

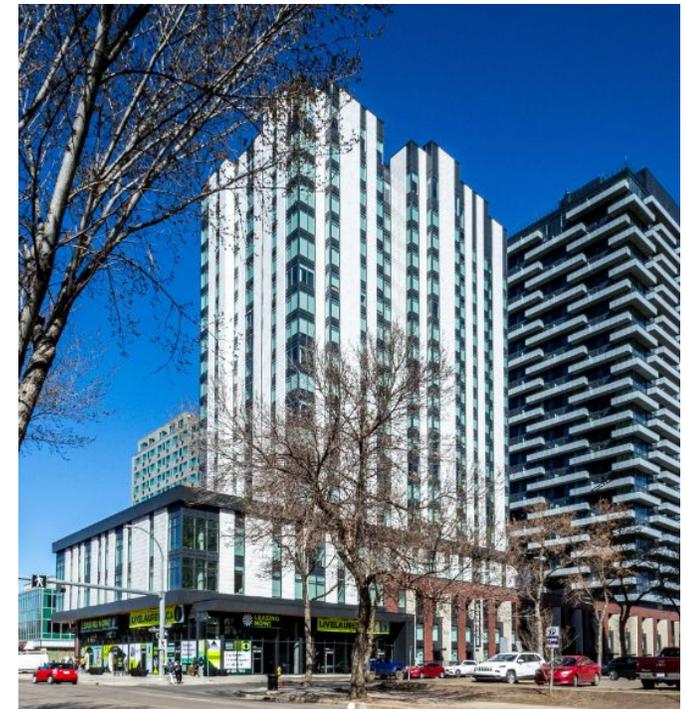
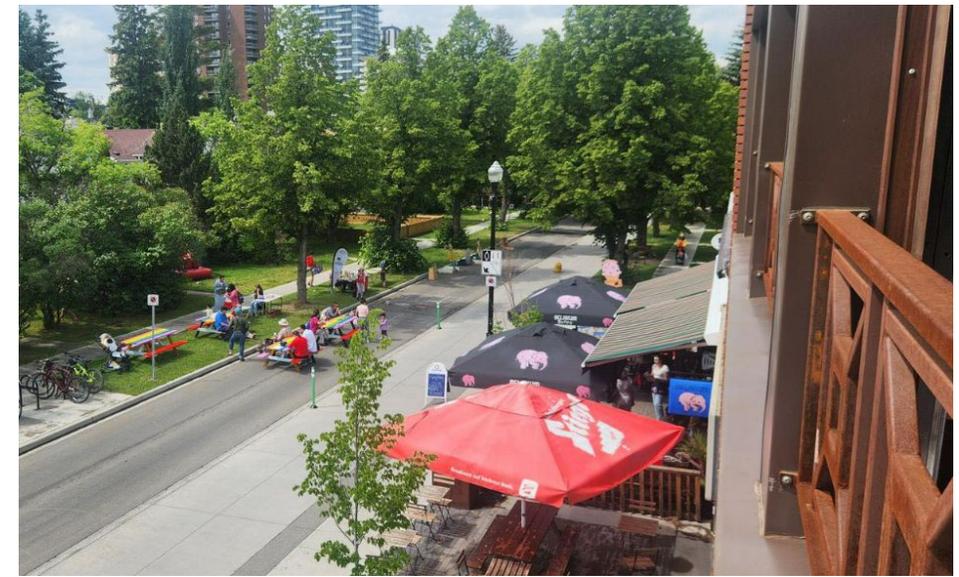


## What if your neighborhood was like Garneau?

Edmonton would be at 10 million people or 100 km<sup>2</sup>

Garneau is Edmonton's YIMBY

- You would be a vibrant, walkable community that had contributed to the overall growth and sustainability of the city.
- But not without some cost to:
  - Heritage: many 100 year old homes have come down
  - Housing choice- very few small scale options (<10% of dwellings)
  - Some loss in connection- 70s box builds



# Being the community league in Garneau we are about community building.

Building a vibrant community through use of metrics while aligning with City goals including Scona District Plan

Metric	Ideal	Where we are	Simply	What we ask?
Housing Variety	RS: 40% RM: >30%	RS: <10% RM/RH: 90%	RS is low	Does this development decrease diversity?
Heritage value	Clustered/25%	Less than 30% landbase	Heritage is at risk	Does this development affect heritage value?
Community connection	Human scale design and variety		More active ground floors	Is the development welcoming? Inclusive?
Density	250 people/ha as a target (current zoning)	110 people /ha	Focus on current zones and 109 street	Does it increase density?

Council

Administration

Garneau Community

## City Plan



Yes- we are already a 15 m area and it works well.

## Scona District Plan



Yes: But we are concerned with protection for RS zone

## Garneau as Major Node



Yes: Apply District Policy without out nuance and not all of it

Yes: We are already all the things that a Major Node is. We argue policy needs local context to meet a wider suite of objectives.

## Priority Growth Areas



Yes: We are zoned to 25k. Let's do it. But considering other metrics.

**WE WANT THE SAME GOALS**

## Long-term Goal

>250 people/jobs per ha

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- >250 people/jobs per ha
- Maintain diversity of housing choice
- Heritage values
- Focus on areas with maximum opportunity

## Does this rezoning align with Scona District and General Policy?

- Up for interpretation.
- We have an opportunity to meet more than just density outcomes.
  - Heritage
  - Diversity of housing and demographics
  - Human scale development
  - Public engagement in decision making
- Saying no to this doesn't mean you are not aligning with Scona District Policy
  - RM is supported throughout Garneau
  - Density targets are possible without upzoning here
  - A 5-plex adaptable housing unit is a better fit

