

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
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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).
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If you have questions about this application please contact:

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