

GLENORA COMMUNITY LEAGUE – PRIORITY GROWTH AREA MEETING September 12, 2024

Background - Why the Neighbourhood Meeting was Held

Glenora Civics, a sub Committee of the Glenora Community League, worked with the City's Priority Growth Team to plan a community meeting on September 12, 2024. The meeting was arranged after Glenora Civics communicated to the City that a neighbourhood specific workshop would be invaluable and the sole city session held August 14 was lacking in many respects. The team agreed to meet with the community. Glenora Civics dropped flyers about the meeting to affected property owners and other homeowners in Glenora and posted the meeting on various online platforms.

Most Glenora residents were learning about the Priority Growth Area that would affect them for the first time at the meeting and through the flyer. As well, many were not aware of the District Plan and the Primary and Secondary corridors in Glenora and the ensuing implications for their property and neighborhood.

The City's PGA Team Explains the Project

The Priority Growth Area Team consisting of: Lisa Drury, Jordan McArthur, Keisa McBruce and Tim Ford presented to the approximately 100 community members in attendance. The PGA project team said they want input from Glenora input despite the Project already having completed a "what we heard" from consultation report. The team said the project outcomes have not been decided yet.

The project team explained the City's goal is to design spaces so that the City can grow to 2 million people. The PGA team will recommend areas to Council where they can get investment, provide housing, and provide walkable communities close to transit to reach the goal of 150 people/jobs per hectare. To achieve the desired level of density the City is proposing to upzone properties to MidRise or HighRise or Tall High Rise(20+) with or without Commercial modifiers. Part of Glenora is proposed to be upzoned by the City for more intensive development.

Currently, if a land owner chooses to develop their property, the District Plan generally establishes the level of density and the Zoning Bylaw provides the details on setbacks, lot coverage etc. Administration and Council look to the District Plan to guide recommendations and decisions about approving the level of density. Private property owners can currently apply and get approval for more density anywhere in the community, even though not part of the PGA.

In addition to the District Plans, the city has targeted 19 Priority Growth Areas where the City will **initiate** the upzoning of the properties to mid rise or high rise. 5 PGA areas were selected as the first group to go through the process.

The PGA project came out of a City Council motion in April 2022. Admin is now developing the plan to rezone the first PGAs and will present them to Council at a Public Hearing in early 2025. All properties proposed for upzoning will be presented together.

The Priority Growth Area Team said they are collecting feedback on:

- whether their focus areas are correct,
- what sites should they upzone and with which criteria
- should they use 400 meters from the LRT station rather than 200
- what is an appropriate height for this area
- where should there be mandatory or optional commercial modifiers

Two Additional Points Raised During the City Presentation

Community feedback about commercial development was very consistent: there was strong sentiment opposing the expansion of additional commercial space between Groat Road and 139 street. Also 142 street, south of 102 ave was not seen as a good commercial space due to narrow sidewalks fronting a busy road.

There was also very strong sentiment that the properties within the Carruthers Caveat should not be included in the City's upzoning project - no redevelopment would occur, only court actions. While the proposed PGA does not include the 133 Street station the Community was adamant that it should not include this area in the future.

Community Questions and PGA Team Response

Q: Define the Boundaries of the PGA. No streets were provided on the map Property owners could not determine if their home was part of the PGA

A: Team was not able to readily provide maps with streets and addresses. Those in attendance became very dismayed as they wanted to know if their home was included in the PGA area. (see attached maps provided by Glenora Community League Civics)

Q: How Can the City include in the PGA approximately 45 individual properties that have the Carruthers Caveat on them that legally does not allow for increased density? Subsequent questions: why would the city choose these areas knowing they will result in Court Action that property owners/citizens have to fund that will result in nothing being built for years (maybe never) and significant legal fees.

A: The City does not recognize the caveat as it is an individual matter for each property holder. The team stated "Administration is not looking at the Caveat as an issue in assessing development potential".

Q: Why does the City not recognize that Glenora is a residential neighbourhood. All of the proposed areas, other than West Block and Crescent Place, are currently single family residential. Some areas have been rezoned but nothing has been built south of Stony.

A: The LRT goes through the neighbourhood therefore density is required

Q: Glenora is a historic area. Why is there no recognition for the historic garden city and historic homes? Glenora is one of the last existing areas of the Garden City There are at least 5 historic homes in the PGA area. Jon Havelock, former MLA and cabinet minister asked: "since there was an effort to recognize the historic character of the area by the City and since there is the Carruthers Caveat why would you focus on this area...there should be no development"

A: Response was that individual property owners can Designate their home as a Heritage Buildings. Administration said "it is futile to talk about a heritage area".

Q: There are at least 5 historic inventory homes in the PGA. Why is there no recognition for the historic area?

A: Only Designated homes are recognized.

Q: Why propose Commercial along 142 street south of Stony Plain Road? 142 street is not a walkable street as it has a very narrow sidewalk with no buffer to the major roadway.

A: Feedback under consideration

Q: As a property owner in the PGA area can I object to the upzoning?

A: Yes at the Public Hearing at City Council when all properties from the 5 priority areas are presented together

Q: As a property owner in the PGA area can I develop my property into a triplex?

A: NO. It has to be mid rise or high rise.

Q: If my house burns down in the PGA area can I replace it as a single family residence:

A: Yes.

Q: Will Property owners within the PGA be contacted and treated as stakeholders? Thus far they have not received any communication from the City and have NOT been included as Stakeholders.

A: Administration said they will be stakeholders and included in communications.

Q: How will the schools be able to accommodate additional density since they are already at capacity? Will this mean bussing or driving to different areas?

A: The project team will contact school boards.

Q: How will the additional infrastructure demands be met? It will likely require additional tax dollars to fund upgrades.

A: Administration said the existing water/waste system will be sufficient. Project team will work with utility companies.

Q: How will parking issues be dealt with since increased density will not provide adequate parking (no parking on 102 AVE, 142 Street, or Stony Plain Road) and parasitic LRT parking will increase.

A: The City is working on a parking strategy. However, there is no requirement for parking spaces in new residential or commercial developments and no right to park in front of your house

Q: How will the tree canopy be protected during this increased density. Both Private and public trees will be at risk

A: Policies in place

Q: How is the City reconciling their environmental plan – eg trees, solar panels and avoiding the creation of heat sinks with the PGA

A: Will Consider feedback

Q: How will the proposed density provide a walkable neighbourhood. 142 Street is very narrow and not walkable.

A: Feedback Under Consideration

Q: What is the feedback Loop?

A: PGA team will provide a "What we heard report"

– and then a rezoning plan. There will be an opportunity to see changes and proposed zones at a public meeting