

# Priority Growth Area Rezoning

Public Hearing – May 20, 2025

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

Chair, Planning Committee

The Garneau Community League

Defer on Garneau today.

So we can complete our community-led plan amendment.



Garneau - a dense, mixed-use community





Garneau - a complete community





89th Avenue





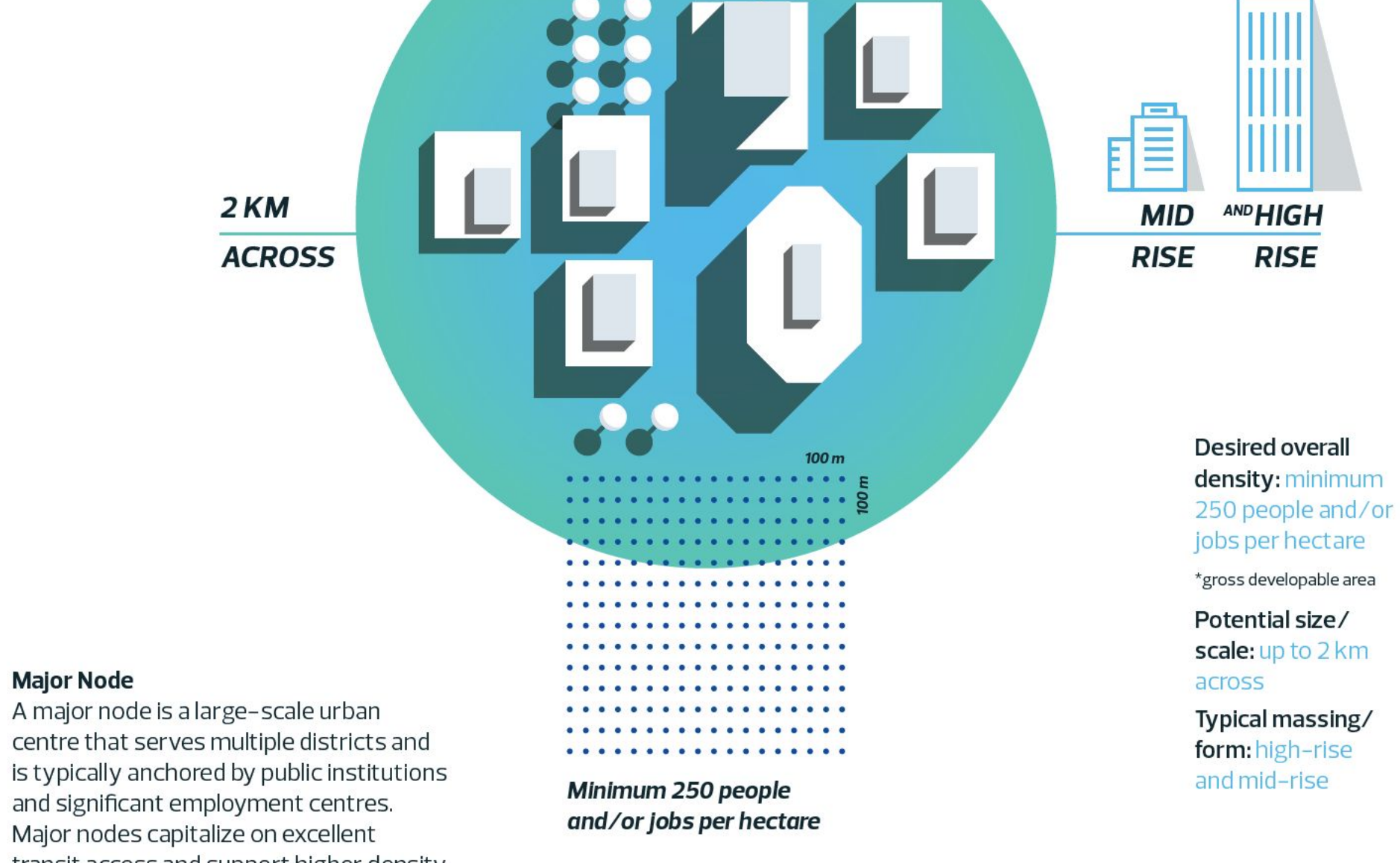
# Derelict Properties






Vacant Lots





# The City Plan - Neighbourhood Lifecycle





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.

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 City Plan



## Neighbourhood Lifecycle

The need to strategically manage growth and development is influenced by many factors including the cyclical change of neighbourhoods over time. All

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.

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

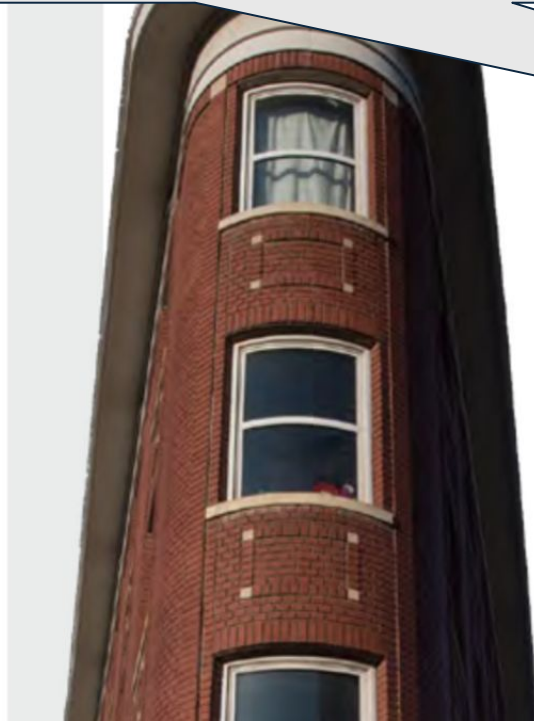
Ensuring that all neighbourhoods continue to be desirable places to live across many generations depends on how we plan and prepare, including revitalization, redevelopment and intensification.

children grow up and leave home. At that

# The City Plan - Neighbourhood Lifecycle



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



## 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



Amendments to District Plans may be proposed to reflect ...heritage resources.

## 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 shall be presented to the City Council for consideration at a public hearing.

Amendments to specific areas of a District Plan may be undertaken to provide additional policy direction as required.

# District Policy - Amendments



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



A Priority Growth Area is an opportunity to reimagine Edmonton's neighbourhoods. But this work should achieve multiple policy objectives.

The Garneau Community League has shown impressive initiative and planning proficiency. **I strongly urge Council to see their work as complementary and worthy of consideration.**

-Neal LaMontagne  
University of Alberta, School of Urban and Regional Planning



“[T]here is risk of homogeneous housing and losing housing diversity... we support strengthening the protection of historic resources.”

-Scona District Community Council  
Letter to City Council Jan 15, 2025









11036

11032

11032  
85 Avenue