

Bylaw 20903

A Bylaw to amend Bylaw 7464,  
as amended, being The Palisades Area Structure Plan,  
through an amendment to the Hudson Neighbourhood 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, being The Palisades Area Structure Plan; and

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

WHEREAS on July 7, 1997, Council adopted as part of the Palisades Area Structure Plan the Hudson Neighbourhood Structure Plan by the passage of Bylaw 11537; and

WHEREAS Council found it desirable to amend the Hudson Neighbourhood Structure through the passage of Bylaws 11937, 11816, 13204, 13363, 13352, 14715, and 16660; and

WHEREAS an application was received by Administration to amend the Hudson Neighbourhood Structure Plan, as amended; and

WHEREAS Council considers it desirable to amend the Hudson Neighbourhood 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 Appendix “A” to Bylaw 7464, as amended, The Palisades Area Structure Plan is hereby amended as follows:
  - a. deleting the first paragraph in Section 4.2 “Plan Rationale” and replacing it with the following: “The intent of this Neighbourhood Structure Plan is to integrate the residential lands with the Cumberland Neighbourhood to the north, while separating and buffering the commercial and business industrial lands to the south and west”;
  - b. deleting the fifth paragraph in Section 4.4 “Residential Development” and replacing it with the following: “The housing mix proportions proposed in this plan will conform to the current City policy for low density/medium density mix. Low density is proposed at 64% with medium density comprising 36% of units proposed. The existing Area Structure Plan for Hudson Neighbourhood has a mix of 44% single and 56% medium density residential”;
  - c. deleting the eighth paragraph in Section 4.4 “Residential Development” and replace it with the following :“The multiple family residential sites will comprise 6.51 ha, producing an estimated 308 dwelling units. Row housing and walk-up apartment development are expected to comprise the multiple family component of the housing in this Neighbourhood”;
  - d. deleting the first paragraph in Section 4.6 “Institutional Development” and replace it with the following: “A 2.21 ha site in the southwest portion of the plan is proposed for institutional uses. The intended use of this site is for a religious assembly”;
  - e. adding the following text after the last paragraph in Section 4.7 “Residential Buffer”：“Notwithstanding the above, the buffering measures may not be required south of the direct vehicular access for the residential area adjacent to 140 Street NW and adjacent to Plan 0324429 Block 5 Lot 8. The vehicular access to this residential area shall be located at the 140 Avenue NW and 140 Street NW intersection, to the satisfaction of Subdivision and Development Coordination (Transportation)”;
  - f. deleting the map entitled “Bylaw 16660 – Amendment to Hudson Neighbourhood Structure Plan,” and replacing it with the map entitled “Bylaw 20903 - Amendment to Hudson Neighbourhood Structure Plan , attached hereto as Schedule “A” and forming part of this Bylaw;

- g. deleting the land use and population statistics entitled “Hudson Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 16660” and replacing it with “Hudson Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20903”, attached hereto as Schedule “B” and forming part of this Bylaw;
- h. deleting the map entitled “Exhibit 5 – Development Concept” and replacing it with the map entitled “Exhibit 5 – Development Concept”, attached hereto as Schedule “C” and forming part of this Bylaw; and
- i. deleting the map entitled “Exhibit 6 – Pedestrian/Bicycle Circulation Plan” and replacing it with the map entitled “Exhibit 6 – Pedestrian/Bicycle Circulation Plan”, attached hereto as Schedule “D” and forming part of this Bylaw.

READ a first time this	21st day of October	, A. D. 2024;
READ a second time this	21st day of October	, A. D. 2024;
READ a third time this	21st day of October	, A. D. 2024;
SIGNED and PASSED this	21st day of October	, A. D. 2024.

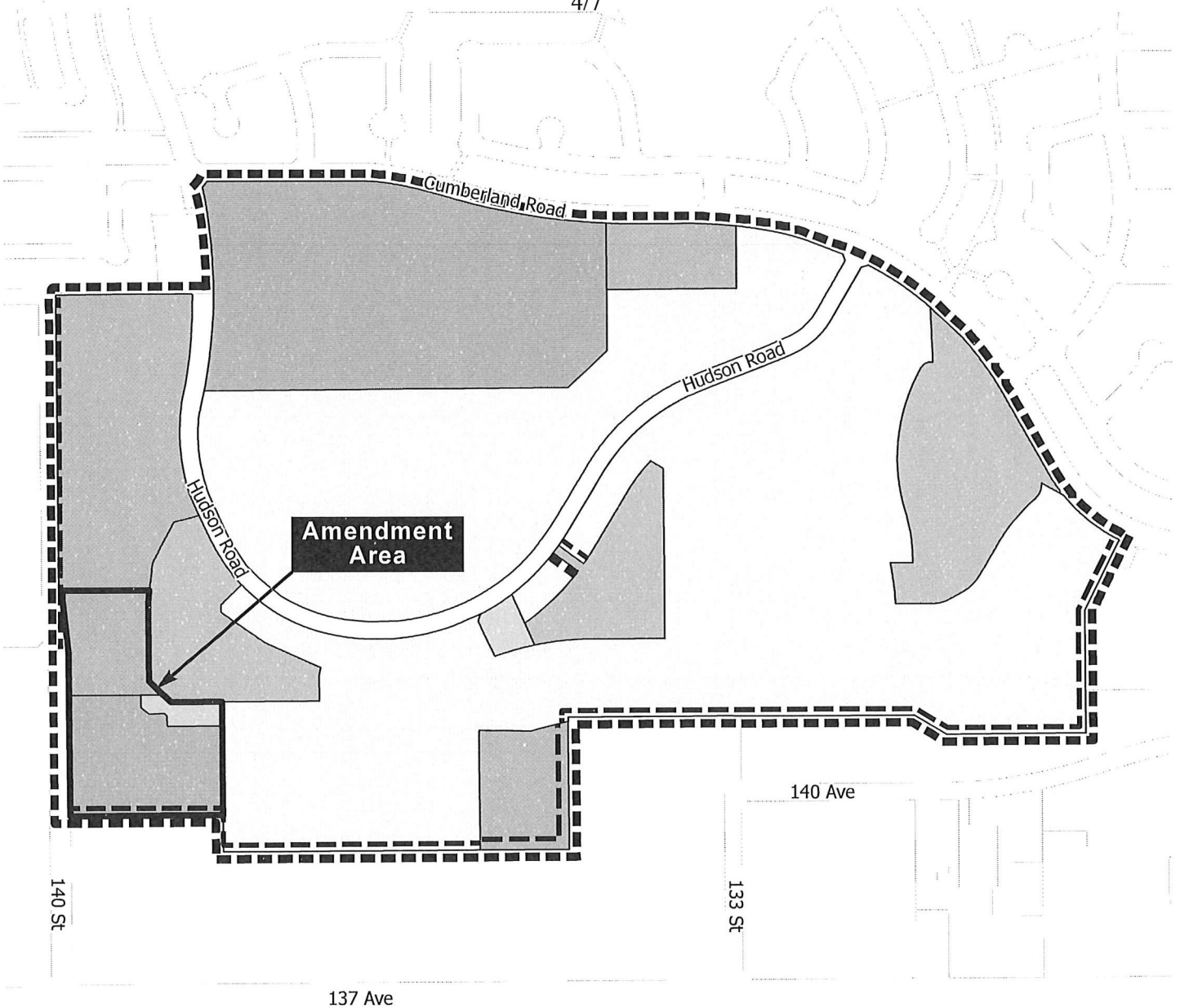
THE CITY OF EDMONTON



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MAYOR












 CITY CLERK



**Amendment Area**

**BYLAW 20903  
AMENDMENT TO  
HUDSON**  
Neighbourhood Structure Plan  
(as amended)



- |   |                            |   |                       |
|---|----------------------------|---|-----------------------|
|  | Low Density Residential    |  | School / Park         |
|  | Institutional              |  | Stormwater Management |
|  | Medium Density Residential |  | Landscape Buffer      |
|  | Park                       |  | N.S.P. Boundary       |
|   |                            |  | 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.

**Hudson Neighbourhood Structure Plan  
Land Use and Population Statistics  
Bylaw 20903**

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>72.82</b>	
<b>Gross Developable Area</b>	<b>72.82</b>	100
Public Elementary/Junior High School Site	5.46	7.5
Catholic Elementary/Junior High School Site	4.05	5.6
Neighbourhood Park	1.50	2.1
Stormwater Management Facilities	6.47	8.8
Circulation	15.12	20.8
Institutional	3.02	4.1%
Net Residential Area	37.1	50.9%

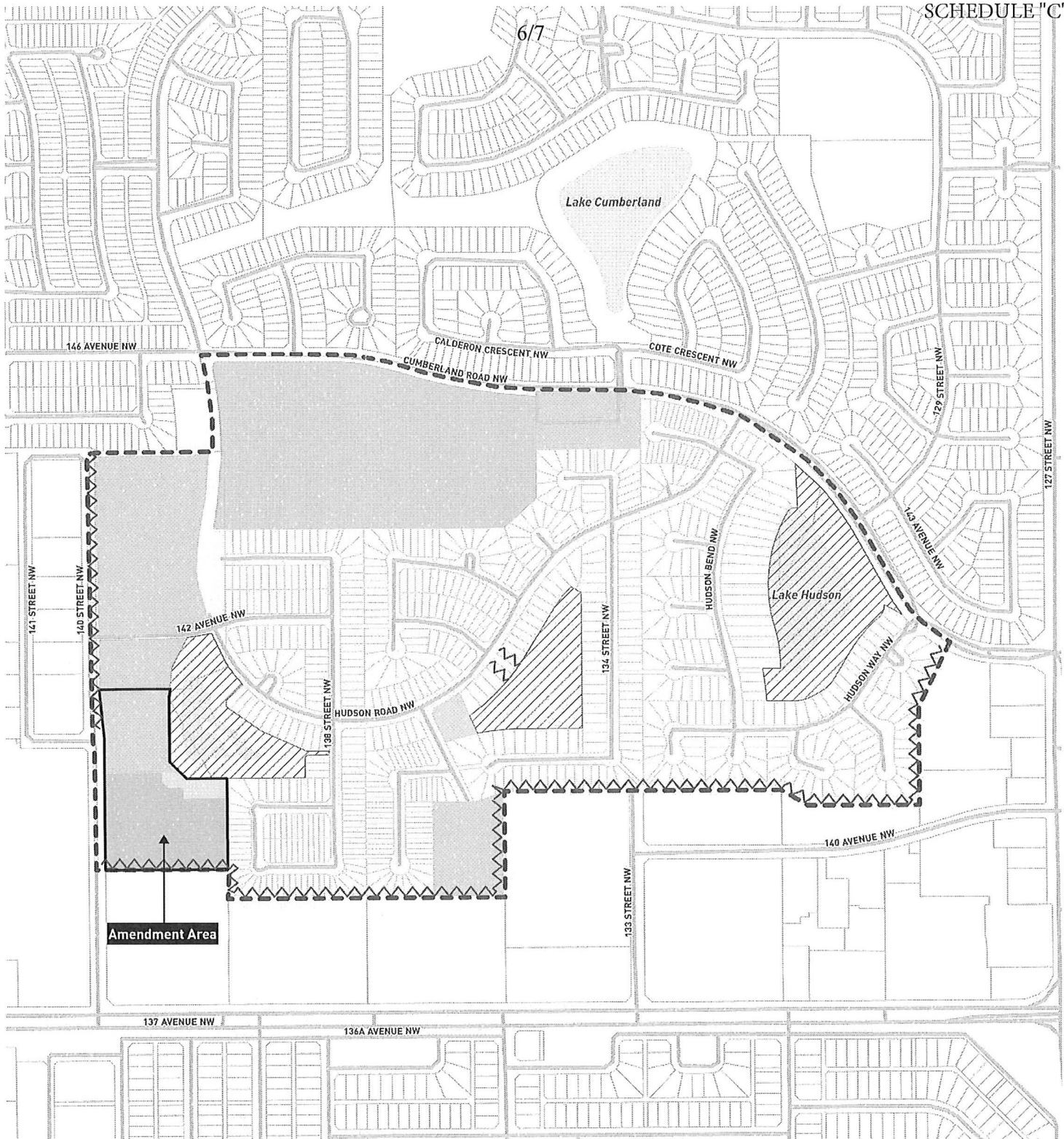
Residential Land Use	Area (ha)	Dwelling Units	% of Total Units	Population
Low Density Residential	30.63	548	64.0%	1890
Medium Density Residential	6.16	291	36.0%	902
Total Residential	37.14	856	100%	2845

*Density: 38.3 persons per gross developable hectare*

Student Generation	Elementary	Junior High	Senior High	
Public	288	116	106	*
Catholic	151	64	36	*

*\*Same as original calculation.*

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Amendment Area	Institutional	Park	Road
NSP Boundary	Low Density Residential	School/Park	Parcel
Landscape Buffer	Medium Density Residential	Storm Water Management	Waterbody



1:7,500



Data Source: Atlas, City of Edmonton, GeoBase  
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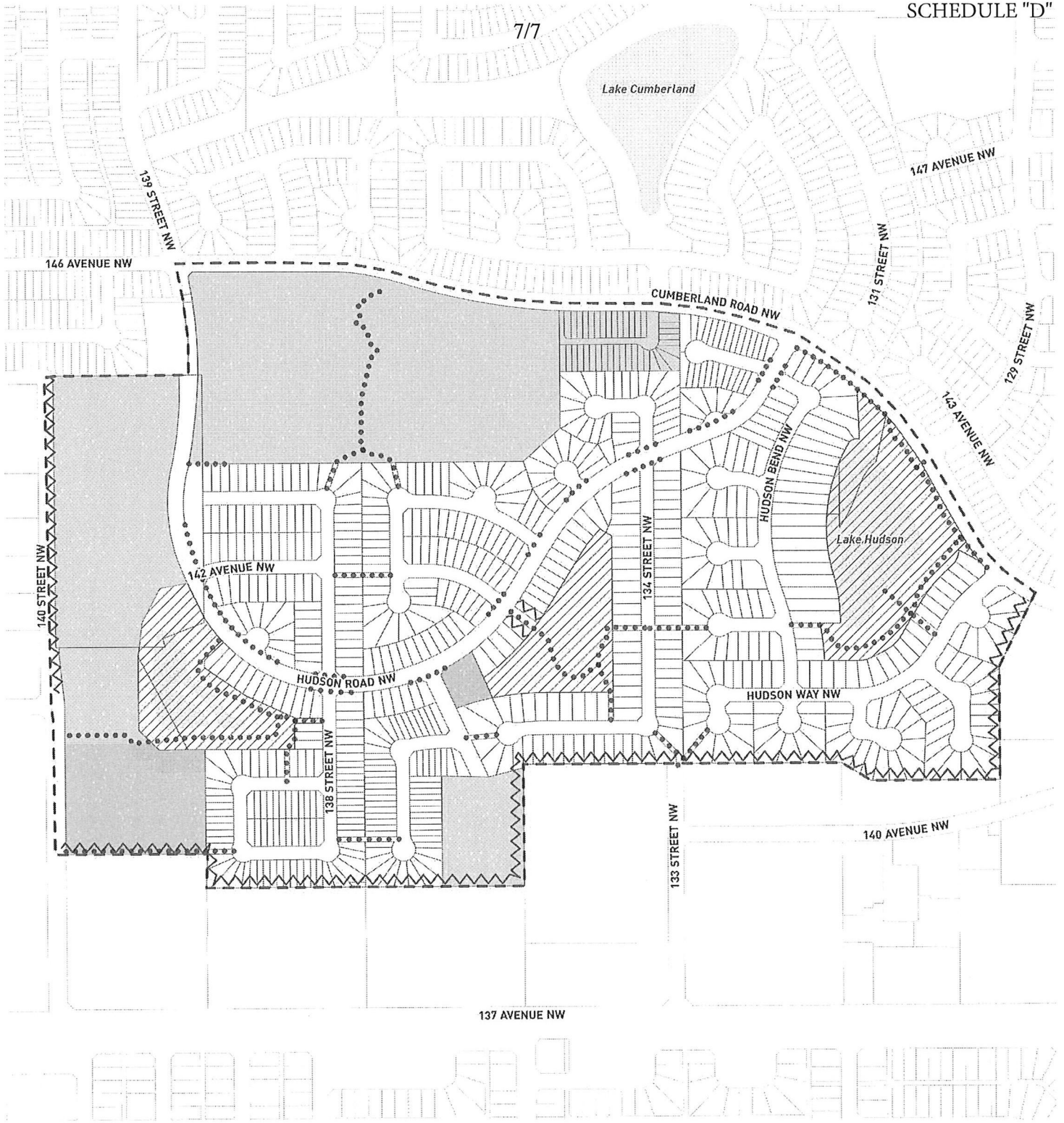
# Gateway Alliance Church

## Exhibit 5: Development Concept

June 2024



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- NSP Boundary
- Institutional
- Park
- Parcel
- Landscape Buffer
- Low Density Residential
- School/Park
- Waterbody
- Major Pedestrian & Bicycle Linkage
- Medium Density Residential
- Storm Water Management



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Data Sources: Alberta, City of Edmonton, GeoSense  
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## Gateway Alliance Church

### Exhibit 6: Pedestrian / Bicycle Circulation Plan

June 2024