



Granville Rezoning & Plan Amendments

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

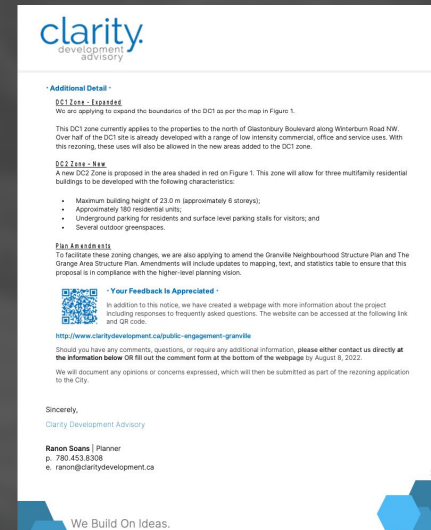
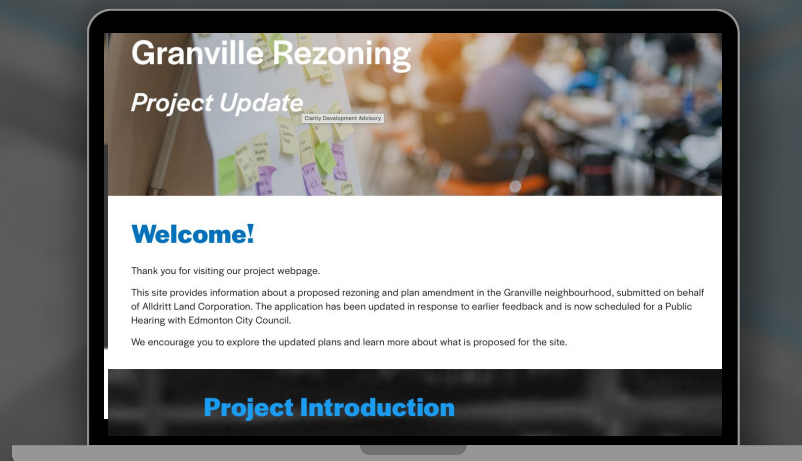
Bylaw 21129, 21130 & 21131

Presented By:
Clarity Development Advisory

Date:
May 07, 2025

Community Outreach

- Pre-Application Mail Notice
- Public Engagement Webpage



Webpage Launch July 18, 2022

Webpage views to Date 1,018

Respondents 72

Community Outreach

- Meeting and Emails with Glastonbury Community League (Aug. '22)
- Meeting and Emails with Enoch Cree Nation
- Gathering Feedback and Project Refinement



GLASTONBURY
COMMUNITY
LEAGUE



What We Heard



Concerns:

- **Traffic/Parking:** Concerns about increased traffic on Granville Dr
- **Neighbourhood Character:** Questions on scale and height
- **Privacy/Shadowing**

What We Heard

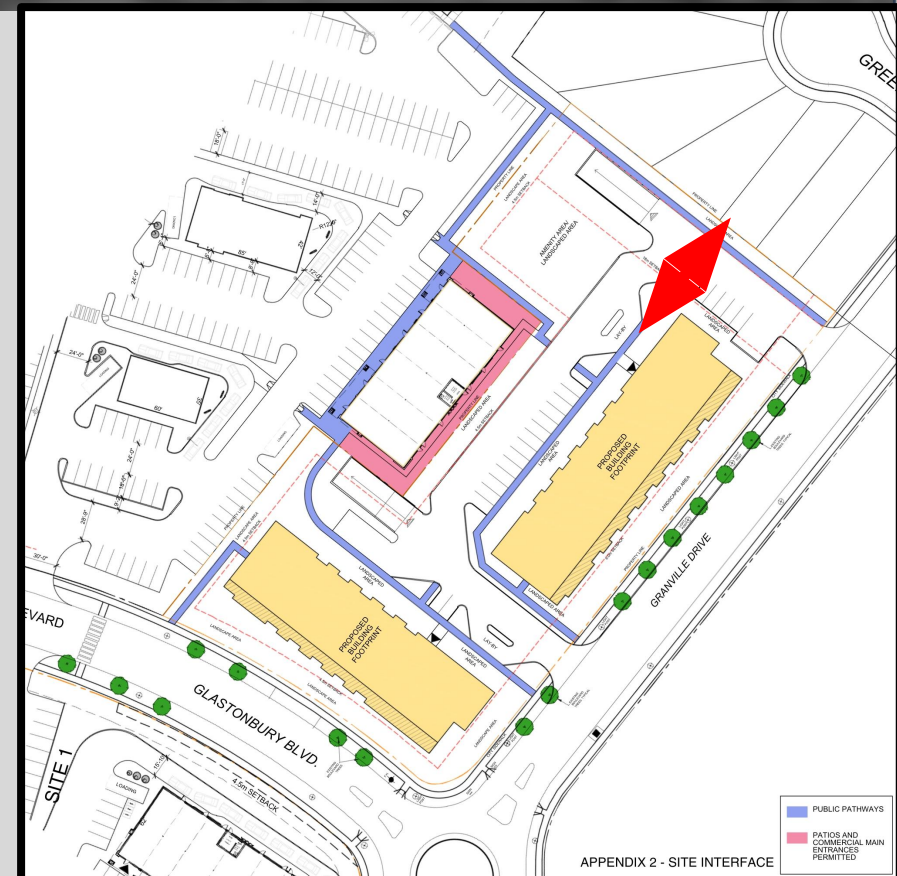


Support:

- Desire for high-quality **housing options for downsizing**
- In favour for **continued commercial development**
- Importance of new **housing choice, diversity and affordability**
- Mixed-Use development will **enhance community vibrancy**

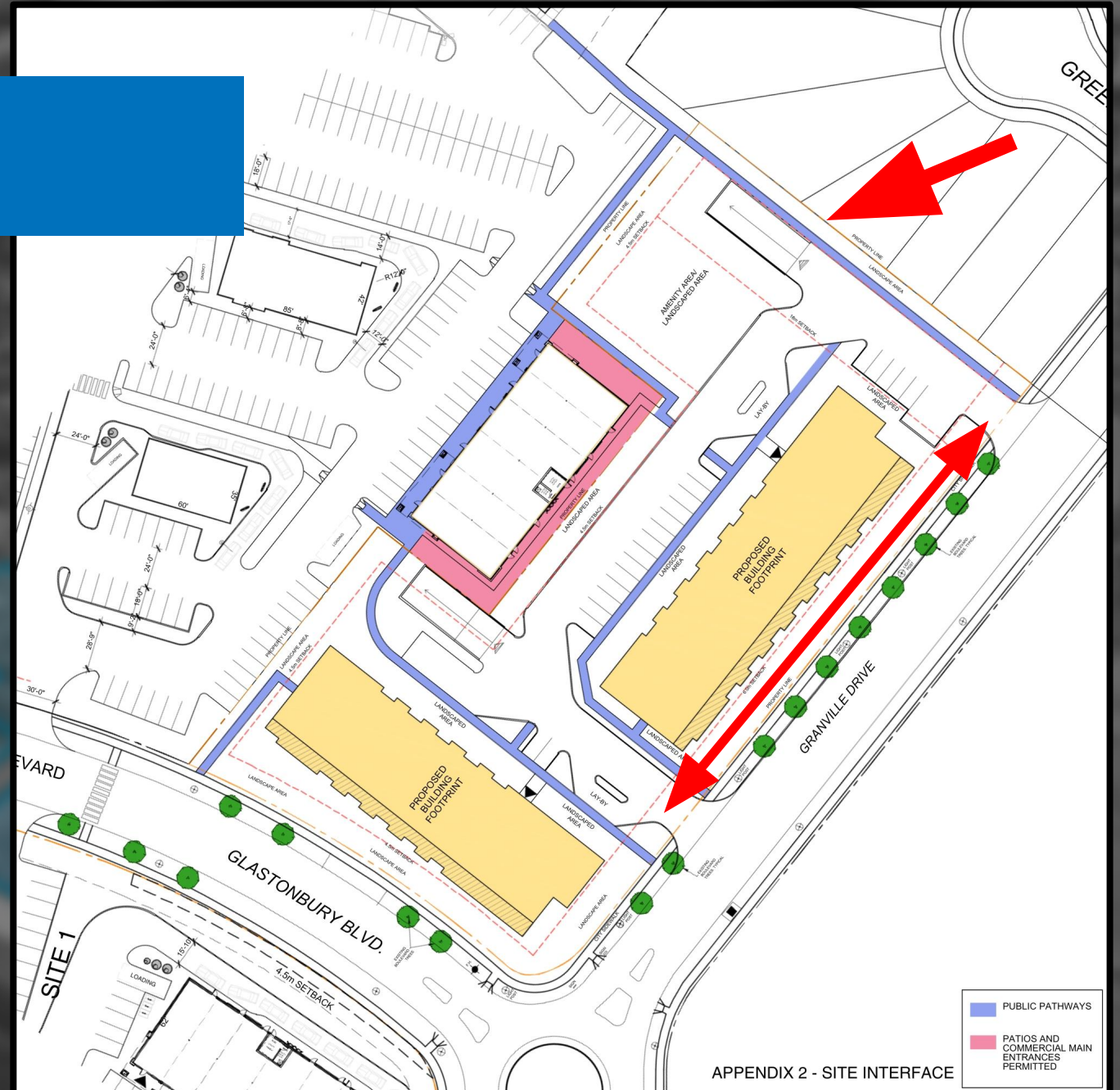
Design Response

- **Multi-Unit Residential (23m) Decreased Height and 18m setback**
- **Commercial site reoriented for internal circulation, shared access**



Design Response

- Residential design integrates with neighbourhood form and scale
- **Pathways** (1.8m wide) ensure walkability and connectivity



Project Design

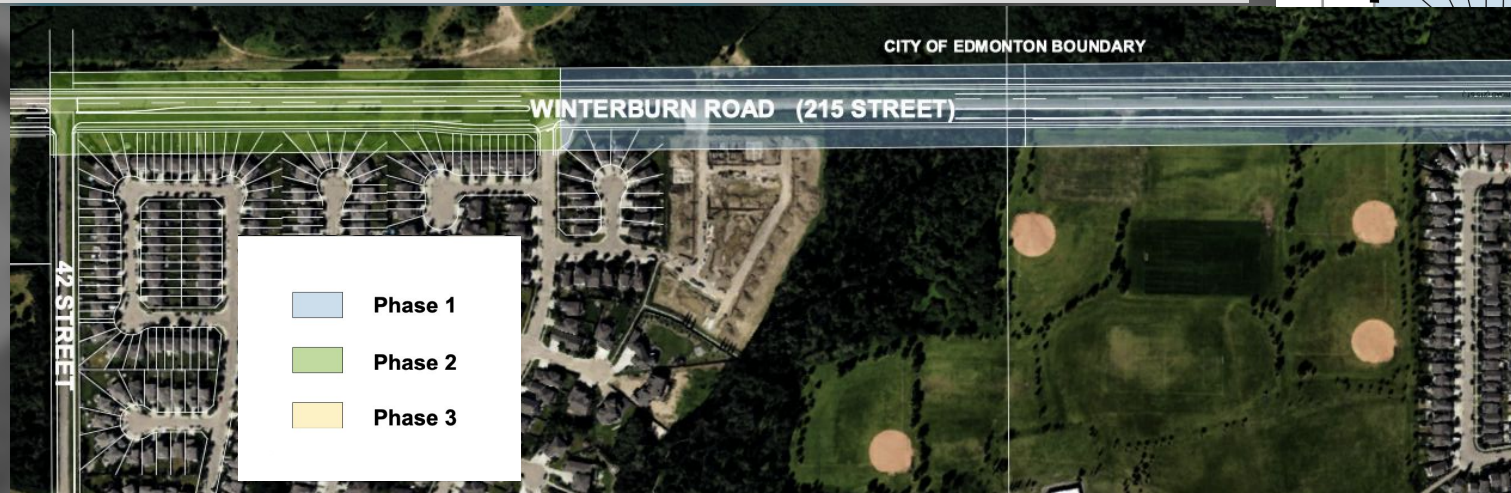
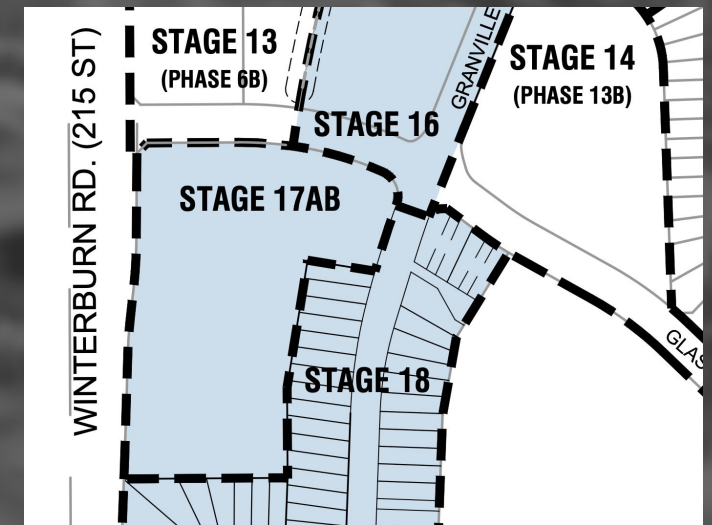


- Integrates residential and commercial uses
- Improves site design and pedestrian connectivity
- Unlocks underused land for community benefit

- Responds to public expectations of future development
- Brings housing variety and affordability

Transportation

- **TIA** confirms Glastonbury Blvd and Granville Drive can support added traffic.
- **215 St/Glastonbury Blvd intersection:** Future Signal Anticipated.
- Development of these stages will unlock **phased construction of 215 ST** to (from 62 to 42 AVE)



Summary

- Aligns with The City Plan vision for compact, diverse communities
- Meets Grange ASP and Granville NSP goals for mixed housing and accessible services
- Supports Granville NSP policies for varied density and housing types
- Expands DC zones to support residential and commercial growth



Thank you.

The Grange Area Structure Plan Amendment (ASP)
Granville Neighbourhood Structure Plan Amendment (NSP)
Bylaw #20524

Charter Bylaw 21129, 21130 & 21131

Presented By:

clarity.
development
advisory

Date:

May 07, 2025