

ITEMS 3.4 & 3.5
BYLAWS 21185 & 21186
MARQUIS

DEVELOPMENT
SERVICES
JUNE 30, 2025

Edmonton



3 COMMUNITY INSIGHTS

Respondents (0)



CITY WEBPAGE
February 14, 2024



MAILED NOTICE
March 26, 2025



SITE SIGNAGE
April 22, 2025

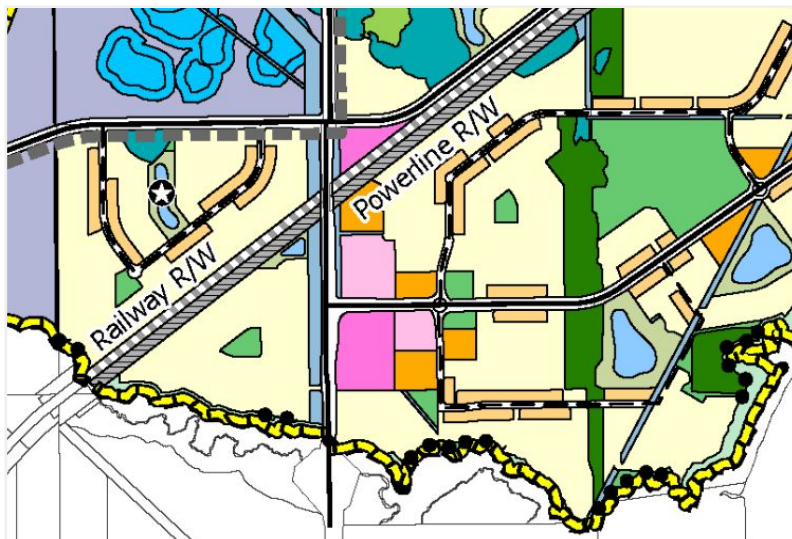


PUBLIC HEARING
NOTICE
June 5, 2025

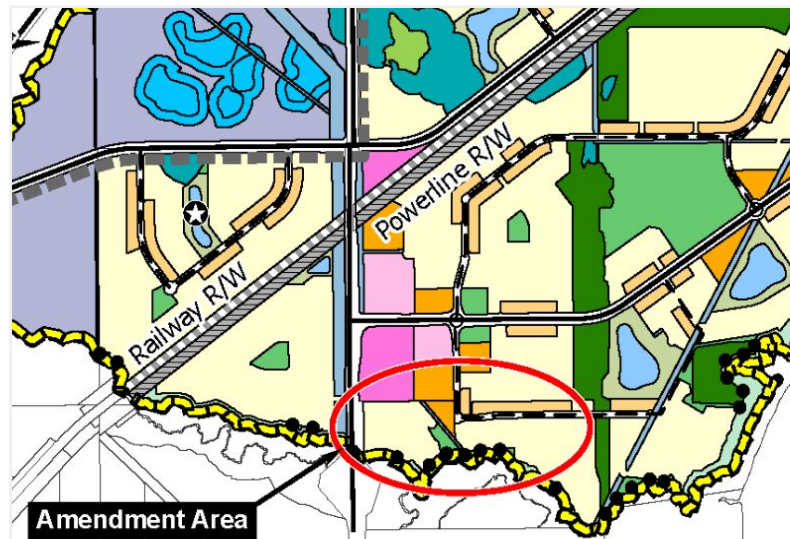


JOURNAL AD
June 13 & 21, 2025

PROPOSED MARQUIS NSP AMENDMENTS



Current NSP Land Use Concept



Proposed NSP Land Use Concept










5 PROPOSED ZONING

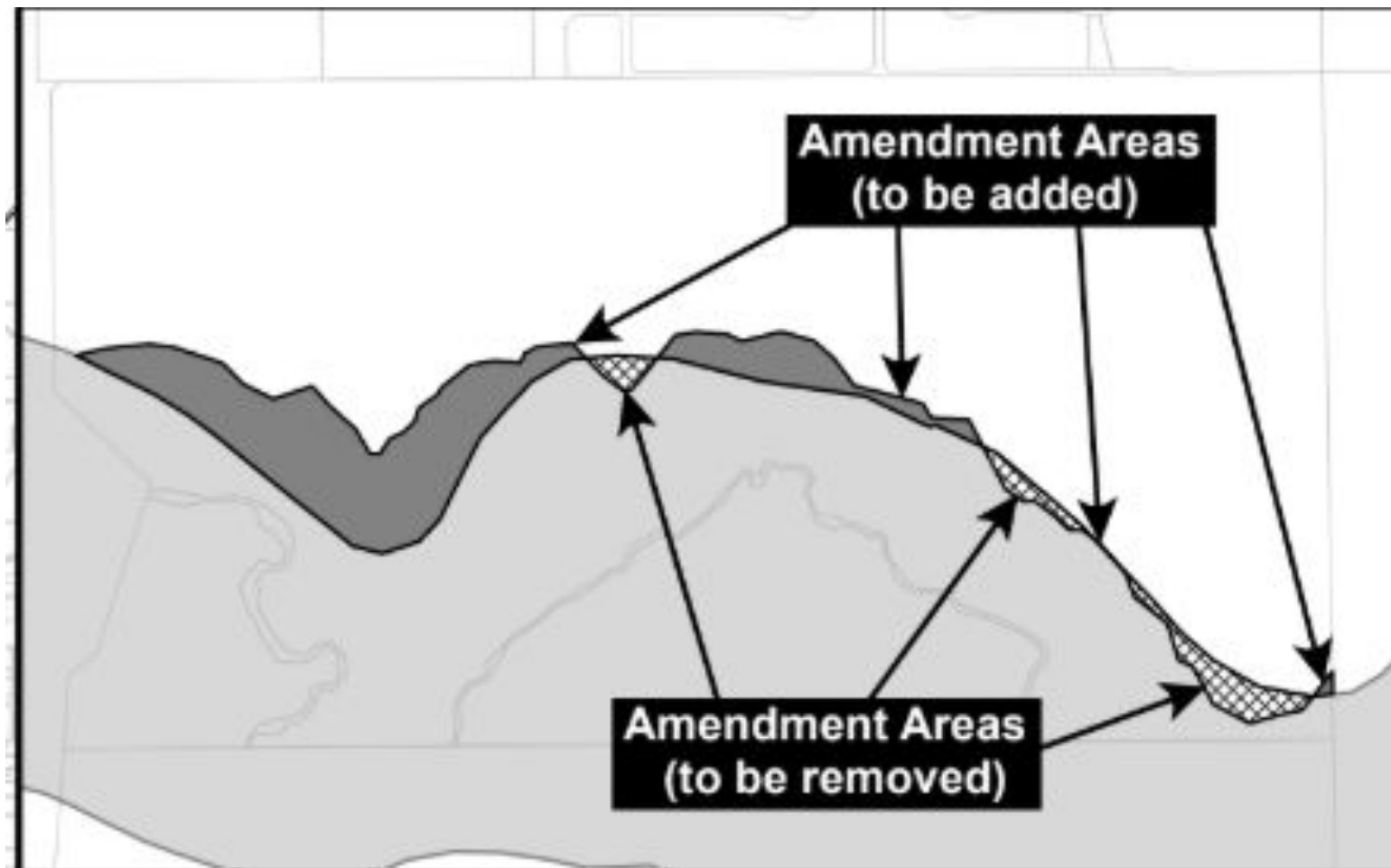
REGULATION	RSF Proposed Zoning	RSM h14 Proposed Zoning	RM h16 Proposed Zoning
Principal Building	Single/Semi-Detached Housing	Row Housing, Multi-Unit Housing	Multi-Unit Housing
Height	12.0 m	14.0 m	16.0 m
Density	N/A	Min: 45 du/ha Max: None	Min: 45 du/ha Max: None
Setbacks Front Interior Flanking Rear	3.0 - 4.5 m 1.2 - 1.5 m 2.0 m 1.2 - 6.0 m	3.0 m 1.2 - 1.5 m 2.0 m 5.5 m	1.0 - 4.5 m 1.5 - 3.0 m 1.5 - 3.0 m 1.5 - 3.0 m
Max Site Coverage	55%	60%	Max FAR: 2.3 - 3.7

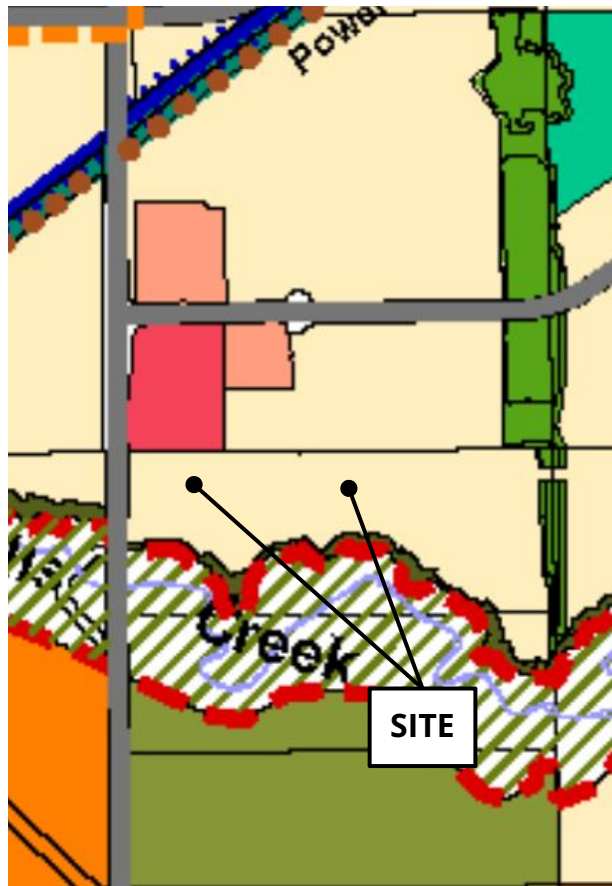


Legend:

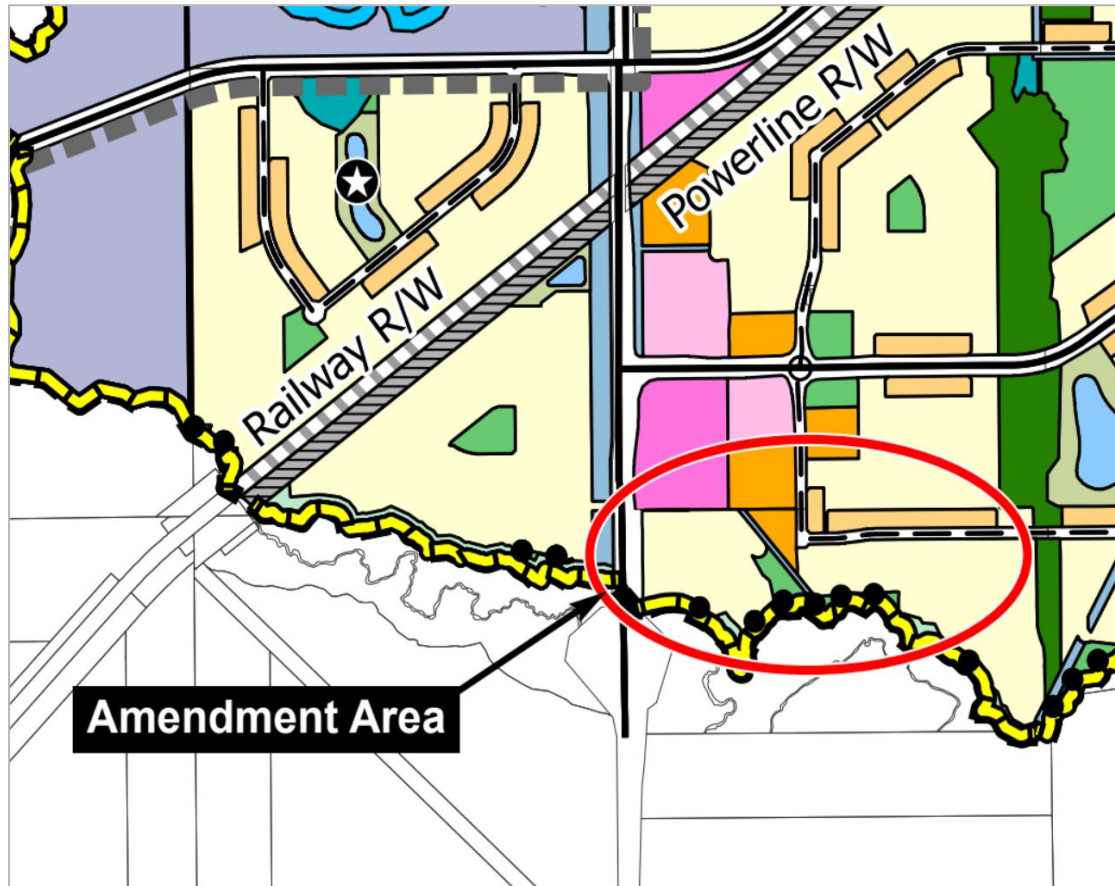
-  Primary Bike Network
-  Secondary Bike Network
-  Tertiary Bike Network Paved
-  Shared Use Path
-  Approximate Location of Shared Use Path
-  Top of Bank Shared Use Path
-  SWMF Shared Use Path
-  Granular Shared Use Path Adjacent to Natural Area

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

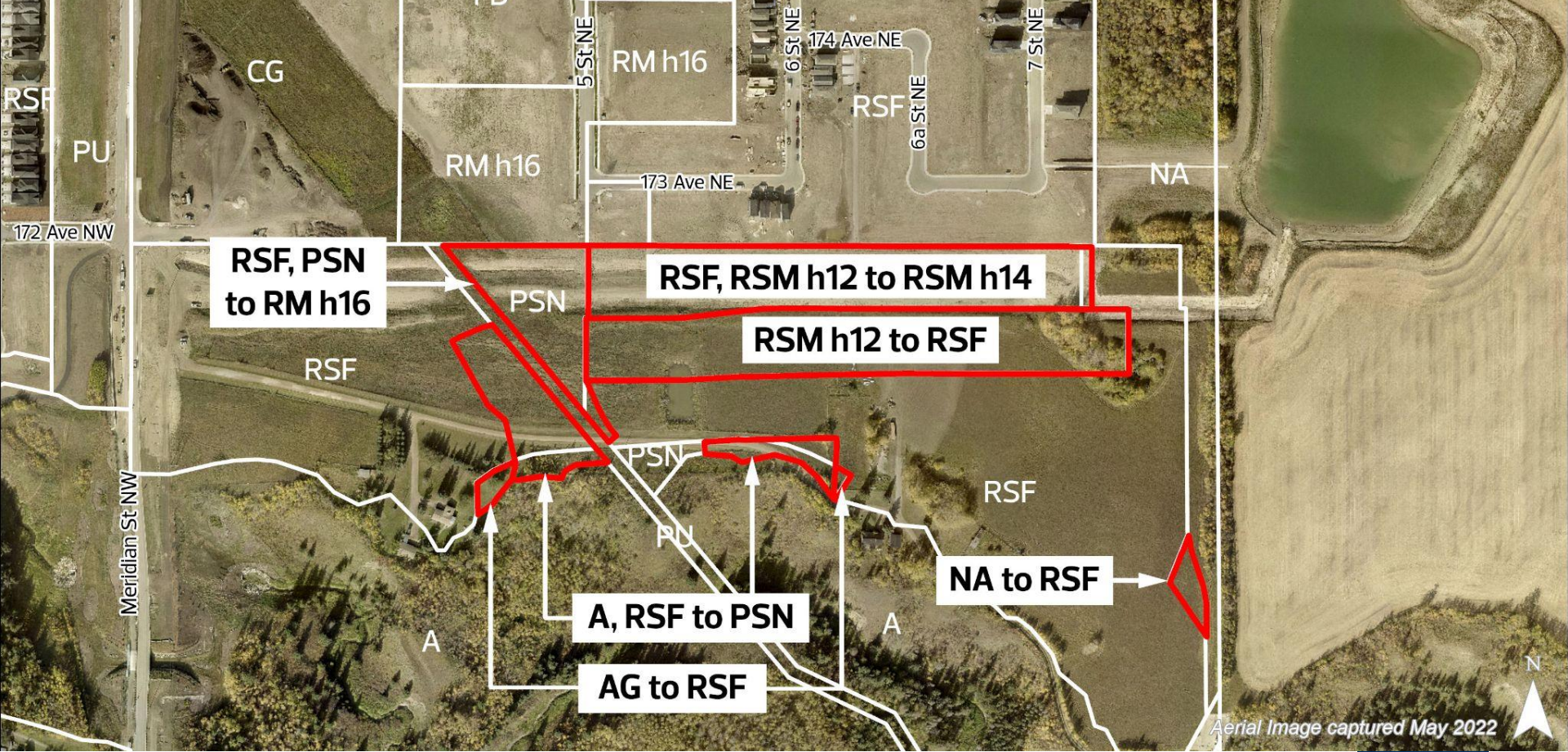




Horse Hill ASP



Marquis NSP



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**