

Garneau Bylaw 21025

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City Plan's Big City Moves

A Community Of Communities **is about making big city life feel less anonymous and more personal.** It's about welcoming new residents and developing housing, recreation, schools and employment in all of our districts that can be better accessed through all forms of transportation.

Edmonton's communities are its lifeblood and will continue to provide us with the opportunity to turn our time and attention to things that really matter, like connection with each other and to the greater good.

A City of Towers, But Families Need Homes Too

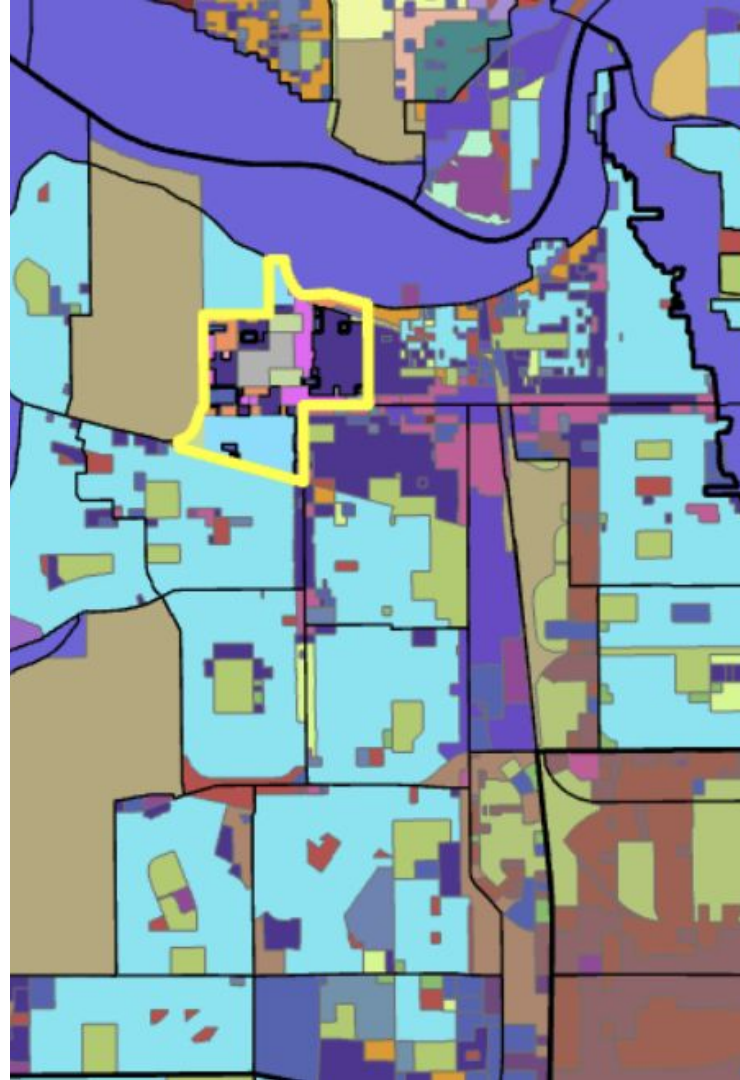
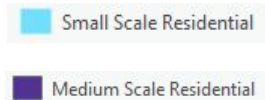
Dwelling Types: 90% are 4 stories or greater

Model Zoning for Density Already:

- 80 ha, 60 restaurants, 9000 people
- 50% denser than Paris

Opportunity for increased density through built form:

- Three bedrooms+ is missing and wanted
- Ground accessible forms underdeveloped
- Missing Middle is underdeveloped



Heritage Designated, Inventoried or Applied



Responding to Administration: Clarifying Intent

Lot-by-Lot Planning

Diversity Indicators

Schools as Indicators

1.3 Edmonton's city design fosters a sense of place by celebrating our unique attributes, diversity and opportunities within the region.

1.0 I want to BELONG and contribute.

Outcomes

Edmonton fosters wellness and mental health by providing opportunities for all people to engage in community life and supporting those who are isolated or marginalized.

Edmontonians can connect, be active in their community and celebrate Edmonton's heritage, diversity and unique identity.

5.0 I want to PRESERVE what matters most.

Outcomes

Edmonton protects, expands and improves access to its natural systems and open spaces in support of biodiversity and the health and enjoyment of all Edmontonians.

Edmonton protects and enhances its image and identity through heritage.

Precedent

COUNCIL REPORT – LAND USE PLANNING BYLAW

Edmonton

BYLAW 21093

To allow for a range of small scale housing, Ritchie

Purpose

Rezoning from RM h16.0 Zone to RS Zone; located at 9703 and 9707 - 76 Avenue NW.

Readings

Bylaw 21093 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree that Bylaw 21093 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on March 21, 2025, and March 29, 2025. The Bylaw can be passed following third reading.

Position of Administration

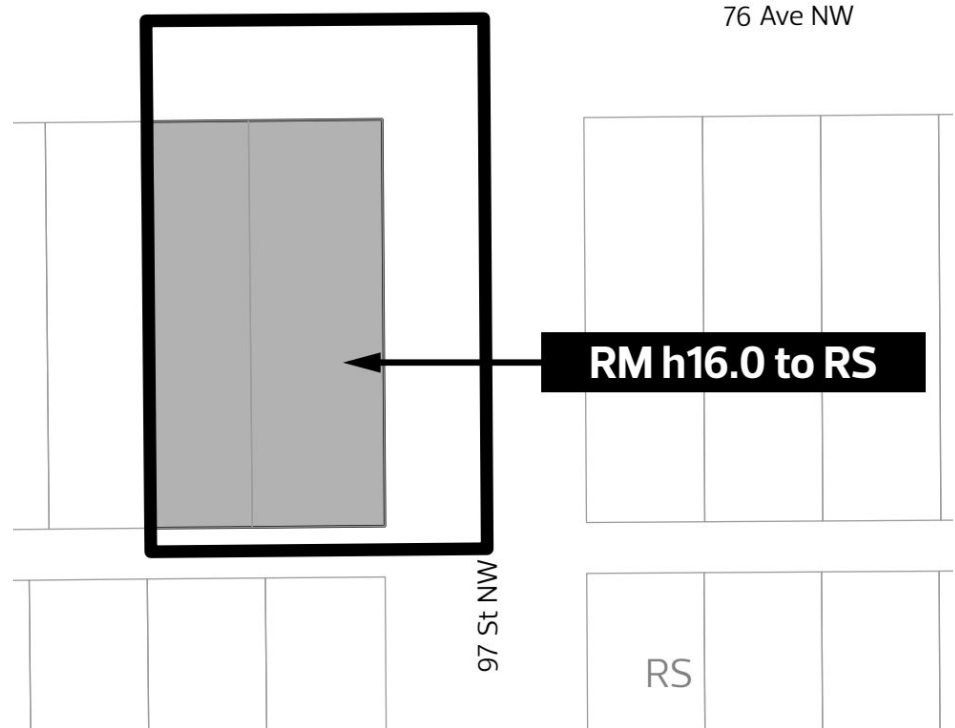
Administration supports this proposed Bylaw.

Report

See Attachment 2 - Planning Report.

Attachments

1. Bylaw 21093
2. Planning Report



Council's Role in A Good Faith Process



6.1 Edmonton fosters citizen leadership, capacity building and co-creation.

6.1.1 Promote city-building solutions with communities through prototyping, partnerships and piloting.

6.1.1.1 Encourage diverse representation of Edmonton's population on advisory boards and committees through civic education.

6.1.1.2 Provide opportunities and support early engagement of community members when developing programs and policies to effectively respond to their needs and priorities.