

Garneau Rezoning – 10948 89 Ave – Bylaw 21025

Public Hearing – March 17, 2025

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Chair, Planning Committee

The Garneau Community League



Approaching 89th Avenue



Arriving 89th Avenue



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

89th Avenue



Historical commercial strip was almost lost



Vacant and derelict properties



Edmonton's original pilot project for density

← 11050 86 Ave NW
Edmonton, Alberta
Google Street View
Jul 2024 See more dates



Experts on 15-minute districts



Holes in our community

109 Street Corridor

STREETSCAPE DESIGN GUIDELINES



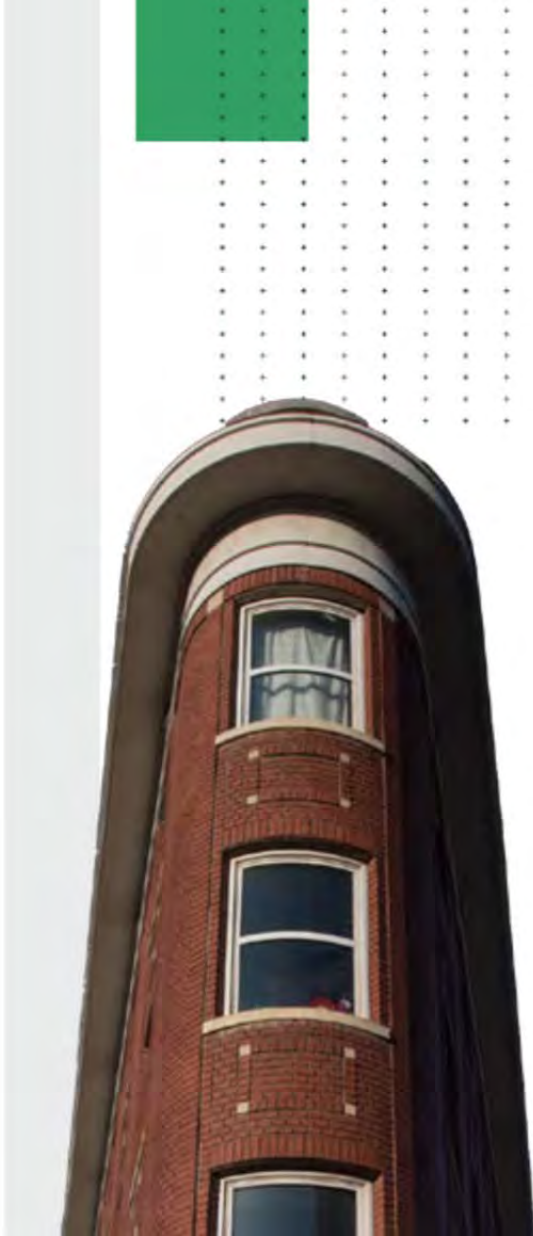
Low Density,
Car-oriented
sites

Parking Lot

Vacant Lot

Parking Lot

Parking Lot



5.2 Edmonton protects and enhances its image and identity through heritage.

5.2.1 Promote Edmonton's history and encourage a sense of local identity by preserving and enhancing heritage.

5.2.1.1 Encourage the identification and preservation of historic resources and cultural and natural landscapes.

5.2.1.2 Consider, enhance and preserve historic resources through ongoing redevelopment processes.

5.2.1.3 Steward historic resources so they are resilient to climate change to ensure their protection and preservation for future generations.

5.2.1.4 Preserve, enhance and create views and vistas of significant buildings, streetscapes and natural landscapes.

City Plan

We do not support the rezoning of
10948 89 Ave.



Century-old 6-plex

What we want on our small-scale residential streets:

1. Compatibility with heritage character
2. Dwellings for multi-person households



Development that meets everyone's needs