

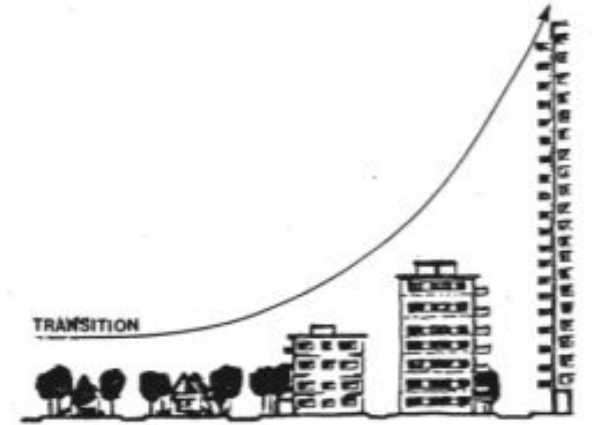
Garneau Area Redevelopment Plan (1982)

- Garneau faces many issues common to inner city communities. Pressures for redevelopment create uncertainty as to the future character of the community.
- There is a need to provide a variety of housing types to accommodate various groups who wish to live in Garneau including single people, families and students.
- The potential for expansion of incompatible non-residential land uses, exists and would have a negative impact on the residential character of Garneau.

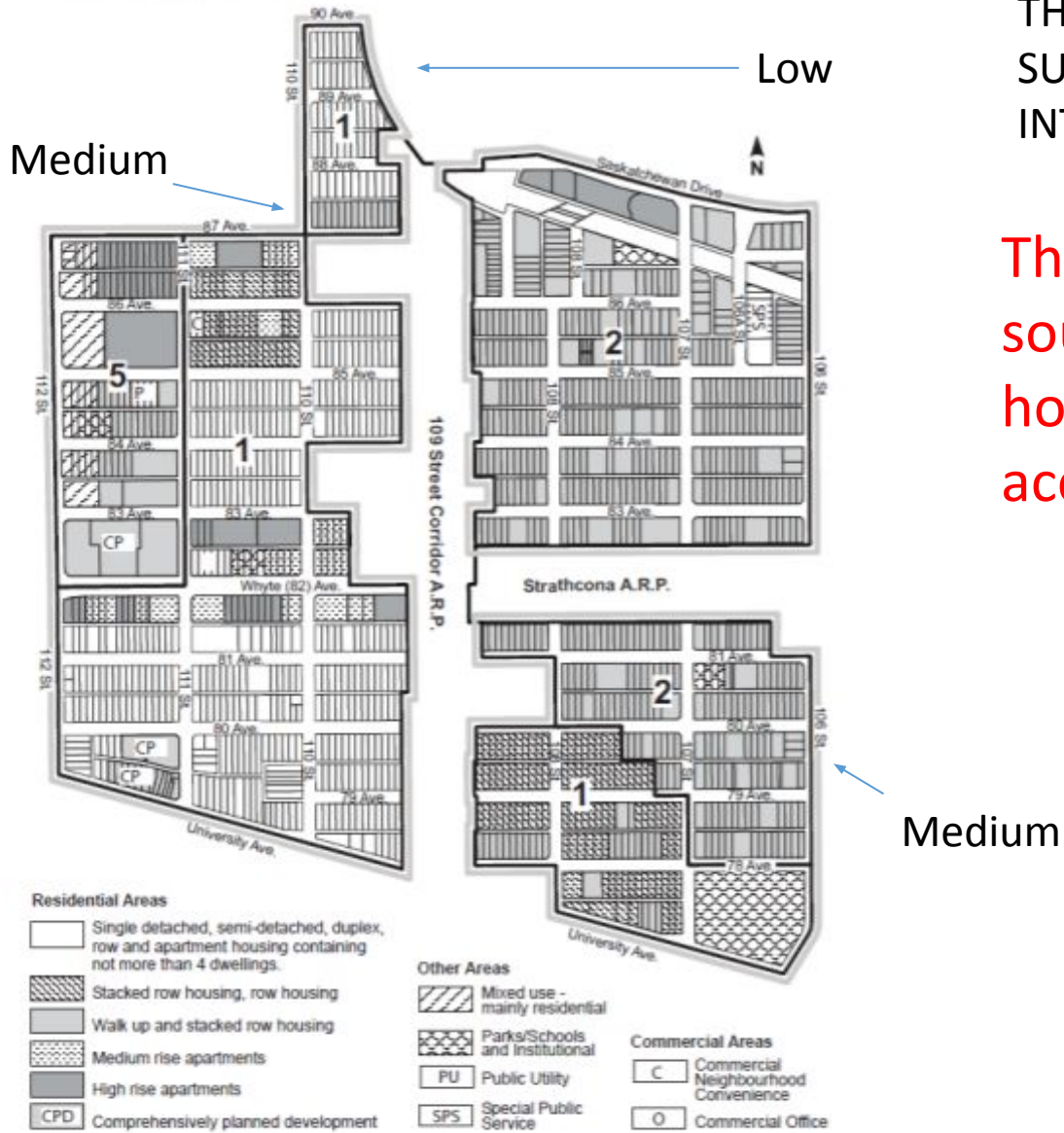


Overall GARP Objectives

- To maintain Garneau primarily for residential use.
- To maintain the existing character of the Garneau Area.
- To encourage and control higher density redevelopment in portions of the Plan area.
- To encourage a variety of residential built forms to meet the accommodation needs of various groups.
- To ensure that land uses other than residential do not conflict with existing or proposed residential uses.
- To redistribute land use districts in order to promote a greater mix of uses and to ensure compatibility between districts and built forms.



Area Redevelopment Plan



THE RESIDENTIAL CHARACTER OF GARNEAU BE RECOGNIZED SUCH THAT EXPANSION OF LARGE NON-RESIDENTIAL USES INTO THE AREA BE DISCOURAGED

The residential area north of 87 Avenue and south of 82 Avenue will remain as low density housing with an emphasis on family accommodation.

- GARP allows for mixed housing
- It doesn't have a 'missing middle' based on zoning

Does Moving from RF3 to UCRH meet the intentions of GARP/City Initiatives?

Intent	RF3	UCRH
GARP: to maintain low density housing while increasing density	Yes it allows this while allowing some densification	No, it is considered medium density
A way to fill in the missing middle between high rise and low density	Missing middle is accounted for in GARP. RF3 is a way to maintain low density which is already rare.	Should be considered for RF3 in neighborhoods that are not meeting density targets or where there is not a 'urban character' to protect
To meet Density targets?	Allows for increasing density in an already dense area.	Not needed if low rise apartment buildings aren't filled (RA7)- 3 empty lots on 87 th

Conclusions

- Neighborhoods change one approval at a time and adhering to redevelopment plans ensure fairness and consistency.
- GARP was ahead of its time but perhaps needs a revisit but needs a collaborative review.
- Until that time, Council should respect the intent.
 - To maintain family housing and some low density areas

