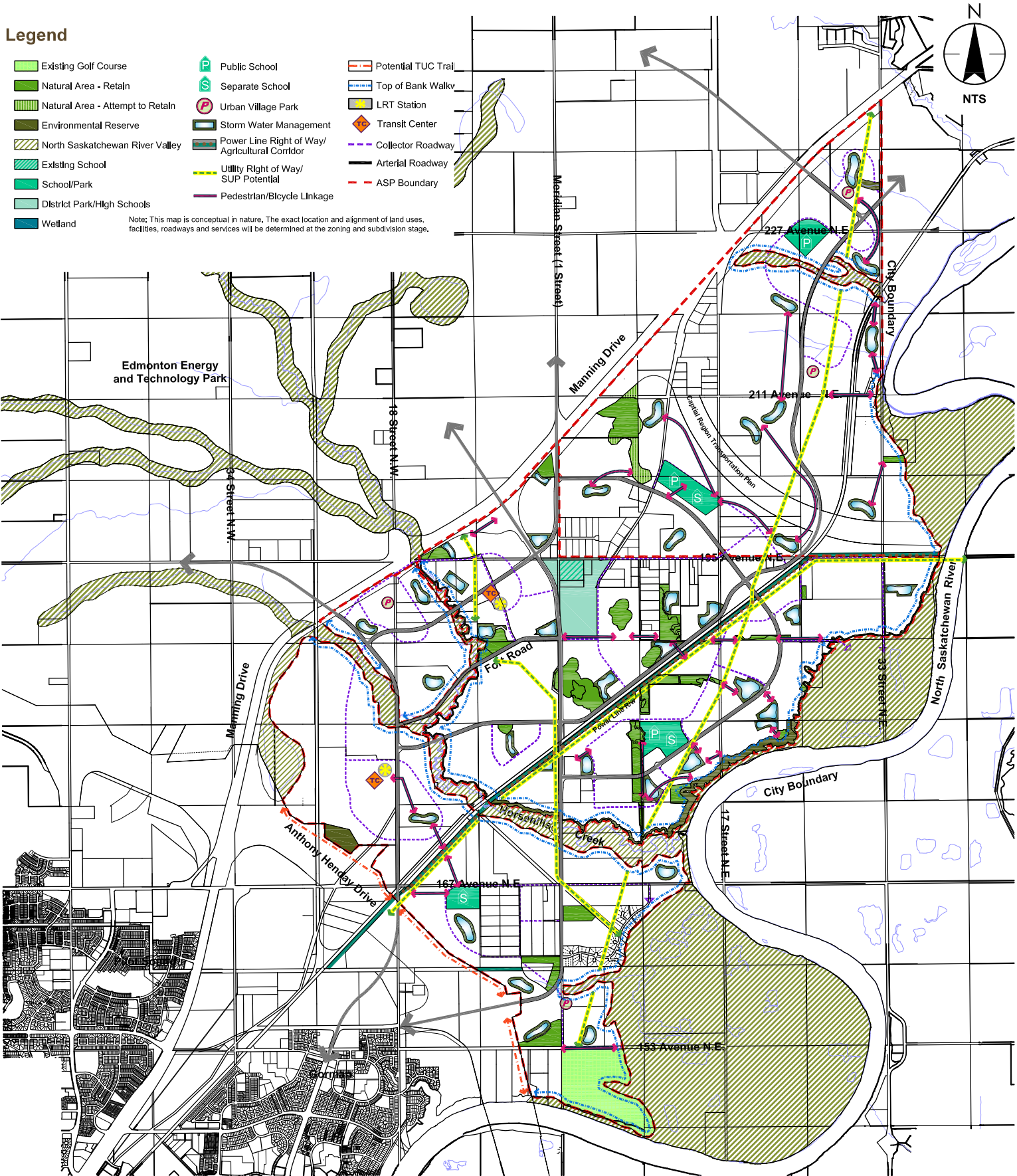
Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



Horse Hill Area Structure Plan

Active Transportation System

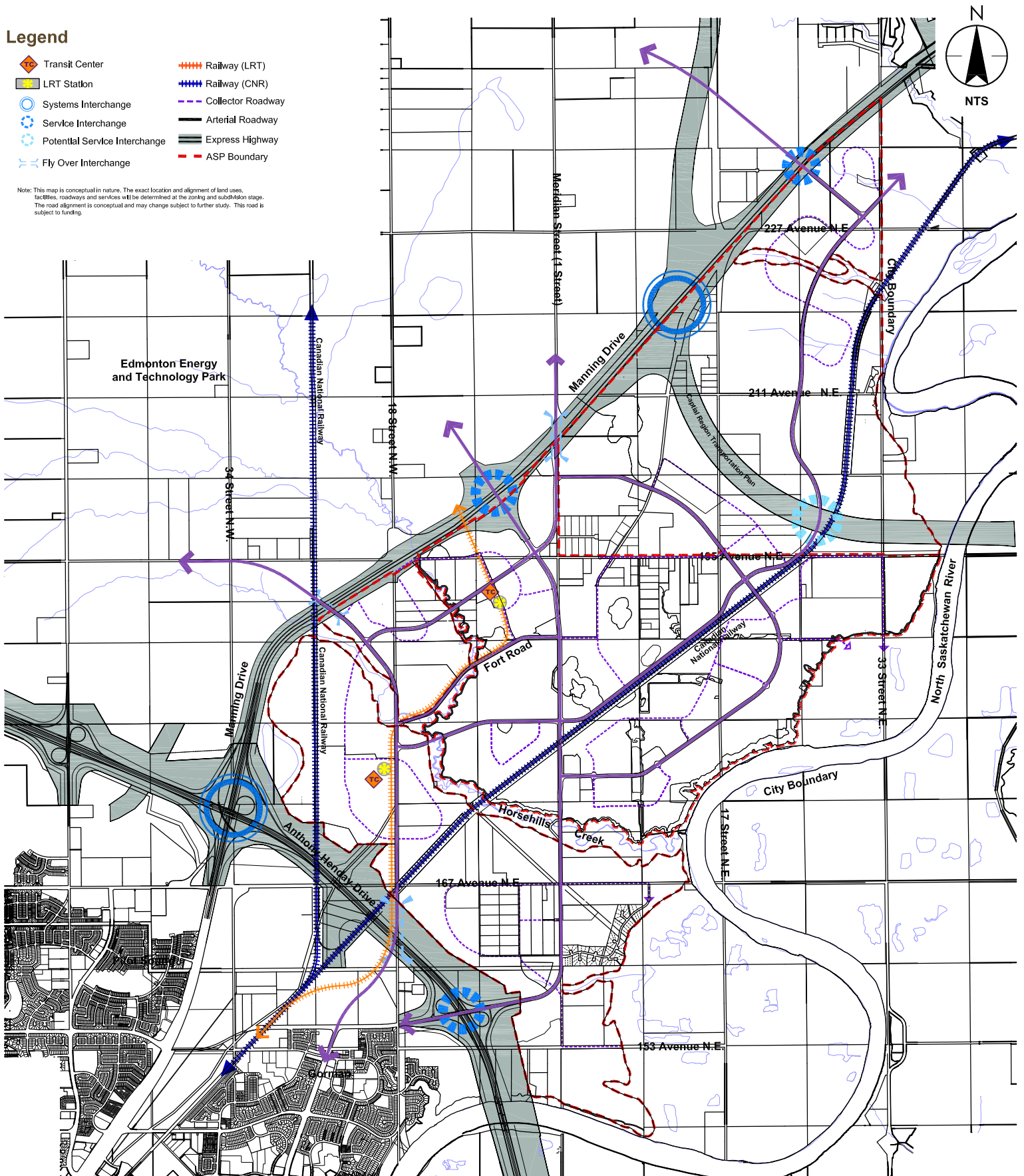
Figure 11



Horse Hill Area Structure Plan

Transportation Infrastructure

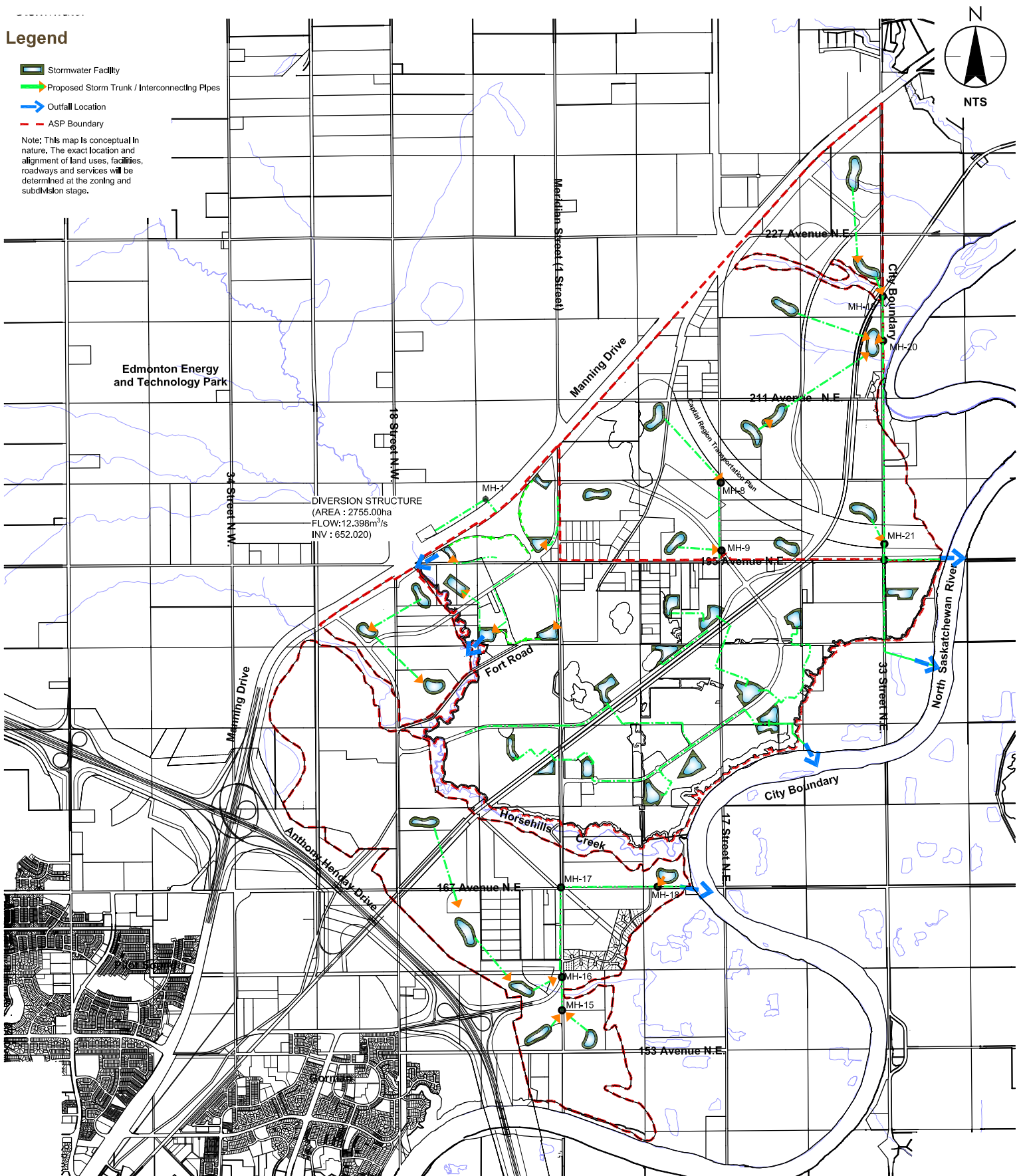
Figure 12



Horse Hill Area Structure Plan

Storm Drainage Network

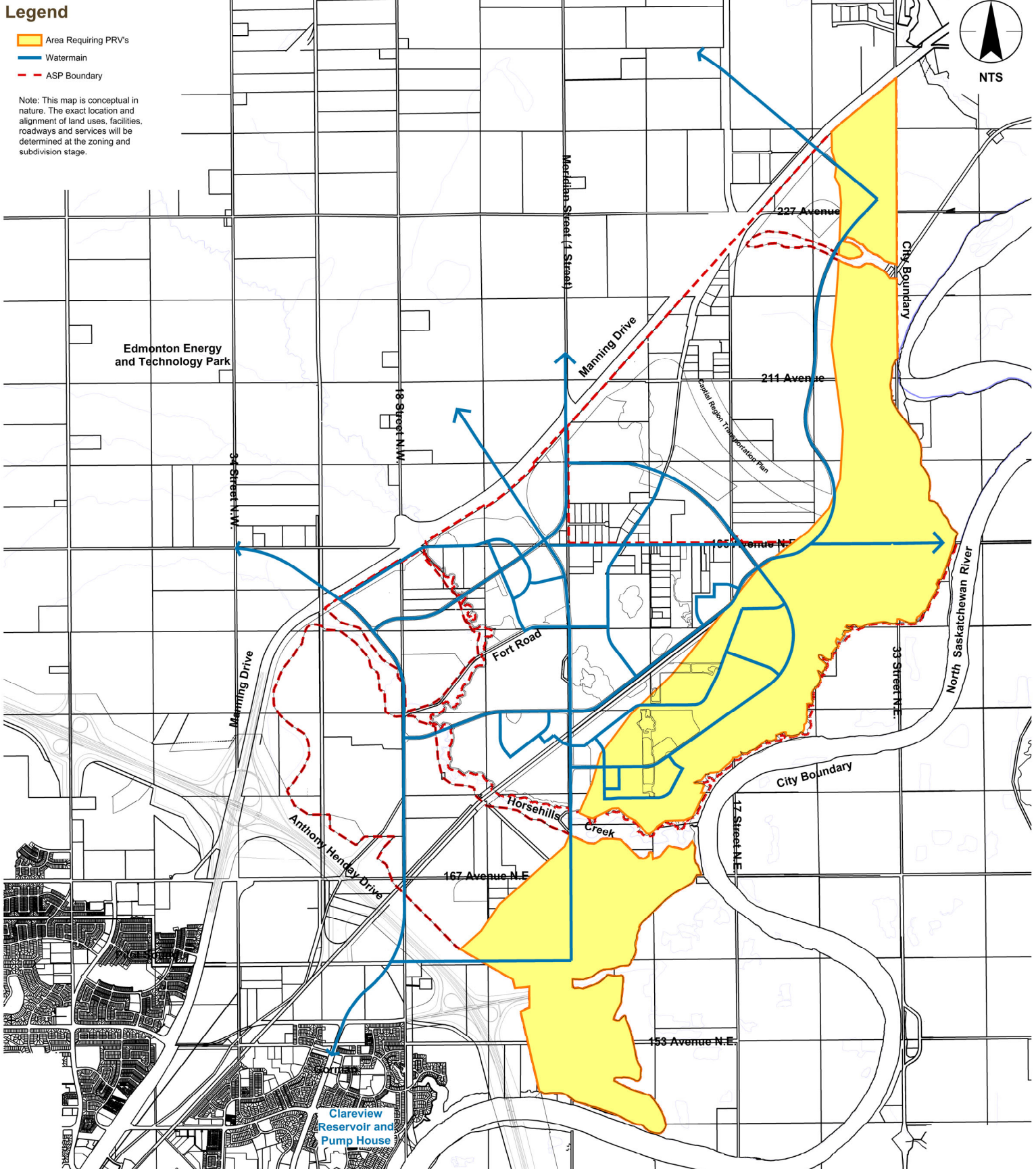
Figure 13



Horse Hill Area Structure Plan

Water Network

Figure 14



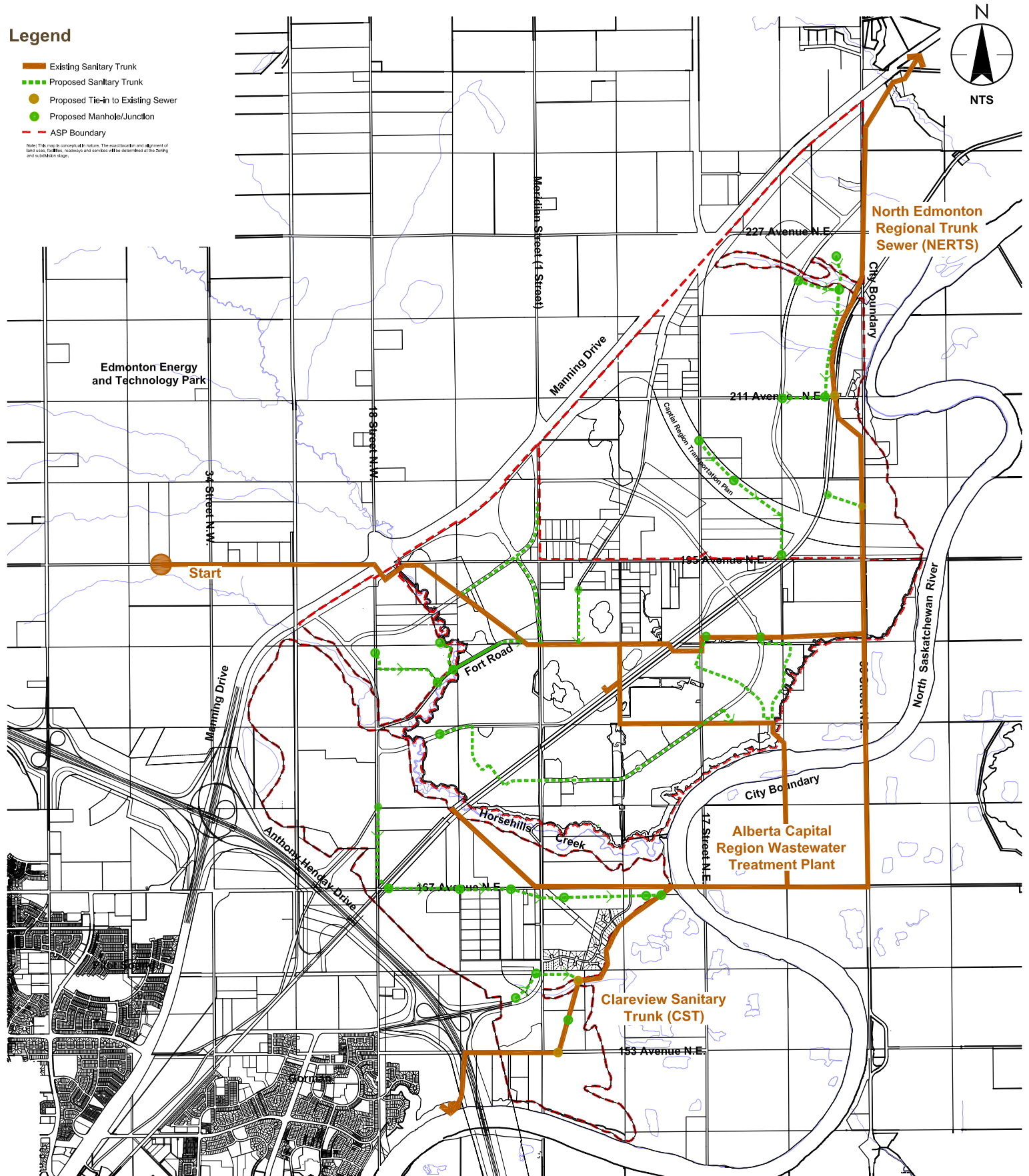
Sanitary Network

Figure 15

Legend

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

Note: This map is conceptual in nature. The exact location and alignment of land uses, lot lines, easements and services will be determined at the design and construction stage.



Horse Hill Area Structure Plan