

Garneau Rezoning – 10948 89 Ave – Bylaw 21025

Public Hearing – January 24, 2025

Anjali Varghese

Chair, Planning Committee

The Garneau Community League

The Garneau Community League opposes the rezoning of
10948 89 Ave.

We ask that the decision be deferred until after the PGA
conversation occurs.

Timing • Impact • Unnecessary

Timing

(appears as bad faith, creates mistrust)

University - Garneau Priority Growth Area Rezoning

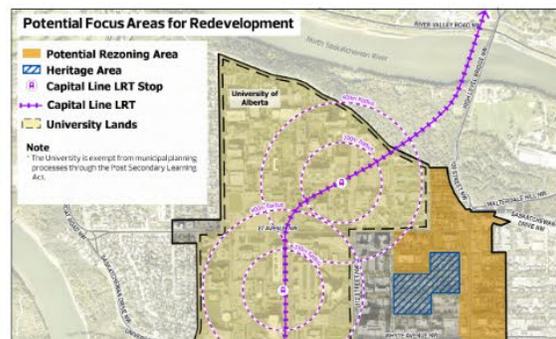


Home / University - Garneau Priority Growth Area Rezoning

Get involved!

The City is pursuing proactive rezonings in the University-Garneau Major Node to help leverage transit investment and encourage more housing development and business investment in this important area.

Not all land within the area will be rezoned. As outlined on the map below, the City is recommending selecting key [sites near 109 Street, 87 Avenue, and south of 82 Avenue](#), where policy in [The City Plan](#) and the forthcoming [District Plans](#) supports additional housing.



Stay informed

[Share your email address](#) to stay up to date on this project!

Tell us how we did!

[Provide your feedback](#) on digital public engagement activities.

Who's Listening



Lisa Drury
Senior Planner

Email:

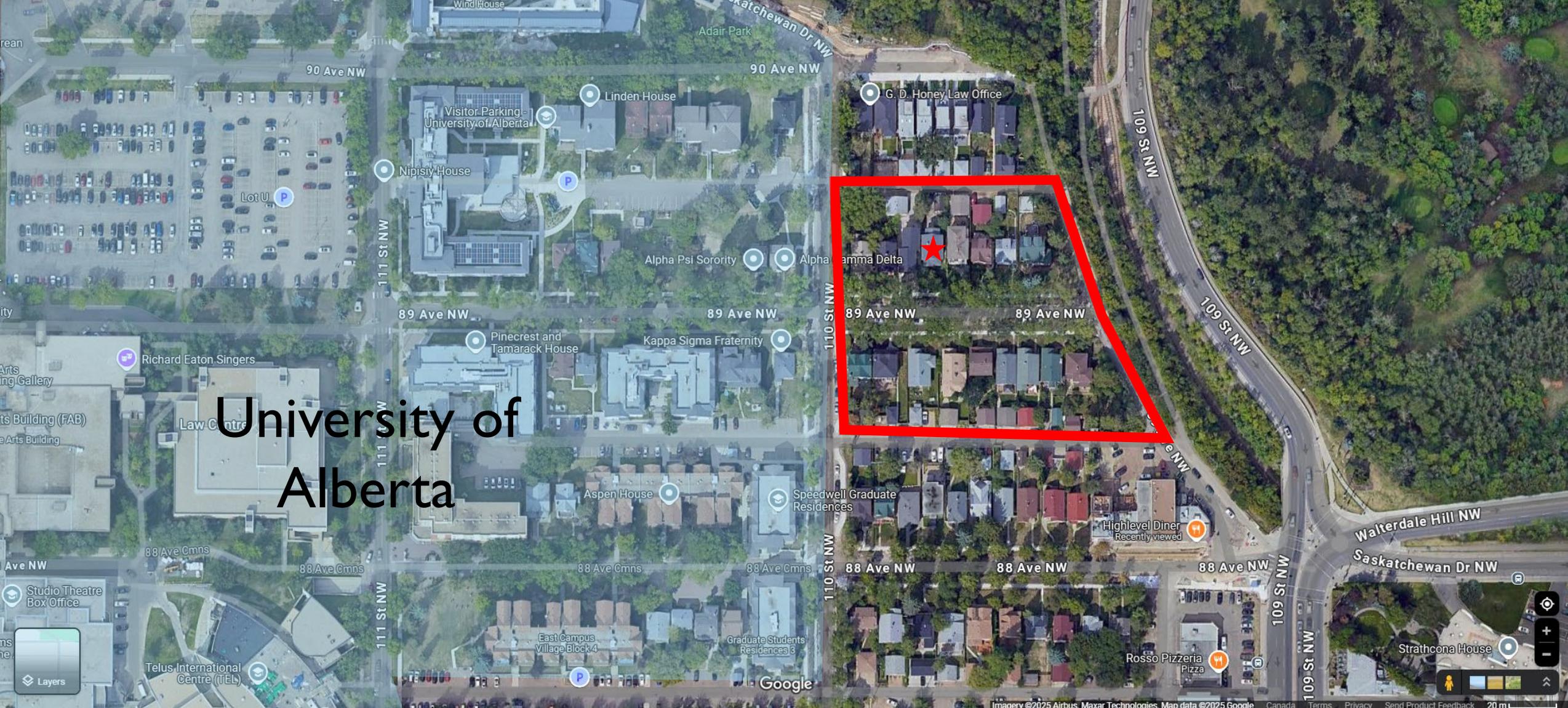
Priority Growth Area Engagement

“Rather than looking at Garneau from a distance, that is, as a major node on a city map, I encourage planners to look at Garneau as a **complex community** where people live and work.”

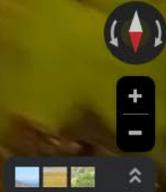
-PGA online feedback

Impact

(affects the block, sets a precedent)



89th Avenue – Half Block



Approaching 89th Avenue



Arriving 89th Avenue



← 10944 Legal Ave
Edmonton, Alberta
Google Street View
Jul 2023 See more dates

89th Avenue

Unnecessary

(no shortage of developable land)



Derelict Properties – Current zoning RM h23



Derelict Properties – Current zoning RM h23



Derelict Property – Current zoning RM h16



Vacant Lots – Current zoning RM h23



Vacant Lot – Current zoning DC2 (height = 33m)



Low-density Car-oriented site – Current zoning MU h16



Parking Lots – Current zoning MU h I 6 and PS



Single Family – Current zoning RM h16



Single Family – Current zoning RM h I 6

“Why on earth is the city attempting to increase density in the only small pockets of low density family homes left?

It makes absolutely no sense.”

-PGA online feedback

Diversity

“ it is the mix of housing that will make a node appealing ”

-PGA online feedback



Our Neighbourhood



Our Neighbourhood



Our Neighbourhood



Our Neighbourhood



Our Neighbourhood

“ it is tiresome to have to "defend" your neighbourhood
continuously to the City ”

-PGA online feedback

The Garneau Community League
supports development that adds to the
diversity, liveability and vibrancy
of our neighbourhood.