

Bylaw 19351

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 and 19606 ;

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 19606 – Marquis Neighbourhood Structure Plan” and replace with the map entitled “Bylaw 19351 – 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 19606” and substitute with the statistics entitled “Marquis Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 19351” 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 6.0 Town Centre Development Concept”, and replace it with the map entitled “Figure 6.0 Town Centre Development Concept”, attached hereto as Schedule “D” and forming part of this bylaw;
- e. 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 “E” and forming part of this bylaw;
- f. delete the map entitled “Figure 8.0 Agriculture & Food”, and replace it with the map entitled “Figure 8.0 Agriculture & Food”, attached hereto as Schedule “F” and forming part of this bylaw;
- g. 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 “G” and forming part of this bylaw;
- h. 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 “H” and forming part of this bylaw;
- i. 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 “I” and forming part of this bylaw;
- j. delete the map entitled “Figure 12.0 Staging Plan”, and replace it with the map entitled “Figure 12.0 Staging Plan”, attached hereto as Schedule “J” and forming part of this bylaw;

- k. 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 “K” and forming part of this bylaw; and
- l. 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 “L” 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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MAYOR

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CITY CLERK

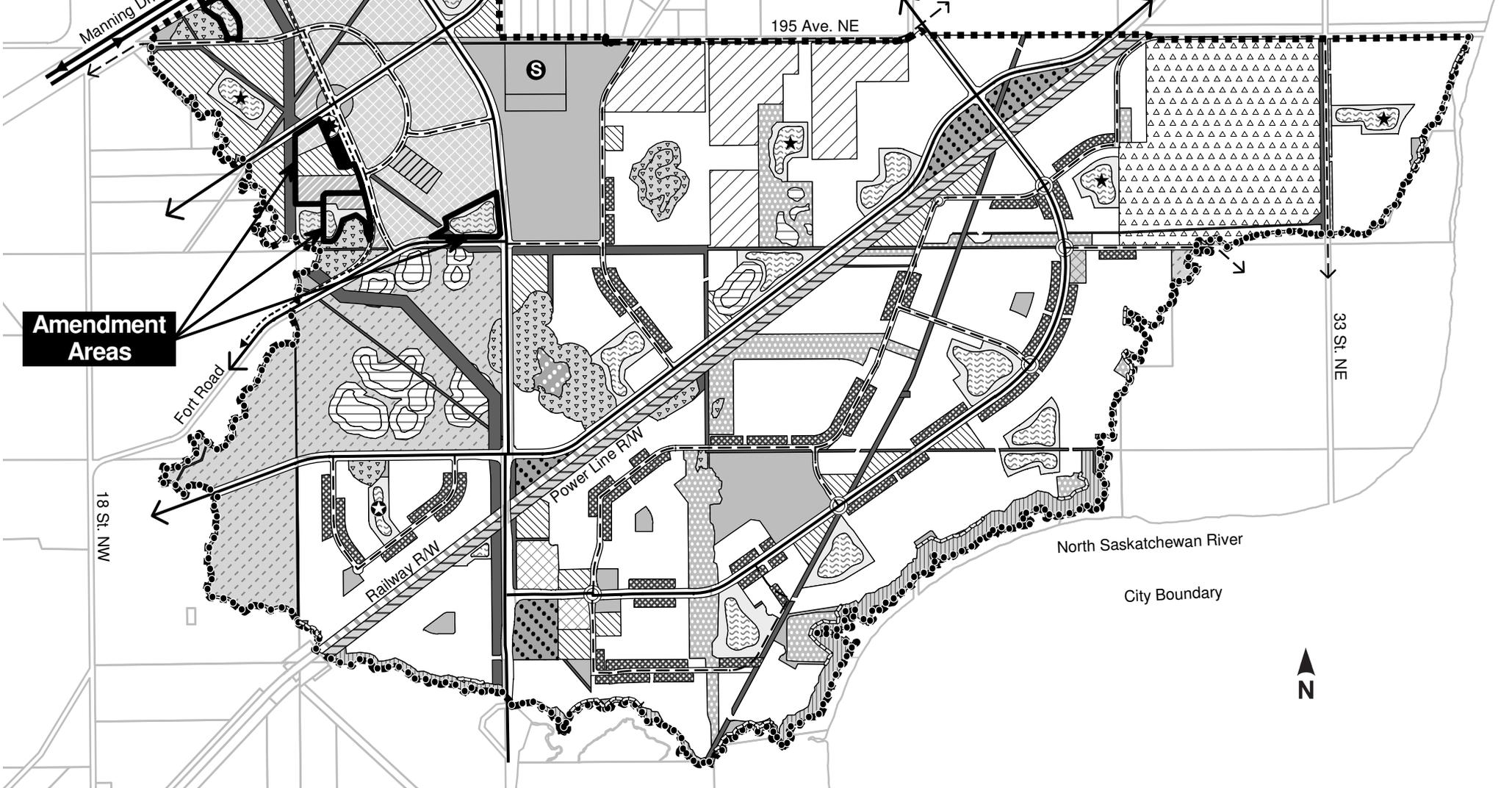
# BYLAW 19351 AMENDMENT TO MARQUIS

## 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



**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 19351**

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>1,004.7</b>	<b>100.0%</b>	
<b>Environmental Reserve</b>			
Natural Area - Wetland	25.7	2.6%	
Other ER	25.6	2.5%	
Remotely Sensed Wetland*	3.8	0.4%	
<b>Pipeline &amp; Utility Right-of-Way</b>			
Pipeline	32.6	3.2%	
Power transmission	14.4	1.4%	
<b>Transportation</b>			
Manning Drive	15.0	1.5%	
Arterial Roadway	54.7	5.4%	
Railway	11.8	1.2%	
<b>Gross Developable Area</b>	<b>821.3</b>		<b>100.0%</b>
<b>Existing Land Uses</b>			
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>642.2</b>		<b>100.0%</b>
<b>Commercial</b>			
Business Employment	15.3		2.4%
Town Centre Commercial	37.2		5.8%
Main Street Commercial	1.8		0.3%
Community Commercial	11.9		1.9%
Neighbourhood Commercial	0.8		0.1%
<b>Mixed Uses**</b>			
Residential / Commercial (non-residential portion)	2.3		0.4%
Residential / Commercial - Town Centre (non-residential portion)	1.6		0.3%
<b>Parkland, Recreation, School (Municipal Reserve)</b>			
School / Park	47.9		7.5%
Natural Area	33.6		5.2%
<b>Institutional</b>			
Fire Station	-		0.0%
<b>Transportation</b>			
Circulation	128.4		20.0%
Transit Centre and LRT Station	1.0		0.2%
Light Rail Transit Corridor	2.1		0.3%
<b>Infrastructure &amp; Servicing</b>			
Stormwater Management	53.9		8.4%
Environmental Corridor	4.0		0.6%
<b>Total Non-Residential Area</b>	<b>342.0</b>		<b>53.3%</b>
<b>Net Residential Area (NRA)</b>	<b>300.2</b>		<b>46.7%</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	222.5	25	5,563	74.1%	2.8	15,577	43%
Rowhousing	28.6	45	1,285	9.5%	2.8	3,597	10%
Low-rise / Multi / Medium Units	33.4	90	3,010	11.1%	1.8	5,417	23%
Medium to High Rise Units	5.4	225	1,213	1.8%	1.5	1,819	9%
Mixed Uses (residential portion)	2.3	90	203	0.8%	1.8	366	2%
Mixed Uses - Town Centre (residential portion)	8.0	225	1,800	2.7%	1.5	2,700	14%
<b>Total</b>	<b>300.2</b>		<b>13,074</b>	<b>100%</b>		<b>29,477</b>	

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (p/nrha)	98.2
Dwelling Units Per Net Residential Hectare (du/nrha)	43.6
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	42.6%
Population (%) within 500m of Parkland (Park sites 2 ha or greater)	33%
Population (%) within 400m of Transit Service	99%
Population (%) within 600m of Commercial Service	70%
<b>Presence/Loss of Natural Areas**</b>	
Protected as Environmental Reserve	56.6
Conserved as Naturalized Municipal Reserve (ha)	32.3
Protected through other means (ha)	0.0
Lost to Development (ha)	31.9

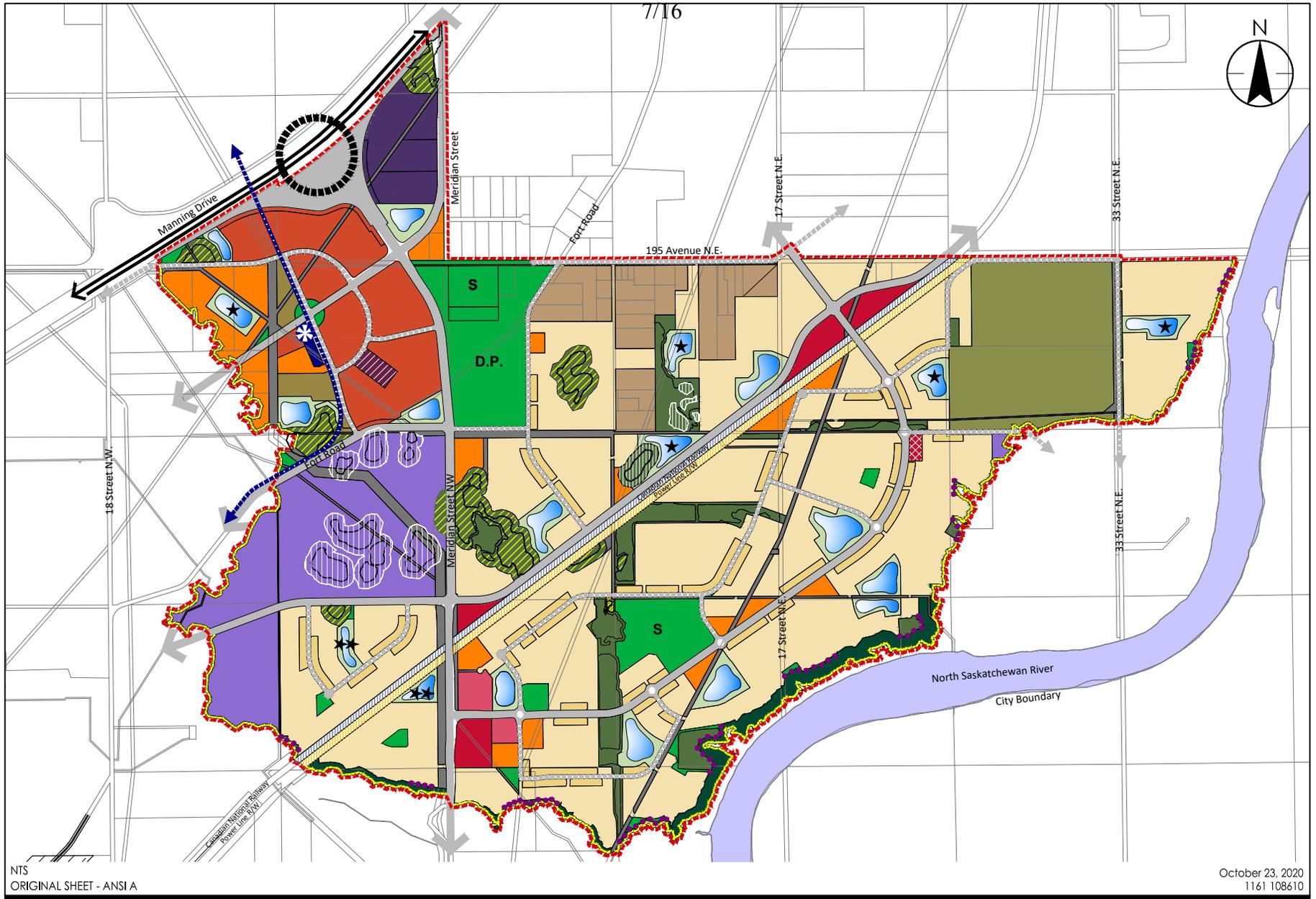
**STUDENT GENERATION STATISTICS**

Level	Public	Separate
Elementary	1,284	642
Junior High School	642	321
Senior High School	642	321
<b>Total</b>	<b>2,569</b>	<b>1,284</b>

\*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.



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Legend

- |                                    |                                 |                                |                             |
|------------------------------------|---------------------------------|--------------------------------|-----------------------------|
| Existing Residential               | Institutional (Government Land) | Natural Area (MR)              | Top-of-Bank Shared-use Path |
| Single / Semi-Detached Residential | Business Employment             | Natural Area - Wetland (ER)    | Top-of-Bank Roadway / Park  |
| Row Housing                        | Agricultural Land               | Wetland - Remotely Sensed      | LRT / Transit Station       |
| Low Rise / Medium Density Housing  | Canadian National Railway       | School / Park                  | Collector Roadway           |
| High Density Residential           | Altalink Powerline R/W          | Stormwater Management Facility | Arterial Roadway            |
| Mixed Uses                         | Environmental Reserve           | SWMF - Further Study Required  | Freeway (Manning Drive)     |
| Community Commercial               | Public Utility Lot              | SWMF - Pilot Project           | Service Interchange         |
| Neighbourhood Commercial           |                                 |                                | NSP Boundary                |
| Town Centre Commercial             |                                 |                                |                             |

Client/Project

CAMERON COMMUNITIES INC.

MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

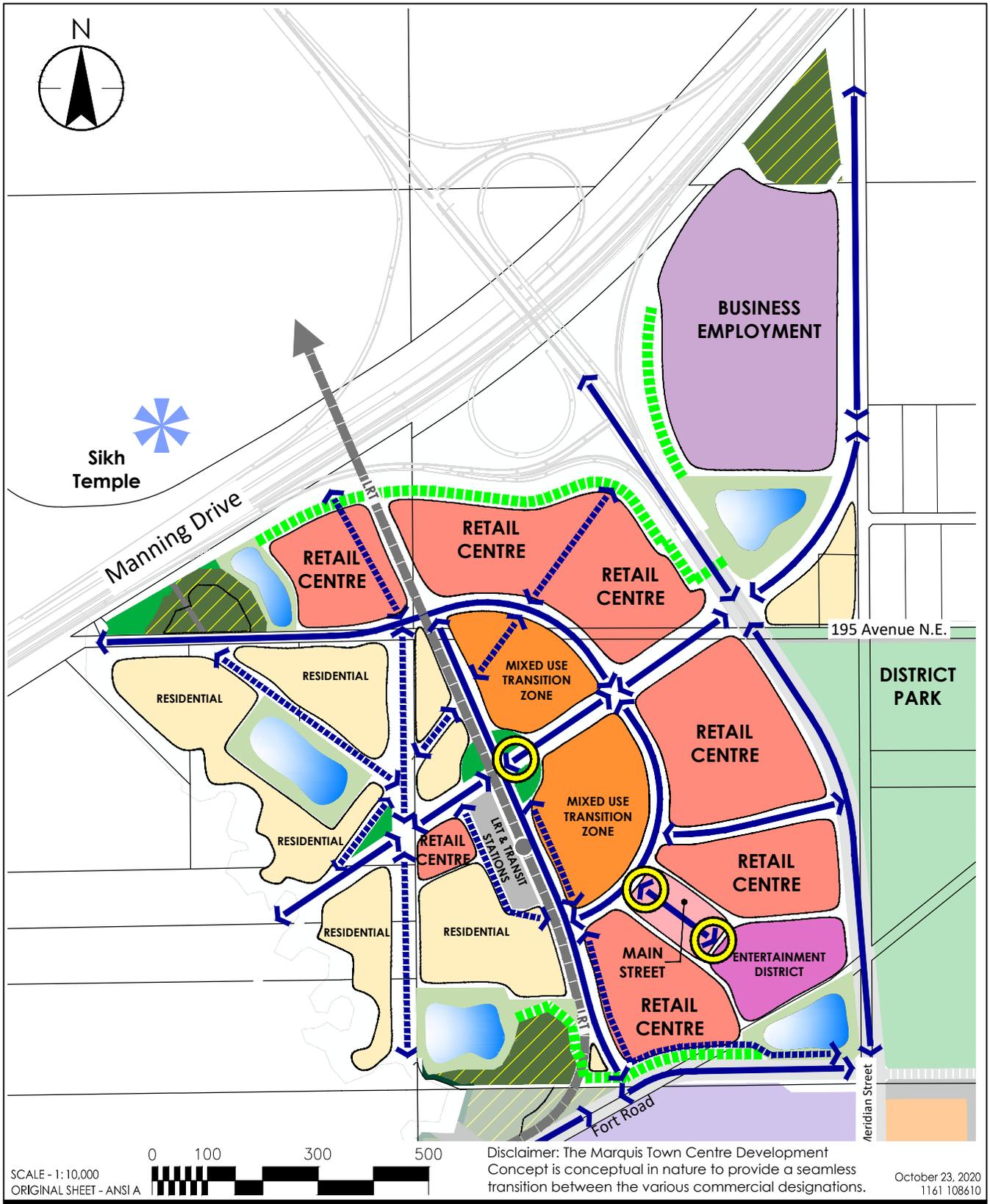
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Title

Development Concept

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Disclaimer: The Marquis Town Centre Development Concept is conceptual in nature to provide a seamless transition between the various commercial designations.

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- Legend**
- Potential Pedestrian Connections
  - Vehicular & Pedestrian Connections
  - Potential Amenity Area
  - Environmental Corridor

NOTE: PEDESTRIAN CONNECTION LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED THROUGH DETAILED SITE DESIGN.

Client/Project  
CAMERON COMMUNITIES INC.  
MARQUIS NEIGHBOURHOOD  
TOWN CENTRE

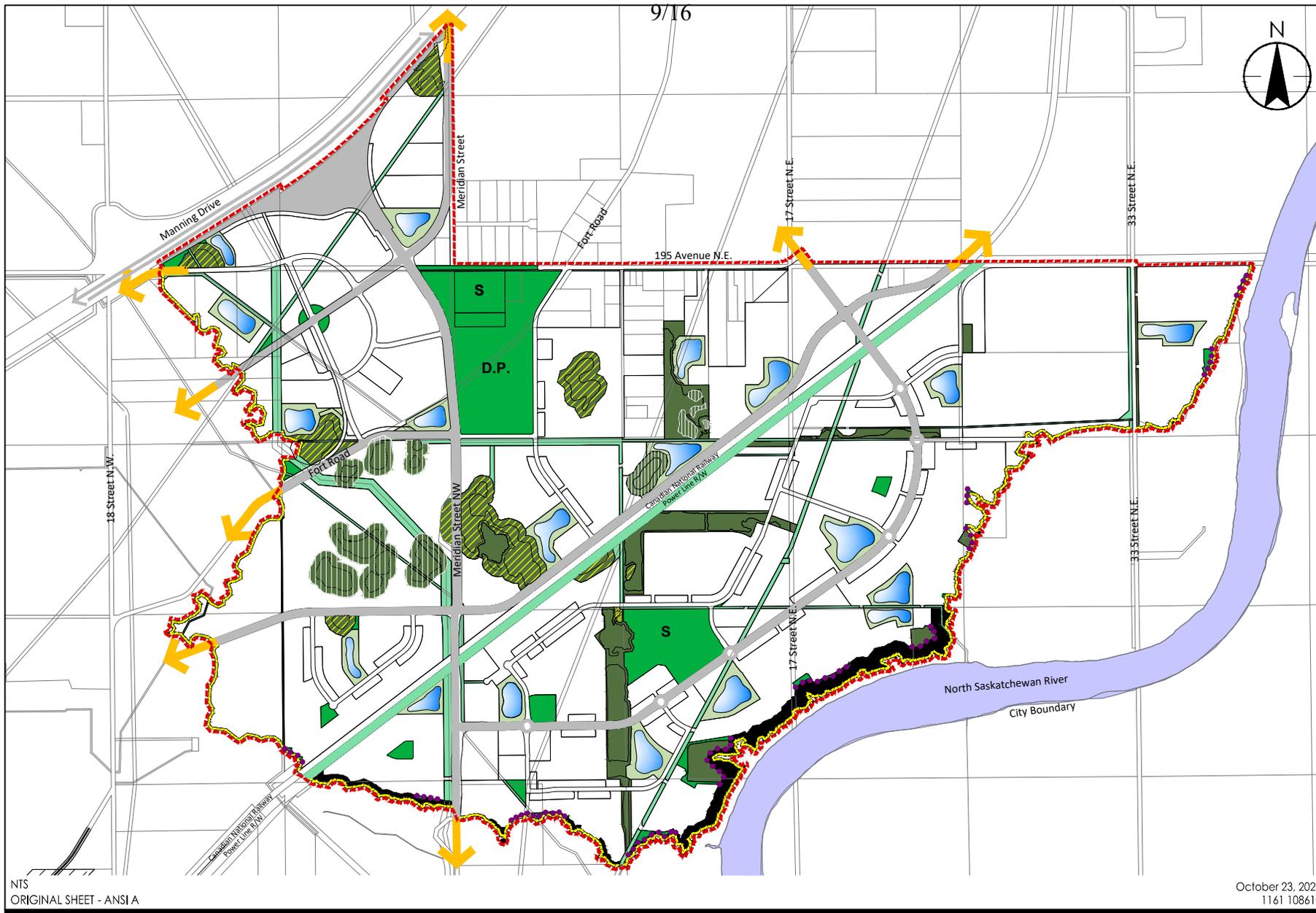
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6.0

Title  
TOWN CENTRE  
DEVELOPMENT CONCEPT



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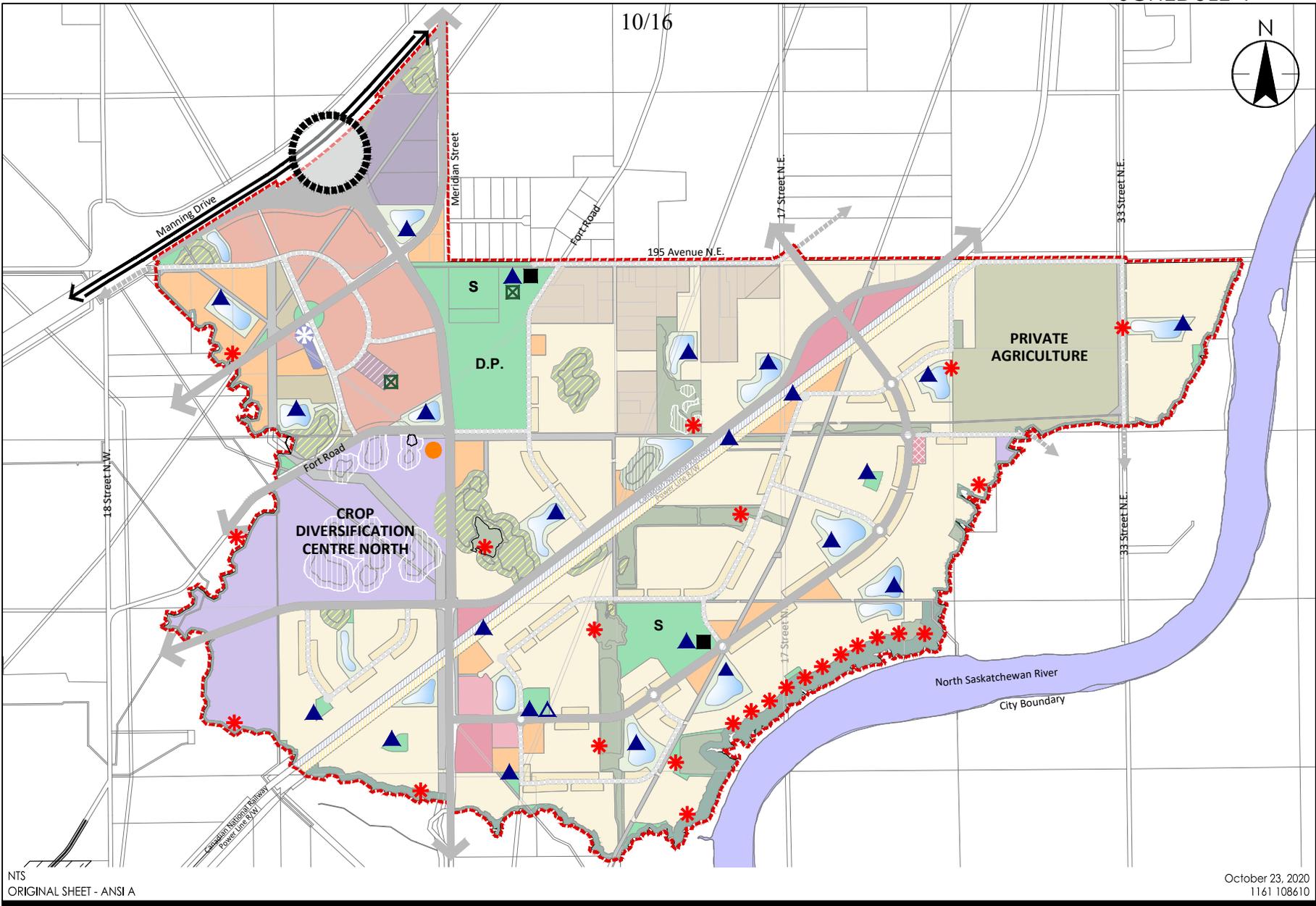
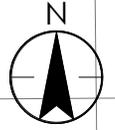
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- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li> Natural Area - Tree Stand (MR)</li> <li> Natural Area (MR)</li> <li> Natural Area - Wetland (ER)</li> <li> Wetland - Remotely Sensed</li> <li> School / Park</li> </ul> | <ul style="list-style-type: none"> <li> Stormwater Management Facility</li> <li> Environmental Reserve (to be confirmed by Studies)</li> <li> Public Utility Lot as Multi- Use Trail</li> </ul> | <ul style="list-style-type: none"> <li> Top-of-Bank Shared-use Path</li> <li> Top-of-Bank Roadway / Park</li> <li> Linkage To Adjacent Community</li> <li> NSP Boundary</li> </ul> |
|---|---|--|

Client/Project  
CAMERON COMMUNITIES INC.  
  
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT  
  
Figure No.  
7.0  
  
Title  
Ecological Network & Parks

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Legend

-  Potential Community Garden 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.

Client/Project  
CAMERON COMMUNITIES INC.

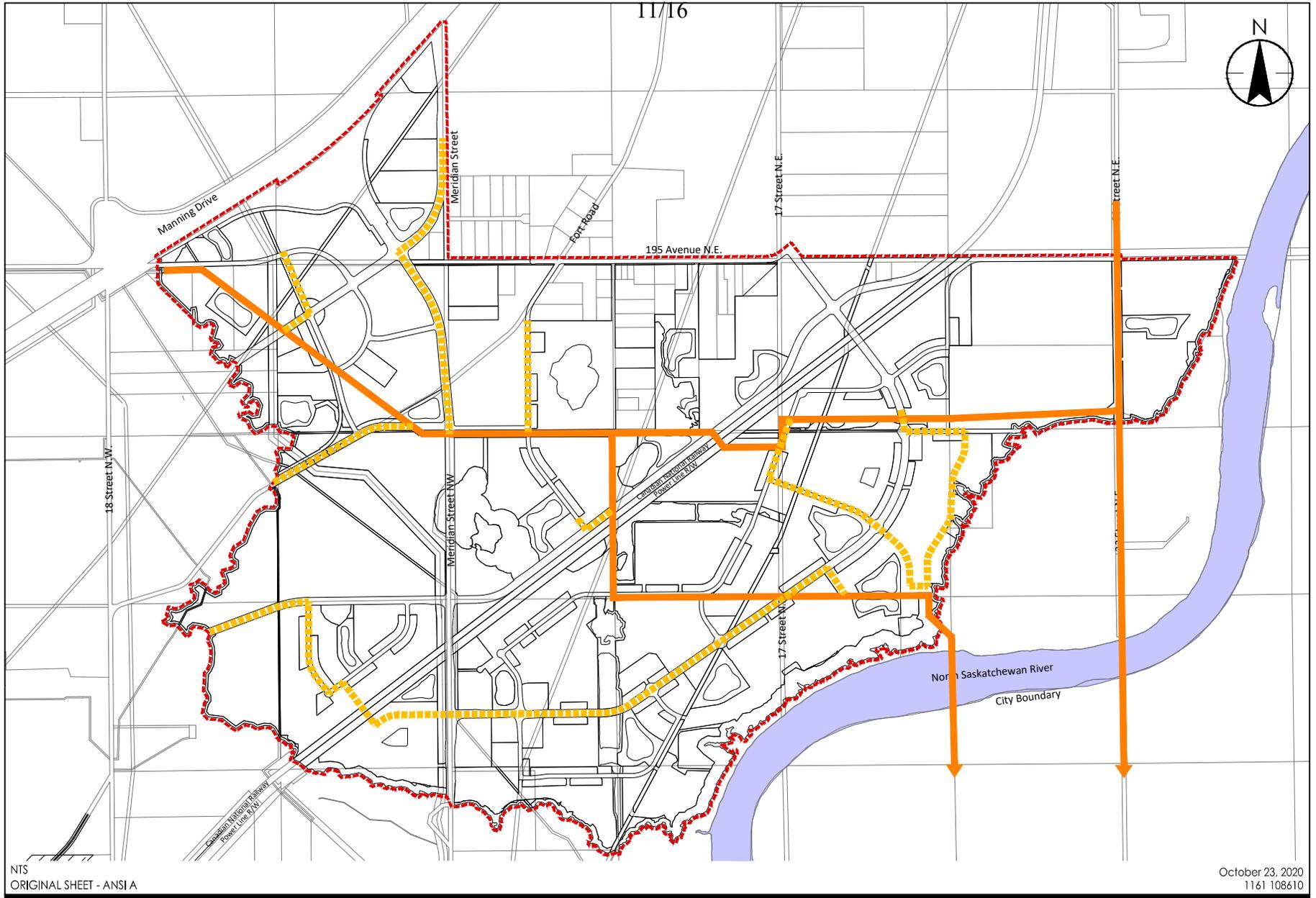
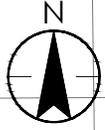
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.  
8.0

Title  
Agriculture & Food

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Legend

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

Client/Project  
CAMERON COMMUNITIES INC.

MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.  
9.0

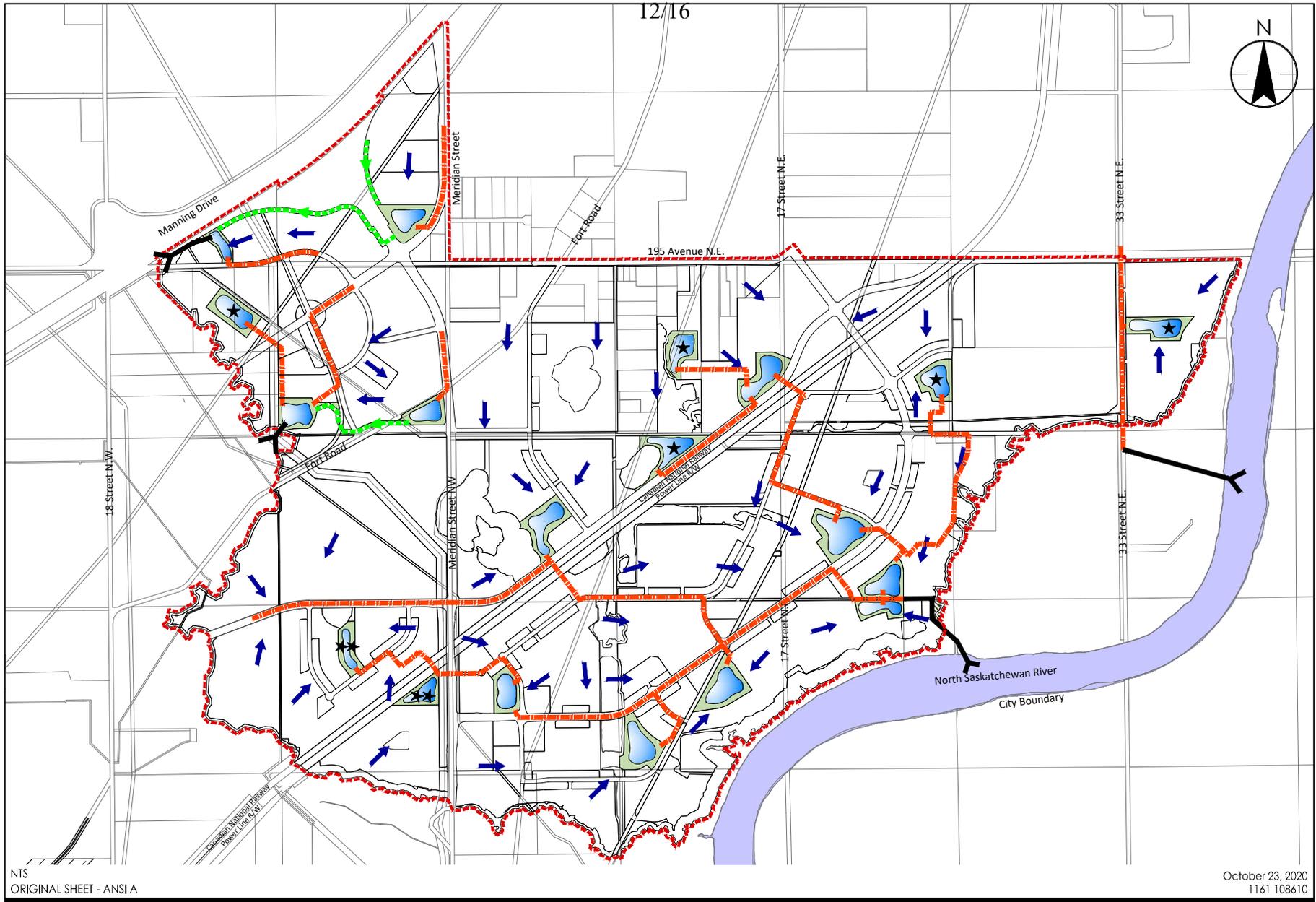
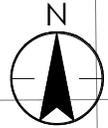
Title  
Sanitary Servicing



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**Legend**

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

Client/Project  
CAMERON COMMUNITIES INC.

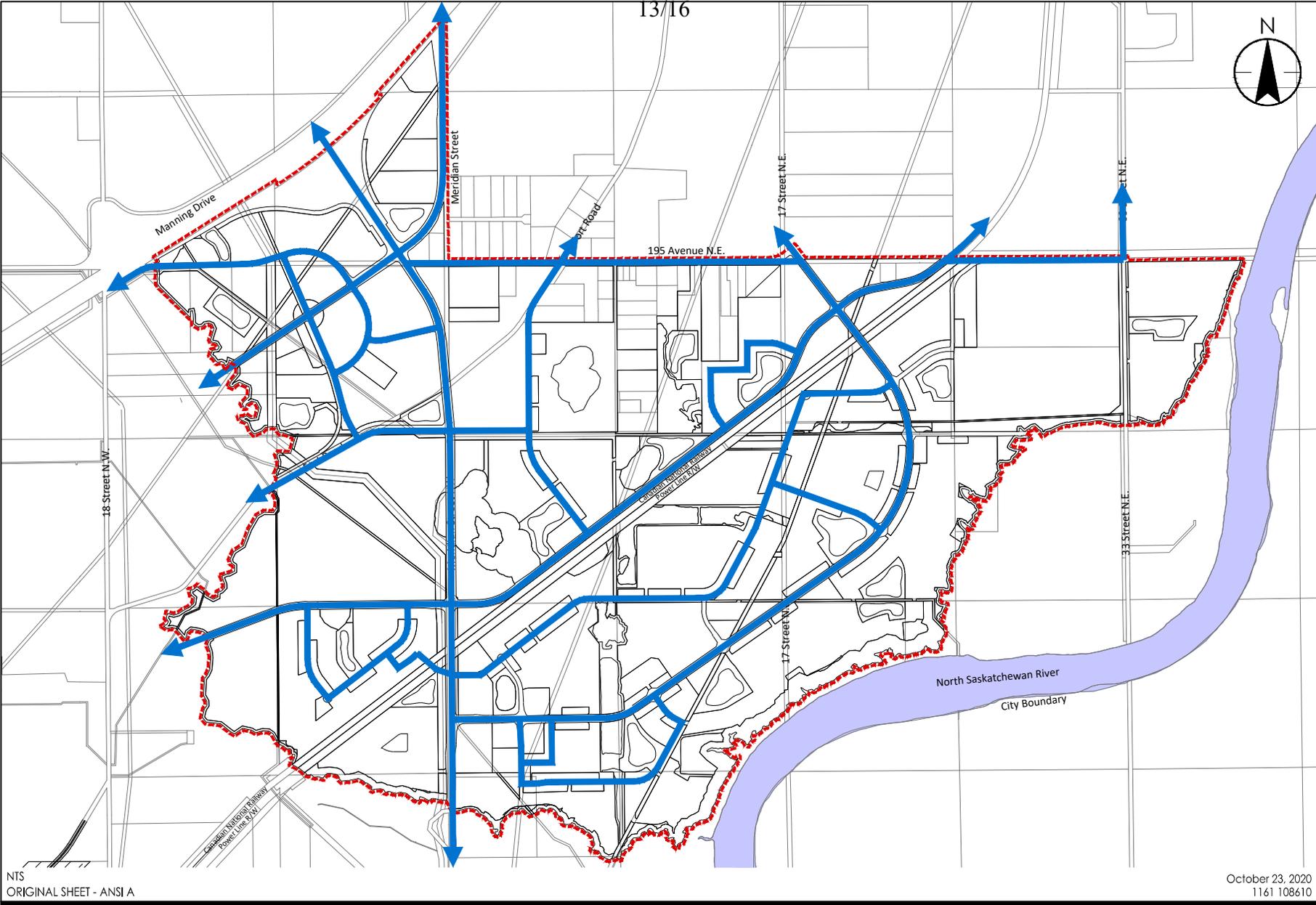
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.  
10.0

Title  
Stormwater Servicing

  
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October 23, 2020  
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Legend

- Water Main
- - - - NSP Boundary



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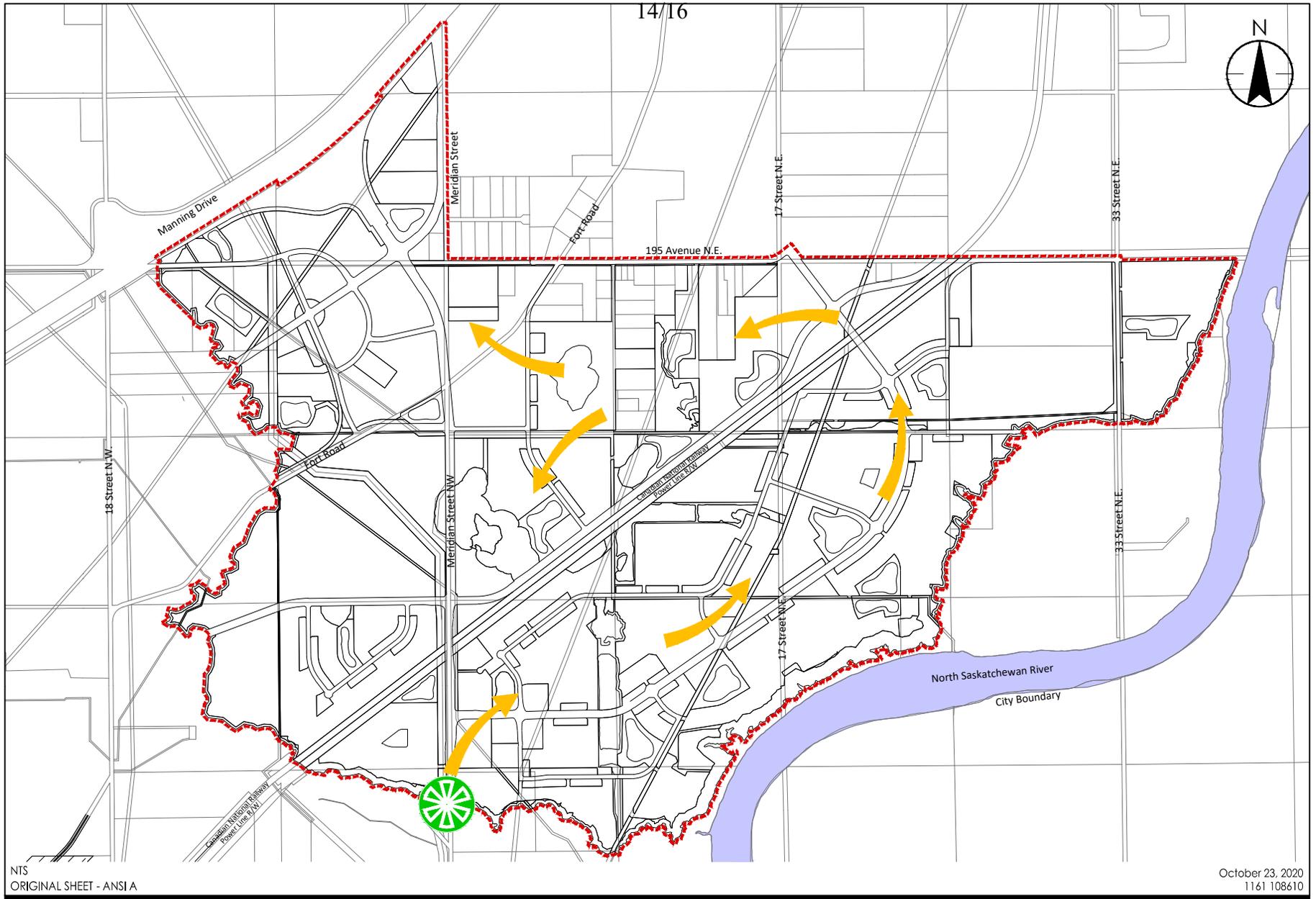
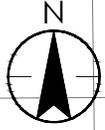
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MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.  
11.0

Title  
Water Servicing

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ORIGINAL SHEET - ANS1A

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

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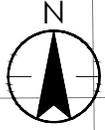
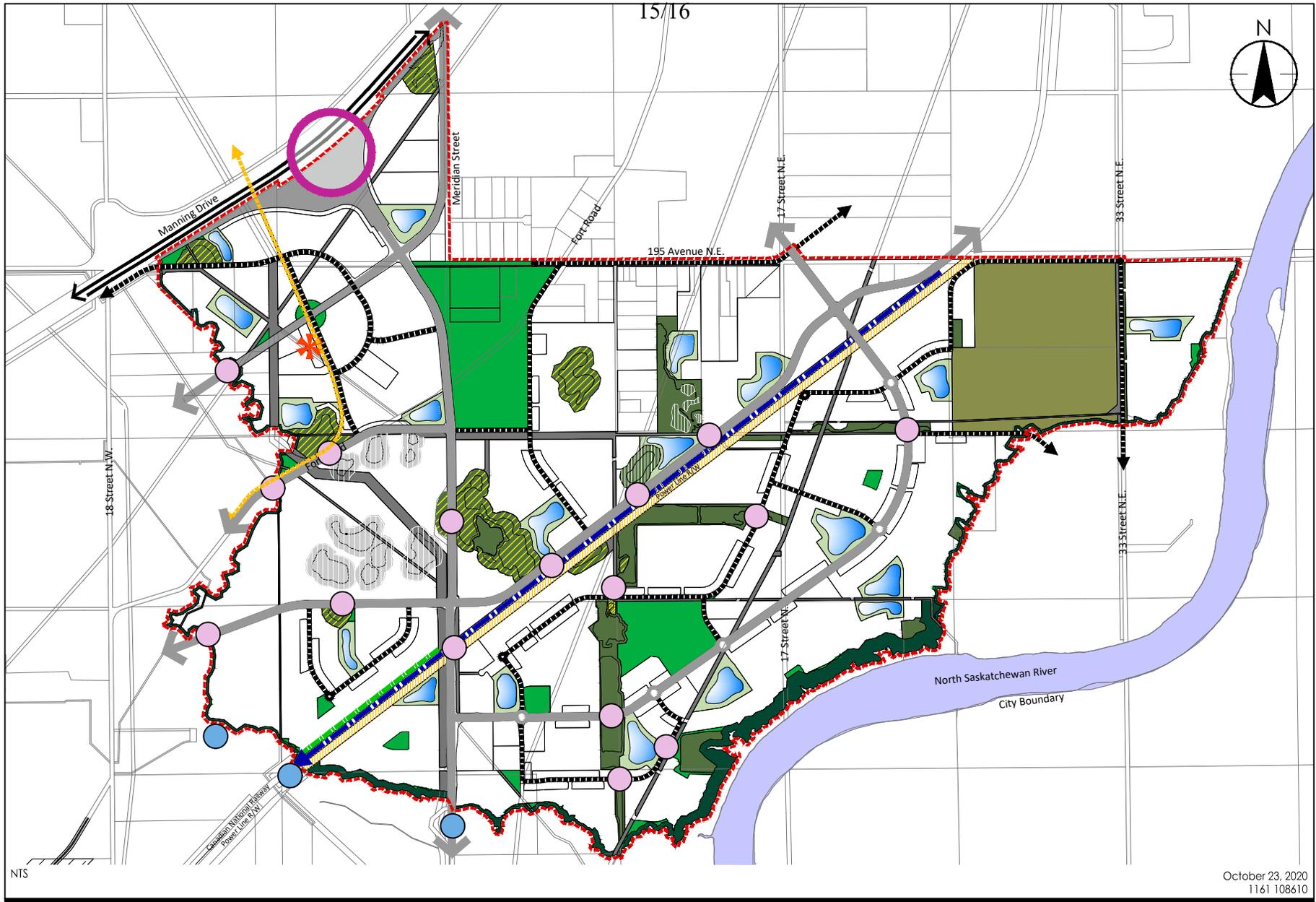
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NSP AMENDMENT

Figure No.  
12.0

Title  
Staging Plan

  
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**Legend**

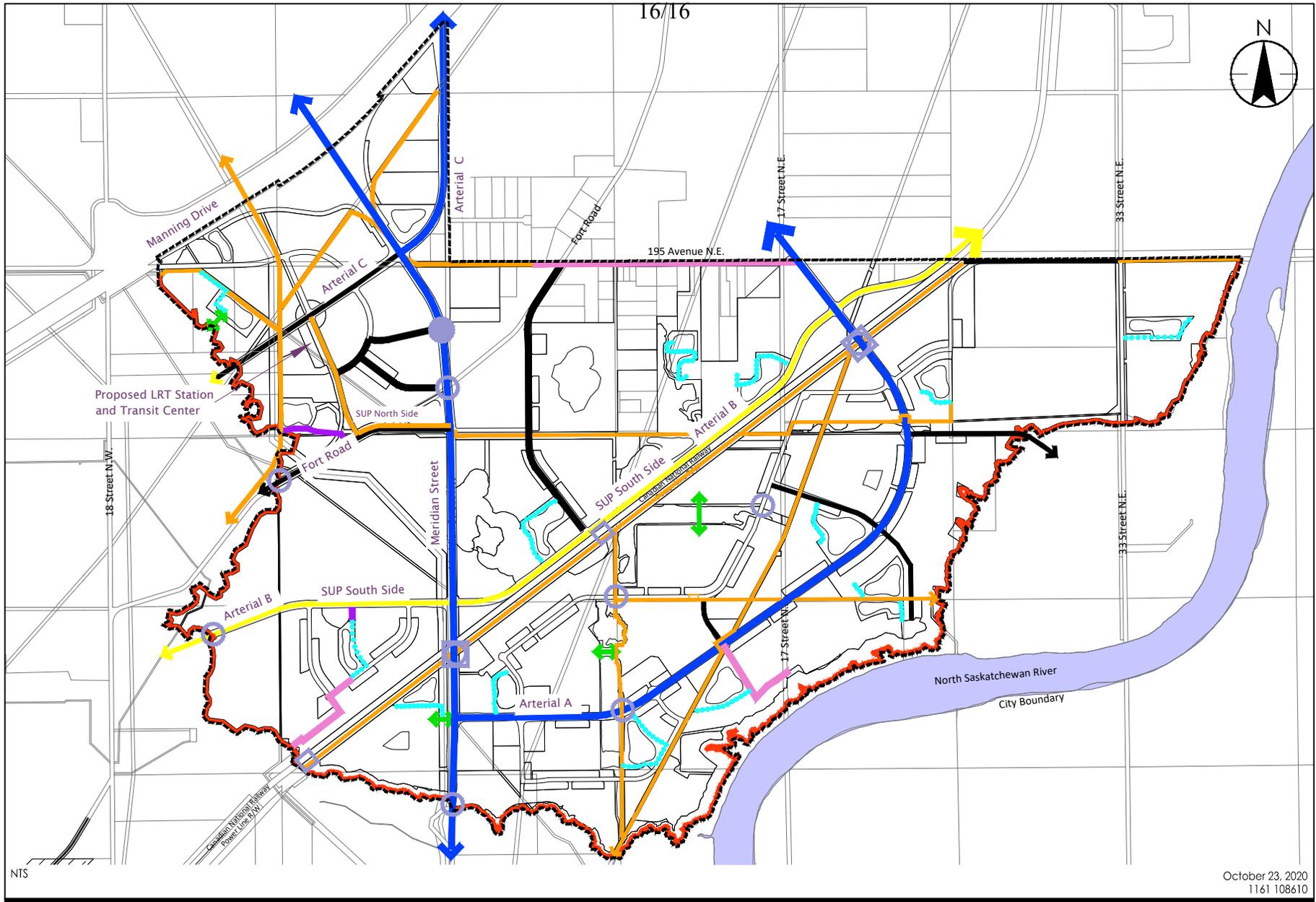
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|--------------------------------|--------------------------------|------------------------------------|
| Canadian National Railway      | Wetland - Remotely Sensed      | Freeway (Manning Drive)            |
| LRT Transit Corridor/ Station  | School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

Client/Project  
CAMERON COMMUNITIES INC.

MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.  
13.0

Title  
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
- ↔ Pedestrian Connections & Greenways
- Priority Pedestrian Crossing
- Midblock
- Potential At-Grade CN Pedestrian Crossing
- Potential long Term Grade Separated

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Client/Project  
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MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

14.0

Title

Active Mode Transportation  
Network

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