clarity development advisory

Amendment to the Granville Neighbourhood Structure Plan

Bylaw No. 14699

File# 2021-19

JUNE 2024

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1.0 Introduction

This amendment has been prepared by Clarity Development Advisory on behalf of Alldritt Land Corporation. The proposed Granville Neighbourhood Structure Plan (NSP) Amendment is intended to increase the density and efficiency of the land use in the plan area, including an increase in low intensity commercial area and the addition of an area for midrise multi-unit housing. This report provides background information, amendment justifications, and the proposed amendments.

Alldritt intends to develop low-intensity commercial uses at the intersection of Winterburn Road and Glastonbury Boulevard, at two locations currently prescribed for residential development. Accordingly, these areas are proposed through the creation of a new General Commercial designation and addition to the Commercial Direct Development Control designation in the NSP, as well as added to the area of application within the existing Granville DC1 (Bylaw 15753).

Additionally, this amendment envisions the conversion of a medium density residential area to High Density Residential (Medium Rise Apartments). This conversion will ensure that neighbourhood residential density is maintained or increased.

This amendment also requires removal of a portion of the berm shown in the NSP development concept, to ensure the new HDR site and new Commercial Direct Development Control area can be effectively integrated, rather than separated.

The proposed amendment to the Granville NSP comprises updates to the mapping, statistics, and text amendments that would facilitate the proposed rezoning application.

2.0 Background

Bylaw 14699, as amended, was adopted by Council in August 2007. In June 2011, it was consolidated by virtue of the incorporation of the following bylaws:

- Bylaw 14699 Approved August 21, 2007 (to adopt the Granville Neighbourhood Structure Plan)
- Bylaw 15754 Approved June 10, 2011 (to consolidate the commercial land uses in the NW portion of the plan area to allow for mixed commercial uses and update the Land use statistics to reflect the new NSP Terms of Reference)
- Bylaw 16087 Approved June 18, 2012 (to reconfigure an area in the eastern portion of the plan from low to medium density residential uses)

The Granville NSP encompasses 136 hectares of land within the Grange ASP immediately south of Whitemud Drive; west of the Glastonbury NSP; east of the Enoch Cree First Nation Reserve; and north of 62 Avenue within the City of Edmonton. The proposed amendment area is approximately 3.25 hectares and is located in an area east of Winterburn Road, west of Granville Drive, and directly abutting to the north and south of Glastonbury Boulevard NW.

3.0 Amendment

3.1 Proposed Amendment and Rationale

The proposed amendment to the Granville Neighbourhood Structure Plan (NSP) supports the rezoning of the site. The proposed rezoning is intended to change the proposed use of undeveloped land to high density residential, and to convert low and medium density residential areas to a direct control commercial zone.

The development to be permitted by this amendment is consistent with the Development Objectives & Principles of the Granville NSP. One of the key objectives for this plan is "to provide a range of densities and planning to integrate these sites and the greater neighbourhood." (Granville NSP, p. 15). Further statutory planning policies in support of the proposed amendment are discussed in the Policy Conformance section of this report.

4.0 Amendment to Bylaw

It is proposed that the Granville NSP (Bylaw 14699, as amended) be amended by:

a. amending the text in the Granville NSP as per Section 5.0;

b. substituting the map entitled "Bylaw 18041 - Approved Granville Neighbourhood Structure Plan" with "Bylaw XXXXX - Approved Granville Neighbourhood Structure Plan" as shown in Appendix A: Amended Figures;

c. substituting the map entitled "Exhibit 2 Proposed Development Concept" with "Exhibit 2 – Proposed Development Concept" as shown in Appendix A: Amended Figures;

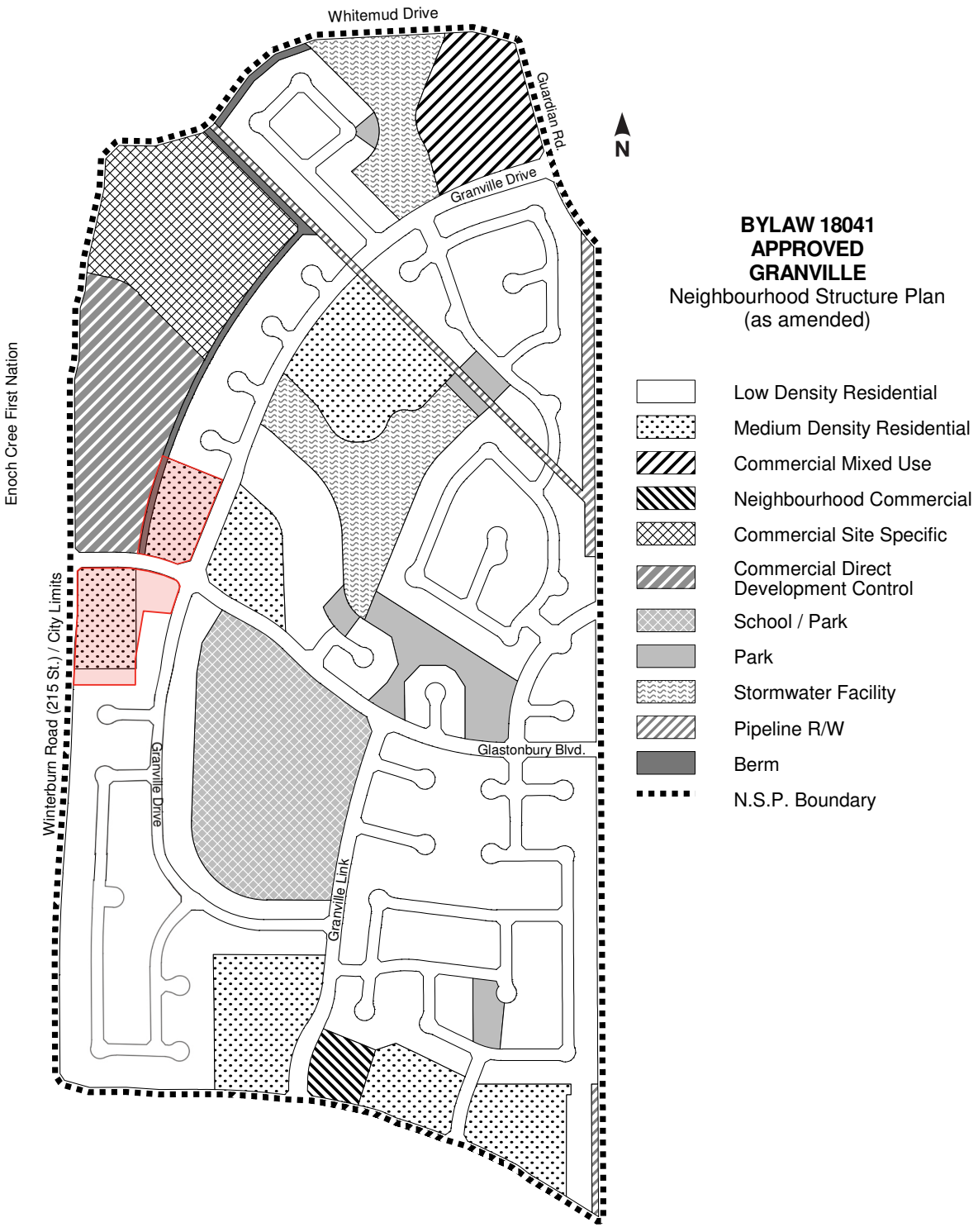
d. substituting the map entitled "Exhibit 3 Exhibit 3 Transportation Network" with "Exhibit 3 Transportation Network";

e. substituting the map entitled "Exhibit 4 Pedestrian & Bicycle Linkages" with "Exhibit 4 Pedestrian & Bicycle Linkages";

f. substituting the map entitled "Exhibit 5 Stormwater Management" with "Exhibit 5 - Stormwater Management";

g. substituting the map entitled "Exhibit 6 Sanitary Services" with "Exhibit 6 Sanitary Services"

h. substituting the map entitled "Exhibit 7 Water Servicing" with "Exhibit 7 Water Servicing"; and substituting "Granville Neighbourhood Structure Plan Land Use And Population Statistics Bylaw 18041" with the table in Appendix III: Amended Tables.



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

SUSTAINABLE DEVELOPMENT

Amendment to the Granville NSP

Figure 1: Amendment Area (in red)

5.0 Text Amendment

EXISTING	PROPOSED
Bylaw 14699 Approved Granville Neighbourhood Structure Plan (as amended)	
2.2 Distribution of Land Uses	
Granville is planned as a residential area of approximately 136 ha, of which approximately 60 ha are designated for residential development.	Granville is planned as a residential area of approximately 136 ha, of which approximately 58 ha are designated for residential development.
The net residential area is approximately 52% of the gross developable area, with the balance designated for stormwater management facilities, public parks/schools and open space, commercial services, and circulation. When fully developed, the neighbourhood will accommodate approximately 5,700 people at forecasted densities with an overall density of 49 persons per gross developable hectare.	The net residential area is approximately 51% of the gross developable area, with the balance designated for stormwater management facilities, public parks/schools and open space, commercial services, and circulation. When fully developed, the neighbourhood will accommodate approximately 5500 people at forecasted densities with an overall density of 47 persons per gross developable hectare.
2.3 Residential Land Use	
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%.	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%.

EXISTING	PROPOSED
Addition: 2.3.3 High Density Residential (Medium Rise Apartments)	
Addition	High Density Residential (HDR) is strategically located along collector roads nearby to commercial amenities. 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. 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). The proposed 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. 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 Appendix.
2.4 Commercial Land Use	
Three commercial sites are included in Granville (see **Exhibit 2**):	Four commercial sites are included in Granville (see **Exhibit 2**):
• A 11.03 ha Site Specific/Direct Development Control site in the northwest at 215 Street; and	• A 5.66 ha Site Specific/Direct Development Control site in the northwest at 215 Street;
Addition	• A 2.11 ha general commercial site in the northwest at 215 Street and Glastonbury Boulevard; and
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.	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.

EXISTING	PROPOSED
2.4 Commercial Land Use	
Addition	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.
2.7 Berm & Buffers	
Buffering shall be provided in all instances where commercial uses adjoin residential uses.	Buffering shall be provided in all instances where commercial uses adjoin low density residential uses.
2.7.1 Commercial/Residential Interface & Buffer	
Commercial uses within the northwest quadrant of Granville will require buffering to mitigate impacts on adjoining residential uses.	Commercial uses within the northwest quadrant of Granville will require buffering to mitigate impacts on adjoining low density residential uses.
Addition	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.
5.1.2 Principles	
• locate larger parcels of medium density development toward the collector and arterial road systems to provide efficient access;	• locate larger parcels of medium and high density development toward the collector and arterial road systems to provide efficient access;
• provide attractive site planning that is sensitive to the provision of local amenity areas and streetscapes for medium density residential areas;	• 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 residential land uses through the use of appropriate development guidelines;	• ensure transition, integration and buffering between commercial and low and medium density residential land uses through the use of appropriate development guidelines;

EXISTING	PROPOSED
7.1 The Grange Area Structure Plan	
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 Grange ASP, adopted by Bylaw 11749, and amended by Bylaws 12869, 13187, 13298, 13594, 13624, 13928, 14404, 14698, 14733, 15380, 15614, 15702, 16153, 16283, 18040, and XXXXX 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
7.8 Smart Choices	
Granville incorporates residential designations that offer home consumers the option of low-density and medium density housing. The commercial areas offer employment opportunities while providing local commercial services as an option to outlying, regional service centres. Public transit opportunities are provided as well as an extensive, well-linked pedestrian and bicycle network that provides convenient choice for multiple modes of transportation.	Granville incorporates residential designations that offer home consumers the option of low-density, medium density, and high density housing. The commercial areas offer employment opportunities while providing local commercial services as an option to outlying, regional service centres. Public transit opportunities are provided as well as an extensive, well-linked pedestrian and bicycle network that provides convenient choice for multiple modes of transportation.

6.0 Policy Conformance

Edmonton Metropolitan Region Growth Plan, 2017 (Amended 2020)	
Objective 3.2 Plan for and promote a range of housing options	The proposed amendment aligns with the EMRB Growth Plan as it plans to add higher density housing forms into the bylaw through the creation of the DC2 zone.
Objective 4.5 Plan for and develop mixed use and higher density centres as areas to concentrate growth of people and jobs	Since the planned higher density development is located along commercial land and arterial/collector roads, it will promote activity and the concentration of people and jobs to the neighbourhood.
Edmonton City Plan	
1.2.2.4 Encourage medium and high density residential development that serves households above the average Edmonton household size.	The current Granville NSP only mentions language on medium and low-density housing. The addition of higher-density residential development to the amendment area will support this policy found in the City Plan.
1.3.3.4 Enable all districts to achieve more income-diverse neighbourhoods with a greater mix of land uses.	Since the Granville neighbourhood lacks high-density developments, the proposed amendment facilitates greater diversity in regards to various housing forms and land use as most of the area consists of low-density development.
2.2.1 Promote compact, mixed use development within districts that supports equitable access to employment, education and amenities.	The proposed DC2 zone promotes the potential development of compact, mixed use housing development. The rezoning supports the neighbourhood accessibility since the amendment area is in close proximity to an educational facility and other commercial building amenities.
2.2.1.5 Facilitate housing and job growth and intensification within nodes and corridors (see map 3 - Nodes and Corridors Network).	Since the amendment area is adjacent to a secondary corridor, the planned high density residential will increase the intensification of the neighbourhood, supporting the City Plan.
2.3.2.6 Require that all districts meet or exceed regional density targets as they develop and redevelop over time.	Since the proponent intends to develop commercial land in a location that is currently zoned as residential, the redesignation of density ensures that The Grange meets or exceeds the density targets.

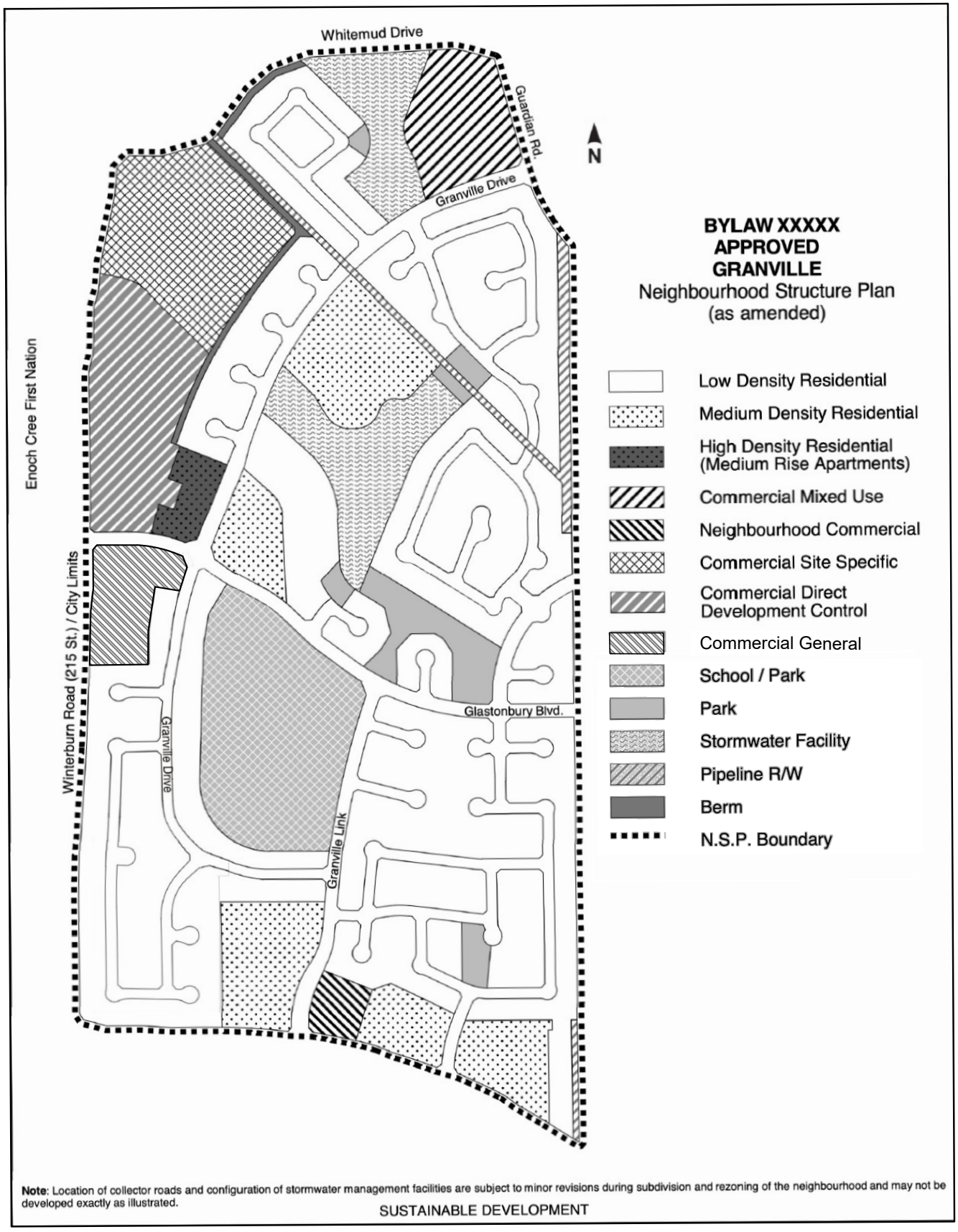
The Grange Area Structure Plan 4.0 Development Objectives & Principles 4.2 Development Principles 4.2.1 Residential	
Provide for residential development within the three neighbourhoods in The Grange to allow for a variety of housing forms and options consistent with consumer preferences and in conformance with municipal standards and policies.	Within the Grange Area Structure Plan, the Hamptons NSP is currently the only neighbourhood with a special high density residential site. To encourage the residential development principles of the Grange ASP, the proposed HDR site will provide variation in housing typology by offering a mix of unit types, adding diversity to one of the three neighbourhoods.
Establish sufficient overall residential densities within The Grange to support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit.	The addition of a high-density residential site to the Granville neighbourhood will ensure that the established residential densities outlined in the Approved Land Use and Population statistics are maintained (or increased) in the neighbourhood. The higher density and intensification of this specific area will support the efficient provision of surrounding educational facilities, recreational facilities and municipal services such as public transit.
Orient higher density residential land uses toward the collector and/or arterial road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads and commercial uses.	Higher density residential development is planned along arterial and/or collector roads to increase accessibility to transit routes, commercial uses, trails, natural areas, and parks and open spaces.
Granville Neighbourhood Structure Plan 5.1 Development Objectives & Principles 5.1.1 Objectives	
• To provide a range of densities and planning to integrate these sites and the greater neighbourhood	The proposed amendment includes high density residential to offer consumers different forms of housing forms within the Granville Neighbourhood. As the Granville NSP only includes plans and existing development for low and medium density, the provision of higher density development supports this objective.
• to provide a well designed major commercial site that is appropriately buffered from residential land uses	With the extension of the existing DC1 zone to allow for greater commercial opportunities, a higher density residential development will buffer between the commercial site and the existing residential land uses.

5.2.1 Residential	
A Liveable Residential Environment Provide for a liveable, compact, residential environment with a variety of housing types to accommodate various age groups, income levels, and lifestyles;	The proposed amendment promotes this objective through the introduction of different forms of compact, residential unit typology to the Granville Neighbourhood.

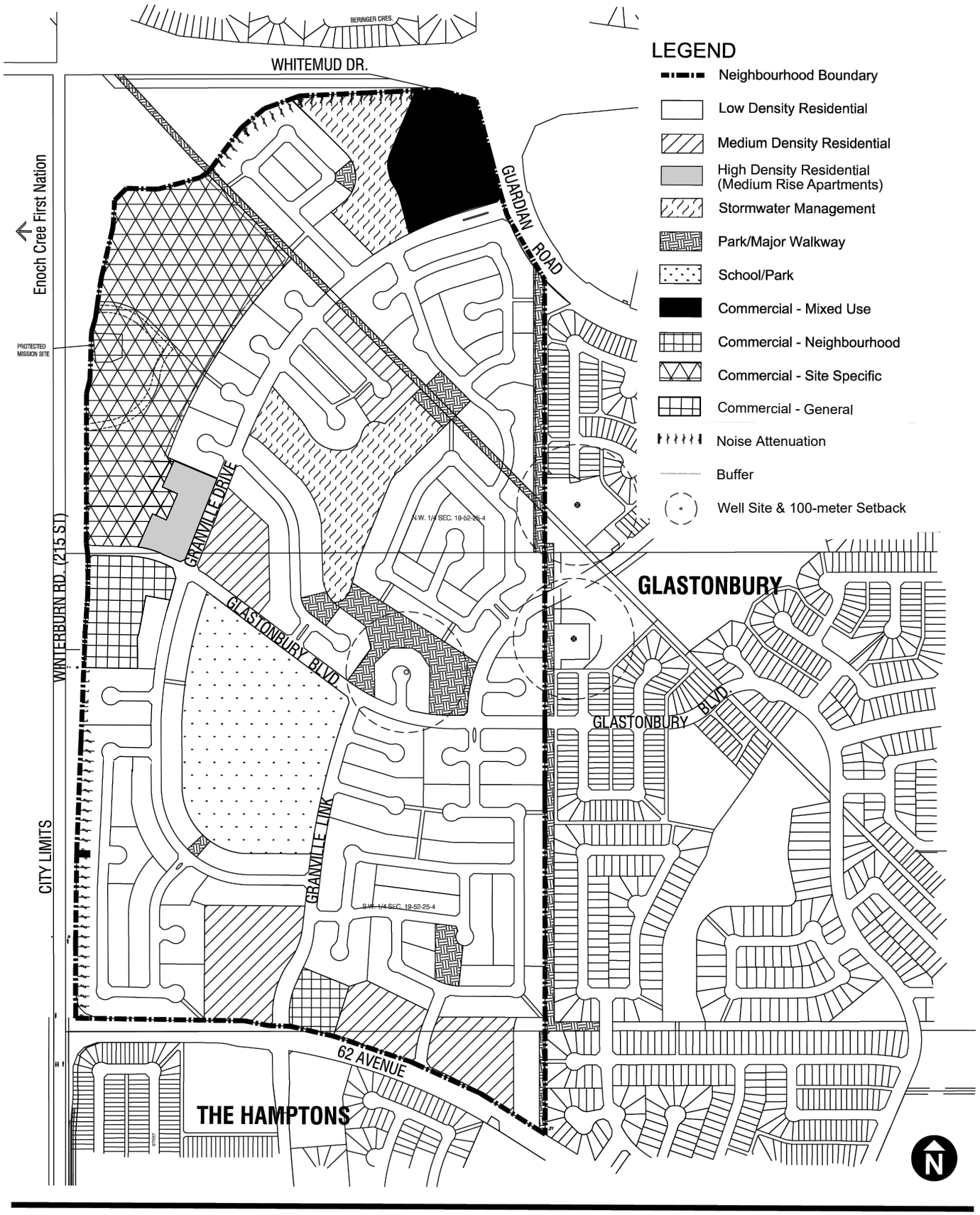
APPENDIX

A AMENDED FIGURES

Appendix I (Bylaw XXXXX) - Approved Granville Neighbourhood Structure Plan



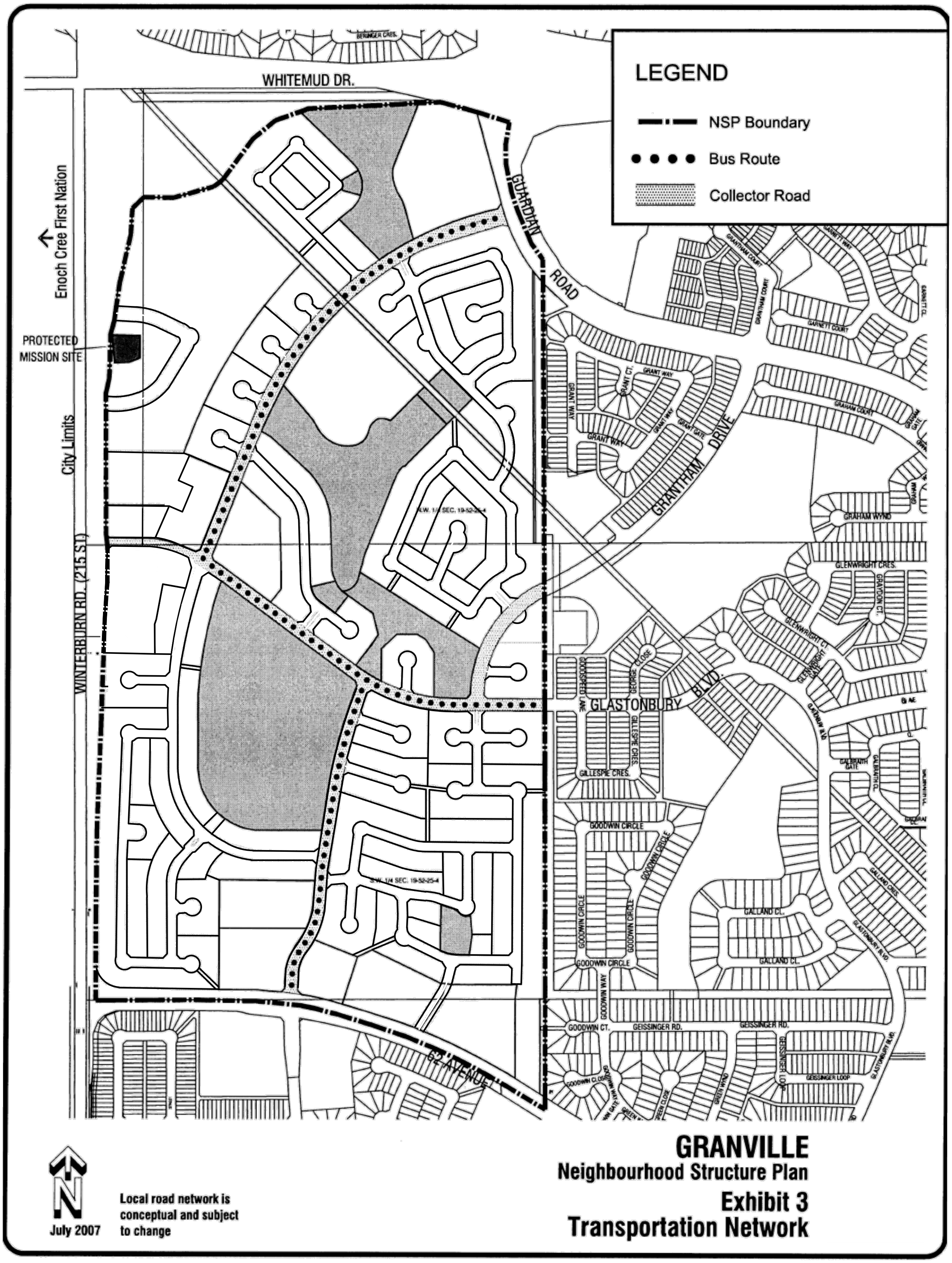
Appendix II (Bylaw XXXXX) - Exhibit 2 Proposed Development Concept



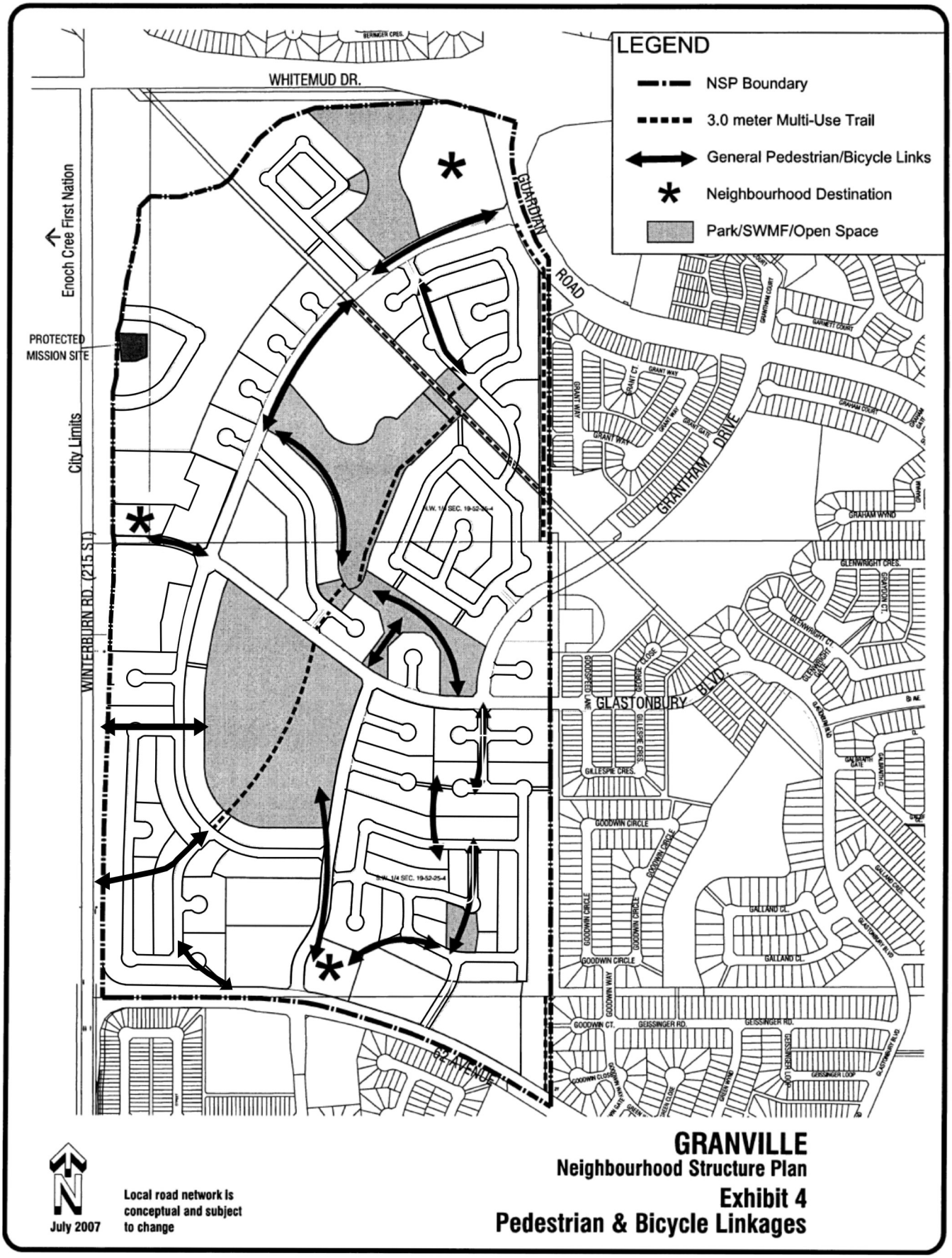
GRANVILLE
Neighbourhood Structure Plan

EXHIBIT 2
Development Concept

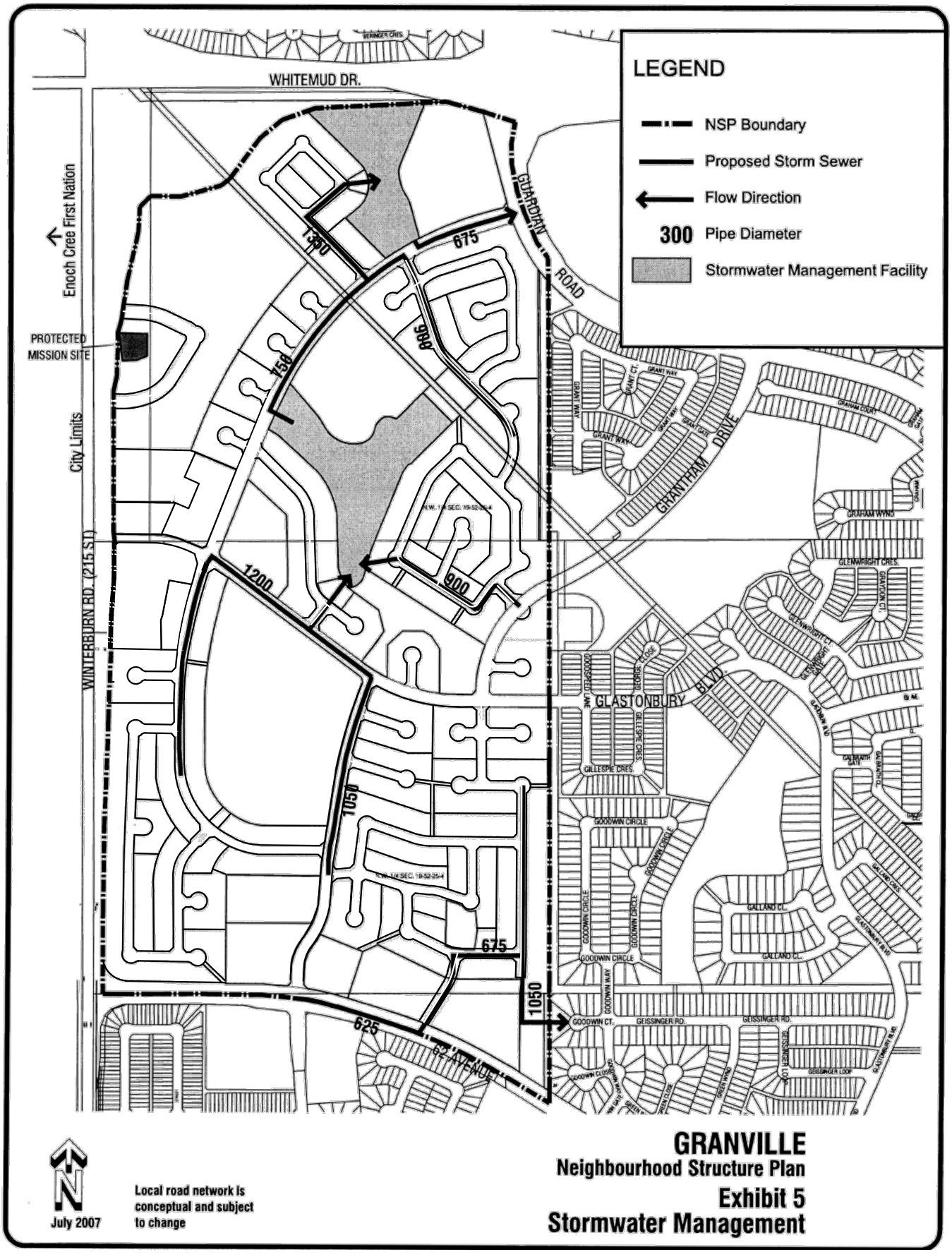
Appendix III (Bylaw XXXXX) - Exhibit 3 Transportation Network



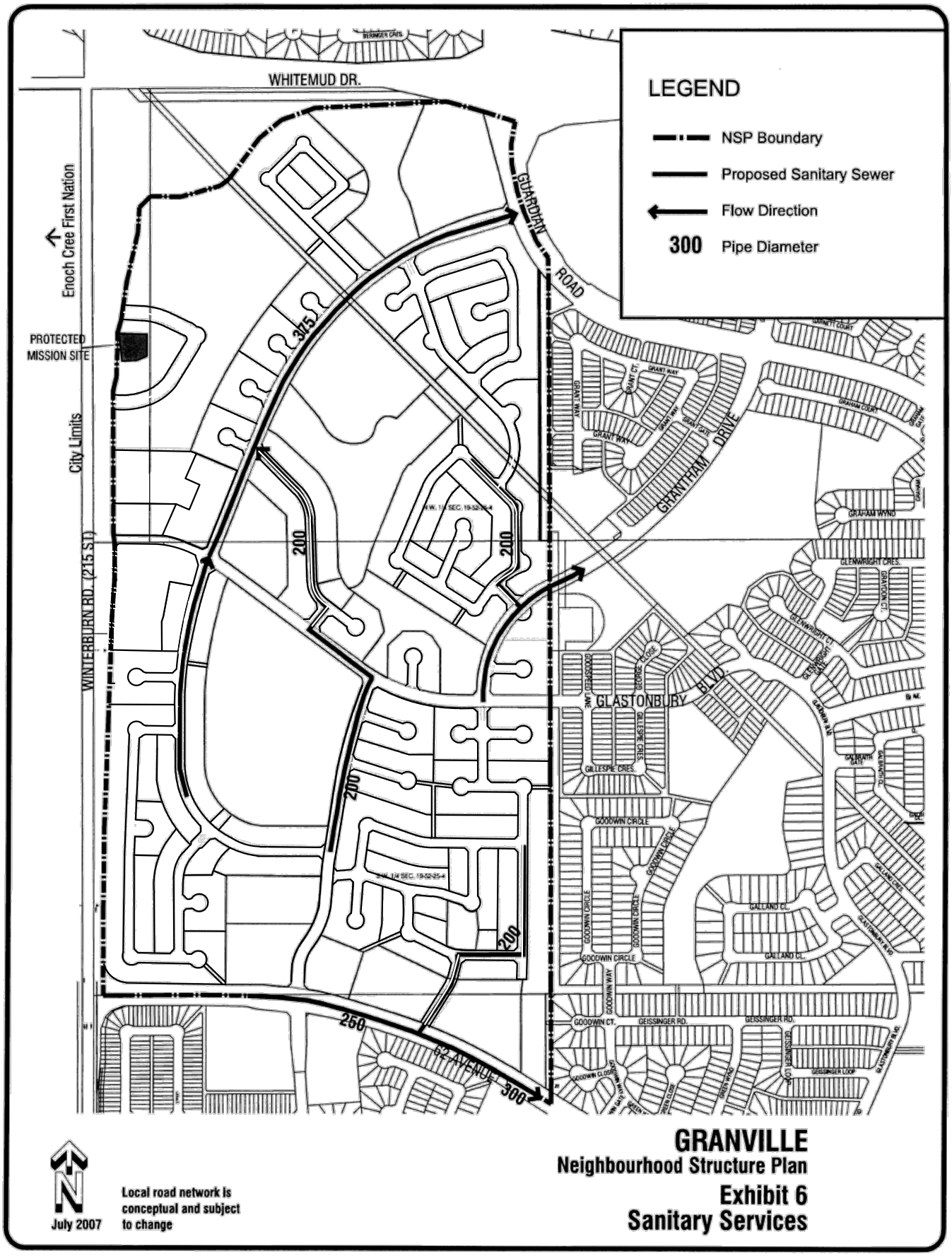
Appendix IV (Bylaw XXXXX) - Exhibit 4 Pedestrian & Bicycle Linkages



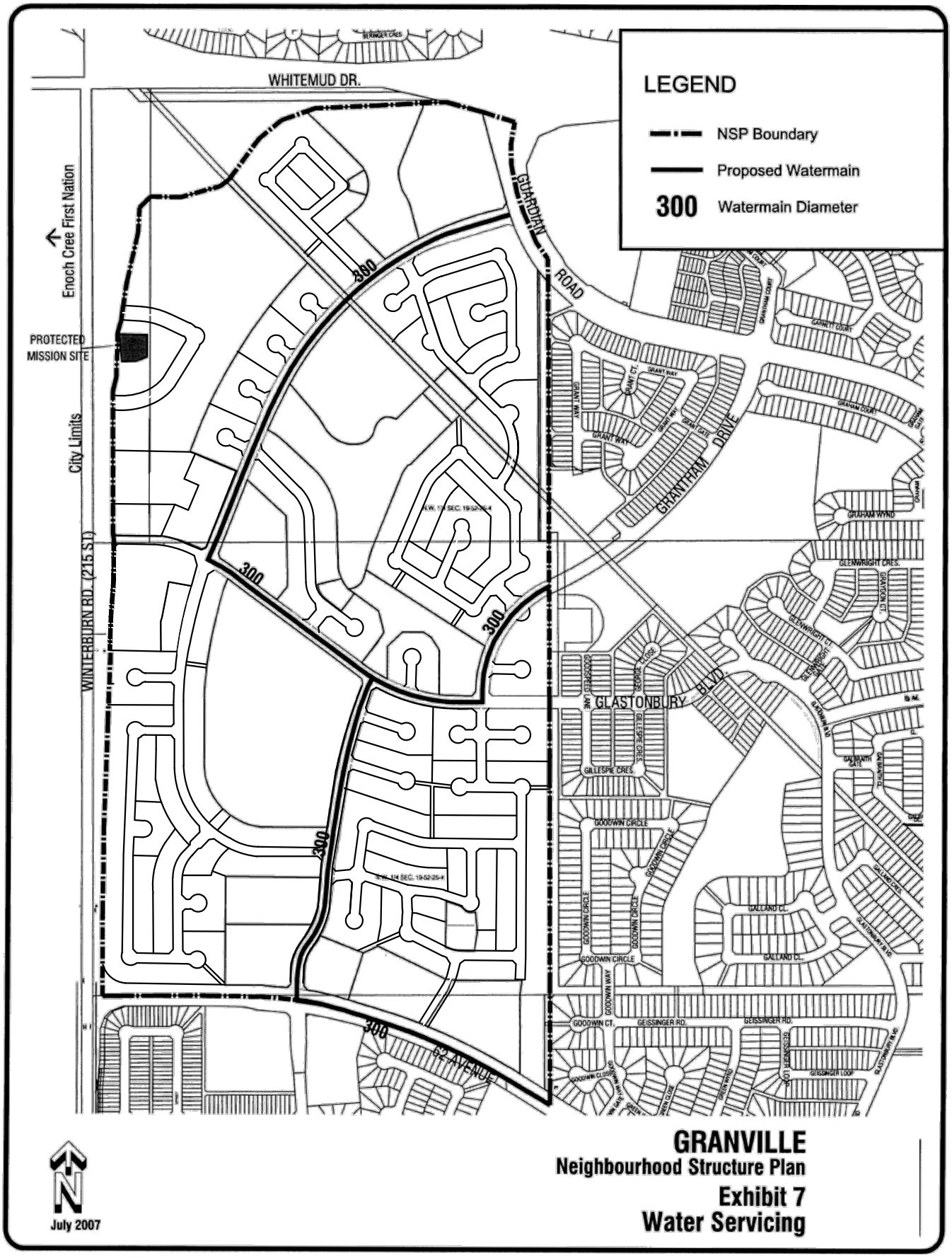
Appendix V (Bylaw XXXXX) - Exhibit 5 Stormwater Management



Appendix VI (Bylaw XXXXX) - Exhibit 6 Sanitary Services



Appendix VII (Bylaw XXXXX) - Exhibit 7 Water Servicing



APPENDIX

B AMENDED TABLES

Exhibit 14
GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND DEMOGRAPHIC PROFILE

			Area (ha)
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 (Direct Control)	11.52		
General Commercial	2.11	17.61	
Circulation (Colector, Local Roads and Walkways - 18% of GDA)		20.80	
Sub-Total			45.45
NET RESIDENTIAL AREA			**70.10**

RESIDENTIAL LAND USE ANALYSIS

Land Use	**Area (ha)**	**Units/ha**	**Units**	**Pop/Unit**	**Population**	**[LDR] / [MDR/HDR] Ratio**
						53.92% LDR
Low Density Res.	46.22	25	1155	2.80	3235	46.01% MDR/HDR
Medium Density Res. (MDR)	7.70	45	347	2.80	971	
Medium Density Res. (MDR) / Mixed Use (3.17 ha)**		45	143	2.80	400	**36.5 upnrha**
Low-Rise/Medium Density	3.1	90	279	1.80	502	
High-Density Residential (Medium Rise Apartments)	0.95	225	214	1.50	321	
TOTAL	**57.98**		**2,138**		**5,430**	**Persons per Gross Developable Hectare** 47

STUDENT GENERATION STATISTICS BASED ON NRA

LEVEL	**Public**	**Separate**	**Francophone**	**Total**
Elementary	280	140	9	**429**
Junior High	140	70	5	**215**
Senior High	140	70	5	**215**
	561	280	18	**859**

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	**652**
Junior High	214	107	4	**325**
Senior High	214	107	4	**325**
	855	428	19	**1302**

* 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.