

Hudson Neighbourhood Structure Plan

Office Consolidation June 2014

Prepared by:

*Development Services
Urban Planning and Economy
City of Edmonton*

Bylaw 11537, was adopted by Council in July 1997. In June 2014, this document was consolidated by virtue of the incorporation of the following bylaws:

- Bylaw 11537* Approved July 7, 1997 (to adopt the Hudson Neighbourhood Structure Plan)
- Bylaw 11937* Approved January 11, 1999 (to revise the boundary of the plan area such that a 0.07 hectare portion of Lot A, Plan 1617 NY us removed from the plan area and added to the Pembina commercial area)
- Bylaw 11816* Approved February 8, 1999 (to reconfigure and rationalize the stormwater management facilities)
- Bylaw 12000* Approved April 26, 1999 (to update the land use and population statistics to reflect changes to the Palisades ASP)
- Bylaw 13204* Approved November 6, 2002 (to reflect the removal of the 140 feet required by the commercial lot to the south in the southwest portion of the plan area)
- Bylaw 13352* Approved May 15, 2003 (to create an institutional area to provide for the development of a religious assembly)
- Bylaw 13363* Approved May 12, 2003 (to reconfigure the school site, redesign a stormwater management facility, relocated a park site, and introduce a medium density residential site)
- Bylaw 14715* Approved September 5, 2007 (to acknowledge a stormwater management facility in southwest Hudson)
- Bylaw 16660* Approved December 9, 2013 (to introduce a medium density residential site and update the stormwater management pond configuration)

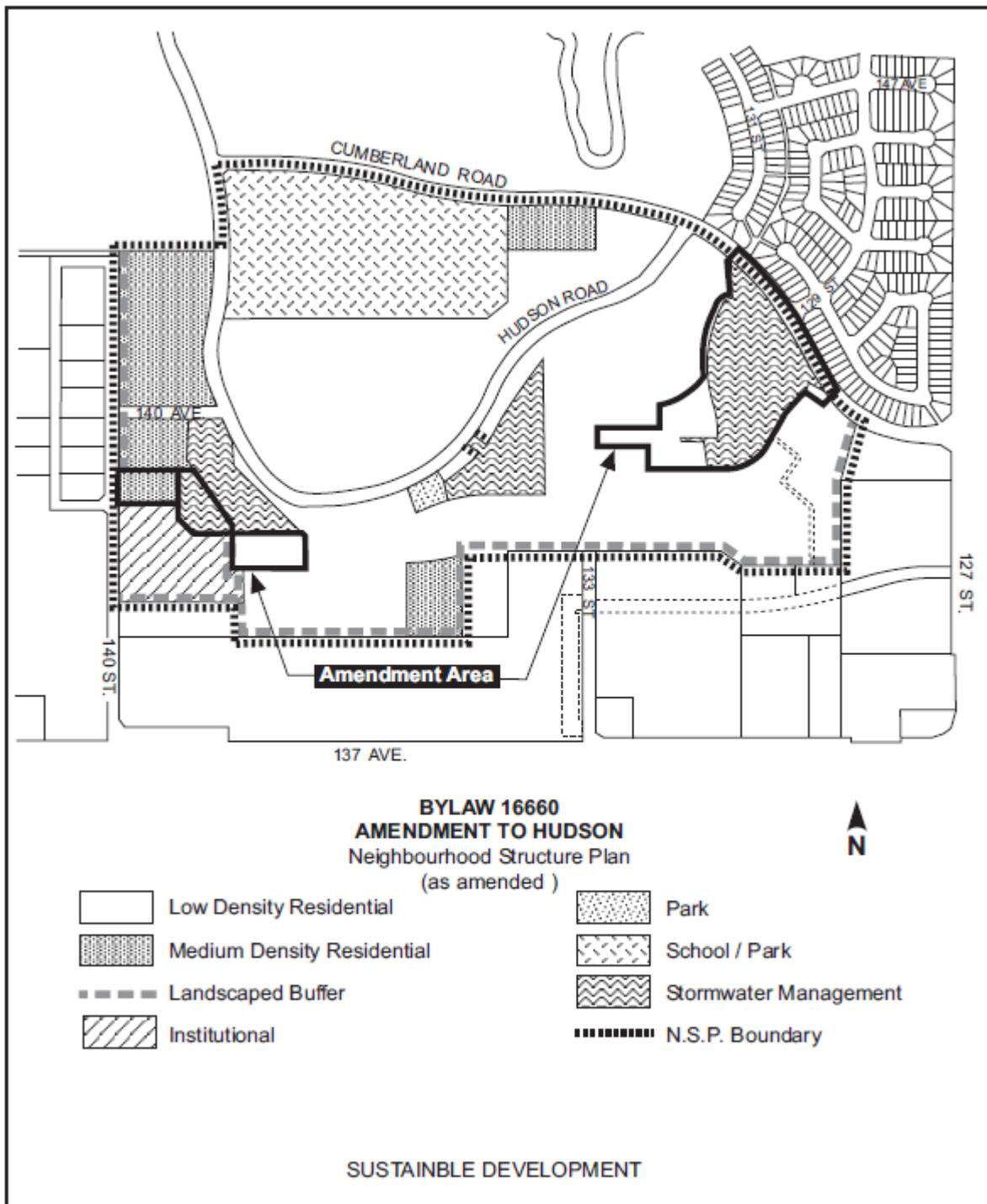
Editor's Note:

This is an office consolidation edition of the Hudson Neighbourhood Structure Plan, Bylaw, as approved by City Council on July 7, 1997. This Plan is an amendment to the Palisades Area Structure Plan, Bylaw 7464 as approved by City Council on April 24, 1984. This edition contains all amendments and additions to Bylaw 11537.

For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Urban Planning and Economy



Strata Developments Ltd.

Hudson Neighbourhood

Proposed Neighbourhood Structure Plan

IBI
GROUP

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(Amended by Editor)

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1.0 INTRODUCTION

This document describes the proposed Neighbourhood Structure Plan for the Hudson Neighbourhood. The lands are located within The Palisades Area Structure Plan. The purpose of this document is to describe the land development and servicing concepts for these lands.

The plan has been prepared by IBI Group Architects, Engineers, Planners on behalf of *a private corporation*. Amended by Editor

2.0 DEVELOPMENT CONEXT

2.1 Plan Area

This Hudson Neighbourhood is defined as *Neighbourhood 5* in The Palisades Area Structure Plan and is located within portions of Sec. 25-53-25-W4M. As shown in Exhibit 1, the Hudson Neighbourhood is bounded on the east by the commercial area fronting 127 Street, on the north by Cumberland Road and on the west by an existing industrial area/140 Street. The south boundary of the Neighbourhood is delineated by the existing and proposed commercial development fronting onto 137 Avenue. The northwest corner of the Neighbourhood is defined by the quarter section line adjacent to the Cumberland Neighbourhood.

Amended by Editor

The Hudson Neighbourhood contains approximately 72.82 ha of land. The Hudson Neighbourhood plan area, as defined by The Palisades Areas Structure Plan is 119 ha. The land contained in the Neighbourhood is currently accessible via Cumberland Road at 127 Street and via 140 Street at 137 Avenue.

Bylaw 13204
November 6, 2002
Amended by Editor

2.2 Existing Land Uses

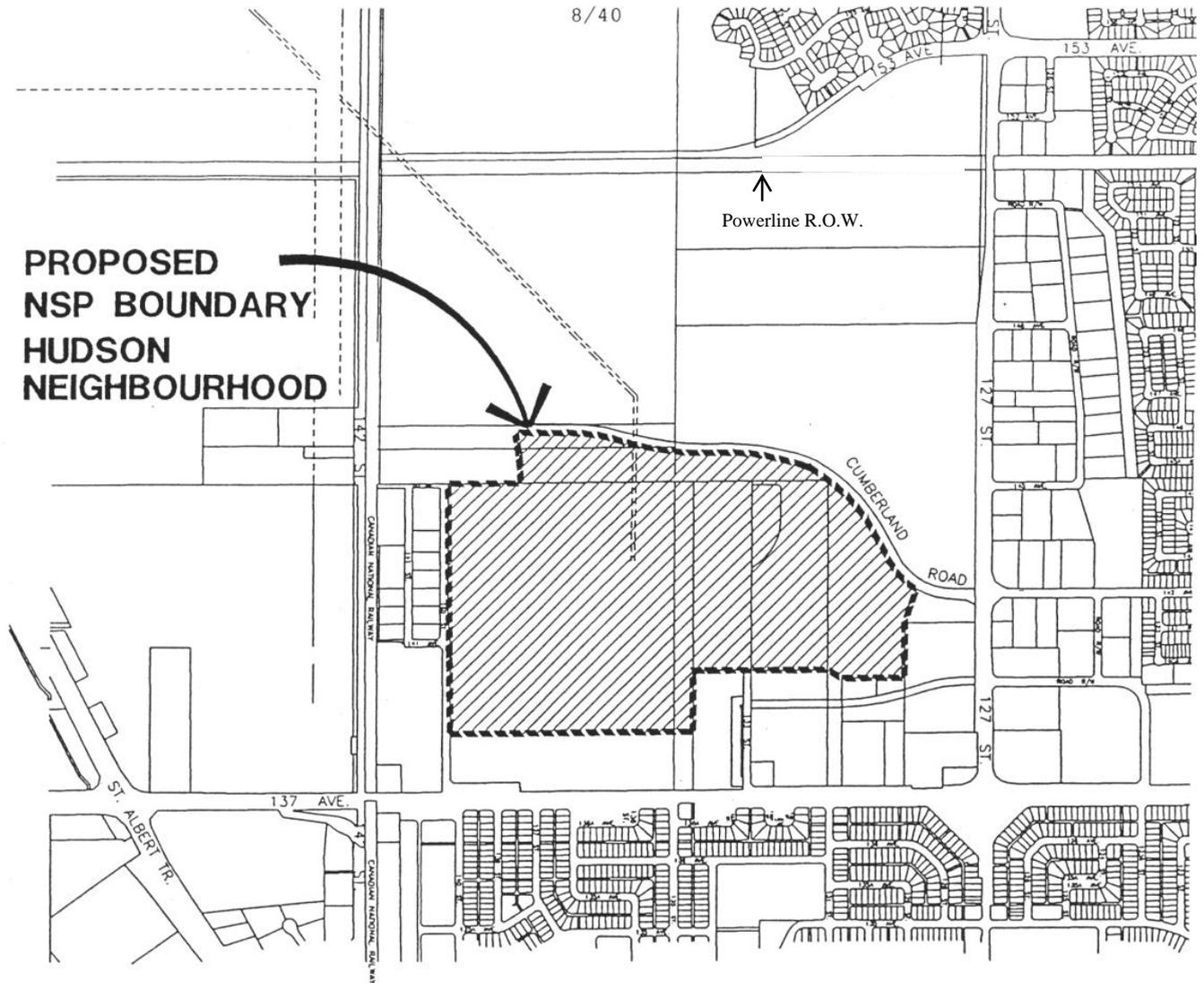
A two screen drive-in theatre facility, comprising approximately 7.0 ha is located in the west sector of the plan area. A golf driving range is located to the south of the theatre site. The theatre site and golf driving range are presently accessed via 140 Street at 137 Avenue (Exhibit 2).

A storm water management facility is located in the east sector of the Neighbourhood. This facility was developed in 1990 and currently operates as a dry pond serving the storm water management needs of *the Cumberland Neighbourhood* to the north as well as lands south of the Hudson Neighbourhood.

Amended by Editor

The balance of the lands in the Hudson Neighbourhood are in agricultural use.

Exhibit 1: Local Context* (Bylaw 11537, July 7, 1997)



HUDSON NEIGHBOURHOOD
NEIGHBOURHOOD STRUCTURE PLAN

LOCAL CONTEXT
EXHIBIT 1

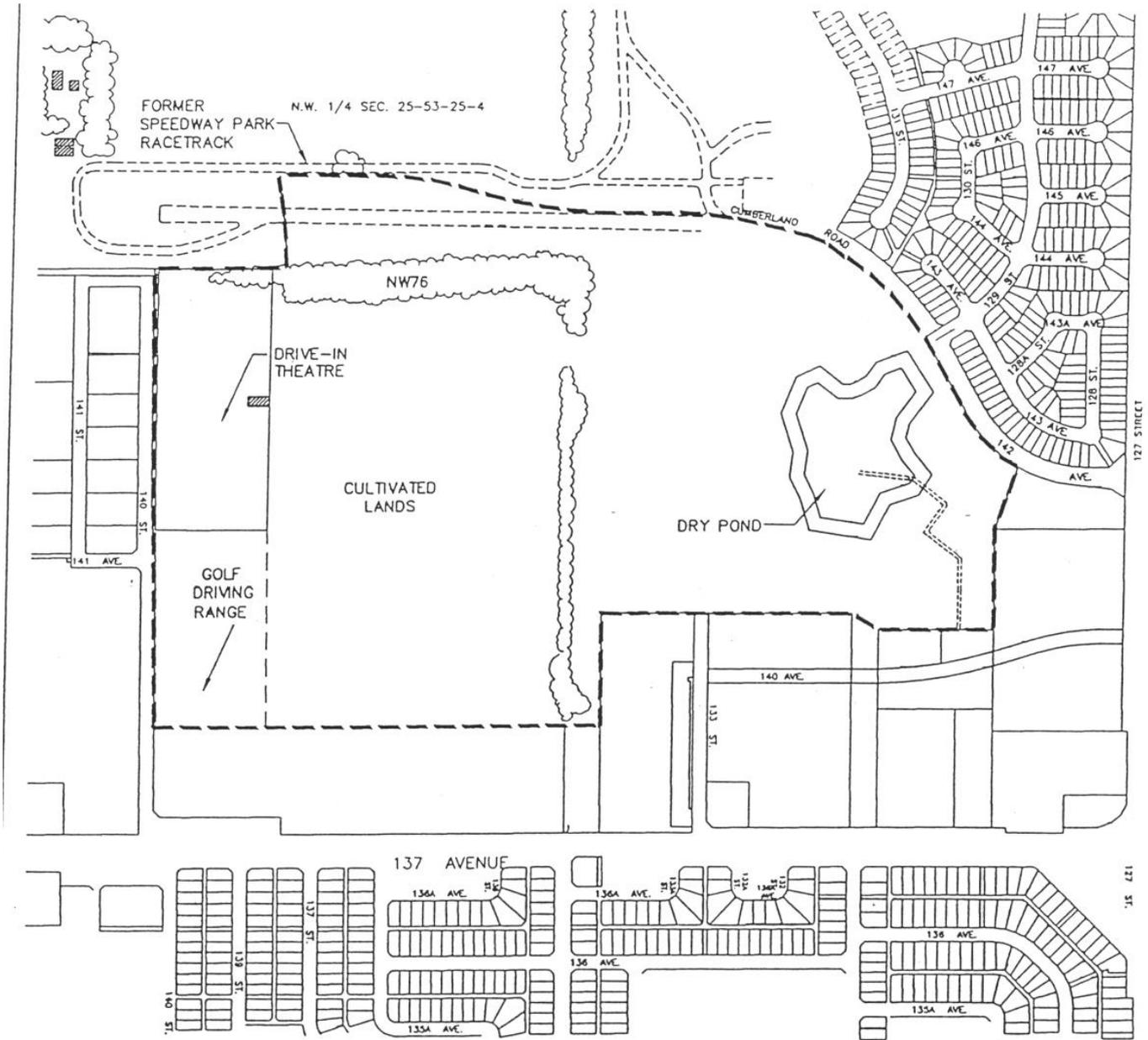
*Amended by Editor



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Exhibit 2: Existing Conditions (Bylaw 11537, July 7, 1997)



HUDSON NEIGHBOURHOOD
NEIGHBOURHOOD STRUCTURE PLAN

EXISTING CONDITIONS

EXHIBIT 2

LEGEND

-  EXISTING TREE STAND
-  EXISTING BUILDINGS
-  NEIGHBOURHOOD BOUNDARY
-  NATURAL AREA



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A portion of the Neighbourhood lands are located in the area that was formerly occupied by Speedway International Raceway Park, an auto racing facility that was in operation from 1966 to 1982. Temporary event parking, located adjacent to 127 Street and a portion of the race track, were operated in the plan area. Prior to the development of Speedway Park, an oval race track (known as Breckenridge Racing Oval) was developed on lands located in the north portion of the plan area in 1953 and operated until 1958. These lands were subsequently reclaimed and have been in agricultural use since that time.

2.3 Surrounding Land Uses

The land uses surrounding the proposed Neighbourhood include industrial to the west, commercial to the south and east, and residential uses to the north

A fully developed industrial area exists west of the Neighbourhood, accessed by 140 Street from 137 Avenue. This industrial area includes trucking firms, manufacturing shops, auto parts/wrecking and contracting firms. These lands back onto a *rail line*.

Amended by Editor

Commercial uses are located south of the Neighbourhood fronting onto 137 Avenue and include a furniture warehouse/retail facility, a landscape supply outlet, and 2 retail commercial centres. The undeveloped lands along 137 Avenue are designated for commercial purposes under The Palisades Area Structure Plan.

An ice arena is located directly south of the Neighbourhood and is accessed via 133 Street from 137 Avenue. A developing commercial area is located south and east of the plan area along 127 Street, south of 142 Avenue.

Directly to the north of this proposed Neighbourhood lies the partially developed Cumberland Neighbourhood.

2.4 Topography, Vegetation & Natural Area

The topography of the plan area is flat with some man-made modifications due to development at the drive-in theatre and the storm water management facility.

As a result of past agricultural practices, most of the mature vegetation within the Neighbourhood has been removed. The majority of lands in the Neighbourhood are currently under cultivation.

The City of Edmonton's Inventory of Environmentally Sensitive & Significant Natural Areas (1993) identifies one site (NW76) in the plan area that is described as a Natural Area (Exhibit 2). Natural areas in this inventory are defined by the "presence of vegetation, water

or natural features". NW76 is a linear natural tree stand totalling 1.7 ha, located on the north area of the Neighbourhood. This tree stand contains primarily aspen/balsam poplars. This tree stand is located in the area proposed for a school/park site. The Community Services Department has determined that the existing tree stand will be retained and integrated as much as possible with development of the school/park site. However, it may be necessary to remove some of the vegetation in order to properly accommodate school and community needs.

A narrow hedgerow of trees is located on the east edge of SW1/4 Sec.25-53-25-4. This hedgerow consists mainly of aspen/balsam poplars. In reviewing the composition, age, location and the linear configuration of this tree stand, it has limited viability in the context of a suburban residential development due to changes in drainage patterns, grading and the impacts of road construction. This tree stand has limited value to the urban landscape.

2.5 Land Ownership

As presented in the following table, *a private corporation* is currently the beneficial owner of approximately 16.56 ha. (22.3%) of lands in the east portion of the Neighbourhood. The balance of the plan area is divided amongst 7 other land owners.

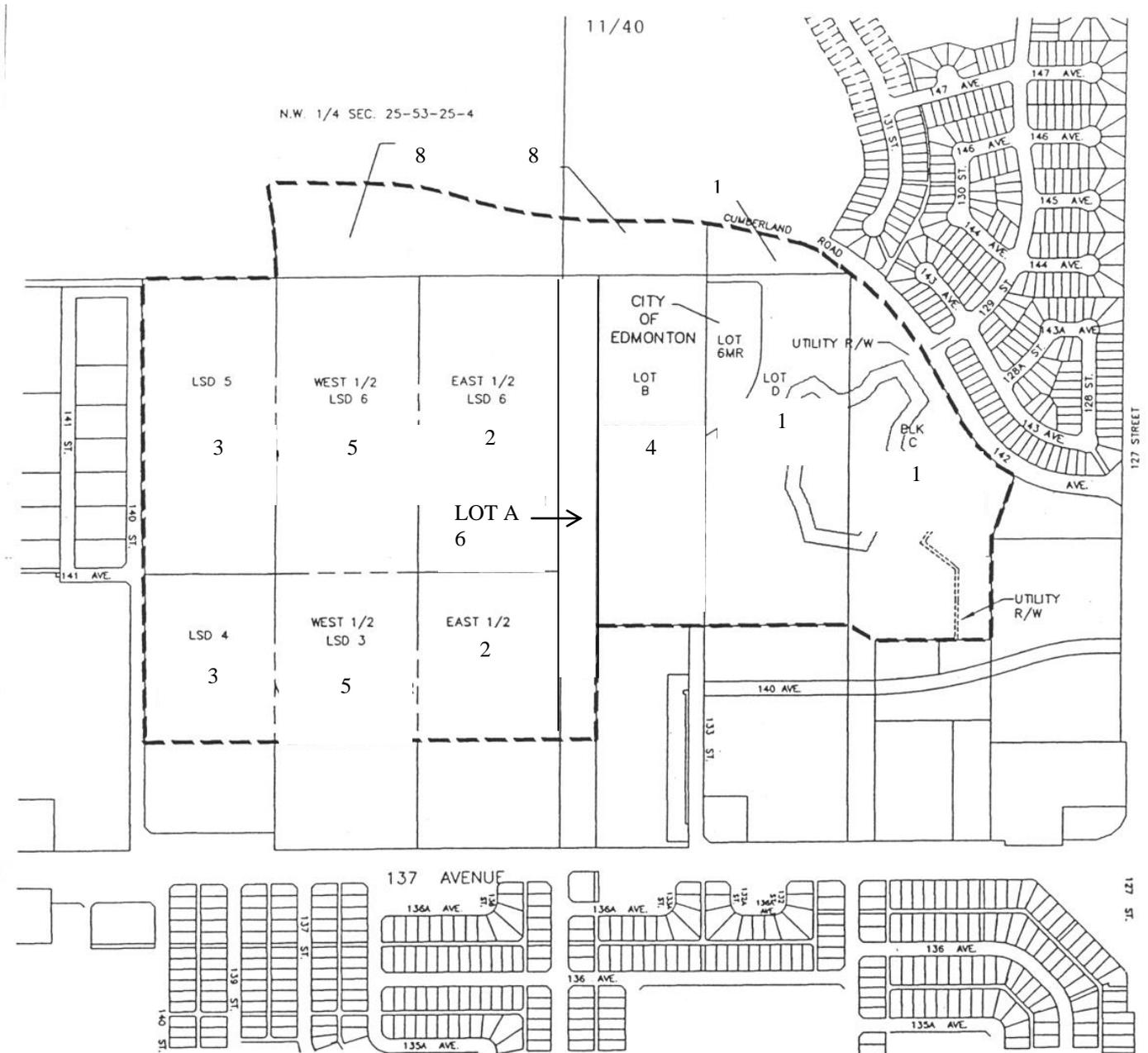
Amended by Editor

	Land Ownership*	Area (ha.)	%
1	<i>Private Corporation</i>	16.56	22.3
2	<i>5 Private Owners</i>	13.21	17.8
3	<i>Private Corporation</i>	12.04	16.2
4	<i>2 Private Corporations</i>	7.47	10.0
5	<i>Private Corporation</i>	13.13	17.7
6	<i>Private Corporation</i>	3.34	4.5
7	City of Edmonton (MR)	1.38	1.9
8	<i>5 Private Owners</i>	7.14	9.6
	Total Neighbourhood	74.27	100%

*Amended by Editor

Exhibit 3 shows the land ownership pattern for the Hudson Neighbourhood.

Exhibit 3: Land Ownership* (Bylaw 11537, July 7, 1997)



HUDSON NEIGHBOURHOOD

NEIGHBOURHOOD STRUCTURE PLAN

LAND OWNERSHIP

EXHIBIT 3



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*Amended by Editor

2.6 Planning History

The Hudson Neighbourhood does not have a Neighbourhood Structure Plan in place and therefore is governed by The Palisades Area Structure Plan.

The Hudson Neighbourhood is part of The Palisades Area Structure Plan. The Palisades Area Structure Plan (as amended) Bylaw No. 7464 was approved by City Council in April 1984 and subsequently amended by Bylaw No. 9822 in June 1991. Land Use Statistics for this Neighbourhood as approved in The Palisades ASP are presented in Exhibit 4.

Within the existing ASP, the statistics for the Hudson Neighbourhood include 38.91 ha of business commercial and 8.73 ha of business industrial land uses. These lands are excluded in the proposed Hudson Neighbourhood NSP. Through the adoption of the proposed Hudson Neighbourhood NSP, The Palisades Area Structure Plan will be amended.

2.7 Environmental Site Assessment

A Phase 1 Environmental Site Assessment was completed and submitted for review under separate cover for this Neighbourhood. This assessment concluded that since the subject property has been in continuous agricultural use, there is little potential for environmental contamination as normal agricultural operations are not considered to create a significant potential for contamination. In addition, no underground fuel storage facilities were located on the subject lands. As a result of these conclusions and the relatively small risk of environmental contamination, it was recommended that no further study is required.

**HUDSON NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS*
BYLAW 16660**

	Area (ha)	% of GDA
Gross Area	72.82	
Gross Developable Area	72.82	100.0
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	3.37	4.6
Net Residential Area	36.75	50.4

Residential Land Use	Area (ha)	Dwelling Units	% of Total Units	Population
Low Density Residential	30.63	548	65.4	1,890
Medium Density Residential	6.16	291	34.6	902
Total Residential	36.79	839	100.0	2,792

Density: 38.3 persons per gross developable hectare

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

***Amended by Editor**

3.0 POLICY CONTEXT

The proposed Neighbourhood Structure Plan has been prepared in the context of the applicable development policies and objectives governing land development in the City of Edmonton in general and this area specifically. These policies are identified below.

3.1 Edmonton Municipal Development Plan

The Edmonton Municipal Development Plan sets out a strategy to accommodate the development of the City. The following are strategic objectives and policies specific to the development in this Neighbourhood:

Managing Suburban Growth

- Objective 2.A - *to accommodate growth, serviced in an orderly fashion, in all suburban areas of the City;*
- Policy 2.A.1 - *encourage new development to be contiguous with existing development;*
- Policy 2.A.2 - *allow the location of new suburban residential development to be guided by the demands of housing market for choices in housing types and location and the availability of municipal services.*

Ensuring Adequate Neighbourhood Services

- Objective 2.B - *encourage flexibility in creating attractive and functional neighbourhoods;*
- Policy 2.B.1 - *provide planned, integrated neighbourhoods as a basis for new suburban residential developments, accommodating flexibility in neighbourhood size, population and geographic extent, and recognizing the need for municipal services and transportation facilities to be efficiently supplied;*
- • Policy 2.B.3 - *allow flexibility in the type of central focus for each neighbourhood, using a range of community and private facilities to serve the resident's needs;*
- Policy 2.B.4 - *promote linkages between communities through the design and location of open spaces, community facilities and activity centres.*

Maintaining a Balanced Mix & Density of Dwellings

- Objective 2.0 - *to provide a range of housing types and density opportunities in each neighbourhood.*

The proposed Neighbourhood Plan meets the above noted strategic objectives and policies as follows.

- the development of the proposed Neighbourhood will be contiguous with existing residential development (Cumberland Neighbourhood);
- the development of the Neighbourhood will be responsive to housing market demands through the provision of a variety of housing types and density opportunities;
- development of the Hudson Neighbourhood will be efficient, orderly and complementary to that in adjacent Neighbourhoods;
- by deleting developed industrial lands from the Hudson Neighbourhood boundary, an attractive and more functional residential neighbourhood will be created;
- inter and intra-community linkages will be promoted through the proposed walkway/open space network linking the school site, storm water lake and residential areas;
- municipal services and transportation facilities will be efficiently supplied;
- the overall focus of the Neighbourhood will be the open space system which will link the school/park site, stormwater features and residential areas together.

3.2 Edmonton's Suburban Neighbourhood Design Principles

The City of Edmonton in cooperation with the school boards and the development and consulting industry, undertook a review of the way that suburban neighbourhoods are designed. The purpose of the review was:

- to review the design of the neighbourhoods to make infrastructure more cost efficient while maintaining a good living environment;
- to generate thought and discussion and general principles which encourage flexibility and innovation in the design and servicing of neighbourhoods.

While the Final Report emanating from the review is not a statutory plan or document, the City of Edmonton Administration has stated that the design principles contained in this report will be used as a guide in assessing the design and servicing of new suburban neighbourhoods.

The following are design principles described in the Final Report that are incorporated into the development concept for the Hudson Neighbourhood

Principle 1 - Design neighbourhoods with the intent of sharing common infrastructure and neighbourhood facilities among neighbourhoods.

Principle 2 - Design and locate schools and community facilities to provide inter-neighbourhood focal points.

Principle 5 - Provide convenient pedestrian and bicycle access throughout the neighbourhood and especially between destination points within and outside the neighbourhood.

Principle 10 - Optimize the use of land and capital requirements for facilities such as churches, schools, community leagues and storm water management.

Principle 11 - Create a linked open space system through open spaces created by storm water management facilities, some utility rights-of-way, preservation of appropriate natural areas and drainage courses, and school and park open spaces.

Principle 12 - Locate multi family uses toward the edge of new neighbourhoods and close to the community and neighbourhood focal points.

Principle 16 - Use current population projections and student generation formulas when planning facilities for a neighbourhood. Take into account the life cycle of the neighbourhood.

The proposed development concept for the Hudson Neighbourhood meets the above-noted design principles as follows:

- common infrastructure and facilities such as schools and parks will be shared between the Hudson and Cumberland Neighbourhoods and will become inter-neighbourhood focal points;
- pedestrian/bicycle access will be conveniently provided through the open space system with opportunities to link to points outside the Neighbourhood;

- land for community facilities such as schools and parks will be optimized;
- a linked open space system is provided through the linkage of the storm water management system and school/park site;
- multi-family sites are located on the edge of the Neighbourhood, close to amenities such as the open space walkway system and school/park site with good access to the Neighbourhood transportation system and transit;
- population projections and student generations have been developed for the Hudson Neighbourhood using current formulae.

4.0 DEVELOPMENT CONCEPT

4.1 Development Objectives

The primary objective of the plan for this Neighbourhood is to provide a framework for ultimate development of an attractively and efficiently designed residential community, responding to current and anticipated market conditions, and current City policies and guidelines.

4.2 Plan Rationale

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.

The plan will use such facilities as the open space/pedestrian network, school/park site and the neighbourhood transportation network to provide linkages with the residential development to the north.

The presence of an existing storm water management facility provides an immediate focal point for the Neighbourhood. The first stage of development around it will create the visual linkage to development in Cumberland and strengthen the residential character of these lands.

The key component of the plan is residential development focussed on supporting the requirements of a residential population at a neighbourhood level. These supporting elements have been planned in concert with the Cumberland Neighbourhood Plan to maximize the efficiencies of both neighbourhood's infrastructure and facilities.

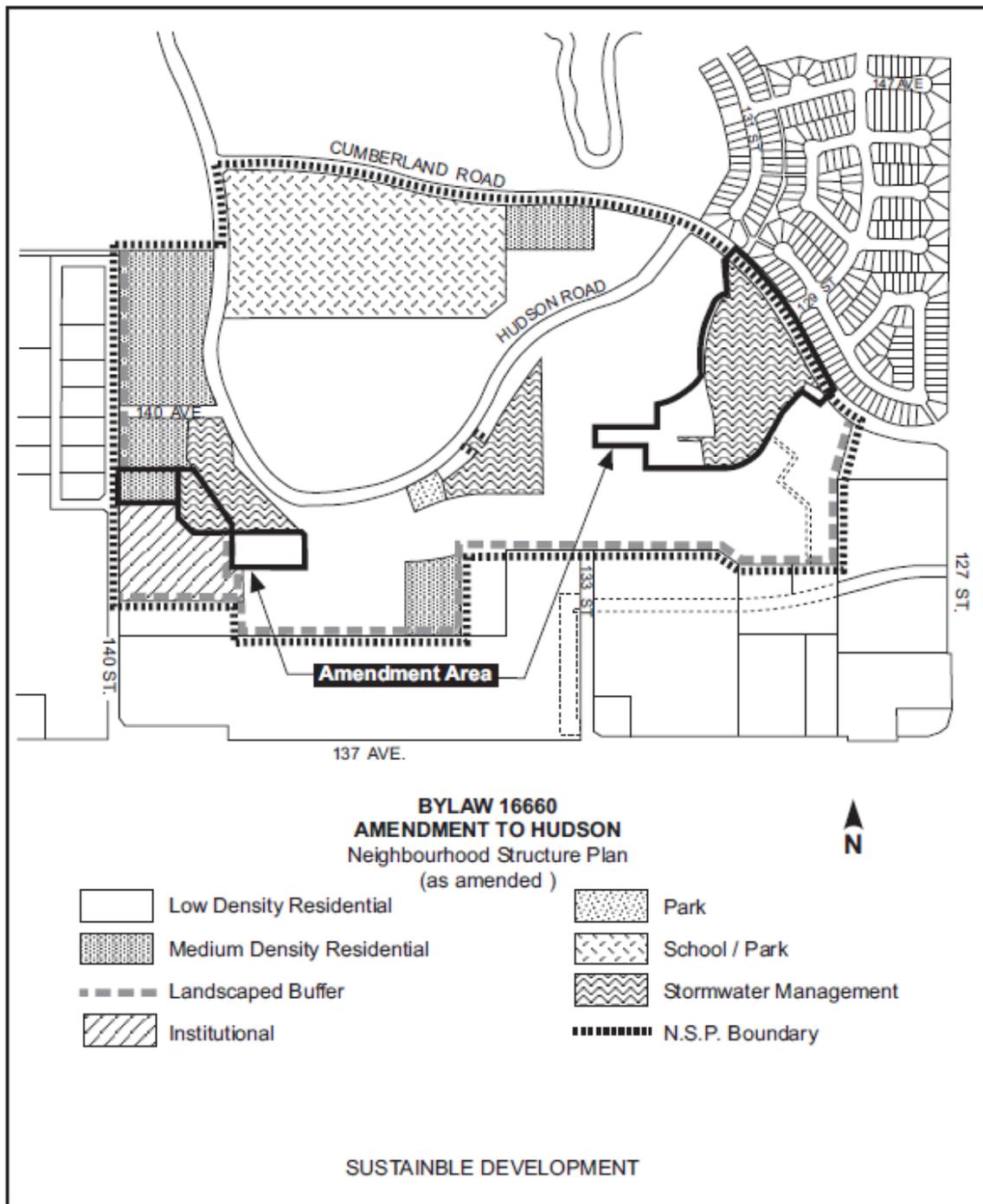
4.3 Development Concept

The development concept for the Neighbourhood Structure Plan is presented in Exhibit 5. Land use statistics for the plan are presented in Appendix "A".

The primary land use in this Neighbourhood will be low density residential. Multiple family residential sites are located in the *west, north and south* central portions of the plan area and are conveniently located adjacent to the school/park site and the proposed transit routes.

Bylaw 13352
May 15, 2003

Exhibit 5: Development Concept (Bylaw 16660, December 2013)



The storm water management facility forms a main focal point of the open space amenity for the Neighbourhood. It is located near the entry point of the Neighbourhood in the east end of the plan area.

In addition, 2 dry ponds are located in the central and eastern portions of the plan area. Providing stormwater management facilities which are located and sized to serve specific areas of development rather than the entire neighbourhood area will allow for the most cost effective and financially feasible means of development of these facilities. An open space system, comprised of walkways in the local road system and public utility lots, links the residential areas with each other. The school/park site is also easily accessed by pedestrian linkages (walkways, sidewalks and bike paths) and vehicles along the internal collector road and Cumberland Road (Exhibit 6).

Bylaw 11816
February 8, 1999
Bylaw 13363
May 12, 2003

4.4 Residential Development

The plan proposes the creation of a number of residential precincts which enables each to be developed with its own character and image. These precincts are defined by a combination of perimeter boundaries, including local and collector roads, green spaces, walkways and the storm water management system.

Low density housing forms will predominate and be developed to reflect the range of densities permitted in the City of Edmonton *Zoning* Bylaw including a range of single detached residential development on a variety of lot sizes and semi-detached residential opportunities.

Amended by Editor

Multiple family housing forms are proposed in locations where good transportation access and transit routes are available, as well as pedestrian and bicycle access to the area's amenities such as the school/park site.

All residential areas are proposed to be within walking distance of transit service as defined in current City policy. Pedestrian and bicycle networks are proposed within the Neighbourhood to link residential areas to each other and to open space features.

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 66% with medium density comprising 34% of units proposed. The existing Area Structure Plan for Hudson Neighbourhood has a mix of 44% single and 56% medium density residential.

Bylaw 13363
May 12, 2003

Low Density Residential Development

The emphasis on housing in this Neighbourhood is low density residential. Low density residential development will be located with access to local roads to provide a more quiet and private residential environment. This residential form will total some 29.01 ha, producing an estimated 628 dwelling units.

Bylaw 13363
May 12, 2003

Multiple Family Residential Development

Multiple family housing is proposed in the *north and south central* and west sectors of the Neighbourhood. The multiple family residential areas are oriented toward the walkway system/open spaces (school/park site and stormwater management lake). These multiple family residential areas will have access to the planned pedestrian/bicycle circulation system which connects all elements of the Neighbourhood.

Amended by Editor

The multiple family residential sites will comprise 6.79 ha, producing an estimated 325 dwelling units. Row housing and walk-up apartment development are expected to comprise the multiple family component of the housing in this Neighbourhood.

Bylaw 13363
May 12, 2003

4.5 Schools, Parks, Open Space, & Pedestrian/Bicycle Circulation

Based on a needs assessment by Edmonton Public School Board and Edmonton Catholic School Board, one combined school site is proposed in the Hudson Neighbourhood.

Student generation figures for the proposed neighbourhood are presented in Appendix "A". These student generation figures are markedly lower than the figures originally proposed in The Palisades ASP for this Neighbourhood. This is due to fewer units proposed for this Neighbourhood, as the previous statistics for the Hudson Neighbourhood had the number of multi-family units well in excess of the current City policy of 35% multi-family/65% single family unit mix.

These school sites are proposed to be combined in the northwest sector of the Neighbourhood. This 10.50 ha site will accommodate a public elementary school/junior high school; separate elementary/junior high school, associated play fields and neighbourhood park. Pedestrian access is proposed to connect all portions of the Neighbourhood through local and collector roads and walkways to these school sites.

Bylaw 13363
May 12, 2003

A 0.5 ha dispersed park site is proposed *along Hudson Road* to serve the recreational needs of the south portion of the plan area.

Bylaw 13363
May 12, 2003
Amended by Editor

Exhibit 6: Pedestrian / Bicycle Circulation Plan

(Bylaw 13363, May 12, 2003)



The City of Edmonton owns Municipal Reserve lands in the northeast portion of the Neighbourhood. These lands are not proposed as a park in this plan. It is contemplated that these lands will be exchanged or sold to make way for the assembly of lands for the proposed combined school/park site in the northwest area of the Neighbourhood or the dispersed park site in south central portion of the Neighbourhood.

Public access through the provision of pedestrian walkways will be provided to the storm water management facilities in accordance with City policy.

Walkways to the school/park site and storm water management facilities are proposed as open space linkages, allowing for pedestrian/bicycle access. Exhibit 6 highlights the proposed parks, open space and pedestrian/bicycle circulation system

4.6 Institutional Development

A 4.8ha site in the southwest portion of the plan is proposed for institutional uses. The intended use of this site is for a religious assembly. A 6.0m landscaped buffer will be developed on-site to provide separation between the proposed institutional site and the future low density residential lands to the east and medium density residential lands immediately north.

Bylaw 13352
May 15, 2003

4.7 Residential Buffer

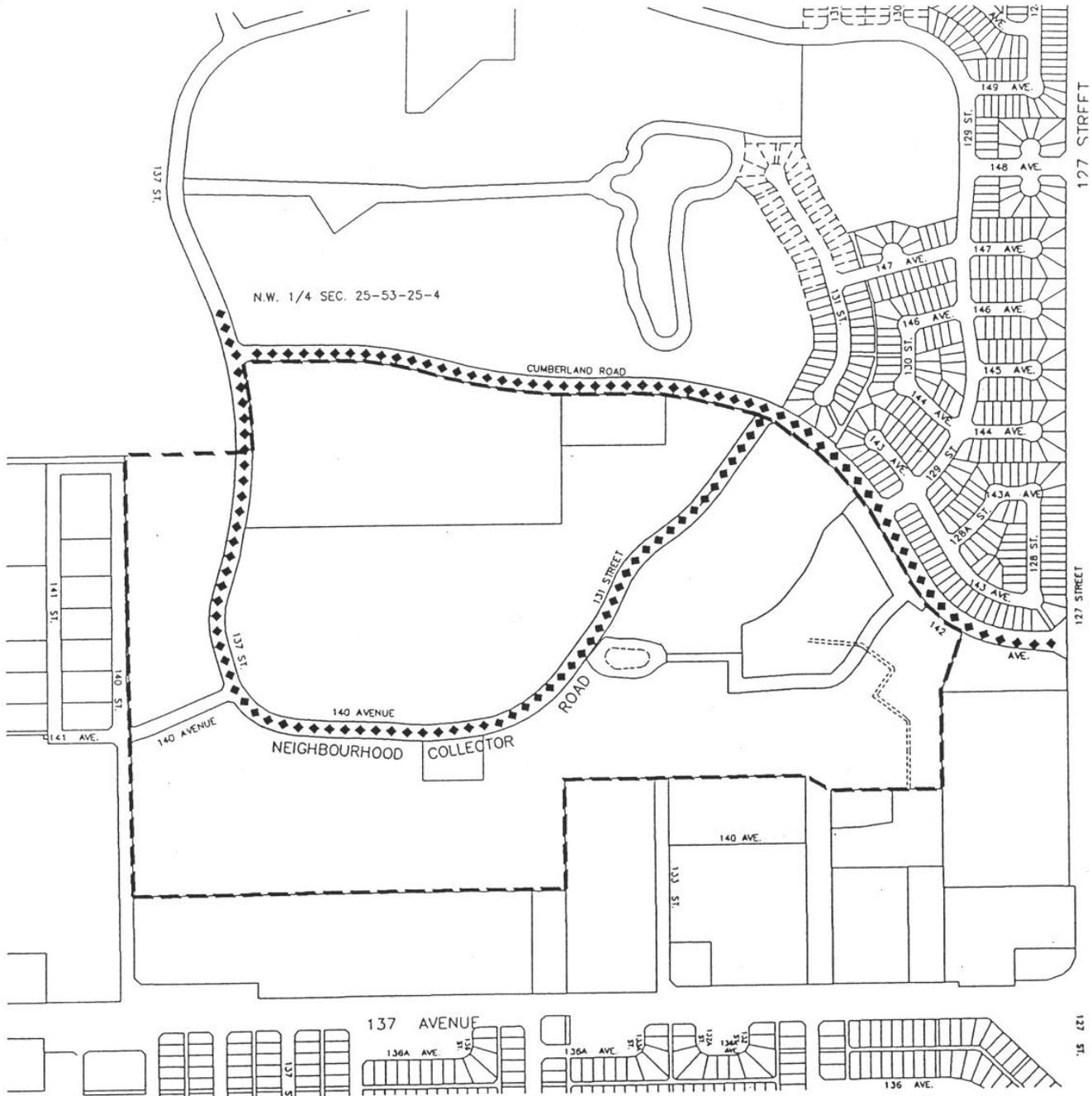
The Neighbourhood is bounded on the south by the 137 Avenue Major Commercial Corridor, on the west by an existing industrial area and on the east by an existing and proposed commercial area west of 127 Street.

Buffering measures, totalling 3.8m in height, are proposed east of the industrial area and north of the commercial area and will be comprised of the following:

- 2.0m high berm (height of berm is to be measured from ground level on adjacent commercial/industrial lands);
- 1.8m high screen fence;
- Increased lot depths adjacent to the berm to accommodate the side slopes of the berm.

These measures will provide a physical separation and visual screening for adjacent residential development.

Exhibit 7: Transportation Network (Bylaw 11537, July 7, 1997)

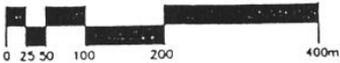


HUDSON NEIGHBOURHOOD

NEIGHBOURHOOD STRUCTURE PLAN

TRANSPORTATION NETWORK

EXHIBIT 7



◆ PROPOSED BUS ROUTE



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MAY 1997

4.8 Transportation

A looped roadway system comprised of 130 Street, 140 Avenue and 137 Street (*Hudson Road*) will be developed to a 2-lane undivided collector standard to serve the Hudson Neighbourhood. There is also a connection to 140 Street at 140 Avenue.

Amended by Editor

The balance of the Neighbourhood's internal road network will be made up of local streets. These will define the sub-neighbourhood residential areas and serve a major role for pedestrian circulation.

Public Transportation

The Hudson Neighbourhood will be served with public transit on the perimeter via Cumberland Road. A bus route is also proposed internal to the Neighbourhood via the collector loop road (Exhibit 7).

4.9 Municipal Engineering Services

Following is a description of the servicing systems for the proposed Neighbourhood Structure Plan.

Water Supply & Distribution

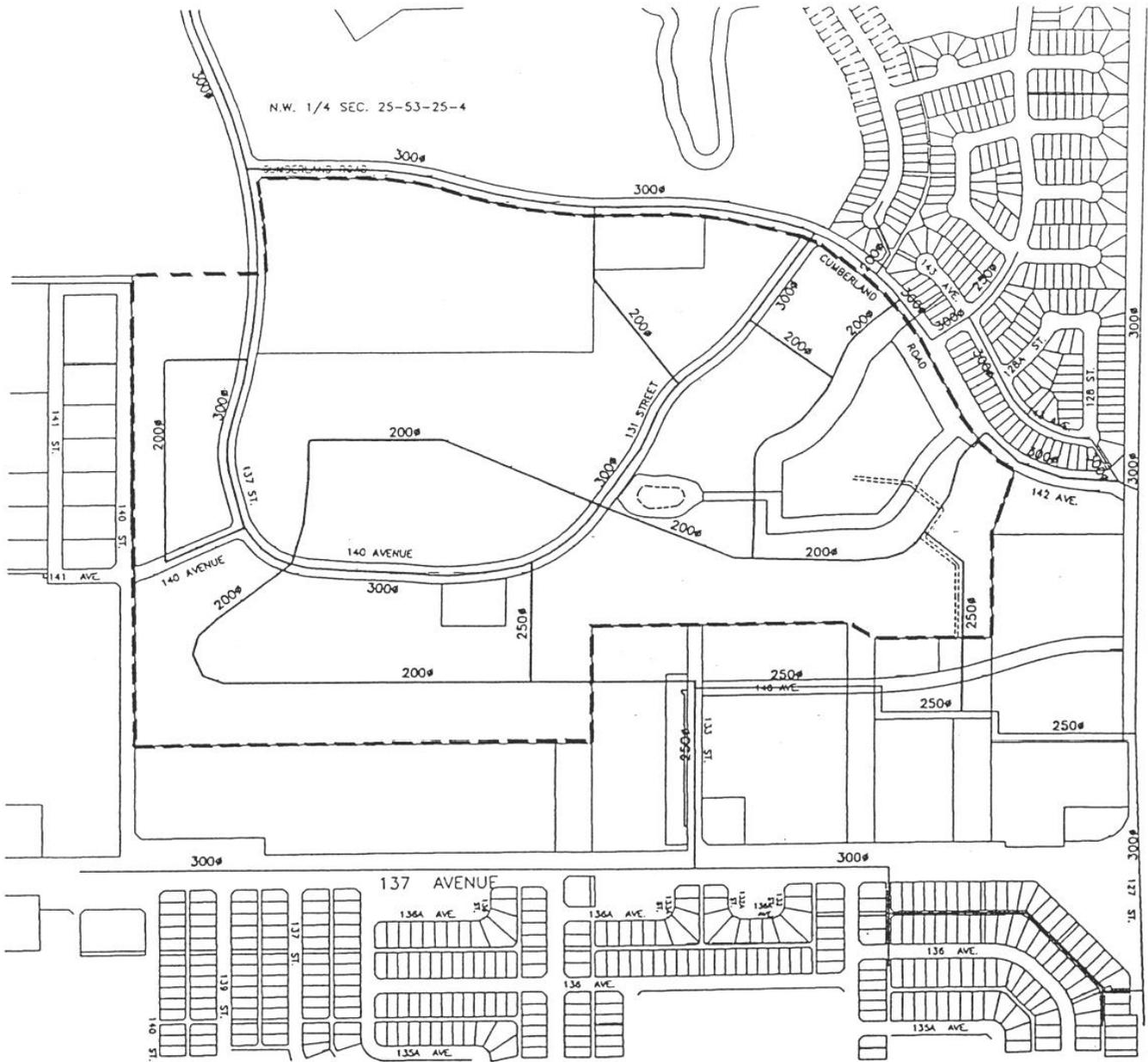
A Water Network Analysis has been completed for *Cumberland Neighbourhood* and Hudson Neighbourhood. This report has been submitted and approved by Aqualta.

Amended by Editor

As shown in Exhibit 8, water supply for Hudson Neighbourhood will be from a 300mm water line within Cumberland Road to the north, with connections at 137 Street and 132 Street. A proposed 250mm water line will provide a loop through the Neighbourhood along 131 Street, 137 Street and 140 Avenue (*Hudson Road*). Also, a 300mm watermain will be constructed within Cumberland Road from 127 Street to tie to Stage 1 of Hudson Neighbourhood at 128 Street. Additional 200mm watermain looping will be provided within the local road structure of the Neighbourhood. Also, connections will be made to the existing systems on 133 Street, south of the Neighbourhood and also to the existing commercial site west of 127 Street to improve water system pressures.

Amended by Editor

Exhibit 8: Water Network (Bylaw 11537, July 7, 1997)



HUDSON NEIGHBOURHOOD

NEIGHBOURHOOD STRUCTURE PLAN

WATER NETWORK

EXHIBIT 8



-  NSP BOUNDARY
-  200# PROPOSED WATERMAIN
-  200# EXISTING WATERMAIN



MAY 1997

Sanitary Services

A Neighbourhood Design Report was submitted under separate cover to the City of Edmonton Drainage Branch for the Hudson Neighbourhood. The following describes briefly the sanitary and storm servicing concept for the Neighbourhood.

Sanitary flows from Hudson Neighbourhood will discharge to an existing 750mm trunk at 129 Street and Cumberland Road which connects to a 1200mm trunk within 127 Street. The total serviced area for this basin is 101 ha with Hudson Neighbourhood comprising 61.3 ha. Sanitary trunk for the Neighbourhood will consist of 375mm pipe west of 129 Street and the proposed lake. As part of Stage 1, a 250mm sanitary pipe will be constructed from 128 Street to 129 Street within Cumberland Road. Exhibit 9 presents the proposed sanitary servicing concept.

Storm Services

The natural drainage for Hudson Neighbourhood occurs from a high point in the southwest corner to the existing dry pond in the east portion of the Neighbourhood. Storm servicing for Hudson Neighbourhood will be accommodated by the expansion of the existing dry pond. The dry pond was constructed initially during the construction of the commercial development at 127 Street and 137 Avenue and expanded as part of the initial stages of Cumberland Neighbourhood. The pond will ultimately be expanded to a stormwater lake facility. The expanded lake in the Hudson Neighbourhood provides storage for 40.66 ha of Cumberland Neighbourhood and 78.18 ha of Hudson Neighbourhood. A 1350mm outlet structure exists on the north boundary of the pond from Cumberland. An existing 1350mm outlet structure and 600mm inlet structure will be reconstructed as part of the lake expansion on the east boundary. The pond drains to the existing Kennedale Trunk system at 137 Avenue. Due to capacity constraints down stream, the discharge will be at a controlled rate of 0.17 cu.m/s. serving both the Cumberland and Hudson Neighbourhood.

Amended by Editor

The stormwater management system also includes 2 dry ponds located in the south central and western portions of the plan area. The western facility has been sized to service some of the commercial development south of the neighbourhood in Pembina.

Bylaw 13363
May 12, 2003
Amended by Editor

The precise size, location and configuration of the stormwater management facilities shown for the Hudson Neighbourhood in the Palisades Area Structure Plan (ASP report and Schedule 'A' that is attached to the Bylaw adopting the Palisades ASP are conceptual only. The City of Edmonton may require an applicant to prepare a detailed Neighbourhood Designs Report setting out, among other things, the precise size, location and configuration of the stormwater management facilities as a pre-requirement of support for any zoning,

Bylaw 13363
May 12, 2003

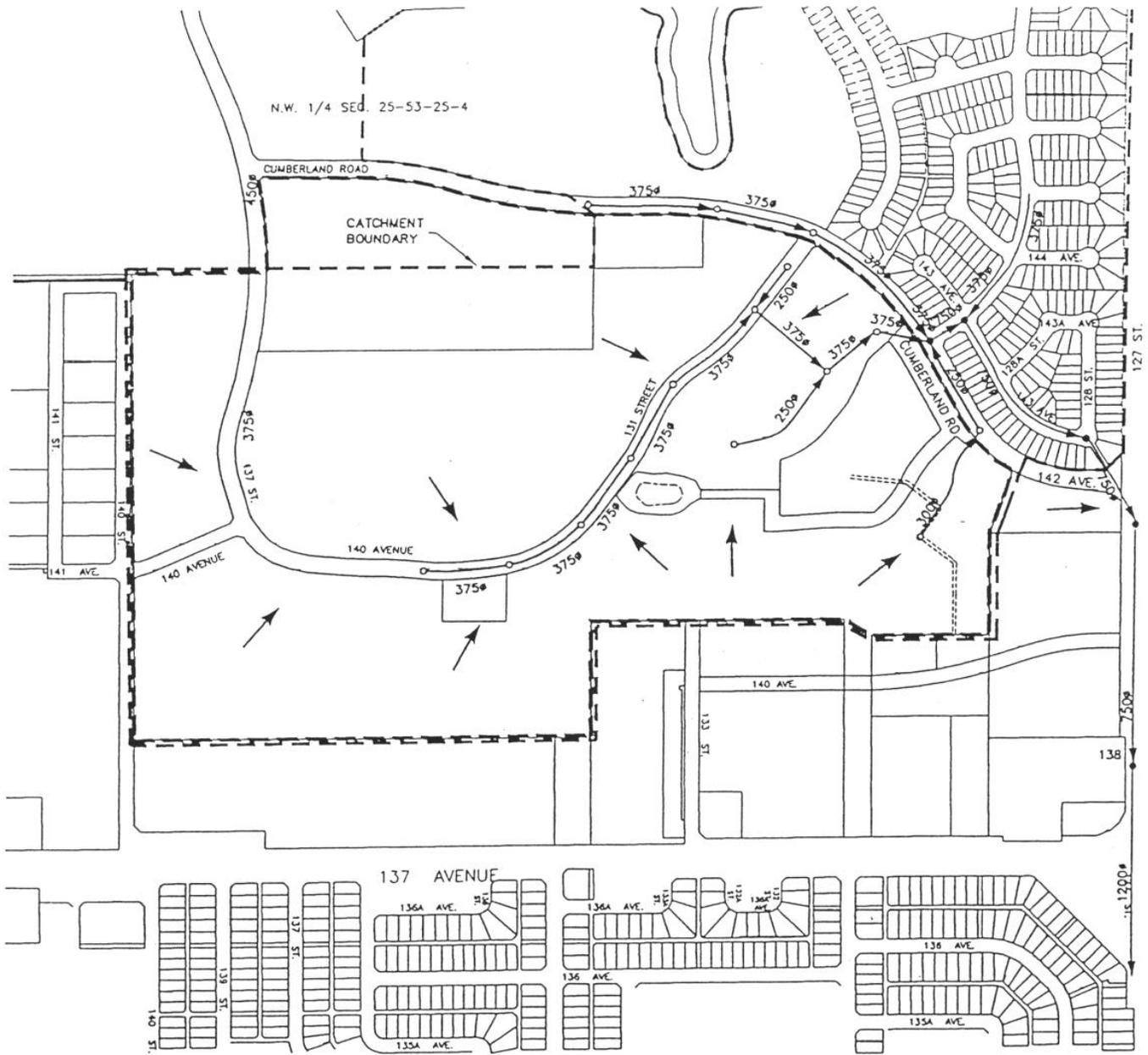
subdivision or development approval. The Planning and Development Department and Drainage Services shall, in consultation with all affected landowners, review the Neighbourhood Designs Report and approve the final size, location and configuration of the stormwater management facilities.

Notwithstanding, in their decision making, all approving authorities are hereby directed to have regard to and consideration for the provisions of that certain Stormwater Management Facility Agreement made as of the 2nd day of May 2003, amongst the three land owners, a copy of which has been filed with the City Clerk on the passing of this Bylaw.

Bylaw 13363
May 12, 2003
Amended by Editor

Also, a portion of the neighbourhood will be serviced via a storm trunk within Cumberland Road and discharging to the future lake in Cumberland (Exhibit 10).

Exhibit 9: Sanitary Sewer (Bylaw 11537, July 7, 1997)



HUDSON NEIGHBOURHOOD

NEIGHBOURHOOD STRUCTURE PLAN

SANITARY SEWER

EXHIBIT 9



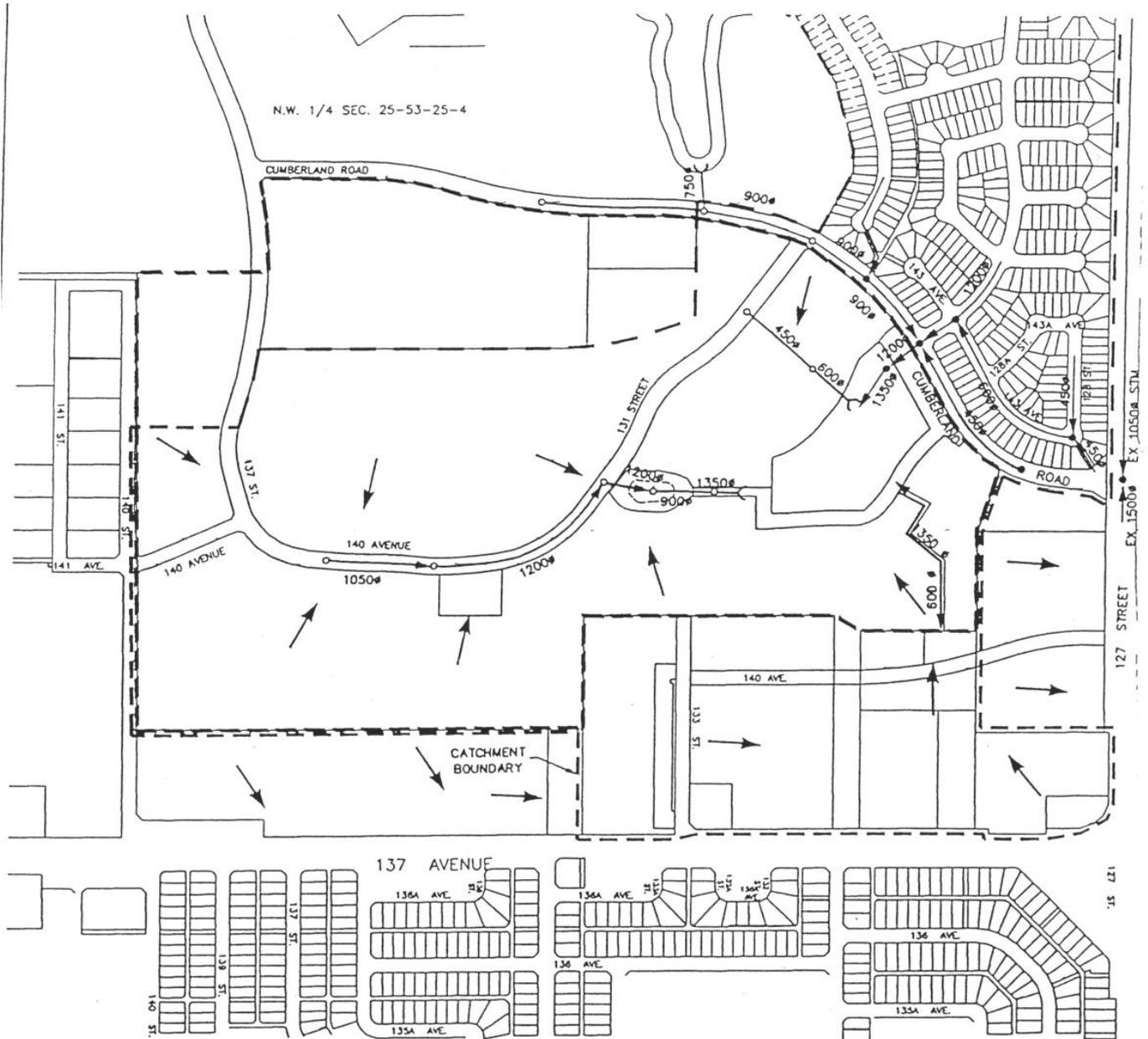
- NSP BOUNDARY
- CATCHMENT BOUNDARY
- 375mm PROPOSED SANITARY SEWER
- 375mm EXISTING SANITARY SEWER
- FLOW DIRECTION



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Exhibit 10: Storm Sewer (Bylaw 11537, July 7, 1997)



HUDSON NEIGHBOURHOOD
NEIGHBOURHOOD STRUCTURE PLAN

STORM SEWER

EXHIBIT 10



- NSP BOUNDARY
- - - CATCHMENT BOUNDARY
- 900mm PROPOSED STORM SEWER
- 900mm EXISTING STORM SEWER
- FLOW DIRECTION



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5.0 Development Staging

Based on the logical location of municipal services development will progress in a westerly direction as shown on Exhibit 11.

The timing of subsequent stages of development will depend on market conditions in the City of Edmonton and will be developed as demand dictates.

Exhibit 11: Development Staging (Bylaw 11537, July 7, 1997)



HUDSON NEIGHBOURHOOD

NEIGHBOURHOOD STRUCTURE PLAN

DEVELOPMENT STAGING

EXHIBIT 11

2

PROPOSED DEVELOPMENT STAGING



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Appendix "A"
Land Use Statistics
Hudson Neighbourhood
Proposed Neighbourhood Structure Plan

**HUDSON NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS*
BYLAW 16660**

	Area (ha)	% of GDA
Gross Area	72.82	
Gross Developable Area	72.82	100.0
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	3.37	4.6
Net Residential Area	36.75	50.4

Residential Land Use	Area (ha)	Dwelling Units	% of Total Units	Population
Low Density Residential	30.63	548	65.4	1,890
Medium Density Residential	6.16	291	34.6	902
Total Residential	36.79	839	100.0	2,792

Density: 38.3 persons per gross developable hectare

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

*Amended by Editor