



ITEMS 3.35 & 3.36  
BYLAWS 21263 & 21264  
PEMBINA

DEVELOPMENT  
SERVICES  
Aug 18, 2025

Edmonton





# 3 COMMUNITY INSIGHTS

Respondents (8)

Opposition (5)

- Traffic Volumes & Safety
- Character
- Residential uses

Support & Questions (1)

- Opportunities for additional uses

Questions (2)

- Intent
- Residential uses



CITY WEBPAGE  
April 10, 2025



MAILED NOTICE  
April 9, 2025



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
April 11, 2025



PUBLIC HEARING  
NOTICE  
July 24, 2025



JOURNAL AD  
Aug 1 & Aug 9,  
2025

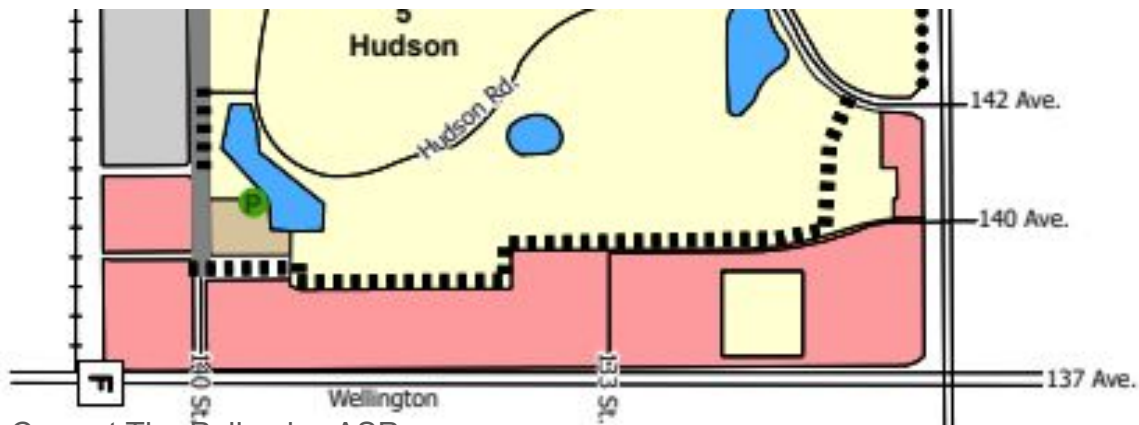


# 4 PROPOSED ZONING

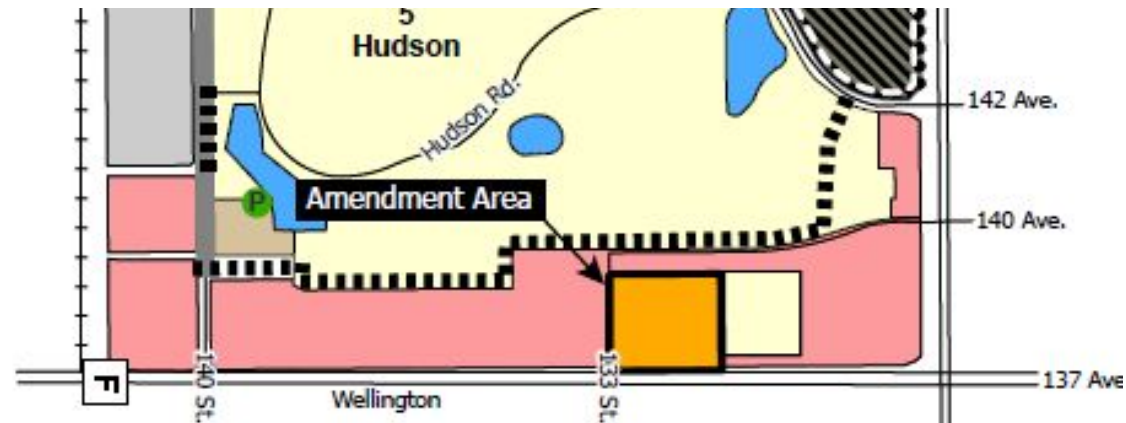


| REGULATION   | DC2.748<br>Current Zoning         | MU h16.0 f0.5<br>Proposed Zoning                       |
|--|-----------------------------------|--|
| Purpose  | Commercial &<br>Office Uses       | Low Rise Mixed<br>Use Development                      |
| Height   | 10.0 m                            | 16.0 m   |
| Max FAR  | 0.35                              | 0.5  |
| Setbacks<br>North (140 Ave NW)<br>South (137 Ave NW)<br>East<br>West (133 St NW) | 12.2 m<br>15.22 m<br>N/A<br>7.5 m | 1.0 - 3.0 m<br>1.0 - 3.0 m<br>0 - 3.0 m<br>1.0 - 3.0 m |
| Change in<br>CRU Space   | N/A                               | + 8741 m2  |

# 5 PLAN AMENDMENT



Current The Palisades ASP



Proposed The Palisades ASP

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





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**