

Garneau Rezoning – 10948 89 Ave – Bylaw 21025

Public Hearing – April 28, 2025

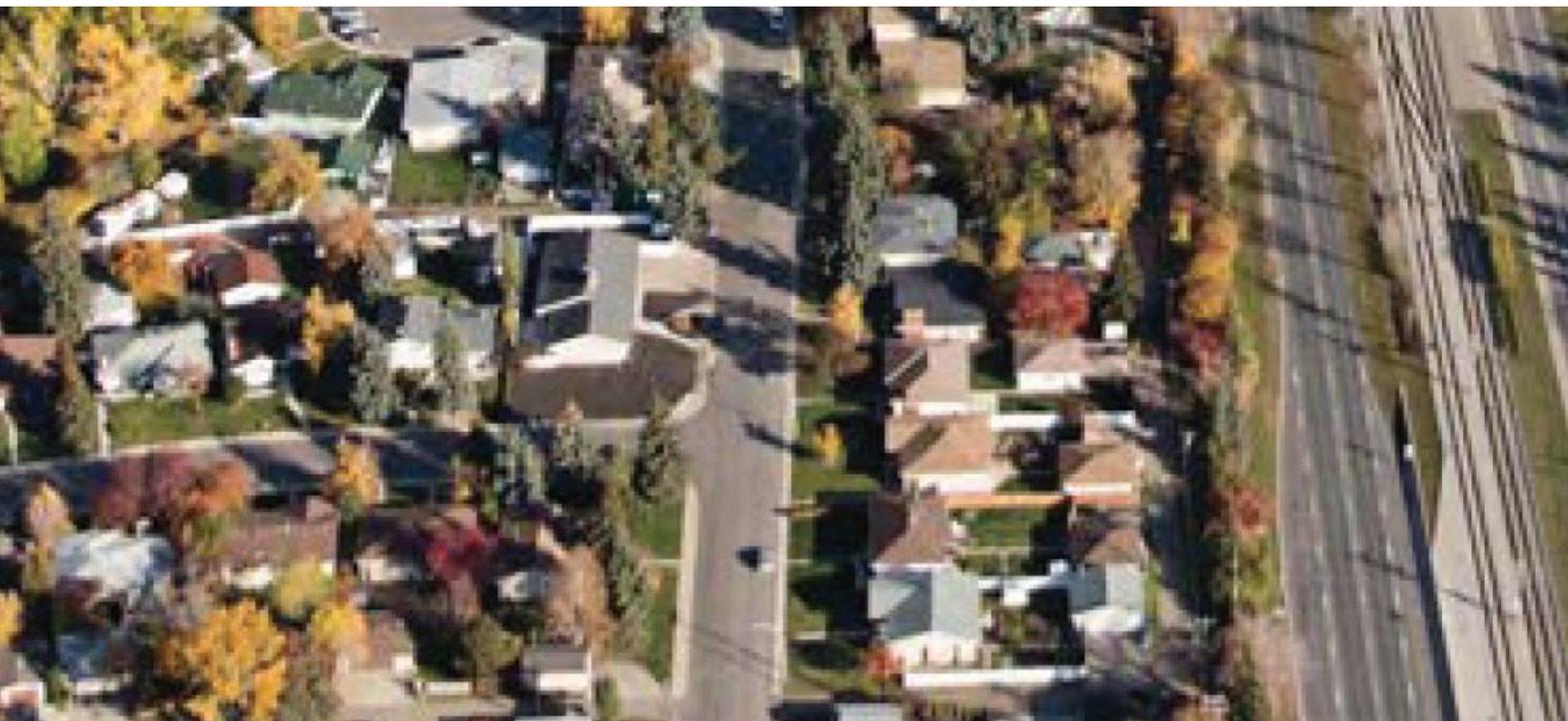
Anjali Varghese, M.Sc., P.Eng., RPP, MCIP

Chair, Planning Committee

The Garneau Community League

Say NO to the rezoning of 10948 89 Ave.

But say YES to something better!



1. District Network

We all live within small towns in our big city. Edmontonians often identify with the city through their street or block, neighbourhood or community – those areas that are generally about 15 minutes from work or home by bike, bus or on foot. As Edmonton's population doubles, it is more efficient for everyone to meet as many of their daily needs as possible locally.

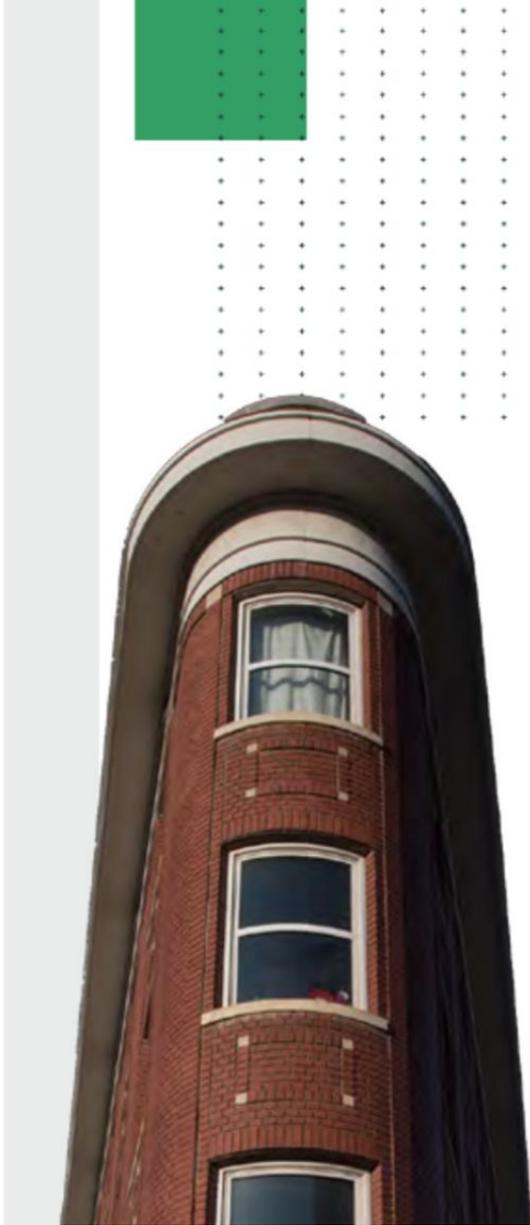
The City Plan



Edmonton is many things, but first and foremost it is a gathering of people. Edmonton is also a collection of buildings, a network of parks, a selection of restaurants and cultural and social pursuits. All these things help make our city the wonderful place that it is, but none would exist in the first place without people who want to make their lives in Edmonton. The City Plan is a call to action for every Edmontonian, every parent, business owner, community organizer, City employee, volunteer. Together, we are Edmonton, and The City Plan is an invitation to join in building a version of our city that respects and preserves the things we value today while also creating a city to attract and inspire its next million residents.

The Future is Urban

The City Plan



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.

The City Plan



Derelict Properties



Vacant Lots



Low-density, car-oriented sites



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

89th Avenue

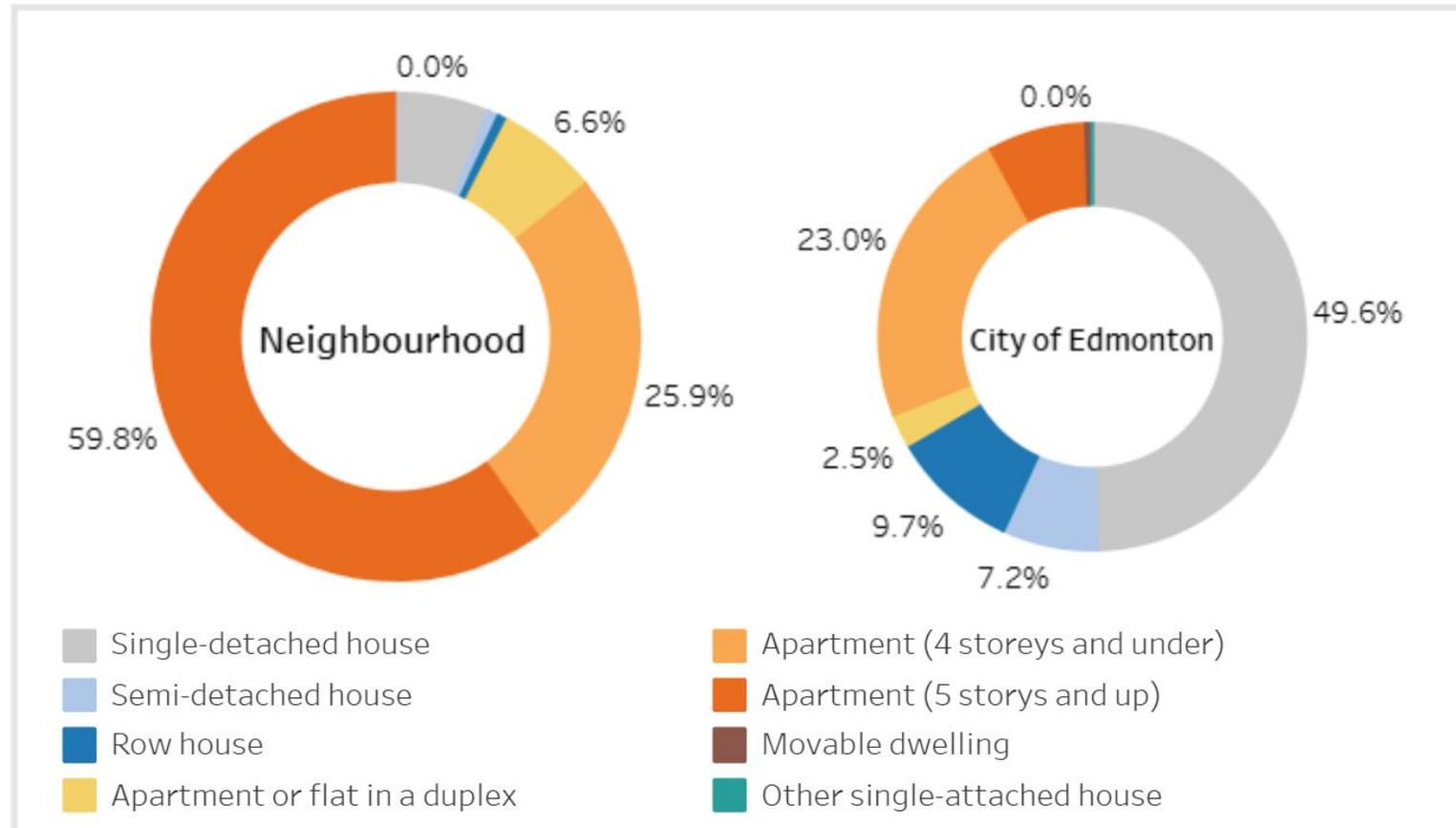
Neighbourhood Profiles_Federal Census 2021 by [City of Edmonton](#)

Neighbourhoods

GARNEAU

1

Private Dwellings by Structure Type





1.4 Amendments

Amendments to District Plans may be proposed to reflect system or network updates, such as changes to land use, mobility, heritage resources, growth activation priorities or the repeal of statutory plans. Amendments to specific areas of a District Plan may be undertaken to provide additional policy direction as required. Where changes are required to accommodate a land development application, the applicant will be required to prepare the plan amendments in support of the application. Such amendments shall align with the general intent of policies outlined in the District Policy and [The City Plan](#). All amendments to the plan must be presented as a proposed bylaw to City Council for consideration at a public hearing.

District Policy - Amendments

2.3.2 Heritage Places and Cultural Areas Policies

Heritage Places and **Cultural Areas** are locations of historical, cultural or architectural significance in Edmonton that contribute to our unique sense of time and place.

- 2.3.2.1 Encourage the identification of **Heritage Places** and their addition to the **Inventory of Historic Resources in Edmonton**.
- 2.3.2.2 Encourage properties on the **Inventory of Historic Resources in Edmonton** to become designated **Municipal Historic Resources**.
- 2.3.2.3 Promote the continued use of **Heritage Places** by providing incentives, exemptions and regulatory flexibility that enable adaptive reuse and continued preservation.
- 2.3.2.4 Promote understanding of cultural and historical associations and events by incorporating interpretive and artistic elements into buildings, public space designs and public art commissions.
- 2.3.2.5 Encourage development adjacent to **Heritage Places** and within **Cultural Areas** to respect their role and significance by using sympathetic architecture and design features such as materials, proportions, setbacks, massing and landscaping.

District Policy - Heritage

Neighbourhood Lifecycle

The need to strategically manage growth and development is influenced by many factors including the cyclical change of neighbourhoods over time. All neighbourhoods change and go through a typical lifecycle process. This is not unique to Edmonton nor specific to any particular neighbourhoods. Prudent planning recognizes this lifecycle and supports the ongoing transition of all communities and districts. When first building out, neighbourhoods experience rapid population expansion, new households are formed and household size grows. They then tend to stabilize for a period of time, which is followed by population decline as children grow up and leave home. At that

point neighbourhoods can experience a variety of transitions and different outcomes over time. Neighbourhood populations may continue to shrink as average household size declines for a period, or they may grow again as new generations of Edmontonians move in and expand their families. So much depends on how we plan and prepare for the different possibilities. Ensuring that all neighbourhoods continue to be desirable places to live across many generations depends on how we plan and prepare, including revitalization, redevelopment and intensification.

The City Plan - Neighbourhood Lifecycle



Our streets and blocks. Our community.



Major Node
 A major node is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres. Major nodes capitalize on excellent transit access and support higher density.

The City Plan - Neighbourhood Lifecycle

The GCL has undertaken a thoughtful and thorough process that recognizes the importance of densification and housing development, balanced with the need for more protection of the neighborhood's character and continuity.

-Edmonton Heritage Council
Letter to Mayor and Council Feb 11, 2025

We believe the City's new district plans should do more to protect the unique heritage areas, including in Garneau...

The Edmonton Historical Board strongly supports the Garneau Community League's request.

-Edmonton Historical Board,
Letter to Mayor and Council March 28, 2025

The inherent value of Garneau, as a community and a place, is more than just proximity to a post-secondary institution and an LRT stop. There are practical and reasonable locations to encourage sensible and appropriate development, but there is also a rich community fabric and a deep historical - and in Edmonton, an endangered - architectural legacy that deserves your leadership and attention.

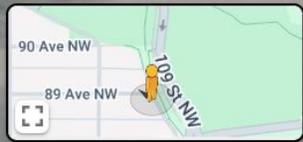
-Dan Rose, Former Chair, Edmonton Historical Board,
Letter to Mayor and Council Dec 2, 2024

← 10960 89 Ave NW

Edmonton, Alberta

Google Street View

Jul 2023 See more dates



Google

