

# Garneau: Unique High Density and Heritage Neighborhood

Steph Neufeld, M.Sc., P.Bio., President TGCL

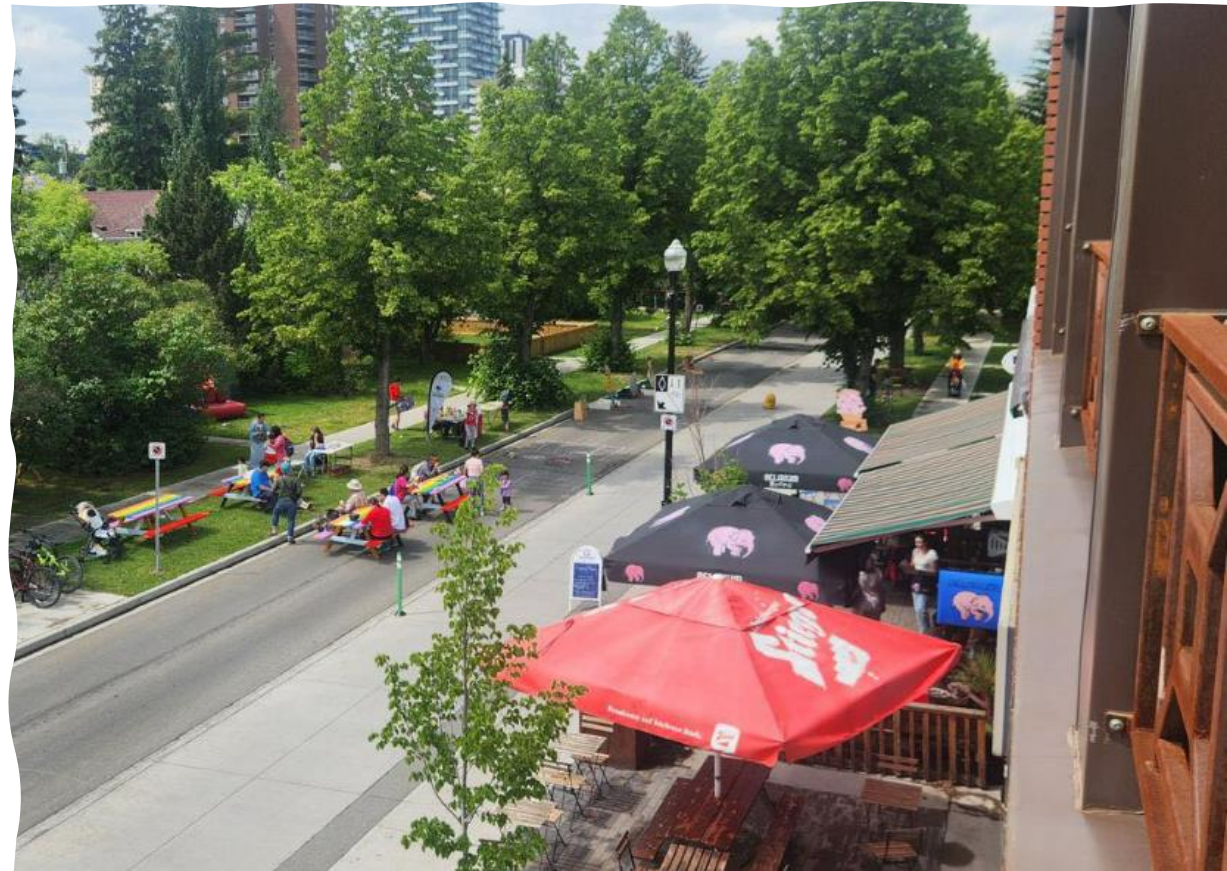


If all neighborhoods were like Garneau- Edmonton would be at 10 million people or 1/8<sup>th</sup> its current footprint and infrastructure cost

Garneau is a vibrant, walkable community that had contributed to the overall growth and sustainability of the city

But not without some loss:

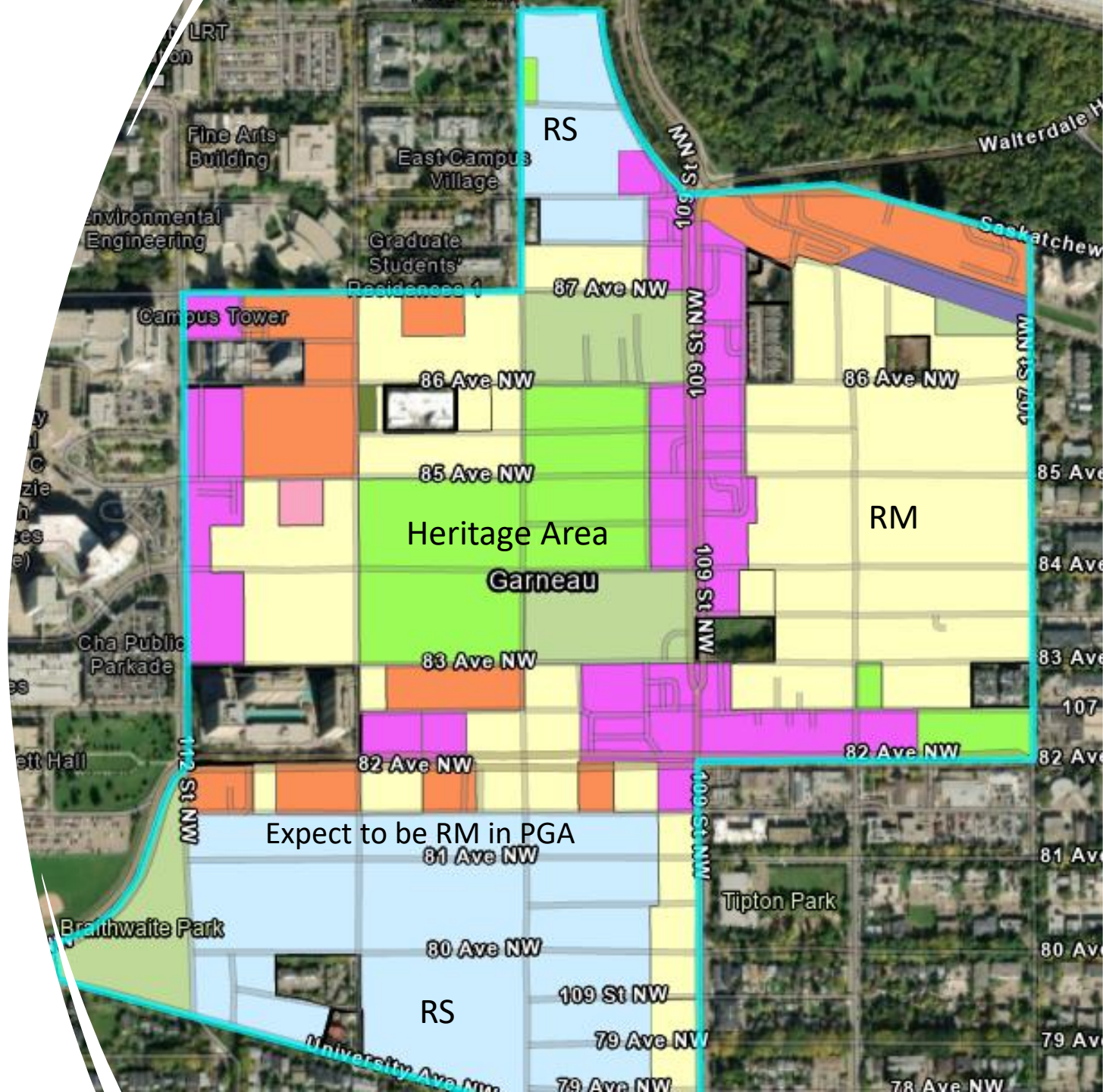
- Heritage: ~70% of the 100+ year old homes have been lost
- Housing choice- very few small-scale options and few 3+ bedrooms (<10% of 4700 dwellings)
- Some loss in connection- 70s box builds





The Garneau CL is about community building – including maintaining diversity in housing

- Dwellings Types: 90 percent of dwellings are 4 stories or greater
- Zoning: 43% medium or high residential, 32% small scale residential, 14% mixed use
- Mixed use area is under-developed one to two story
- East Garneau is ~50% only built out: 85 single family houses remain as RM zone

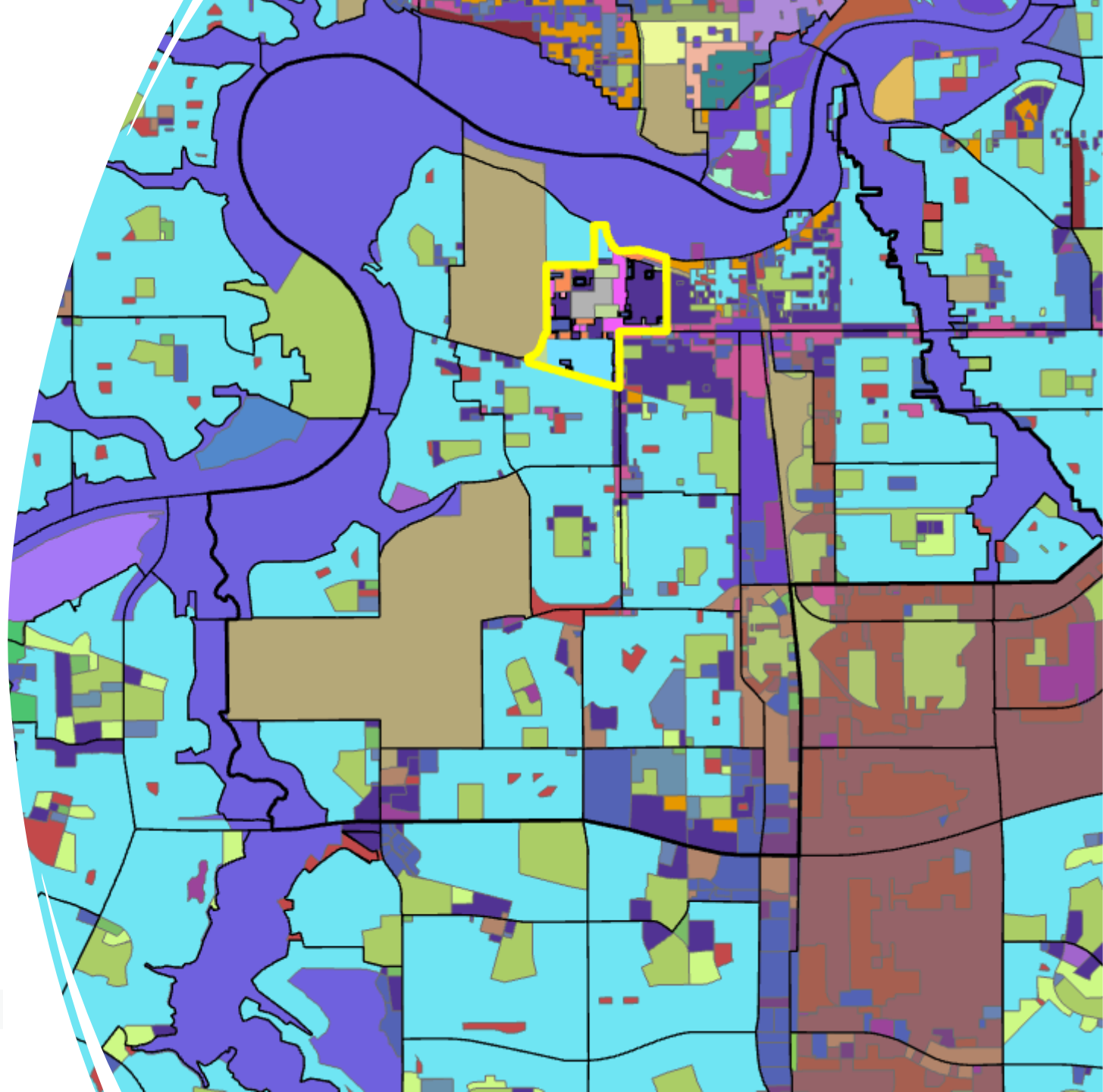




- Garneau stands out in a sea of light blue (RS)
- It is an example of Major Node with high and medium density throughout
- It is a model for all major nodes: 80 ha, 60 restaurants, 9000 people, 50% denser than Paris, large grocery store
- The 450 houses that are in small-scale zone add unique amenities and diversity and permanency

Small Scale Residential

Medium Scale Residential







We are known as one of Edmonton's best neighborhoods for heritage, density, and vibrancy



Scona District Community Council and Leagues support the ~30% small scale in Garneau



We believe that small scale housing has a place in all neighborhoods. Throughout doesn't mean 100%.



We need to recognize and value heritage as we accept growth to build desirable communities to live in 100 years



Current zoning is allowing 20% population growth per year



We can meet density targets and maintain some heritage value and housing diversity: we want RS to be built out



Garneau has been changing constantly in 1930s. If there is any community that understands navigating this change it's us.



Having a long-term goal of 90% of Garneau as >4 stories has never been supported by residents or Scona District

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

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Policy only says: RM throughout major node. We are at 70% of the entire community. Administration needs to provide more clarity and authentic engagement.

- 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



- Major Nodes are comprised of a variety of housing typologies, predominantly on the higher-to-medium density scale
- Major Nodes have an appropriate mix of housing tenure and affordability to facilitate demographic diversity