

Bylaw 20902

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, 15447, 15849, 19726, and 18886; 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. deleting the Map entitled “Bylaw 18886 Amendment to The Palisades Area Structure Plan” and replacing with the Map entitled “Bylaw 20902 Amendment to The Palisades Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
 - b. deleting the statistics entitled “The Palisades Area Structure Plan - Land Use and Population Statistics - Bylaw 18886” and replacing with the statistics entitled “The

Palisades Area Structure Plan - Land Use and Population Statistics - Bylaw 20902”, attached hereto as Schedule “B” and forming part of this Bylaw; and

- c. deleting the map “Figure 7: Development Concept” and replacing it with the map “Figure 7: Development Concept”, attached hereto as Schedule “C”, and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024;

THE CITY OF EDMONTON

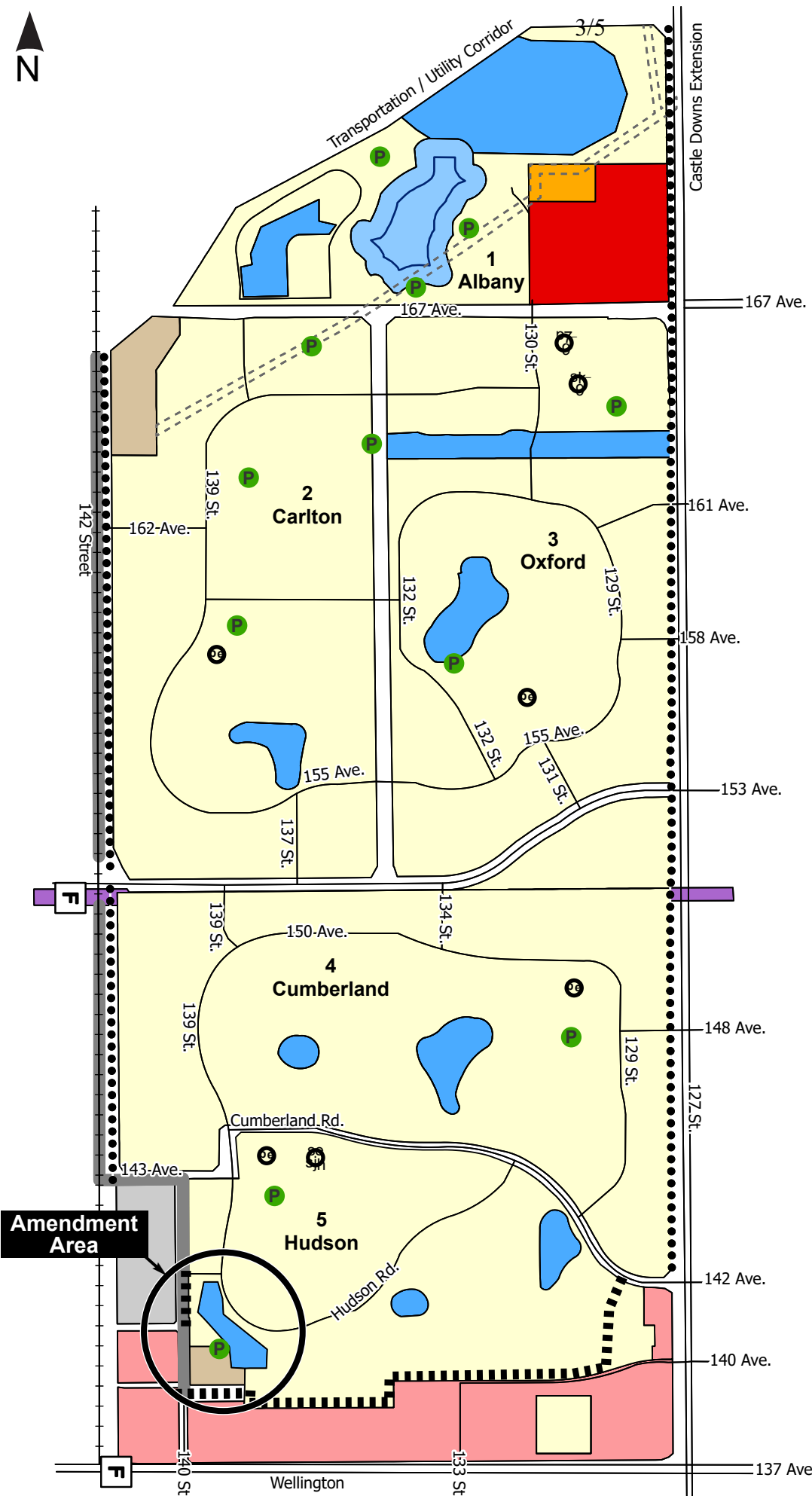
MAYOR

CITY CLERK

**BYLAW 20902
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
- Stormwater Management Facility
- Permanent Wetland / Natural Area
- pe School
- P Neighbourhood Park
- C Neighbourhood Commercial
- Berm & Screen Fencing
- Noise Attenuation Buffer
- Railway
- Screen Fencing
- Roads
- Pipeline Corridor
- T 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.

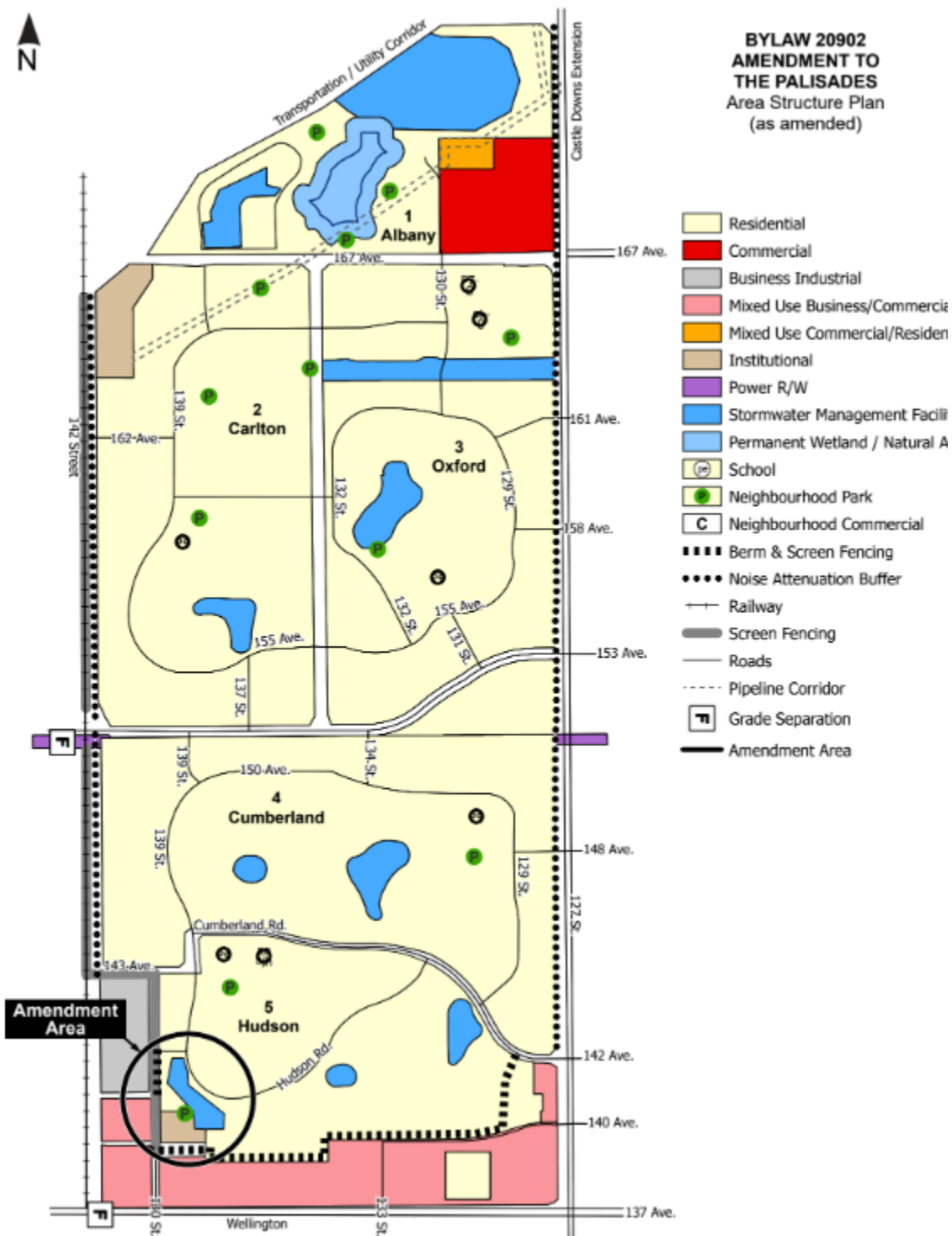
**THE PALISADES AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20902**

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	48.92	8.76		
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	9.91	1.83		
Mixed Use/ Commercial/ Residential	2.33	0.5		
Total	509.29	100.00		

Density: 41.1 persons per gross developable hectare

*Includes stormwater management facilities, collector and local roads

Figure 7: Development Concept



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.