



November 26, 2023

Mayor Sohi and Members of City Council,

The Edmonton Federation of Community League's presentation to City Council in October made it very clear that the level of public engagement on the ZBR was utterly inadequate and that any future engagement on planning issues needed to be much more rigorous. Laura Cunningham Shpeley spoke about the need for "increased organized in-person engagement", a recognition that "online engagement was not enough", and an urgent need by the City "to ensure that citizen voices were not only heard but deeply considered" on planning issues.

In conversations with our neighbours, it became clear that knowledge and understanding of these proposed changes was very poor. As a community league we recognized that a Glenora Specific District Planning Session was necessary.

On November 20, 2023, the Glenora Community League Civics Committee hosted a District Planning Session presented by Principal Planner Michael Strong and Senior Planner Sean Bohle for a Neighbourhood Specific Presentation. Upon explanation of how the primary / secondary corridors and corresponding nodes would impact our community, the 40 residents in attendance were devastated.

A subsequent community meeting was held to discuss the district plans, their impact on the community and areas we could work with city planners and counsel to change the proposed plans.

The overarching themes at round table discussions included:

- Public Engagement has been inadequate. The expectation for a project of this scale would be to have repeated in-person neighbourhood specific meetings and workshops, town halls and ongoing community involvement at the development stage.
- The current district plan cuts the neighbourhood into two pieces; cuts the neighbourhood in two with node and corridor boundaries encompassing 1/3 of the community. South of 102ave in and SPR to 107th Ave. The corridor divides our community.

- Heritage and the unique characteristics of neighbourhoods have not been considered. The Central District includes a few historic Edmonton Neighbourhoods in with the downtown core. Why?
- The community expressed concern of neighbourhood division and significant increased density when the LRT project was approved on Stony Plain Road. At that time, council and administration promised that a neighbourhood station and low scale development with thoughtful integration would surround a neighbourhood LRT station.

The proposed Central District Plan, through Glenora will support rezoning approvals for very large-scale projects within our community. The 'one size fits all' approach neglects the existing character and uniqueness of each neighbourhood. There is precedent for acknowledging unique characteristics in neighbourhoods i.e.. Westmount Heritage Character Area.

The city plan's mandate is "Communities Bringing Communities Together". The proposed plan cuts our neighbourhood into pieces.

A neighbourhood specific approach is essential to establish thoughtful density that integrates different types of homes into the unique mature neighbourhood of Glenora. Our community has several ideas on how to amend the current district plans and we would like to explore and implement those ideas with the support and guidance of city counsellors and administration. This approach will take time and we will need to work together.

At this time, the Glenora Community is calling for city council to place a moratorium on the plans for the corridors and nodes encompassing area noted below until the completion of the LRT construction. ¹

- 102 Ave from 134St to 142St
- Stony Plain Rd from 124St to 142St
- 107 Ave from 124St to 142St
- 142 St from 101Ave to 107Ave

As part of this moratorium, we ask that council direct Administration to implement an area redevelopment planning process that includes in person consultation with Glenora (and possibly Groat Estates and Grovenor) neighbourhoods. These neighbourhoods have the highest number of residential properties directly adjacent to the LRT tracks on Stony Plain Road.

¹ It is unclear from reviewing the maps and discussions with city planners what parts of 102Ave are designated as a corridor and which parts of 142nd St north of Stony Plain Road are similarly designated.

Glenora residents want to work with Administration and Council to build a "Community of Communities" and we look forward to further engagement and collaboration on this matter.

The Glenora Community League and residents are looking forward to attending the December 5, 2023 Urban Planning Committee meeting and sharing ideas to kick start the neighbourhood specific collaboration.

Kind Regards,

Brad Colcy, President Glenora Community League

Dennis Coulthard, Director Civics Committee

Lindsay Stirton, Director Civics Committee