

Bylaw 18886

A Bylaw to amend Bylaw 7464, as amended,
being The Palisades Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on April 24, 1984, the Municipal Council of the City of Edmonton passed Bylaw 7464, as amended, being The Palisades Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 7464, being The Palisades Area Structure Plan by adding new neighbourhoods; and

WHEREAS Council has amended the Palisades Area Structure Plan through the passage of Bylaws 9822, 11518, 11936, 12000, 13203, 13224, 13351, 13579, 14286, 14685, 14714, 14878, 14850, 15290, 15453 and 15447, 15849, and 19726; and

WHEREAS an application was received by Administration to further amend The Palisades Area Structure Plan; and

WHEREAS Council considers it desirable to amend The Palisades Area Structure Plan, as amended; and

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. Bylaw 7464, The Palisades Area Structure Plan, as amended; is hereby amended by:
 - a. adding the following new Subsection and paragraph for “Mixed Uses” after the Residential Subsection under “IV Development Objectives” and renumbering subsequent Subsections accordingly;

“Mixed Use

A mixed use commercial/residential area is specifically located in the Albany neighbourhood located north of 167 Avenue and east of Albany Dr. This site measures

approximately 2.0 hectares and will be developed as a mixture of commercial and/or residential units at a density target of 224 units per hectare. Residential units can be constructed with or without ground floor commercial and be developed up to 6 storey. Mixed-use residential encourages efficient and compact housing, transit use and work/live opportunities.”

- b. deleting the Map entitled “Bylaw 15849 Amendment to The Palisades Area Structure Plan ” and replacing with the Map entitled “Bylaw 18886 Amendment to The Palisades Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- c. deleting the statistics entitled “The Palisades Area Structure Plan - Land Use and Population Statistics - Bylaw 15849” and replacing with the statistics entitled “The Palisades Area Structure Plan - Land Use and Population Statistics - Bylaw 18886” attached hereto as Schedule “B” and forming part of this Bylaw; and
- d. deleting the map “Figure 7: Development Concept – Bylaw 15849” and replacing with the map “Figure 7: Development Concept – Bylaw 18886” attached hereto as Schedule “C”, 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

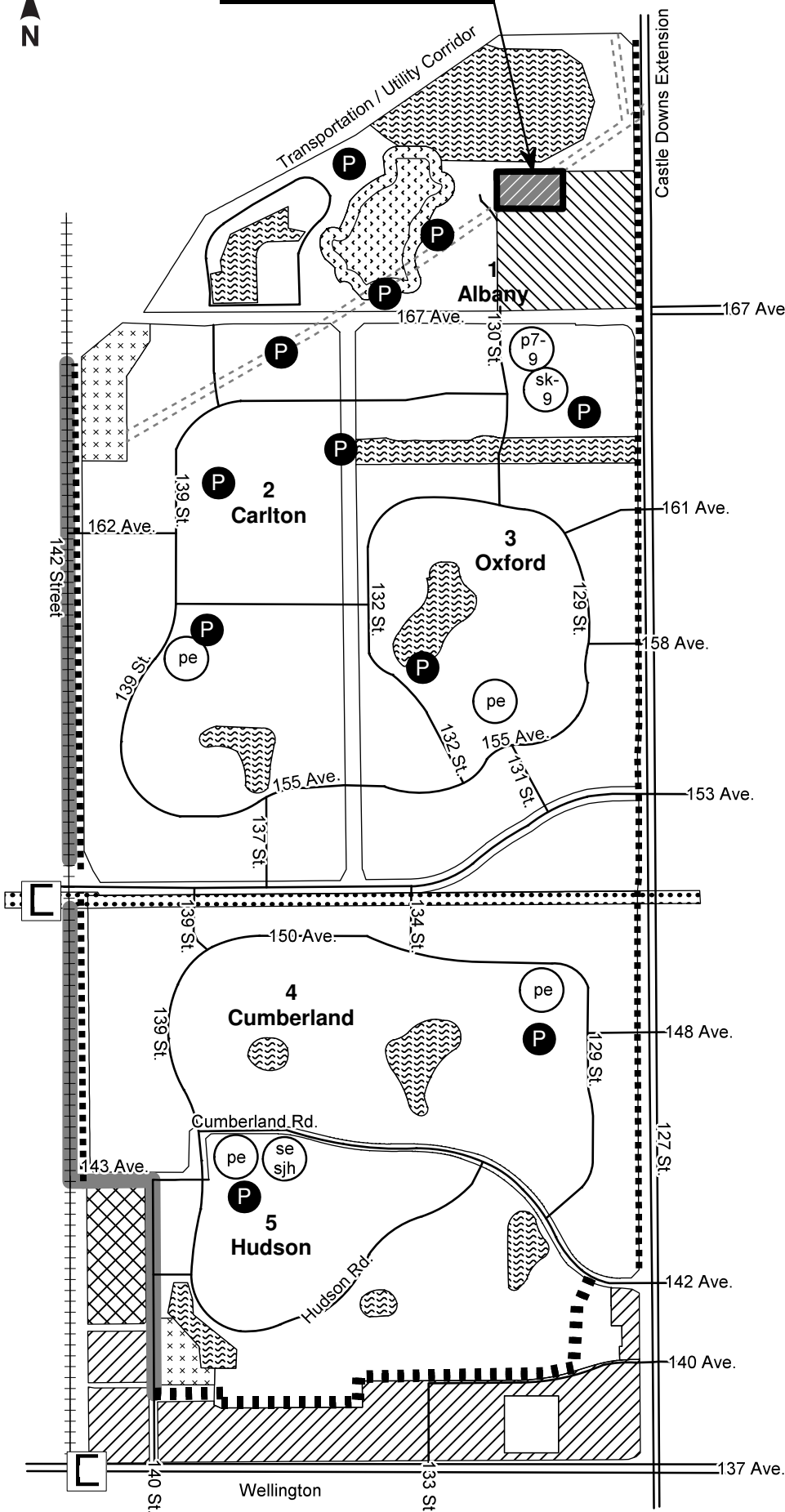
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MAYOR

CITY CLERK

Amendment Area

BYLAW 18886 AMENDMENT TO THE PALISADES Area Structure Plan (as amended)



- Residential
- Commercial
- Business Industrial
- Mixed Use Business/Commercial
- Mixed Use Commercial/Residential
- Institutional
- Power R/W
- School
- Neighbourhood Park
- Stormwater Management Facility
- Permanent Wetland / Natural Area
- Neighbourhood Commercial
- Noise Attenuation Buffer
- Screen Fencing
- Berm & Screen Fencing
- Grade Separation
- 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.

**THE PALISADES AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18886**

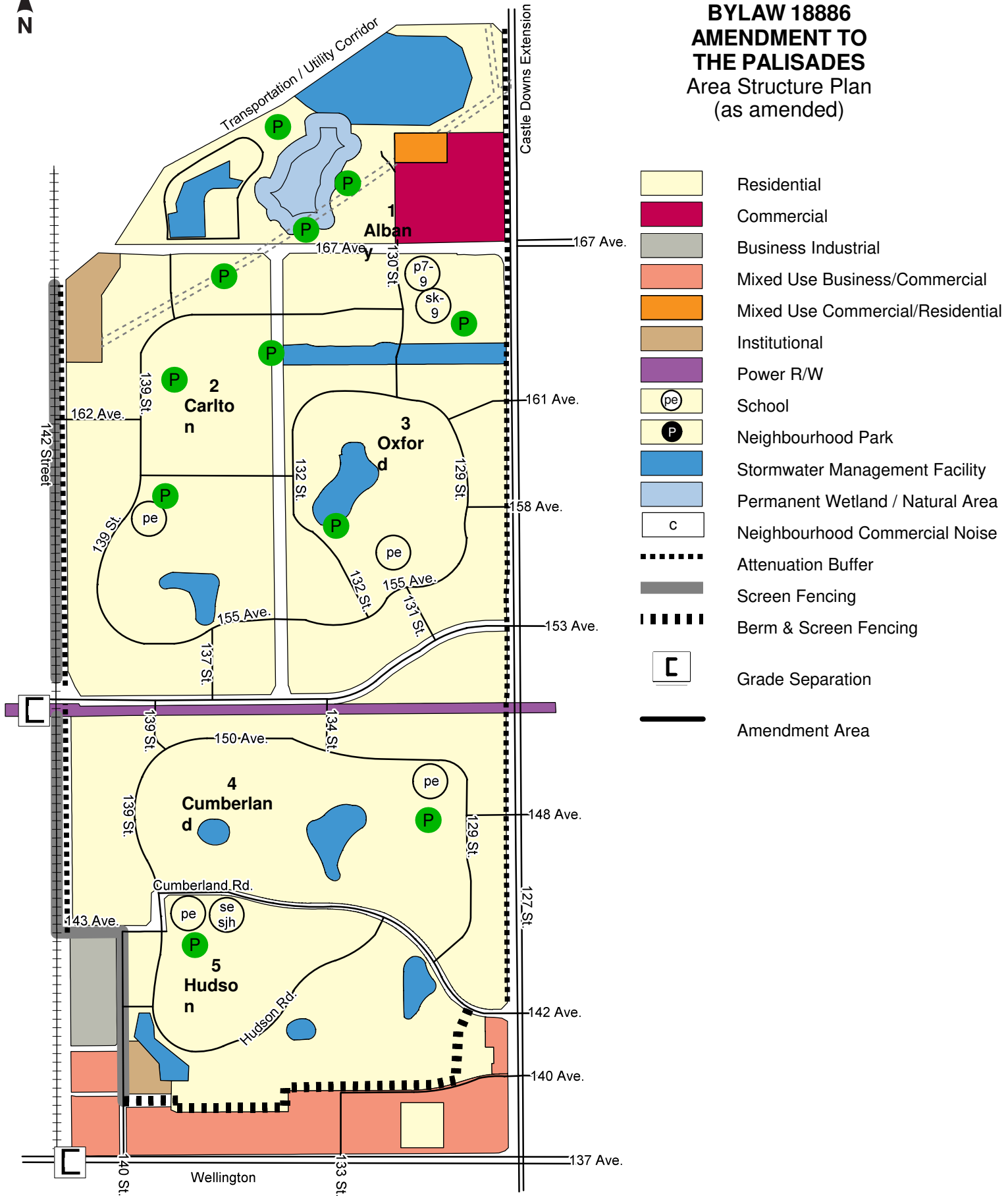
LAND USE	Area (ha)	% of GDA		
Gross Area	590.00			
Natural Area	10.87			
Utility Right of Way (Private Corporation)	6.28			
Pipeline Right of Way (Private Corporation)	4.81			
167 Avenue	3.52			
153 Avenue	6.56			
Gross Developable Area	557.96	100.00	Units	Population
Parks and Schools	48.67	8.72		
Net Developable Area	509.67			
Business Commercial	42.88	8.04		
Business Industrial	5.47	0.98		
Neighbourhood Commercial	4.05	0.73		
Residential*	444.65	79.70	6,641	22,048
Institutional	10.26	1.83		
Mixed Use/ Commercial/ Residential	1.98	0.4		
Total	509.29	100.00		

Density: 41.1 persons per gross developable hectare

*Includes stormwater management facilities, collector and local roads



**BYLAW 18886
AMENDMENT TO
THE PALISADES
Area Structure Plan
(as amended)**



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