

2050 - Glastonbury Boulevard NW, 3131 - Granville Drive NW, & 6841, 7003 & 7231 - Winterburn Road NW

Position of Administration: Support



Summary

Bylaw 21131 proposes a rezoning from a Direct Control Zone (DC1.15753), the Small Scale Flex Residential Zone (RSF), Small-Medium Scale Transition Residential Zone (RSM h12.0), and Medium Scale Residential Zone (RM h16.0) to the General Commercial Zone (CG) and two Direct Control Zones (DC), to allow for a variety of commercial businesses and medium scale housing. Bylaws 21130 and 21129 propose amendments to the Granville Neighbourhood Structure Plan and The Grange Area Structure Plan respectively to facilitate the proposed rezoning.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, information on the City's webpage, and an Engaged Edmonton

webpage. Administration heard from 65 people with most concerns related to traffic and shadow impacts.

Administration supports this application because it:

- Facilitates a more efficient use of land
- Introduces housing diversity to the Granville neighbourhood
- Integrates the community and mid-rise residential development with a large commercial site

Application Details

This application was submitted by Clarity Development Advisory on behalf of Aldritt Land Corporation.

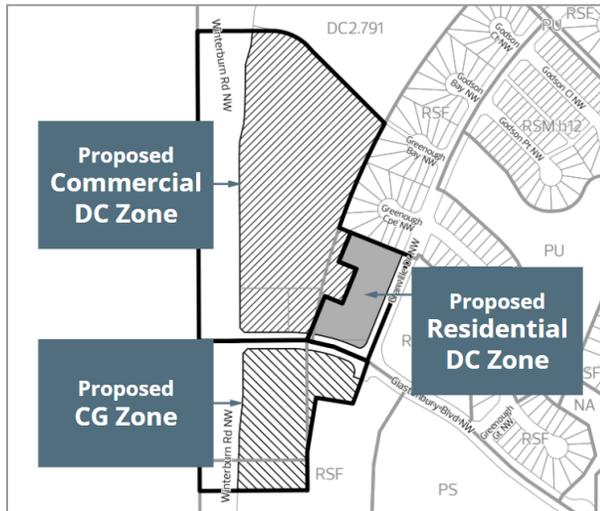
Rezoning

The proposed rezoning will reallocate residential and commercial land near the west boundary of the Granville neighbourhood. The proposal condenses residential density that is currently provided across two medium density sites. One site is proposed to accommodate the condensed high density residential development, and the other to accommodate additional commercial development.

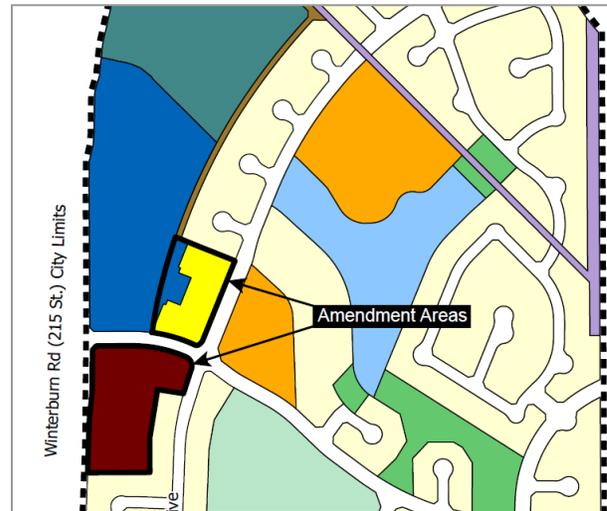
Overall, the rezoning makes additional land available for commercial development with no net change to residential housing volumes in the neighbourhood, and also requires integration between the proposed high density residential and adjacent commercial development. The proposed zones would allow the following key characteristics:

- Commercial Direct Control Zone (DC):
 - Accommodates existing commercial retail buildings that occupy approximately 80% of the site.
 - Accommodates an existing berm that provides screening to adjacent residential.
 - Maximum height of 14.0 metres adjacent to surrounding residential development.
 - Integrates future commercial development on the site with the adjacent residential Direct Control Zone. This integration requires specific regulations that are not available in a standard zone.
- Residential Direct Control Zone (DC):
 - Two mid-rise apartment buildings with townhouses at ground level.
 - Maximum height of 23.0 metres (approximately 6 storeys).
 - Maximum Floor Area Ratio of 1.9.
 - Integrates future mid-rise apartments on the site with the adjacent commercial DC Zone. This integration requires specific regulations that are not available in a standard zone.
- General Commercial Zone (CG):

- Allows for a variety of commercial businesses that range from commercial and office activities to shopping centres and malls.
- Maximum height of 16.0 metres (30.0 metres for hotels).
- Maximum Floor Area Ratio of 1.9.



Proposed rezoning map



Proposed NSP amendments

Granville Neighbourhood Structure Plan Amendment (NSP)

To facilitate the rezoning, a reconfiguration of the commercial and residential land uses are proposed in the Granville NSP. Medium Density Residential lands are replaced by High Density Residential north of Glastonbury Boulevard NW, and by Commercial General to the south, with a minor boundary boundary adjustment proposed for the existing Commercial Direct Development Control lands. These amendments are reflected in the text, maps, and statistics of the NSP.

- Text
 - 2.2 - Distribution of Land Uses
 - 2.3 - Residential Land Use
 - 2.3.3 - High Density Residential (Medium Rise Apartments)
 - 2.4 - Commercial Land Use
 - 2.7 - Berm & Buffers
 - 2.7.1 - Commercial/Residential Interface & Buffer
 - 5.1.2 - Principles
 - 7.1 - The Grange Area Structure Plan
 - 7.8 - Smart Choices
- Maps

- Development Concept Map
- Exhibit 2 - Proposed Development Concept
- Exhibit 3 - Transportation Network
- Exhibit 4 - Pedestrian & Bicycle Linkages
- Exhibit 5 - Stormwater Management
- Exhibit 6 - Sanitary Services
- Exhibit 7 - Water Servicing
- Statistics
 - Exhibit 14 - Granville Neighbourhood Structure Plan Land Use And Population Statistics

The Grange Area Structure Plan Amendment (ASP)

To facilitate both the Granville NSP amendments and rezoning, Commercial uses in The Grange ASP are expanded, primarily south of Glastonbury Boulevard NW, with minor boundary adjustments north of the boulevard. These amendments are reflected in the text, maps, and statistics of the ASP.

- Text
 - 2.1 - Edmonton Municipal Development Plan
 - 2.3 - Suburban Neighbourhood Design Principles
 - 5.2 - Development Concept: Residential
- Maps
 - Figure 7 - Development Concept Map
- Statistics
 - Table 2 - Neighbourhood Three, Granville Neighbourhood Structure Plan Land Use and Demographic Profile

Site and Surrounding Area

The portion of the site which is north of Glastonbury Boulevard NW consists of the proposed commercial DC Zone directly east of Winterburn Road NW, and the proposed residential DC Zone which is located further east into the neighbourhood. The commercial DC is 80% developed with small format retail units, and the residential DC lands are undeveloped. The surrounding area consists of existing single detached houses and a row housing development that is currently under construction.

The portion of the site south of Glastonbury Boulevard, where the CG Zone is proposed, is undeveloped. The surrounding area is also undeveloped but is currently undergoing subdivision to accommodate single detached houses.

	Existing Zoning	Current Development
Subject Site	Direct Control Zone (DC1.15753) Small-Medium Scale Transition Residential Zone (RSM h12.0) Medium Scale Residential Zone (RM h16.0) Small Scale Flex Residential Zone (RSF)	Commercial (80% developed) Undeveloped Undeveloped Undeveloped
North	Direct Control Zone (DC2.791)	Costco Wholesale
East	Small Scale Flex Residential Zone (RSF) Medium Scale Residential (RM h16)	Single Detached Housing Row Housing (10% developed)
South	Small Scale Flex Residential Zone (RSF)	Undeveloped
West	Enoch Cree Nation (outside municipal boundary)	River Cree Medical Centre



View of existing development in the proposed commercial DC Zone, looking east from Winterburn Road NW.



View of the proposed residential DC Zone, looking north from Glastonbury Boulevard NW.



View of the proposed CG Zone, looking south from Glastonbury Boulevard NW.

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because previous applications prompted extensive public response centred around transportation issues, the application is a Direct Control Zone which has additional opportunities for site specific regulations, it proposes to amend two statutory plans, and a number of questions and concerns were raised by the advance notice postcard.

The broadened approach included:

Pre-Application Notice and Webpage (from applicant), July 18, 2022

- Notification radius: 120 metres
- Number of recipients: 96 (mailed notices), 836 (webpage visitors)
- Number of responses (as reported by the applicant): 74
- Main comments received (as reported by the applicant):
 - Traffic concerns
 - Sun shadowing concerns

Mailed Notices, October 6, 2022 & July 24, 2024

- Notification radius: 340 metres
- Recipients: 928
- Responses: 26
 - In support: 0
 - In opposition: 19
 - Mixed/Questions only: 7

Engaged Edmonton Webpage, July 15, 2024 to August 25, 2024

- Visited the page: 1150
- Submitted a question or forum response: 39
 - In support: 6
 - In opposition: 27
 - Mixed/Questions only: 6

Site Signage, July 21, 2024

- Three rezoning information signs were placed on the property so as to be visible from Winterburn Road NW, Glastonbury Boulevard NW, and Granville Drive NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Parkland County
- Glastonbury Community League

Additional Engagement

Administration met with Enoch Cree Nation on November 8, 2022 and maintained correspondence with the Nation by phone and email throughout the application. The Nation's primary interests were building and construction timelines which could impact vehicle access along Winterburn Road NW.

Common comments heard (number of similar comments in brackets beside comments below):

- Traffic concerns (34)
- Sun shadowing concerns (11)
- Support for increased housing supply and affordability (9)

The Glastonbury Community League expressed concerns on behalf of residents directly north of the site that purchased homes with the expectation of lower density development in the area, concerns regarding current and additional traffic congestion, and the inclusion of Body Rub Centres as an allowed use in the commercial DC Zone.

A full "What We Heard" Public Engagement Report is found in appendix 1.

Application Analysis & Land Use Compatibility

The proposal responded to community concerns by removing Body Rub Centres from the commercial DC, and minimizing sun shadow impacts by moving the mid rise apartments in the residential DC south. Also, to create further separation distance, a drive aisle and surface parking were also placed between the closest apartment building and existing homes north of the site. Lastly, the bulk of this apartment building was oriented north-south to mitigate residual shadow cast. A full sun shadow impact study is found in appendix 10.

To reduce vehicle traffic between residential development in the neighbourhood and the commercial centre on Winterburn Road NW, active modes are prioritized with three connecting pathways across the residential DC. An integrated transition between the DC Zones is also encouraged by activating all sides of the commercial building located on their shared border. The building is allowed rear main entrances, has a buffer area facing the residential site for outdoor patios, and height limits are placed on potential fencing to maintain sight lines through the activated space.



The commercial DC (left side) and residential DC (right side) prioritize active modes with three pedestrian pathways (blue) that connect sidewalks on Granville Drive NW to pedestrian infrastructure in the commercial centre. The commercial and residential DCs are also integrated around a commercial building (centre) which has patio buffers on three sides and allows rear main entrances (pink) with surrounding fences limited to 1 metre in height.

The undeveloped portion of the site which is south of Glastonbury Boulevard NW is proposed as the CG Zone. The CG Zone will require a 6.0 metre setback adjacent to future low density residential development to the south and east. Waste collection areas, open storage areas, and outdoor service areas, including loading, unloading, or vehicle service areas, must be screened from view with a landscape buffer that has a minimum height of 1.8 m.



Site analysis context

The City Plan

The proposed integration of the residential and commercial DC Zones aligns with The City Plan's direction to invigorate districts where daily life, work, and play intersect. The connecting pathways across the residential DC Zone also implement The City Plan's direction to develop a coordinated network of pathways throughout the city that supports active transportation.

District Plans

The site is designated as Urban Mix in the West Henday District Plan, and this land use category allows for housing, shops, services and offices in one land use category. The District Plan refers to the Granville NSP and The Grange ASP for further planning direction.

Area Structure Plan

A development principle in The Grange ASP is to provide for residential development within the three neighbourhoods in The Grange to allow for a variety of housing forms and options consistent with consumer preferences and in conformance with municipal standards and

policies. The proposed amendment aligns with this development principle as it promotes greater housing options for the Granville neighbourhood within The Grange.

Neighbourhood Structure Plan

Similar to The Grange ASP, the Granville NSP provides direction for a range of densities and planning to integrate these sites with the greater neighbourhood. The proposed amendment, which introduces the first high density residential to the NSP, aligns with this direction, and in a way that results in no foreseeable change to housing volumes. To elaborate, the Land Use and Population Statistics use projected numbers, and the amendment has a higher projected unit count, but a slightly lower projected population number. This is due to the assumptions used to calculate the projections. Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Units	2061	2141	+80
Population	5491	5438	-53

Mobility

A Transportation Impact Assessment (TIA) was submitted in support of this application to review whether the proposed land use changes could be supported by the surrounding mobility network. The TIA concludes that the increased amount of traffic can be accommodated along both Glastonbury Boulevard and Granville Drive by banning parking along the frontages of the proposed developments to improve traffic flow. Signalization of the 215 Street NW and Glastonbury Boulevard intersection is not anticipated to be required immediately upon development of these sites, but will be required as traffic volumes along the 215 Street NW arterial grow as the overall neighbourhood develops.

To ensure the orderly upgrade of arterial roads within The Grange catchment of the Arterial Roadway Assessments bylaw, the residential DC includes a requirement to enter into an agreement with the City prior to any development permit approval. As a part of this agreement, the owner will be required to construct the first two urban lanes of 215 Street between Hope Road and 62 Avenue, a shared pathway along the same segment, and traffic signals at the 215 Street and 62 Avenue intersection. These requirements will be assessed in further detail as subdivision and development of the remaining lands within the catchment occurs.

The residential DC requires vehicular access to be from Granville Drive NW. Active modes are accommodated within the site through minimum 1.8 metre wide public pathways. These pathways are aligned at the interface with the commercial DC to ensure pedestrian connectivity between the two sites.

ETS operates bus service on Granville Drive and Glastonbury Boulevard. A bus stop is located adjacent to the rezoning site on Glastonbury Boulevard. This stop must remain in its current location and must not be impacted by any future proposed access to the site.

Sites within the rezoning and plan amendment area are directly adjacent to, or within 200m-300m walk distance of nearby bus stops (depending on ultimate site layout and pedestrian connectivity).

Utilities

As part of the application, an amendment to the Granville Neighbourhood Design Report (NDR) was reviewed and accepted by Administration. The NDR amendment examined the impacts that the proposed rezoning would have on existing and planned sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

Appendices

1. "What We Heard" Public Engagement Report
2. Current Granville NSP Land Use and Population Statistics
3. Proposed Granville NSP Land Use and Population Statistics
4. Granville NSP Land Use Concept Map Comparison
5. Proposed Granville NSP Text Amendments
6. Current Grange ASP Land Use and Population Statistics
7. Proposed Grange ASP Land Use and Population Statistics
8. The Grange ASP Land Use Concept Map Comparison
9. Proposed Grange ASP Text Amendments
10. Sun/Shadow Analysis

Written By: Tom Lippiatt

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

What We Heard Report

Granville

LDA22-0455

Edmonton

Public Engagement Feedback Summary

Project Address: 2050 - Glastonbury Boulevard NW, 3131 - Granville Drive NW, & 6841, 7003 & 7231 - Winterburn Road NW

Project Description: The City has received a rezoning application from Clarity Development Advisory. The current zoning is a Direct Development Control Provision (DC1.15753), Small Scale Flex Residential Zone (RSF), Small-Medium Scale Transition Residential Zone (RSM h12.0), and Medium Scale Residential Zone (RM h16.0). The proposed zoning is two Direct Control (DC) Zones and the General Commercial Zone (CG).

Associated proposed amendments to the Grange Area Structure Plan and Granville Neighbourhood Structure Plan would redesignate the properties to Commercial Direct Development Control and High Density Residential (Medium Rise Apartments) accordingly.

Engagement Format: Online Engagement Webpage - Engaged Edmonton:
<https://engaged.edmonton.ca/granvillerezoning>

Phone and Email Engagement:
Postcard notices sent to 969 residents

Additional Engagement
Initial meeting and ongoing correspondence with Enoch Cree Nation

Engagement Dates: November 8, 2022 (Initial meeting with Enoch Cree Nation)
July 15, 2024 - August 25, 2024 (Engaged Edmonton Webpage)

Number Of Visitors:

- Online Engagement Webpage
 - Visited the page: 1150
 - Submitted a question or forum response: 39
- Phone/Email
 - 26 individuals

About This Report

The information in this report includes summarized feedback received between July 15, 2024 and August 25, 2024 through online engagement via the Engaged Edmonton platform. It also includes feedback received via emails and phone calls submitted directly to the file planner.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

Administration met with Enoch Cree Nation on November 8, 2022 and maintained correspondence with the Nation by phone and email throughout the application.

Following some significant updates to the proposal in 2024, an Engaged Edmonton web page was hosted on the City of Edmonton's website July 15, 2024 - August 25, 2024 that included an overview of the application, information on the development and plan amendment process, and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback..

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment.

Feedback Summary

This section summarizes the main themes collected.

Number of Responses:

- In Support: 6 online, 0 by phone/email **(6 total)**
- In Opposition: 27 online, 19 by phone/email **(46 total)**
- Mixed: 5 online, 0 by phone/email **(5 total)**
- Questions: 1 online, 7 by phone/email **(8 total)**

The most common **concerns** heard were:

Traffic & Parking: Concerns were heard regarding increased local traffic as a result of the proposed development. Negative impacts to traffic flow and pedestrian safety were common themes.

Neighbourhood Character: The proposed 6-storey building, with its height and commercial elements, could conflict with the low-density residential character of the area, disrupting the neighbourhood's overall feel and aesthetic.

Privacy & Shadowing: The building's height and scale may infringe on nearby residents' privacy and sunlight exposure, negatively impacting their quality of life.

The most recurring comments of **support** heard were:

Increased Housing Supply & Affordability: The development would add more housing units and introduce diverse housing types, improving affordability and helping meet the city's housing needs.

Economic Benefits & Community Development: The inclusion of commercial spaces and an increased population could foster local business activity, support public services, and create a vibrant, balanced community.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

Reasons For Opposition

Traffic & Parking

- The development could increase traffic congestion, especially on crowded roads such as Winterburn Road NW and Granville Drive NW. The area lacks sufficient road infrastructure to support the additional traffic from a 6-storey building (22)

- A lack of adequate parking spaces within the development could lead to overflow parking on residential streets, further complicating local traffic conditions (6)
- The development could create traffic hazards, especially in the vicinity of schools, affecting the safety of pedestrians and cyclists (6)

Neighbourhood Character

- The proposed building's height is too tall and incompatible with the surrounding low-density residential homes (9)
- The addition of a 6-storey building in a predominantly low-rise area may significantly alter the aesthetic appeal and overall feel of the community (10)
- The proposed commercial developments, such as a gas station and self-storage, would further commercialize the area, detracting from the neighbourhood's residential nature (7)

Privacy & Shadowing

- The height and scale of the building may infringe on the privacy of neighbouring homes, creating overlooking and potential intrusions (3)
- The development could block sunlight to surrounding properties, reducing the quality of life for nearby residents (5)
- The shadows cast by the building could affect nearby homes, and may lead to significant changes in the outdoor living conditions of residents (3)

Reasons For Support

Increased Housing Supply & Affordability

- The development would provide additional housing units, helping to address the city-wide demand for housing (4)
- A mix of housing types could increase affordability and accessibility for different income levels (3)
- The proposed development could help in accommodating future growth without sprawl, offering a more sustainable housing solution (2)

Economic Benefits & Community Development

- The inclusion of commercial spaces would provide amenities that could serve the growing population and improve local business activity
- Increased population may help sustain public services, amenities, and transit improvements (2)
- Having mixed-use development could bring a balance between residential and commercial spaces, fostering a vibrant community and reducing the need for residents to travel far for services

Suggestions For Improvement

- Reduce building height to align with existing structures in the area, and minimize the impact of shadows on nearby properties (3)
 - Use building setbacks and architectural elements to reduce the perception of massing (2)
 - Design the buildings with privacy in mind, by avoiding windows that directly overlook neighbouring homes
-

Web Page Visitor Definitions

Aware (860)

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed (362)

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged (13)

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

Next Steps

The planning analysis, and how feedback informed that analysis, will be summarized in Administration's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision.

The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council:

- Notice of Public Hearing date will be sent to surrounding property owners and residents and applicable nearby Community Leagues and Business Associations.

- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
 - Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
 - Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).
-

If you have questions about this application please contact:

Thomas Lippiatt, Planner II
780-442-5393
thomas.lippiatt@edmonton.ca

Current NSP Land Use and Population Statistics – Bylaw 21026

GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYAW 21026 Amended January 24, 2025

	<u>AREA (ha)</u>					
GROSS AREA*		136.22				
Arterial Roadways						
Whitemud Drive	7.25					
215 Street (includes widening)	7.98					
207 Street (Guardian Road)	1.50					
62 Avenue	1.70	18.43				
Resource Pipelines and Facilities						
Chevron Canada Resources Ltd.	1.02					
Northwestern Utilities Limited	0.79	1.81				
Plan 0321752 (Glastonbury Commercial)	0.43	0.43				
GROSS DEVELOPABLE AREA		115.55				
Stormwater Management Facilities	6.85					
Municipal Reserve						
School / Park	8.67					
Dispersed Parks	3.04	11.71				
Non-Residential Land Uses						
Commercial / Mixed Use*	3.17					
Neighbourhood Commercial	0.81					
Commercial – 215 Street	11.25	15.83				
Circulation (Collector, Local Roads and Walkways – 18% of GDA)	20.80					
Sub-Total		<u>54.59</u>				
NET RESIDENTIAL AREA		60.96				
RESIDENTIAL LAND USE ANALYSIS						
Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	LDR/MDR RATIO
Low Density Res.	46.88	25	1,172.11	2.8	3,281.91	56.9% LDR 43.1% MDR
Medium Density Res. (MDR)	10.38	45	467.1	2.8	1,307.88	
Medium Density Res. (MDR) / Mixed Use (3.17 ha)**		45	142.65	2.8	399.42	33.8 upn/ha
Low-rise/Medium Density	3.1	90	279	1.8	502.2	
TOTAL	63.53		2,060.86		5,491.41	Persons per Gross Developable Hectare 48

STUDENT GENERATION STATISTICS

LEVEL	Public	Separate	Total
Grades K-8	312	94	406
Grades 9-12	156	46	202
	468	140	608

* Percentage for Low Density Residential (LDR) and Medium Density Residential (MDR) are based on the number of residential units

**The 3.17 ha of Mixed Use was counted above as commercial land use and is only used in the Residential Land Use Analysis for calculating population and number of units.

Proposed NSP Land Use and Population Statistics – Bylaw 21130

GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 21130 Amended Mar 25, 2025

		<u>Area (ha)</u>
GROSS AREA*		136.22
Arterial Roadways		
Whitemud Drive	7.25	
215 Street (includes widening)	7.98	
207 Street (Guardian Road)	1.50	
62 Avenue	1.70	18.43
Resource Pipelines and Facilities		
Chevron Canada Resources Ltd.	1.02	
Northwestern Utilities Limited	0.79	1.81
Plan 0321752	0.43	0.43
GROSS DEVELOPABLE AREA		115.55
Stormwater Management Facilities	6.85	
Municipal Reserve		
School / Park	8.67	
Dispersed Parks	3.04	11.71
Non-Residential Land Uses		
Commercial / Mixed-Use*	3.17	
Neighbourhood Commercial	0.81	
Commercial - 215 Street	11.52	17.61
General Commercial	2.11	
Circulation (Collector, Local Roads and Walkways - 18% of GDA)	20.80	
Sub-Total		56.97
NET RESIDENTIAL AREA		58.58

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	[LDR] / [MDR/HDR] Ratio
Low Density Res.	46.08	25	1152	2.80	3226	53.92% LDR
Medium Density Res. (MDR)	7.84	45	353	2.80	988	46.01% MDR/HDR
Medium Density Res. (MDR) / Mixed Use (3.17 ha)**		45	143	2.80	400	
Low-Rise/Medium Density	3.1	90	279	1.80	502	36.92 upnrha
High-Density Residential (Medium Rise Apartments)	0.95	225	214	1.50	321	
TOTAL	57.98		2,141		5,438	Persons per Gross Developable Hectare 47

STUDENT GENERATION STATISTICS BASED ON NRA

LEVEL	Public	Separate	Francophone	Total
Elementary	234	117	7	359
Junior High	117	59	4	180
Senior High	117	59	4	180
	469	234	15	718

Student generation statistics have been recalculated based on the 2022 model that estimates generation using both NRA and Unit Count, providing a range of 718 to 1302 students.

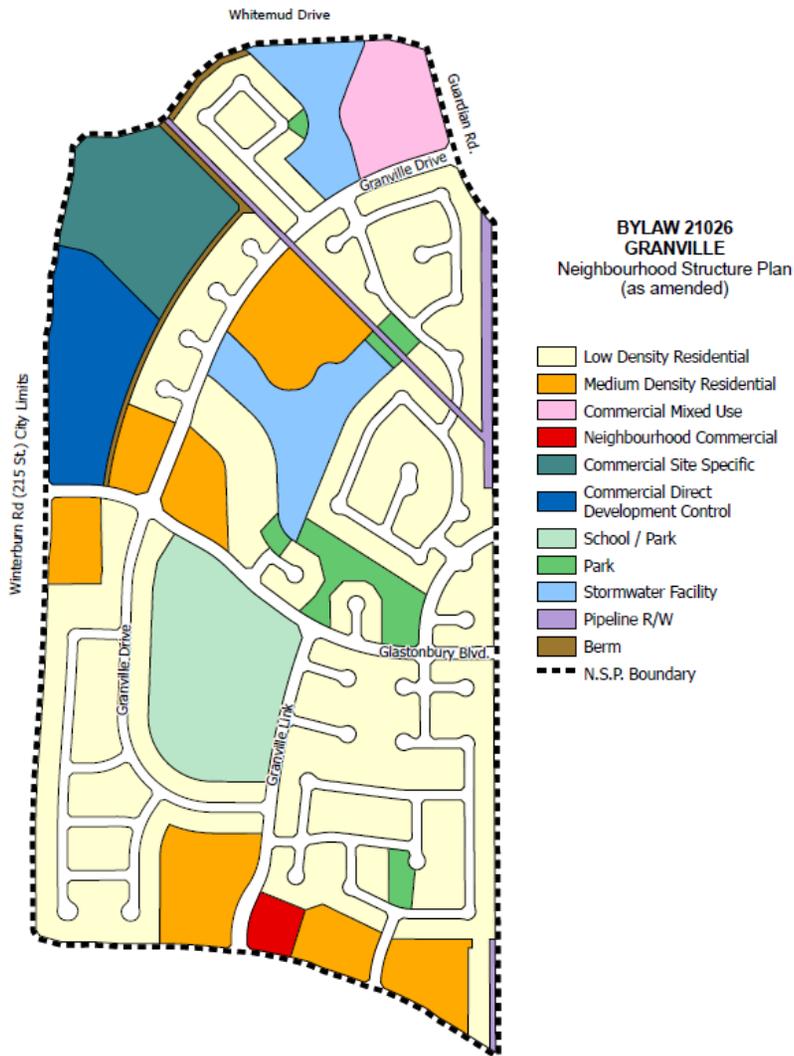
STUDENT GENERATION STATISTICS BASED ON UNITS

LEVEL	Public	Separate	Francophone	Total
Elementary	428	214	11	653
Junior High	214	107	4	325
Senior High	214	107	4	325
	857	428	19	1197

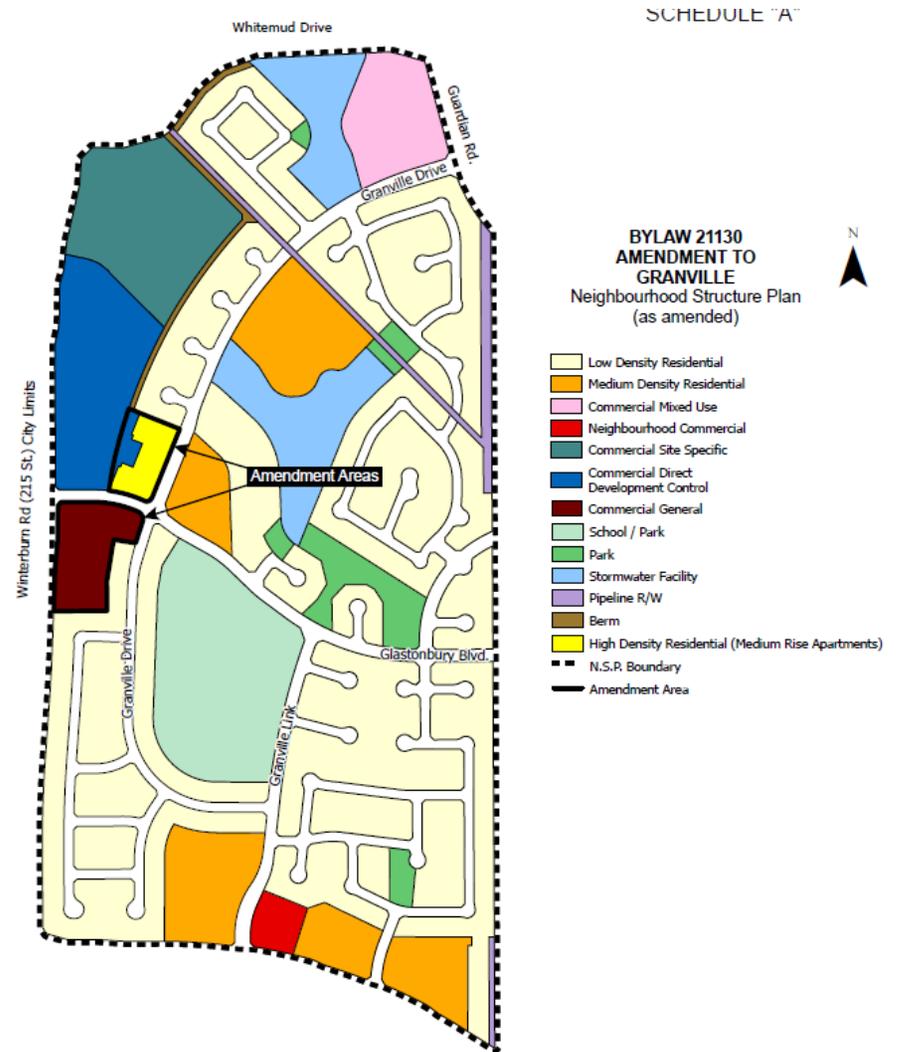
* Percentage for Low Density Residential (LDR) and Medium Density Residential (MDR) are based on the number of residential units

**The 3.17 ha of Mixed Use was counted above as commercial land use and is only used in the Residential Land Use Analysis for calculating population and number of units.

NSP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map

Proposed Text Amendment to the Granville NSP – Bylaw 21130

Red text represents Text proposed to be removed.

Red text represents Text proposed to be added.

Current	Proposed
<p style="text-align: center;">2.2 Distribution of Land Uses</p> <p>Granville is planned as a residential area of approximately 136 ha, of which approximately <u>60 ha</u> are designated for residential development.</p>	<p style="text-align: center;">2.2 Distribution of Land Uses</p> <p>Granville is planned as a residential area of approximately 136 ha, of which approximately 58 ha are designated for residential development.</p>
<p style="text-align: center;">2.3 Residential Land Use</p> <p><u>Residential land use is designed for medium and low-density housing. Of the approximately 60 ha of residential land, approximately 17 ha will be medium density housing in the form of row housing, low-rise apartments, and stacked town housing with zones, such as RF5, RA6 and RA7, and based on an overall average density of 50 units per hectare or 40 units per hectare for mixed use development. Low-density residential (LDR) development will occupy approximately 46 ha of land mostly in the form of single-detached housing with a variety of lot sizes based on an overall average density of 20 units per hectare. The ratio of low density residential to medium density residential will be approximately 53% to 47%.</u></p>	<p style="text-align: center;">2.3 Residential Land Use</p> <p>Residential land use is designed for high, medium and low-density housing. Of the approximately 58 ha of residential land, approximately 1.0 ha will be high density housing in the form of medium-rise apartments under the Site Specific Direct Control (DC2) zone with an overall average density of 225 units per hectare. Approximately 10.8 ha of medium density residential (MDR) development will be in the form of row housing, low-rise apartments, and stacked town housing with zones, such as RF5, RF6 and RA7, and based on an overall average density of 90 units per hectare for low-rise MDR, or 45 units per hectare for MDR or mixed use development. Low-density residential (LDR) development will occupy approximately 46 ha of land mostly in the form of single-detached housing with a variety of lot sizes based on an overall average density of 25 units per hectare. The ratio of low density residential to medium density residential and high density residential will be approximately 54% to 46%.</p>

2.3.3 High Density Residential (Medium Rise Apartments)	2.3.3 High Density Residential (Medium Rise Apartments)
<p>The balance of the MDR site shall be development with RF6.</p> <p>2.4 Commercial Land Use</p>	<p>The balance of the MDR site shall be development with RF6.</p> <p>2.3.3 High Density Residential (Medium Rise Apartments)</p> <p>High Density Residential (HDR) is strategically located along collector roads nearby to commercial amenities.</p> <p>HDR developments will incorporate design principles to create building forms that limit massing, sun shadow, and wind impacts on low density residential sites, foster diversity, and fit within the context of the neighbourhood. The principles will deal with human-scaled buildings, quality materials, landscaping and building setbacks, and promote pedestrian circulation through the sites and to other sites within the area.</p> <p>Granville includes one 0.97 ha HDR Site Specific Development Control Provision area towards the western boundary, at Glastonbury Boulevard NW and Granville Drive NW (see Exhibit 2).</p> <p>The HDR site will provide variation in housing typology by offering a mix of unit types, and is easily accessible by multiple modes of transportation. The addition of HDR will add to the diversity of the neighbourhood. It will also help to establish sufficient density to support school and park facilities and services. The site will abut a major commercial area offering complementary services and amenities.</p> <p>The type of HDR pursued during the development stage is subject to consumer and market demands. The area, estimated number of dwelling units and population attributed to the HDR development is shown in the Land Use and Population Statistics.</p>

	2.4 Commercial Land Use
2.4 Commercial Land Use	2.4 Commercial Land Use
<p>Three commercial sites are included in Granville (see Exhibit 2):</p> <ul style="list-style-type: none"> • A 3.17 ha commercial/mixed use site in the northeast at Guardian Road and Whitemud Drive; • A 11.03 ha Site Specific/Direct Development Control site in the northwest at 215 Street; and • A 0.81 ha neighbourhood commercial site in the south located at 62 Avenue. 	<p>Four commercial sites are included in Granville (see Exhibit 2):</p> <ul style="list-style-type: none"> • A 3.17 ha commercial/mixed use site in the northeast at Guardian Road and Whitemud Drive; • A 5.66 ha Site Specific/Direct Development Control site in the northwest at 215 Street; • A 0.81 ha neighbourhood commercial site in the south located at 62 Avenue; and • A 2.11 ha general commercial site in the northwest at 215 Street and Glastonbury Boulevard.
<p>A commercial site is proposed along 215 Street in the northwest sector of this NSP. This site totals 11.03 ha and accommodates the protected Winterburn Oblate Mission Site.</p>	<p>A commercial site is proposed along 215 Street in the northwest sector of this NSP. This site totals 11.52 ha and accommodates the protected Winterburn Oblate Mission Site.</p>
<p>A commercial demand study has been completed and submitted under separate cover.</p>	<p>A commercial demand study has been completed and submitted under separate cover.</p> <p>A general commercial site is proposed along 215 Street and south of Glastonbury Boulevard. This 2.11-hectare site will allow for a variety of commercial businesses.</p>
2.7 Berm & Buffers	2.7 Berm & Buffers
<p>Buffering shall be provided in all instances where commercial uses adjoin residential uses.</p>	<p>Buffering shall be provided in all instances where commercial uses adjoin low density residential uses.</p>
2.7.1 Commercial/Residential Interface & Buffer	2.7.1 Commercial/Residential Interface & Buffer
<p>Commercial uses within the northwest quadrant of Granville will require buffering to mitigate impacts on adjoining residential uses.</p>	<p>Commercial uses within the northwest quadrant of Granville will require buffering to mitigate impacts on adjoining low density residential uses.</p>

<p>...appropriate buffering and landscaping where the need arises.</p>	<p>...appropriate buffering and landscaping where the need arises.</p> <p>An HDR Site in the northwest quadrant will employ Site Specific Direct Control zoning (DC2) to ensure quality design and appropriate siting and massing in relation to the low density residential area adjoining to the north.</p>
<p>5.1.2 Principles</p>	<p>5.1.2 Principles</p>
<ul style="list-style-type: none"> locate larger parcels of medium density development toward the collector and arterial road systems to provide efficient access; 	<ul style="list-style-type: none"> locate larger parcels of medium and high density development toward the collector and arterial road systems to provide efficient access;
<ul style="list-style-type: none"> provide attractive site planning that is sensitive to the provision of local amenity areas and streetscapes for medium density residential areas; ensure transition, integration and buffering between commercial and residential land uses through the use of appropriate development guidelines; 	<ul style="list-style-type: none"> provide attractive site planning that is sensitive to the provision of local amenity areas and streetscapes for medium and high density residential areas; ensure transition, integration and buffering between commercial and and low and medium density residential land uses through the use of appropriate development guidelines;
<p>7.1 The Grange Area Structure Plan</p>	<p>7.1 The Grange Area Structure Plan</p>
<p>The Grange ASP, adopted by Bylaw 11749, and amended by Bylaws 12869, 13187, 13298, 13594, 13624, 13928 and 14404, provides general guidelines to facilitate the orderly development in terms of proposed land uses, density of development, location of major roads and facilities and sequence of development. The Granville NSP is a more detailed extension of the land use framework described in the ASP and is consistent with development objectives described within Section 4.1 of The Grange ASP, namely:</p>	<p>The Grange ASP provides general guidelines to facilitate the orderly development in terms of proposed land uses, density of development, location of major roads and facilities and sequence of development. The Granville NSP is a more detailed extension of the land use framework described in the ASP and is consistent with development objectives described within The Grange ASP, namely:</p>
<p>7.8 Smart Choices</p>	<p>7.8 Smart Choices</p>
<p>Granville incorporates residential designations that offer home consumers the</p>	<p>Granville incorporates residential designations that offer home consumers the</p>

option of <u>low-density and medium</u> density housing.	option of low, medium, and high density housing.
--	--

Current ASP Land Use and Population Statistics – Bylaw 18040

THE GRANGE AREA STRUCTURE PLAN – NEIGHBOURHOOD THREE
GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND DEMOGRAPHIC PROFILE
(Bylaw 18040)
(Amended by Editor)

	<u>Area (ha)</u>	<u>% of GA</u>
GROSS AREA	598.32	100.0%
Arterial Roads	48.50	8.1%
Resource Pipelines and Facilities	6.63	1.1%
GROSS DEVELOPABLE AREA	543.19	100.0%
Commercial		
Commercial Shopping Centre	11.04	2.03%
Commercial Other	19.06	3.51%
Parkland, Recreation, School (Municipal Reserve)		
District Campus Site and K-8 Public School	19.10	3.52%
K-8 Public and K-9 Separate Schools and Neighbourhood Park (2 sites)	15.84	2.92%
K-8 Public School and Neighbourhood Park (1 site)	7.90	1.45%
Winterburn Woodlot	6.45	1.19%
Oblate Mission Site Park	0.22	0.04%
Dispersed Parks	4.90	0.90%
Transportation		
Circulation	88.93	16.37%
Infrastructure / Servicing		
Stormwater Management Facilities	41.65	7.67%
Urban Services	16.75	3.08%
TOTAL Net Non-Residential Area	231.84	42.68%
Residential Area (NRA)	311.35	57.32%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

<u>Land Use</u>	<u>Area (ha)</u>	<u>Units/ha</u>	<u>Units</u>	<u>People/Unit</u>	<u>Population</u>	<u>% of NRA</u>
Low Density Residential (LDR)						
Single/Semi-Detached	252.77	25	6,320	2.8	17,696	61.70%
Medium Density Residential (MDR)						
Row Housing	33.9	45	1,526	2.8	4,273	14.90%
Low-rise/Medium Density Housing	23.44	90	2,110	1.8	3,798	20.60%
Medium to High Rise	1.24	225	279	1.5	419	1.5%
Total Residential	311.35		10,235		26,246	100.0%

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	84.1
Units Per Net Residential Hectare (upnrha)	32.9
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	62% / 38%
Persons per Gross Developable Hectare	48.3

For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 10,278 units divided by 311.35 hectares of Net Residential Area).

STUDENT GENERATION COUNT

Public School Board		2,183
Grades K-8	1,457	
Grades 9-12	726	
Separate School Board		1,913
Grades K-8	1,434	
Grades 9-12	479	
Total Student Population		4,095

Proposed ASP Land Use and Population Statistics – Bylaw 21129

THE GRANGE AREA STRUCTURE PLAN – NEIGHBOURHOOD THREE GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND DEMOGRAPHIC PROFILE (Bylaw 21129)

	Area (ha)	% of GA				
GROSS AREA	598.32	100.0%				
Arterial Roads	48.50	8.1%				
Resource Pipelines and Facilities	6.63	1.1%				
GROSS DEVELOPABLE AREA	543.19	100.0%				
Commercial						
Commercial Shopping Centre	11.04	2.03%				
Commercial Other	22.95	4.23%				
Parkland, Recreation, School (Municipal Reserve)						
District Campus Site and K-8 Public School	19.10	3.52%				
K-8 Public and K-9 Separate Schools and Neighbourhood Park (2 sites)	15.84	2.92%				
K-8 Public School and Neighbourhood Park (1 site)	7.90	1.45%				
Winterburn Woodlot	6.45	1.19%				
Oblate Mission Site Park	0.22	0.04%				
Dispersed Parks	4.90	0.90%				
Transportation						
Circulation	88.93	16.37%				
Infrastructure / Servicing						
Stormwater Management Facilities	41.65	7.67%				
Urban Services	15.24	2.81%				
TOTAL Net Non-Residential Area	234.22	43.12%				
Residential Area (NRA)	308.97	56.88%				
RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	251.97	25	6,299	2.8	17,638	61.08%
Medium Density Residential (MDR)						
Row Housing	31.36	45	1,411	2.8	3,952	13.69%
Low-rise/Medium Density	23.44	90	2,110	1.8	3,797	20.45%
Medium to High Rise	2.19	225	493	1.5	740	4.78%
Total Residential	308.97		10,313		26,127	100.00%
SUSTAINABILITY MEASURES						
Population Per Net Hectare (ppnha)					84.6	
Units Per Net Residential Hectare					33.4	
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio					61% / 39%	
Persons per Gross Developable Hectare					48.1	

STUDENT GENERATION STATISTICS BASED ON NRA

LEVEL	Public	Separate	Francophone	Total
Elementary	1236	618	39	1892
Junior High	618	309	21	948
Senior High	618	309	21	948
	2472	1236	81	3788

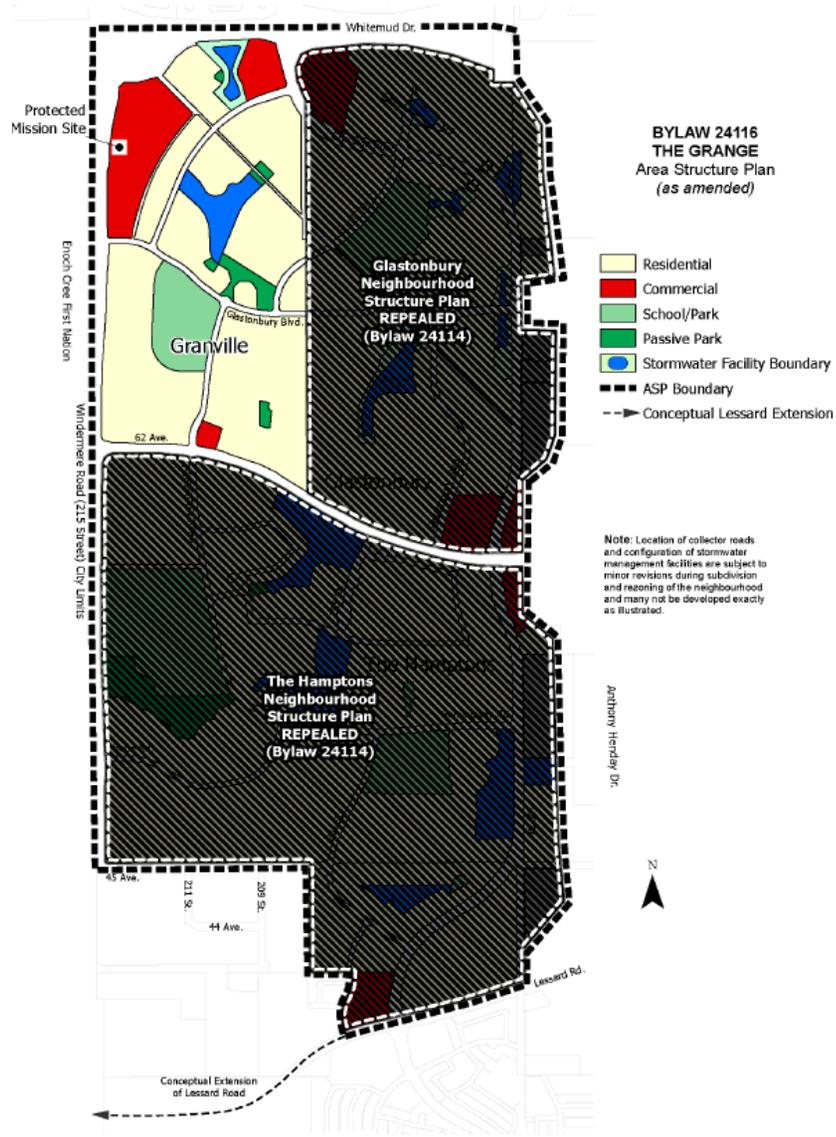
For purposes of the Capital Region Board Net Density is 33.4 upnha (based on 10,313 units divided by 308.97 hectares of Net Residential Area).

STUDENT GENERATION STATISTICS BASED ON UNITS

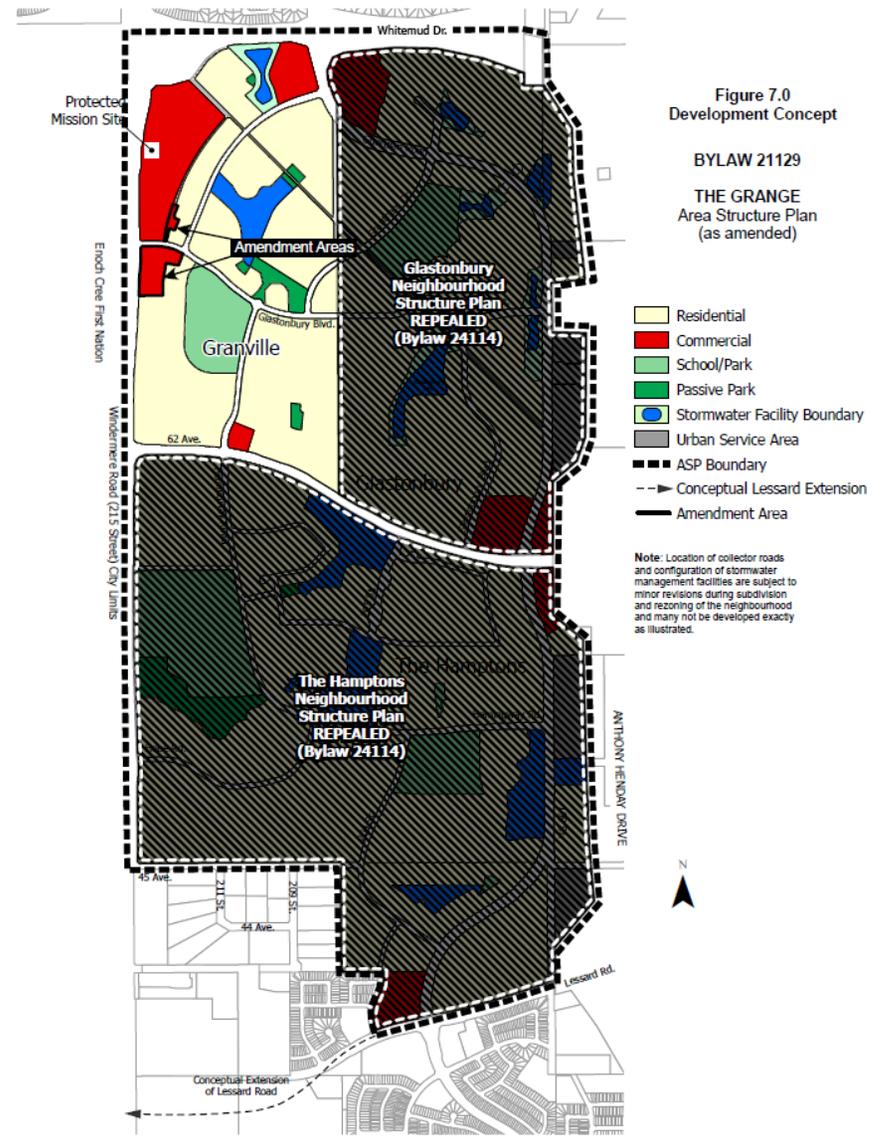
LEVEL	Public	Separate	Francophone	Total
Elementary	2063	1031	52	3146
Junior High	1031	516	21	1568
Senior High	1031	516	21	1568
	4125	2063	93	6281

Student generation statistics have been recalculated based on the 2022 model that estimates generation using both NRA and Unit Count, providing a range of 3788 to 6281 students.

ASP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map

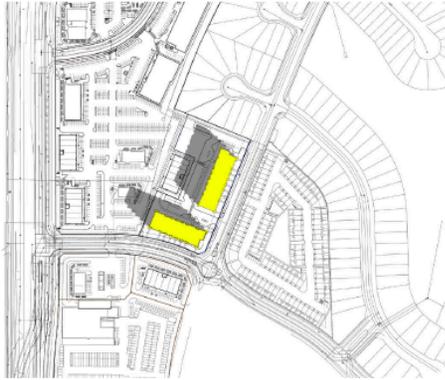
Proposed Text Amendment to The Grange ASP – Bylaw 21129

Red text represents Text proposed to be removed.

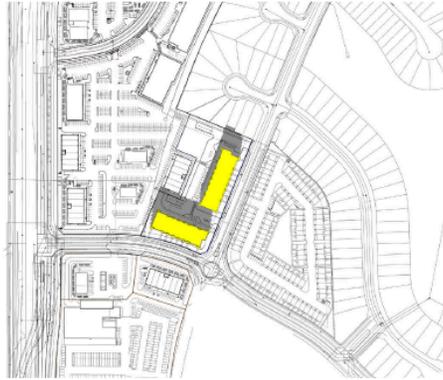
Red text represents Text proposed to be added.

Current	Proposed
<p>2.1 Edmonton Municipal Development Plan: Maintaining a Balanced Mix and Density of Dwellings</p> <p>The Grange ASP provides for <u>a mix of low and medium density</u> residential housing forms consistent with City policies.</p>	<p>2.1 Edmonton Municipal Development Plan: Maintaining a Balanced Mix and Density of Dwellings</p> <p>The Grange ASP provides for a balanced mix of residential housing forms consistent with City policies.</p>
<p>2.3 Suburban Neighbourhood Design Principles: Design Principle 15</p>	<p>2.3 Suburban Neighbourhood Design Principles: Design Principle 15</p>
<p>It is intended that a range of <u>low and medium</u> density residential housing forms will be developed within The Grange. Opportunities for innovative site design and building siting can be pursued generally at the neighbourhood plan level and through the redistricting and subdivision processes.</p>	<p>It is intended that a range of low, medium, and high density residential housing forms will be developed within The Grange. Opportunities for innovative site design and building siting can be pursued generally at the neighbourhood plan level and through the redistricting and subdivision processes.</p>
<p>5.2 Development Concept: Residential</p>	<p>5.2 Development Concept: Residential</p>
<p><u>“A special High Density Residential (HDR) site (1.24 ha), located in the north-eastern portion of The Hamptons Neighbourhood Area Structure Plan, has a proposed maximum density of 224 units per hectare and a maximum height of 23.0 m or 6 storeys.</u> The High Density Residential designation will accommodate residential uses to allow for a mid-rise apartment <u>building.</u>”</p>	<p>“Two special High Density Residential (HDR) sites, one located in the north-eastern portion of The Hamptons Neighbourhood Structure Plan (1.24 ha) and the other near the western boundary of the Granville Neighbourhood Structure Plan (0.97 ha), have a proposed maximum density of 225 units per hectare and a maximum height of 23.0 m or 6 storeys. The High Density Residential designation will accommodate residential uses to allow for mid-rise apartment buildings.”</p>

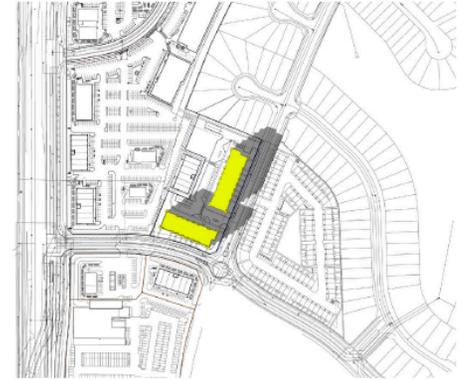
Sun/Shadow Analysis - Bylaw 21131



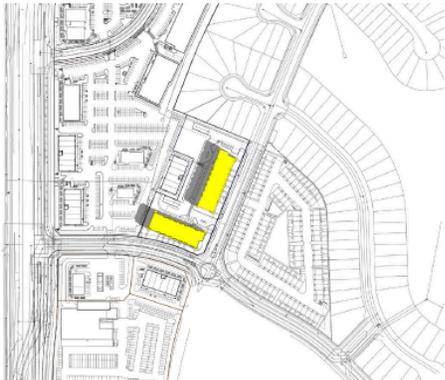
MAR 21 - 9AM



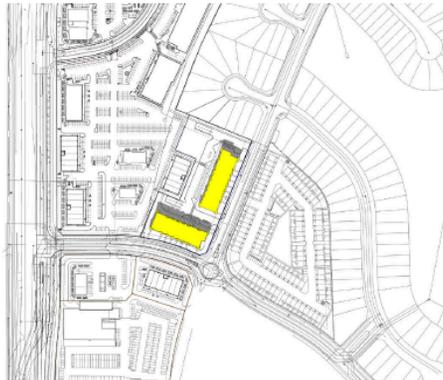
MAR 21 - 12PM



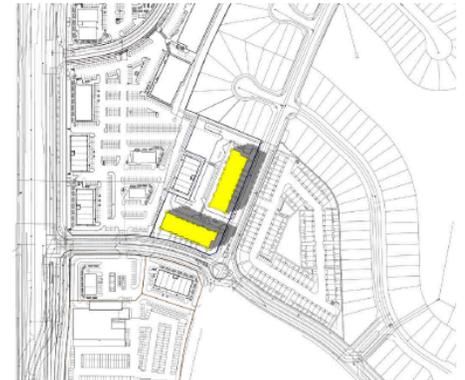
MAR 21 - 3PM



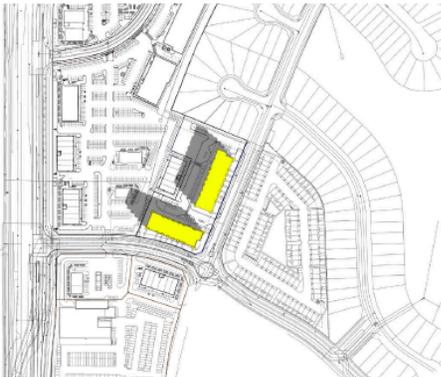
JUN 21 - 9AM



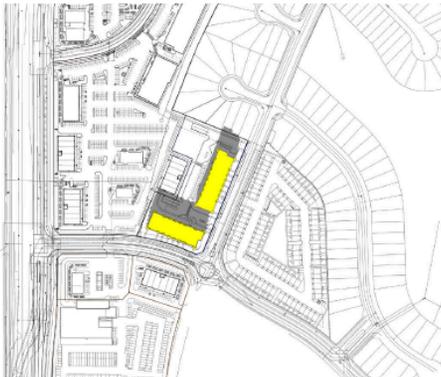
JUN 21 - 12PM



JUN 21 - 3PM



SEPT 21 - 9AM



SEPT 21 - 12PM



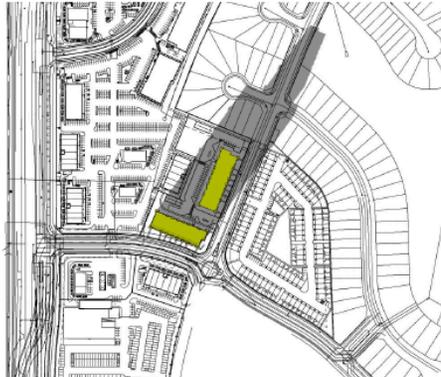
SEPT 21 - 3PM



DEC 21 - 9AM



DEC 21 - 12PM



DEC 21 - 3PM