



CITY ACTIONS IMPACTING GLENORA

This information was put together by community volunteers. The goal is to share high level information but the devil is in the details.

1. Construction of the Valley Line West LRT

Mass Transit Stations will be at 133/134 St in the center of the roadway and 141/142 st at the north side of roadway

- Groat Road Bridge replacement to accommodate the LRT estimated 2024 completion
- Upon completion there will only be one lane of vehicle traffic each way running on the outside of the tracks. Traffic lights and through streets will be located on Stony Plain Road at 132 St, 134 St, 136 St, 139 St and 142 St. Other streets will only allow right turns .
- 102 Ave will continue to be 2 lanes of traffic each way but the Wellington Bridge over the bike path is being replaced after LRT completion
- This link to a City plan shows what the west LRT will look like when complete:
<https://www.edmonton.ca/sites/default/files/public-files/assets/RoadsTraffic/ValleyLineLRTWestBooklet.pdf?cb=1706729378>

2. Zoning Bylaw

- The 1058 page [City of Edmonton | Zoning Bylaw 20001](#) came into effect on Jan 1, 2024.
- Currently properties in Glenora that were zoned R1, R2, R3 or R4 are now zoned RS (Small Scale Residential Zone). This broad RS Zone allows for a range of small scale residential development up to 3 Storeys in Height (10.5 meters), including detached, semi detached, duplexes, backyard housing, secondary suites, row housing, small apartments, and supportive housing.
- Limited opportunities for community and commercial development are permitted to provide services to local residents.
- Where there used to be one house on a 50' lot, now an 8-unit development is allowable on any such lot in our neighbourhood.
- For new RS developments there is no obligation for notice to neighbours, and virtually no right of appeal as long as the proposal fits within the bylaw requirements.



-Properties previously zoned RA 5,6,7 or 8 are now rezoned as RM or RL which allows for low or high rises.

- Currently, rezoning of properties from RS to RM or RL will need to notify adjacent residents and go through the City's approval process

-On February 27, 2024 Urban Planning Committee is considering a City proposal to rezone parts of Glenora from RS to RM or RL.

3. City Plan

The 192 page [Edmonton City Plan](#) (Charter Bylaw 20,000), was approved by City Council on December 7, 2020, Of particular importance to Glenora, and, in fact, all of our City, is the identification of '**Nodes and Corridors**'.

Stony Plain Rd from downtown to West Edmonton Mall is identified as a Primary Corridor. 107th Ave is a Secondary Corridor and 142 St south of 101 Ave is also a Secondary corridor. (city wide, there are 9 Primary Corridors and 29 Secondary Corridors)

The impact of this designation is very, very significant for Glenora!

As defined in the City Plan, a **primary corridor** supports mixed-use development and mass transit. A primary corridor spans several blocks and offers a destination that serves and connects multiple districts. It is also much wider than a single block as its edges blend to meet surrounding parts of the district which they also support.

Desired overall density: minimum 150 people and/ or jobs per hectare (higher at intersections or connections with selected nodes)

Potential size/ scale: 1 - 2 blocks on each side of street, 5-10 blocks or longer

Typical massing/ form: mostly mid-rise (5-8 storeys) with some high-rise (9 to 20 stories)

A **secondary corridor** is a residential and commercial street that serves as a local destination for surrounding communities. A secondary corridor is not consistent for its entire length, but has an identity that is reinforced through ongoing redevelopment, investment and growth.



Desired overall density: minimum 75 people and/ or jobs per hectare (higher at intersections or connections with nodes)

Potential size/ scale: 1 block on either side of the street, at least 5 blocks

Typical massing/ form: low-rise (4 storeys) and mid-rise.

This means there is the potential (and likelihood) of developing mid-rise and high-rise buildings within 2 blocks on either side of Stony Plain Rd. and low-rise and mid-rise buildings within 1 block on either side of 107 Ave and on 142 St south of 101 Ave.

4. District Policy and District Plans

There are 2 draft planning documents dealing with Districts that impact Glenora:

[District Policy and Plans | City of Edmonton](#)

District Policy - This 47 page document sets city-wide policy direction for public and private development and infrastructure projects.

Central District Plan - The 54 page Central District Plan is one of 15 district plans that contain area-specific policies and maps showing how the citywide District Policy directions are applied in a particular district. The Central District includes Glenora, Riverdale, Rossdale, McCauley, Central McDougall, Oliver, Queen Mary Park, Prince Rupert, Inglewood, Woodcroft, Dovercourt, Sherbrooke, Prince Charles, North Glenora and the Downtown. District Plans show how neighbourhoods will change over time.

The District Policy and the Central District Plan provide additional detail about the scale of development that will be encouraged in Primary Corridors and Secondary Corridors

The District Policy and 15 District Plans have NOT been approved by City Council. These plans are expected to go to Council in Spring 2024 for approval.

Further information on piece of the newsletter will follow as there are changes in the pipeline now.



WHAT DOES ALL THIS MEAN?

The wheels are in motion for major changes to our neighbourhood. As one of 200 neighbourhoods in Edmonton, Glenora will be significantly impacted by the City's goals to increase density as our City grows to 2 million residents.

Our challenge is to advocate for reasonable land use policies that balance current realities in Glenora with goals to increase density.

WHAT IS THE IMPACT TO OUR COMMUNITY?

It remains to be seen exactly what will be developed, these plans will likely have a dramatic and lasting impact. We could see include:

- 3 storeys with potential for up to 8 units on a 50' lot and significantly more infill.
- No on-site parking requirements for new residential or commercial projects. More on street parking throughout the neighbourhood.
- Potential for mid-rise (5 to 8 storeys) buildings along Stony Plain and within 2 blocks on either side of Stony the Plain Rd corridor.
- Potential for high-rise buildings (20 storeys) within 200 meters of the Glenora and the Grovenor LRT stations
- Potential for low-rise (4 storeys) and mid rise (5 to 8 storeys) development along the south side of 107Ave in Glenora and along the 142 St south of 101 Ave.
- Potential for commercial development along Stony Plain Rd or within the 200 meter radius at the Glenora and Grovenor LRT stations.

What Can You Do?

It now becomes critical to develop more specific plans that take their direction from the city plans and include neighbourhood/community input and data.

There is no playbook to guide community actions. Below are 4 suggestions we can take as individuals and as part of a larger collective:



Advocate for Neighbourhood level planning - Rather than dealing with potential conflict as projects are proposed in Glenora, a process to develop a community plan would be critical to provide clarity.

This could include:

- preparation of a Stony Plain Road Corridor Plan and/or
- preparation of a Neighbourhood plan

A community planning process with neighbourhoods or groups of adjacent neighbourhoods will help flesh-out the skeleton District Plan and create a Plan, within the District Plan, which will in part, be created by local people who, if given agency, will work in partnership with the City to implement the jointly created Plan.

In planning terms, these plans could be Area Redevelopment Plans (ARP). ARPs outline a vision for growth and change in areas of the city that have already been developed. An ARP would align with the City Plan and the District Plan. Community and stakeholder input would be important.

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Priority for further community planning work should be given to those neighbourhoods who have shown an interest in a community planning process. Communities within Major Nodes and/or multiple Corridors are concerned they are going to be losing the very things they value most, including their neighbours. There is a real sense of impending loss, anger and helplessness. Perhaps a more grass-roots community planning process will generate more positive energy and ultimately greater progress towards the City Plan goals.

(The neighbourhoods in the Scona District have done outstanding work in reviewing and advocating changes to the District Plans. This link is their submission to the City [2023 12 -5 Scona District Council Position on District Planning](#)). Well worth the read.

Contact City Councilors and Planners in the Administration - Letting councilors and the Administration know your views helps our elected officials and Administration understand the community.



Talk to Neighbours - Get the Word Out - It is important to spread the word about what is happening or could happen in the neighbourhood. Discuss the City's plans with neighbours and friends. Building awareness helps.

Engage Respected Community Leaders - If you personally know individuals in the community who are listened to when they express their perspectives, contact them to help with advocacy.

Important Dates to Remember

Here is an overview of the City's District Planning project's next steps in 2024:

- **January to March:** Analyze engagement feedback and make changes to the district plans
- **April:** Share the What We Heard Report and final draft District Policy and plans (with updated maps) on edmonton.ca/districtplanning
- **Early May:** Post the public hearing agenda online and begin digital and newspaper advertising in advance of public hearing
- **May 28 to 30:** Present bylaws to adopt district plans and repeal or amend other geographic plans to City Council public hearing
- **June to late summer:** Submit district plans to the Edmonton Metropolitan Region Board for review
- **Late summer to early fall:** Present the plans for third reading (official adoption) by Edmonton City Council at a regular City Council meeting