

COUNCIL PUBLIC HEARING

HORSE HILL ASP AMENDMENT

MARQUIS NSP AMENDMENT

JULY 2, 2024

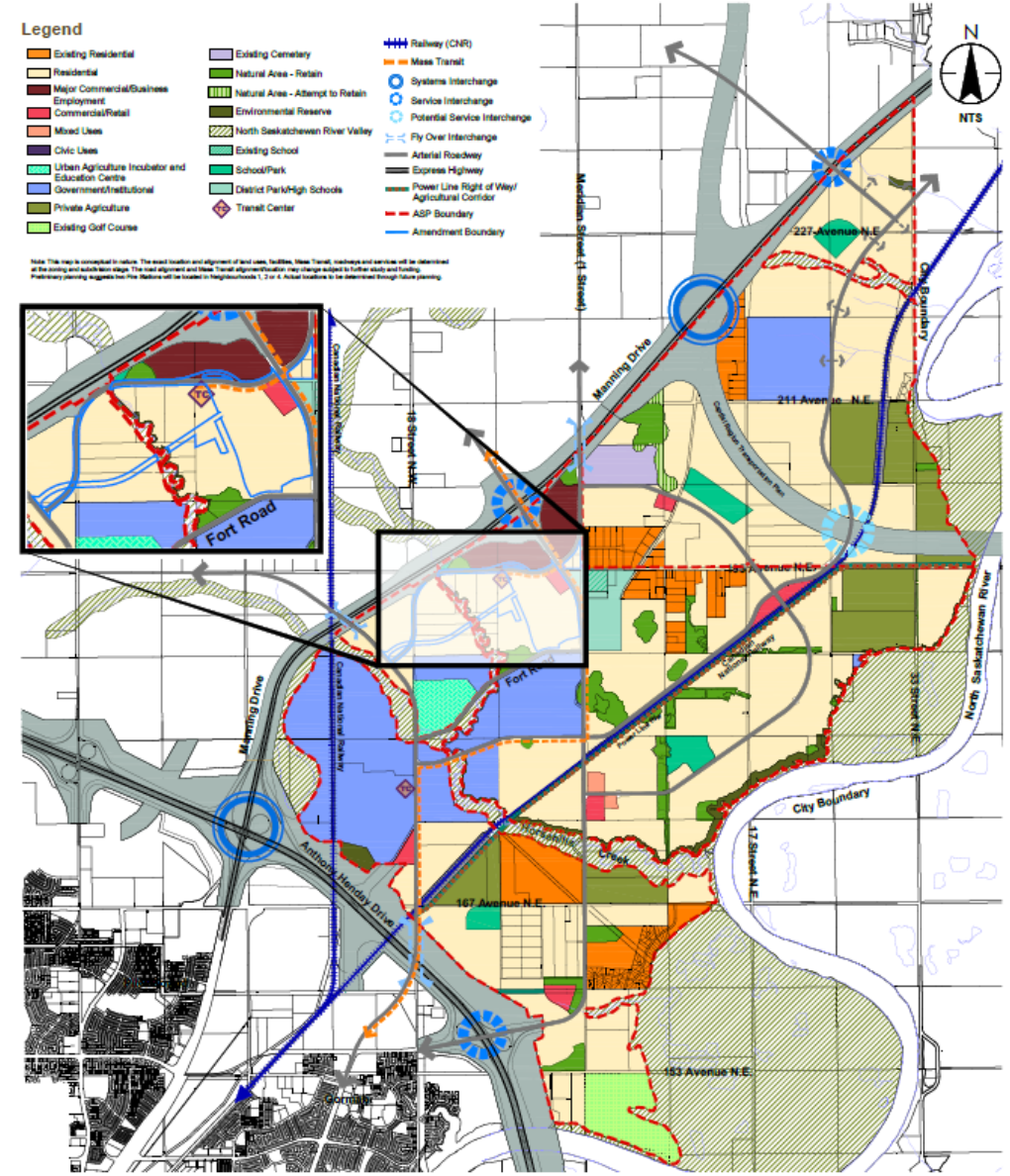


HORSE HILL ASP AMENDMENT

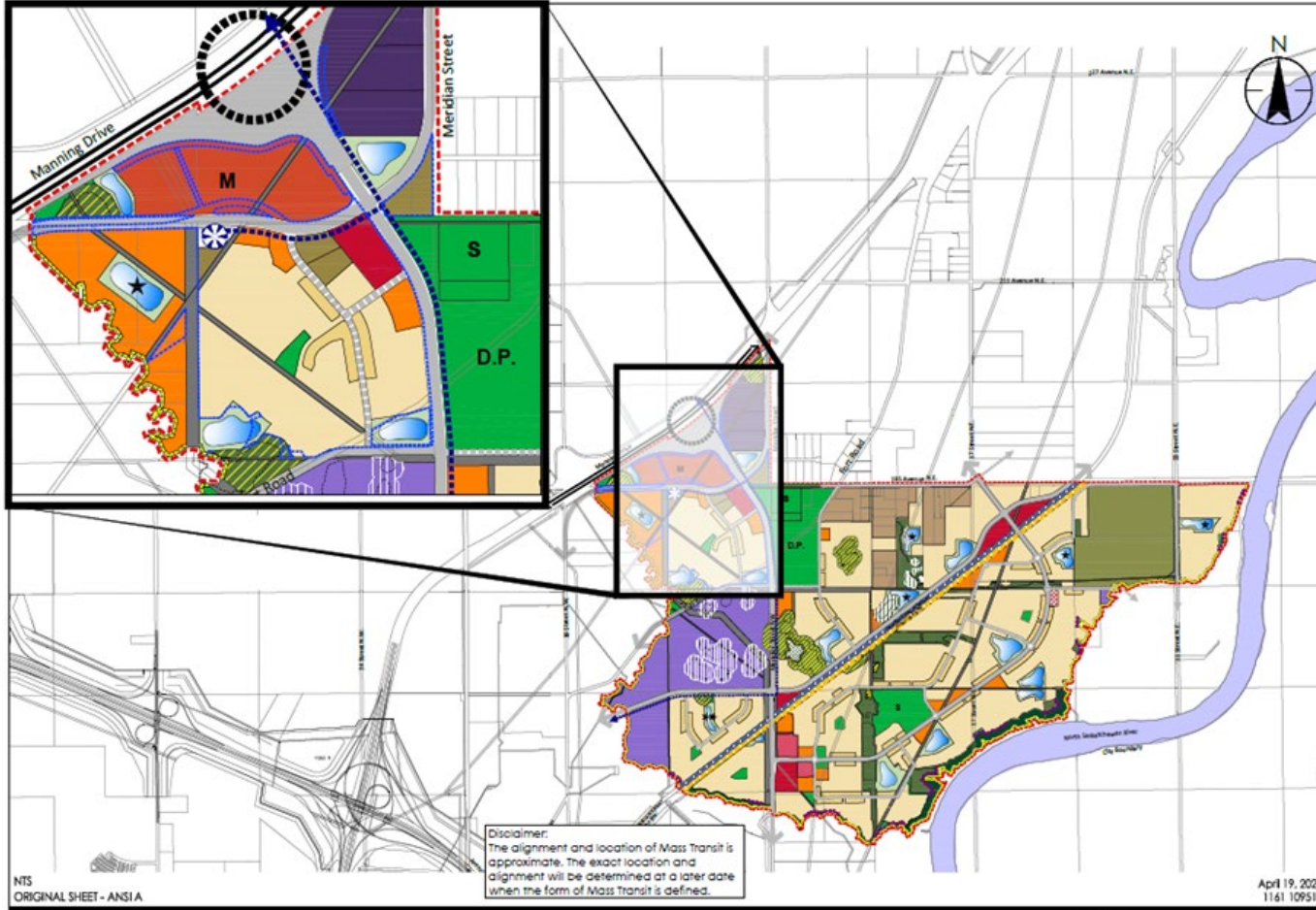
- Right size the Town Centre
- Change from LRT to Mass Transit
- Adjust transit alignment and transit station location
- Adjust arterial roadway

Proposed Land Use Concept

Figure 1B



MARQUIS NSP AMENDMENT



- Develop a complete community
- Right size the Town Centre
- Promote development of ALL housing types, amenities, and services to the area sooner
- New local park with playground
- Provide a connected neighbourhood with 5.6 km of multi-use trails increasing active modes
- Utilize existing infrastructure
- Change LRT to Mass Transit
- Serves as a catalyst for Industrial development in EETP

NTS
ORIGINAL SHEET - ANS1A

April 19, 2024
1161 109510

Disclaimer:
The alignment and location of Mass Transit is approximate. The exact location and alignment will be determined at a later date when the form of Mass Transit is defined.

<p>Legend</p> <ul style="list-style-type: none"> Existing Residential Single/ Semi-Detached Residential Row Housing Low Rise / Medium Density Housing High Density Residential Mixed Uses Community Commercial Neighbourhood Commercial Town Centre Commercial 	<p>M Main Street (Location and size will be determined at rezoning stage)</p> <ul style="list-style-type: none"> Institutional (Government Land) Business Employment Agricultural Land Canadian National Railway Altalink Powerline R/W Environmental Reserve Public Utility Lot 	<ul style="list-style-type: none"> Natural Area (MR) Natural Area - Tree Stand (MR) Natural Area - Wetland (ER) Wetland - Remotely Sensed School / Park SWMF - Further Study Required SWMF - Pilot Project 	<ul style="list-style-type: none"> Top-of-Bank Shared-use Path Top-of-Bank Roadway / Park Transit Centre Mass Transit Collector Roadway Arterial Roadway Freeway (Manning Drive) Service Interchange NSP Boundary NSP Amendment Boundary
--	--	---	--

Client/Project
CAMERON COMMUNITIES INC.

MARQUIS NEIGHBOURHOOD
NSP AMENDMENT

Figure No.
1B

Title
Amendment to
Bylaw 19351

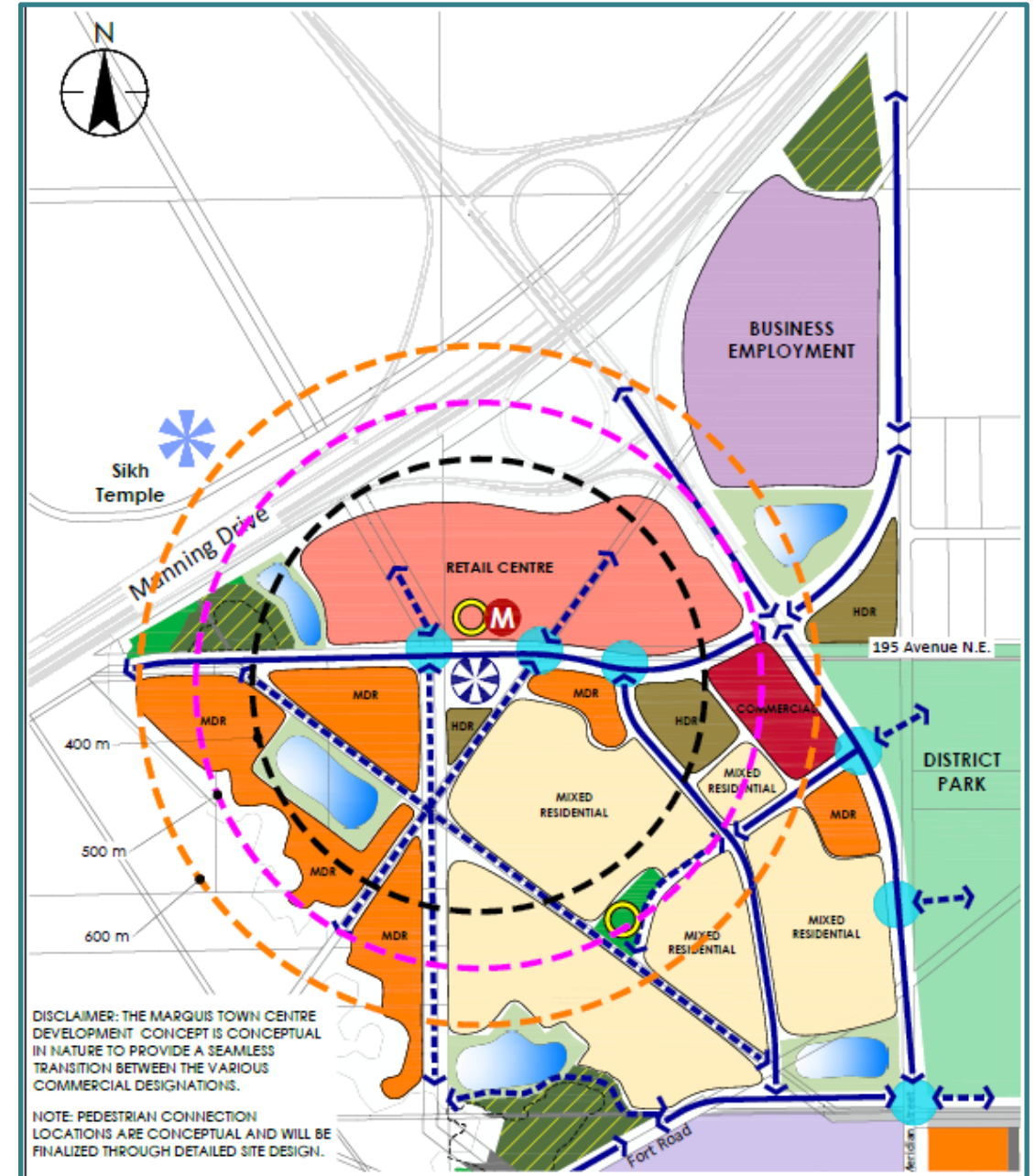
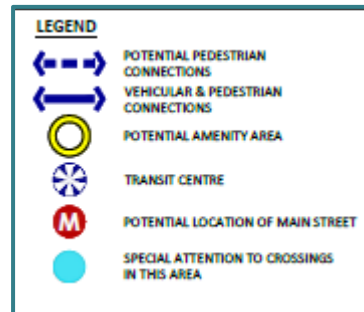
RIGHT SIZING THE TOWN CENTRE?

Commercial Area	Land Area	Existing Population	Year Started	% Complete
Marquis Approved	52.5 ha (129.7 acres)	Within Marquis - 70	NSP approved in 2015	0% 50+ years to completion
Marquis Proposed	30.7 ha (75.9 acres)			15-20 years to completion
Windermere (Currents)	43 ha (107 acres)	3 km - 50,044 5 km - 100,882 7 km - 188,943	First Building 2007	85%
Manning Town Centre	45 ha (110 acres)	3 km - 63,557 5 km - 126,282 7 km - 193,962	First Building 2011	70%
Harvest Pointe /Harvest Hills (Walker/Charlesworth)	31 ha (76 acres)	3 km - 58,968 5 km - 123,901 7 km - 206,423	First Building 2011 Zoned 2008	65%
Edmonton Business Centre (EBC) - Business Employment	34 ha (84 acres)	3 km - 49,075 5 km - 134,720 7 km - 241,308	First Building 2017	7%
Mill Woods Town Centre	25 ha (61 acres)	3 km - 76,639 5 km - 166,305 7 km - 238,937	Opened in 1988	Under Redevelopment

- Increase the population in the Horse Hill Area
- Population will support commercial development
- Creating a more all-inclusive complete community
- Opportunity to provide transit to the area earlier

COMPLETE COMMUNITY

- Provides a complete community with access to:
 - Schools
 - Recreation
 - Commercial
 - Transit
 - Employment
 - Housing options
 - Active Modes



DENSITY – NORTHEAST EDMONTON

	Approved	Proposed	Proposed New TOR*
Marquis NSP Population	29,477	30,078	34,135
Marquis NSP Density	43 upnrha	39 upnrha	43 upnrha*
Cameron Quarter Section – Marquis	207 upnrha	45 upnrha	51 upnrha*
Remainder of Marquis Neighbourhood	28 upnrha	28 upnrha	40 upnrha*
McConachie NSP Density	33 upnrha		
Cy Becker NSP Density	34 upnrha		
Horse Hill Neighbourhood 1A NSP	31 upnrha		
Crystallina Nera East NSP	35 upnrha		

CITY PLAN

- Application conforms with City Plan
- Area is a District Node
 - Supports housing and employment growth
 - Supports variety of businesses and community amenities
 - In alignment with the Managing Growth in Edmonton Maps
 - Potential future mass transit identified in the area with mass transit station in the Town Centre
 - Provides a complete community with access to a variety of services – commercial, recreation, education, and a mix of housing
 - Proposal exceeds required minimum of 150 people and/or jobs per hectare, which is required at full build out
- Full build out for Horse Hill area is when City is anticipated to be at a population of 1.75 to 2 million people

