

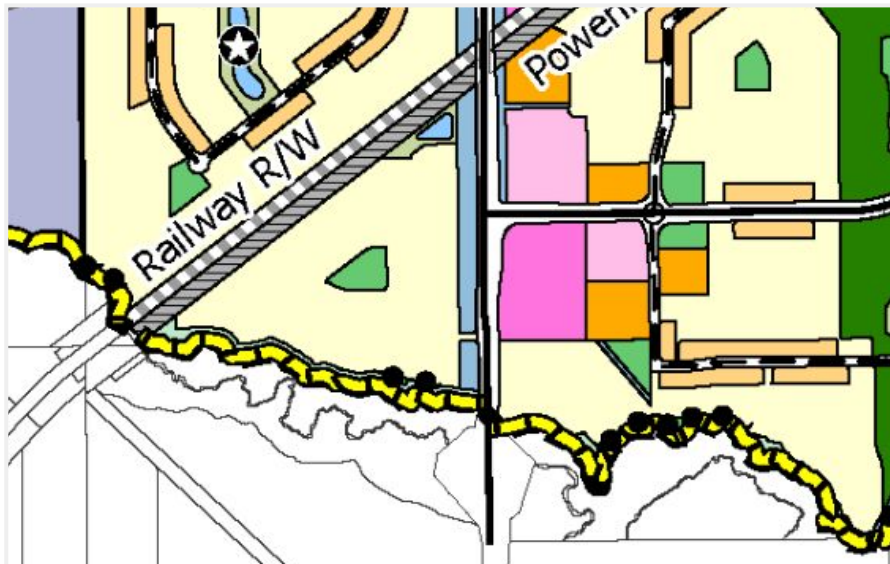
ITEMS 3.4 & 3.5  
BYLAWS 21185 & 21186  
MARQUIS

DEVELOPMENT  
SERVICES  
AUG 18, 2025

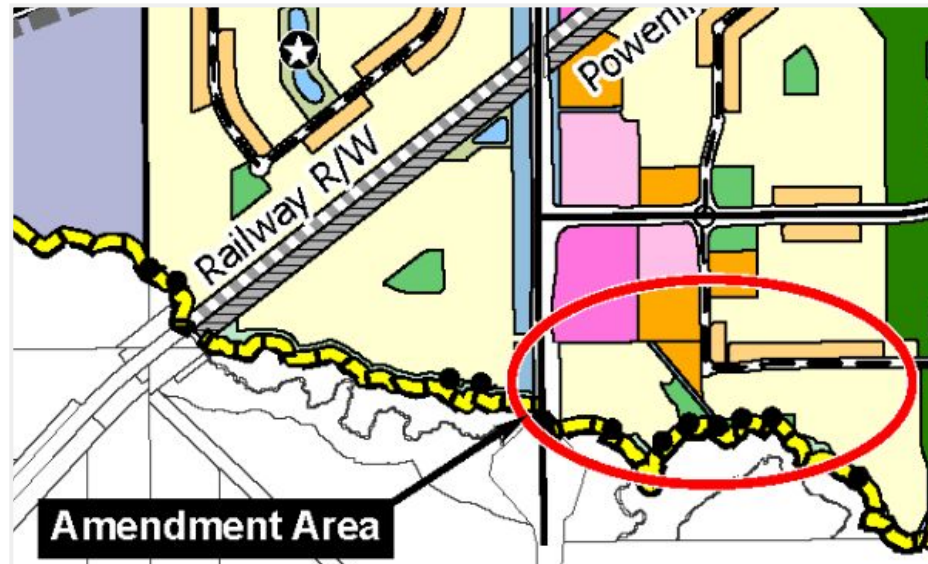
Edmonton



# PROPOSED MARQUIS NSP AMENDMENTS



Current NSP Land Use Concept

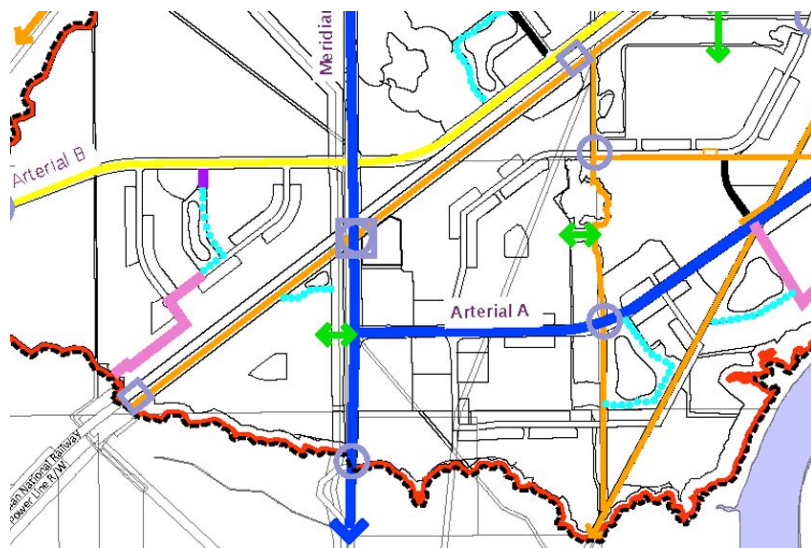


Proposed NSP Land Use Concept

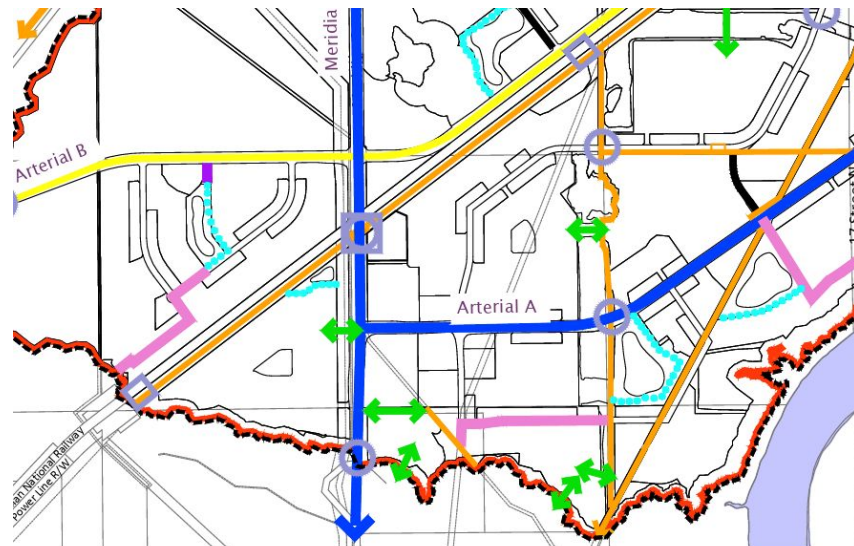


# 3 PROPOSED ZONING

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



Current NSP Active Transportation Network

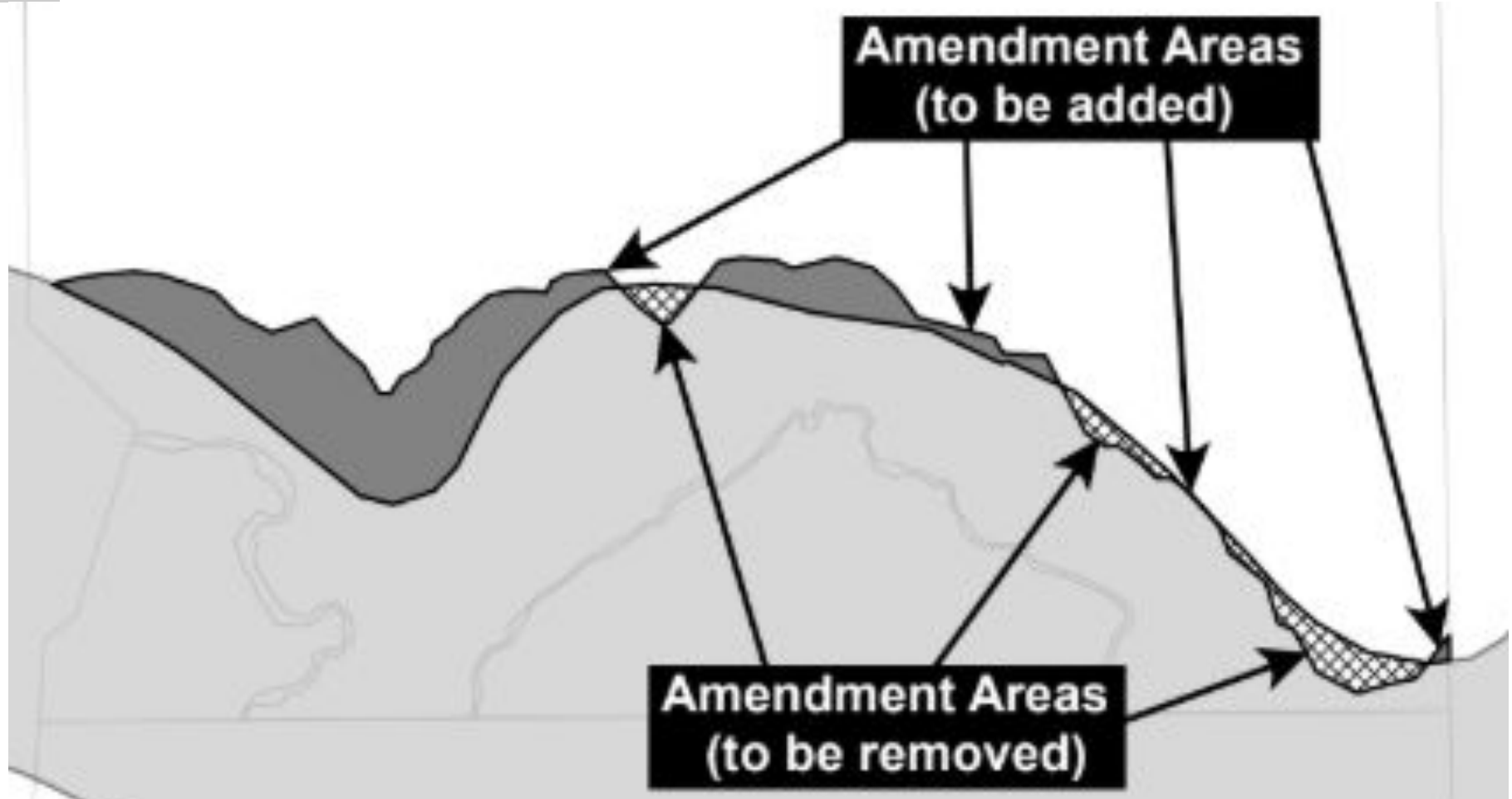


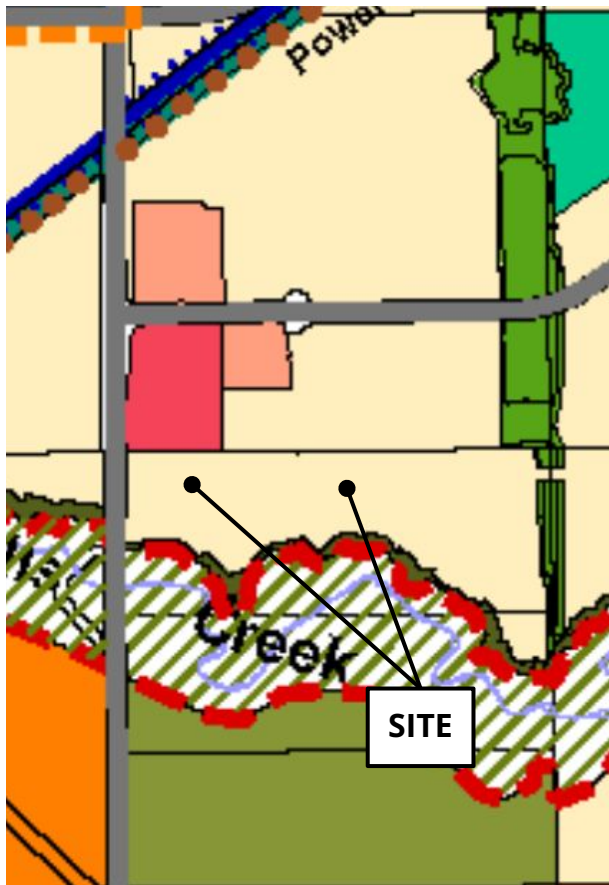
Proposed NSP Active Transportation Network

## Legend:

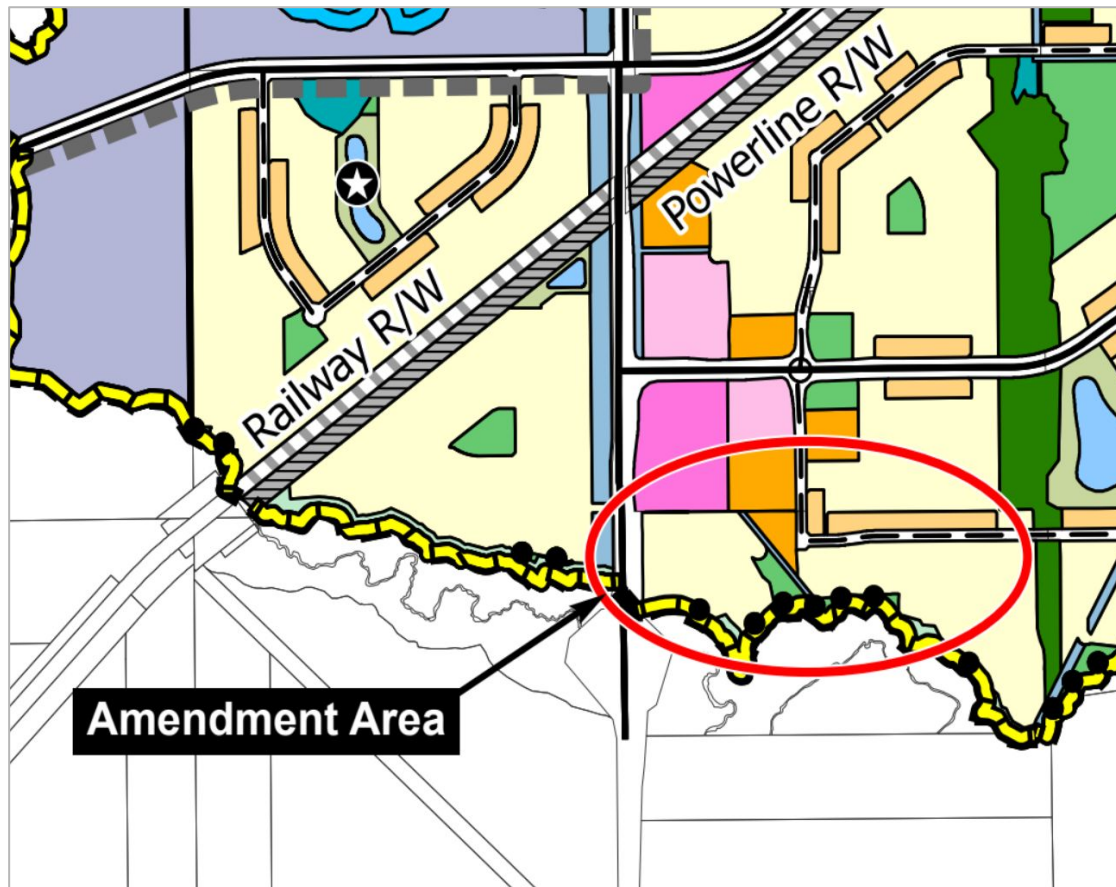
- Primary Bike Network
- Secondary Bike Network
- Tertiary Bike Network Paved
- Shared Use Path
- Approximate Location of Shared Use Path
- Top of Bank Shared Use Path
- ... SWMF Shared Use Path
- Granular Shared Use Path Adjacent to Natural Area

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



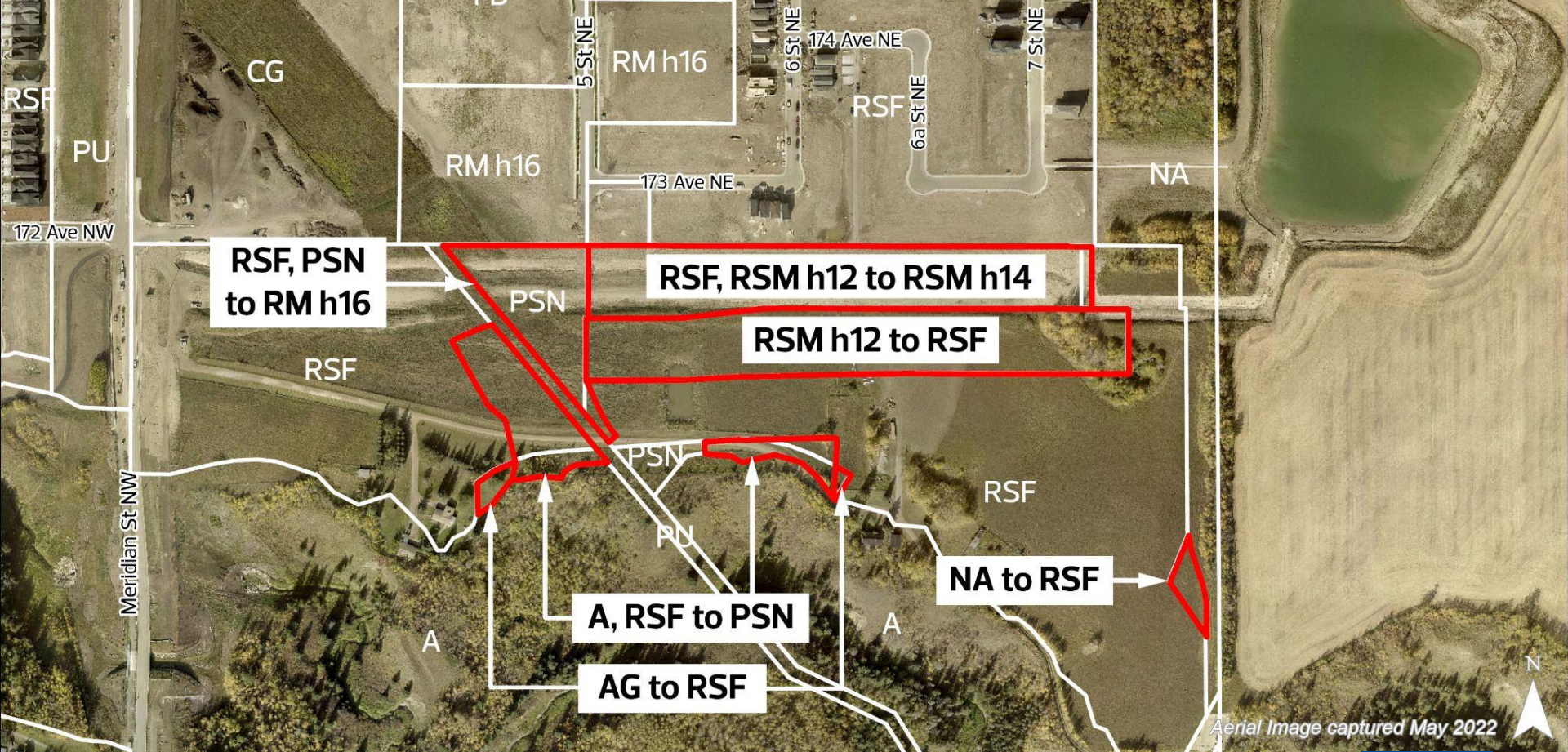


Horse Hill ASP



Marquis NSP





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**