

News Release

IMMEDIATE RELEASE



Horse Hills industrial concept plan available

Draft concept addresses land use northwest of Manning Drive

Edmonton, September 30, 2008 – The City of Edmonton is taking steps to provide for more industrial development within its boundaries, in an effort to take advantage of significant economic opportunities anticipated in the greater Edmonton region.

A new area structure plan is being drafted in response to Council's request for a development concept that could attract light to medium industry (manufacturing plants and related infrastructure). Such industry would make use of by-products from upgraders in Alberta's Industrial Heartland. Upgrader by-products are currently exported elsewhere for production and manufacturing.

The Horse Hills Industrial Area Structure Plan will address land uses for a 5,100-hectare area northwest of Manning Drive. A draft concept of the plan is being presented to property owners at a public meeting this week.

Date: Wednesday, October 1, 2008
Time: 4 – 8 p.m.
Presentations at 5 p.m. and 7 p.m.
Project staff will be on hand to answer questions.
Location: Sikh Temple
18 Street NW/Manning Drive

Detailed displays and presentations will provide information on the land uses being proposed, as well as servicing and utilities, major roadways, parks, natural areas and trails.

The lands to the south of Manning Drive are not part of the Horse Hills Industrial Area Structure Plan, nor will this plan alter existing development rights in that area.

Plans for the Horse Hills area fit Council's direction to improve Edmonton's industrial tax assessment base, as well as increase the city's employment base. The complete area structure plan is expected to go to Council for approval in December.

About Edmonton:

This is a city alive with energy and boundless opportunity - a growing economic powerhouse where business thrives and more than a million lives enjoy the freedom to explore, experiment, experience, excel and expect the most out of every day. A place like no other, Edmonton is filled with surprises great and small and a calendar packed with artistic, sporting, theatrical and cultural celebration.

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For more information on Edmonton, visit: www.edmonton.ca.

For additional information, contact:

George Matteotti
Project Manager
Horse Hills Northeast Area Structure Plan
Planning and Development
780-442-0812



Background

Horse Hills Industrial Area Structure Plan

Why has this project been initiated?

Edmonton City Council initiated this project to take advantage of significant economic opportunities anticipated for Edmonton and the surrounding region. More than \$100 billion in projects are being planned for the next decade in the greater Edmonton region. Oil sands upgraders are projected to comprise about \$80 billion of this investment.

Currently, much of the by-product from upgraders gets exported elsewhere for production into marketable goods. An opportunity exists for Edmonton to attract companies that can make use of this upgrader feedstock locally. The Horse Hills area is situated near existing and proposed upgrader sites in Alberta's Industrial Heartland (about 15 km distance).

What would the Horse Hills area look like, if it gets developed?

The Horse Hills site covers an area of approximately 5,100 hectares of largely vacant land on the **northwest** side of Manning Drive. If the final area structure plan is approved by Council, neighbouring communities could eventually expect to see an energy and technology park with a variety of petrochemical and manufacturing plants, shipment and warehouse facilities, as well as offices and research centres.

Will heavy upgraders be locating to the Horse Hills area?

No heavy industry (i.e. upgraders) is planned for this area. It is proposed that a range of light to medium industrial land uses in Horse Hills be divided into four sub-areas. These include:

Petrochemical sub-area

Petrochemical plants making products, such as plastics and oils, from upgrader by-products. This sub-area would be located in the centre of the park.

Manufacturing sub-area

Companies using materials from petrochemical plants to create finished goods for market. This sub-area would be located with access to rail and major roadways for shipping.

Logistics sub-area

Shipment, storage and packaging facilities needed by the petrochemical industry and manufacturing industries, to provide the means by which products can be shipped to local or international markets. This sub-area would be located next to rail facilities and the best roadway connections to local and regional roadways.

Business and Research and Development sub-area

Businesses, such as offices, laboratories and research and development centres. This sub-area would be developed near arterial roadways and potentially provide for a transit centre to accommodate high employee volumes.

What would be done to protect the wildlife and habitat in Horse Hills?

Preserving natural features and green space will be fundamental to the development of Horse Hills. The area structure plan will identify these features and seek to minimize disruption to the area’s wildlife habitat and corridors.

In addition, the Horse Hills Industrial Area Structure Plan will focus on an eco-industrial approach to development. The vision is to identify ways to reduce demand for water, storm and sanitary services that will achieve more competitive infrastructure costs. Opportunities will also be pursued to maximize utility-sharing between businesses.

What are the timelines for development?

If the final area structure plan is approved by Council, development could begin according to the following timelines, contingent on several factors:

2009-2010	Development could begin, with a focus on manufacturing, logistics, research and development, education and services
2014	Development of petrochemical cluster could begin, contingent on completion of planned upgraders and refineries

What are the timelines for public input?

In addition to two public open houses (held in June and October 2008), City Council will hold a public hearing to consider a bylaw for adoption of the proposed plan. The projected date of the hearing is December 15, 2008. Newspaper advertising and letters to land owners in the Horse Hills plan area will confirm the date of this hearing.