

Bylaw 21185

A Bylaw to amend Bylaw 16353,  
being the Horse Hill Area Structure Plan by amending  
the Marquis 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 City Council found it desirable to from time to time to amend Bylaw 16353, as amended, being the Horse Hill Area Structure Plan by adding new neighbourhoods; and

WHEREAS on April 28, 2015 Council adopted, as Schedule “C” to Bylaw 16353, as amended, the Horse Hill Neighbourhood 2 Neighbourhood Structure Plan by the passage of Bylaw 17022; and

WHEREAS on November 2, 2015 Council amended the Horse Hill Neighbourhood 2 Neighbourhood Structure Plan by passage of Bylaw 17396 by renaming and adopting the plan as the Marquis Neighbourhood Structure Plan; and

WHEREAS Council has amended the Marquis Neighbourhood Structure Plan through the passage of Bylaws 18198, 19606, 19351, and 20825;

WHEREAS an application was received by Administration to amend the Marquis Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Marquis 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 17396 - The Marquis Neighbourhood Structure Plan is hereby further amended as follows:

- a. Delete the map entitled “Bylaw 20825 – Amendment to Marquis Neighbourhood Structure Plan” and replacing it with the map entitled “Bylaw 21185 - Amendment to Marquis Neighbourhood Structure Plan”, attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;
- b. delete “Marquis Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20825” and replacing it with “Marquis Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 21185”, attached hereto as Schedule “B” and forming part of this bylaw;
- c. delete the map “Figure 5.0 - Development Concept” and replace with “Figure 5.0 - Development Concept” attached hereto as Schedule “C” and forming part of this bylaw;
- d. delete the map “Figure 7.0 - Ecological Network & Parks” and replace with “Figure 7.0 - Ecological Network & Parks” attached hereto as Schedule “D” and forming part of this bylaw;
- e. delete the map “Figure 8.0 – Agriculture & Food” and replace with “Figure 8.0 – Agriculture & Food” attached hereto as Schedule “E” and forming part of this bylaw;
- f. delete the map “Figure 9.0 - Sanitary Servicing” and replace with “Figure 9.0 - Sanitary Servicing” attached hereto as Schedule “F” and forming part of this bylaw;
- g. delete the map “Figure 10.0 - Stormwater Servicing” and replace with “Figure 10.0 - Stormwater Servicing” attached hereto as Schedule “G” and forming part of this bylaw;
- h. delete the map “Figure 11.0 - Water Servicing” and replace with “Figure 11.0 - Water Servicing” attached hereto as Schedule “H” and forming part of this bylaw;
- i. delete the map “Figure 12.0 - Staging Plan” and replace with “Figure 12.0 - Staging Plan” attached hereto as Schedule “I” and forming part of this bylaw;
- j. delete the map “Figure 13.0 - Transportation Network” and replace with “Figure 13.0 - Transportation Network” attached hereto as Schedule “J” and forming part of this bylaw; and

- k. delete the map “Figure 14.0 - Active Mode Transportation Network” and replace with “Figure 14.0 - Active Mode Transportation Network” attached hereto as Schedule “K” and forming part of this bylaw.

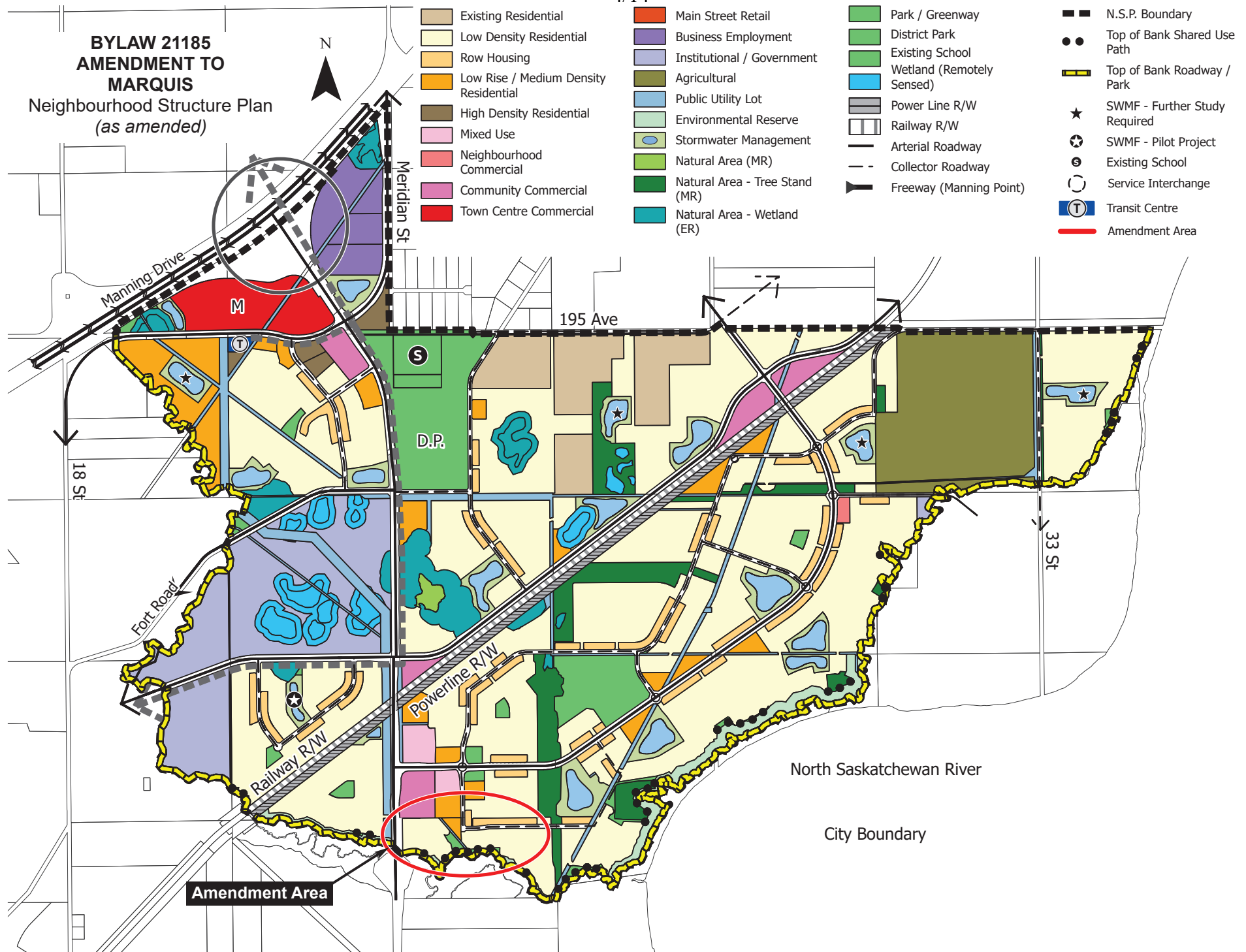
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

**BYLAW 21185  
AMENDMENT TO  
MARQUIS**  
Neighbourhood Structure Plan  
(as amended)



**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.



## Marquis Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 21185

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>1004.7</b>	<b>100.0%</b>	
Environmental Reserve			
Natural Area - Wetland	25.5	2.5%	
Other ER	25.7	2.6%	
Remotely Sensed Wetland*	3.8	0.4%	
Pipeline & Utility Right-of-Way			
Pipeline	33.9	3.4%	
Power transmission	14.4	1.4%	
Transportation			
Manning Drive	15.0	1.5%	
Arterial Roadway	56.6	5.6%	
Railway	11.8	1.2%	
	<b>186.7</b>		
<b>Gross Developable Area</b>	<b>818.0</b>		<b>100.0%</b>
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%	
<b>Adjusted Gross Developable Area</b>	<b>638.7</b>		<b>100.0</b>
Commercial			
Business Employment	16.9		2.6%
Town Centre Commercial	13.8		2.2%
Community Commercial	15.1		2.4%
Neighbourhood Commercial	0.8		0.1%
Mixed Uses**			
Residential / Commercial (non-residential portion)	2.3		0.4%
Residential / Commercial - Town Centre (non-residential portion)	0.6		0.1%
Parkland, Recreation, School (Municipal Reserve)			
School / Park	47.7		7.5%
Natural Area	33.6		5.3%
Institutional			
Fire Station	0.0		0.0%
Transportation			
Circulation	127.9		20.0%
Transit Centre	0.8		0.1%
Infrastructure & Servicing			
Stormwater Management	50.9		8.0%
Total Non-Residential Area	310.4		48.6%
<b>Net Residential Area (NRA)</b>	<b>328.3</b>		<b>51.4%</b>

## 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	254.60	25	6365	77.5%	2.8	17822	50.2%
Rowhousing	30.33	45	1365	9.2%	2.8	3822	10.8%
Low-rise / Multi / Medium Units	33.30	90	2997	10.1%	1.8	5395	23.6%
Medium to High Rise Units	4.90	225	1103	1.5%	1.5	1654	8.7%
Mixed Uses (residential portion)	2.30	90	207	0.7%	1.8	373	1.6%
Mixed Uses - Town Centre (residential portion)	2.90	225	653	0.9%	1.5	979	5.1%
<b>Total</b>	<b>328.33</b>		<b>12689</b>			<b>30043</b>	

## SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/nrha)		91.5
Dwelling Units Per Net Residential Hectare (du/nrha)		39
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio		77%
Population (%) within 500m of Parkland (Park sites 2 ha or greater)		33.0%
Population (%) within 400m of Transit Service		99.0%
Population (%) within 600m of Commercial Service		70.0%
Presence/Loss of Natural Areas**		
Protected as Environmental Reserve	55.1	
Conserved as Naturalized Municipal Reserve (ha)	33.7	
Protected through other means (ha)	0	
Lost to Development (ha)	31.9	

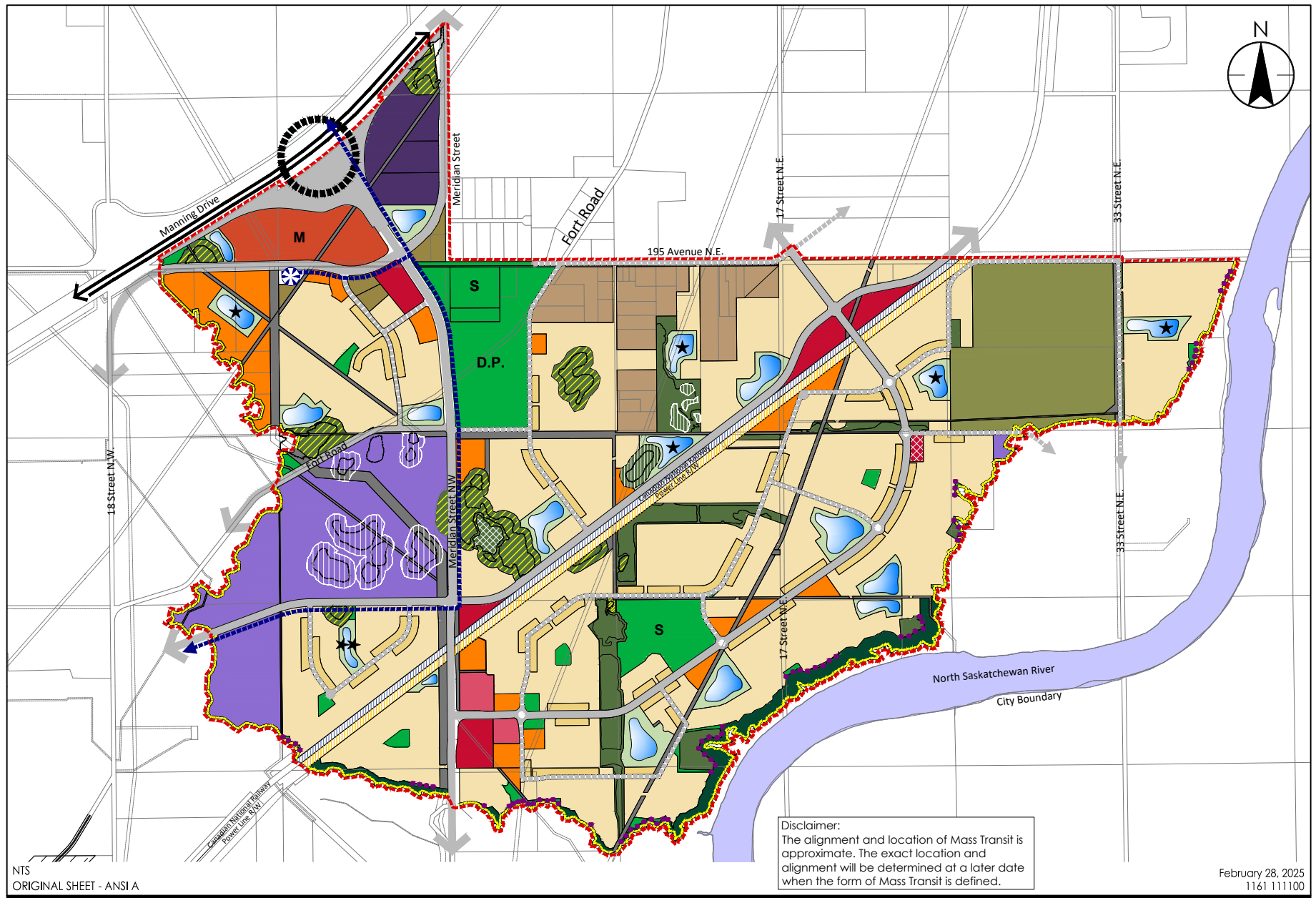
## STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	1279	639
Junior High School	639	320
Senior High School	639	320
Total	2557	1279

\*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.



## Legend

- 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

- M** Main Street  
(Location and size will be determined at rezoning stage)
- Institutional (Government Land)
  - Business Employment
  - Agricultural Land
  - Canadian National Railway
  - Altalink Powerline R/W
  - Environmental Reserve
  - Public Utility Lot

- Natural Area (MR)
- Natural Area - Tree Stand (MR)
- Natural Area - Wetland (ER)
- Wetland - Remotely Sensed
- School / Park
- Stormwater Management Facility
- ★ SWMF - Further Study Required
- ★★ SWMF - Pilot Project

- 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

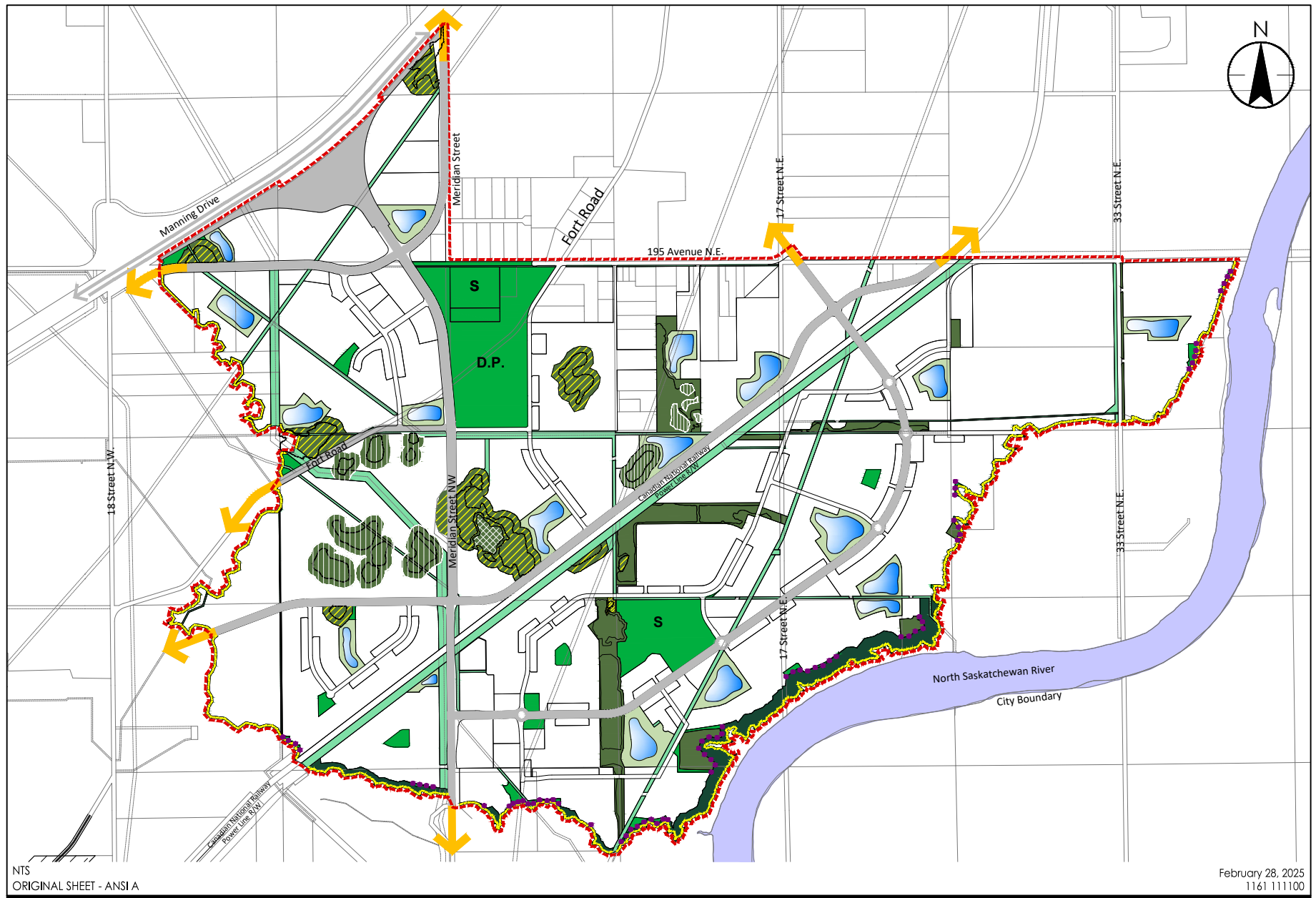
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

5.0

Title

Development Concept



NTS  
ORIGINAL SHEET - ANSI A

February 28, 2025  
1161 111100

#### Legend

- Natural Area - Tree Stand (MR)
- Natural Area (MR)
- Natural Area - Wetland (ER)
- Wetland - Remotely Sensed
- School / Park

- Stormwater Management Facility
- Environmental Reserve  
(to be confirmed by Studies)
- Public Utility Lot as Multi- Use Trail

- Top-of-Bank Shared-use Path
- Top-of-Bank Roadway / Park
- Linkage To Adjacent Community
- NSP Boundary

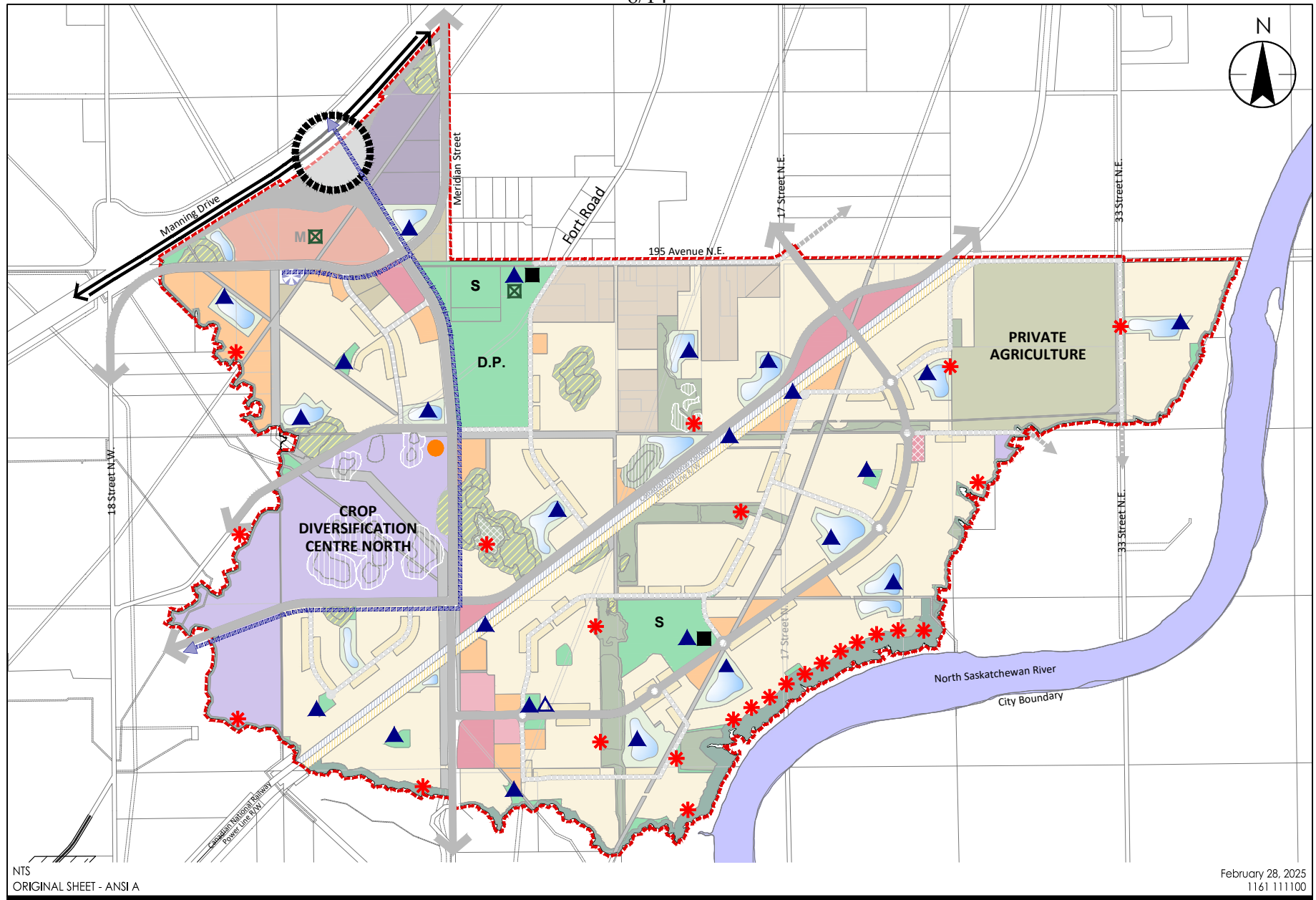
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

7.0

Title

Ecological Network & Parks



NTS  
ORIGINAL SHEET - ANSI A

February 28, 2025  
1161 111100

### Legend

- ▲ Potential Community Garden Location
- △ Potential Orchard Location
- Potential Community Kitchen Location

- ⊠ Potential Farmers Market
- ✱ Potential Naturalized Edible Landscaping
- Potential Food Education & Collaboration

NOTE: ADDITIONAL OPPORTUNITIES AVAILABLE ON PRIVATE PROPERTY AND ON ROAD RIGHTS OF WAY.

MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

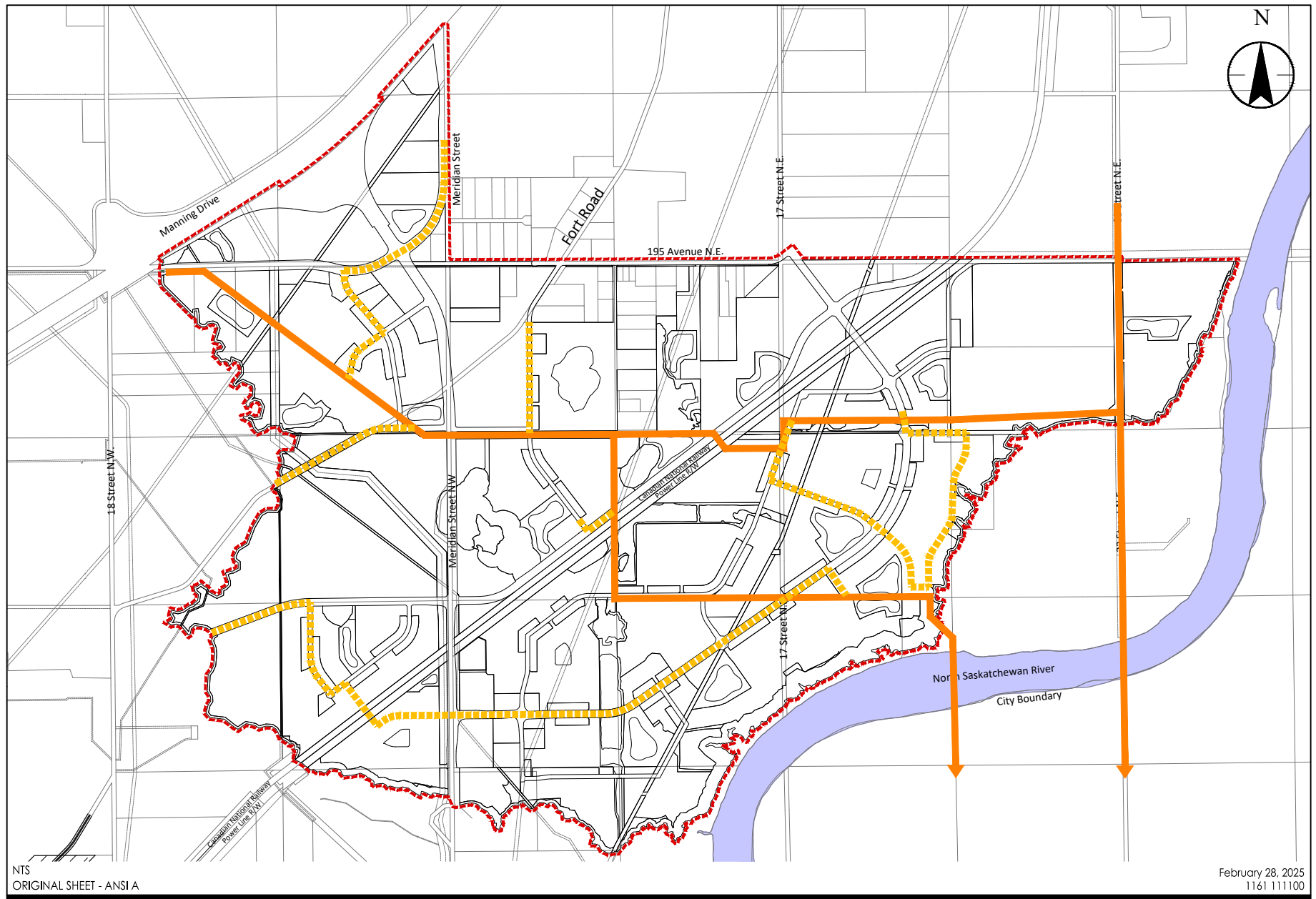
Figure No.

8.0

Title

Agriculture & Food





## Legend

- Proposed Sanitary Trunk
- Existing Sanitary Trunk
- NSP Boundary

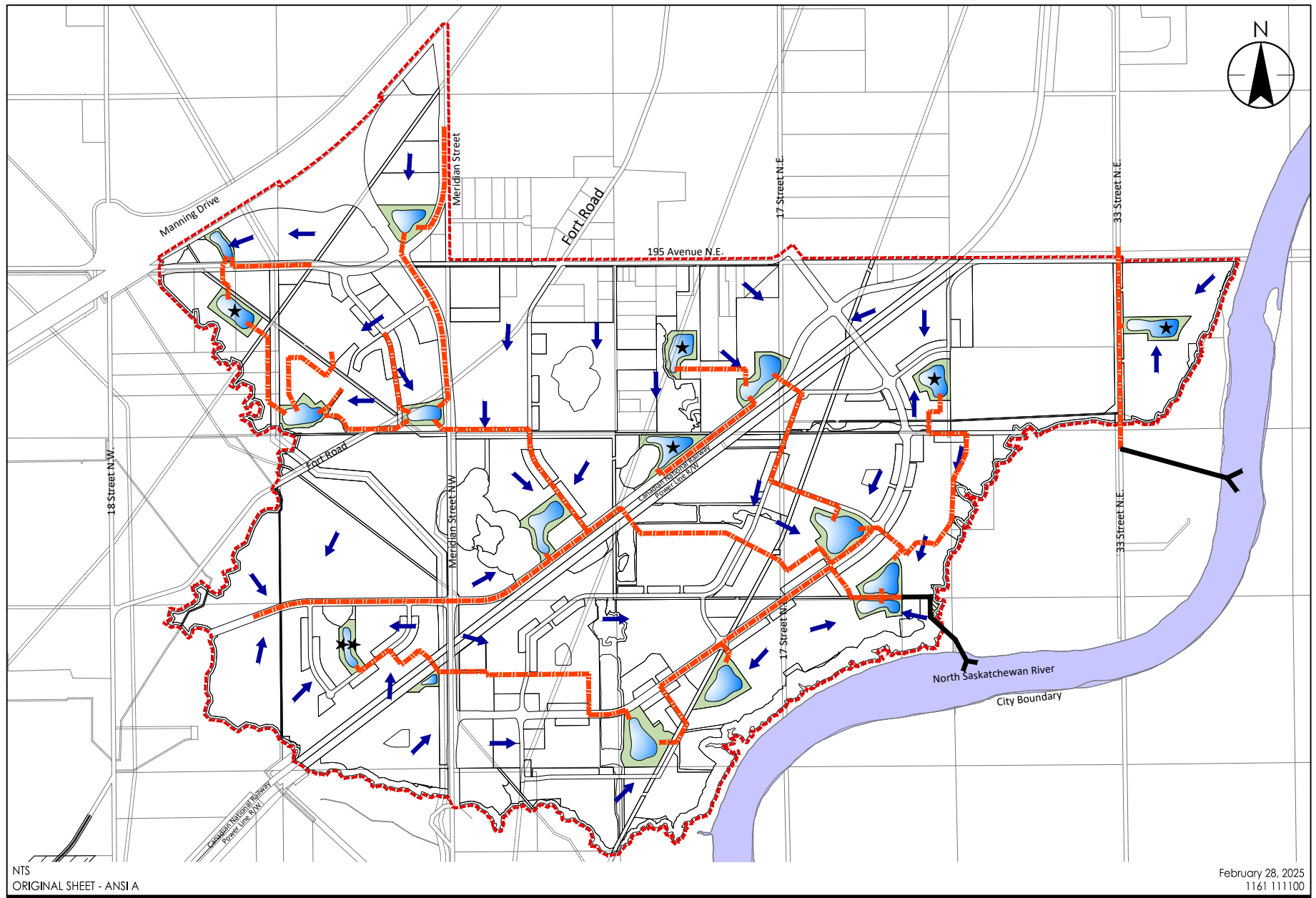
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

9.0

Title

Sanitary Servicing



## Legend



Stormwater Management Facility



Storm Trunk &amp; Interconnecting Pipe



Outfall



Direction of Flow



NSP Boundary



SWMF - Further Study Required



SWMF - Pilot Project

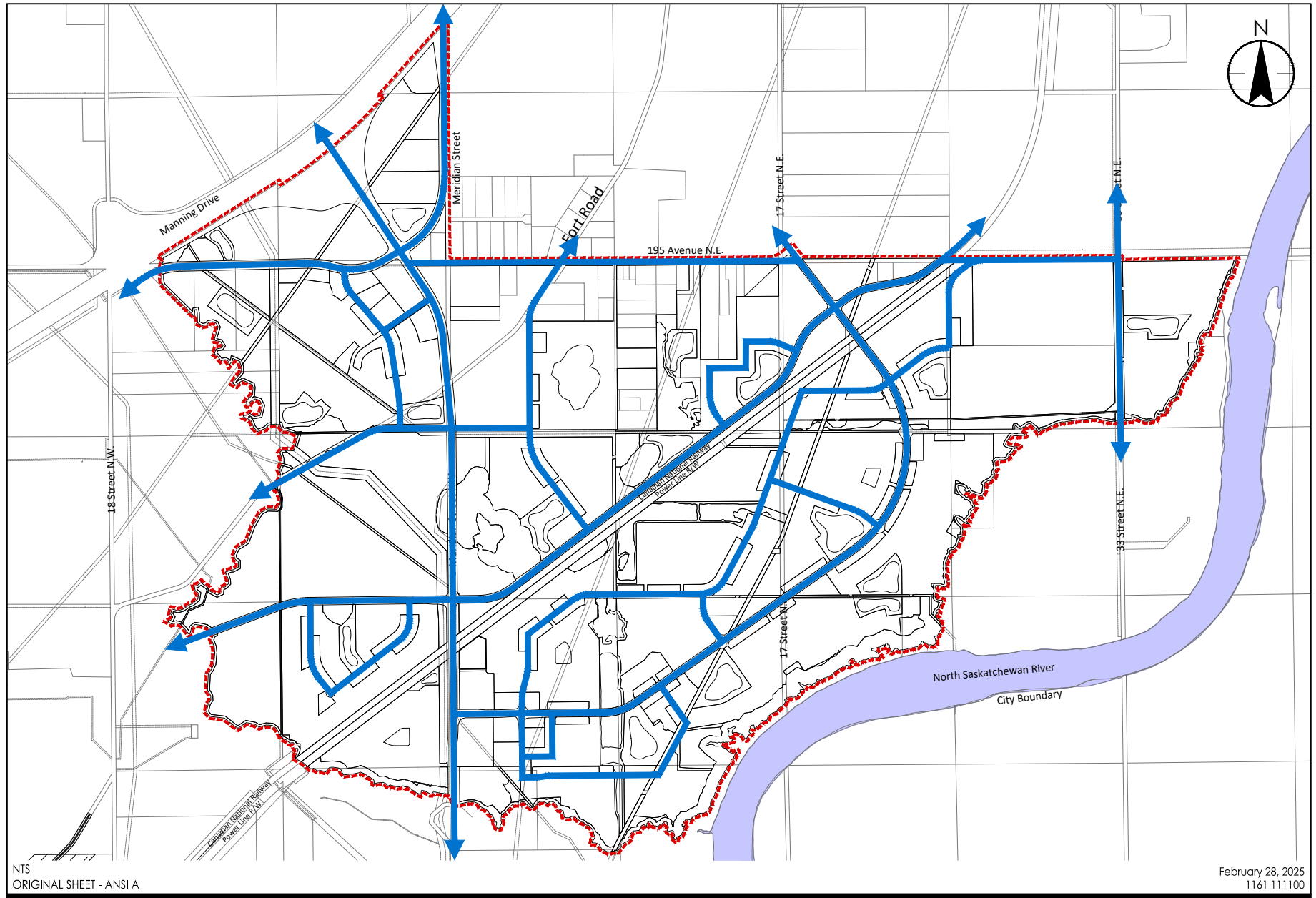
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

10.0

Title

Stormwater Servicing



## Legend

- Water Main
- - - - NSP Boundary

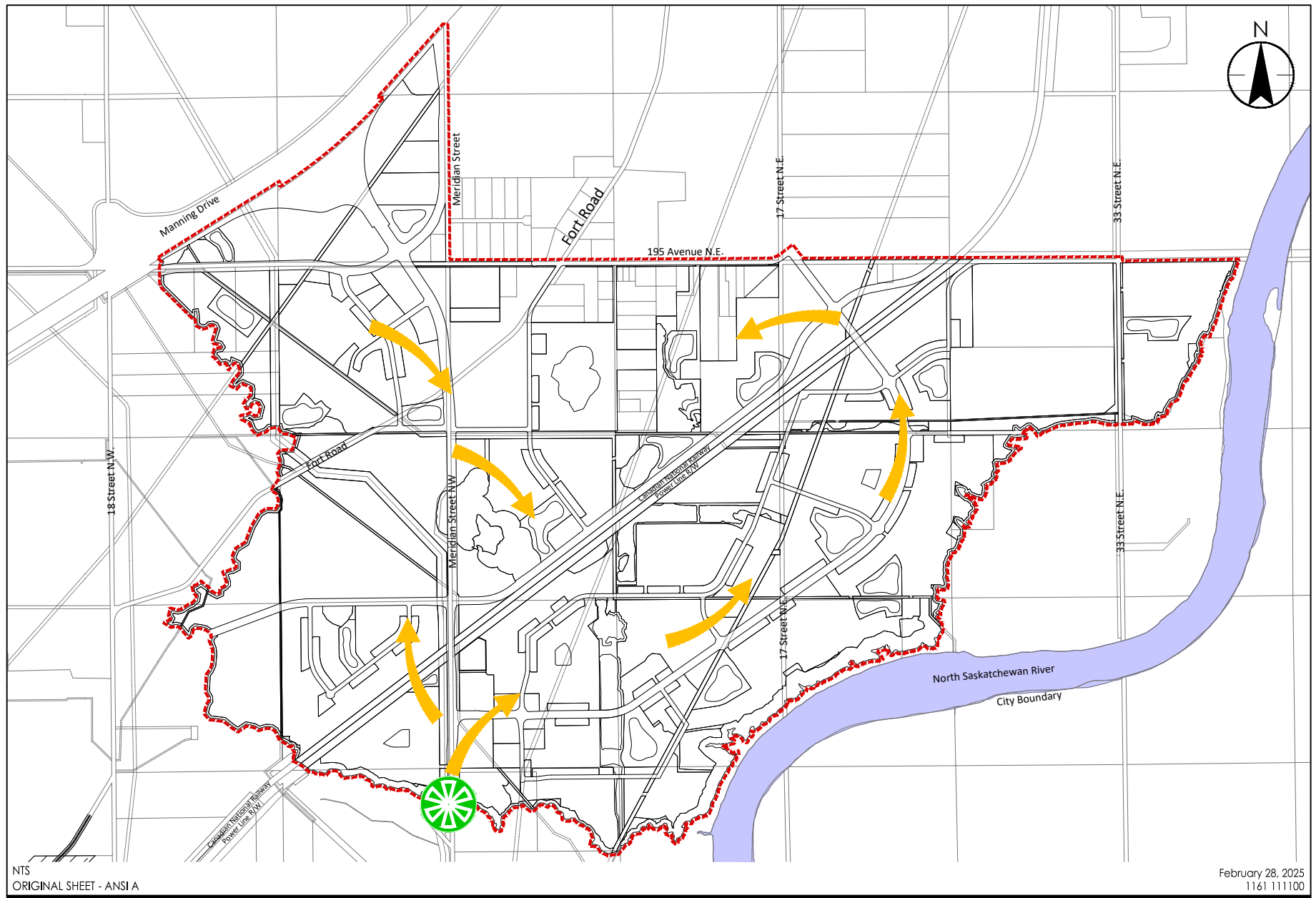
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Figure No.




11.0

Title

Water Servicing



### Legend

-  General Direction & Sequence Of Development
-  Development Starting Point
-  NSP Boundary

MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

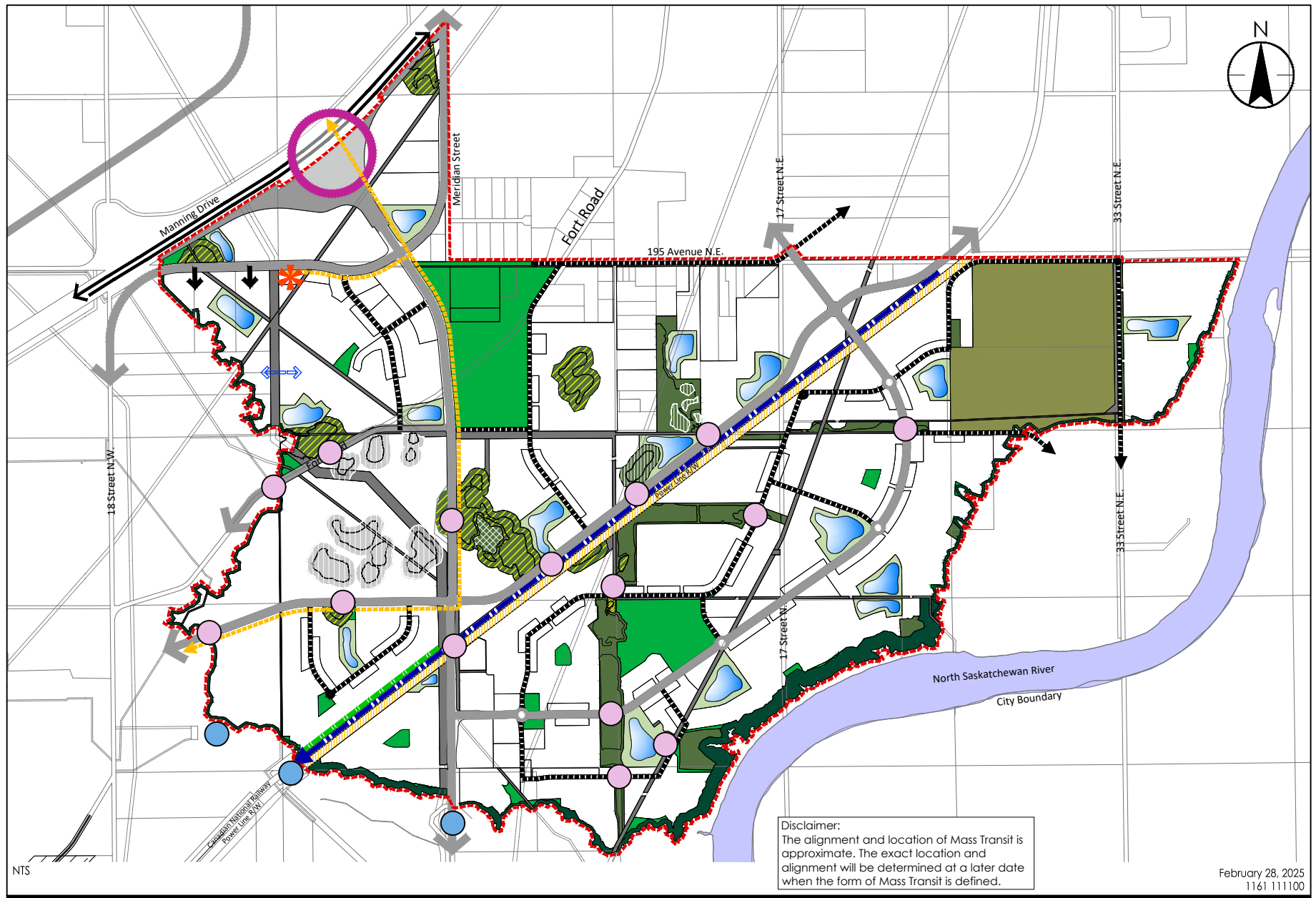
Figure No.

12.0

Title

Staging Plan





## Legend

- Canadian National Railway
- Mass Transit
- Approximate Local Road Connection Location
- Collector Roadway
- Potential Collector Road Access Point
- Arterial Roadway
- Natural Area - Tree Stand (MR)
- Natural Area (MR)

- Natural Area - Wetland (ER)
- Wetland - Remotely Sensed
- School / Park
- Stormwater Management Facility
- Agricultural Land
- Altalink Powerline R/W
- Environmental Reserve
- Public Utility Lot

- Freeway (Manning Drive)
- Transit Centre
- Service Interchange
- NSP Boundary
- Wildlife Crossing
- Existing Wildlife Crossing Barrier
- Proposed Berm and Fence

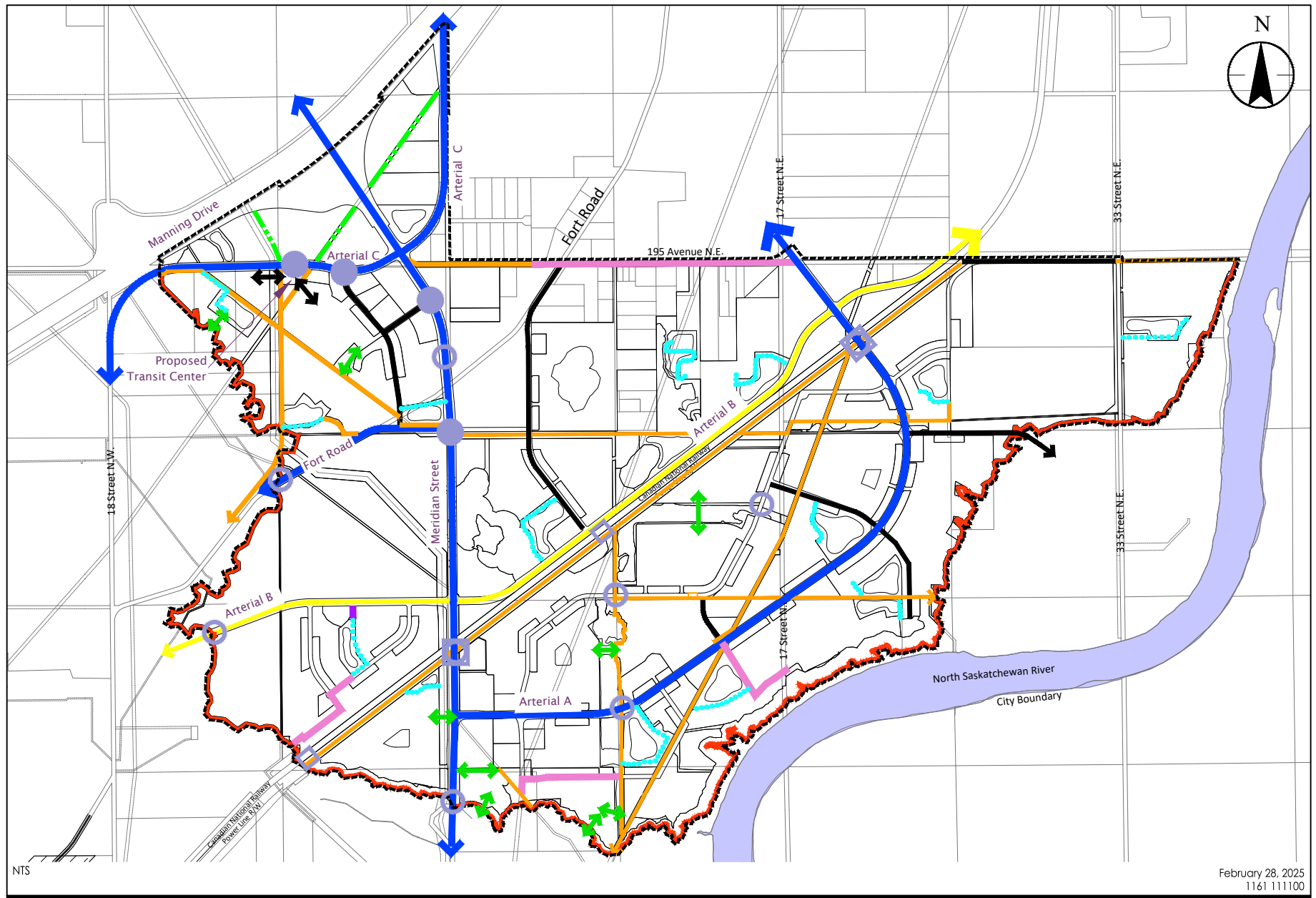
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

13.0

Title

Transportation Network



## Legend:

- Primary Bike Network
- Secondary Bike Network
- Tertiary Bike Network Paved
- Shared Use Path
- Approximate Location of Shared Use Path
- Top of Bank Shared Use Path
- ... SWMF Shared Use Path
- Granular Shared Use Path Adjacent to Natural Area

- Standard Arterial
- ↔ Pedestrian Connections & Greenways
- ↔ Approximate Walkway Location
- Priority Pedestrian Crossing
- Potential Midblock
- ◇ Potential At-Grade CN Pedestrian Crossing
- ◻ Potential long Term Grade Separated

MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

14.0

Title

Active Mode Transportation  
Network