

Bylaw 19606

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 Council considers it desirable to amend the Marquis Neighbourhood 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. Appendix “A” to Bylaw 16353, as amended, is hereby further amended as follows:
 - a. delete the map entitled “Bylaw 18198 – Marquis Neighbourhood Structure Plan” and replace with the map entitled “Bylaw 19606 – Amendment to Marquis Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
 - b. delete the statistics entitled “Marquis Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 18198” and replace with “Marquis Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 19606” attached hereto as Schedule “B” and forming part of this bylaw;
 - c. delete the map entitled “Figure 5.0 Development Concept”, and replace it with the map entitled “Figure 5.0 Development Concept”, attached hereto as Schedule “C” and forming part of this bylaw;
 - d. delete the map entitled “Figure 7.0 Ecological Network & Parks”, and replace it with the map entitled “Figure 7.0 Ecological Network & Parks”, attached hereto as Schedule “D” and forming part of this bylaw;

- e. delete the map entitled “Figure 9.0 Sanitary Servicing”, and replace it with the map entitled “Figure 9.0 Sanitary Servicing”, attached hereto as Schedule “E” and forming part of this bylaw;
- f. delete the map entitled “Figure 10.0 Stormwater Servicing”, and replace it with the map entitled “Figure 10.0 Stormwater Servicing”, attached hereto as Schedule “F” and forming part of this bylaw;
- g. delete the map entitled “Figure 11.0 Water Servicing”, and replace it with the map entitled “Figure 11.0 Water Servicing”, attached hereto as Schedule “G” and forming part of this bylaw;
- h. delete the map entitled “Figure 13.0 Transportation Network”, and replace it with the map entitled “Figure 13.0 Transportation Network”, attached hereto as Schedule “H” and forming part of this bylaw; and
- i. delete the map entitled “Figure 14.0 Active Mode Transportation Network”, and replace it with the map entitled “Figure 14.0 Active Mode Transportation Network”, attached hereto as Schedule “I” and forming part of this bylaw;

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.













THE CITY OF EDMONTON













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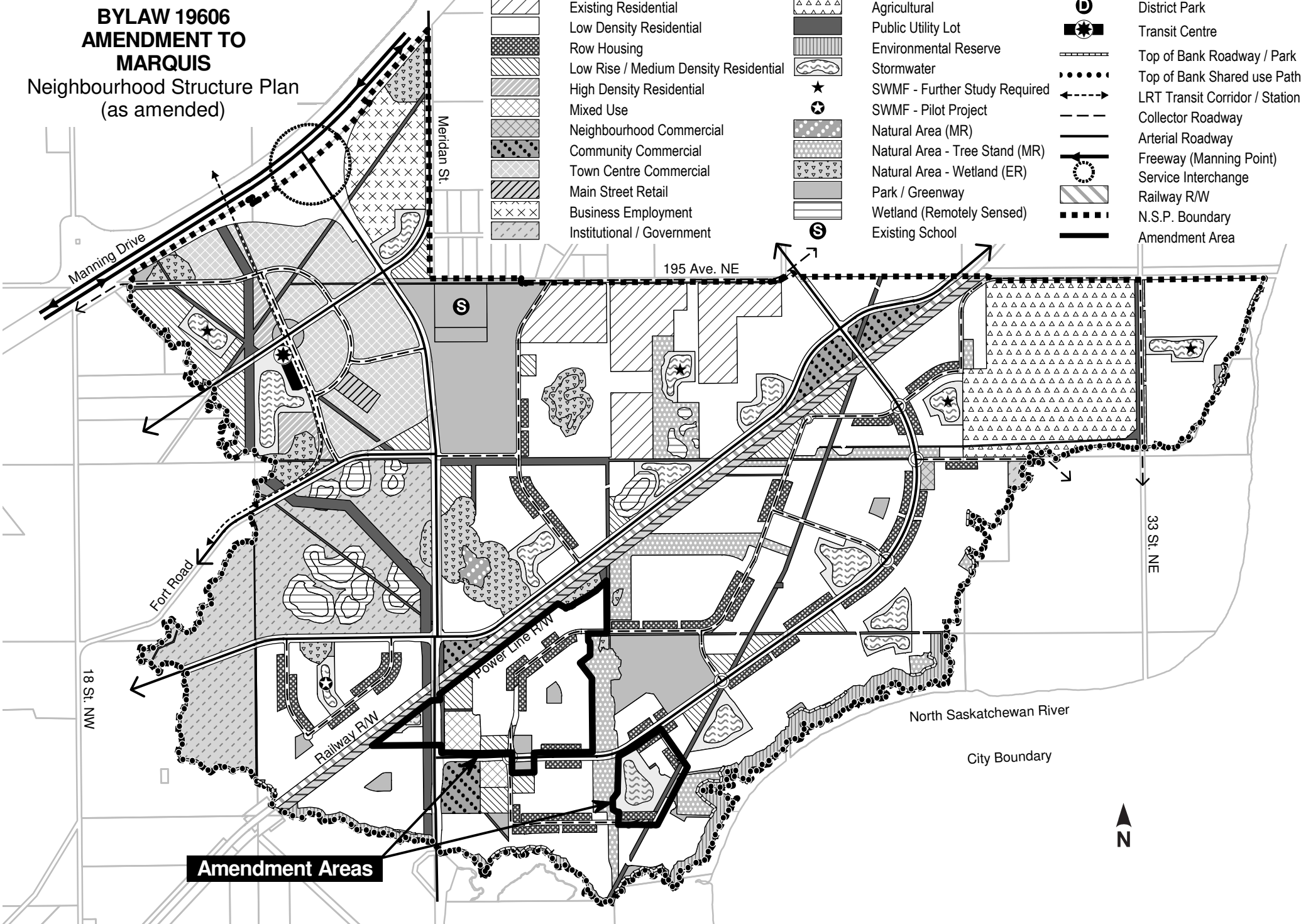
CITY CLERK

BYLAW 19606 AMENDMENT TO MARQUIS Neighbourhood Structure Plan (as amended)

-  Existing Residential
-  Low Density Residential
-  Row Housing
-  Low Rise / Medium Density Residential
-  High Density Residential
-  Mixed Use
-  Neighbourhood Commercial
-  Community Commercial
-  Town Centre Commercial
-  Main Street Retail
-  Business Employment
-  Institutional / Government

-  Agricultural
-  Public Utility Lot
-  Environmental Reserve
-  Stormwater
-  SWMF - Further Study Required
-  SWMF - Pilot Project
-  Natural Area (MR)
-  Natural Area - Tree Stand (MR)
-  Natural Area - Wetland (ER)
-  Park / Greenway
-  Wetland (Remotely Sensed)
-  Existing School

-  District Park
-  Transit Centre
-  Top of Bank Roadway / Park
-  Top of Bank Shared use Path
-  LRT Transit Corridor / Station
-  Collector Roadway
-  Arterial Roadway
-  Freeway (Manning Point)
-  Service Interchange
-  Railway R/W
-  N.S.P. Boundary
-  Amendment Area



Amendment Areas

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.

SCHEDULE "B"

**Marquis Neighbourhood Structure Plan
Land Use and Population Statistics
Bylaw 19606**

GROSS AREA	1,004.7	
Environmental Reserve		
Natural Area – Wetland	26.2	2.6%
Other ER	25.6	2.5%
Remotely Sensed Wetland**	3.8	0.4%
Pipeline & Utility Right-of-Way		
Pipeline	32.8	3.3%
Power transmission	14.4	1.4%
Transportation		
Manning Drive	15.1	1.5%
Arterial Roadway	52.7	5.2%
Railways	11.8	1.2%
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GROSS DEVELOPABLE AREA	822.3	
Existing Land Uses		
Residential	36.6	3.6%
Institutional – Provincial Government	79.7	7.9%
Institutional – Municipal Reserve	0.8	0.1%
Municipal Reserve/School Site	6.3	0.6%
Agricultural Land	56.6	5.6%
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ADJUSTED GROSS DEVELOPABLE AREA	642.3	100.00%
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Commercial		
Business Employment	15.2	2.4%
Town Centre Commercial	42.3	6.6%
Main Street Commercial	2.4	0.4%
Community Commercial	11.8	1.8%
Neighbourhood Commercial	0.8	0.1%
Mixed Use		
Residential/Commercial (non-residential portion)	2.8	0.4%
Parkland, Recreation, School (Municipal Reserve)		
School/Park	54.2	8.4%
Natural Area	33.2	5.2%
Institutional		
Fire Station/Civic Use	0.8	0.1%
Transportation		
Circulation	128.5	20.0%
Transit Centre and LRT Station	1.1	0.2%
Light Rail Transit Corridor	2.1	0.3%
Infrastructure & Servicing		
Stormwater Management Facilities	52	8.1%
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TOTAL Non-Residential Area	347.2	54.1%
Net Residential Area (NRA)	295.1	45.9% 100.0%

Residential Land Use, Dwelling Unit Count and Population							
	Area (ha)	Units/ha.	Units	% of Total	People/ Units	Population	% of NRA
Single/Semi-Detached	220	25	5,500	43%	2.8	15,400	74.6%
Rowhousing	28.3	45	1,274	10%	2.8	3,566	9.6%
Low-rise/Multi-/Medium Rise Units	32.6	90	2,934	23%	1.8	5,281	11.0%
Medium to High Rise Units	4.6	225	1,035	8%	1.5	1,553	1.6%
Mixed Use (Residential Portion)	1.6	90	144	1%	1.8	259	0.5%
Mixed Uses - Town Centre (Residential Portion)	8	225	1,800	14%	1.5	2,700	2.7%
Total Residential	295.1		12,687	100%		28,759	100%

Sustainability Measures

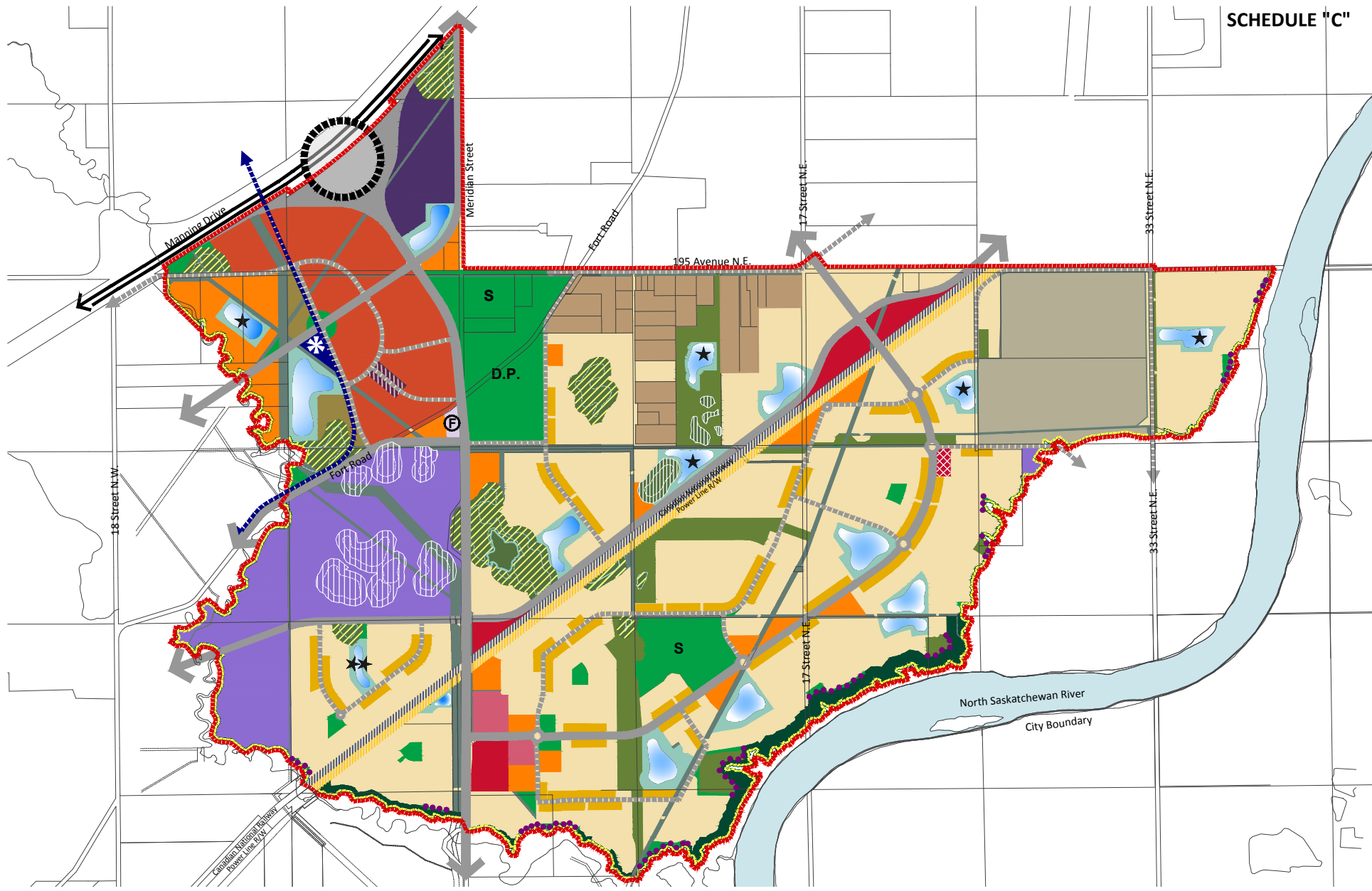
Population Density (ppnrha.)		97.5
Unit Density (upnrha.)		43.0
Single/Semi-Detached/Rowhousing; LowRise/Multi-/Medium Units and High Rise		53%
Population(%) within 500m of Parkland		33%
Population(%) within 400m of Transit		99%
Population(%) within 600m of Commercial Service		70%

Presence/Loss of Natural Area Features	Land	Water
Protected as Environmental Reserve (ha)	56.6	n/a
Conserved as Naturalized Municipal Reserve (ha)	32.3	n/a
Protected through other means (ha)	0	n/a
Lost to Development (ha)	31.9	n/a

Student Generation

		Notes
Public School Board		2,569 * As per TOB Policy c542, the area between the TOB roadway and the residual land between the roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas to be confirmed at time of subdivision and by legal survey. This area is subject to ARA and PAC.
Elementary	1,285	
Junior/Senior High	1,285	
Separate School Board		1,285
Elementary	642	** Areas deducted to Municipal Reserve to be confirmed by legal survey.
Junior High	321	1 Circulation
Senior High	321	area calculations assume 20% of the single/semi-detached land area will be circulation area.
Total Student Population	3,854	

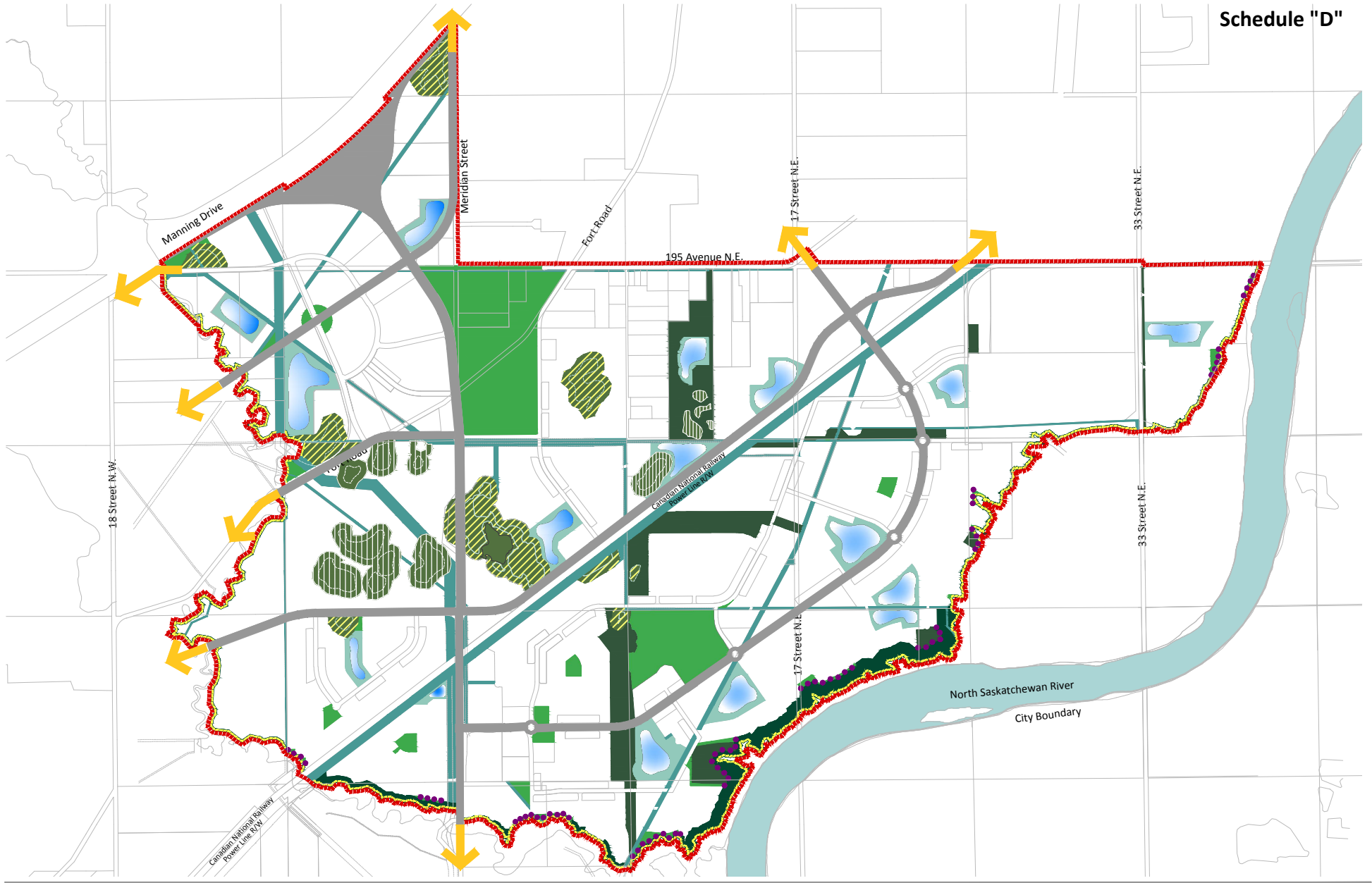
For Public School student generation is based on GDA x 2 for Elementary and Junior/Senior High School. For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.



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|---|---|---|--|
| <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 Main Street Retail | <ul style="list-style-type: none"> Civic Uses Institutional (Government Land) Business Employment Agricultural Land Canadian National Railway Altalink Powerline R/W Environmental Reserve Public Utility Lot NSP Boundary | <ul style="list-style-type: none"> Natural Area - Tree Stand (MR) Natural Area (MR) Natural Area - Wetland (ER) Wetland - Remotely Sensed School / Park Stormwater Management Facility SWMF - Further Study Required SWMF - Pilot Project | <ul style="list-style-type: none"> Top-of-Bank Shared-use Path Top-of-Bank Roadway / Park LRT / Transit Station Collector Roadway Arterial Roadway Freeway (Manning Drive) Service Interchange Potential Fire Station Location |
|---|---|---|--|

Marquis Neighbourhood NSP Amendment

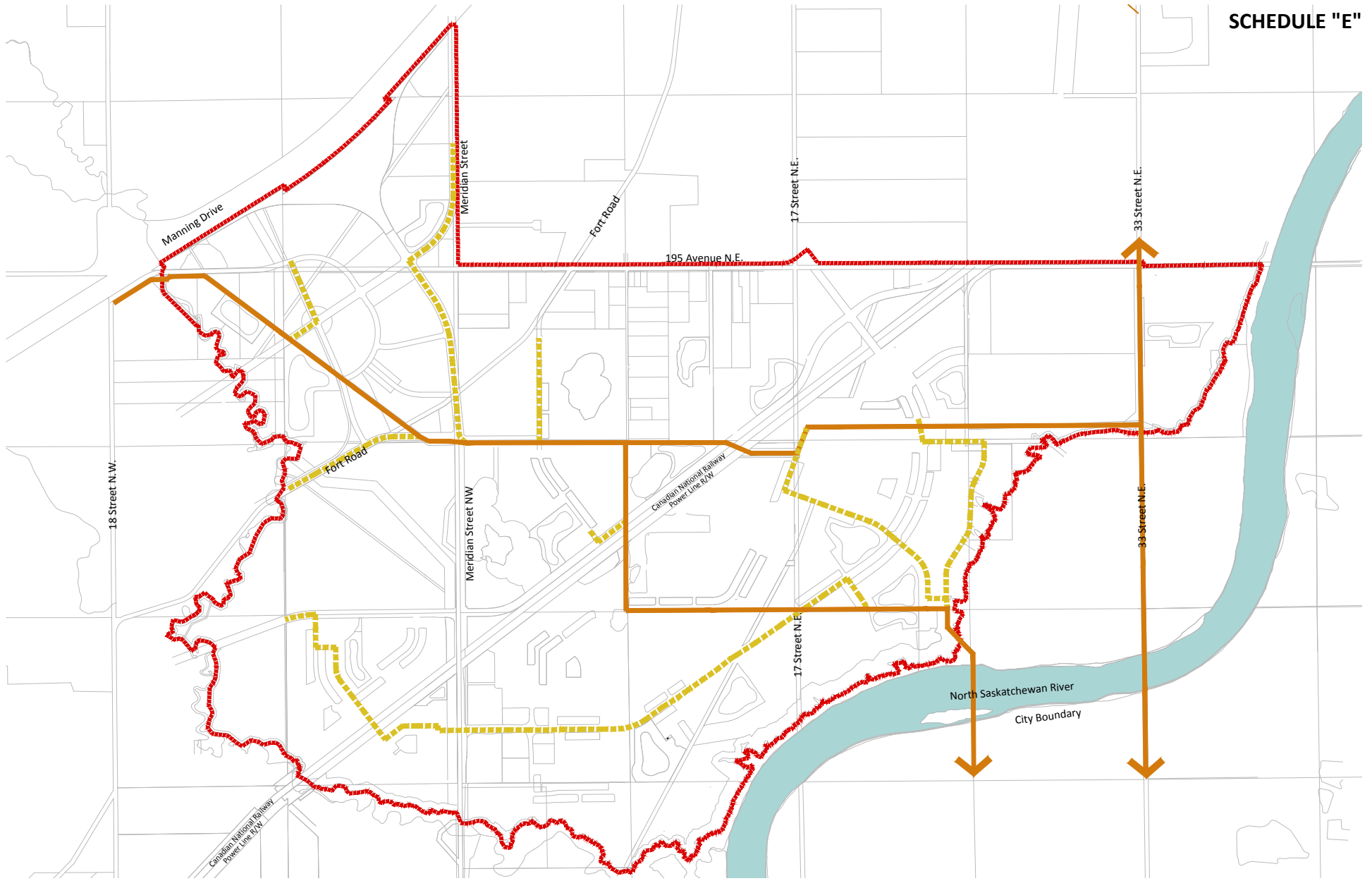
Figure 5.0
Development Concept



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| Natural Area - Tree Stand (MR) | Stormwater Management Facility | Top-of-Bank Shared-use Path |
| Natural Area (MR) | Environmental Reserve | Top-of-Bank Roadway / Park |
| Natural Area - Wetland (ER) | Public Utility Lot | Linkage to Adjacent Community |
| Wetland - Remotely Sensed | School / Park | NSP Boundary |

Marquis Neighbourhood NSP Amendment

Figure 7.0
Ecological Network & Parks

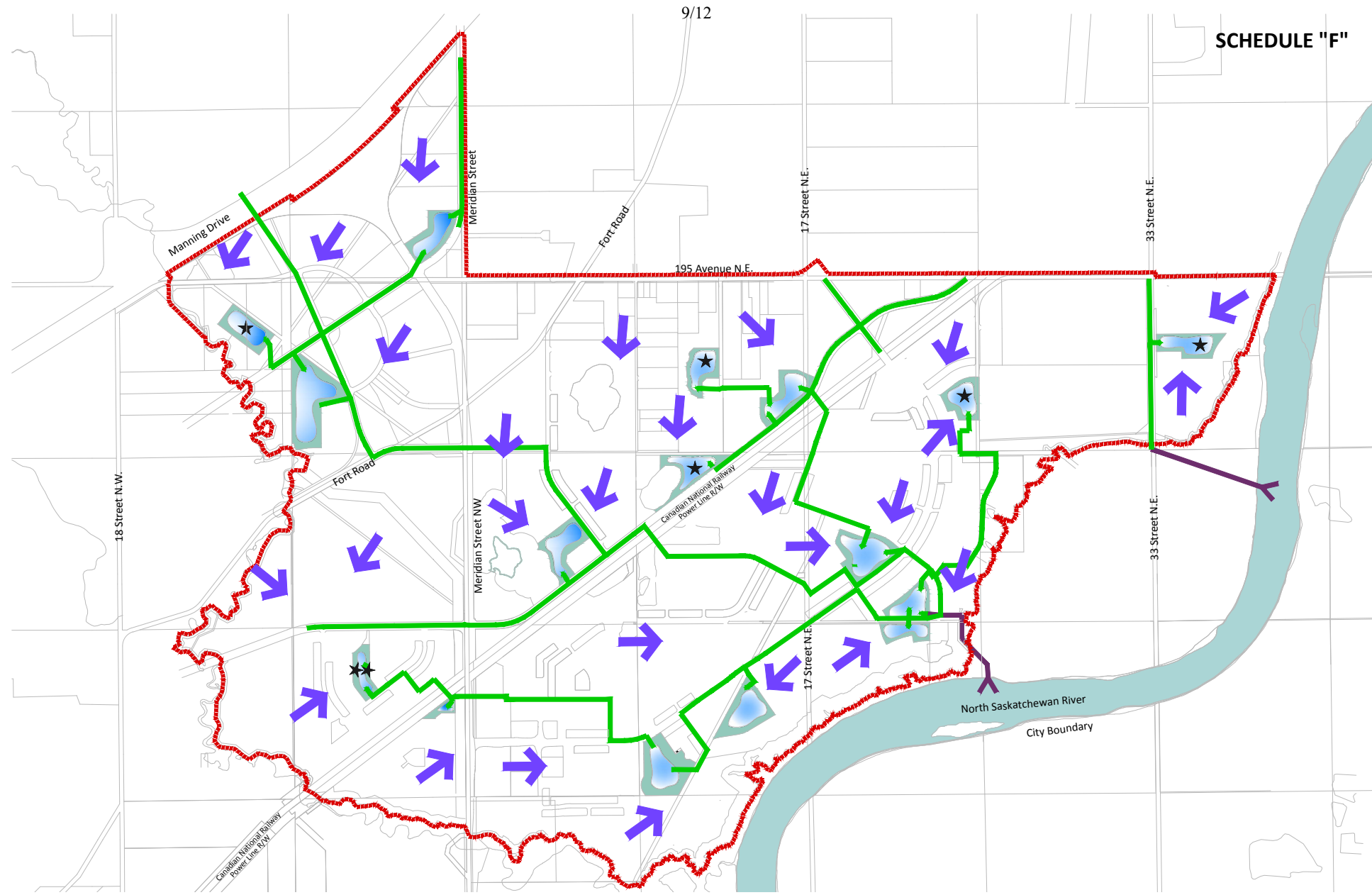


- Legend
- - - Proposed Sanitary Trunk
 - Existing Sanitary Trunk
 - - - NSP Boundary

**Marquis Neighbourhood
NSP Amendment**

Figure 9.0
Sanitary Servicing

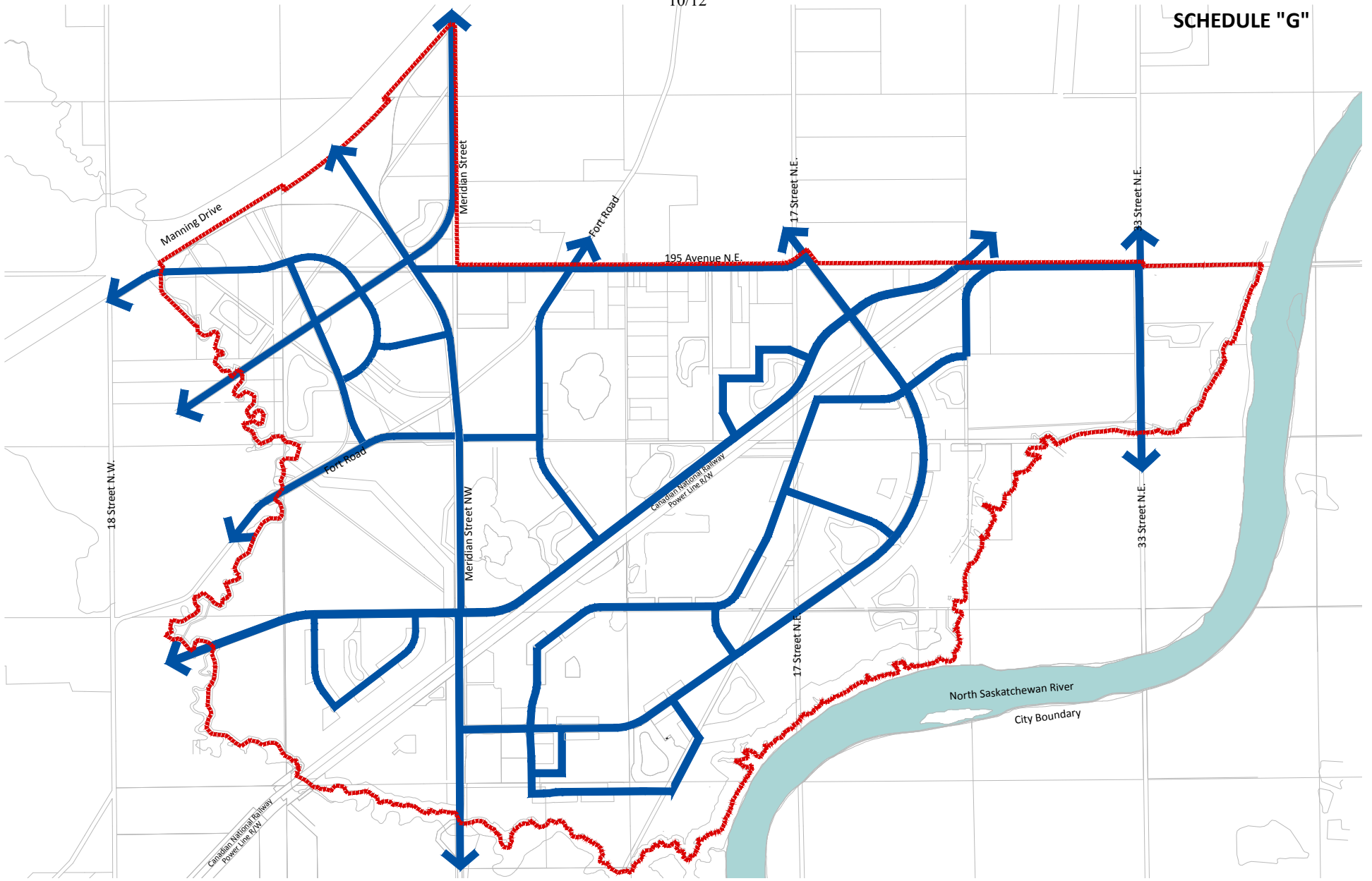




- Legend
- Stormwater Management Facility
 - Storm Trunk & Interconnecting Pipe
 - Outfall
 - NSP Boundary
 - Direction of Flow
 - SWMF - Further Study Required
 - SWMF - Pilot Project

Marquis Neighbourhood
NSP Amendment

Figure 10.0
Storm Servicing



Marquis Neighbourhood
NSP Amendment

Figure 11.0
Water Servicing

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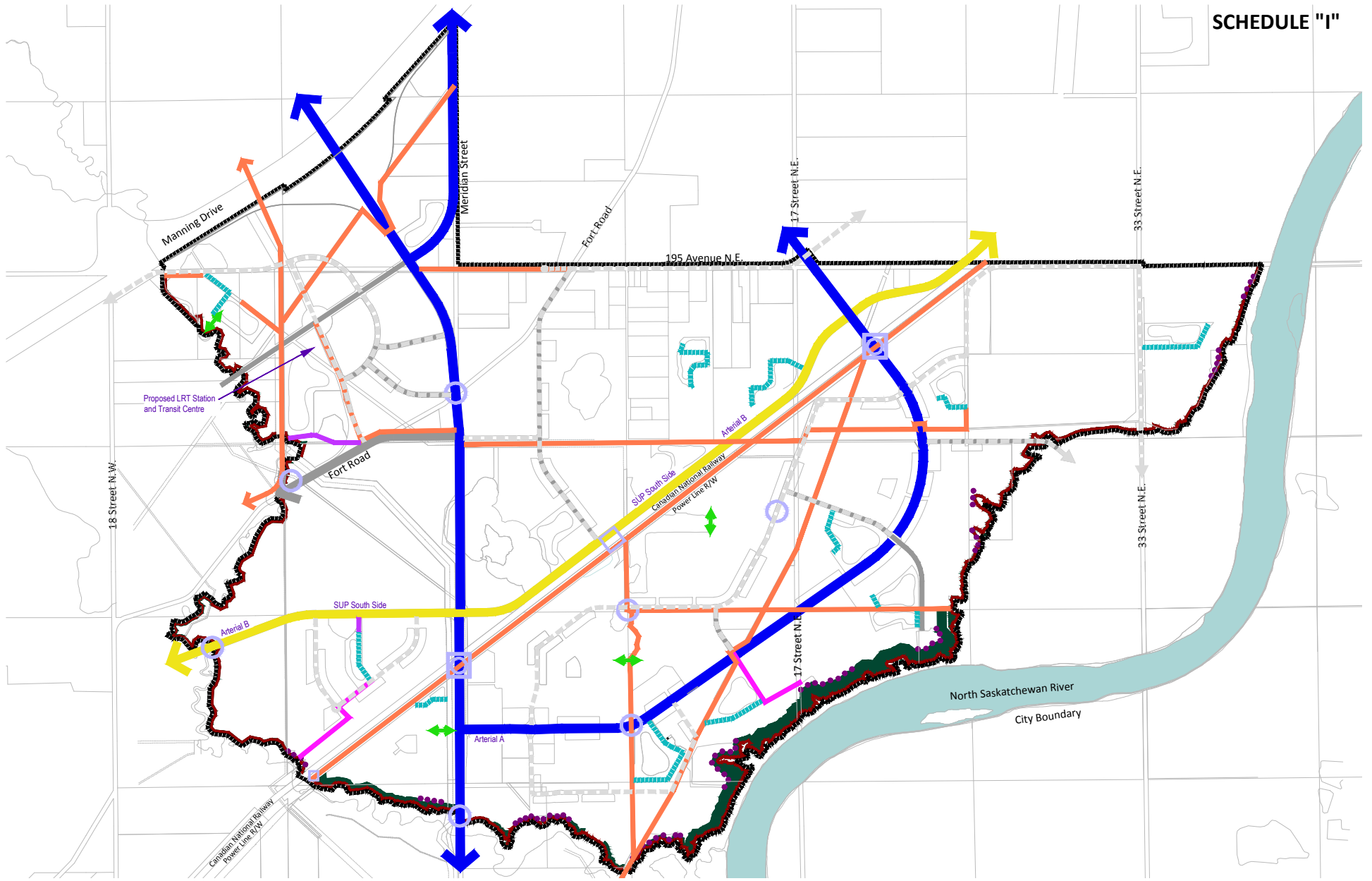
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|--------------------------------|--------------------------------|----------------------------|
| Canadian National Railway | Wetland - Remotely Sensed | NSP Boundary |
| LRT Transit Corridor/Station | Stormwater Management Facility | Transit Centre |
| Collector Roadway | Environmental Reserve | Wildlife Crossing |
| Arterial Roadway | Public Utility Lot | Existing Wildlife Crossing |
| Natural Area - Tree Stand (MR) | School / Park | Proposed Berm and Fence |
| Natural Area (MR) | Altalink Powerline R/W | Service Interchange |
| Natural Area - Wetland (ER) | Freeway (Manning Drive) | |

Marquis Neighbourhood
NSP Amendment

Figure 13.0
Transportation Network

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- Legend**
- █ Primary Bike Network
 - █ Secondary Bike Network
 - █ Tertiary Bike Network Paved
 - █ Shared Use Path
 - █ Top of Bank Shared Use Path
 - █ SWMF Shared Use Path
 - █ Granular Shared Use Path Adjacent to Natural Area
 - █ Standard Arterial
 - █ Collector Road
 - ↔ Pedestrian Connection & Greenway
 - ↔ Priority Pedestrian Crossing
 - Midblock
 - Potential At-Grade CN Pedestrian Crossing
 - Potential Long Term Grade Separated

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Marquis Neighbourhood NSP Amendment

Figure 14.0
Active Mode Transportation Network