

NORTH GLENORA COMMUNITY PLAN

A Vision of the Future

Approved by Edmonton City Council
August 1998

Figure 1.1 Community Location Map



Table of Contents

1.0	Executive Summary	vi
2.0	Introduction	
	2.1 Acknowledgments	3
	2.2 Purpose	3
	2.3 Scope	4
	2.4 Authority for the Plan	4
	2.5 Planning Approach	4
	2.6 Document Format	5
	2.7 Historical Background	6
	2.8 Community Characteristics	8
	2.9 A Vision of the Future	13
	2.10 Guiding Principles	13
3.0	Residential	
	3.1 Vision Statement	17
	3.2 Guiding Principles and Recommendations	18
	3.2.1 Redevelopment	18
	3.2.2 Rejuvenation and Property Maintenance	23
	3.2.3 Social Housing	26
4.0	Circulation	
	4.1 Vision Statement	31
	4.2 Guiding Principles and Recommendations	31
	4.2.1 Traffic Operations	31
	4.2.2 Circulation Improvements	34
	4.2.3 Non-automobile Travel	35
	4.2.4 Transportation Planning	39
5.0	Business and Commercial	
	5.1 Vision Statement	43
	5.2 Guiding Principles and Recommendations	44
	5.2.1 Business/Commercial Zoning	44
	5.2.2 Home-based Businesses	44
	5.2.3 Local Business Relations	45
6.0	Landscape and Open Spaces	
	6.1 Vision Statement	49
	6.2 Guiding Principles and Recommendations	49
	6.2.1 Landscape Amenities	49
	6.2.2 Parkland and Community Facilities	53
	6.2.3 Open Space Amenities	57

7.0	Infrastructure	
7.1	Vision Statement	61
7.2	Guiding Principles and Recommendations	61
7.2.1	Sidewalk and Roadway Infrastructure	61
7.2.2	Utility Infrastructure	66
8.0	Quality of Life	
8.1	Vision Statement	71
8.2	Guiding Principles and Recommendations	71
8.2.1	Community Values	71
8.2.2	Well-being and Safety	75
8.2.3	Environmental Concerns	77
8.2.4	Planning Preparedness	78
9.0	Plan Implementation	
9.1	Implementation Approach	83
9.2	Implementation Priorities and Organization	83
Figures		
Figure 1.1	Community Location Map	i
Figure 2.1	North Glenora Population by Age Group Compared to City's	10
Figure 2.2	North Glenora Residency Stability Compared to City's (1993)	10
Figure 2.3	Existing Land Use (May, 1998)	11
Figure 2.4	Zoning map of North Glenora (May, 1998)	12
Appendices		
Appendix A	Summary: Vision Statements and Guiding Principles	A1
Appendix B	Plan Implementation Summary Chart (Showing Categorization and Priority Ranking of Plan Recommendations)	B1
Appendix C	Community Participation Process	C1
Appendix D	Community Planning Survey (November 1994)	D1
Appendix E	Neighbourhood Facts (Property and Demographics, 1993)	E1
Appendix F	References	F1

Note: Appendices A through E are referred to as A.1, A.2, A.3, A.4 and A.5 throughout the text.



1.0 Executive Summary

1.0 Executive Summary

North Glenora is an established inner-city community which is beginning to show signs of mounting redevelopment pressure. An objective of the Community Plan is to put North Glenora in a proactive position with respect to possible future redevelopment. The Community Plan, however, goes beyond land use issues alone to include a community development process that considers the well-being of residents and the community as a whole. This document provides a comprehensive framework for community planning and development in North Glenora for the next 10 years.

The Community Plan has been prepared in partnership between the North Glenora Community League and the City of Edmonton Planning and Development Department. The planning exercise was community-driven, involving residents at key steps in the process. This approach has helped residents to become more knowledgeable about planning and development issues. The Plan has been written with this perspective in mind by explaining issues and providing background information.

The Community Plan presents a vision of North Glenora that is supported by issue-oriented guiding principles and over 50 recommendations. Implementation of the Plan is the responsibility of the entire community and will depend largely on the initiative of the Community League in cooperation with residents, other community-based agencies and the City of Edmonton.

North Glenora is an attractive place to live because of its central location, its tree-lined streets and its affordable, well constructed housing. Over the years residents of North Glenora have developed a strong tradition of community involvement and leadership. This Plan builds upon these strengths to assist in the development of North Glenora during its current rejuvenation and to ensure its reputation as a special place to live.



2.0 Introduction

2.0 Introduction

2.1 Acknowledgments

This Community Plan has been prepared in partnership between the North Glenora Community League and the City of Edmonton Planning and Development Department. A cross-section of residents participated directly in the preparation of this Plan, as members of the Planning and Transportation Committee, including: Tim Brockelsby (Chair), Don Eastcott, Joe Lennon, Bill MacDonald, Cole Pederson and Fiona Salkie. The commitment and effort of these individuals to undertake a project of this depth is commendable. Contributions by Darlene Wells and Bill Whan in the early stages of the planning exercise is appreciated. The participation of residents, by completing the planning questionnaire or by providing individual comments, is recognized and valued. Guidance and support provided by Harold Stanley, Community Planner, was provided in a true spirit of cooperation, and the general assistance and support provided by the Planning and Development Department is gratefully acknowledged.

2.2 Purpose

As a community, North Glenora has evolved from a modern post-war 1950s suburb to a mature inner-city neighbourhood of the 1990s. In 1991 an application was made to rezone the four patio home sites, located in the centre of the community (see **Figure 2.3**), from multifamily Row Housing (RF5) to Site Specific Development Control District (DC5) to allow for adult-oriented three-storey apartment buildings. Approved by City Council in July of 1993, this rezoning was the impetus for the planning exercise that produced this document. Although it is evident that the demographic condition of North Glenora has changed substantially since the "baby boom" years of the 1950s and 1960s, the rezoning was the first major indication that large physical components of the community could possibly experience significant change.

Recognizing that further redevelopment pressure is possible, the community decided it needed to be proactive when it came to planning issues and, at a General Meeting of the Community League in November, 1991, a motion was passed requesting that the City prepare an Area Redevelopment Plan (ARP) for North Glenora. At that meeting the Planning and Transportation Committee was formed with the mandate to conduct a community planning exercise and to address planning and development issues on behalf of the community.

Beyond proactively responding to redevelopment pressure, the Community Plan serves other purposes. With the transition to inner-city status, one purpose of the Plan is to take stock of the community by identifying specific planning and development issues that require attention. Also, an important purpose of the Plan is to help residents of North Glenora become knowledgeable about current planning and development issues and, in this regard, prepare them for possible future changes to the community. Ultimately, the purpose of the Plan is to make North Glenora an attractive place to live for current and future residents.

2.3 Scope

This Community Plan provides a comprehensive framework for community planning and development in North Glenora for the next 10 years. For the purposes of this Plan, planning is defined as more than the arrangement of structures and uses on the landscape, it also involves the economic and social well-being of people and the communities they live in. The Plan reflects a community development process by which residents became more responsible, organized and empowered to achieve overall community vitality and sustainability. It is from this broader perspective that issues were identified by the residents of North Glenora and recommendations as to their resolution were prepared. Over fifty recommendations were developed in consultation with the community and with various City Departments. This community-driven process helped create a vision of North Glenora's future that is representative of, and responsive to, its residents.

This Community Plan is a "living" document, which means that it can evolve over time during implementation of the recommendations and as new issues arise. The Plan is already being implemented with several of the recommendations actively underway, such as curb ramp installation and park planning and design. **Appendix A.2** is a summary chart that can be used to monitor implementation of the Plan. Because the Plan is a framework for more detailed planning, the scope is available to venture into new areas during implementation. If the issues and changes are substantial, the Plan can be updated to reflect current circumstances.

2.4 Authority for the Plan

On August 25, 1992, a report was presented to City Council responding to an earlier enquiry regarding ARPs, their cost and feasibility, and the process used for deciding whether a community requires an ARP. The report addressed the need for ARPs for a number of communities, including North Glenora, that were requesting them.

The report classified North Glenora as being within an "issue oriented services activity stream" where the problems or issues are perceived as "immediate but manageable" and more limited or confined than for those communities requiring ARPs. Within this "stream" a community can contribute its own resources "with assistance and support from the (City's) Administration, to effectively address their local issues without the need for the level of civic commitment typically associated with a comprehensive ARP process". The report recommended, and City Council accepted, that the Planning and Development Department assign planning staff to assist North Glenora with "organizational and technical advice, technical information and professional analysis".

2.5 Planning Approach

The planning exercise was substantially community-driven, providing residents of North Glenora with extensive opportunity to be consulted (refer to **Appendix A.3** which documents the community participation process). Beginning in the Fall of 1993, a community planner was assigned to facilitate gathering information and providing technical assistance. A community open house was held to identify issues and concerns which were then used to form the basis of a survey, developed by the Planning and Transportation Committee in consultation with the community planner.

In the Fall of 1994, the community planning survey was distributed to every household in the community. The 30% response rate indicated a strong interest in planning issues; the responses (for detailed results refer to **Appendix A.4**) guided the content and formed the basis for most of the recommendations contained in the Plan. The results were analyzed and presented to residents at the March, 1995 Annual General Meeting of the Community League.

At an open house held in the Fall of 1995, residents, relevant City Departments and community groups (such as the local school and church) were asked to review and clarify the results of the planning survey. With issues confirmed, the Planning and Transportation Committee prepared vision statements and guiding principles for the future of North Glenora, which was presented to the community at the March, 1996 Annual General Meeting of the Community League. A draft of the final document, with recommendations, was circulated to the relevant City Departments in the Fall of 1996. Based on the comments, and Plan approval at the March, 1997 Annual General Meeting of the Community League, this final document was prepared.

2.6 Document Format

The document begins with a description of North Glenora's history followed by an overview of the community's demographic and land use characteristics. The next section contains an overall vision statement of the community's future and related guiding principles representing general community development philosophies, which were used as a basis for conducting the planning exercise. This is followed by a discussion of six subject areas with related issues and recommendations (the numbering scheme for recommendations includes a letter suffix to denote the subject area involved, as indicated below):

1. Residential (R)
2. Circulation (C)
3. Business and Commercial (B)
4. Landscape and Open Spaces (L)
5. Infrastructure (I)
6. Quality of Life (Q)

A vision statement has been prepared for each subject area expressing the underlying sentiment of the community. Each section is then divided into discussion themes which contain supporting issue-oriented guiding principles and associated recommendations for future action. The discussion supporting each recommendation is intended to provide context by explaining the issue and providing background information. Most recommendations call for additional detailed planning or community initiative. As a community-driven exercise, the community is assigned the responsibility of initiating action, often in partnership with the City or associated community groups. Each recommendation identifies the possible participants for implementation purposes.

Appendix A.1 summarizes the vision statements and guiding principles for each of the subject areas. **Appendix A.2** summarizes the recommendations, categorizing and prioritizing each recommendation for implementation purposes. **Appendix A.3** documents the community consultation process and **Appendix A.4** is a summary of the results from the survey done in the Fall of 1994. **Appendix A.5** contains neighbourhood facts, prepared by the City's Planning and Development Department, containing population and property characteristics of the community.

2.7 Historical Background

For original home owners and long-time residents of North Glenora, the community has changed in many ways over the past 40 plus years. Recollections of the "early days" tell a story of a time when North Glenora was at the edge of the City built on pasture and swamp land. North Glenora was within Malcolm Groat's 1,000 acre estate, River Lot 2, established in 1870. While many of the older west end communities, such as Groat Estate, Westmount and Glenora, were actively being developed from the turn of the century, it was not until the post World War II economic boom that North Glenora became a developed entity.

North Glenora is one of Edmonton's first comprehensively planned communities. The original subdivision plan, however, followed a grid street pattern typical of many neighbourhoods developed prior to the Second World War. This plan was prepared and the land surveyed during a period of intense land speculation before the First World War, but was left undeveloped as the result of the economic impact of two World Wars and the Depression. During the 1940s, the impact of the automobile became an important consideration in the planning of communities; a primary objective was to minimize cut-through traffic. In 1949, Mr. Noel Dant was hired as the City's first planner. He designed communities using a modified grid pattern of streets, incorporating crescents and cul-de-sacs to divert traffic around rather than through residential neighbourhoods. North Glenora was therefore resubdivided and planned using this new street pattern design. The street pattern proved so affective that newspapers of the day reported that Mr. Dant once got lost in North Glenora as a result of trying to find his way through the newly developing community.



Constructed in the 1930s, one of the first homes in North Glenora was recently upgraded. The house was relocated to the present lot to fit within the 1950s plan for the community.

With the return of ex-service men and women, and the economic impact of the Leduc oil discovery, it was not long before North Glenora was a thriving community of recently constructed three bedroom bungalow and semi-bungalow homes. In those days streets and sidewalks were constructed after the homes were built and occupied. Many tales have been told of the impossible mud roads forcing residents to park their vehicles outside the community. Long-time residents also remember the railway on 142 Street and the American Army laundry depot which, after it burned down, was eventually replaced by the Elves Memorial Child Development Centre. Westmount Mall to the north has served North Glenora since 1955, and was the first suburban shopping mall to be developed in the City. Coronation Elementary School, built in 1953, was named in honour of the Coronation of Queen Elizabeth II. The original flag, the Union Jack, is displayed in the school.



The Elves Child Development Centre is located on the lot which formally held the American Army Laundry depot in World War II.

The Community League, established in 1953, continues to play an important and active role in the life of the community. Its first President was Mr. Marcel Lambert, later Member of Parliament and Speaker of the House of Commons. The first community hall was a Quonset Hut relocated from CFS Edmonton (Nanaimo). After many successful bingos and casinos, the present hall was built in 1981 and expanded in 1992.

Today North Glenora is an established inner-city neighbourhood of mature treed-lined streets with easy access to downtown and the University, and within walking distance of the local library, shopping facilities and schools. It is a community that is being revitalized demographically as young couples and families discover that North Glenora is a stable, safe and pleasant place to live.

2.8 Community Characteristics

North Glenora is a cohesive community with a small population of 2,045 distributed among its 835 households (1993). The demographic profile of the community is illustrated in Figure 2.1 (refer also to **Appendix A.5**, the 1993 Neighbourhood Fact Sheet of North Glenora which is the source of population and property data for this Plan). It has a stable population (see **Figure 2.2**) with a large percentage of residents (53%) having lived in the community for five years or more, as compared to the City average (41%). North Glenora also has an aging population, with 26% of the population over the age of 60. Although only 28% of households have children, it is worth noting that young adults, ages 20 to 39, represent 33% of the population. Since 1993 the community has continued to experience an influx of young adults and growth in pre-school and school age children.



North Glenora is rejuvenating as young couples and families move into the neighbourhood.

North Glenora is typical of many post-war suburban developments, reflecting a planning shift to curvilinear street patterns and comprehensive land use zoning, as illustrated in **Figure 2.3** showing existing land uses, and **Figure 2.4** showing current zoning. In combination these two planning principles promoted development of a community centre and a mix of housing types. The majority of North Glenora is zoned Single Detached Residential (RF1), accounting for 82% of dwellings. Surrounding the school and community hall sites are zones which allow low rise apartments. The patio home sites are zoned a Site Specific Development Control District (DC5) to allow redevelopment of the present row housing to three-storey apartments intended for "mature adult" living, while the existing walkup apartments are zoned as Low Rise Apartment (RA7) which allows for development of apartments up to four stories.



Coronation Park is located to the north with amenities such as the Edmonton Space and Science Centre and Coronation Pool.

Beyond the central area of the community, one Row Housing zone (RF5) exists on the east side of 135 Street between 109B and 110 Avenue, but is currently developed with Single Detached dwellings (RF1). In addition, Semi-detached zones (RF4) are located on the community's periphery, at the intersections of 135 Street and 111 Avenue, 135 Street and 107 Avenue and 139 Street and 107 Avenue. A Neighbourhood Convenience Commercial (CNC) site exists on the northwest corner of 107 Avenue and Groat Road, and is occupied by a service station.



Coronation Elementary School has seen its enrollment increase substantially in recent years.

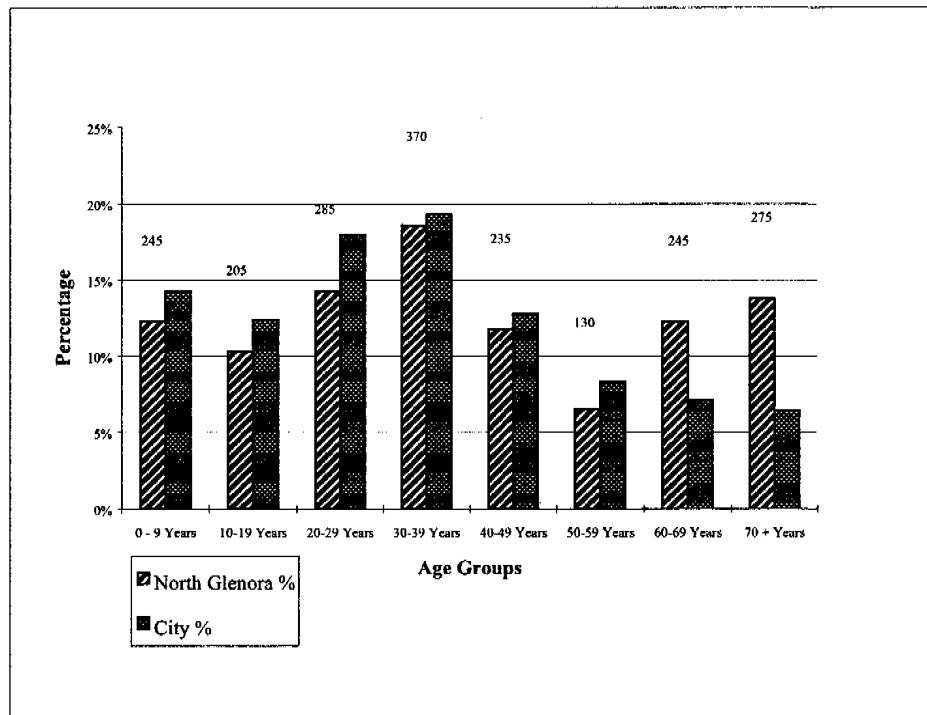
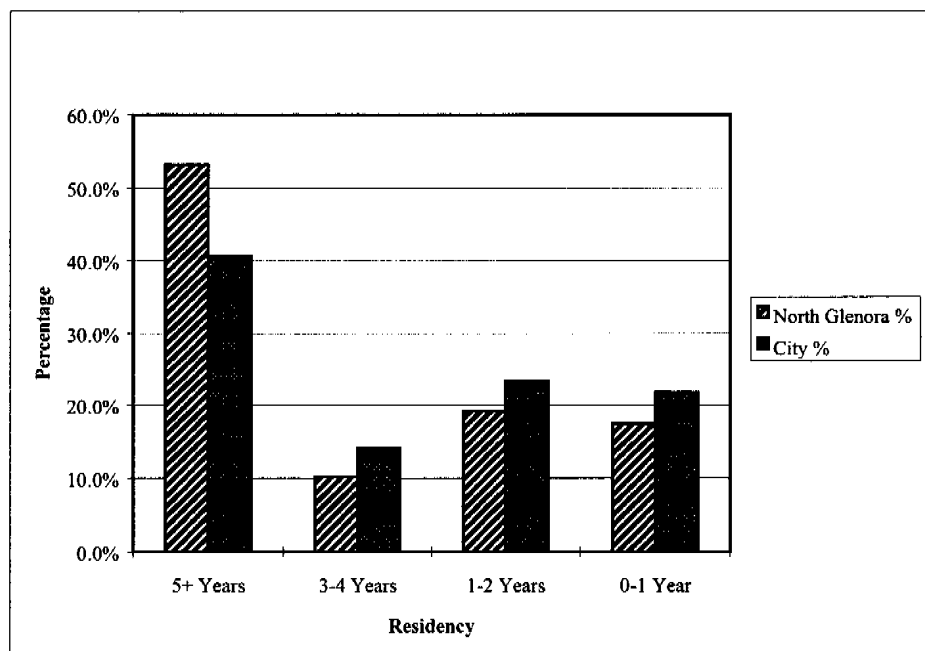
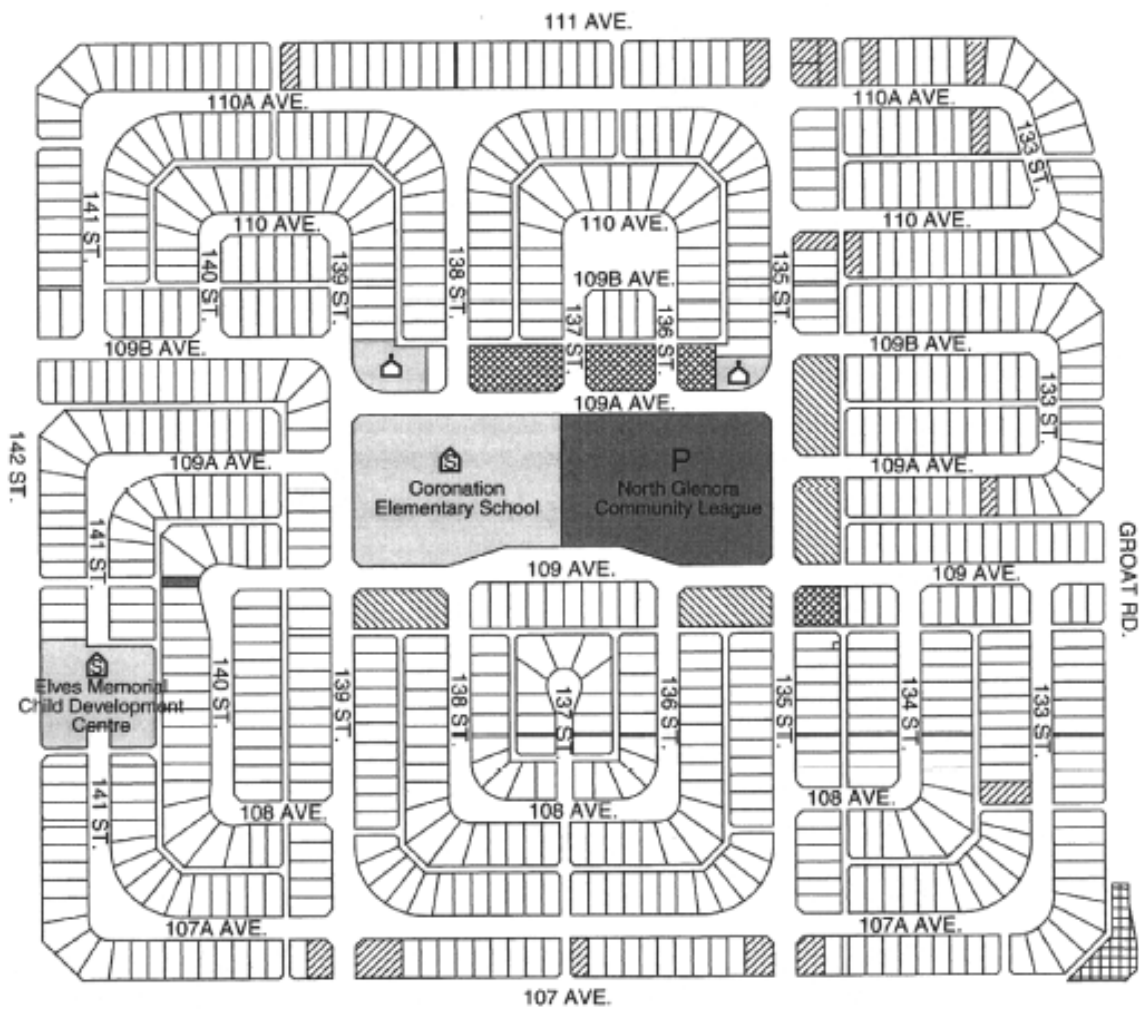
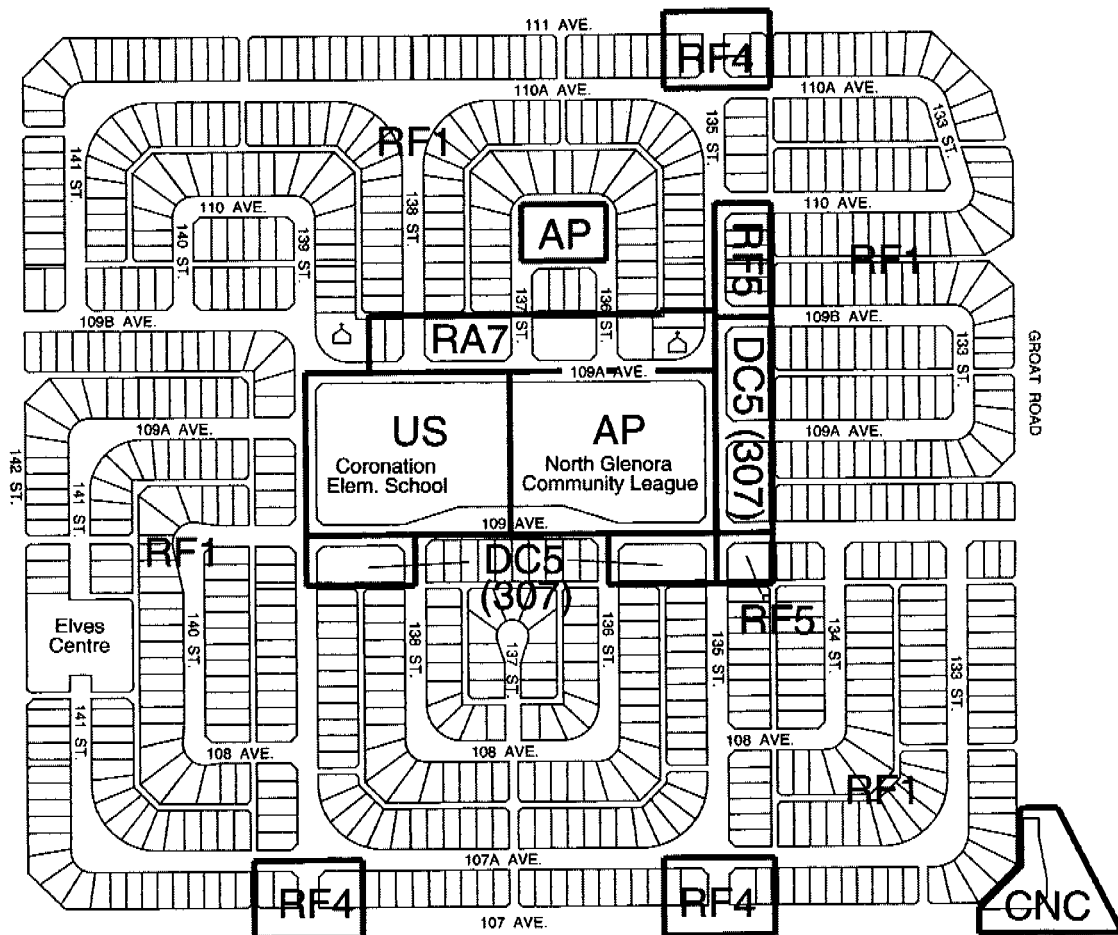
Figure 2.1 North Glenora Population by Age Group Compared to City's (1993)**Figure 2.2 North Glenora Residency Stability (1993)**

Figure 2.3 Existing Land Use (May, 1998)**Existing Land Use**

	One Unit Dwelling		Open Space / Recreation
	Two Unit Dwelling		P Park
	Multi Unit Dwelling		Institutional
	Apartment		School
	Commercial		Religious Assembly

Figure 2.4 Zoning Map of North Glenora (May, 1998)

ZONING

RF1 Single Detached Residential

RF4 Semi-detached Residential

RF5 Row Housing

RA7 Low Rise Apartments

US Urban Services

AP Public Parks

CNC Neighbourhood Convenience
Commercial

DC5 Medium Density Apartments
(307)

2.9 A Vision of the Future

The residents of North Glenora foresee a community that will renew and evolve into the future within the framework of its established strengths and attributes. As the community rejuvenates demographically and physically, it will continue to maintain its strong sense of community and a shared understanding that North Glenora is a special place to live.

North Glenora is undergoing change due to shifting demographics, the rejuvenation of 40 year old residences, and mounting pressure for redevelopment. To effectively accommodate change, while maintaining the community's strengths, it was important at the outset to establish direction for conducting the planning exercise. This overall vision statement and associated guiding principles formed the basis for preparing the Plan to assist in guiding the future of North Glenora.

2.10 Guiding Principles

The future vision of the community is reinforced by the following guiding principles:

Guiding Principle 1: Community Inclusiveness

The community welcomes residents of all ages and walks of life to make North Glenora their home for work, play and family life.

Guiding Principle 2: Community Spirit

The community continues to nurture the strong spirit of community involvement, sense of belonging and neighbourliness.

Guiding Principle 3: Community Pride

The community encourages all residents to take ownership in the well-being of the community.

Guiding Principle 4: Community Development

The community commits to continual improvement of its physical amenities and enhancement of its social fabric.

Guiding Principle 5: Pride in Property

The community encourages all residents to enhance their property.

Guiding Principle 6: Use and Enjoyment of Property

The community respects the right of residents to the use and enjoyment of property, while safeguarding the broad interest of the community.

Guiding Principle 7: Quality of Life

The community strives to preserve our environment and the quality of life currently enjoyed by residents.

Guiding Principle 8: Community Responsibility

The community assumes the responsibility for its overall welfare by proactively addressing resident concerns, and by looking to the future based on the strength of its past.



3.0 Residential

3.0 Residential

3.1 Vision Statement

The residents of North Glenora foresee a community characterized by quality housing that will meet a variety of housing needs, while maintaining the current predominance of single family dwellings.

The majority of residences in North Glenora were built to a high standard in terms of materials and quality of construction, but for some, their age is beginning to show. Although today's construction methods have improved greatly and interior design has changed, the existing single detached housing stock provides a solid basis to revitalize accommodation through upgrading, modification and addition of space. In answer to the planning survey question on housing improvements, interior renovations/floor plan changes and major upgrades (roof, heating, plumbing, etc.) were identified most frequently as recent or planned improvements to homes. These activities have been evident throughout the community over the past several years.

A similar high standard of construction, however, was not used for the development of most multi-dwelling housing, such as the patio homes and walkup apartments. As a result, it is likely that all of these properties will require complete redevelopment in the future. The exception is the Stan Daniels Metis Manor which was upgraded for public housing purposes. In some cases, such as the patio homes, redevelopment will likely mean displacement of existing rental accommodation to owner-occupied condominium apartments, while in other instances, such as the walkup apartments, redevelopment will likely result in higher density rental accommodation.

It is anticipated that the present balance of rental (22%) and owned (78%) housing will be available in the community in the long term through redevelopment. Single family dwellings will continue to predominate, reflecting current development of comprehensively zoned single detached (RF1) housing, and the desire of residents to retain owner-occupied family-oriented housing. The planning survey measured acceptance by residents of certain types of housing. The results showed 100% acceptance of single detached housing, but also showed acceptance of semi-detached (side by side) at 68%, and a mild rejection of duplex (up and down) housing types at 45%. Although other higher density forms of housing did not show positive acceptance, a large majority of respondents (81%) agreed with the plan to replace the patio homes with three-storey apartment condominiums.

Survey results also showed that respondents were strongly in favour of maintaining consistency between existing development and future housing in terms of scale (89%) and architectural style (71%).

3.2 Guiding Principles and Recommendations

3.2.1 Redevelopment

Guiding Principle 1: Redevelopment and Zoning

Accommodate redevelopment in a manner consistent with the existing development and zoning of the community.

Recommendation 1 R:

That the current residential zoning be retained to control land use density unless it can be demonstrated to the community that a rezoning would be in keeping with the Guiding Principles of this Plan as well as the goals and objectives of residents and property owners who might be affected.

Implementation Participants:

North Glenora Community League / Planning and Development

Maintaining the status quo acknowledges the sentiment of the community to retain the existing housing density and pattern of development. As it is, the community will likely experience higher density under existing zoning. The patio home sites represent the most obvious example of possible higher density redevelopment. Present zoning (DC5) permits the redevelopment of the sites, containing 60 units of low scale row housing, to 150 units of larger scale walkup apartments. The three-storey walkup apartments (RA7) across from the community hall have the potential to redevelop into four-storey apartments combined with greater site coverage. The development of four-storey apartments appears to infringe on a tolerance for buildings of this size since 55% of the survey respondents strongly disagreed with this form of redevelopment. Furthermore, a block of existing single detached homes on the east side of 135 Street between 109B Avenue and 110 Avenue are currently zoned RF5 which could potentially allow future row housing development. It is likely that few residents are aware of this possibility or would approve of this form of development.



The Patio homes were recently rezoned to allow for future development of three storey walk-up apartments intended for over 45 living.

Redevelopment with an associated increase in density is therefore possible within existing zoning. The redevelopment of the patio home sites will change the character of the community and will introduce a scale of development, relative to lot size, not yet experienced in North Glenora. Maintaining the status quo may therefore be a prudent measure, allowing the community to fully assess the extent and nature of the patio homes redevelopment at such time that it is developed.

As inner-city communities age many forms of higher density housing often begin to emerge. The recent rezoning of the patio home sites is an indicator of this trend. In the future it is almost certain that factors such as location, land economics and housing markets, will continue to create additional pressure for redevelopment. The above recommendation acknowledges this possibility and, rather than rejecting redevelopment out of hand, suggests that the community consider the merits of each rezoning proposal, using the Community Plan and resident input to guide decision-making.

Recommendation 2R:

That future residential rezoning proposals be reviewed by the community through a process that ensures compatibility with the Guiding Principles of this Plan, the goals and objectives of residents and property owners, and a consensus of opinion within the community.

Implementation Participants:

North Glenora Community League / Planning and Development

To ensure adherence to this Plan, and to develop community consensus, the Community League should design a process for reviewing rezoning proposals. This process would facilitate the community input portion of the existing City rezoning application process and would be initiated and managed by the Community League. It is suggested that the Planning and Transportation Committee prepare a proposal, for adoption by the Community League Executive, identifying key steps in the process intended to: obtain community-wide input as well as input from the most affected residents; develop consensus; and, formulate a final recommendation to the Executive. The recommendation would be presented to the applicant, Planning and Development and City Council, which is the final authority on zoning issues.

Most often redevelopment is viewed in a negative context in terms of bigger buildings, more traffic, parking, noise, and so on. It may in fact be a sign of rejuvenation, such as the replacing or upgrading of older buildings, and the replenishing of Community League memberships and school enrollments. It is important for the community to guard itself against the negative effects of redevelopment, but at the same time be cognizant of the possible benefits of change.

The recommendations above attempt to address the desires of the community while providing scope for possible future redevelopment. Under these circumstances it would be prudent for the community to stay informed about developments in surrounding communities, and of land use trends generally, by participating in city-wide planning studies. The Planning and Transportation Committee is currently participating in the Mature Neighbourhoods Study, which is reviewing building regulations for pre-1970 neighbourhoods, and Plan Edmonton's development of the Municipal Development Plan, which will guide development in Edmonton to the year 2010.

Guiding Principle 2: Housing Mix

Maintain the current mix of housing types in order to meet a range of socio-economic needs while continuing to emphasize the single family dwelling.

The socio-economic composition of North Glenora's population is reflected in part by its housing mix which may change over time as a result of redevelopment. The recent rezoning of the patio home sites to allow for redevelopment to medium density adult style condominium apartments has its advantages and disadvantages. The disadvantage is that it will displace scarce family-oriented rental accommodation in the community. Many former and current residents of the patio homes have been active members of the Community League and children of these families have attended Coronation Elementary School, maintaining its viability in recent years. Redevelopment of the patio home sites will replace these aging and obsolete buildings with housing that is intended to allow long-time residents, now empty nesters, to free themselves of the maintenance and cost of a single detached home while continuing to live in the community close to neighbours and friends. The homes vacated by empty-nesters should then open up a supply of single family housing for an influx of young couples and families, assisting with the demographic renewal of the community.



A typical bungalow with siding upgrade.



A typical semi-bungalow with stucco painted and front step upgrading



One of only a few duplexes in the community.

The aim of redevelopment is to rejuvenate the community in terms of its physical assets and to meet housing needs. In the future an opportunity may arise to once again provide zoning for family-oriented rental accommodation in the community. It should be noted, however, that zoning does not prescribe ownership or household composition, so it is conceivable that the developer of the patio home sites may decide to provide rental accommodation for families rather than owned accommodation for adults. This will largely depend on the housing market.



Existing walk-up apartments located north of the park.

Guiding Principle 3: Innovative Redevelopment

Consider innovative redevelopment proposals that are consistent with the housing needs of the community and with the character of North Glenora.

Recommendation 3R:

That the Community League recommend Land Use Bylaw changes to the City, as they may arise, that would allow for innovative residential redevelopment consistent with, and complementary to, existing forms and styles of residential development in North Glenora.

Implementation Participants:

North Glenora Community League / Planning and Development

The City's Planning and Development Department reviews the Land Use Bylaw (LUB) on an ongoing basis to ensure it is representative of current development trends, and that the land use controls and regulations are reasonable and applicable. Updates to the Bylaw are made in the form of amendments or comprehensive revisions, and are approved by City Council. Recently, for example, amendments were made to the LUB to accommodate more appropriately the trend toward home-based businesses.

The community should give due consideration to possible future innovative land use trends that may be beneficial to North Glenora. One established trend in inner-city communities is to intensify the use of land while maintaining low scale buildings. Even modest density increases, such as smaller lots for single detached housing or consolidation of lots for semidetached housing, can lead to demographic rejuvenation and enhanced community vitality.

Recommendation 4R:

That the Community League investigate ways to attract financial resources and means to mobilize expertise in order to purchase and redevelop property for the housing needs of the community.

Implementation Participants:

North Glenora Community League / Planning and Development

The notion that the community investigate the feasibility of a cooperative or similar project initiative to redevelop property is not new in concept, but it would be relatively unique in application. Under the right market conditions, with financial resources and with the required expertise, it may be feasible to purchase one of the patio home sites and redevelop it as a community-based venture. This would be an innovative way for the community to take control of a local property asset and develop housing to meet its own needs, particularly if the current proposed development falls through.

3.2.2 Rejuvenation and Property Maintenance

Guiding Principle 4: Residential Character

Encourage the rejuvenation of residential buildings in a manner that is sensitive to the residential character of the community in terms of architectural style and scale of development.

Recommendation 5R:

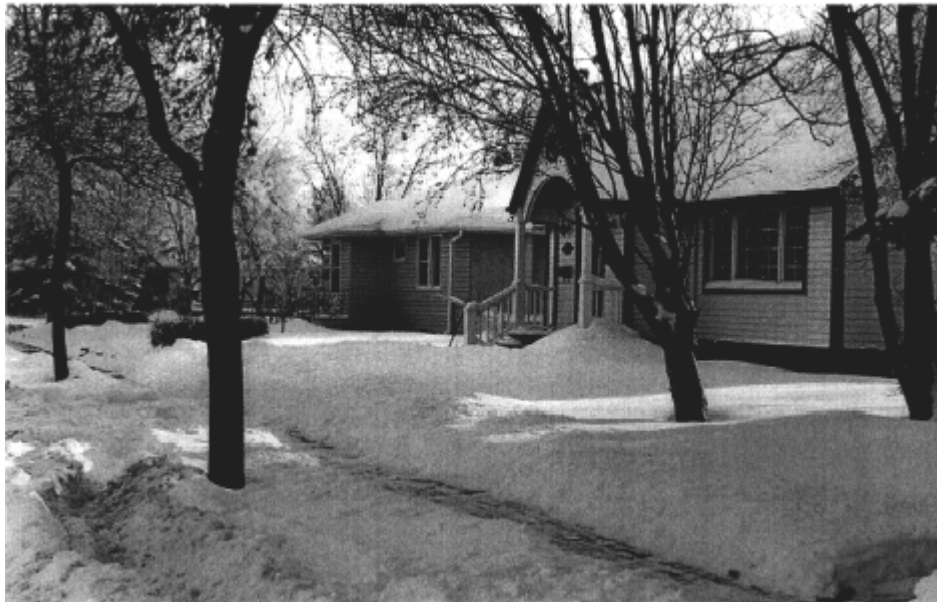
That a Residential Design Guide be prepared by the Community League to illustrate appropriate redevelopment and exterior remodeling of existing housing to better ensure compatibility with the prevailing residential character of the community.

Implementation Participants:

North Glenora Community League / Planning and Development

The residential character of North Glenora is representative of a period of development unique to the 1950s and 1960s. It was a period when large lots and back lanes were affordable, allowing development of wide rather than deep bungalows, and detached garages were located to allow access from the alley. Typically, single detached houses in North Glenora are low scale bungalow and semi-bungalow in style with relatively simple, but quaint, architectural features. On the other hand, homes built in the suburbs are designed to meet the needs of a modern family and have architectural features which, relative to mass, height and styling, are uncharacteristic of homes in North Glenora. If the average new home constructed today was developed in North Glenora it would likely be characterized as a "monster" home in terms of its imposing scale, maximum site coverage and detailed architectural style.

The recommended Residential Design Guide would focus on building issues related to mass, height and style. For example, the building envelope should be sensitive to neighbouring properties to avoid excessive height and casting of shadows and thereby protect privacy and access to sunlight. It would also be an opportunity to consider innovative alternatives. For example, the Guide should review the possibility of allowing the development of street-friendly front verandahs and other similar low profile extensions into front yards that would complement the boulevard streetscape. The current Land Use Bylaw requires a minimum front yard of 6 m (19.7 ft) from building to property line which could be reduced to 3 m, for example, to allow for non-intrusive street-friendly building features.



A recently upgraded home showing care for detail.

In many of today's subdivisions architectural controls are imposed by the developer through land title caveats to ensure that homes are built in a consistent manner with regard to style and building materials. The North Glenora Residential Design Guide would be voluntary and consider appropriate redevelopment in terms of styling and exterior finishes that would support the prevailing character of North Glenora residences. The purpose of the recommendation is not to restrict personal choice in architecture, but to encourage residents to respect and appreciate the character of North Glenora and to act in a way that will protect residents from the possibility of an unsuitable redevelopment next door to their residence.

The Design Guide would be produced by the Community League with technical assistance from Planning and Development. Since application of the design guidelines would be voluntary, it would be the responsibility of the Community League to distribute and promote acceptance of the guide. For example, the community newsletter could be used to routinely promote various aspects of the guidelines.

Since preparation of this recommendation, Planning and Development has initiated a Mature Neighbourhoods Study that considers the issues identified in this discussion. Workshops have been held to receive public input and results of a survey of those who participated in these workshops shows a strong majority favouring new building regulations to protect the character of mature inner-city neighbourhoods. Proposed new building regulations are currently under review by the public and City administration. City Council will ultimately decide if new regulations are appropriate.



A recently upgraded home showing an architectural style which softens its scale and is street friendly

Guiding Principle 5: Property Maintenance

Encourage owners of rental housing to maintain and improve their buildings to community standards or to redevelop the properties consistent with the character of North Glenora.

This principle is addressed to absentee land owners who do not maintain their property to the same standard set by residents who own homes and live in the community. Residents of North Glenora have an established sense of pride about their community which is shown by the investments and care in their property. Absentee land owners are encouraged to maintain, improve or redevelop their property to community standards, or consider selling the property to someone who will take pride in ownership.

3.2.3 Social Housing

Guiding Principle 6: Social Housing and Services

Support applications for home-based Child Care services, Group Homes and Foster Homes provided such developments are not intrusive and do not detract from the residential character of the community and the use and enjoyment of neighbouring properties.

Recommendation 6R:

That the City and Province investigate and consider ways of increasing consultation between group home applicants and communities, as outlined in the Adult Group Home Housing Project Final Report (April, 1997), and ensuring that such homes are dispersed throughout the city and not concentrated within a community.

Implementation Participants:

North Glenora Community League / Planning and Development/Alberta Family and Social Services

Under the Land Use Bylaw (LUB) Group Homes are defined as "a social care facility intended to provide room and board for seven residents or more, excluding staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents through self-help or professional care, guidance and supervision". Limited Group Homes are defined as having "six residents or less". Currently, Limited Group Homes are permitted (no notification to surrounding property owners is required) under the Single Detached Residential (RF1) Zone, and Group Homes are discretionary (approval of the development application is at the discretion of the Development Officer; if the Officer approves the application then surrounding property owners are notified as to their right of appeal).

Since 1994, the Provincial Government has made a concerted effort to deinstitutionalize adult group housing to a community-based model. This has led to the perception that group homes are beginning to be concentrated in some communities. The Planning and Development Department has been involved in the "Adult Group Housing Project", an inter-agency initiative established in partnership with the Capital Health Authority and the Society for the Retired and Semi-Retired, that has been investigating and making recommendations regarding issues arising from the use of this community-based model. Amongst the findings of the Project is that any attempt to place restrictions through zoning on group homes can be challenged, likely successfully based on precedent, under the Canadian Charter of Rights and Freedoms, since under the Charter one cannot discriminate against households based on their composition.

In light of the Charter, the City's Administration has recommended that the City not attempt to restrict the concentration of group homes in communities by amending the LUB. A more preferable approach would be to have the Province, which licenses group homes, adopt a comprehensive licensing procedure that expands the range of group homes requiring a license from those with four or more tenants to those with two or more, and that would also include a requirement for local consultation by operators prior to a license being issued. If such consultation should take place the community will be better positioned to focus its concerns on the physical elements of the development, such as housing design, traffic generation and parking.

In licensing group homes the Province should be cognizant of their location to ensure that they are not being clustered within communities. The "Adult Group Housing Project Final Report - April 1997", appreciates that "a heavy concentration of Supportive Adult Housing may have negative impacts on a neighbourhood or community", based on the physical elements listed previously. Moreover, the clustering of group homes within a community may also be inconsistent with the objective of community-based housing, which should be to integrate the inhabitants of these homes into a community. Avoiding clustering and unusually high numbers of group homes within a neighbourhood will meet both the desires of the community and the needs of group home inhabitants.

Guiding Principle 7: Residential Home Care

Allow for new innovative ways and means of accommodating the elderly, infirm and disabled within the homes of family or friends.

Recommendation 7R:

That the City, possibly in consultation with the Capital Health Authority and Edmonton home builders, consider preparing residential home care design guidelines for the accommodation of the elderly, infirm and disabled within the homes of family or friends.

Implementation Participants:

North Glenora Community League / Planning and Development/Capital Health Authority

Health care trends suggest that the care and support of the elderly is a looming issue, especially as the proportion of the population that is elderly continues to increase. Changes in health care practices, with a growing emphasis on home care, also suggests a growing demand for supportive residential accommodation that can be applied to the elderly as well as the infirm and disabled. The inclusion of an elderly, disabled or infirm person within the home of family or friends can be a major change in lifestyle and accommodations for all involved. Residential home care design guidelines should be prepared to assist the public with this transition.

The design guidelines should consider possible ways to renovate homes so that accommodations provide privacy and independence. The guidelines should also promote designs that are consistent with the Building Code (such as barrier free access) and the City's Land Use Bylaw. On this latter point, it should be mentioned that self contained secondary suites (a suite that provides facilities to support a household, including a separate kitchen and washroom) are not allowed in the Single Detached Residential (RF1) Zone. Other features dealing with mobility, safety and medical needs should also be integrated into the design guidelines. Having such guidelines available will greatly benefit those taking into their homes an elderly, disabled or infirm person while providing that person with a sense of home and independence not available to them in an institution.



4.0 Circulation

4.0 Circulation

4.1 Vision Statement

The residents of North Glenora foresee a circulation system that facilitates the safe travel and ease of movement for all forms of travel (cycling, walking, transit, and vehicular), while minimizing hazardous conditions and traffic nuisances in the community.

North Glenora is well located, accessible to arterial roads that surround the community, including: 111 Avenue to the north; Groat Road to the east; 107 Avenue to the south; and, 142 Street to the west. The traffic volumes on these roads average approximately 29,000 vehicles per weekday, with the exception of 142 Street which averages 14,000 vehicles per weekday (refer to 1989 - 1994 Average Annual Weekday Traffic Volume Book, City of Edmonton Transportation and Streets Department). Due to North Glenora's central location and city growth to the west and southwest, traffic volumes have increased steadily during the past two decades, resulting in additional traffic noise, pollution, short-cutting and a general concern about traffic safety.

The street pattern of North Glenora is based on a modified grid design which has crescents flowing from main streets running north-south and east-west. The community has limited points of access which assists in defining the boundaries of North Glenora and constrains cutthrough traffic. The proximity to surrounding amenities, such as the Space and Science Centre, Westmount Mall and access to the river valley via Groat Road, all within walking distance, make North Glenora a pleasant community for pedestrians and cyclists.

4.2 Guiding Principles and Recommendations

4.2.1 Traffic Operations

Guiding Principle 1: "Rules of the Road"

Promote and enforce "rules of the road" for all forms of travel to lessen unsafe travel behaviour and traffic nuisances in the community.

Recommendation 1 C:

That the community take a proactive stance to promote adherence to the "rules of the road" by forming Parent and Student Patrols, and by using permanent and temporary traffic signs to promote appropriate travel behaviour.

Implementation Participants: North Glenora Community League / Coronation School / Transportation & Streets / Edmonton Police Service

Recommendation 2C:

That the Community League ask the City to regularly enforce vehicle speed on arterial roadways that surround North Glenora (107 Avenue, 111 Avenue, Groat Road and 142 Street).

Implementation Participants:

North Glenora Community League / Edmonton Police Service

Recommendation 3C:

That a review of traffic signs in the community be conducted to address the purpose and effectiveness of existing signs, and the need for additional regulatory signs.

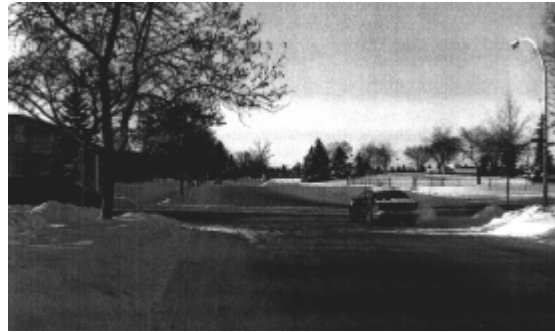
Implementation Participants:

North Glenora Community League / Transportation & Streets

Enforcement of the "rules of the road" is an ongoing issue facing neighbourhoods. Results of the planning survey showed that residents are generally satisfied with the amount of traffic in the community, but are concerned about the type of traffic activity; speeding vehicles are of greatest concern. Police service available to enforce traffic regulations in the community is minimal. It is recommended, therefore, that community residents and parents of school children take the responsibility to minimize traffic violations by using educational and monitoring tactics.

Coronation Elementary School currently uses a student volunteer crosswalk patrol. A similar activity should be organized by parents to monitor traffic movements and speed within proximity of the school, particularly when school children return from vacation breaks. For example, a radar gun and display panel can be borrowed from the Edmonton Police Service to show the speed of vehicles and indicate the degree of compliance or violation of the law. Temporary signs should be posted to educate and remind people of appropriate travel behaviour. During the Spring, for example, it may be effective to post signs that read "This is a residential area - children and seniors live here - please do not speed" to remind people of the need to control vehicle speed. A sign reminding people to properly stop at posted signs should be made applicable to bicycle as well as vehicle traffic.

On streets around North Glenora it would be appropriate to petition the Police to regularly enforce traffic speed. Many children and seniors cross these streets to access schools and shopping. A review of regulatory traffic signs is proposed to ensure that appropriate signs are in place.



One of several four-way stops in the community.

Guiding Principle 2: Short-Cutting Traffic

Minimize short-cutting traffic within North Glenora by transit and private vehicles.

Recommendation 4C:

That roadway improvements in and around North Glenora should not increase short-cutting traffic, but should reduce short-cutting traffic wherever possible.

Implementation Participants:

North Glenora Community League / Transportation & Streets

Short-cutting traffic in North Glenora is minimized by the location of limited access points in and out of the community and the internal roadway pattern, both of which should be preserved. 135 Street is the primary concern, it being a north-south route to Ross Shepard High School, Coronation Park recreational facilities and Westmount Mall by residents south and west of North Glenora.

Recommendation 5C:

That no new bus routes be added to the current service unless it can be clearly demonstrated that the route will meet a need within the community.

Implementation Participants:

North Glenora Community League/Transportation and Streets

135 Street and 109A / 109B Avenue are used as bus routes in North Glenora. Vibration and noise caused by buses stopping and starting at stop signs and bus stops is a concern of residents. Use of smaller buses during non-peak business hours, evenings and weekends would be appreciated to assist in reducing vibration and noise levels.

4.2.2 Circulation Improvements

Guiding Principle 3: Facilities Improvements

Develop and improve circulation facilities through traffic and engineering design to create a safer circulation environment.

Recommendation 6C:

That detailed planning be conducted to resolve traffic concerns along 109A Avenue between 135 Street and 139 Street by addressing bus traffic, parking, drop-off and pickup activity, the narrow width of the roadway and the configuration of the 139 Street / 109A Avenue intersection.

Implementation Participants:

North Glenora Community League / Coronation School / Edmonton Public Schools / Westmount Presbyterian Church / Transportation & Streets

The section of 109A Avenue noted above is too narrow for the type of traffic, vehicle movement and parking presently allowed. The roadway functions to accommodate parking on the north curb and two-way traffic, but the curb to curb width is insufficient to handle these activities. This is especially true when bus traffic is present. The original design of the roadway system in North Glenora did not include 109A Avenue as a bus route, and therefore, it was not constructed to the standard width normally applied to bus routes. Assuming that buses will remain on 109A Avenue, it would be necessary to either increase the width of the roadway or eliminate parking to realize safer conditions.

The drop-off and pickup activity related to the school and day care located at the north end of Coronation Elementary School and immediately east of the 139 Street / 109A Avenue intersection is a serious safety concern. In addition to drop-off and pickup activity, a bus stop and pedestrian crosswalk are situated immediately to the east. The church across the street does not have a parking facility. Conditions overall are problematic requiring facility improvements to resolve the situation.



The offset intersection at 139 Street and 109A Avenue which is complicated with school/daycare drop-off and bus traffic in a confined area.

The 139 Street and 109A / 109B Avenue intersection is very large and is offset to accommodate a realignment of 109A Avenue into 109B Avenue to the west. As a result, dangerous traffic activities occur, such as U-turns, parking within the intersection and unsafe left and right-hand turn movements. This situation exacerbates the problems associated with the student and day care drop-off and pickup occurring immediately to the east of the intersection. For these reasons possible solutions to the drop-off and pickup problem should also consider the configuration of the intersection.

4.2.3 Non-automobile Travel

Guiding Principle 4: Alternative Travel Modes

Encourage walking, cycling and transit usage as alternative modes of travel, to minimize generation of vehicle trips within North Glenora and vehicle trips generally throughout the city.

Recommendation 7C:

That the level of public transit service to North Glenora be maintained, and that ways to improve non-peak period service be considered.

Implementation Participants:

North Glenora Community League / Transportation & Streets

The planning survey indicated that 70% of respondents are satisfied with the current level of transit service in the community, and that 44% of the respondents use the bus at least 1 to 5 times per week. The bus routes on arterial roadways surrounding North Glenora, combined with the three routes that presently travel through the community, offer service in all directions including destinations to the Westmount Transit Centre, Downtown, the University of Alberta and the Jasper Place Transit Centre. This level of transit service should be maintained.

For those who depend on transit service, it has been noted that evening and non-peak period service to the community is generally poor. Innovative means to improve service operation would be welcomed, such as smaller buses during non-peak hours or dial-a-bus service.



The Westmount Transit Centre is located immediately north of the community on 135 Street.

Recommendation 8C:

That detailed planning be conducted to examine possible north-south and east-west bicycle routes through North Glenora that will create opportunities for recreational and commuter bicycle travel.

Implementation Participants:

North Glenora Community League / Transportation & Streets

North Glenora is situated at the junction of several possible bicycle routes. Access to the river valley is a key location feature of the community and should be exploited for the benefit of pedestrian and bicycle travel for both recreational and commuter purposes.



Bicycle travel for recreation and commuting is increasing in popularity.

Currently Groat Road south to the river valley is not designated as a bicycle route because of narrow sidewalk sections and unsafe adjacency of the sidewalk to the road. These problems can be resolved by widening the sidewalk throughout Groat Ravine, using retaining walls where necessary, and constructing guard rails where appropriate to allow for safe pedestrian and bicycle access. Designation of 135 Street through North Glenora and of Groat Road as bicycle routes would provide cyclists with improved access to the river valley.

Consideration should also be given to an east-west bicycle route that would link west end communities to the river valley and the existing 127 Street bicycle route. 110 Avenue and 109 Avenue from Mayfield to the west to Westmount to the east would provide recreational and commuter cyclists with a safe route to travel and would improve access to the river valley and to the downtown through Groat Estates.

Transportation and Streets has taken the initiative to implement the above recommendation after reviewing a draft of this document. A Class 3 bike route has been established connecting communities east-west (Westmount to Mayfield) along 110, 109A and 109 Avenues, and north-south (North Glenora - Glenora) along 135 Street. A Class 3 bike route means that signs have been posted to indicate that the roadway is to be shared by bicycles and vehicles. It is also the intention of the Department to upgrade the sidewalk on Groat Road south of 107 Avenue to a Class 1 bike route which is designed with enough width to accommodate both pedestrian and bicycle traffic.

Guiding Principle 5: Safe Non-automobile Movement

Promote safe pedestrian, inline skating and bicycle movement within the community, and for connections with neighbouring communities.

Recommendation 9C:

That the signal timing at the 135 Street / 111 Avenue intersection be reviewed with the intention of providing safer conditions for pedestrian crossing.

Implementation Participants:

North Glenora Community League / Transportation & Streets

Recommendation IOC:

That the Community League, in cooperation with the Westmount Community League, approach the City to install a pedestrian activated signal at the existing crosswalk on Groat Road and 109A Avenue.

Implementation Participants:

North Glenora Community League / Westmount Community League /
Transportation & Streets



Pedestrians crossing to North Glenora from Westmount Shopping Centre at 135 Street and 111 Avenue.

Pedestrian and cyclist crossing of surrounding arterial roadways can be challenging and dangerous. Currently pedestrian activated signal crossings exist at: 135 Street and 107 Avenue; 139 Street and 107 Avenue (to Westminster Junior High School); roughly 108 Avenue and 142 Street (to Archbishop MacDonald High School); 109B Avenue and 142 Street (to Edmonton Christian Schools); and approximately 138 Street and 111 Avenue (to Ross Shepard High School). A pedestrian crossing at the signalized intersection of 135 Street and 111 Avenue (to Westmount Mall) is used heavily by residents, however, it is difficult to cross within the allotted time given. This problem is particularly true for seniors and disabled persons of the community who like to shop at Westmount Mall. The safety of this signal requires review. In response to this issue, Transportation and Streets re-timed the signals at 135 Street and 111 Avenue in July, 1997, adding two seconds for pedestrian crossing. The safety of this crossing will be monitored by the community.

A pedestrian crossing between North Glenora and Westmount, to the east, at Groat Road and 109A Avenue exists but is not presently signalized. Groat Road south of 111 Avenue provides unimpeded travel through to the river valley and therefore tends to generate higher vehicle speeds than on other surrounding arterial roads. In the interest of public safety a pedestrian activated crosswalk signal should be installed. This signal is also an important east-west link for cyclists using the recently established bike route. Transportation and Streets reports that this crossing was evaluated in May, 1997, and did not rank within the top twenty-five locations throughout the city for upgrading. The safety of this crossing will continue to be monitored by the community.

Recommendation 11 C:

That the Community League promote bicycle and inline skating safety by identifying or offering programs to educate residents, children in particular, about cycling and skating skills, bicycle and skate maintenance and safety equipment.

Implementation Participants:

North Glenora Community League/Edmonton Police Service

The public's attraction to cycling and inline skating has grown rapidly in recent years for recreation, fitness and commuting purposes. Bicycles are defined as vehicles under the Motor Vehicles Act and inline skates provide a new mode of self-propelled transport. In this context, understanding how the equipment works, being knowledgeable of traffic rules and performing proper maintenance are important for competent and safe travel.

The Community League should offer Pedal Pusher programs for young children of the community and advertise other programs that are available throughout the City, for example, safety programs sponsored by the Edmonton Police Service. Sponsorship of similar safety and maintenance programs for inline skaters and bicyclists of all ages should also be considered.

4.2.4 Transportation Planning

Guiding Principle 6: City-wide Transportation Issues

Maintain an awareness of transportation issues at the city-wide level that may have an impact on the community.

Recommendation 12C:

That the Community League ensure that it is represented in city-wide and local transportation planning discussions to safeguard the community's interests.

Implementation Participants:

North Glenora Community League

Transportation and Streets is in the process of developing a comprehensive Transportation Master Plan which will guide transportation development in the city to the year 2020. The Plan has gone to a Public Hearing before Council (June, 1998), and Council's final decision is expected soon. Because the transportation system is a network, changes in policy and transportation infrastructure can potentially have a significant impact on North Glenora. For this reason the Planning and Transportation Committee has participated and kept abreast of current planning activities.

A primary concern of the community is the volume of traffic on 111 Avenue and 107 Avenue. This concern is partially addressed by the Master Plan which emphasizes the need to provide alternative travel choices, such as transit, and the need to minimize impact on innercity residential areas.

Truck route policy is also a major concern of the community. Recent proposed changes to truck route policies and route designations demanded advocacy on the part of the Community League. Through a motion of the Community League Executive, the proposal to make Groat Road south of 107 Avenue a designated truck route was opposed on the basis of safety and concern for the related increase in truck traffic on arterial roadways surrounding North Glenora. Ultimately City Council increased the weight limits for heavy trucks allowed on all city roads from 4,500 kg to 8,000 kg gross vehicle weight in the Fall of 1996. The long term impact of this change should be monitored by the Community.



5.0 Business and Commercial

5.0 Business and Commercial

5.1 Vision Statement

The residents of North Glenora foresee a community that accommodates non-intrusive business enterprises without compromising the residential integrity of the community.

North Glenora was planned as a residential community. Compared to most other communities the commercial component is minimal. The absence of commercial development has been one of North Glenora's attractions which has been reinforced many times at public meetings and through surveys over the years. The planning survey revealed that rezoning properties to commercial use would be unacceptable to 92% of respondents. Residents are amenable, however, to non-intrusive home-based businesses, and in fact many residents are small business owners and operators who have worked out of their home for many years.

The recent trend to home-based businesses is a reflection of the restructuring occurring in the economy and also the change in attitude to work itself relative to home life and quality of life generally. Recent changes have been made to the Land Use Bylaw to ease regulations and stream-line the permit process for non-intrusive home-based businesses, while maintaining regulations to safeguard the community from businesses that are uncharacteristic of a residential area.



This gas station at Groat Road and 107 Avenue is the only commercial property within North Glenora's boundary.

5.2 Guiding Principles and Recommendations

5.2.1 Business/Commercial Zoning

Guiding Principle 1: Intrusive Business/Commercial Zoning

Deny support to intrusive business and commercial activities that require changes to existing zoning.

Recommendation 1 B:

That the current commercial zoning be retained unless it can be demonstrated to the community that a rezoning would provide some exceptional benefit to the community.

Implementation Participants:

North Glenora Community League / Planning and Development

The community has clearly shown that additional commercial development in North Glenora is undesirable. Planning survey respondents indicated that they are well served by existing commercial enterprises located in Westmount Mall, surrounding convenience retail outlets, and commercial/industrial services located in close proximity in the northwest industrial area.

The recommendation may appear to contradict the views of the community, but its purpose is to consider the possibility of some future need and benefit to the community through a business/commercial rezoning. In a rapidly changing world it is prudent to "never say never". To illustrate this point, consider the possibility that the Church on the corner of 135 Street and 109A Avenue is abandoned and the building becomes an eyesore in the community. This was in fact the case several years ago until the present Church occupied the building and upgraded the property. Should this situation arise again it is conceivable that a proposal may come forward to rezone and redevelop the site to non-intrusive business/commercial uses. If the proposal included, for example, a non-profit seniors agency with offices and meeting spaces, and a small retail outlet providing specialized aids-for-living devices, residents may well view such a proposal as a benefit to the community rather than an intrusion. For this reason, it would be wise for the community to be open to possibilities and flexible in its approach to future business/commercial rezoning proposals.

5.2.2 Home-based Businesses

Guiding Principle 2: Non-intrusive Home-based Businesses

Support non-intrusive home-based businesses that are consistent with the residential character of North Glenora and do not impose inconvenience, risk to safety, or detract from the peaceful use and enjoyment of property by neighbouring residents.

Recommendation 2B:

That the Community League assist residents, both home-based business applicants and neighbours, in resolving concerns or disputes over home-based businesses by performing an informational and facilitative role.

Implementation Participants:

North Glenora Community League

In the past, home-based businesses in North Glenora were often independent trades people typically operating electrical and plumbing businesses out of their home. Today there is a stronger emphasis on office related businesses, such as telemarketers, artists, lawyers, bookkeepers, crafters, and other similar low intensity businesses. Results of the planning survey showed that a large majority of residents are not opposed to non-intrusive businesses operated out of the home provided that business activities do not detract from the primary residential function of the property. Home-based business acceptance was high at 96% if it does not produce excessive noise, traffic and parking. Respondents indicated opposition to businesses that may potentially detract from the residential character of the community, such as construction trades, trucking and day care services.

When conflict occurs between neighbours during the processing of a permit or operation of a home-based business, the Community League can offer to facilitate information and discussion in an attempt to find an acceptable resolution for both parties, within the regulations set out in the Land Use Bylaw. There are certain positive benefits of the home-based business trend to the community, including: stability of families; increased daytime presence of adults, which is considered a deterrent to crime; and, an active adult population involved in community activities.

5.2.3 Local Business Relations

Guiding Principle 3: Local Business Support

Encourage community and local business and commercial enterprises to support and participate in the activities of North Glenora.



Westmount Mall was constructed in the 1950s and was the first suburban mall in Edmonton

Recommendation 3B:

That the Community League develop and maintain a relationship with owners and operators of local business and commercial enterprises within the vicinity of North Glenora for mutual benefit.

Implementation Participants:

North Glenora Community League

Building strong communities requires participation from all segments of society including the business and commercial components. The relationship between businesses and residents should go beyond simple consumer and supplier interaction to one that embodies community development. The active support and participation by local business and commercial enterprises will help to strengthen North Glenora as a community and encourage residents to develop consumer loyalty and patronage. The Community League should reach out to local business and commercial enterprise through the newsletter to inform them of community activities, and thereby encourage participation in its affairs.



6.0 Landscape and Open Spaces

6.0 Landscape and Open Spaces

6.1 Vision Statement

The residents of North Glenora foresee a community with landscape and open spaces that support recreational and social purposes, and serve to enhance the overall aesthetic quality of our urban environment.

The physical attributes of North Glenora reflect its urban design, and established character. The community is centred around an open space area that includes a school, community hall, playgrounds and sports fields. The "heart" of the community is a meeting place for recreational, sport, educational and social activity, and is designed in a manner that provides maximum exposure and access to residents. Landscape and open spaces also include the street boulevards, mini-parks and landscaped perimeter of the community. These spaces are integral to the design of the community and are important aesthetic elements of our urban environment. Results from the planning survey indicate that residents rank the community's mature landscaping and tree-lined streets as key features of North Glenora, contributing significantly to its visual attractiveness.

6.2 Guiding Principles and Recommendations

6.2.1 Landscape Amenities

Guiding Principle 1: Tree-lined Boulevards

Preserve and maintain tree-lined boulevards to retain the pedestrian character and visual attractiveness of streets in the community.

Recommendation 1L:

That an organized community program be prepared to combat Dutch Elm Disease by developing an awareness of the disease, by disseminating information, by conducting a tree inventory and by enabling residents to identify problems on public and private property throughout the community.

Implementation Participants:

North Glenora Community League / Community Services

Maintaining tree-lined boulevards as a community resource is a responsibility of North Glenora residents. A threat to this resource is the possible advent of the Dutch Elm Disease. Although the fungus is not in evidence, beetles that carry the disease have been identified for the first time recently in Edmonton. Pruning of trees and the elimination of elm firewood and stumps are important means of preventing the disease. The Community League should play a leading and active role in the prevention of Dutch Elm Disease. Forestry experts within Community Services and related volunteer organizations, have partnered to prepare a program to educate citizens and introduce measures to prevent the spread of the disease should it appear. Workshops on Dutch Elm Disease and proper pruning techniques should be given. Through an initiative of Community Services, the community has already participated in a program to inventory boulevard trees in North

Glenora. It is suggested that the Community League consider organizing volunteers on a "Block Captain" basis to monitor trees for needed pruning and signs of the disease.

Recommendation 2L:

That a survey of tree-lined boulevards and public spaces be conducted by community volunteers every two years to identify boulevard sections and individual trees that may exhibit Dutch Elm Disease symptoms or other problems requiring City attention.

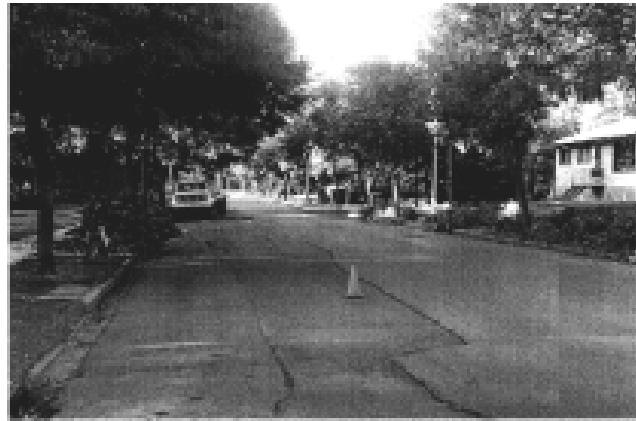
Implementation Participants:

North Glenora Community League / Community Services

The City prunes and maintains trees on public lands, including boulevards, as part of its regular maintenance program. With the possibility of Dutch Elm Disease, Community Services has increased the level of elm tree maintenance to once every five years. By submitting a comprehensive survey to the City, the Community League will ensure that North Glenora is a full participant in the maintenance program, and that individual problems will be addressed.



Tree-lined boulevards in North Glenora are largely comprised of elm and ash trees



Pruning of boulevard trees within the community.

Guiding Principle 2:

Streetscape Amenity

Ensure that property improvement and redevelopment does not disrupt and detract from the Streetscape amenity created by tree-lined boulevards and open spaces.

Recommendation 3L:

That during redevelopment of properties, boulevard trees be retained in order to maintain the pleasant character of North Glenora's tree-lined boulevards and pedestrian-oriented streetscape.

Implementation Participants:

North Glenora Community League / Community Services / Transportation & Streets/ Planning and Development

Recommendation 4L:

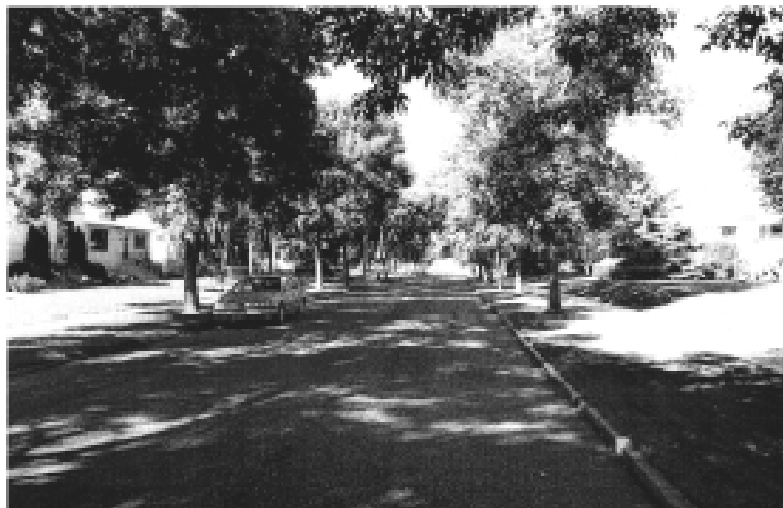
That front access driveways be discouraged in order to maintain the pleasant character of North Glenora's tree-lined boulevards and pedestrian-oriented streetscape.

Implementation Participants:

North Glenora Community League / Community Services / Planning and Development / Transportation & Streets

Results of the planning survey showed that a clear consensus of residents (97%) felt that existing sidewalks and tree-lined boulevards should be retained during any redevelopment. In a related question, 71 % of residents wish to limit the use of front driveways. Because North Glenora was designed with the facility for on-site parking from alleys, front driveways should be discouraged in order to avoid the interruption of tree-lined boulevards and the detracting of pedestrian-friendly front yards and sidewalks.

A curb-cut permit is required from Planning and Development to develop front drive access. The Community League requests that it be given notice by the City when applications are made for these permits in order to respond accordingly.



A typical streetscape worth preserving.

Guiding Principle 3: Mini-Parks

Maintain, preserve and enhance neighbourhood "mini-parks " to retain and promote landscape amenities that complement the built environment.

Recommendation 5L:

That the Community League continue to support the development and maintenance of "mini-parks" and other similar landscape enhancements within the community in partnership with the City.

Implementation Participants:

North Glenora Community League / Community Services

Mini-parks refer to the small traffic islands located throughout the community. At one time the City maintained these parks, but now sponsors the "Partners in Parks Program" which relies on community initiative to maintain and upgrade the parks. For many years now the Community League has maintained several of these parks, including: two on 135 Street at 110A Avenue and 107A Avenue; one at the corner of 107A Avenue and 141 Street; and, one at the corner of 107A Avenue and 133 Street. Fifty-five percent of the planning survey respondents indicated a willingness to help maintain the community's mini-parks.

Recently, improvements have been made by planting perennials and applying horticultural design to the parks by involving interested and skilled volunteers within the community. This maintenance builds upon the attractive landscape of North Glenora by adding a natural element to roadway intersections, contributing to the beautification of the built environment.



One of several mini parks in the community maintained by volunteers through support of the Community League.

Guiding Principle 4: Landscaped Perimeter

Maintain, preserve and enhance the landscaped area between homes and arterial roadways at the perimeter of the community to retain a visual buffer and landscape amenity.

Recommendation 6L:

That a long term landscape plan be prepared to restore and maintain the perimeter landscaping surrounding the community.

Implementation Participants:

North Glenora Community League / Community Services

The landscaped perimeter of North Glenora, between alleys and major arterial roads, is an important feature of the community since it provides a buffer for perimeter residences oriented inward and away from outer streets. This buffer serves as a landscaped amenity combining mature trees and shrubs, and provides a visual and psychological break between the community and the surrounding city.

In recent years, perimeter landscaping surrounding North Glenora has been encroached upon by the Groat Road noise wall and the intersection development at 111 Avenue and Groat Road. In some instances, landscaping has been damaged over time during snow removal and roadway sanding or has become susceptible to disease through natural means and life cycle.

6.2.2 Parkland and Community Facilities**Guiding Principle 5: Heart of the Community**

Preserve and enhance the central area of the community as the "heart" of recreational, sport, educational and social activity.



The hockey and skating rinks are a focus and main-stay in the community.

The location of public open spaces and facilities at the centre of North Glenora is an important design feature of the community. It reflects the notion of the village square located at the "heart" of the neighbourhood designed to create a focus for community life. The open space component is complemented by the presence of Coronation Elementary School and the North Glenora Community League Hall which are important "institutional" anchors for the educational and social activities of the community.

Facilities such as the ice rinks, sports fields and playgrounds are activity centres within public open spaces which make important contributions to the sport and recreational life of the community. The location of nearby churches on 109A Avenue reinforce the notion of community within this central area.

Guiding Principle 6: Parkland and Recreation Facilities

Develop, enhance and maintain community facilities, such as playgrounds, balls, and sports fields, for the use and enjoyment of all residents.

Recommendation 7L:

That a long term recreational facilities plan be prepared for the "heart" of the community to address both active and passive sport and recreational activities.

Implementation Participants:

North Glenora Community League / Coronation School / Edmonton Public Schools / Community Services

Retaining a vibrant community "heart" requires an ongoing effort to ensure that facilities are maintained and that they meet the sport and recreational needs of residents. A long term recreational facilities plan is required to ensure that competing interests and needs are met within a coherent program that will develop open spaces of the central area effectively. Park planning is currently underway to prepare a long range Park Concept Plan for the "heart" of North Glenora. The Plan is comprehensive, addressing major park components, including: sports fields, playground equipment, naturalization of the school site, active (tobogganing, skateboarding) and passive (picnicking, kite flying) recreation, landscaping and pathways. A needs assessment was conducted in the Spring of 1997 which has been used as a basis for preparation of the Plan. The Park Concept Plan was approved in principle at the March, 1998, Annual General Meeting of the Community League. Discussions are currently underway with City Departments to finalize the Plan. The Plan is a framework for more detailed planning to implement various features identified during the concept stage.

Recommendation 8L:

That a long term landscape plan be prepared for the central area of the community to enhance and beautify the "heart" of North Glenora.

Implementation Participants:

North Glenora Community League / Coronation School / Edmonton Public Schools / Community Services

During detailed planning of the recreational facilities plan, consideration should also be given to the long term parkland renewal and landscaping requirements of the central area to ensure that facilities are appropriately complemented by landscaping. Features such as tree and shrub plantings, berms and flower gardens, will create interest and beautify the environment. This recommendation is integral to the Park Concept Plan.



North Glenora Park provides open spaces, landscaping, sports fields and recreational opportunities for the entire community.

Recommendation 9L:

That partnerships with the City, Coronation Elementary School, Edmonton Public Schools and associated groups based in the community be pursued to prepare plans to beautify and landscape open spaces, and promote opportunities for active and passive recreational activity.

Implementation Participants:

North Glenora Community League / Coronation School / Edmonton Public Schools / Community Services / Other Groups

The Community League should encourage the participation of residents and community organizations in the preparation of the Park Concept Plan. It should also draw on expertise and resources within the community to assist in preparing plans in partnership with the City of Edmonton, Coronation Elementary School and Edmonton Public Schools. Funding partnerships should also be pursued, such as the City sponsored Neighbourhood Park Development Program (NPDP) which offers a one-time matching grant of \$100,000 (1997 - 2006) to enhance and upgrade recreational facilities and open spaces (the program is divided into two categories: \$70,000 for redevelopment and \$30,000 for restoration). The NPDP focuses on "creating special places for neighbourhood play and wellness" by supporting community needs for more diversified landscapes,

natural settings and innovative play environments. In addition to government partnerships, it is suggested that the community conduct a campaign to solicit financial support and equivalent contributions from businesses and residents. For example, some residents may be willing to donate mature trees for transplanting in support of the landscape plan.



School children from Coronation Elementary School enjoy winter in the park.



Soccer in action at the sports fields

In concert with the Park Concept Plan, various initiatives are underway in support of the above recommendation. A Park Playground Committee was formed in the Winter of 1997 with an interest in replacing the existing playground. The Committee received a \$35,000 grant from the NPDP and other matching funds leading to successful implementation of the playground in the Spring of 1998. Coronation Elementary School is presently implementing an Outdoor Environmental Classroom in

support of the school's curriculum, and has also initiated a playground redevelopment project. The Park Concept Plan is also being used as a basis to coordinate scheduled upgrading of the sports fields in partnership with Edmonton Public Schools and Community Services and to redevelop the skating rink into a multi-use hard surface play space.

6.2.3 Open Space Amenities

Guiding Principle 7: Open Space Enhancements

Develop, enhance and maintain open space amenities, such as treed rest areas, signs, park benches, and landscape features, to promote and retain interesting and pleasant surroundings.

The community may wish to consider selective improvements that will further enhance the open space and landscape areas of North Glenora. Incorporating park benches into the mini-parks or integrating botanical identification and information signs into a landscape feature, as examples, would create functional as well as aesthetic enhancements to open spaces.



7.0 Infrastructure

7.0 Infrastructure

7.1 Vision Statement

The residents of North Glenora foresee an efficient and durable infrastructure that supports the lifestyle and community interaction desired by residents in the least obtrusive way possible.

Infrastructure provides the essential services required of a residential area within a land use framework designed and engineered to facilitate community life. As North Glenora has aged, in terms of its demographics and building stock, so has its infrastructure. Most of the infrastructure in North Glenora is original with the exception of selective water lines, sidewalk and roadway upgrading. In many instances infrastructure is showing signs of wear and tear beyond normal maintenance tolerances. The number of water line breaks during the winter months are numerous, roadway heaving and slumping is widespread, and sidewalk and curb deterioration is common.

This situation may be typical of many mature communities in Edmonton of similar age. However, North Glenora is the one community in the band of neighbourhoods between 111 Avenue and 107 Avenue, stretching from Westmount to the east and Mayfield to the west, that did not receive infrastructure rehabilitation funding from AMPLE (Alberta Municipal Partnership for Local Employment) during the late 1980s and early 1990s when the program was active. As the infrastructure of North Glenora continues to deteriorate, there is a concern that current program funding is not sufficient to maintain standards expected of basic infrastructure.

7.2 Guiding Principles and Recommendations

7.2.1 Sidewalk and Roadway Infrastructure

Guiding Principle 1: Sidewalk and Roadway Maintenance

Ensure that sidewalks, curbs, catch basins and roadways are maintained to acceptable construction and operational standards for safe and satisfactory travel and proper water drainage.

Recommendation 1I:

That the Community League conduct an infrastructure survey every three years to advise the City of sidewalk, curb, catch basin and roadway maintenance problems and needed repairs.

Implementation Participants:

North Glenora Community League / Transportation & Streets

A comprehensive sidewalk, curb, catch basin, drainage and roadway survey was conducted by the Planning and Transportation Committee in the summer of 1995. This survey was forwarded and coordinated with roadway operations within Transportation and Streets, who have responded favourably to this information and to the request for maintenance assistance. Conducting a Community League sponsored survey is therefore a worthwhile undertaking. In light of the overall

condition of the community's sidewalks and roadways and the present environment of government fiscal restraint, it would be prudent if the Community League continued to take a proactive position to ensure that the routine infrastructure maintenance requirements of North Glenora are being met. The planning survey results showed that respondents were concerned mostly with sidewalk and roadway infrastructure problems.

Recommendation 2I:

That when assessing sidewalk, curb, catch basin and roadway maintenance problems, the City should consider the need to perform a coordinated and comprehensive rehabilitation of infrastructure, including below grade utility services, as provided for under the Neighbourhood Infrastructure Program (NIP).

Implementation Participants:

North Glenora Community League / Transportation & Streets / Asset Management & Public Works / Planning and Development / Community Services

The infrastructure survey can also be used to identify major problems which will require extensive rehabilitation, such as sections of roadway that require a new overlay of asphalt or large sections of curb and gutter that require replacement. For example, 109 Avenue between 136 and 138 Streets was paved with new asphalt in response to the last infrastructure survey. Two crescents have also been reconstructed in the last 7 years (140 Street bounded by 108 and 109 Avenues, and 110 Avenue bounded by 139 and 140 Streets) as a result of survey work. There are several other crescents and streets within the community that require rehabilitation, particularly in relation to roadway heaving and surface deterioration. In reference to the issue of comprehensive rehabilitation, it should be noted that the recently reconstructed crescent on 140 Street was torn up in the Fall of 1997 in order to replace the water line, at considerable inconvenience and disruption to residents.



A sample of roadway and sidewalk deterioration in the community needing attention.

It is hoped that these larger projects will be eligible for funding under the Neighbourhood Infrastructure Program (NIP). NIP is the successor to AMPLE and coordinates efforts of the City Departments of Transportation and Streets, Community Services, Planning and Development, Asset Management and Public Works and utility companies to improve the infrastructure and physical amenities of neighbourhoods.

Guiding Principle 2: Curb Ramp Installation

Improve the mobility of residents by installing curb ramps in appropriate locations throughout the community.

Recommendation 3I:

That the Community League petition the City to implement a comprehensive program to install curb ramps at intersections and crosswalks throughout the community, giving priority to the central area of North Glenora.

Implementation Participants:

North Glenora Community League / Transportation & Streets / Asset Management & Public Works

Curb heights in North Glenora are generally higher than construction standards used today. For this reason, the curbs present a significant barrier to the mobility of residents whether they be seniors, persons with disabilities or parents with babies in strollers. It is worth noting that the senior population of North Glenora, age 60 and over, is almost twice that of the City average (26% vs. 14%).

City procedure is to install curb ramps on an as-need basis during maintenance of curbs and catch basins for local roadway intersections. For collector and arterial roadways, all four corners are done at once.



An example of curb deterioration and the need for curb ramping in North Glenora.

In the Summer of 1996, a letter from the Planning and Transportation Committee was sent to Transportation and Streets requesting a comprehensive review of the need for curb ramps within North Glenora. As a minimum, the City was urged to upgrade priority areas so that complete intersections are improved during the time of construction. Transportation and Streets responded favourably to this request and in the Summer of 1997 curb ramps were installed throughout the central area of the community, and along the full length of 135 and 139 Streets. The few remaining areas requiring curb ramps should be completed within the next few years as funding and priorities dictate.

Guiding Principle 3: Sidewalk Repair and Development

Ensure that the development of sidewalks contribute aesthetically as well as functionally to the enjoyment of the community.

Recommendation 4I:

That the City and property owners share in the additional expense to repair and maintain sidewalks in concrete, not asphalt, throughout the community.

Implementation Participants:

North Glenora Community League / Transportation & Streets / Asset Management & Public Works

Recommendation 5I:

That the City give notice that asphalt sidewalk replacement is planned prior to construction to give affected property owners time to respond.

Implementation Participants:

North Glenora Community League / Transportation & Streets / Asset Management & Public Works

Asphalt reconstruction of concrete sidewalks is discouraged because of the aesthetic impact on the community, poor quality surface and short life span of asphalt overlay. A City pilot project currently underway has shifted a portion of the financial responsibility of major comprehensive concrete sidewalk replacement to affected residents on a 50/50 cost shared basis. In cases that are assessed to meet conditions for replacement or extensive repair, sidewalks are replaced or repaired with concrete only as a local improvement agreed to by surrounding affected property owners. Asphalt repair to, or replacement of, concrete sidewalks is done at the City's expense.

With respect to general repairs and maintenance to sidewalks, however, it is the responsibility of the City to provide an ongoing maintenance service. This is particularly the case where safety is an issue, such as sidewalks which have heaved or dipped creating a trip hazard. In response to recent requests from the Community League, the City has used mudjacking and selective concrete replacement to remedy safety concerns. Situations involving concrete deterioration and cracking have also been replaced with concrete where the repair is selective and minor in scale.

In the past, however, a few asphalt repairs have been done in the community breaking up the continuity and consistency of the existing concrete walks, detracting from the streetscape, and affecting property value. In future, notice of asphalt repair or replacement is requested to ensure residents are aware of the intended improvement and have the opportunity to respond.

In principle, the community prefers the use of concrete rather than asphalt when the City performs sidewalk maintenance, and encourages residents faced with the need for comprehensive sidewalk improvement to invest in concrete replacement of sidewalks. Transportation and Streets will be presenting a final recommendation on the sidewalk replacement pilot project in the near future.

Recommendation 6I:

That the Community League petition the City to construct a sidewalk along the west side of 135 Street between 109 Avenue and 109A Avenue.

Implementation Participants:

North Glenora Community League / Transportation & Streets

135 Street is a bus route running through the community connecting 107 Avenue with 111 Avenue, and has high volumes of vehicular and pedestrian traffic relative to the rest of the community. Sidewalks exist throughout its length except for a segment involving the central area of North Glenora adjacent to an actively used baseball diamond and Community League facilities. Presently, pedestrians are required to walk on an uneven dirt pathway, and with snow pileup during the winter months, pedestrians must either walk on the roadway or cross the street out of their way to an existing sidewalk. For these reasons development of a sidewalk is warranted. Also, a key objective of the Park Concept Plan is to develop hard surface pathways throughout the perimeter of the central park site. Installation of a sidewalk on 135 Street is critical to this goal. Transportation and Streets identified the subject area as a candidate for future sidewalk construction.

Guiding Principle 4: Alley Utilization

Preserve and improve alleys for their intended purposes, to provide vehicle access and to supply utility services to individual properties.

Recommendation 7I:

That the City consider the impact of the use of heavy vehicles on the wear and tear of alleys, to assess the structural capability of alleys to accommodate such vehicles, and the resulting cost to the City and taxpayer to maintain alleys to City standards.

Implementation Participants:

North Glenora Community League / Transportation & Streets / Asset Management & Public Works

Maintenance of alleys is as important as roadways since poor conditions will discourage use of alleys for general circulation (vehicles, pedestrians, bicycles, etc.), particularly for vehicle access and

parking at the rear of individual properties. Over the years, the asphalt surfaces of alleys, paid for as local improvements by adjoining property owners, have experienced repeated repairs and gradual deterioration. The more recent use of larger and heavier trash collection vehicles has increased asphalt deterioration as is evident by the appearance of large potholes and tire depressions, which suggests that alleys were not constructed to the required standard for such heavy use. When future infrastructure surveys are conducted by the Community League, it is suggested that alleys be given full attention to ensure sufficient ongoing maintenance.

Snow grading during the winter and spring is also important to the daily use of alleys. The Community League should monitor snow removal to ensure that service is sufficient to allow proper vehicle usage.

7.2.2 Utility Infrastructure

Guiding Principle 5: Lighting and Safety

Provide and maintain lighting of streets, alleys and public spaces in a manner that will enhance safety and security in the community.

North Glenora has lighting, paid for by adjoining property owners as a local improvement, throughout its alley system. Lighting is mentioned as an issue because of its relationship to community safety. To ensure lighting is effective, the Community League and residents should monitor the appropriateness of lighting in terms of obstructions, such as tree branches in alleys and streets, and in relation to the location or absence of lighting in public areas, such as the school and community hall grounds.

Guiding Principle 6: Utility Services

Provide and maintain gas, power and telecommunications services and connections to buildings in the most unobtrusive way possible.

Recommendation 8I:

That the Community League encourage the City or the responsible Utility to properly maintain, relocate or bury utility services situated in noticeable locations, detracting from community aesthetics.

Implementation Participants:

North Glenora Community League / EPCOR / Telus / Videotron / (and other relevant Utilities)

This recommendation emphasizes the need to ensure that installation and maintenance of utilities is carried out in a manner that appreciates community aesthetics. Several examples exist throughout the community where this has not been the case, such as a power pole installed in the boulevard in front of a residence or the unkempt condition of a Northwest Utilities maintenance shed in an alley.

When large scale redevelopment occurs, such as redevelopment of the patio homes, it would be an opportune time to consider burying above ground utility services to improve the views for occupants of those dwelling units overlooking the alley. As technological advances are made, such as in telecommunications, it is hoped that above ground utilities will become less obtrusive generally.

Guiding Principle 7: Water and Sewer Services

Ensure that water, sanitary sewer and storm sewer services are upgraded and maintained to current City standards to minimize disruption of essential services to residents.

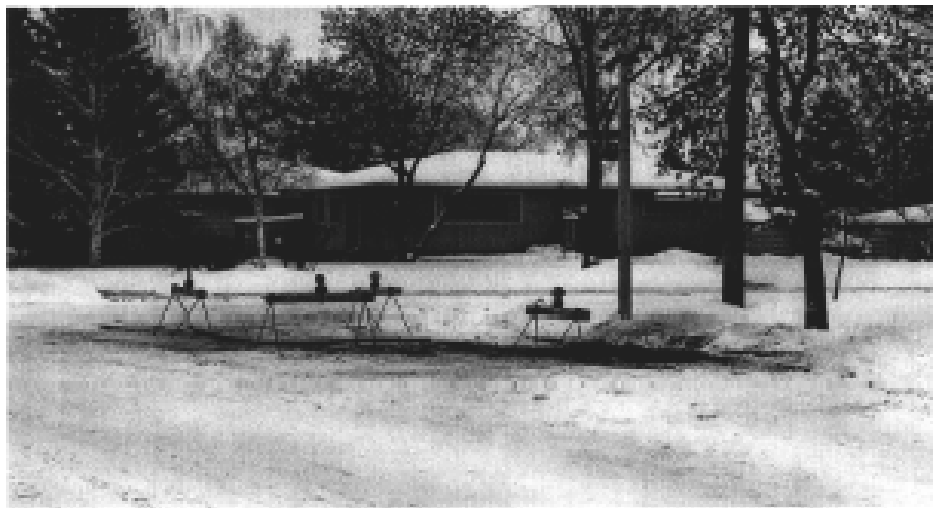
Recommendation 9I:

That the Community League request that the City commit to a comprehensive program to upgrade water and sewer services throughout the community under the Neighbourhood Infrastructure Program (NIP).

Implementation Participants:

North Glenora Community League / Transportation & Streets / Asset Management
& Public Works / Planning and Development / Community Services

Water line breaks and sewer backups are common occurrences in North Glenora. Certain "hot spots" exist throughout the community where water breaks occur on an ongoing basis during the winter months as a result of freezing and thawing of the ground. Because of age, tree roots and the use of cast iron piping, sewage connections to properties often break down, resulting in unpleasant and costly sewer backups.

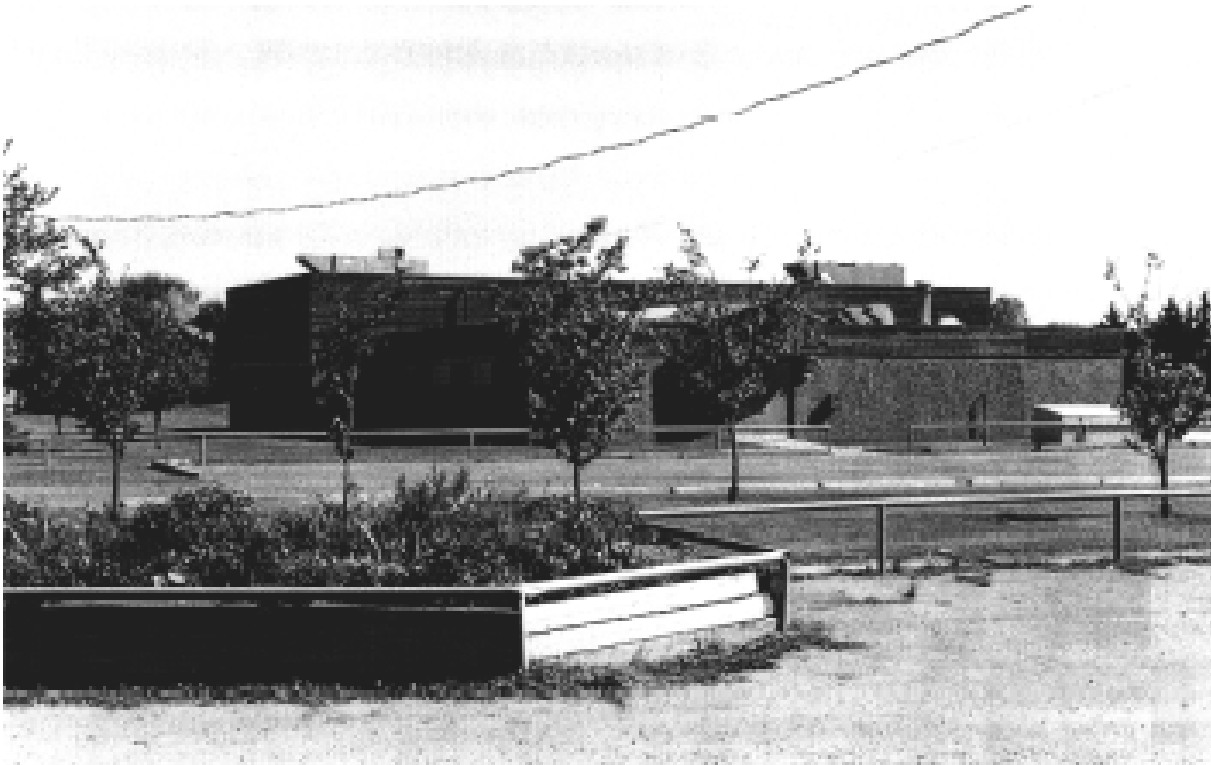


Winter can often bring water line breaks such as this one.

In spite of previous upgrades to selective water lines throughout the community and ad hoc replacement of sewer connections to properties, the community is still in need of comprehensive water and sewer rehabilitation. It is recommended that the Community League investigate with the City the current status of North Glenora regarding the upgrading of water and sewer utilities, and its eligibility for Neighbourhood Infrastructure Program (NIP) funding.



The summer ritual of repairing and upgrading below ground services.



8.0 Quality of Life

8.0 Quality of Life

8.1 Vision Statement

The residents of North Glenora foresee a stable, safe and proactive community where people participate in community life.

Quality of life is a person and family based notion, defined by personal and family preferences, values and the ability to make choices. The quality of life of individual residents and families is fundamental to the success of North Glenora as a vibrant community. In addition, community values common to residents inspire community pride and a sense of belonging.

The planning survey revealed aspects of North Glenora that enrich the quality of life of the community. The location of North Glenora is very attractive given its centrality within the city and its proximity to downtown. Being surrounded by established amenities, such as schools, shopping, entertainment and recreational opportunities, is appreciated. Nearness to the Planetarium, Edmonton Space and Science Centre, Coronation Pool, Westmount Mall, Woodcroft Library and a selection of elementary, junior and senior high schools, contributes significantly to the livability of the neighbourhood. North Glenora is viewed as a safe, stable community with quality, affordable housing. The established character of North Glenora, such as its mature trees and neighbourliness, is also an important measure of its attractiveness. The Community League and residents cherish the surrounding amenities and attributes of North Glenora, and will continue to vigorously maintain and enhance those features that contribute significantly to the quality of life of the community.

The North Glenora Community League is highly regarded by residents and is respected as a leader within the community league movement. It can boast of three residents that have served as President of the Edmonton Federation of Community Leagues (EFCL), and that its committed volunteers consistently receive EFCL awards of merit and recognition for longtime service. The result has been a high level of satisfaction for residents who identify strongly with their community and who wish to continue the legacy of community leadership.

8.2 Guiding Principles and Recommendations

8.2.1 Community Values

Guiding Principle 1: Sense of Community

Promote a sense of community by inviting residents to participate in Community League activities, and by developing relationships with groups and organizations within the community.

Recommendation 1Q:

That the Community League develop strong relations with associated groups in the community, political representatives, and key department employees of public administrations.

Implementation Participants:

North Glenora Community League

An ongoing function of the Community League is to nurture a sense of community by encouraging residents to participate in its activities. Maintaining North Glenora's success as a community league can go a long way in support of resident involvement. Another way for the Community League to develop and maintain momentum is to establish strong relationships with associated groups in the community and individuals and agencies outside the community that carry influence. Opening lines of communication and sponsoring collaborative ventures with Coronation Elementary School, the Elves Centre, and local churches and businesses will create self-supporting conditions serving the interests of all groups.

Establishing relations with elected officials by advising them of community activities via the newsletter and inviting them to Community League events will ensure that representatives are acquainted with the neighbourhood and sensitive to its needs. Developing a rapport with key department employees in school board, civic and provincial administrations will serve the same purpose.

Guiding Principle 2: Community Life

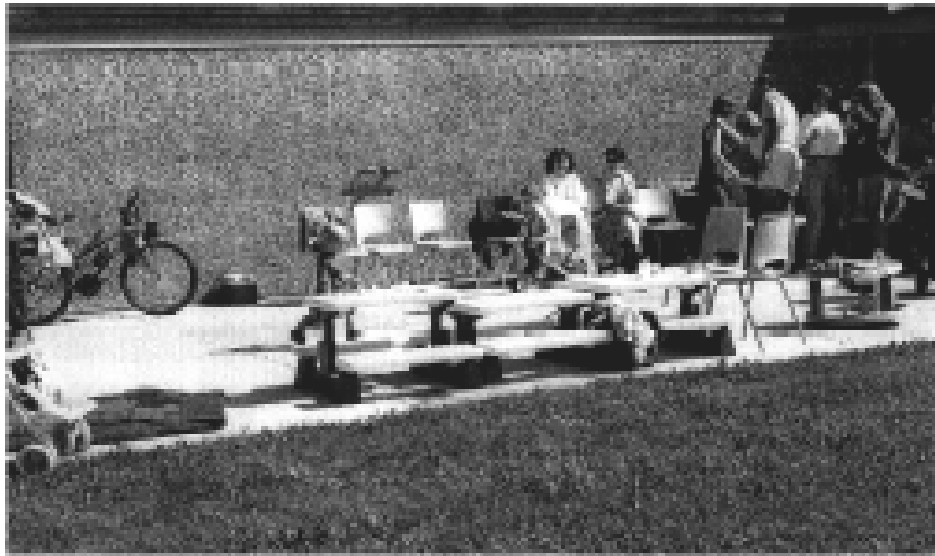
Support the Community League as the main body to involve residents in community life.

Recommendation 2Q:

That the Community League continue to strongly support the newsletter as a form of communication with residents to disseminate information, encourage volunteerism and to promote a sense of community.

Implementation Participants:

North Glenora Community League



The Community League and the facilities it supports helps bring residents together.

The Edmonton Federation of Community Leagues is the largest volunteer community/recreation association in the world. As a member, North Glenora Community League offers its residents a forum to engage in community life. A vital and important connection between residents and the Community League is the distribution of a monthly newsletter. The newsletter is valued as an information source, which for even the least active resident is a life-line to the activities of the community. Producing a monthly newsletter is rare among community leagues given the requirement for volunteer time, energy, and commitment to absorb the related costs. The experience of North Glenora shows, however, that distribution of a monthly newsletter encourages volunteerism and promotes a sense of community.



The Community League Executive is made up of committed volunteers, and provides an opportunity for residents to become actively involved.

Guiding Principle 3: Inclusive Participation

Recognize that many residents rent their accommodation, and they should have the same opportunity to participate fully in community life as enjoyed by property owners.

Approximately 20% of residents in North Glenora rent accommodation in one of several walkup apartments, town houses or single detached residences in the community. Residency of five years or more for property owners in North Glenora is more than 50%. Although the average duration of residency is generally less stable for renters, there are many long-time residents in the community who rent housing. These residents, and many who no longer live in North Glenora, have made important contributions to the life of the community by holding Community League Executive positions, working bingos/casinos, and supporting local sports teams and Coronation Elementary School. This participation should be recognized to ensure that all residents of North Glenora have equal opportunity to the benefits of community life.

Guiding Principle 4: Neighbourliness

Promote neighbourliness by encouraging residents to be respectful, tolerant and considerate of neighbours.

Recommendation 3Q:

That the Community League facilitate the resolution of disputes between neighbours when requested by offering a third party role and, when appropriate, recommend formal mediation to resolve problems.

Implementation Participants:

North Glenora Community League / Community Services / Edmonton Mediation Society

A measure of community spirit is the degree to which neighbours are aware and supportive of each other's needs. The presumption is not that neighbours should always agree, but that neighbours will treat fellow residents in a considerate, tolerant and respectful manner regardless of different lifestyle values. The planning survey showed that 87% of residents considered neighbours to be important to their quality of life.

The key to neighbourliness is to judge the needs and perspectives of neighbours fairly, and to seek peace and harmony in the community. When disputes erupt between neighbours, the Community League should be available to facilitate discussion when requested. Third party involvement has proven to be successful by focusing attention on common interests rather than hardened positions, creating opportunities for dispute resolution. In some cases formal mediation may be required involving trained professionals or volunteers. These services are available through Community Services and the Edmonton Mediation Society, a volunteer agency.

8.2.2 Well-being and Safety

Guiding Principle 5: Resident Well-Being

Support and enhance the well-being of youth, seniors and the disadvantaged of the community through appropriate facilities and programs.

Recommendation 4Q:

That the Community League, with assistance from Community Services, improve registry services (e.g. snow shoveling, grass cutting and light housekeeping) to support independent living by persons with disabilities and seniors of the community, and to assist residents who are away from home for extended periods.

Implementation Participants:

North Glenora Community League / Community Services

Providing support for youth, seniors and the disadvantaged of North Glenora is aimed at achieving general wellness for the community as a whole. Support can be simple gestures of assistance, to organized efforts providing ongoing services. As examples: providing babysitting services encourages single parents to become involved in community activities; implementing barrier-free facilities to improve access; ensuring that the Community League offers an active sports program for youth; and, supporting the organization of seniors-oriented groups, such as the 45 Plus Club.

In the planning survey, 74% of respondents viewed the mix of age groups of North Glenora as a valuable asset of the community. Maintaining a healthy mix of long-time and new residents should therefore be a goal of the community. This can be achieved partly by providing long-time residents with the means to sustain independent living.

Guiding Principle 6: Safety and Security

Involve residents in improving their safety and security, and take steps to reduce criminal activity.

Recommendation 5Q:

That the Community League examine the safety and security concerns of residents, and conduct a Neighbourhood Crime Prevention and Safety Audit of the community.

Implementation Participants:

North Glenora Community League / Neighbourhood Watch / Block Parents / Community Services / Edmonton Police Service

Recommendation 6Q:

That the Community League develop relations with the local Community Police Office to create better awareness of local policing and to share information about North Glenora and services to residents.

Implementation Participants:

North Glenora Community League / Neighbourhood Watch / Block Parents / Coronation School / Edmonton Police Service

North Glenora has had active Neighbourhood Watch and Block Parent programs for many years. Although 95 % of residents feel that safety is an attractive feature of North Glenora, the planning survey results also showed that 58% viewed crime as a problem. In comparison to other surrounding communities and the city at-large, North Glenora has a relatively low crime rate. This can be attributed partly to active crime prevention programs.



Neighbourhood Watch and Block Parents are two programs strongly supported by the Community League

Crime of any type is unwanted. A crime prevention and safety audit is recommended to identify issues specific to North Glenora, ranging from concerns about inadequate lighting to worries about vandalism. Conducted in cooperation with Community Services a crime and safety audit will apply Crime Prevention Through Environmental Design (CPTED) criteria which will identify areas for possible improvement.

It is also recommended that the Community League establish a stronger rapport with the Neighbourhood Police Office located on 124 Street at 110 Avenue. Neighbourhood policing is still a new concept, and it would be worthwhile to become more knowledgeable about its services to the community and to share this information with residents. Likewise, it would be beneficial to have a stronger link with the Neighbourhood Police Office to improve the awareness of North Glenora.

8.2.3 Environmental Concerns

Guiding Principle 7: Environmental Awareness

Promote an awareness of, and attention to, environmental issues that impact residents, such as traffic noise, pollution and litter, and of sustainable activities, such as recycling and composting.

Recommendation 7Q:

That the Community League continue to provide leadership by promoting environmental issues and related projects of direct benefit to residents.

Implementation Participants:

North Glenora Community League

North Glenora has a very active Environment Committee which has provided strong leadership in educating and promoting community-based environmental issues and projects. The Committee has provided composting workshops, organized toxic roundups, coordinated use of the City chipper for tree and shrub pruning, and provides recycling information in the Community League newsletter.

The Committee initiated the first "Garbage Fair", a recycling program which has set a model for other communities throughout the city, province and elsewhere in the country. The activities of the Committee reflect grassroots participation by the community and the opportunity for residents to have meaningful control and involvement with issues that directly impact their lives.

Recommendation 8Q:

That the Community League approach the City to monitor traffic noise levels as needed on 107 Avenue and I 1 I Avenue to ensure noise levels are within acceptable standards.

Implementation Participants:

North Glenora Community League / Transportation & Streets

Noise has been identified as an irritant that detracts from the quality of life of residents. The City Noise Bylaw is designed to prohibit, eliminate or abate annoying and disturbing noise. Truck and motorcycle noise have been specifically identified in the Bylaw. Notwithstanding noise level provisions of the Bylaw, convictions may be issued if it is deemed that the noise disturbs the peace and comfort of residents. General vehicle noise from arterial roadways surrounding North Glenora is of particular concern to abutting residents and should be monitored.

8.2.4 Planning Preparedness

Guiding Principle 8: Community Planning Awareness

Maintain an awareness of and respond to planning and development issues within and near North Glenora, as they impact on the well-being of residents and the community.

Recommendation 9Q:

That the Community League continue the function of the Planning and Transportation Committee with a mandate to address planning and development issues, and to coordinate implementation of the Community Plan.

Implementation Participants:

North Glenora Community League

Recommendation 10Q:

That the Community League assist residents in addressing planning issues that affect the use and enjoyment of their property by performing an informational and facilitative role, and that the Community League take a position only when the issue has a clear detrimental impact on residents or the community as a whole.

Implementation Participants:

North Glenora Community League

North Glenora has become "inner-city" placing greater importance on planning and development issues. The basic purpose of the Planning and Transportation Committee is to address planning and development issues on behalf of the Community League. The Committee will also liaise with outside groups on planning matters, and deal directly with the City on planning and development issues.

Since the Community Plan is broad in scope its implementation is a community-wide responsibility. An important function of the Committee in the next several years will be to play a leadership role, coordinating implementation of the Community Plan with involvement of various individuals, groups and committees.

Regarding development applications and appeals, the role of the Committee will be to facilitate information gathering and discussion, and only then assess whether the Community League should take a position. Endorsement from the Community League Executive will be sought whenever a position to oppose an application has been determined.

Recommendation 11 Q:

That the Community League be notified by the City of proposed public developments by City Departments (e.g. roadway construction) and of proposed private developments that may impact the property and quality of life of residents or the community as a whole.

Implementation Participants:

North Glenora Community League/ Transportation & Streets / Planning and Development/Asset Management & Public Works / Community Services

The Community League routinely receives notices of development applications when private citizens and agencies make application to City Planning and Development. When the City itself is the developer, however, it is not routine for the affected neighbourhood to receive notice and be given the opportunity to respond. Changes to City infrastructure can have as much impact if not more on neighbourhoods as those that are initiated by private citizens and agencies. The recent redevelopment of the Groat Road and 111 Avenue intersection is an example where North Glenora was negatively affected and was put in an adversarial position because prior notice of the development was not given. This principle applies to all planning and development activities, ranging from bus routing to sidewalk installation to intersection development.

Guiding Principle 9: Innovative and Proactive Orientation

Consider innovative ways to approach community issues and proactively influence the wellbeing of the community.

Recommendation 12Q:

That the Community League examine means to generate funds directly from residents of North Glenora and businesses in support of specific community enhancement projects.

Implementation Participants:

North Glenora Community League / Community Services

The proactive leadership of North Glenora has led to much of its success. The Community League should continue this tradition by looking beyond conventional practices to other possible means of providing financial support to community projects that will enhance the quality of life for North Glenora's residents.

The Planning and Transportation Committee, with endorsement from the Community League Executive, should investigate community enhancement fundraising options, and tax benefit opportunities with the City. Some options for consideration include:

- 1) Develop a concerted effort to solicit annual contributions from residents and businesses in the form of a Capital Projects Fund with specific projects identified for residents to support.

- 2) Consider establishing a Family Estates Fund which will provide an opportunity for longtime residents to donate funds to the Community League or to specific projects.
- 3) In relation to the Park Concept Plan, create a Park Millennium Fund which will provide an opportunity for residents and businesses to donate funds, material and labour in support of specific components of the Park Plan, such as:
 - i) redevelop the playground located by the community hall,
 - ii) redevelop the playground located by the school,
 - iii) development of a multi-use hard surface facility (basketball, skateboarding, etc.)
 - iv) purchase of trees and shrubs for landscaping or naturalization projects
 - v) purchase of picnic tables, park benches and signs
 - vi) purchase of sports and recreational equipment
 - vii) donation of construction materials, such as concrete and asphalt, and use of construction equipment, such as bobcats and tree spades



9.0 Plan Implementation

9.0 Plan Implementation

9.1 Implementation Approach

The Community Plan represents a comprehensive community-driven exercise that has produced a vision of North Glenora supported by issue-oriented guiding principles and over 50 recommendations calling for specific action by the community. The Plan is a framework for the future, and its implementation will depend largely on the initiative of the Community League in cooperation with residents, other community-based agencies and the City of Edmonton. Implementation of the Plan is a responsibility of the entire community.

The role of the Planning and Transportation Committee will be to coordinate Community Plan initiatives by individuals, groups and committees within the community, and also to initiate recommendations on behalf of the community. It is anticipated that the City's Planning and Development Department will consult the Community Plan when development applications and rezonings come forward, and will advise the applicant of this Plan and its contents.

9.2 Implementation Priorities and Organization

Developing a list of priorities is problematic since implementation is complicated by personal preferences, funding requirements and the need for cooperation between different agencies. To give some organization to the implementation of Plan recommendations and to guide the relative assessment of priorities, the following criteria have been used to categorize and prioritize the recommendations:

Category A:

Identify recommendations that would be initiated and managed substantially by the Community League, with assistance from other agencies as required. Implementation of these recommendations may reinforce present activities, initiate new activities, or require input from an outside agency (e.g. Community Services will be approached to conduct a crime prevention and safety audit of the community).

Category B:

Identify recommendations that would be initiated by the Community League, requiring cooperation with other agencies. Implementation of these recommendations may require additional planning, or review and funding from other agencies, or both (e.g. request that Transportation and Streets improve the signal timing for a local pedestrian crosswalk).

Category C:

Identify recommendations that would be initiated by the Community League, requiring funding support and coordination with other agencies. Implementation of these recommendations may require additional detailed planning, or the requirement for significant amounts of funding, or both (e.g. long term recreational plan for the "heart" of the community).

To assist in the management and monitoring of plan implementation, a detailed chart has been prepared in **Appendix A.2** that groups recommendations according to the criteria above. The table also ranks the recommendations in two ways: 1) assigning the recommendation with a priority (high, medium or low); or, 2) identifying the status of the recommendation as ongoing or underway. These designations are done from the community's perspective, weighing the urgency of a recommendation more than the relative importance of an issue, although urgency and importance may both be factors in assigning a ranking. Issues that involve safety are automatically ranked as high priority. For high priority recommendations that involve detailed planning or significant amounts of funding, the Community League Executive should provide final direction on which items have priority.



North Glenora Community Plan

A Vision of the Future

Appendices

August 1998

Appendix A

Summary: Vision Statements and Guiding Principles

2.0 Introduction

A Vision of the Future

The residents of North Glenora foresee a community that will renew and evolve into the future within the framework of its established strengths and attributes. As the community rejuvenates demographically and physically, it will continue to maintain its strong sense of community and a shared understanding that North Glenora is a special place to live.

Guiding Principle 1: Community Inclusiveness

The community welcomes residents of all ages and walks of life to make North Glenora their home for work, play and family life.

Guiding Principle 2: Community Spirit

The community continues to nurture the strong spirit of community involvement, sense of belonging and neighbourliness.

Guiding Principle 3: Community Pride

The community encourages all residents to take ownership in the well-being of the community.

Guiding Principle 4: Community Development

The community commits to continual improvement of its physical amenities and enhancement of its social fabric.

Guiding Principle 5: Pride in Property

The community encourages all residents to enhance their property.

Guiding Principle 6: Use and Enjoyment of Property

The community respects the right of residents to the use and enjoyment of property, while safeguarding the broad interest of the community.

Guiding Principle 7: Quality of Life

The community strives to preserve our environment and the quality of life currently enjoyed by residents.

Guiding Principle 8: Community Responsibility

The community assumes the responsibility for its overall welfare by proactively addressing resident concerns, and by looking to the future based on the strength of its past.

3.0 Residential

Vision Statement

The residents of North Glenora foresee a community characterized by quality housing that will meet a variety of housing needs, while maintaining the current predominance of single family dwellings.

Guiding Principle 1: Redevelopment and Zoning

Accommodate redevelopment in a manner consistent with the existing development and zoning of the community.

Guiding Principle 2: Housing Mix

Maintain the current mix of housing types in order to meet a range of socio-economic needs while continuing to emphasize the single family dwelling.

Guiding Principle 3: Innovative Redevelopment

Consider innovative redevelopment proposals that are consistent with the housing needs of the community and with the character of North Glenora.

Guiding Principle 4: Residential Character

Encourage the rejuvenation of residential buildings in a manner that is sensitive to the residential character of the community in terms of architectural style and scale of development.

Guiding Principle 5: Property Maintenance

Encourage owners of rental housing to maintain and improve their buildings to community standards or to redevelop the properties consistent with the character of North Glenora.

Guiding Principle 6: Social Housing and Services

Support applications for home-based Child Care services, Group Homes and Foster Homes provided such developments are not intrusive and do not detract from the residential character of the community and the use and enjoyment of neighbouring properties.

Guiding Principle 7: Residential Home Care

Allow for new innovative ways and means of accommodating the elderly, infirm and disabled within the homes of family or friends.

4.0 Circulation

4.1 Vision Statement:

The residents of North Glenora foresee a circulation system that facilitates the safe travel and ease of movement for all forms of travel (cycling, walking, transit, and vehicular), while minimizing hazardous conditions and traffic nuisances in the community.

Guiding Principle 1: "Rules of the Road"

Promote and enforce "rules of the road" for all forms of travel to lessen unsafe travel behaviour and traffic nuisances in the community.

Guiding Principle 2: Short-Cutting Traffic

Minimize short-cutting traffic within North Glenora by transit and private vehicles.

Guiding Principle 3: Facilities Improvements

Develop and improve circulation facilities through traffic and engineering design to create a safer circulation environment.

Guiding Principle 4: Alternative Travel Modes

Encourage walking, cycling and transit usage as alternative modes of travel, to minimize generation of vehicle trips within North Glenora and vehicle trips generally throughout the city.

Guiding Principle 5: Safe Non-automobile Movement

Promote safe pedestrian, inline skating and bicycle movement within the community, and for connections with neighbouring communities.

Guiding Principle 6: City-wide Transportation Issues

Maintain an awareness of transportation issues at the city-wide level that may have an impact on the community.

5.0 Business and Commercial

5.1 Vision Statement:

The residents of North Glenora foresee a community that accommodates non-intrusive business enterprises without compromising the residential integrity of the community

Guiding Principle 1: Intrusive Business/Commercial Zoning

Deny support to intrusive business and commercial activities that require changes to existing zoning.

Guiding Principle 2: Non-intrusive Home-based Businesses

Support non-intrusive home-based businesses that are consistent with the residential character of North Glenora and do not impose inconvenience, risk to safety, or detract from the peaceful use and enjoyment of property by neighbouring residents.

Guiding Principle 3: Local Business Support

Encourage community and local business and commercial enterprises to support and participate in the activities of North Glenora.

6.0 Landscape and Open Spaces

6.1 Vision Statement

The residents of North Glenora foresee a community with landscape and open spaces that support recreational and social purposes, and serve to enhance the overall aesthetic quality of our urban environment.

Guiding Principle 1: Tree-lined Boulevards

Preserve and maintain tree-lined boulevards to retain the pedestrian character and visual attractiveness of streets in the community.

Guiding Principle 2: Streetscape Amenities

Ensure that property improvement and redevelopment does not disrupt and detract from the streetscape amenities created by tree-lined boulevards and open spaces.

Guiding Principle 3: Mini-Parks

Maintain, preserve and enhance neighbourhood "mini-parks" to retain and promote landscape amenities that complement the built environment.

Guiding Principle 4: Landscaped Perimeter

Maintain, preserve and enhance the landscaped area between homes and arterial roadways at the perimeter of the community to retain a visual buffer and landscape amenity.

Guiding Principle 5: Heart of the Community

Preserve and enhance the central area of the community as the "heart" of recreational, sport, educational and social activity.

Guiding Principle 6: Parkland and Recreation Facilities

Develop, enhance and maintain community facilities, such as playgrounds, halls, and sports fields, for the use and enjoyment of all residents.

Guiding Principle 7: Open Space Enhancements

Develop, enhance and maintain open space amenities, such as treed rest areas, signs, park benches, and landscape features, to promote and retain interesting and pleasant surroundings.

7.0 Infrastructure

7.1. Vision Statement

The residents of North Glenora foresee an efficient and durable infrastructure that supports the lifestyle and community interaction desired by residents in the least obtrusive way possible.

Guiding Principle 1: Sidewalk and Roadway Maintenance

Ensure that sidewalks, curbs, catch basins and roadways are maintained to acceptable construction and operational standards for safe and satisfactory travel and proper water drainage.

Guiding Principle 2: Curb Ramp Installation

Improve the mobility of residents by installing curb ramps in appropriate locations throughout the community.

Guiding Principle 3: Sidewalk Repair and Development

Ensure that the development of sidewalks contribute aesthetically as well as functionally to the enjoyment of the community.

Guiding Principle 4: Alley Utilization

Preserve and improve alleys for their intended purposes, to provide vehicle access and to supply utility services to individual properties.

Guiding Principle 5: Lighting and Safety

Provide and maintain lighting of streets, alleys and public spaces in a manner that will enhance safety and security in the community.

Guiding Principle 6: Utility Services

Provide and maintain gas, power and telecommunications services and connections to buildings in the most unobtrusive way possible.

Guiding Principle 7: Water and Sewer Services

Ensure that water, sanitary sewer and storm sewer services are upgraded and maintained to current City standards to minimize disruption of essential services to residents.

8.0 Quality of Life

8.1 Vision Statement

The residents of North Glenora foresee a stable, safe and proactive community where people participate in community life.

Guiding Principle 1: Sense of Community

Promote a sense of community by inviting residents to participate in Community League activities, and by developing relationships with groups and organizations within the community.

Guiding Principle 2: Community Life

Support the Community League as the main body to involve residents in community life.

Guiding Principle 3: Inclusive Participation

Recognize that many residents rent their accommodation, and they should have the same opportunity to participate fully in community life as enjoyed by property owners.

Guiding Principle 4: Neighbourliness

Promote neighbourliness by encouraging residents to be respectful, tolerant and considerate of neighbours.

Guiding Principle 5: Resident Well-Being

Support and enhance the well-being of youth, seniors and the disadvantaged of the community through appropriate facilities and programs.

Guiding Principle 6: Safety and Security

Involve residents in improving their safety and security, and take steps to reduce criminal activity.

Guiding Principle 7: Environmental Awareness

Promote an awareness of, and attention to, environmental issues that impact residents, such as traffic noise, pollution and litter, and of sustainable activities, such as recycling and composting.

Guiding Principle 8: Community Planning Awareness

Maintain an awareness of and respond to planning and development issues within and near North Glenora, as they impact on the well-being of residents and the community.

Guiding Principle 9: Innovative and Proactive Orientation

Consider innovative ways to approach community issues and proactively influence the well-being of the community.

Appendix B

Plan Implementation Summary Chart

Appendix B Plan Implementation Summary Chart Categorization and Priority Ranking of Plan Recommendations

Category A: Recommendations that should be initiated and managed substantially by the Community League, with assistance from other agencies.					
Subject	Refer. No.	Recommendation	Implementation Participants	Status / Priority	Notes
Residential	2R	"That future residential rezoning proposals be reviewed by the community through a process that ensures compatibility with the Guiding Principles of this Plan, the goals and objectives of residents and property owners, and a consensus of opinion within the community."	North Glenora Community League / Planning & Development	Medium	P&TC to initiate.
Residential	5R	"That a Residential Design Guide be prepared by the Community League to illustrate appropriate redevelopment and exterior remodeling of existing housing to better ensure compatibility with the prevailing residential character of the community."	Planning & Development	High	P&TC to initiate. Follow-up Mature Neighborhood Study underway, City P&D.
Circulation	1C	"That the community take a proactive stance to promote adherence to the "rules of the road" by forming Parent and Student Patrols, and by using permanent and temporary traffic signs to promote appropriate travel behaviour."	North Glenora Community League / Coronation School / Edmonton Police Service / Transportation & Streets	High	Safety issue. P&TC to coordinate with agencies. Coordinate with 3C.
Circulation	11C	"That the Community League promote bicycle and inline skating safety by identifying or offering programs to educate residents, children in particular, about cycling and skating skills, bicycle and skate maintenance and safety equipment."	North Glenora Community League / Edmonton Police Service	Medium	Volunteers needed.
Circulation	12C	"That the Community League ensure that it is represented in city-wide and local transportation planning discussions to safeguard the community's interest."	North Glenora Community League	High	Master Plan: detailed planning underway, City T&S.
Business / Commercial	2B	"That the Community League assist residents, both home-based business applicants and neighbours, in resolving concerns or disputes by performing an informational and facilitative role."	North Glenora Community League	Ongoing	
Business / Commercial	3B	"That the Community League develop and maintain a relationship with owners and operators of local business and commercial enterprises within the vicinity of North Glenora for mutual benefit."	North Glenora Community League	Medium	P&TC liaise with Westmount Mall and local businesses. Coordinate with 12Q.

Appendix B Plan Implementation Summary Chart Categorization and Priority Ranking of Plan Recommendations					
Category A: Recommendations that should be initiated and managed substantially by the Community League, with assistance from other agencies.					
Subject	Refer. No.	Recommendation	Implementation Participants	Status / Priority	Notes
Landscape / Open Spaces	2L	"That a survey of tree-lined boulevards and public spaces be conducted by community volunteers every two years to identify boulevard sections and individual trees that may exhibit Dutch Elm Disease symptoms or other problems requiring City attention."	North Glenora Community League / Community Services	High	P&TC to initiate and coordinate with IL.
Landscape / Open Spaces	5L	"That the Community League continue to support the development and maintenance of "mini-parks" and other similar landscape enhancements within the community in partnership with the City."	North Glenora Community League / Community Services	Ongoing	Continue to support volunteers.
Quality of Life	1Q	"That the Community League develop strong relations with associated groups in the community, political representatives, and key department employees of public administrations."	North Glenora Community League	Ongoing	Continue to invite political representatives to events & forward newsletters.
Quality of Life	2Q	"That the Community League continue to strongly support the newsletter as a form of communication with residents to disseminate information, encourage volunteerism and to promote a sense of community."	North Glenora Community League	Ongoing	Continue to produce a quality monthly newsletter & distribute to each home.
Quality of Life	3Q	"That the Community League facilitate the resolution of disputes between neighbours when requested by offering a third party role and, when appropriate, recommend formal mediation to resolve problems."	North Glenora Community League / Community Services / Edmonton Mediation Society	Ongoing	
Quality of Life	4Q	"That the Community League, with assistance from Community Services, improve registry services (e.g. snow shoveling, grass cutting, and light housekeeping) to support independent living by persons with disabilities and seniors of the community, and to assist residents who are away from home for extended periods."	North Glenora Community League / Community Services	Low	Expand registry to other types of services.
Quality of Life	5Q	That the Community League examine the safety and security concerns of residents, and conduct a Neighbourhood Crime Prevention and Safety Audit of the community.	North Glenora Community League / Neighbourhood Watch / Block Parents Community Services / Edmonton Police Service	Medium	Initiative needed from the Neighbourhood Watch and Block Parent committees.

Appendix B Plan Implementation Summary Chart

Categorization and Priority Ranking of Plan Recommendations

Category A: Recommendations that should be initiated and managed substantially by the Community League, with assistance from other agencies.

Subject	Refer. No.	Recommendation	Implementation Participants	Status / Priority	Notes
Quality of Life	6Q	"That the Community League develop relations with the local Community Police Office to create better awareness of local policing and to share information about North Glenora and services provided to residents."	North Glenora Community League / Neighbourhood Watch / Block Parents Coronation School / Edmonton Police Service	Medium	Initiative needed from the Neighbourhood Watch and Block Parent committees.
Quality of Life	7Q	"That the Community League continue to provide leadership by promoting environmental issues and related projects of direct benefit to residents."	North Glenora Community League	Ongoing	Continue to support environmental efforts.
Quality of Life	8Q	"That the Community League approach the City to monitor traffic noise levels as needed on 107 Avenue and 111 Avenue to ensure noise levels are within acceptable standards."	North Glenora Community League / Transportation & Streets	Low	Last noise test was done at 111 Ave & Groat Road after the intersection was built.
Quality of Life	9Q	"That the Community League continue the function of the Planning and Transportation Committee with a mandate to address planning and development issues, and to coordinate implementation of the Community Plan."	North Glenora Community League	Ongoing / Underway	Implementation of the Plan is already underway with focus on high priority items.
Quality of Life	10Q	"That the Community League assist residents in addressing planning issues that affect the use and enjoyment of their property by performing an informational and facilitative role, and that the Community League take a position only when the issue has a clear detrimental impact on residents or the community as a whole."	North Glenora Community League	Ongoing	P&TC to facilitate.
Quality of Life	12Q	"That the Community League examine means to generate funds directly from residents of North Glenora and businesses in support of specific community enhancement projects."	North Glenora Community League / Community Services	High	Initiate as part of Park Plan and implementation.

Appendix B Plan Implementation Summary Chart Categorization and Priority Ranking of Plan Recommendations				
Category B: Recommendations that should be initiated by the Community League, requiring cooperation with other agencies.				
Subject	Refer. No.	Recommendation	Implementation Participants	Status / Priority
Residential	1R	"That the current residential zoning be retained to control land use density unless it can be demonstrated to the community that a rezoning would be in keeping with the Guiding Principles of this Plan as well as the goals and objectives of residents and property owners who might be affected."	North Glenora Community League / Planning & Development	Low
Residential	3R	"That the Community League recommend Land Use Bylaw changes to the City, as they may arise, that would allow for innovative residential redevelopment consistent and complementary to existing forms and styles of residential development in North Glenora"	North Glenora Community League / Planning & Development	Low
Residential	6R	"That the City and Province investigate and consider ways of increasing consultation between group home applicants and communities, as outlined in the Adult Group Home Housing Project Final Report (April, 1997) and ensuring that such homes are dispersed throughout the city and not concentrated within a community."	North Glenora Community League / Planning & Development	Low
Residential	7R	"That the City, possibly in consultation with the Capital Health Authority and Edmonton home builders, consider preparing residential home care design guidelines for the accommodation of the elderly, infirm and disabled within the homes of family and friends."	North Glenora Community League / Planning and Development	Low
Circulation	2C	"That the Community League ask the City to regularly enforce vehicle speed on arterial roadways that surround North Glenora (107 Avenue, 111 Avenue, Groat Road and 142 Street)."	North Glenora Community League / Edmonton Police Service	Medium
Circulation	3C	"That a review of traffic signs in the community be conducted to address the purpose and effectiveness of existing signs, and the need for additional regulatory signs."	North Glenora Community League / Transportation & Streets	Medium
Circulation	4C	"That roadway improvements in and around North Glenora should not increase short-cutting traffic, but should reduce short-cutting traffic wherever possible."	North Glenora Community League /	Low
Circulation	5C	"That no new bus routes be added to the current service unless it can be clearly demonstrated that the route will meet a need within the community."	North Glenora Community League / Transportation & Streets	Low
				Coordinate with 1C.
				Coordinate with 1C.

Appendix B Plan Implementation Summary Chart Categorization and Priority Ranking of Plan Recommendations

Category B: Recommendations that should be initiated by the Community League, requiring cooperation with other agencies.

Subject	Refer. No.	Recommendation	Implementation Participants	Status / Priority	Notes
Circulation	7C	"That the level of public transit service to North Glenora be maintained, and that ways to improve non-peak period service be considered."	North Glenora Community League / Transportation & Streets / Edmonton Transit	Low	
Circulation	8C	"That detailed planning be conducted to examine possible north-south and east-west bicycle routes through North Glenora that will create opportunities for recreational and commuter bicycle travel."	North Glenora Community League / Transportation & Streets	Underway	Bike route signs posted; follow-up Groat Rd bikeway.
Circulation	9C	"That the signal timing at the 135 Street / 111 Avenue intersection be reviewed with the intention to provide safer conditions for pedestrian crossing."	North Glenora Community League / Transportation & Streets	High	Safety issue. To be initiated by P&TC.
Circulation	10C	"That the Community League, in cooperation with the Westmount Community League, approach the City to install a pedestrian activated signal at the existing crosswalk on Groat Road and 109A Avenue."	North Glenora Community League / Westmount Community League / Transportation & Streets	High	Safety issue. To be initiated by P&TC.
Business / Commercial	1B	"That the current commercial zoning be retained unless it can be demonstrated to the community that a rezoning would provide some exceptional benefit to the community."	North Glenora Community League / Planning & Development	Low	
Landscape / Open Spaces	1L	"That an organized community program be prepared to combat Dutch Elm Disease by developing an awareness of the disease, by disseminating information, by conducting a tree inventory and by enabling residents to identify problems on public and private property throughout the community."	North Glenora Community League / Community Services	Underway	Community volunteers have been organized to work closely with Community Services.
Landscape / Open Spaces	3L	"That during redevelopment of properties, boulevard trees be retained in order to maintain the pleasant character of North Glenora's tree-lined boulevards and pedestrian-oriented streetscape."	North Glenora Community League / Community Services / Transportation & Streets / Planning & Development	Medium	Consider with preparation of the Residential Design Guide (5R).
Landscape / Open Spaces	4L	"That front access driveways be discouraged in order to maintain the pleasant character of North Glenora's tree-lined boulevards and pedestrian oriented streetscape."	North Glenora Community League / Community Services / Planning & Development / Transportation & Streets	Medium	Consider with preparation of the Residential Design Guide (5R).

Appendix B Plan Implementation Summary Chart

Categorization and Priority Ranking of Plan Recommendations

Category B: Recommendations that should be initiated by the Community League, requiring cooperation with other agencies.

Subject	Refer. No.	Recommendation	Implementation Participants	Status / Priority	Notes
Landscape / Open Spaces	6L	"That a long term landscape plan be prepared to restore and maintain the perimeter landscaping surrounding the community."	North Glenora Community League / Community Services	Low	
Infrastructure	11	"That the Community League conduct an infrastructure survey every three years to advise the City of sidewalk, curb, catch basin and roadway maintenance problems and needed repairs."	North Glenora Community League / Transportation & Streets	Ongoing	Last survey done in Spring 1995; maintenance done in the Summer, 1996.
Infrastructure	51	"That the City give notice that asphalt sidewalk replacement is planned prior to construction to give affected property owners time to respond."	North Glenora Community League / Transportation & Streets / Asset Management & Public Works	Low	
Infrastructure	61	"That the Community League petition the City to construct a sidewalk along the west side of 135 Street between 109 Avenue and 109A Avenue."	North Glenora Community League / Transportation & Streets	High	Important element of the Park Plan that is underway.
Quality of Life	11Q	"That the Community League be notified by the City of proposed public developments by City Departments (e.g. roadway construction) and of proposed private development that may impact the property and quality of life of residents or the community as a whole."	North Glenora Community League / Transportation & Streets / Asset Management & Public Works / Community Services / Planning & Development	Ongoing	Ensure that Community League receives notices on a routine basis.

Appendix B Plan Implementation Summary Chart

Categorization and Priority Ranking of Plan Recommendations

Category C: Recommendations that should be initiated by the Community League, requiring funding support & coordination with other agencies.

Subject	Refer. No.	Recommendation	Implementation Participants	Status / Priority	Notes
Residential	4R	"That the Community League investigate ways to attract financial resources and means to mobilize expertise in order to purchase and redevelop property for the housing needs of the community."	North Glenora Community League / Planning & Development	Low	
Circulation	6C	"That detailed planning be conducted to resolve traffic concerns along 109A Avenue between 135 Street and 139 Street by addressing bus traffic, parking, drop-off and pickup activity, the narrow width of the roadway and the configuration of the 139 Street / 109A Avenue intersection."	North Glenora Community League / Coronation School / Transportation & Streets	High	Safety issue. P&TC to initiate and coordinate as part of the Park Plan exercise.
Landscape / Open Spaces	7L	"That a long term recreational facilities plan be prepared for the "heart" of the community to address both active and passive sport and recreational activities."	North Glenora Community League / Coronation School / Community Services	Underway	Park Concept Plan being prepared. Coordinate with 8L and 9L.
Landscape / Open Spaces	8L	"That a long term landscape plan be prepared for the central area of the community to enhance and beautify the "heart" of North Glenora."	North Glenora Community League / Coronation School / Edmonton Public Schools / Community Services	Underway	Integral to Park Plan being prepared. Coordinate with 7L and 9L.
Landscape / Open Spaces	9L	"That partnerships with the City, Coronation Elementary School, Edmonton Public Schools and associated groups based in the community be pursued to prepare plans to beautify and landscape open spaces, and promote opportunities for active and passive recreational activity."	North Glenora Community League / Coronation School / Edmonton Public Schools / Other Community Services / Groups	Underway	P&TC to coordinate Park Plan with groups. Coordinate with 7L and 8L.
Infrastructure	2I	"That when assessing sidewalk, curb, catch basin and roadway maintenance problems, the City should consider the need to perform a coordinated and comprehensive rehabilitation of infrastructure, including below grade utility services, as provided for under the Neighbourhood Infrastructure Program (NIP)."	North Glenora Community League / Transportation & Streets / Asset Management & Public Works / Planning & Development / Community Services	Medium	P&TC to initiate review and discussion with City.
Infrastructure	3I	"That the Community League petition the City to implement a comprehensive program to install curb ramps at intersections and crosswalks throughout the community, giving priority to the central area of North Glenora."	North Glenora Community League / Transportation & Streets / Asset Management & Public Works	Underway	Substantially completed.

Appendix B Plan Implementation Summary Chart

Categorization and Priority Ranking of Plan Recommendations

Category C: Recommendations that should be initiated by the Community League, requiring funding support & coordination with other agencies.

Subject	Refer. No.	Recommendation	Implementation Participants	Status / Priority	Notes
Infrastructure	41	"That the City and property owners share in the additional expense to repair and maintain sidewalks in concrete, not asphalt, throughout the community."	North Glenora Community League / Transportation & Streets / Asset Management & Public Works	Low	
Infrastructure	71	"That the City review the impact of heavy trash collection vehicles on the wear & tear of alleys, to assess the structural capability of alleys to accommodate heavy vehicles & the resulting cost to the City & taxpayers to maintain alleys to City standards	North Glenora Community League / Transportation & Streets / Asset Management & Public Works	Medium	P&TC to initiate during next infrastructure survey (11).
Infrastructure	81	"That the Community League encourage the City or the responsible Utility to properly maintain, relocate or bury utility services situated in noticeable locations, detracting from community aesthetics."	North Glenora Community League / EPCOR / Telus / Videotron / (other relevant Utilities)	Low	
Infrastructure	91	"That the Community League request that the City commit to a comprehensive program to upgrade water and sewer services throughout the community under the Neighbourhood Infrastructure Program (NIP)."	North Glenora Community League / Transportation & Streets / Planning & Development / Community Services	Medium	P&TC to initiate with City. Coordinate with 21.

Appendix C

Community Participation Process

Appendix C

Community Participation Process

The following is a record of meetings and activities conducted by the Planning and Transportation Committee to obtain community input into the planning exercise, subsequent to the Site Specific Development Control (DC5) rezoning of the patio home sites in the summer of 1993. Because this was a community-driven planning exercise, great care was taken to ensure that community participation was broadly based and meaningful.

1. Open House, 6 November 1993
 - facilitated by a City planner assigned to North Glenora for the purpose of identifying the depth and scope of planning issues
 - first step in the planning exercise was to identify issues and concerns and uncover the self-image held by residents of the community
 - at the following Annual General Meeting, 8 March 1994, the mandate of the Planning and Transportation Committee to prepare a community plan was confirmed
2. Community Planning Survey, Fall 1994
 - survey questionnaire was hand delivered, and subsequently picked up, from each household in the community, resulting in a 30% response rate
 - survey results were presented to the community at the 7 March 1995 Annual General Meeting
 - summary of survey results published in the community newsletter, and graphics showing results were displayed in the Community League hall
 - Business/Commercial results of survey sent to Westmount Mall as information 3. Rental Properties - Owner Addresses
 - addresses of owners of rental property were obtained from Planning and Development to invite them to community meetings and to forward information, such as survey and the Vision Statements and Guiding Principles Highlights Document distributed throughout the community in February 1996
4. Community Day, September 1995
 - planning information displayed at a table showing various newspaper articles on planning and community issues and results of the planning survey
5. Planning Open House, 17 October 1995
 - representatives from Planning and Development, Transportation and Parks & Recreation, and Coronation Elementary School were present with residents to review and clarify the planning survey results
 - the meeting was used to identify and confirm issues as a basis to prepare guiding principles for the Community Plan
6. Annual General Meeting, 5 March 1996

- the Vision Statements and Guiding Principles Preliminary Highlights document was distributed to each household in the community before the meeting in order to obtain feedback and confirm the direction of the plan
 - a response sheet was attached to the document to receive additional comment from residents
7. Community Outreach, Winter/Spring 1996:
 - committee members were assigned to target groups to meet and discuss the Community Plan and obtain feedback
 - meetings were held with various groups, such as the North Glenora 45 Plus Club; Westmount Presbyterian Church; Coronation Elementary School; Edmonton Public Schools and the North Glenora Indoor Playground and Playschool
 8. General Meeting, 18 June 1996
 - meeting to review a first draft of the Community Plan
 - Plan circulated to Executive Members of the Community League prior to the meeting
 9. General Meeting, 19 November 1996
 - meeting to receive final community input to a substantially completed draft of the Community Plan before working the document through the City administration
 10. Annual General Meeting, 4 March 1997
 - the Community Plan received final approval from the community for submission to City Council

Appendix D

Community Planning Survey

North Glenora Community Planning Survey

- Introduction -

The community planning survey, held in the fall of 1994, was a tremendous success. Of the 835 households in North Glenora 227, or 27%, responded to the questionnaire. For a survey of this type it is considered a very good response.

Why was the survey conducted? North Glenora is beginning to realize significant change in terms of its population characteristics and its housing stock. Rejuvenation of the community is beginning to occur as young couples and families move into the community and begin investing in homes that require upgrading and renovation. The rezoning of the patio homes to allow adult condominiums is a good example of the magnitude of the change that is occurring within North Glenora.

One purpose of the planning survey is to put the community in a position to be proactive rather than reactive to change. The results of the survey will also be used to assist in improving the quality of life of North Glenora residents. The Planning and Transportation Committee will be seeking direction from residents on how to proceed at the Annual General Meeting.

The displays you see before you summarize the findings of the survey and illustrate some of the more interesting results. Full results are available, including a detailed analysis of the multiple choice questions. Please contact a member of the Community Planning and Transportation Committee or Harold Stanley, Community Planner for the City's Planning and Development Department, at 496-6101 for more information.

Summary

A. Residential

A very strong majority of respondents favor single detached housing and new or renovated housing developed in a style and scale similar to that which currently exists. They're also very busy improving their homes, a positive sign demonstrating stability and a willingness to invest.

A majority of respondents also favor semi-detached housing and self-contained suites within private dwellings. These findings are somewhat surprising as neither use is allowable for a majority of the community. Though respondents strongly rejected apartments as an acceptable housing type, they strongly support the plan to replace the patio homes with low rise adults only apartment condominiums. A number of negative comments were received concerning the condition of the patio homes, which may partially explain the strong support to replace them.

B. Business/Commercial

Respondents are generally in favor of home businesses, particularly if they do not cause a nuisance for neighbouring properties. Home occupations which do not generate noise, outdoor activity or employee/customer traffic received very high levels of acceptance.

Respondents feel they are adequately served by shops and services in the area and don't want to see more commercial properties in their neighbourhood. Several commented they would like to see improvements to the Westmount Shopping Centre.

C. Circulation

Respondents indicated they are not overly concerned with traffic issues. Individual comments received, however, indicate that for specific areas of the community certain problems are a major concern. These items will be followed up by the Planning and Transportation Committee.

The level of bus service is satisfactory, although a majority of respondents admitted to never using buses. Most respondents drive to work, while walking was most popular for going to school, college or university. A large majority of respondents indicated commuting took less than 15 minutes.

D. Public Spaces

Respondents are very much in favor of keeping their treed boulevards intact and feel landscaping along the major roadways is adequate. Close to half of the respondents feel that the School and Community League sites should be left as is. A slight majority don't feel the need for more adult oriented recreation amenities, but amongst those that do a majority favor tennis courts.

By a small majority respondents would be willing to pay for, or raise money for, the further development of the School and Community League grounds. Most respondents admitted to not making use of community recreation

facilities. Amongst those that do, the playground and ice rink are most popular.

E. Infrastructure

A majority of respondents are generally satisfied with the condition of the community's infrastructure including roads, sidewalks, sewers and back alleys. However, many individual comments were received noting specific problems. These items will be followed up by the Planning and Transportation Committee.

F. Quality of Life

Respondents view North Glenora as a safe and stable community. They are attracted by its mature trees, affordable housing, central location and friendly residents.

A large percentage of responding households do not have school age children. Those that do, send their children to a wide range of schools in the community and surrounding area; public, separate, Christian, elementary, junior and senior high. Choice of schools depends on closeness, religion, values, and programs.

A large majority of respondents are members of the Community League, although many do not participate in League activities. A large number of respondents had views on the role the Community League should play, including representing the interests of residents at City Council and with City Departments.

A large majority of respondents feel that noise and air quality are not problems. This contrasts with crime, where a majority are concerned with break and enters.

G. Information on Respondents

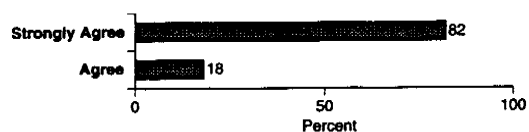
Respondents came from all parts of the community, although there was a slightly heavier concentration of responses in the area south of 109 Ave.. The average number of household members is 2.5 and the average age of respondents is 39.6 (this is likely low as many gave their age as "senior"). The average number of years respondents have lived in North Glenora is 19.6, indicative of a very stable community. 94% of respondents own their own homes.

In summary the typical survey respondent lives in a two adult household, is over 60 years of age, and owns a home in which they've lived for more than 5 years. There were some differences between the typical respondent and what we know about the community from the 1993 Civic Census. A far greater proportion of owners than renters responded, which was likely reflected in the higher percentage of long term residents, and two adult households were slightly over represented versus single adult households.

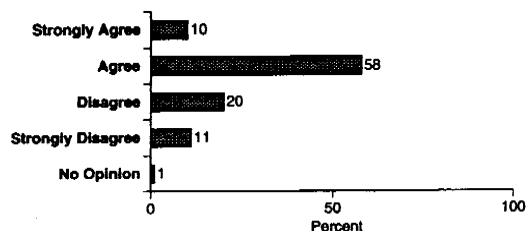
Residential

The following housing types are acceptable forms of redevelopment in North Glenora.

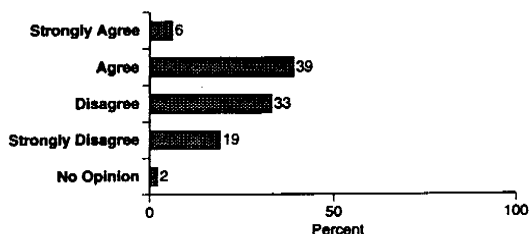
Single detached



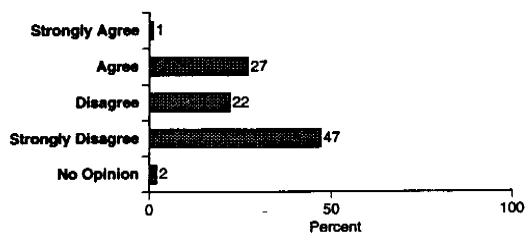
Semi-detached
(side by side)



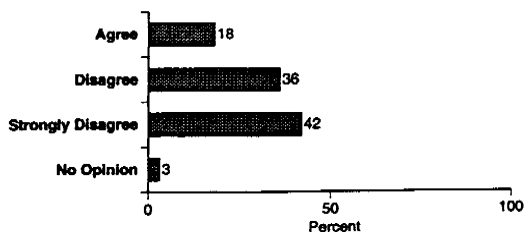
Duplex
(up and down)



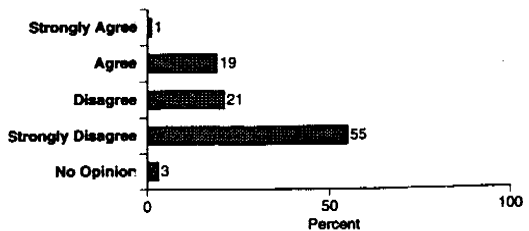
Row housing



Fourplexes

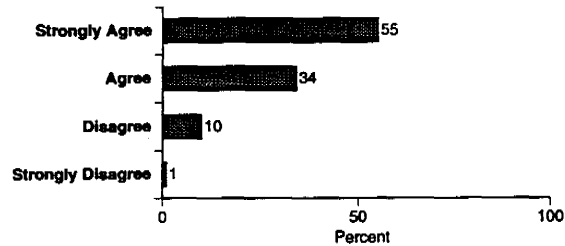


Apartments

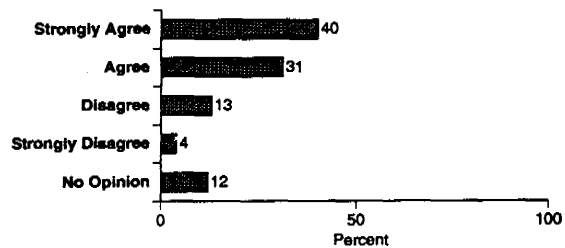


Future housing should be consistent with existing development such that:

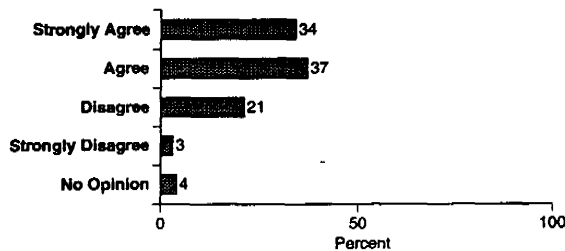
New or renovated housing is not significantly different in height, width and length from existing housing;



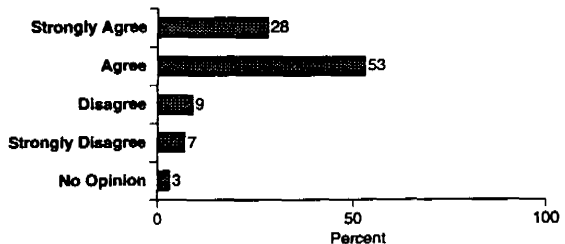
Front driveways are limited to where they currently exist;



Architectural styles do not contrast with existing housing.



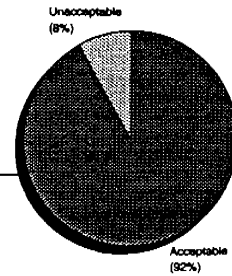
The plan to replace the patio homes (along 135 Street and along 109 Avenue) with low rise apartment condominiums for adults over the age of 45 is appropriate for North Glenora.



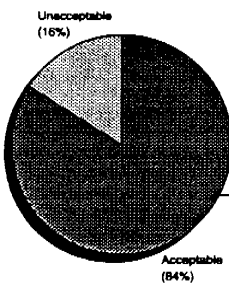
Business/Commercial

Are the following characteristics acceptable or unacceptable for home businesses in North Glenora?

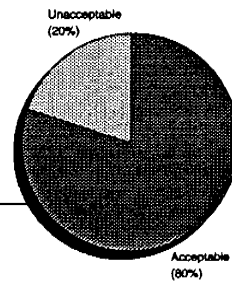
- able to operate without detection from outside the property



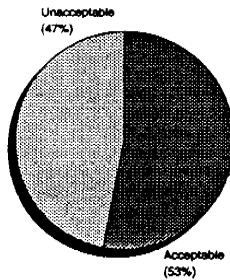
- employ only a resident of the household



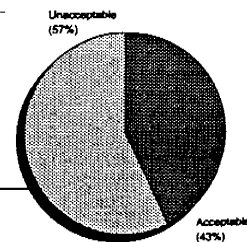
- on average have only one business related trip to the home a day



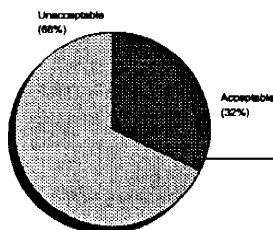
- involve the use of an accessory building (such as a garage)



- generate more than one business related trip to the residence a day



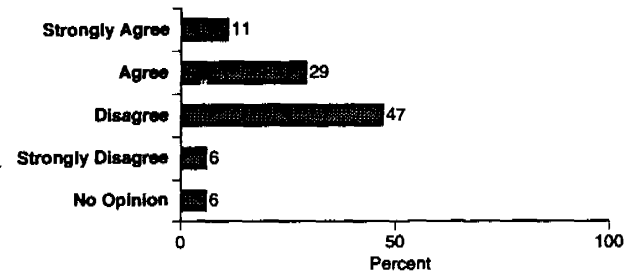
- employ up to two non-residents



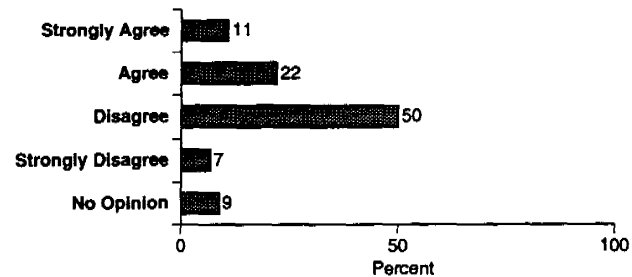
Circulation

The following are problems:

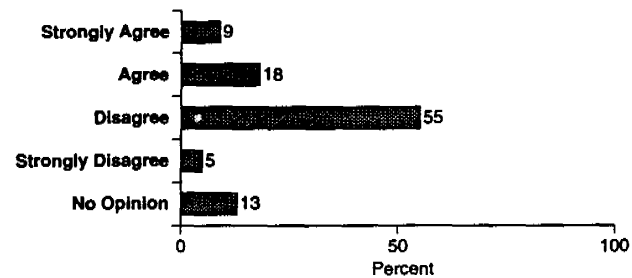
Speeding Traffic



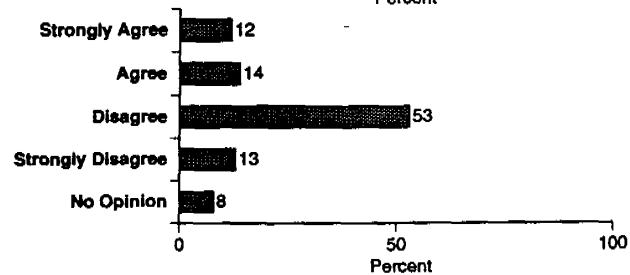
Traffic Noise



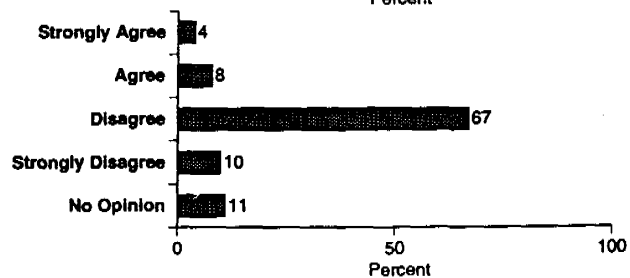
Shortcutting Traffic



Amount of Traffic

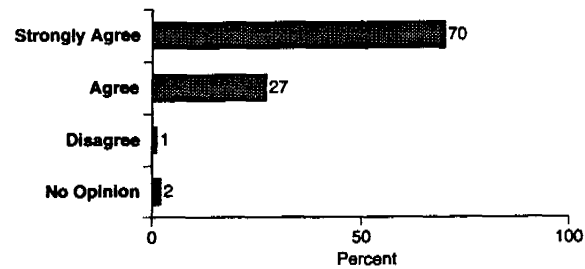


On-street Parking



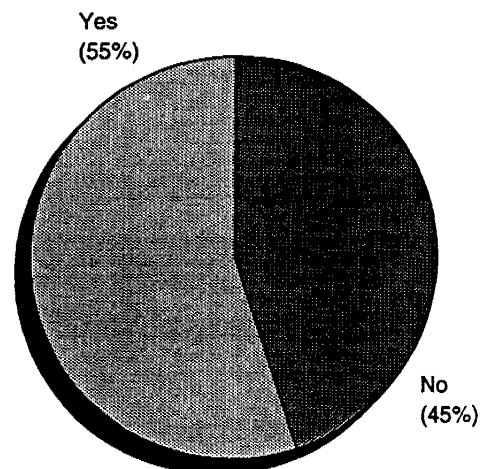
Public Spaces

North Glenora's existing sidewalks with treed boulevards should be left intact when residents are rebuilding.

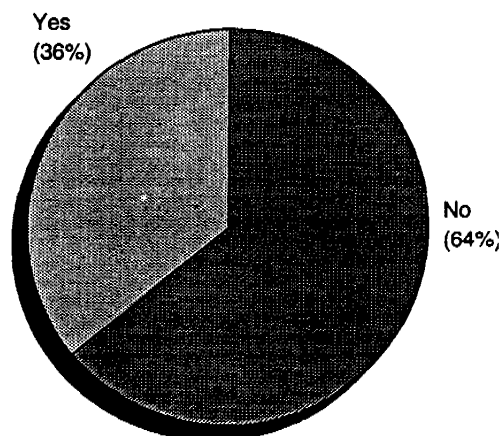


Mini Parks

- residents are willing to help maintain (e.g. water, weed, clean-up) these parks

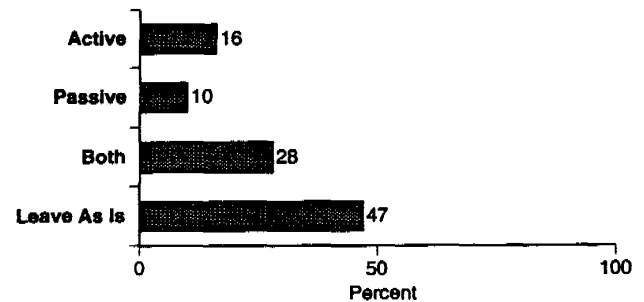


- residents are willing to help develop (e.g. landscape, build benches, etc.) these parks

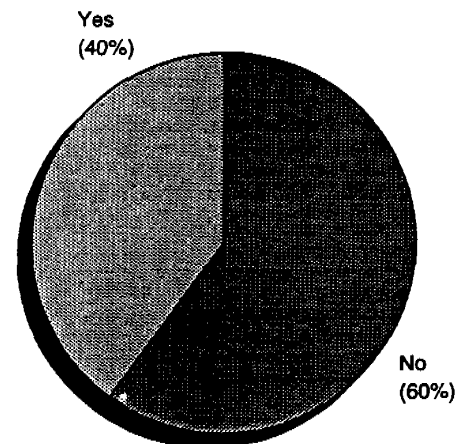


School and Community Sites

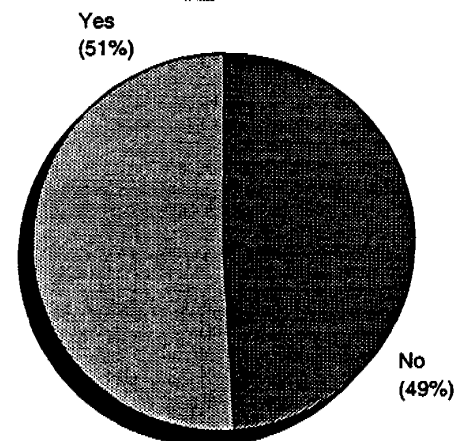
- Would residents like to see more active (e.g. volleyball courts, wading pools) or passive development (flower beds, picnic tables and benches) of these sites?



- Is there a need for more adult oriented recreation amenities on these sites such as a walking track, tennis court or shuffle board?



- Are residents willing to help pay for, or raise money for, the further development of these sites?



Quality of Life

Top 10 characteristics that influenced survey respondents' to move to and to stay in North Glenora:

- Safe Neighbourhood
- Stable Community
- Mature Trees
- Housing Quality
- Neighbours
- Tree Lined Streets (boulevards)
- Cost of Housing
- Close to Rest of City
- Back Alleys
- Size of Homes

North Glenora

COMMUNITY PLANNING SURVEY

Residents of North Glenora

Our community has experienced considerable change in recent years. Some notable changes include: the renovation of the Stan Daniel's apartments; *the* rezoning of the Patio Homes sites; and the evolving population characteristics of the community. In response, a community league committee has been formed to address these changes. A year ago the committee, in conjunction with the City of Edmonton Planning and Development Department, organized an open house for residents to discuss a broad range of issues. As a result, this survey has been initiated to conduct a more detailed review of the issues and to give all residents of the community an opportunity to consider planning and development matters.

Why is the survey being conducted?

- 1) To assess the views of the community with respect to the present and future physical and social makeup of the community.
- 2) To identify specific problems or concerns which can be dealt with individually or used as input during future planning discussions.

What will the survey accomplish?

The survey will encourage residents to think about the future of the community and consider possible changes. By being informed and forward looking the community will be in a better position to address future issues. The survey may also result in more community based planning activities depending on the scope and magnitude of resident concerns.

Why respond to the survey?

Your answers are very important. Views from all residents, from seniors through to young adults, renters and owners, will give a complete picture of the community's outlook on a variety of topics. Each household in North Glenora will receive a questionnaire. Individual responses will be treated confidentially, and published results will be shown in summary form only.

Feel free to contact members of the committee if you have any questions. A list of the committee members, with phone numbers, is located on the back page. Please take the time to respond.

On Saturday, October 30, 1-3 p.m. an Open House will be held in *the* community league hall, 13535 - 109A Avenue. This will give you an opportunity to review community planning information, and to discuss matters of concern informally. Hope to see you then.

Thank you for participating in this survey.

Members of the Planning and Transportation Committee






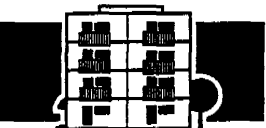
A community league representative will call upon you to pick up your questionnaire between Oct. 31 and Nov. 5
OR you may return it to the North Glenora Community Hall mail box, 13535 - 109A Ave. by Saturday, Nov. 5

A. Residential

Please circle the number to the right of each of the housing types that most accurately represents your opinion on that housing type.

Note that 1= strongly agree, 4= strongly disagree

1. The following housing types are acceptable forms of redevelopment in North Glenora:

		Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	TOTAL
a)	 Single detached	177 82%	39 18%	0 0	0 0	0 0	216 100%
b)	 Semi-detached (side by side)	20 10%	121 58%	43 20%	24 11%	2 1%	210 100%
c)	 Duplex (up and down)	13 6%	81 39%	67 33%	40 19%	5 2%	206 100%
d)	 Fourplexes	1 0%	37 18%	73 36%	85 42%	7 3%	203 100%
e)	 Row housing	3 1%	56 27%	45 22%	97 47%	5 2%	206 100%
f)	 Apartments (up to 4 stories)	2 1%	39 19%	43 21%	112 55%	7 3%	203 100%
2.	Future housing should be consistent with existing development such that:	116	71	21	3	0	211
a)	new or renovated housing is not significantly different in height, width and length from existing housing;	55%	34%	10%	1%	0%	100%
b)	architectural styles do not contrast with existing housing;	73 34%	79 37%	44 21%	7 3%	9 4%	212 100%
c)	front driveways are limited to where they currently exist.	83 40%	65 31%	28 13%	9 4%	25 12%	210 100%

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	TOTAL
3. Home owners should be allowed to rent out a self-contained suite in a private dwelling.	20 9%	106 49%	51 24%	30 14%	8 4%	215 100%
4. The plan to replace the patio homes (along 135 Street and along 109 Avenue) with low rise apartment condominiums for adults over the age of 45 is appropriate for North Glenora.	60 28%	114 53%	19 9%	14 7%	7 3%	214 100%

5. Which of the following improvements have been done to your residence in the past five years or are being considered for the future? (check off as many as apply):

	Past 5 years		Future		
a) interior renovations/change of floor plans	87	(52%)	80	(48%)	167
b) addition or expansion of an upper floor	3	(16%)	16	(84%)	19
c) addition to ground floor level	9	(36%)	16	(64%)	25
d) new siding	48	(59%)	33	(41%)	81
e) new windows	64	(60%)	42	(40%)	106
f) new driveway	26	(44%)	33	(56%)	59
g) new garage	17	(41%)	24	(59%)	41
h) new deck	48	(56%)	38	(44%)	86
i) landscaping	71	(70%)	31	(30%)	102
j) major upgrading or replacement (roof, heating, plumbing, electrical etc.)	120	(75%)	39	(25%)	159
k) other, please specify here:					

B. Business/Commercial

1. Home businesses, or occupations, are becoming increasingly popular. Are the following characteristics acceptable or unacceptable for home businesses in North Glenora?

	Acceptable		Unacceptable		
a) able to operate without detection from outside the property	199	(92%)	17	(8%)	216
b) employ only a resident of the household	181	(84%)	34	(16%)	215
c) on average have only one business related trip to the home a day	165	(80%)	41	(20%)	206
d) involve the use of an accessory building (such as a garage)	111	(53%)	98	(47%)	209
e) employ up to two non-residents	67	(32%)	144	(68%)	211
f) generate more than one business related trip to the residence a day	90	(43%)	120	(57%)	210

2. Are the following types of home businesses acceptable or unacceptable?	Acceptable		Unacceptable		TOTAL
a) home consulting businesses where consultants use computers to do the majority of their work	203	(96%)	9	(4%)	212
b) the production of crafts or other products that don't require outdoor assembly, manufacture or storage	203	(94%)	12	(6%)	215
c) activity in a garage or other separate building on a residential property that involves manufacturing, assembly or repair (e.g. auto)	57	(27%)	155	(73%)	212
d) personal care service, such as hairdressing or therapeutic massage, where no more than one customer is at the residence at any one time	156	(74%)	56	(26%)	212
e) day care or playschool with a maximum of 12 children	65	(31%)	143	(69%)	208
f) bed and breakfasts with no more than two guest rooms	140	(66%)	73	(34%)	213
g) office in the home that supports a business that operates off the premises (e.g., gravel truck operator, electrician etc.).	47	(22%)	167	(78%)	214
h) Are there other types of home businesses, not listed previously, that you would find acceptable or unacceptable? Please specify here:					
type: _____					
type: _____					
type: _____					
3. The existing service station at Groat Road and 107 Avenue is the only commercially zoned property in North Glenora. In future, is it acceptable to have any other properties rezoned for commercial uses (e.g., convenience store, dry cleaners, public service agency)?					
	17	(8%)	199	(92%)	216

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	TOTAL
4.a) Indicate your opinion on the following statement: You are adequately served by shops and other commercial services in the immediate surrounding area.	119	85	11	2	0	217
b) If you disagree with the above statement, what shops and other commercial services would you like to see in the immediate surrounding area? Please list here:	55%	39%	5%	1%	0	100

C. Circulation						
1. Please indicate your opinion on the following statements concerning pedestrian circulation, traffic and transit in North Glenora.						
a) The amount of traffic is a problem.	24	29	108	26	17	204
<i>If you feel that the amount of traffic is a problem, which streets or back alleys are a concern? Please list here:</i>	12%	14%	53%	13%	8%	100%

b) Speeding traffic is a problem.	23	59	94	12	13	201
<i>If you feel that speeding traffic is a problem, which streets are a concern? Please list here:</i>	11%	29%	47%	6%	6%	100

c) Traffic shortcutting through the community is a problem.	18	37	111	10	27	203
<i>If you feel that shortcutting traffic is a problem, which streets are a concern? Please list here:</i>	9%	18%	55%	5%	13%	100%

d) Traffic noise is a problem.	22	44	102	15	19	202
<i>If you feel that traffic noise is a problem, which streets are a concern? Please list here:</i>	11%	22%	50%	7%	9%	100

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	TOTAL
e) On-street parking is a problem. <i>If you feel that on-street parking is a problem, which streets do you feel are a concern (indicate hours of day if appropriate)? Please list here:</i> _____ _____ _____	9 4%	17 8%	135 67%	20 10%	22 11%	203
f) Stop signs, cross walks and traffic lights at major intersections create a safe environment for pedestrians to cross. <i>If you feel there are problems with pedestrians crossing major intersections, which intersections need the most improvement? Please list here:</i> _____ _____ _____	32 16%	124 60%	24 12%	5 2%	20 10%	205
g) The current level of bus service for North Glenora is satisfactory. <i>Are there ways that bus service or routing can be improved? Please specify here:</i> _____ _____ _____	37 18%	105 52%	8 4%	2 1%	51 25%	203

2. a) How do members of your household commute to work? Check as many of the following as apply:
- | | | | | | |
|-----------------------|----------------------|----------------------|------------------------|--|-----|
| <u>24</u> walk
11% | <u>17</u> bike
8% | <u>24</u> bus
11% | <u>81</u> drive
37% | <u>73</u> not applicable (retired etc.)
33% | 219 |
|-----------------------|----------------------|----------------------|------------------------|--|-----|
- b) How long does it take members of your household to get to work? Use more than one check mark if more than one person commutes.
- | | | | | |
|----------------------------|---------------------------|---------------------------|---------------------------------|----|
| <u>43</u> 0-15 min.
93% | <u>2</u> 15-30 min.
4% | <u>1</u> 30-60 min.
2% | <u>0</u> more than 1 hour
0% | 46 |
|----------------------------|---------------------------|---------------------------|---------------------------------|----|
3. a) How do members of your household commute to school, college, university? Check as many of the following as apply:
- | | | | | | |
|-----------------------|---------------------|----------------------|------------------------|----------------------------------|-----|
| <u>27</u> walk
14% | <u>2</u> bike
3% | <u>21</u> bus
11% | <u>19</u> drive
10% | <u>127</u> not applicable
64% | 200 |
|-----------------------|---------------------|----------------------|------------------------|----------------------------------|-----|
- b) How long does it take members of your household to get to school, college, university? Use more than one check mark if more than one person attends school, college or university.
- | | | | | |
|----------------------------|-----------------------------|---------------------------|---------------------------------|----|
| <u>54</u> 0-15 min.
67% | <u>20</u> 15-30 min.
25% | <u>3</u> 30-60 min.
4% | <u>4</u> more than 1 hour
5% | 81 |
|----------------------------|-----------------------------|---------------------------|---------------------------------|----|
4. a) How often, in an average week, do members of your household use public transit buses that serve North Glenora (routes 5, 7,11,17,37) and others at Westmount Transit Centre?
- | | | |
|--|--|-----|
| <u>111</u> never
(55%) | <u>53</u> 1 - 5 times per week
(26%) | 202 |
| <u>29</u> 5 - 10 times per week
(14%) | <u>9</u> more than 10 times per week
(4%) | |

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	TOTAL
e) On-street parking is a problem. <i>If you feel that on-street parking is a problem, which streets do you feel are a concern (indicate hours of day if appropriate)? Please list here:</i> _____ _____ _____	9 4%	17 8%	135 67%	20 10%	22 11%	203
f) Stop signs, cross walks and traffic lights at major intersections create a safe environment for pedestrians to cross. <i>If you feel there are problems with pedestrians crossing major intersections, which intersections need the most improvement? Please list here:</i> _____ _____ _____	32 16%	124 60%	24 12%	5 2%	20 10%	205
g) The current level of bus service for North Glenora is satisfactory. <i>Are there ways that bus service or routing can be improved? Please specify here:</i> _____ _____ _____	37 18%	105 52%	8 4%	2 1%	51 25%	203

2. a) How do members of your household commute to work? Check as many of the following as apply:
- | | | | | | |
|-----------------------|----------------------|----------------------|------------------------|--|------------|
| <u>24</u> walk
11% | <u>17</u> bike
8% | <u>24</u> bus
11% | <u>81</u> drive
37% | <u>73</u> not applicable (retired etc.)
33% | 219 |
|-----------------------|----------------------|----------------------|------------------------|--|------------|
- b) How long does it take members of your household to get to work? Use more than one check mark if more than one person commutes.
- | | | | | |
|----------------------------|---------------------------|---------------------------|---------------------------------|-----------|
| <u>43</u> 0-15 min.
93% | <u>2</u> 15-30 min.
4% | <u>1</u> 30-60 min.
2% | <u>0</u> more than 1 hour
0% | 46 |
|----------------------------|---------------------------|---------------------------|---------------------------------|-----------|
3. a) How do members of your household commute to school, college, university? Check as many of the following as apply:
- | | | | | | |
|-----------------------|---------------------|----------------------|------------------------|----------------------------------|------------|
| <u>27</u> walk
14% | <u>2</u> bike
3% | <u>21</u> bus
11% | <u>19</u> drive
10% | <u>127</u> not applicable
64% | 200 |
|-----------------------|---------------------|----------------------|------------------------|----------------------------------|------------|
- b) How long does it take members of your household to get to school, college, university? Use more than one check mark if more than one person attends school, college or university.
- | | | | | |
|----------------------------|-----------------------------|---------------------------|---------------------------------|-----------|
| <u>54</u> 0-15 min.
67% | <u>20</u> 15-30 min.
25% | <u>3</u> 30-60 min.
4% | <u>4</u> more than 1 hour
5% | 81 |
|----------------------------|-----------------------------|---------------------------|---------------------------------|-----------|
4. a) How often, in an average week, do members of your household use public transit buses that serve North Glenora (routes 5, 7,11,17,37) and others at Westmount Transit Centre?
- | | | |
|--|--|------------|
| <u>111</u> never
(55%) | <u>53</u> 1 - 5 times per week
(26%) | 202 |
| <u>29</u> 5 - 10 times per week
(14%) | <u>9</u> more than 10 times per week
(4%) | |

TOTAL

- b) If you or members of your household use the bus, which routes are used most often? (you may check off more than one)
- | | | | | | | | | | | | | |
|-----|---|-----|---|-----|----|-----|----|----|----|---|-------------------------|-----|
| 40 | 5 | 36 | 7 | 20 | 11 | 12 | 17 | 10 | 37 | 1 | other (please specify): | 119 |
| 34% | | 31% | | 17% | | 10% | | 8% | | | | |

D. Public Spaces

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	
1. Do you feel that the community's existing sidewalks with treed boulevards should be left intact when residents are rebuilding?	151 70%	59 27%	2 1%	0 0%	4 2%	216
2. Do you feel that the existing landscaping between the back alleys and arterial roadways (107 Avenue, 111 Avenue, 142 Street, Groat Road) is adequate?	36 17%	147 68%	19 9%	7 3%	7 3%	216
3. There are several small "mini" parks in North Glenora (see map). The City encourages residents to maintain and plan uses for these parks on their own. Are you willing to:						
a) help maintain (e.g., water, weed, clean up) these parks;	112 yes (55%)	92 no (45%)				204
b) help develop (e.g., landscape, build benches etc.) these parks?	70 yes (36%)	127 no (64%)				197
4. The School and Community League sites take up most of the open space in North Glenora. They contain playgrounds, ice rinks, baseball diamonds, soccer fields and a basketball court.						
a) Would you like to see more active (e.g., volleyball courts, wading pools) or passive (e.g., flower beds, picnic tables and benches) development of these sites?	34 active (16%)	20 passive (10%)	58 both (28%)	98 leave as is (47%)		210
b) Do you feel there is a need for more adult oriented recreation amenities on these grounds (such as a walking track, tennis court or shuffle board)? If yes, do you have any suggestions? Please state here: _____	77 yes (40%)	116 no (60%)				193
c) Would you be willing to help pay for, or raise money for, the further development of the school and community league grounds?	102 yes (51%)	98 no (49%)				200

5. How often do members of your household use the following:

	More than once a month	Between 6-12 times a year	Less than 6 times a year	Never	TOTAL
a) playground	36 (17%)	19 (9%)	42 (19%)	119 (55%)	216
b) baseball diamonds	6 (3%)	4 (2%)	20 (9%)	182 (86%)	212
c) soccer field	8 (4%)	9 (4%)	18 (9%)	176 (83%)	211
d) basketball court	7 (3%)	10 (5%)	19 (9%)	177 (83%)	213
e) ice rink	19 (9%)	16 (7%)	57 (27%)	123 (57%)	215

E. Infrastructure

In answering the following questions, it is important that the location of problems be identified as closely as possible. To assist us, please provide a street address, or approximate street address, where the problem occurs. An example would be the back alley west of Main Street between First and Second Avenues.

1. Please circle the number to the right of each of the following statements that most accurately represents your opinion on that statement.

- a) In general, roads in North Glenora are in satisfactory condition.
Please list any roads, with closest street address(es), you feel are in unsatisfactory condition.

- b) In general, sidewalks in North Glenora are in satisfactory condition.
Please list any sidewalks, with closest street address(es), you feel are in unsatisfactory condition:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	TOTAL
a)	10 5%	122 59%	57 27%	13 6%	6 3%	208
b)	10 5%	123 59%	42 20%	26 12%	8 4%	209

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	TOTAL
c) In general, curbs in North Glenora are in satisfactory condition. <i>Please list any curbs, with closest street address(es), you feel are in unsatisfactory condition:</i> _____ _____ _____	8 4%	136 65%	39 19%	18 9%	8 4%	209
d) In general, back alleys in North Glenora are in satisfactory condition. <i>Please list any back alleys, with closest street address(es), you feel are in unsatisfactory condition:</i> _____ _____ _____	9 4%	139 67%	44 21%	9 4%	7 3%	208
e) In general, street and back alley lighting in North Glenora is satisfactory. <i>Please list any streets and/or alleys, with closest street address(es), you feel are poorly lit:</i> _____ _____ _____	17 8%	167 78%	22 10%	6 3%	2 1%	214
f) In general, water and sewer service in North Glenora is satisfactory. <i>Please list any streets, with closest street address(es), where there are problems with the water and sewer lines:</i> _____ _____ _____	11 5%	167 79%	19 9%	7 3%	8 4%	212
g) In general, overhead utilities, phone, cable, and power, have been satisfactorily installed and maintained. <i>Please list any back alleys, with closest street address(es), with problems:</i> _____ _____ _____	12 6%	190 90%	4 2%	1 0%	5 2%	212

F. Quality of Life

1. Please circle the number to the right of each of the following characteristics that best represents your opinion on how that characteristic influenced your decision to move to and stay in North Glenora.

		<div>Very Important</div> <div>Important</div> <div>Somewhat Important</div> <div>Not Important</div>								TOTAL
Close to:										
a)	downtown	74	36%	72	35%	41	20%	21	10%	208
b)	shopping	58	27%	93	44%	44	21%	18	8%	213
c)	university	58	30%	59	30%	28	14%	49	25%	194
d)	rest of city	71	34%	94	46%	31	15%	10	5%	206
e)	Coronation Pool	26	13%	36	19%	65	34%	66	34%	193
f)	Space and Science Centre	22	11%	37	19%	58	29%	81	41%	198
g)	Coronation Park	21	11%	47	24%	61	31%	69	35%	198
h)	river valley	51	26%	69	35%	51	26%	28	14%	199
Neighbourhood Features:										
i)	housing quality	76	37%	117	56%	13	6%	2	1%	208
j)	mature trees	105	50%	86	41%	13	6%	5	2%	209
k)	size of homes	53	25%	104	50%	40	19%	12	6%	209
l)	street pattern	42	20%	97	46%	40	19%	32	15%	211
m)	tree lined streets (boulevards)	98	46%	85	40%	26	12%	4	2%	213
n)	back alleys	57	27%	102	48%	38	18%	15	7%	212
o)	stable community	115	54%	92	43%	6	3%	0	0	213
p)	mix of age groups	62	29%	95	45%	39	18%	17	8%	213
q)	community league	53	25%	93	44%	45	21%	20	9%	211
r)	access to schools	68	33%	66	32%	27	13%	47	23%	208
s)	rental accommodation	8	4%	9	5%	16	8%	157	83%	190
t)	safe neighbourhood	129	61%	72	34%	9	4%	0	0	210
u)	neighbours	97	46%	87	41%	22	10%	5	2%	211
v)	cost of housing	82	39%	103	49%	23	11%	2	1%	210
w)	access to public transit	57	27%	76	36%	45	21%	34	16%	212

- x) Are there other characteristics of North Glenora that you feel are important but which are not listed above? Please list here:

- y) From the previous responses (a to x) please list the three characteristics of North Glenora that are most important to you.

1)

2)

3)

- 2.a) Do you have school age children in your household?

53 yes 165 no
(24%) (76%) 218

- b) If yes, which schools do they attend? Please list here:

- c) Why did you choose these schools? Please give reason(s) here:

- 3.a) Does your household belong to the North Glenora Community League?

180 yes 38 no
(83%) (17%) 218

- b) In which community league activities do members of your household participate?

73 social 17 sports 5 programs 92 none
(38%) (9%) (3%) (48%)
4 other (please list here):
(2%) 191

- c) What other activities would you like the Community League to sponsor? Please list here:

- d) What do you feel is the role of the Community League? Please state here:

4. How often do members of your household use the following facilities listed below:

	More than once a month	Between 6-12 times a year	Less than 6 times a year	Never	
a) Coronation Pool	22 11%	28 14%	61 30%	93 46%	204
b) Space and Science Centre	7 3%	32 15%	142 68%	27 13%	208
c) Westmount Movie Theatres	20 10%	71 34%	84 40%	34 16%	209
d) River valley parks & trails	66 32%	54 26%	62 30%	26 13%	208
e) Woodcraft Library	54 26%	50 24%	60 29%	46 22%	210

5. Do you feel the following are problems?

a) noise 57 yes 150 no 207
 28% 72%

If you feel that noise is a problem please
 identify the type(s) and source(s):

b) air quality 25 yes 183 no 208
 12% 88%

If you feel that air quality is a problem please
 identify the type(s) of air pollution and
 source(s):

c) crime 117 yes 84 no 201
 58% 42%

If you feel that crime is a problem please
 identify the type(s) of crime:

**G. To assist us in understanding your
 responses better, please provide us
 with the following information.**

1. Address or street/avenue intersection you
 live closest to:

2. Number of household members: Ave. 2.5

3. Ages of household members: Ave. 39.6

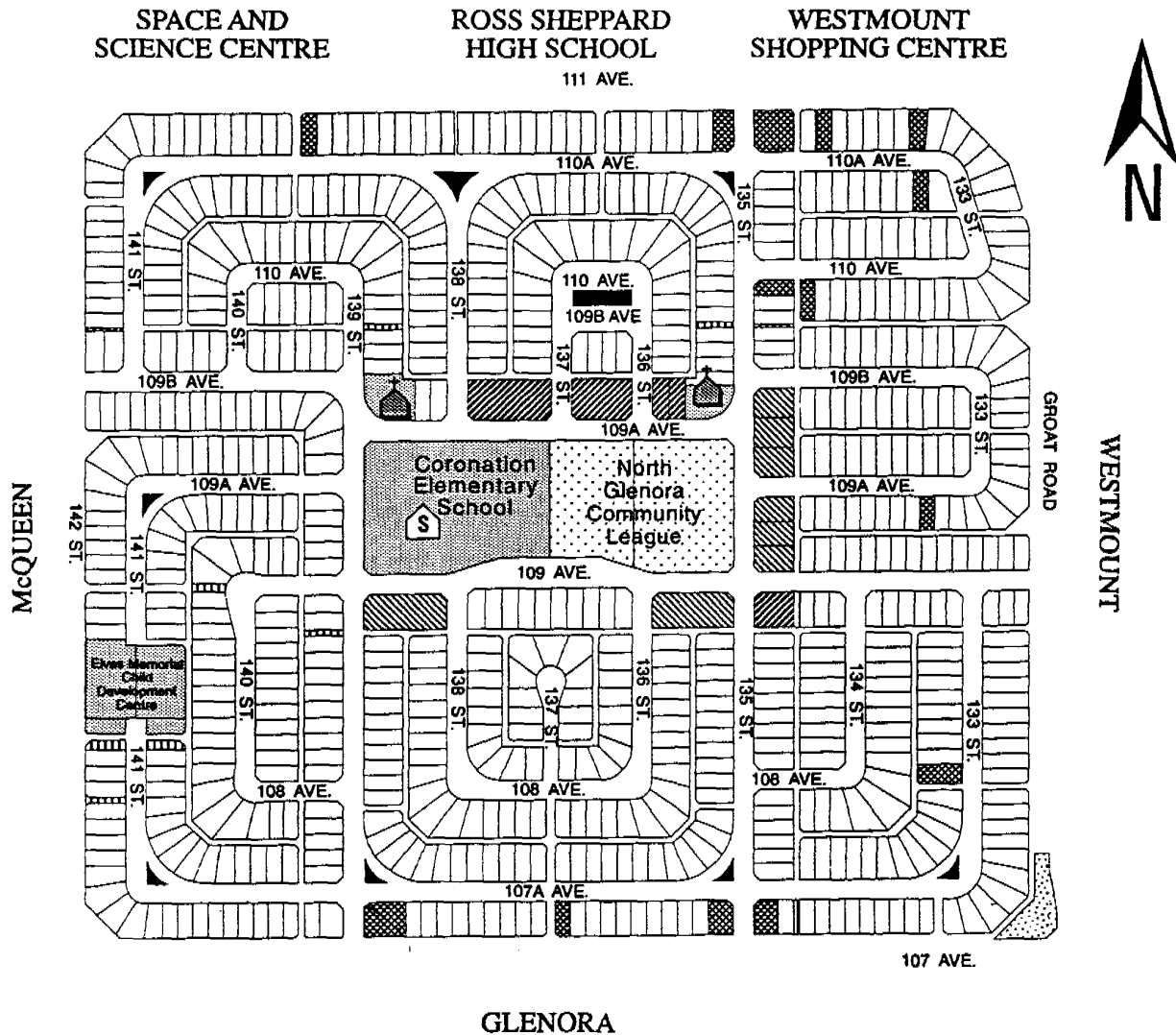
4. Do you rent or own? 14 rent 211 own
 6% 94%

5. How many years have you lived in North
 Glenora? Ave. 19.1

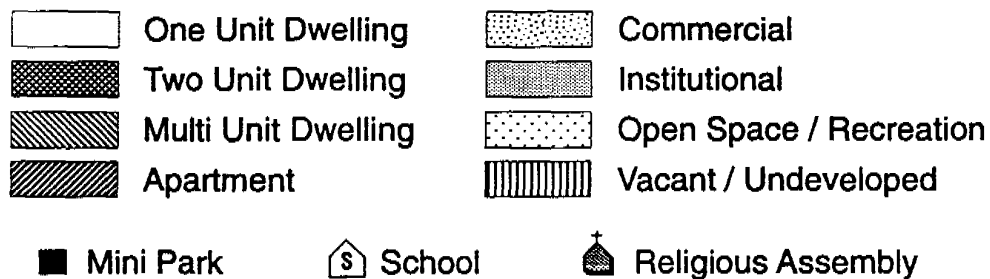
Please comment here on any planning matters not covered in the questionnaire that you'd like to
 bring to our attention:

If there are any questions or concerns you'd like to direct to the Community League please state them here:

North Glenora



The City of Edmonton disclaims any liability for the use of this document.



If you have any questions regarding this survey, please contact the following members of the North Glenora Community League Planning and Transportation Committee:

Tim Brockelsby	455-1589
Don Eastcott	455-6169
Bill MacDonald	451-1442
Cole Peterson	454-9244
Fiona Salkie	452-0164
Darlene Wells	454-9704
Bill Whan	452-3608

or

Harold Stanley 496-6101

Community Planner with the
City of Edmonton Planning and Development Department

THIS QUESTIONNAIRE WAS PREPARED BY THE NORTH GLENORA COMMUNITY PLANNING AND TRANSPORTATION COMMITTEE IN CONJUNCTION WITH THE CITY OF EDMONTON PLANNING AND DEVELOPMENT DEPARTMENT.



Appendix E

Neighbourhood Facts

(Property and Demographics, 1993)

27-Apr-1998 Socio-Economic and Land Use System (SELUS) Page: 1
 serxrl2 Population Report
 As of 01-May-1993

Study Area Description: North Glenora
 Type: NEIGHBOURHOOD
 Id: 3310
 Census Year 1993

Age Group	Male		Female		TOTAL		CITY TOTAL	
	No.	%	No.	%	No.	%	No.	%
0 - 9 Years	125	12.9	125	11.6	250	12.2	89,829	14.3
10 - 19 Years	110	11.3	105	9.8	215	10.5	77,725	12.4
20 - 29 Years	140	14.4	150	14.0	290	14.2	112,755	18.0
30 - 39 Years	190	19.6	185	17.2	375	18.3	120,815	19.3
40 - 49 Years	110	11.3	135	12.6	245	12.0	79,998	12.8
50 - 59 Years	70	7.2	70	6.5	140	6.8	52,071	8.3
60 - 69 Years	95	9.8	155	14.4	250	12.2	44,688	7.1
70 + Years	130	13.4	150	14.0	280	13.7	39,964	6.4
Group Count	0	0.0	0	0.0	0	0.0	8,807	1.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	970	100.0	1,075	100.0	2,045	100.0	626,652	100.0

21-May-1997 Socio-Economic and Land Use System (SELUS) Page: 1
 serxr02 Land Use Summary Report
 As of 31-Dec-1996

Study Area Description: North Glenora
 Type: NEIGHBOURHOOD
 Id: 3310

Land Use	Properties		Land Area	
	No.	%	ha.	%
Unknown	0	0.0	.0	0.0
Residential	729	98.6	48.2	88.4
Commercial	2	0.3	1.1	2.0
Industrial	0	0.0	.0	0.0
Institutional	3	0.4	2.7	5.0
Transportation	0	0.0	.0	0.0
Utilities	1	0.1	.0	0.0
Recreation and Open Space	4	0.5	2.5	4.5
Agriculture	0	0.0	.0	0.0
Vacant (Undeveloped)	0	0.0	.0	0.0
TOTAL	739	100.0	54.5	100.0

03- 21-May-1997 Socio-Economic and Land Use System (SELUS) Page 1
 001 serxr03 Residential Land Use Report
 As of 31-Dec-1996

000 Study Area Description: North Glenora
 Type: NEIGHBOURHOOD
 Id 3310

Residential	Properties		Land Area	
Land Use Type	No.	%	ha.	%
One Unit Dwelling	706	96.8	44.9	93.3
Two Unit Dwelling	15	2.1	1.1	2.4
Three-Four Unit Dwelling	0	0.0	.0	0.0
Row Housing	4	0.5	1.2	2.5
Low Rise Multi-Unit Dwelling	4	0.5	.9	1.8
High Rise Multi-Unit Dwelling	0	0.0	.0	0.0
Collective Dwelling	0	0.0	.0	0.0
Permanent Mobile Home Park	0	0.0	.0	0.0
Residential Accessory Building	0	0.0	.0	0.0
Other Residential	0	0.0	.0	0.0
TOTAL	729	100.0	48.2	100.0

21-May-1997 Socio-Economic and Land Use System (SELUS) Page 1
 serxr04 Commercial Land Use Report
 As of 31-Dec-1996

Study Area Description: North Glenora
 Type: NEIGHBOURHOOD
 Id: 3310

Commercial Land Use Type	Properties		Land Area	
	No.	t	ha.	t
Retail Trade	1	50.0	.2	21.5
Service Trade	1	50.0	.9	78.5
Shopping Centre	0	0.0	.0	0.0
Office	0	0.0	.0	0.0
Entertainment	0	0.0	.0	0.0
Other Commercial	0	0.0	.0	0.0
TOTAL	2	100.0	1.1	100.0

03-Mar-1997

Socio-Economic and Land Use System (SELUS)

Page 1

serxr06

Dwelling Unit Report

As of 01-MAY-93

Study Area Description: North Glenora

Type: NEIGHBOURHOOD

Id: 3310

Dwelling Unit Type	Occupied		Vacant/ Under	Unknown	Total Units	
	Owner	Renter	Const		No.	%
One Unit Dwelling	629	65	13	16	723	82.0
Two Unit Dwelling	8	13	3	7	31	3.5
Tri & Four Plex	0	0	0	0	0	0.0
Row Housing	0	0	0	0	0	0.0
Low Rise Apt Less than 5 Flr	0	59	2	3	64	7.3
High Rise Apt Greater than 4 Flr	0	0	0	0	0	0.0
Collective Residence	0	0	0	0	0	0.0
Other Residential	0	0	0	0	0	0.0
In Commercial Structure	0	0	0	0	0	0.0
In Other Structure	3	60	1	0	64	7.3
TOTAL	640	197	19	26	882	100

03-Mar-1997 Socio-Economic and Land Use System (SELUS) Page: 1
 serxr07 Residential Development Density Report
 As of 01-May-1993

Study Area Description: North Glenora
 Type: NEIGHBOURHOOD
 Id: 3310

Dwelling Unit Type	Average Dwelling Units per Hectare	Average Persons per Dwelling Unit
One Unit Dwelling	16.09	2.44
Two Unit Dwelling	30.38	2.57
Tri & Four Plex	0.00	0.00
Row Housing	0.00	0.00
Low Rise Apt Less than 5 Flr	74.87	1.41
High Rise Apt Greater than 4 Flr	0.00	0.00
STUDY AREA AVERAGE	17.47	2.36

03-Mar-1997
 sr-xr08

Socio-Economic and Land Use Summary (SELUS)
 Household Income Report
 As of 1991

Page 1

Study Area Description: North Glenora
 Type: NEIGHBOURHOOD
 Id: 3310

Income Range (in \$)	Count of Households	%
0 - 9,999	20	3
10,000 - 14,999	45	6
15,000 - 19,999	40	5
20,000 - 29,999	130	16
30,000 - 39,999	110	14
40,000 - 49,999	155	19
50,000 - 59,999	100	13
60,000 - 69,999	55	7
70,000 -	145	18
TOTAL	800	100
Average Household Income	47216	

03-Mar-1997

Socio-Economic and Land Use System (SELUS)

Page: 1

s-rxr09

Private Business Report

As of 31-Dec-1996

Study Area Description: North Glenora

Type: NEIGHBOURHOOD

Id: 3310

Business Type	Business Count	----- Occupied Business Space ----- (Sq. M.)		TOTAL
		Indoor	Outdoor	
Retail & Wholesale Trade	4	225	0	225
Food, Lodging & Entertainment	0	0	0	0
Health & Personal Services	2	244	0	244
Finance, Insurance & Real Estate	0	0	0	0
Business Services	5	0	0	0
Manufacturing & Construction	3	0	0	0
Transportation, Communication & Utils	0	0	0	0
Natural Resources	0	0	0	0
Other Services	0	0	0	0
Unclassified	1	0	0	0
TOTAL	15	469	0	469

03-Mar-1997

Socio-Economic and Land Use System (SELUS)

Page: 1

serxr10

Household Report

As of 01-May-1993

Study Area Description: North Glenora

Type: NEIGHBOURHOOD

Id: 3310

Census Year 1993

Household Type	No.	%
Single Adult	190	22.8
Two Adults	340	40.7
Multiple Adults	75	9.0
Single Adult & Child(ren)	40	4.8
Two Adults & Child(ren)	145	17.4
Multiple Adults & Child(ren)	45	5.4
Other	0	0.0
TOTAL	835	100.0

01-Mar-1997 Socio-Economic and Land Use System (SELUS) Page: 1
 serxrl3 Occupation Report
 As of 01-May-1993

Study Area Description: North Glenora
 Type: NEIGHBOURHOOD
 Id: 3310
 Census Year 1993

Occupation	No.	%
Preschooler	145	7.2
Kindergarten to Grade 6	165	8.2
Grades 7 to 9	55	2.7
Grades 10 to 12	65	3.2
Post Secondary	95	4.7
Homemaker	110	5.4
Employed (full time)	685	33.9
Employed (part time)	115	5.7
Unemployed	65	3.2
Retired	460	22.8
Permanently Unable to Work	15	0.7
Other	45	2.2
TOTAL	2,020	100.0

03-Mar-1997

Socio-Economic and Land Use Summary (SELUS)

Page: 1

serxr14

Education Report

As of 1991

Study Area Description: North Glenora

Type: NEIGHBOURHOOD

Id: 3310

Highest Education Level	No.	%
Less than grade 9	120	7.5
Grades 9-13 without sec. school cert.	360	22.4
Grades 9-13 with sec. school cert.	235	14.6
Trades certificate or diploma	35	2.2
Other non-univ. education with diploma	305	19.0
Other non-univ. education w/o diploma	130	8.1
University without degree	195	12.1
University with degree	225	14.0
TOTAL	1,605	100.0

03-Mar-1997
serxr24

Socio-Economic and Land Use Summary (SELUS)
Ethnic Origin Report
As of 1991

Page 1

Study Area Description: North Glenora
Type: NEIGHBOURHOOD
Id: 3310

Ethnic Origin	Number of Persons
Aboriginal	30
Black	0
Canadian	65
Chinese	25
Croatian	0
Danish	0
East Indian	0
English	350
Filipino	0
Finnish	0
French	20
German	110
Greek	0
Hungarian	60
Irish	70
Italian	25
Japanese	15
Jewish	10
Korean	0
Lebanese	0
Multiple responses	715
Netherlands	150
Norwegian	0
Other	0
Other British	0
Polish	50
Portuguese	0
Scottish	115
Spanish	0
Swedish	0
Ukrainian	145
Vietnamese	0
Yugoslavian	0
Total Responses	1955

03-Mar-1997

Socio-Economic and Land Use System (SELUS)

Page 1

serxr25

Labour Report

As of 1991

Study Area Description: North Glenora

Type: NEIGHBOURHOOD

Id: 3310

Labour Class	Total	In Labour Force	Employed	Not Employed	Not In Labour Force	Unemploy Rate	Particip Rate
Both sexes, 15 years and over	1610	945	875	70	665	7.4	58.7
Both sexes, 15 to 24 years	210	125	110	15	80	12.0	59.5
Both sexes, 25 years and over	1400	815	765	55	580	6.7	58.2
Males, 15 years and over	750	490	450	35	260	7.1	65.3
Males, 15 to 24 years	115	65	55	10	50	15.4	56.5
Males, 25 years and over	640	425	395	30	210	7.1	66.4
Females, 15 years and over	855	455	425	30	405	6.6	53.2
Females, 15 to 24 years	95	65	55	0	30	0.0	68.4
Females, 25 years and over	760	390	365	25	370	6.4	51.3
Females, 15+ with no children	590	285	265	20	305	7.0	48.3
Females, 15+ with children	270	175	160	15	95	8.6	64.8
Females, 15+ with children < 6 yrs	80	55	55	0	25	0.0	68.7
Females, 15+ with children < 6 & > 6 yrs	30	20	15	10	10	50.0	66.7
Females, 15+ with children > 6 yrs	155	95	85	10	60	10.5	61.3

Appendix F

References

Appendix F

References

City of Edmonton, Planning and Development, Edmonton Land Use Bylaw, 1987

City of Edmonton, Planning and Development, Neighbourhood Fact Sheet - North Glenora, 1993

City of Edmonton, Transportation Department, Traffic Volumes 1989 - 1994 Average Annual Weekday, February 1995

The Adult Group Housing Project Steering Committee, Adult Group Housing Project Summary Report, Health Canada and Capital Health Authority, 1996

Lori Yanish and Shirley Lowe, Edmonton's West Side Story: The History of the Original West End of Edmonton from 1870, 124th Street and Area Business Association, 1991