



# clarity. development advisory

## Granville Rezoning & Plan Amendments

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

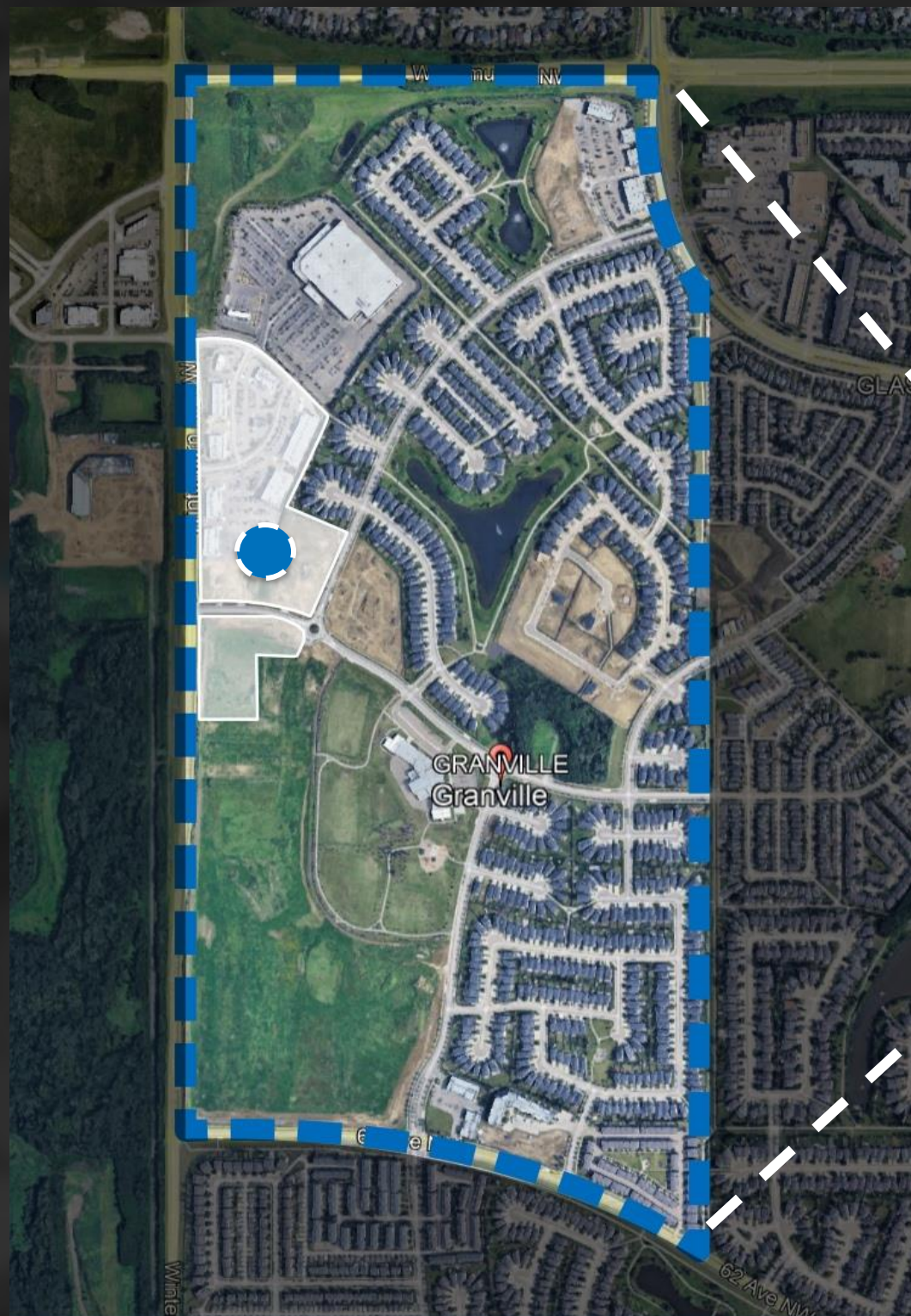
Bylaw 21129, 21130 & 21131

Presented By:  
Clarity Development Advisory

Date:  
May 07, 2025



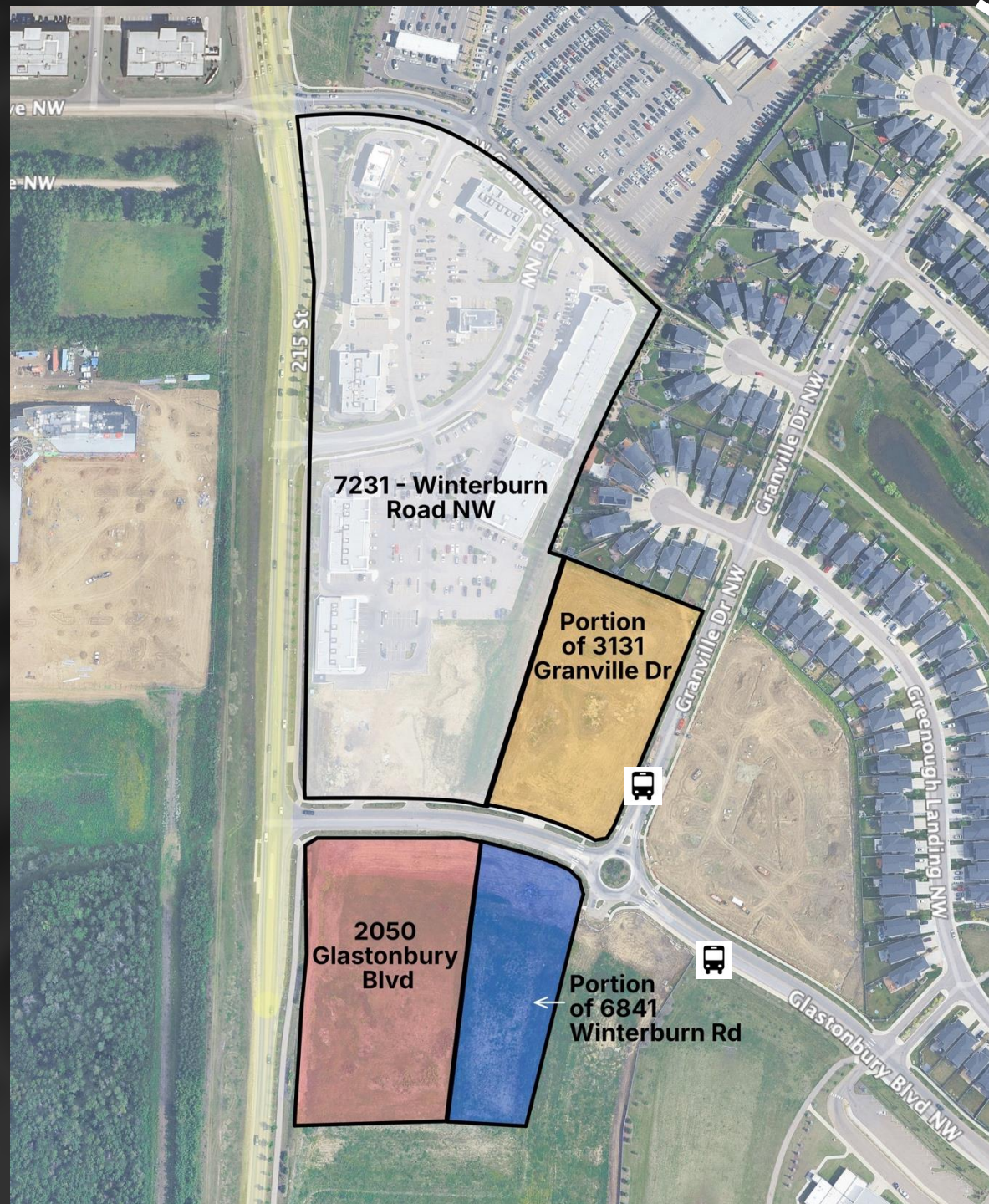
# Granville



**Granville NSP adopted in 2007**



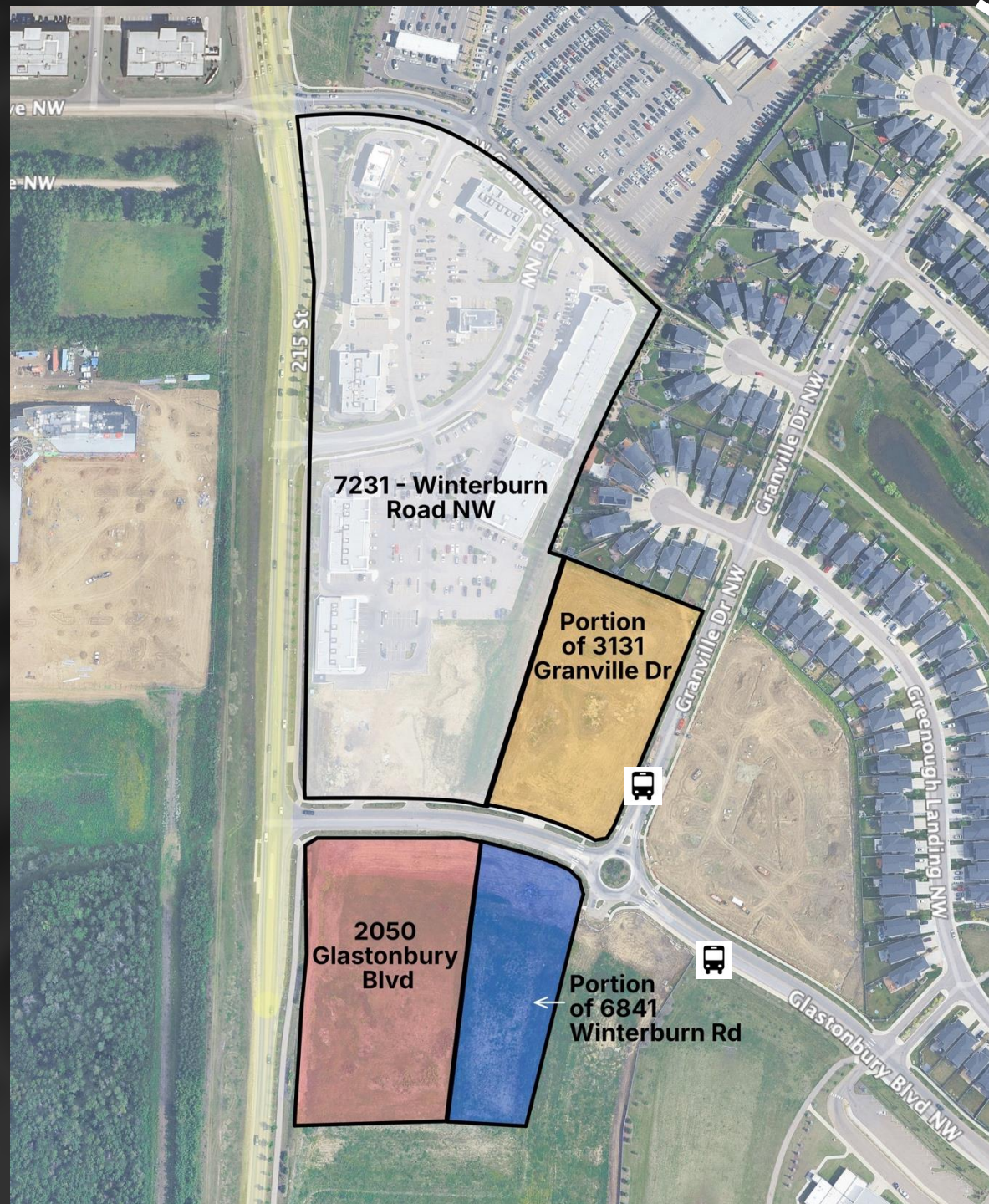
# Site Context



- Abuts Glastonbury Blvd, Granville Drive, and 215 Street
- Neighbours **mixed-density housing and commercial development** (West Granville Centre).



# Site Context



## Nearby Context:

- Bus stops on Granville Dr & Glastonbury Blvd
- Open space, trails, storm pond and natural area
- Kim Hung School (K-9)
- Enoch Cree Nation lands
- River Cree Resort & Casino



# History

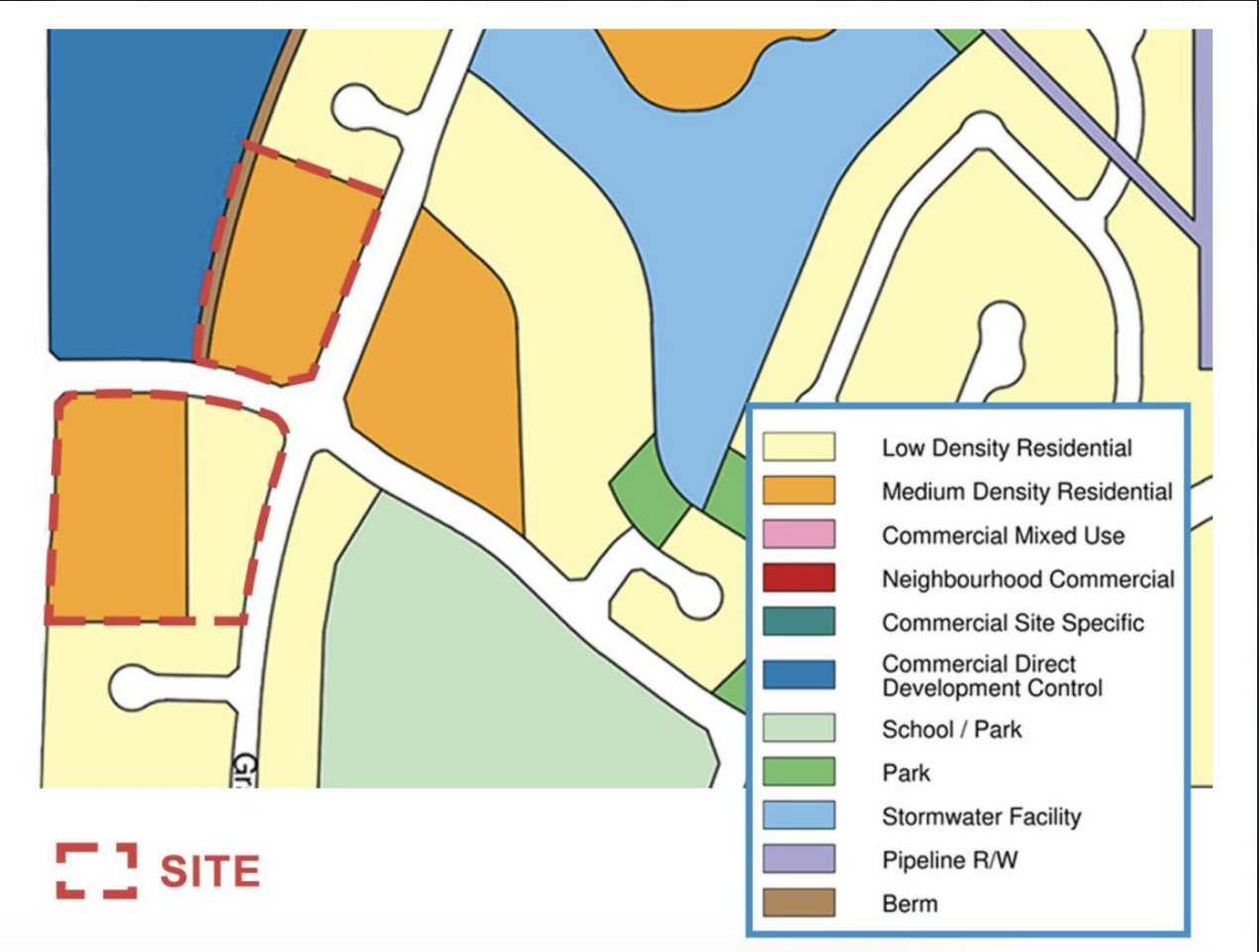


- Neighbourhood development began in **early 2010s**
- Area planned as a commercial and higher-density residential node within Granville

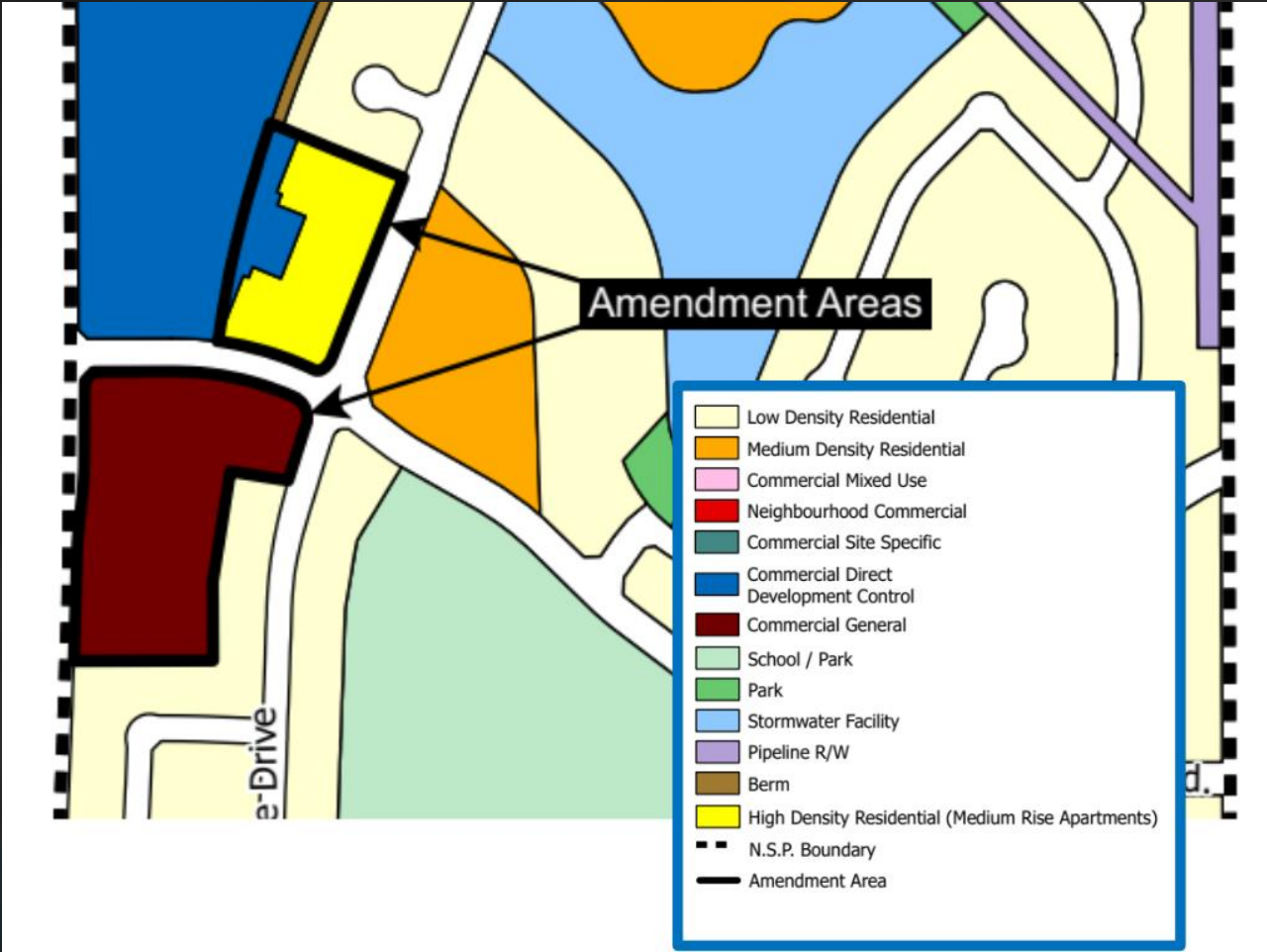


# Plan Amendment

Current



Proposed



NORTH

MDR

HDR (Medium Rise Apartments)  
Expanded Commercial DC

SOUTH

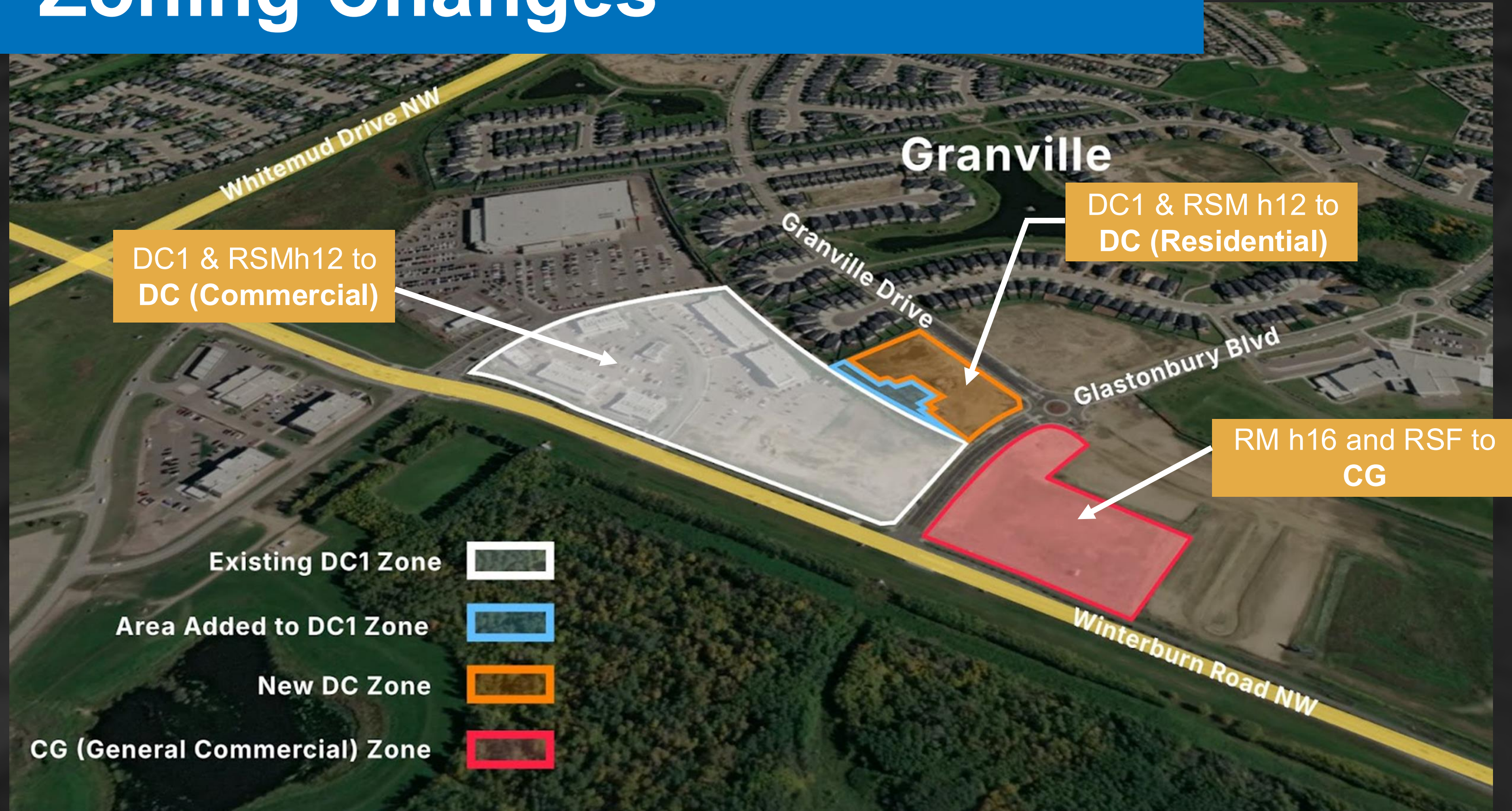
MDR  
LDR

Commercial General

Net Residential Density (upnrha) maintained



# Zoning Changes





# Policy Context

- Supports compact, well-integrated, mixed-use growth (The City Plan).
- Improves housing diversity along two collector roads (Grange ASP).
- Aligns with planned neighbourhood density (Granville NSP).
- New commercial improves access to local services and employment opportunities.







# Thank you.

Presented By:

**clarity.**  
development  
advisory

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