

Bylaw 21263

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, 18886, and 20902; 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 a paragraph after the last paragraph in Section "IV Development Objectives, 3. Mixed Use";

"A low rise mixed-use commercial/residential area is specifically located north of 137 Avenue NW and east of 133 Street NW. This site allows for a variety of commercial and limited residential land uses."

- b. deleting the map entitled "Bylaw 20902 The Palisades Area Structure Plan" from the plan;
- c. deleting the figure entitled "Figure 7: Development Concept" and replacing it with the figure entitled "Figure 7.0: Development Concept", attached hereto as Schedule "A" and deleting the "amendment area" indicator, and forming part of this Bylaw; and
- d. deleting the statistics entitled "The Palisades Area Structure Plan - Land Use and Population Statistics - Bylaw 20902" and replacing with the statistics entitled "The Palisades Area Structure Plan - Land Use and Population Statistics", attached hereto as Schedule "B" and forming part of this Bylaw.

READ a first time this	15th day of September	, A. D. 2025;
READ a second time this	15th day of September	, A. D. 2025;
READ a third time this	15th day of September	, A. D. 2025;
SIGNED and PASSED this	15th day of September	, A. D. 2025;

THE CITY OF EDMONTON

A. Sahi

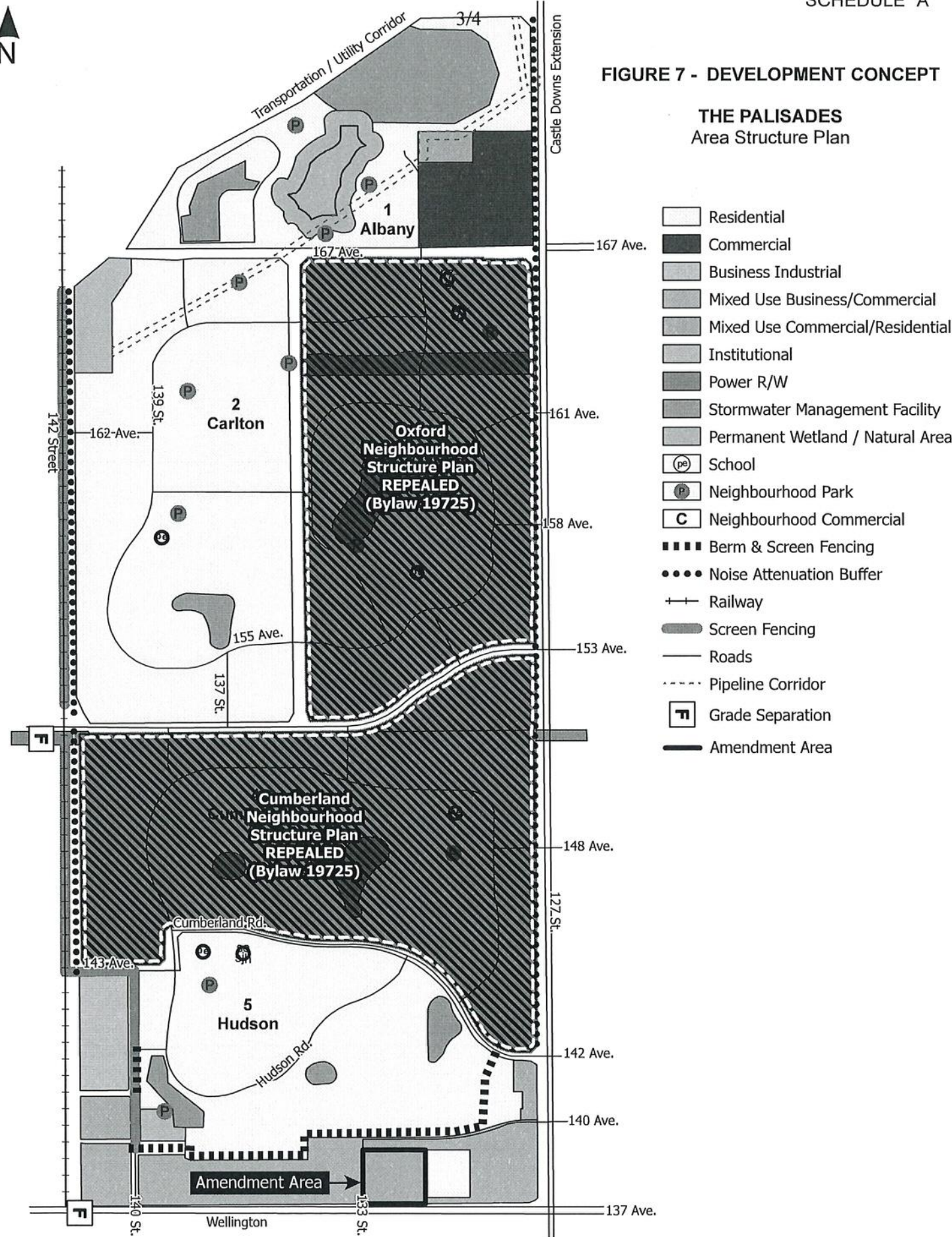
MAYOR

[Signature]

*A*_____
CITY CLERK

FIGURE 7 - DEVELOPMENT CONCEPT

THE PALISADES
Area Structure Plan



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

**THE PALISADES AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS - BYLAW 21263**

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		Units	Population
Parks and Schools	48.67	8.72%		
Net Developable Area	509.67			
Business Commercial	38.75	7.61%		
Business Industrial	5.47	1.07%		
Neighbourhood Commercial	4.05	0.80%		
Residential*	444.65	87.30%	6,641	22,048
Institutional	10.26	2.02%		
Mixed Use Commercial/ Residential**	6.11	1.20%		
Total	509.29	100.00		

Density: 41.1 persons per gross developable hectare

*Includes stormwater management facilities, collector and local roads

**Units and Population not provided for Mixed Use Commercial / Residential areas. Refer to Neighbourhood Structure Plans (NSPs) for detailed information referring to these metrics.