



October 1, 2024

Input to City Council and Administration by Glenora on the Priority Growth Area Project

Mayor Sohi and Members of City Council

Please find attached detailed notes from a recent neighbourhood meeting held with City Administration to provide an opportunity for residents to provide input on the Priority Growth Area project. The neighbourhood extends its sincere thanks to the staff in attendance.

We would like to bring to your attention the themes that emerged during the meeting.

Bridging Neighbourhood Concerns with Urban Growth

On September 12, 2024, the Glenora Community League hosted a pivotal meeting with the City's Priority Growth Team (PGA) to address significant neighbourhood concerns about urban development and upzoning in Glenora. This gathering was a direct response to the perceived inadequacy of a prior workshop on August 14, which had not sufficiently engaged the community.

Community Unveils the Priority Growth Area (PGA)

For many Glenora residents, the meeting was their first introduction to the concept of the Priority Growth Area (PGA) and its implications. The PGA is part of a city-wide initiative to accommodate a growing population projected to reach 2 million, with a focus on developing walkable communities close to transit. The city's proposal involves upzoning certain areas of Glenora to mid-rise, high-rise, or tall high-rise (20+ stories), potentially including commercial spaces.

Meeting Dynamics and Key Discussion Points

Approximately 100 attendees were briefed by the PGA team, including Lisa Drury, Jordan McArthur, Keisa McBruce, and Tim Ford. The team emphasized that while a consultation report had already been completed, project outcomes were still undecided and further community feedback was sought.

Community Queries and Concerns

Several key issues emerged from the discussion:

- 1. Boundaries and Property Inclusion:** Residents were frustrated by the lack of clear maps outlining the PGA boundaries, leaving many uncertain about whether their properties were affected.
- 2. Historical and Legal Concerns:** The presence of the Carruthers Caveat on some properties, which legally restricts density increases, raised concerns about potential legal conflicts and development feasibility. The City's response dismissed the caveat as a private matter and not a factor in planning.
- 3. Heritage and Neighborhood Character:** Questions were raised about the impact on Glenora's historic character and garden city heritage. The City's response was to suggest that heritage designations are the responsibility of individual property owners.
- 4. Commercial Development:** There was significant community opposition to additional commercial spaces, as residents felt existing commercial facilities were sufficient.
- 5. Infrastructure and Services:** Concerns about capacity in local schools, infrastructure demands, and parking issues were voiced. The City assured that they would address these issues, with ongoing communication and strategy development.
- 6. Environmental Impact:** Questions about maintaining tree canopy and aligning with environmental plans were raised, with the City promising to consider this feedback in their planning.
- 7. Further Consultation Prior to Rezoning:** Most community members acknowledge that city initiated rezoning will proceed. However, recognizing the many concerns raised at the September 12 meeting, a pause in the approval process is warranted until further engagement is completed.

Feedback and Next Steps

The PGA team committed to considering the community's feedback and incorporating it into their planning process. A "What We Heard" report will be compiled, and the upzoning plans will be presented at a public hearing in early 2025. Residents will have an opportunity to review and provide input on these plans.

Conclusion

The meeting highlighted our neighbourhood's eagerness to engage in the planning process and address concerns about the scale and impact of proposed developments. The City's responsiveness to these concerns will be crucial as they move forward with their plans for Glenora and other Priority Growth Areas.

Best Regards,

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