

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

**Schedule "A"**

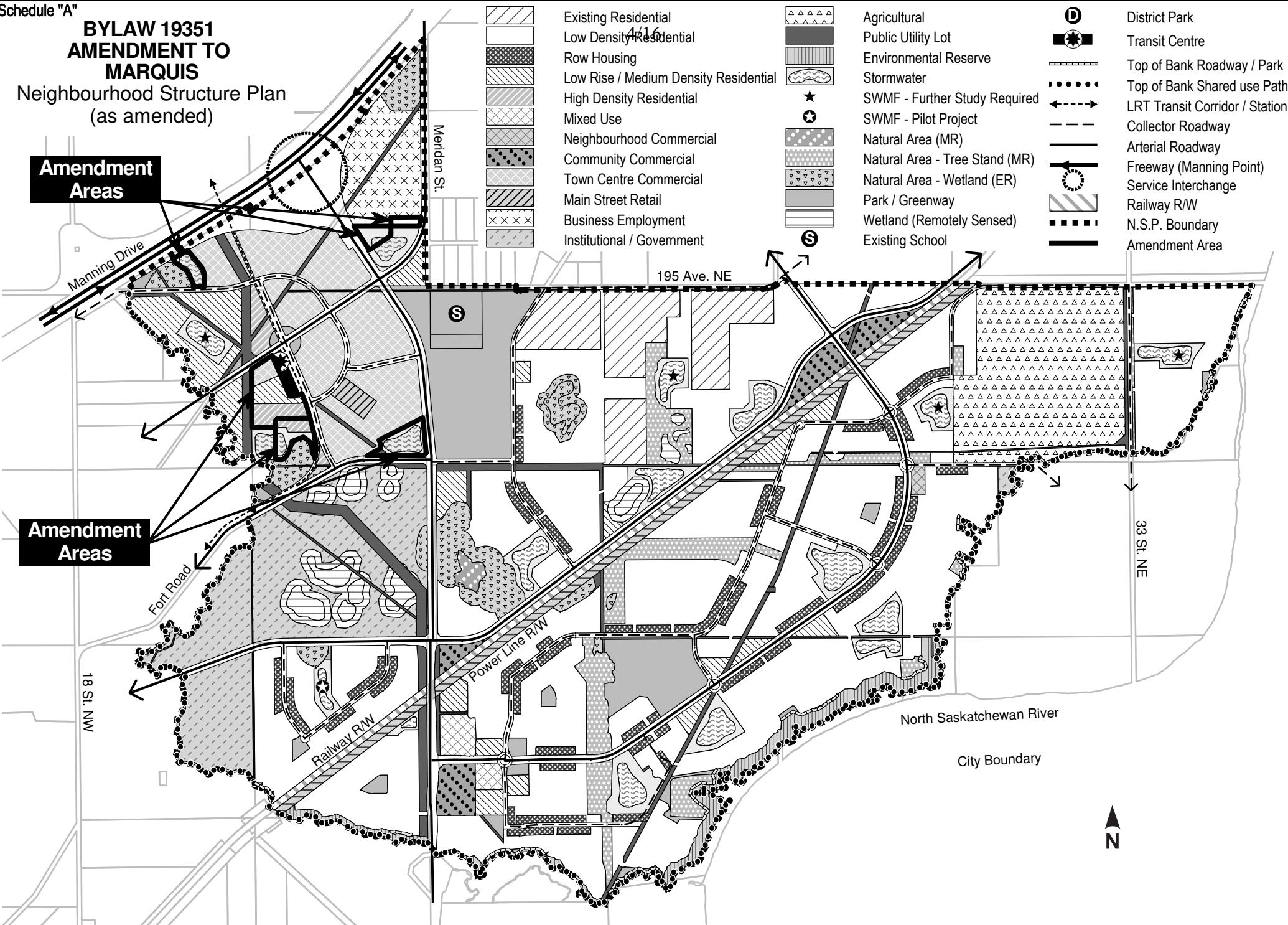
**BYLAW 19351**

**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.



## Schedule "B"

**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>	
Environmental Reserve			
Natural Area - Wetland	25.7	2.6%	
Other ER	25.6	2.5%	
Remotely Sensed Wetland*	3.8	0.4%	
Pipeline & Utility Right-of-Way			
Pipeline	32.6	3.2%	
Power transmission	14.4	1.4%	
Transportation			
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>
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>642.2</b>		<b>100.0%</b>
Commercial			
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%
Mixed Uses**			
Residential / Commercial (non-residential portion)	2.3		0.4%
Residential / Commercial - Town Centre (non-residential portion)	1.6		0.3%
Parkland, Recreation, School (Municipal Reserve)			
School / Park	47.9		7.5%
Natural Area	33.6		5.2%
Institutional			
Fire Station	-		0.0%
Transportation			
Circulation	128.4		20.0%
Transit Centre and LRT Station	1.0		0.2%
Light Rail Transit Corridor	2.1		0.3%
Infrastructure & Servicing			
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

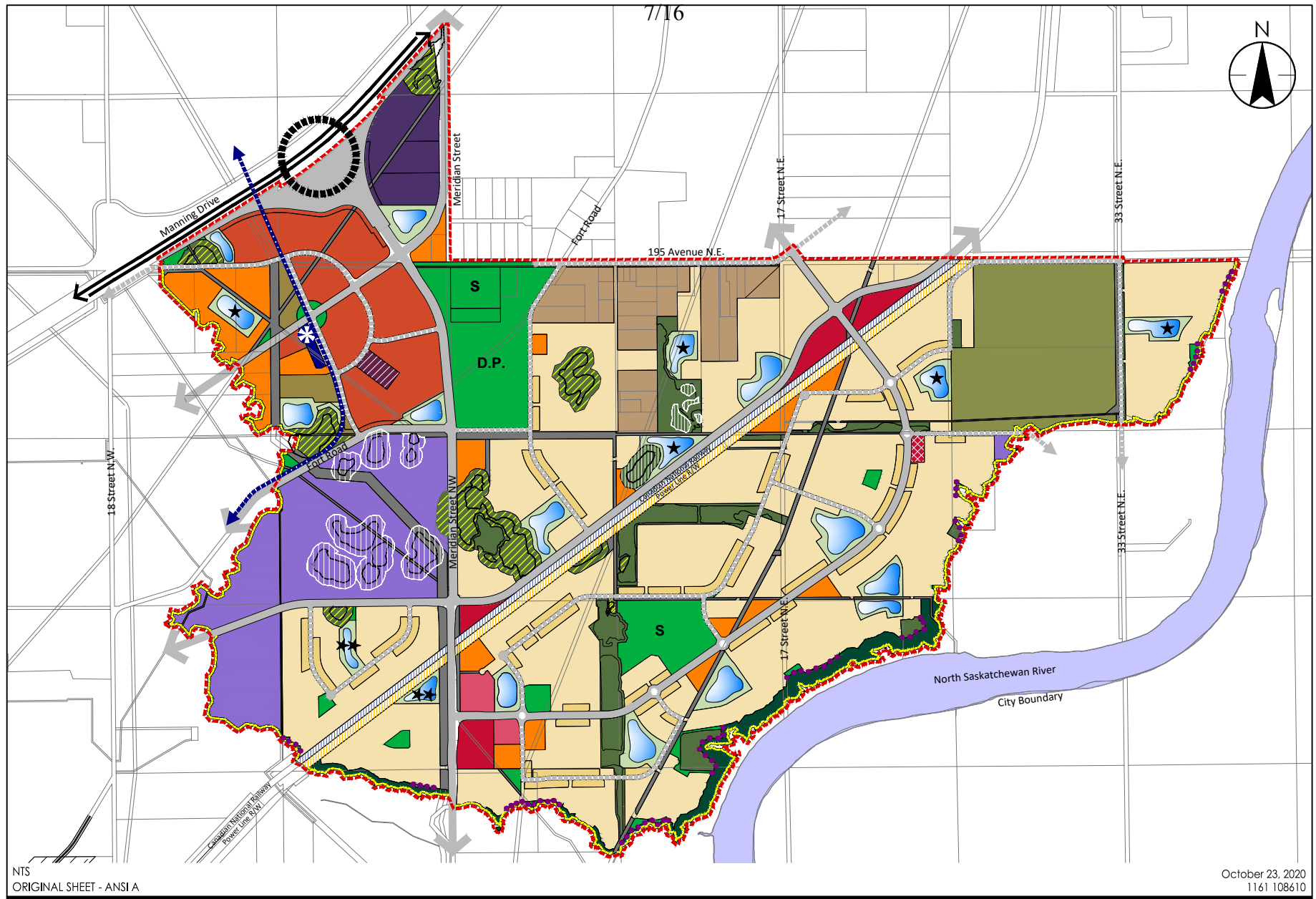
**STUDENT GENERATION STATISTICS**

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.



NTS  
ORIGINAL SHEET - ANSI A

October 23, 2020  
1161 108610

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

- Main Street Retail
- Institutional (Government Land)
- Business Employment
- Agricultural Land
- Canadian National Railway
- Altalink Powerline R/W
- Environmental Reserve
- Public Utility Lot

- Natural Area (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
- LRT / Transit Station
- Collector Roadway
- Arterial Roadway
- Freeway (Manning Drive)
- Service Interchange
- NSP Boundary

Client/Project

CAMERON COMMUNITIES INC.

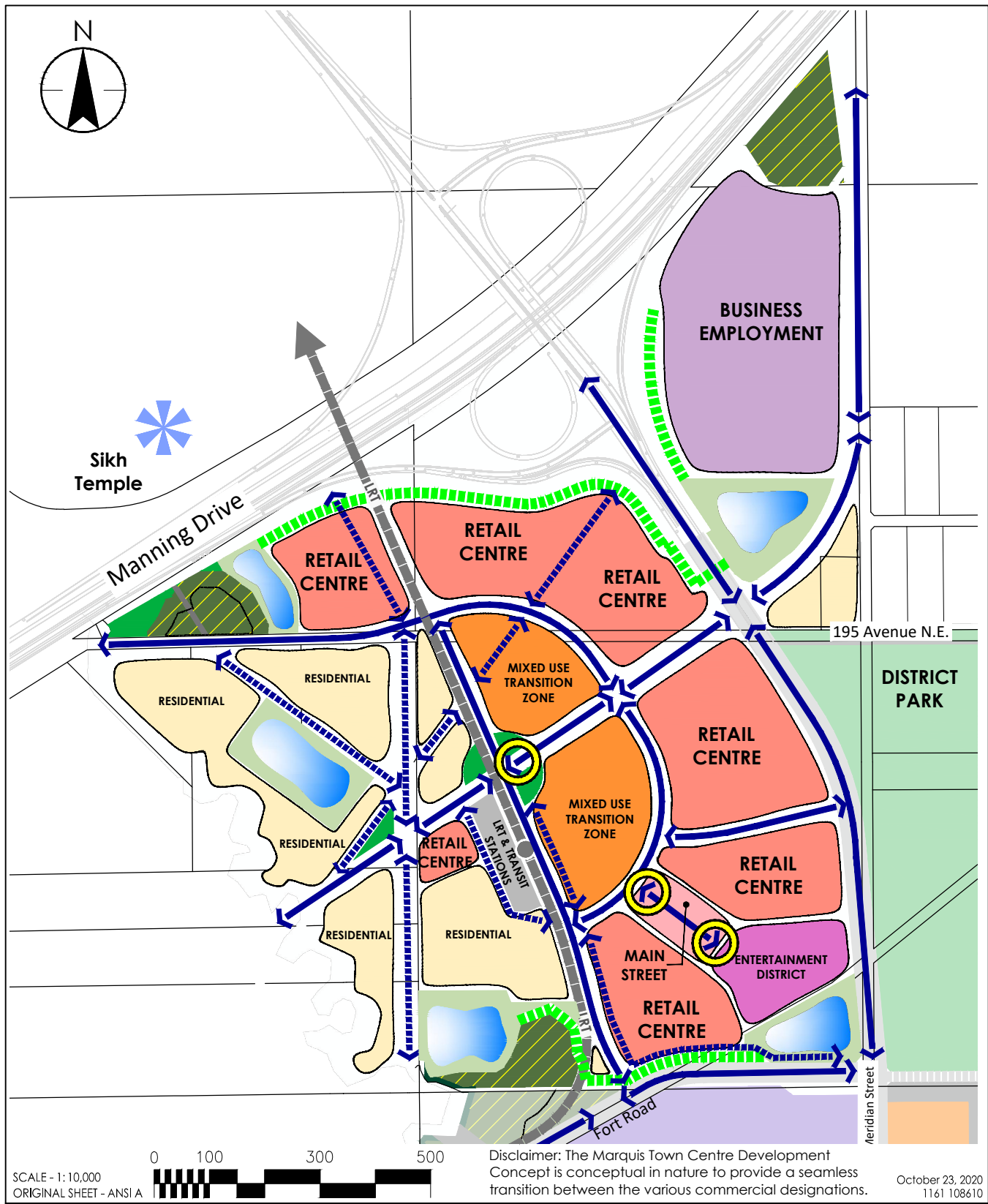
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

5.0

Title

Development Concept



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400-10220 103 Avenue  
Edmonton, AB T5J 0K4  
www.stantec.com

#### 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

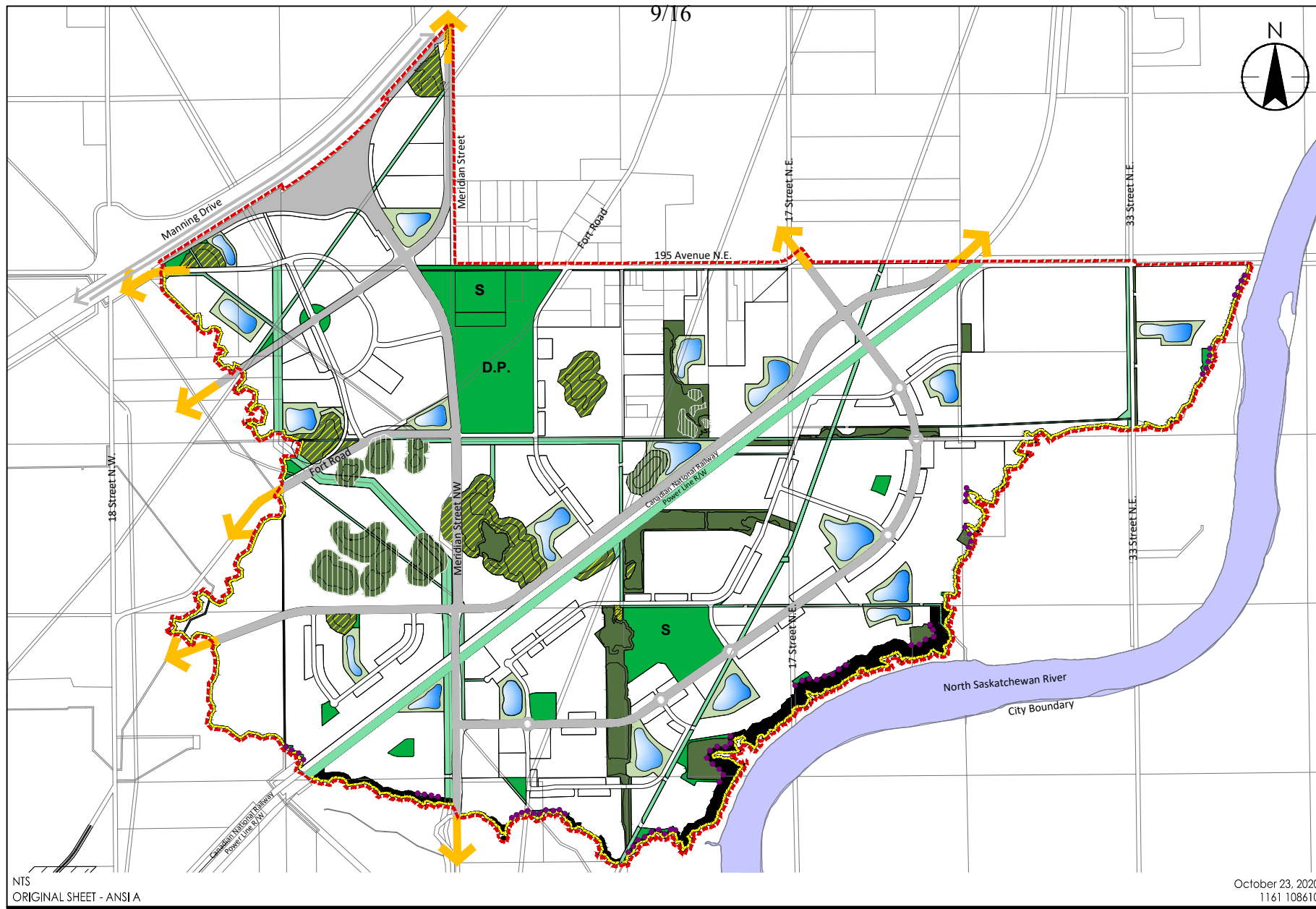
CAMERON COMMUNITIES INC.  
MARQUIS NEIGHBOURHOOD  
TOWN CENTRE

Figure No.

6.0

Title

TOWN CENTRE  
DEVELOPMENT CONCEPT



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### 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

Client/Project  
CAMERON COMMUNITIES INC.

MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

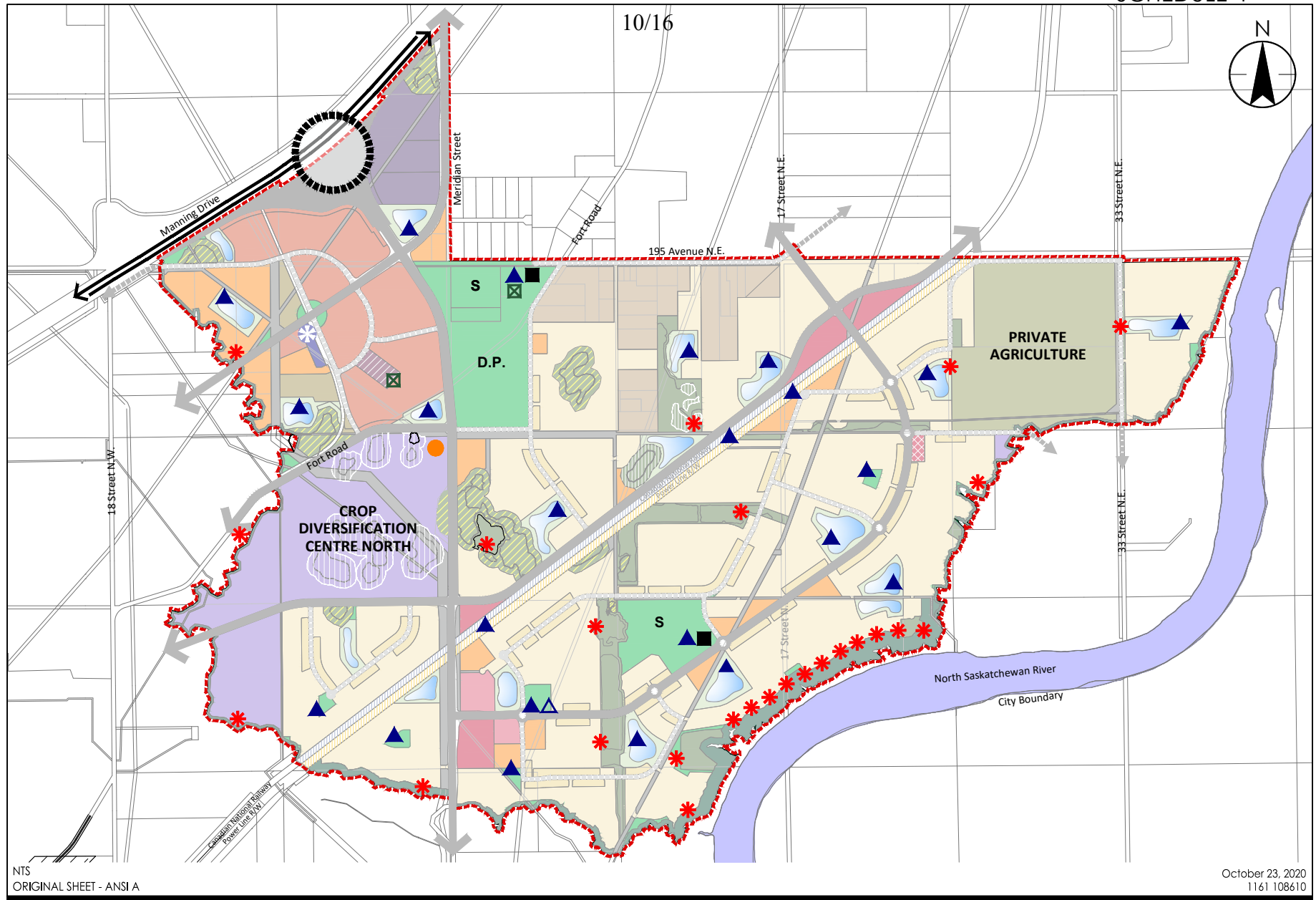
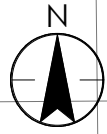
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Title

Ecological Network & Parks



10/16

October 23, 2020  
1161 108610

## 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.

Client/Project  
CAMERON COMMUNITIES INC.

MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

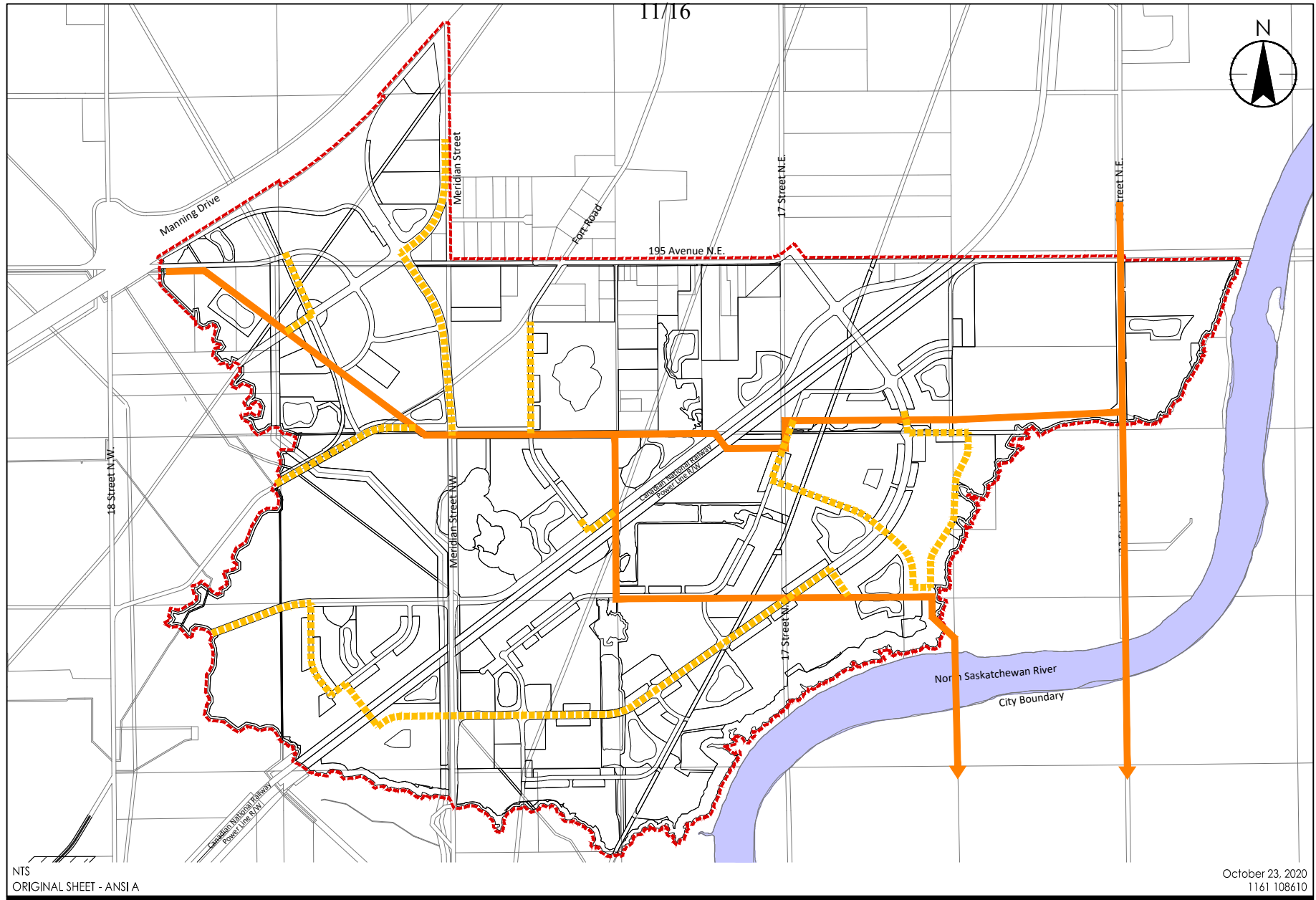
8.0

Title

Agriculture & Food



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Tel. 780.917.7000  
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1161 108610

### Legend

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



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Tel: 780.917.7000  
www.stantec.com

Client/Project  
CAMERON COMMUNITIES INC.

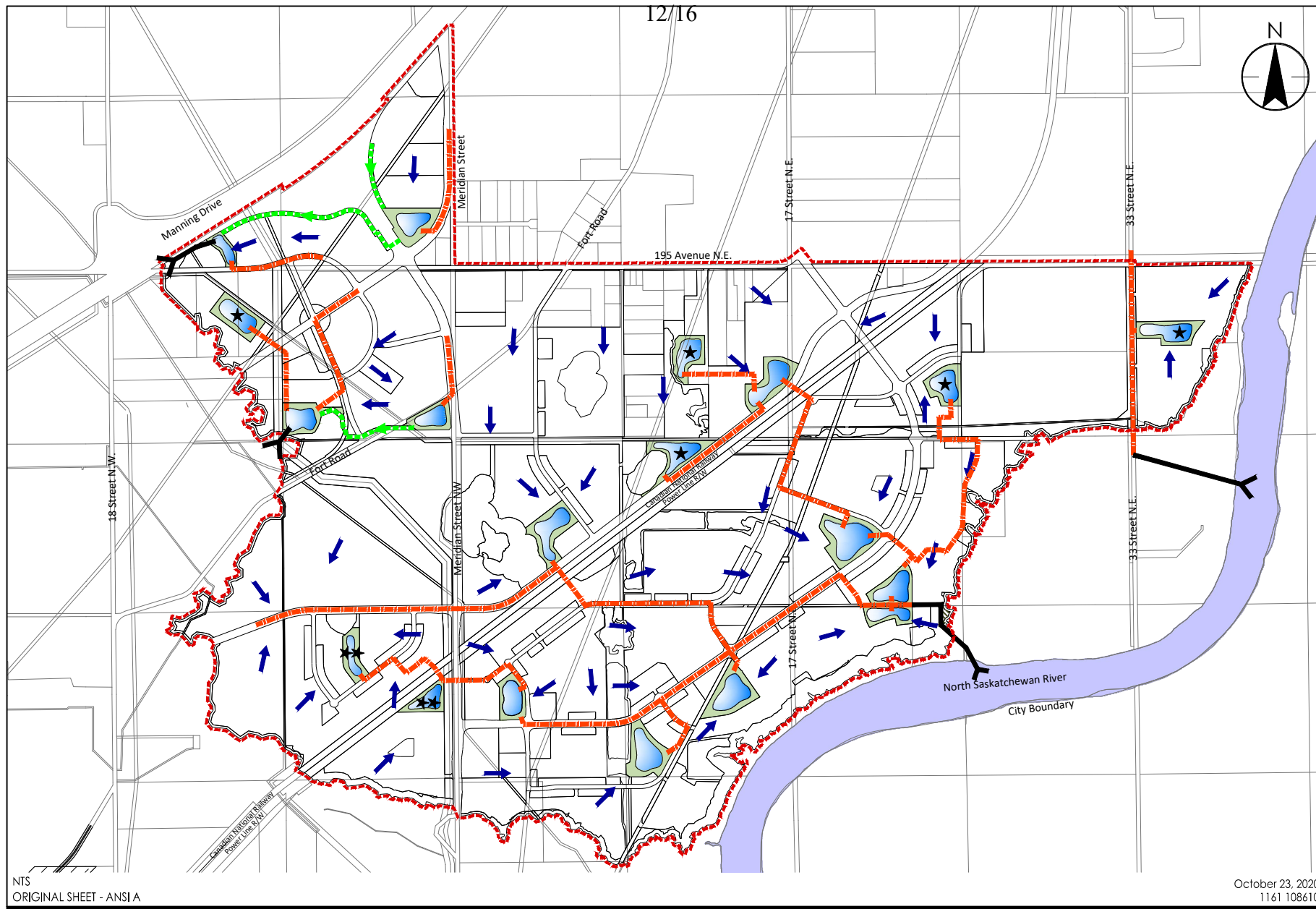
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

9.0

Title





Sanitary Servicing







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ORIGINAL SHEET - ANSI A

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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

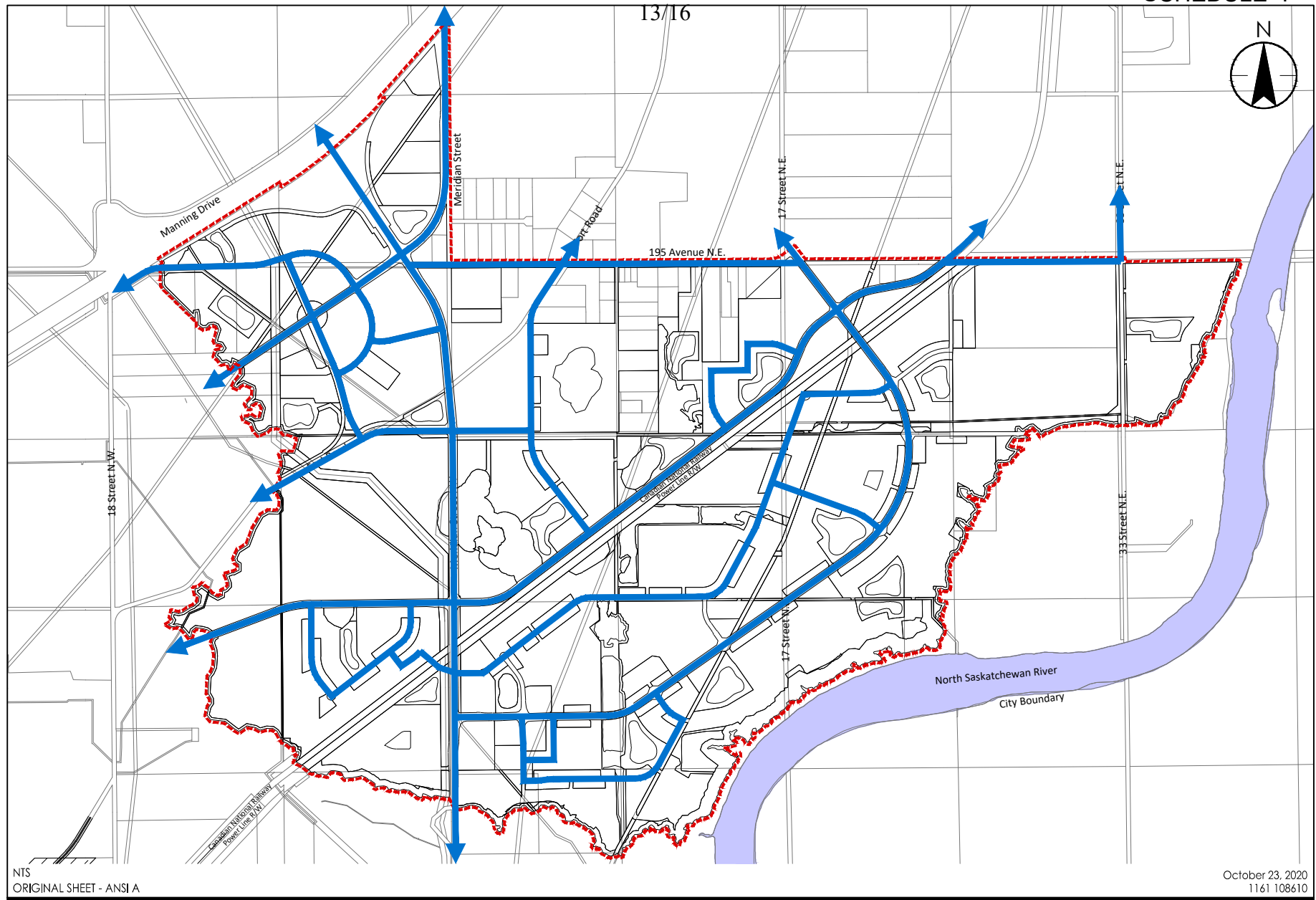
Client/Project  
CAMERON COMMUNITIES INC.

MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.  
10.0

Title  
Stormwater Servicing





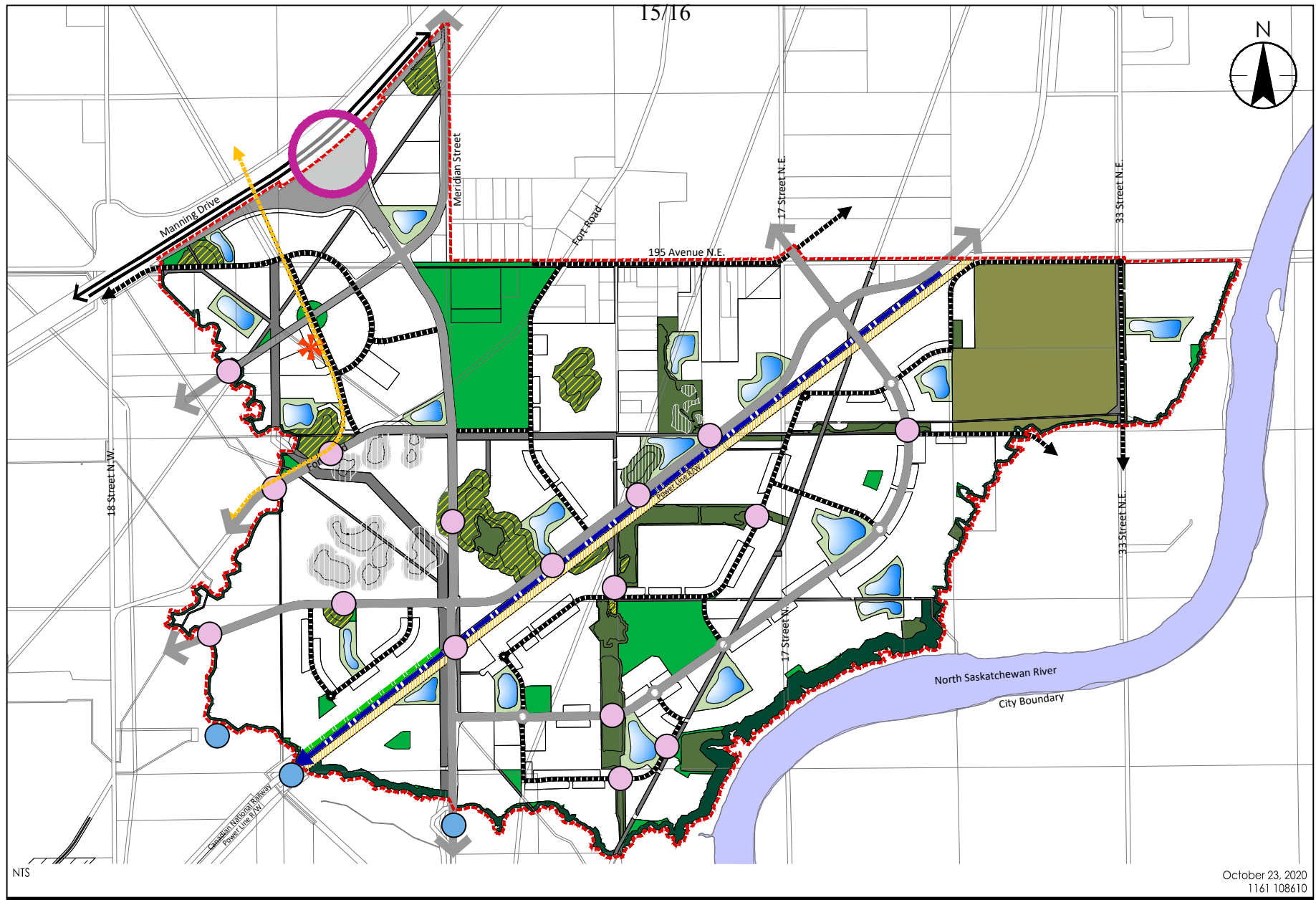
Legend

- Water Main
- - - - NSP Boundary



■■■■■ NSP Boundary

## Staging Plan



**Legend**

- Canadian National Railway
- LRT Transit Corridor/ Station
- Collector Roadway
- 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

Client/Project  
CAMERON COMMUNITIES INC.

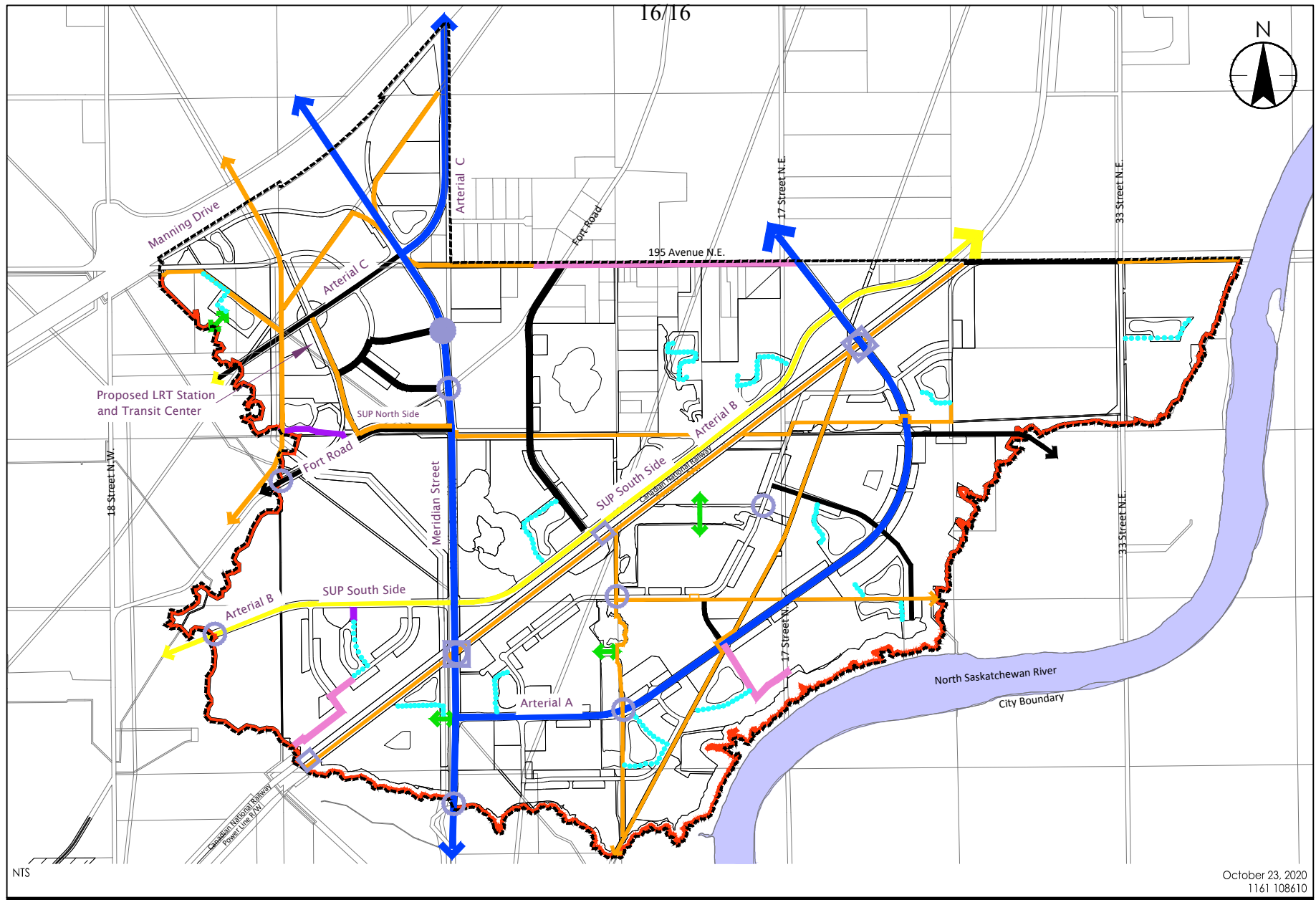
MARQUIS NEIGHBOURHOOD  
NSP AMENDMENT

Figure No.

13.0

Title

Transportation Network



Legend:

- Primary Bike Network
- Secondary Bike Network
- Tertiary Bike Network Paved
- Shared use Path
- 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