

Garneau Community

- Historic neighbourhood of River Lot 7
- Houses mostly from the early 1900s to 1950s with 80% of dwellings >4 story: 6% single detached
- Eclectic mix of residential, business and university life, and a vibrant bohemian-type vibe
- Historic pressure for demand for student housing and a struggle to maintain character homes
- 25% non-moving populations and 75% students/single
- GARP: preserve some housing for family oriented housing



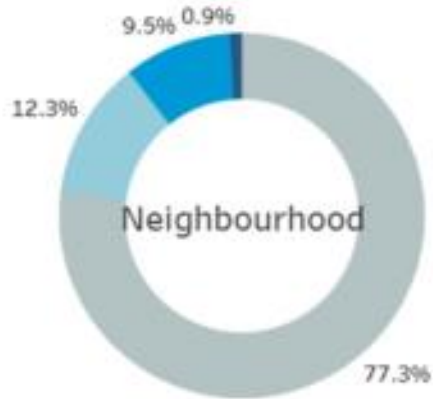
Garneau Demographics

Edmonton is rich in historical pride, and Garneau is one of the premier legacy neighbourhoods that continue to fight for its inherited value. The feisty spirit of this area has been passed down from its early inhabitants.



It is our understanding that the role of City Planning is to develop vibrant and sustainable neighbourhoods. So who lives here and where do they live?

How many families? 1105

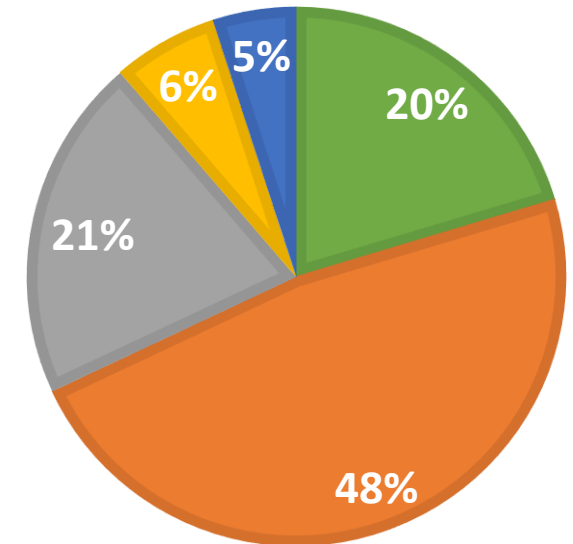


- 2575 people in family units
- Mostly couples
- <400 kids or <6% of the population



BREAKDOWN OF 4722 DWELLINGS

- Major 4 > story projects approved since 2022
- > 5 stories
- < or = to four 4 Story
- Apartment/Duplex/Row/Semi
- Single Detached



- **Vibrant communities have a mixture of demographics and include families who are the essential for the social fabric**
- **Less than 140 kids of the 340 kids in the school from Garneau (<2% of the population)**
- **Why if we have so many dwellings are there so few families with children?**

➡ **Lack of child friendly housing**

What is child friendly housing?

1. On-site, safe laundry room
2. Private outdoor recreation area with kid amenities
3. Safety- Video access control system
4. An inclusive pet policy
5. High-speed internet
6. Storage space
7. An amenity space for renting
8. Bathtub
9. Multiple rooms (2.5 average), primary entrance not above
10. Nor more than 6 dwellings sharing a common access hallway

Why are families children so important?

Families provide a safety net for their members, offering a protective layer against societal issues and personal difficulties. This support structure is a significant part of why societies function effectively.



There is sufficient family oriented housing to support neighbourhood family amenities, and to foster companionships amongst children /families.

Garneau Feedback Throughout the Engagement

- It is unclear why a plan that was written by the community, aligns with the City's growth plans, and incorporates elements of sound urban planning principles is being repealed as part of the Scona District Plan. Current GARP has a lot of high/medium density zoning to >20 k.
- **We do not support the repeal of GARP** because the plan is much too vague, does not address community sustainability, and provides no direction to encourage growth in the right places.
- **The GCL would like to see the Heritage Character Area extended to North Garneau and South Garneau or at least RS retained with discouragement of upzoning and targets for child-friendly housing**
 - 5% of limit of dwellings as lodging houses
 - This is 24% of the land area

Policy 1.2 (page 46) specifies:

FUTURE RESIDENTIAL DEVELOPMENT IN THE AREA NORTH OF 87 AVENUE AND SOUTH OF WHYTE AVENUE WILL BE ENCOURAGED TO BE COMPATIBLE WITH EXISTING STRUCTURES IN THE FOLLOWING WAYS:

- BE FAMILY ORIENTED
- BE LOW RISE STRUCTURES.
- WILL BE COMPATIBLE WITH THE SITING, GRADE ELEVATIONS, HEIGHT, BUILDING TYPES AND MATERIALS CHARACTERISTIC OF SURROUNDING SINGLE DETACHED DEVELOPMENT.

The policy established the following specific objectives:

- To preserve the family-oriented character of these areas.
- To encourage redevelopment to provide for families in areas of Garneau which have maintained a family orientation.
- To protect the low -density residential nature of this area.
- To ensure that new development is compatible with the residential character of the area.



- We argue that more nuanced planning is needed for Garneau that is provided in the District Plans so that we can maintain a diversity of housing types.

- We ask council to direct Administration and City Planners to develop custom zoning for the Small Scale Residential Areas in Green.

- Limit buildings to single-family, row houses, duplexes, and fourplexes with child friendly amenities as described in EFCLs family friendly housing document (25% of the land) to achieve 10% of the population as kids under 14**

- Suggest that further planning consider no boarding houses in the DC1 Heritage Area or currently zoned RS zones**

- Suggest that buildings within 0.8 km of Garneau School should have high density family units**

