garneau

Area Redevelopment Plan

Bylaw 6221

May 25, 1982

Garneau Area Redevelopment Plan
Bylaw 6221
Adopted on May 25, 1982

Office Consolidation July 2023

Prepared by:
Development Services
Urban Planning and Economy
City of Edmonton

Bylaw 6221 (as amended) was adopted by Council in May 1982. In July 2023 this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw.

Bylaw 6221	Approved May 25, 1982 (To adopt the Garneau ARP)
Bylaw 7047	Approved March 8, 1983 (Miscellaneous Policy Changes)
Bylaw 7430	Approved January 24, 1984 (Deletion of Redevelopment Levy)
Bylaw 7938	Approved June 25, 1986 (Miscellaneous Policy Changes)
Bylaw 9096	Approved February 28, 1989 (Deletion of Policies G.2, G.6, 2.2)
Bylaw 10696	Approved May 16, 1994 (Policy changes relating to alcohol sales)
Bylaw 10839	Approved September 19, 1994 (Addition of Policy 2.2c)
Bylaw 11145	Approved April 15, 1996 (Amendment to Policy 2.1)
Bylaw 11535	Approved July 15, 1997 (Amendments to Policy 2.1 and 2.2b)
Bylaw 11632	Approved January 20, 1998 (Boundary amendment and Sub-Area 4 revisions)
Bylaw 12274	Approved April 3, 2000 (Amendment to Policies G.2, G.6 and 4.2)
Bylaw 12801	Approved May 30, 2001 (Policy changes to bring Plan in conformity with new Land Use Bylaw)
Bylaw 12925	Approved January 9, 2002 (Policy change)
Bylaw 13508	Approved October 15, 2003 (Replace Schedule "Q")
Bylaw 13730	Approved May 25,2004 (Addition of Policy 1.3b)
Bylaw 14967	Approved November 17, 2008 (Replace Schedule "Q")
Bylaw 15388	Approved July 19, 2010 (To incorporate the directives of the 109 Street Corridor Study and the Residential Infill Guidelines)
Bylaw 16240	Approved November 18, 2013 (Updating maps and text to reflect the adoption of the 109 Street ARP)
Bylaw 17814	Approved November 28, 2016 (Replace Schedules C, I and Q)
Bylaw 17847	Approved March 20, 2017 (Replace Schedules A, B, C, D, E, H, J, Q and maps associated with Policies, G.3, G.14, G.21, and maps for "Walk Up Apartments/Stacked Row Housing", "High Rise Apartment Area", "Accessory and Non-Accessory Parking" and "Proposed New Park Facility")
Bylaw 18802	Approved July 3, 2019 (Excludes an area from Policies G.5, 5.2 & 5.3 and replaces Schedule N – Detailed Land Use Map, Sub Area 5)
Bylaw 19021	Approved October 7, 2019 (Replace Policy 2.1)

Bylaw 19379	Approved August 18, 2020 (Replace Schedules N & Q)
Bylaw 19462	Approved April 19, 2021 (Amend Policy 1.6a and Replace Schedules C, I & Q)
Bylaw 19534	Approved April 20, 2021 (Amend Policy 2.1 & Section 5 and Replace Schedules C, J & Q)
Bylaw 19480	Approved May 19, 2021 (Amend Polices 2.1 & 2.2a; Replace Schedules C, J & Q; and Replace maps associated with Policies G.3, 2.1 & 2.2a)
Bylaw 19750	Approved July 6, 2021 (Replace Schedules C, I & Q)
Bylaw 19788	Approved August 17, 2021 (Replace Schedule Q)
Bylaw 19766	Approved August 31, 2021 (Amend Policy 2.1 and Replace Schedules C, J & Q)
Bylaw 19592	Approved September 8, 2021 (Replace Schedule Q)
Bylaw 20039	Approved April 5, 2022 (Amend Policies 1.5 & 1.8, Replace Schedules C, I & Q and the map associated with Policy G.3; add a new subsection for the CB3 Zone in Section 5)
Bylaw 20539	Approved July 10, 2023 (Replace Schedules C, I & Q)

Editor's Note:
This is an office consolidation edition of the Garneau Area Redevelopment Plan, Bylaw 6221, as approved by City Council on May 25, 1982.

This edition contains all subsequent amendments and additions to Bylaw 6221. For the sake of clarity, maps and a standardised format were utilised in this Plan. All names of City departments have been standardised to reflect their present titles. All changes are noted where applicable. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Urban Planning and Economy

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introduction

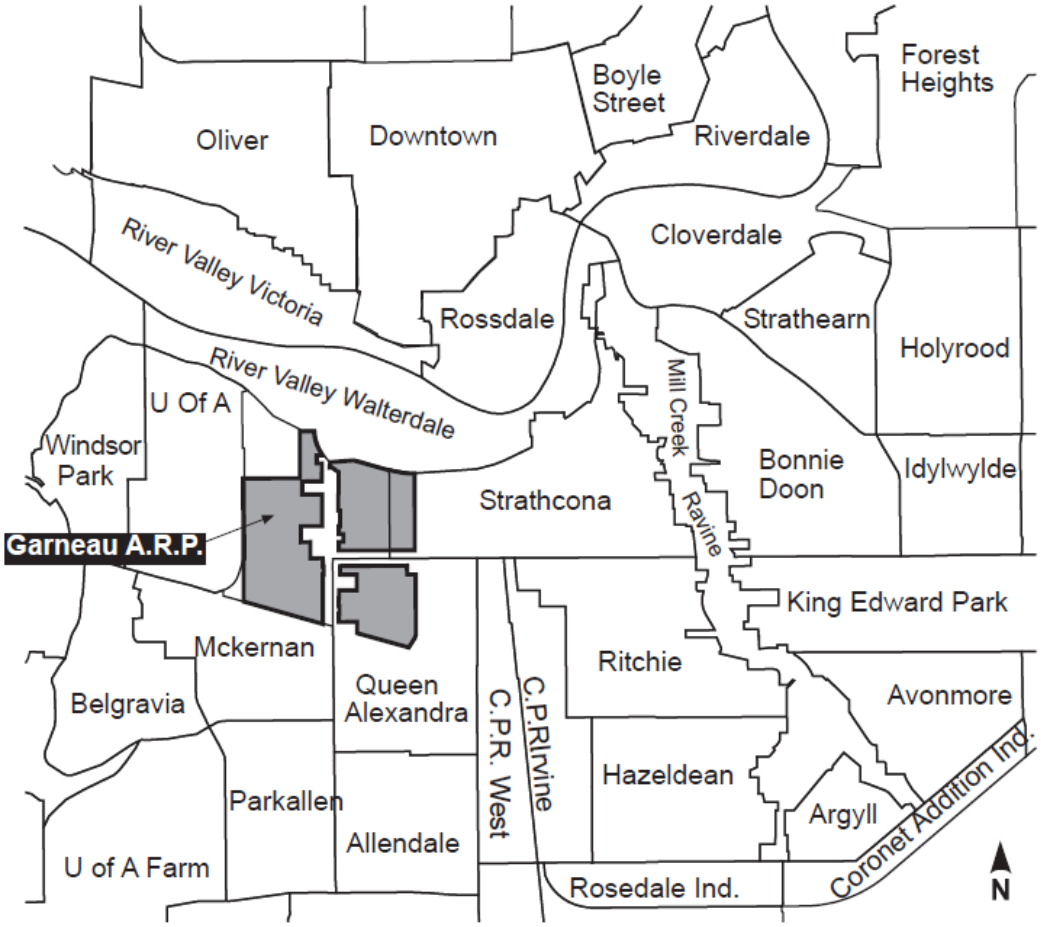
Bylaw 17847
March 20, 2017

Garneau

Area Redevelopment Plan

SCHEDULE A

Vicinity Map



INTRODUCTION

Mandate for Area Redevelopment Plan

At its meeting of 1977 03 23, City Council concurred with the following two recommendations:

1. "That the enclosed report, Older Neighbourhoods, be adopted."
2. "That the areas of Oliver and Garneau be selected for the Community Planning Program during 1977."

Definition of Plan Area

Bylaw 16240
Approved Nov 18 ,2013

The Garneau Area Redevelopment Plan area is defined by 112 Street on the west, University Avenue on the south, 106 Streets to the east and Saskatchewan Drive on the north, excluding the Whyte Avenue and 109 Street Corridors, as shown in Schedule A.

The Garneau Area Redevelopment Plan was originally divided into five Sub-Areas which are defined by the predominant land use of the area and are shown in Schedule B. These sub-areas are not subdivided and are used as a reference to better understand issues and policies of the plan. Two of the five original sub-areas associated with the Whyte Avenue and 109 Street Corridors were removed to facilitate the transfer of planning authority for those portions of the Garneau community in the Strathcona Area Redevelopment Plan and the 109 Street Corridor Area Redevelopment Plan

All land within the boundary of the Garneau Area Redevelopment Plan is subject to the regulations of the Land Use Bylaw.

Planning Framework

The Planning Act, 1977 states that an Area Redevelopment Plan shall conform to any land use bylaw and any other statutory plan affecting the area that is the subject of the plan. In this case the Area Redevelopment Plan shall conform to statutory legislation which includes the Edmonton Regional Plan, the General Municipal Plan and the Land Use Bylaw.

The Regional Plan designates Garneau as General Urban which accommodates the land use proposals contained in the Garneau Area Redevelopment Plan.

The General Municipal Plan provides general policies for the "preservation, rehabilitation and/or redevelopment of developed areas of the City." The strategies and objectives contained in the General Municipal Plan are refined and implemented through the Garneau Area Redevelopment Plan.

Garneau is an inner city neighbourhood and therefore specific policies of the 18 point Growth Strategy contained in the General Municipal Plan apply to the plan area. These are:

B. 5. Increasing compactness of residential development.

6. Priority on existing developed areas for:

a) accommodating growth in order to better utilize existing services and infrastructure; and,

b) improving services where necessary; and,

D. 13. Priority on improving the quality of environment.

The following General Municipal Plan objectives and policies support the Growth Strategy and provide direction for preparation of an Area Redevelopment Plan for Garneau:

Objective 5B – To increase housing in the inner city with the emphasis on the provision of family accommodation.

Objectives 6C and 8D – To minimize the negative impacts of both commercial and transportation uses on adjacent residential areas.

Policy 5.B.5 – Concerning the most appropriate uses around future Light Rail Transit stations.

Policy 6.G.2 – To retain certain commercial strips.

Policies 10.A.2 and 10.B.1 – To optimize the use of existing open space and facilities and places emphasis on acquiring and developing park space in the inner city.

The Garneau Area Redevelopment Plan applies these objectives to issues and problems of Garneau.

General Issues

Garneau is an inner city community and is experiencing problems related to the growth of the city. It is a desirable place to live for many because it offers mature, attractive residential areas and is close to the downtown. As well, Garneau is adjacent to two major institutional land uses; the University of Alberta and University Hospital completes which generate additional demand for housing in the area.

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. Proximity to the downtown and major institutional land uses has created problems of non-local traffic and overflow parking on local streets which disrupts the residential character of the community. The potential for expansion of incompatible non-residential land uses, (the University of Alberta, University Hospital and commercial strips), exists and would have a negative impact on the residential character of Garneau.

Garneau is deficient in park space and this problem will intensify as the population of the community continues to increase.

Overall Plan Objectives

The following objectives address the general issues facing Garneau and implement the Growth Strategy policies of the General Municipal Plan that are related to inner city communities:

- 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.
- To ensure a balance is found between city wide transportation requirements and the protection of community integrity in the development of major transportation facilities through the plan area.
- To manage parking to cause the least disruption to the community.
- To continue to offer a wide range of commercial goods and services from existing commercial strips.
- To ensure that adequate open space and recreational facilities are provided to meet the needs of the community.
- To improve the urban environment by encouraging the provision of amenities related to recreation, landscaping, special projects design criteria and urban design schemes.

Overall Development Concept

The development concept for Garneau is designed to manage the issues facing the community.

As an inner city community, Garneau will accommodate a portion of city growth in the form of redevelopment. This supports the Growth Strategy outlined in the General Municipal Plan. Redevelopment in Garneau will, however, be managed to ensure that it is compatible with the existing residential character by directing the location and regulating its form, thus preserving as much as possible the assets which make Garneau a desirable place to live.

The development concept for Garneau compliments the existing pattern of development by providing for gradients in height and density. In general, the height and density of land uses in Garneau will decrease from north to south and from west to east. Consequently, lower density residential uses will be maintained and encouraged in the central and southern portions of the plan area and offer the opportunity for family oriented accommodation.

Improvement of the commercial strips in Garneau is encouraged by allowing for redevelopment and proposing street landscaping programs. This will ensure the continuation of existing commercial strips in Garneau in accordance with the General Municipal Plan commercial policies. Commercial redevelopment is, however, limited to existing strips so that commercial uses do not encroach on adjacent residential uses and the character of the residential areas is preserved.

The security, integrity and quality of residential areas of Garneau will be ensured by limiting through traffic to those roadways which will cause minimal additional disruption to the living environment. Parking management measures are proposed to control overflow parking in residential streets.

The plan proposes supplementing existing park facilities in Garneau to rectify Garneau's existing deficiency in park space and to accommodate increased demands for park space.

Bylaw 17847
March 20, 2017

Garneau

Area Redevelopment Plan

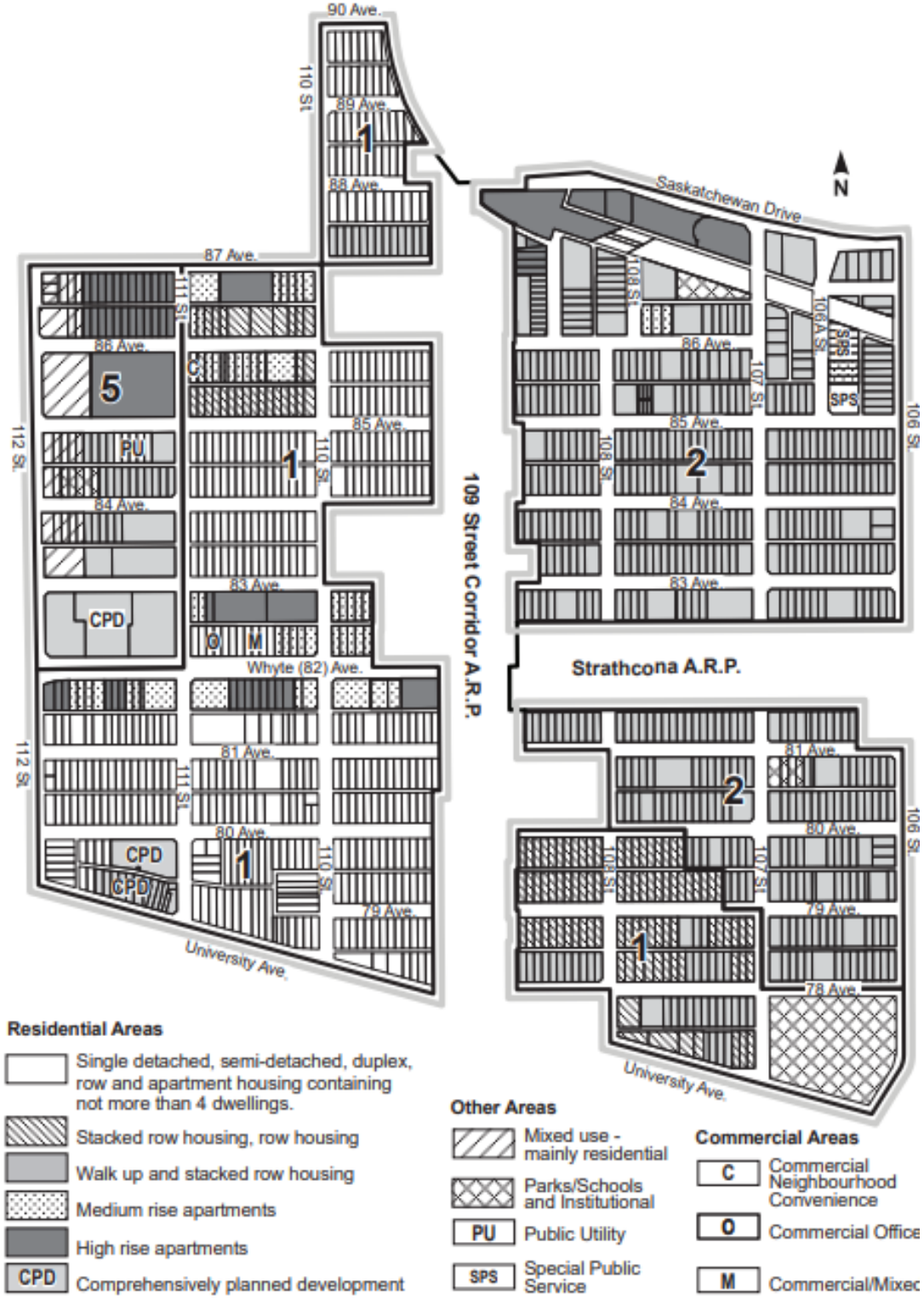
SCHEDULE B
Area Redevelopment Plan

Bylaw 20539
July 10, 2023

Garneau

SCHEDULE C
General Land Uses

Area Redevelopment Plan



Residential Areas

- Single detached, semi-detached, duplex, row and apartment housing containing not more than 4 dwellings.
- Stacked row housing, row housing
- Walk up and stacked row housing
- Medium rise apartments
- High rise apartments
- CPD — Comprehensively planned development

Other Areas

- Mixed use - mainly residential
- Parks/Schools and Institutional
- PU — Public Utility
- SPS — Special Public Service

Commercial Areas

- C — Commercial Neighbourhood Convenience
- O — Commercial Office
- M — Commercial/Mixed

Plan Format

The Garneau Area Redevelopment Plan is one part of a three part series. The Background Report includes supplemental material, statistics and historical information on the Garneau Plan Area. The Implementation Document outlines all actions the City Departments are required to undertake to implement the plan.

For study purposes the Garneau Area Redevelopment Plan area has been divided into five Sub-areas which are discussed in sections in the plan document.

Policies in the first section of the plan are general in nature and relate to the entire plan area. Subsequent sections refer specifically to individual Sub-areas and address issues such as land use, transportation and open spaces.

Proposed generalized land uses are illustrated in Schedule C and are discussed within the plan policies.

Plan Amendments

Bylaw 12925
January 9, 2002

The Planning and Development Department will be responsible for the preparation of amendments to this Area Redevelopment Plan for Council approval, after a general meeting in the community, prior to Council's consideration of:

1. any development that substantially changes any objective or policy of the Plan;
2. any major new civic projects undertaken for arterial roadways or parks and recreation facilities which have not been described already in this Plan; and
3. where directed by Council.

The Plan amendment will be comprised of the following components:

1. full map and text amendments along with a discussion outlining the new planning rationale for the land use rezoning or other planning decision; and
2. circulation of the proposed Plan amendment and notification to the affected property owners and the Community League.

2

policies: general

Introduction

The policies and interpretations stated in this section of the Garneau Area Redevelopment Plan, shall apply only to the Sub-area of the Plan Area noted. The numbering system for the policies indicates, by the first number, the Sub-area to which the policy applies.

Statements following under the title "Policy" shall be deemed the policy of Council with respect to all matters pertaining to the particular Sub-area, except as included in those policies cited under Section 8 of this Plan.

Statements following under the title of "Objective" provide the justification for the corresponding policies and are intended to assist in interpreting policy implications with respect to implementation or enforcement where this may be necessary.

Statements under the heading "Summary of Action" serve to identify the implementation and enforcement authorities charged with carrying out the Plan policies.

All designated land uses are proposed. All drawings are included for illustrative purposes and are not binding.

Policy Number: G.1

Plan Component: Land Use – Residential

It is the Policy of Council that:

FUTURE RESIDENTIAL DEVELOPMENT IN GARNEAU WILL, WHERE POSSIBLE, PROVIDE FOR A MIX OF UNIT TYPES AS DEFINED BY SIZE, AMENITY SPACE, AND ACCESS AND FAMILY ORIENTED HOUSING WILL BE ESPECIALLY ENCOURAGED.

Objectives:

- To provide for a wide range of housing choices close to the downtown, the university and hospital.
- To reinforce the residential nature of the community.
- To encourage the development of family oriented housing.

Summary of Action:

The Administration will especially encourage applications which provide for family-oriented housing as well as applications which provide a variety of unit types within individual developments.

Explanation:

Garneau is a desirable place to live for many because it is a mature attractive community, close to downtown and adjacent to the university and hospital complexes. As a result there is a considerable demand for accommodation in Garneau by various groups which include single people, students and families.

This policy attempts to accommodate those who seek to locate in Garneau but are not able to, because of the absence of appropriate accommodation. For example, recent construction has emphasized accommodation for singles thereby excluding family households requiring more room.

Family oriented residential redevelopment is encouraged to help accommodate the housing demands of this group and will ensure that future development here is compatible with the existing residential character of Garneau.

This policy supports the General Municipal Plan Objective 513 to increase the amount of future housing accommodated in the inner-city with a strong emphasis on family housing and Policy 5.13.2 which proposes that variety in unit types and densities be encouraged in inner-city areas.

Policy Number: G.2

Bylaw 12274
April 3, 2000

Plan Component: Land Use – Residential

It is the Policy of Council that:

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

(This policy excludes Lots 1 to 11, inclusive, Block 131, Plan IV, Lots 11A and 27U, Block 186, Plan 3749 RS, and Lots 10 and 11, Block 186, Plan 3901 AJ).

Objectives:

- To preserve the residential nature of the area.
- To protect the area from encroachment of non-residential land uses.

Summary of Action:

That COUNCIL have regard for this policy in review of major land use changes proposed for the area.

Explanation:

Garneau is adjacent to two major non-residential land uses; the University of Alberta and University Hospital. These uses generate a demand for housing, and increased traffic flow and parking on residential streets. While Garneau has accommodated these pressures so far, further expansion of non-residential uses would disrupt the community and jeopardize its residential character.

(Map Deleted)

Bylaw 16240
November 18, 2013

Policy Number: G.3

Plan Component: Land Use – Residential

It is the Policy of Council that:

HIGH RISE HIGH DENSITY RESIDENTIAL DEVELOPMENT WILL BE CONSIDERED ON DESIGNATED SITES AS SHOWN BELOW AND WILL HAVE REGARD TO COMPATIBILITY WITH SURROUNDING LAND USES. THIS TYPE OF DEVELOPMENT IS MOST APPROPRIATELY LOCATED:

i) ON SITES WHICH ARE LOCATED AT THE NORTHEAST AND NORTHWEST PERIPHERY OF GARNEAU.

ii) ON SITES WHICH HAVE GOOD ACCESS TO PUBLIC TRANSIT.

iii) ON SITES WHICH ACT AS A TRANSITION FROM MAJOR ARTERIALS AND COMMERCIAL AREAS INTO LOWER RESIDENTIAL AREAS.

iv) ON SITES WHICH ARE ADJACENT TO PHYSICALLY COMPATIBLE FORMS OF DEVELOPMENT WHICH INCLUDES TRANSITIONAL HOUSING, LAND USES OR OPEN SPACE.

Objectives:

To guide new development to appropriate sites, which are most suitable for higher density development in order to protect the existing low density residential areas.

Summary of Action:

- COUNCIL will have due regard for the density distribution concepts as expressed in this policy and Schedule I to this bylaw when considering redistricting applications.
- The DEVELOPMENT OFFICER will have regard for this policy when reviewing development applications.

Explanation:

Garneau is an attractive area for high rise, high density, residential redevelopment because there is a demand for housing in proximity to the downtown. As well, high rise housing adds to the variety of housing unit types that is available. This policy seeks to balance the need for this type of development with the desire to preserve the overall low density residential character of Garneau. Specific guidelines are therefore presented in this policy to ensure that high rise, high density housing is located on the most appropriate sites.

Bylaw 20039
April 5, 2022

Policy Number: G.4

Plan Component: Land Use – Residential

It is the Policy of Council that:

NEW DEVELOPMENT MUST NOT EFFECT AN ABRUPT CHANGE IN HEIGHT BETWEEN ADJACENT LAND USE DISTRICTS OF DIFFERENT DENSITIES.

Objectives:

To provide a transition in height and built form between high rise and low rise developments.

Summary of Action:

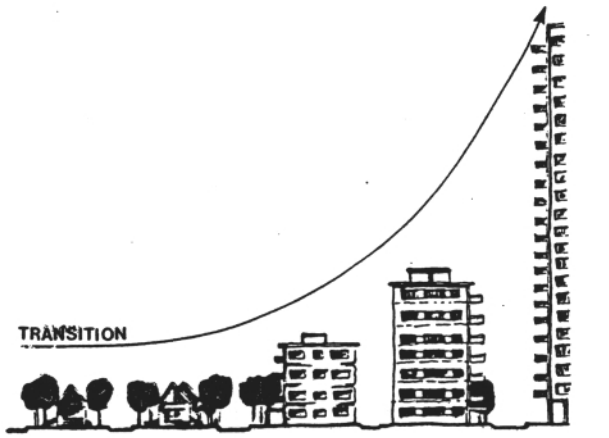
- The ADMINISTRATION and COUNCIL will have regard for this policy when reviewing development applications and/or redistricting applications.

Explanation:

This policy supports policies 5.B.2 and 5.B.10 of the Edmonton General Municipal Plan relating to the transition of residential density in inner-city areas.

The negative impacts of high rise development such as overview and shadowing will not be severe with transition from high to medium to low rise forms. As well a transition in height will be more pleasing visually by avoiding extreme differences in scale.

This policy will help ensure that redevelopment is consistent with the streetscape and is more compatible with low rise residential areas.



Policy Number: G.5

Plan Component: Land Use – Commercial

Bylaw 12274
April 3, 2000

It is the Policy of Council that:

Bylaw 18802
July 3, 2019

THE EXISTING COMMERCIAL STRIPS ON 109 STREET, WHYTE AVENUE and 112 STREET AS SHOWN ON SCHEDULE D WILL NOT BE PERMITTED TO EXPAND INTO ADJACENT RESIDENTIAL AREAS;

(This policy excludes Lots 1 to 11, inclusive, Block 131, Plan IV, Lots 11A and 27U, Block 186, Plan 3749 RS, and Lots 10 and 11, Block 186, Plan 3901 AJ and Lots 6-12, Block 166, Plan I23A).

Objectives:

- To allow for further commercial development through additions to commercial activity in existing areas by means of infill and selective redevelopment.
- To protect residential areas from the possible negative impacts of commercial uses.

Summary of Action:

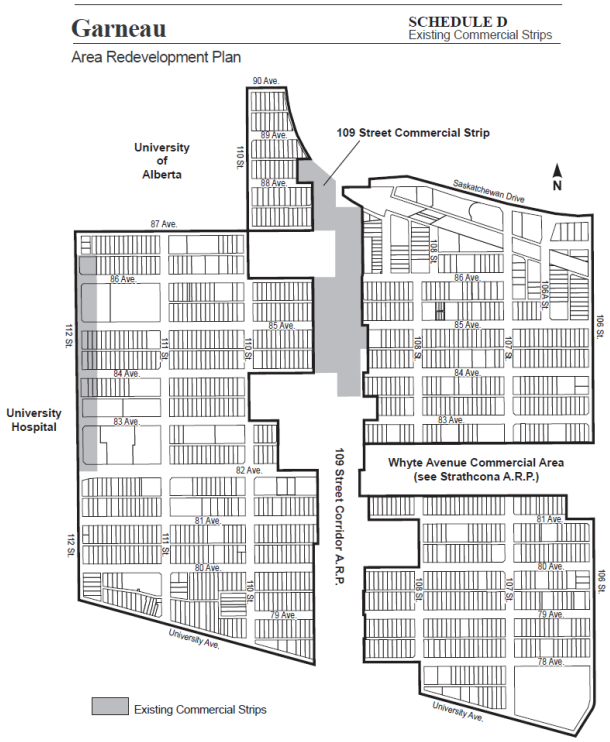
- The DEVELOPMENT OFFICER will implement this policy through the provisions of the proposed commercial Land Use District outlined in Schedule Q of this Bylaw.

Explanation:

The commercial areas along the major arterials serve neighbourhood and city-wide needs. This policy encourages the upgrading of the commercial strips by allowing redevelopment and development of under utilized sites. This will reinforce the commercial character and help ensure the long term economic viability of these areas, particularly Whyte Avenue.

Expansion of the existing commercial strips away from arterials is not desirable as this would change the form of these areas from a commercial strip to a commercial area, resulting in commercial uses encroaching on adjacent residential areas. As well, commercial uses require the visibility available along major arterials and are therefore best located in the existing commercial strip.

Bylaw 17847
March 20, 2017



Policy Number: G.6

Plan Component: Recreation – Budget and Schedule Priorities

It is the Policy of Council that:

Bylaw 7430 January 24, 1984

THE PRIORITY OF FUTURE RECREATIONAL DEVELOPMENT AND IMPROVEMENTS IN GARNEAU BE AS FOLLOWS:

Priority 1: To develop a park facility in the northern portion of Sub-Area 2 in a staged approach using redevelopment levy funds in part for acquisition of part of the required lands (Refer to Policy 2.3).

Bylaw 7938 Bylaw 16240

Priority 2: Improve landscaping along commercial strips (refer to Policies 5.5).

Priority 3: To extend the existing bikeway system in Garneau (Refer to Policy 7).

Objectives:

- To establish priorities for budgeting and scheduling of recreational facilities and improvements.

Summary of Action:

- COUNCIL will instruct the Parks and Recreation Department and Engineering Department through the capital projects budget, to review the feasibility of and implement this policy.

Explanation:

The Garneau Public Elementary and Junior High School yard has been upgraded and improvements to Tipton Arena will be complete during 1981. The completion of the Garneau Community League Park and Queen Alexandra Ornamental Park is expected during 1981. While these facilities will serve Garneau residents, the community is deficient in park space. This is most noticeable in the area east of 109 Street and north of Whyte Avenue where no park space exists. This plan therefore proposes a park facility for this portion of Sub-area 2.

The appearance of Garneau's three commercial strips will be improved with the streetscape programs proposed by the plan. This will help improve the overall environmental quality of Garneau and attract more pedestrians to the commercial strips.

Garneau is heavily used by bicycles due to its proximity to the university and river valley. Extending the present bikeway system will increase cyclist safety and access within the community.

Policy Number: G.7

Plan Component: Recreation – Landscaping

It is the Policy of Council that:

EXISTING VEGETATION AND MATURE TREES AND TREES LOCATED ON BOULEVARDS SHALL BE PRESERVED AND-MAINTAINED UNLESS THE DEVELOPMENT OFFICER IS ADVISED BY THE PARKS AND RECREATION DEPARTMENT TO THE CONTRARY.

Objectives:

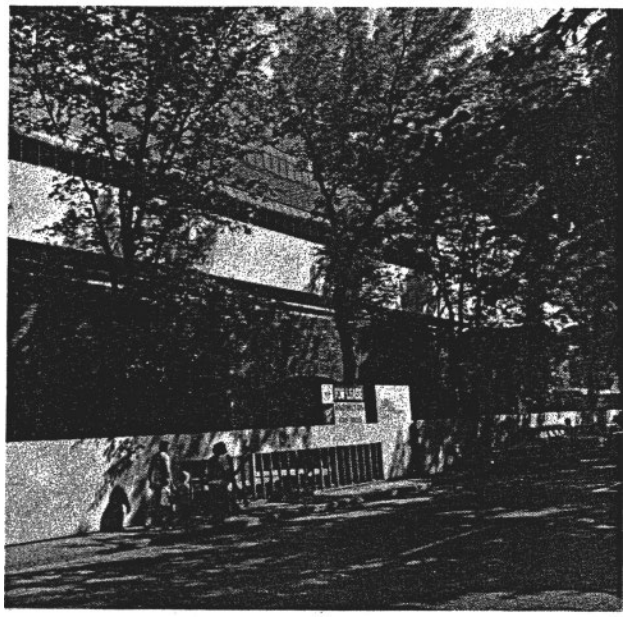
- To protect the mature trees in Garneau.

Summary of Action:

- The DEVELOPMENT OFFICER will strictly enforce the requirements of Land Use Bylaw Section 69.2 and will seek the advice of the Parks and Recreation Department.

Explanation:

The mature trees in Garneau are a significant feature in the character of the area and have a "softening" effect on the built environment. Special care should be taken at the time of development application to ensure that vegetation is "preserved, or protected or replaced" consistent with Section 69.1 of the Land Use Bylaw. Bylaws 4900 and 2107 outline the care and maintenance responsibilities for boulevard trees.



Policy Number: G.8

Bylaw 7430
January 24, 1984

Plan Component: Recreation – Redevelopment Levy

It is the Policy of Council that:

MONIES RAISED THROUGH THE REDEVELOPMENT LEVY WILL BE EMPLOYED SOLELY FOR THE PURCHASE OF LAND FOR PARK AND OPEN SPACE RECREATIONAL FACILITIES. NO MONIES COLLECTED THROUGH THE LEVY WILL BE ALLOCATED FOR SCHOOLS AS THERE IS NO NEED EXPECTED BEYOND EXISTING FACILITIES.

Objectives:

- To compensate for increased demand for park space resulting from greater populations.

Summary of Action:

- The ADMINISTRATION will utilize the redevelopment levy collected to supplement other sources of funds for the acquisition of land for parks and recreation facilities.

Explanation:

The cost of land in Garneau requires that the redevelopment levy be used to maximize the recreation potential in Garneau. As the benefits of new park facilities are area wide, the levy should be collected throughout Garneau.

Policy Number: G.9

Plan Component: Recreation – Redevelopment Levy

It is the Policy of Council that:

MONIES COLLECTED UNDER A REDEVELOPMENT LEVY FOR GARNEAU WILL BE SPENT ON THE BASIS OF THE FOLLOWING GUIDELINES:

i) MONIES COLLECTED AFTER ADOPTION OF THIS BYLAW WILL BE USED FIRST FOR PURCHASE OF PROPERTIES FOR A MAJOR PARK FACILITY WHICH WILL:

- BE APPROXIMATELY 1.5 ACRES.
- BE LOCATED IN THE NORTHERN PORTION OF SUB-AREA 2.
- PROVIDE FOR BOTH ACTIVE AND PASSIVE RECREATIONAL PURSUITS.

ii) SHOULD MONIES COLLECTED IN THE FIRST FIVE YEARS AFTER ADOPTION OF THIS BYLAW FALL SHORT OF THOSE NECESSARY TO MEET POLICY ITEM G.9(i) ABOVE, ANY REMAINING SHORTAGES WILL BE SUPPLEMENTED THROUGH GENERAL REVENUES.

Objectives:

- To indicate the most appropriate disposition of monies collected through the redevelopment levy.

Summary of Action:

- COUNCIL will instruct the Parks and Recreation Department to make the appropriate program adjustment in order to begin site selection and purchase procedures as indicated in Item 8 in the Implementation Document.

Explanation:

The Parks and Recreation Department will use redevelopment levy funds in combination with funds from general revenues to purchase property from either private interests or other city departments. This allows the Department the flexibility required to take advantage of opportunity purchases, thereby enabling the park to be assembled and constructed sooner than if its purchase were solely dependent on redevelopment levy funds. Purchase of properties for the park should be completed by five years after the adoption of this bylaw to meet the demands of population increases expected in Garneau.

Policy Number: G.10

Plan Component: Recreation – Redevelopment Levy

Removed by Bylaw 7430, January 24, 1984.

Policy Number: G.11

Plan Component: Recreation – Redevelopment Levy

It is the Policy of Council that:

THE FOLLOWING CATEGORIES OF DEVELOPMENT SHALL BE EXEMPT FROM A REDEVELOPMENT LEVY CHARGE:

1. Non-Profit Housing

   According to the definition used by the National Housing Act, a non-profit corporation, is one in which no part of the income is payable to or is otherwise available for the personal benefits of any proprietor, member of shareholder thereof. It is a corporation which is:

   "(i) constituted exclusively for charitable purpose, or

   (ii) a housing corporation all of the shares or capital of which are owned by the government of a province, by a municipality or by an agency of the province or a municipality, or

   (iii) a cooperative association that is constructing, acquiring or improving a housing project with the intention of providing housing to persons, the majority of whom are members of the association who will occupy the housing as owners upon completion of the project."

2. The following developments which require a Development Class 'A' permit under Land Use Bylaw #5996 Section 14 are exempted from redevelopment levy.

   "(1) Subject to the provisions of Section 71 of the Planning Act, the carrying out of work or maintenance or repair not exceeding a value of $500.00 to any building or structure either lawfully in existence at the effective date of this Bylaw or lawfully constructed thereafter, if the work does not include structural alterations or major works or renovation which will materially alter the structural appearance of the building or structure;

   (2) The following residential use and development, except in areas of potential riverbank or ravine slope instability:

      (a) erection of a single detached dwelling, with or without an attached garage or carport;

      (b) the placement of a Mobile Home;

      (c) the accessory residential uses and developments specified below:

         i) a single or double detached garage or carport;

         ii) a pigeon loft or pigeon house;

         iii) structural alterations and building operations which will materially alter the appearance of the structure such as a deck, an enclosed patio, a greenhouse, fireplace or breeze-way;

         iv) additional living space within a basement or elsewhere in an existing building that will not result in the development of an additional dwelling or sleeping unit;

         v) an open or enclosed, attached, or detached swimming pool;

(3) The development of a minor accessory commercial building, including a loading dock or bay, or a similar accessory use.

(4) The following developments:

(a) The demolition of an existing building or structure, except where such building or structure has been designated as an historic resource within the DC1 District.

(b) The demolition of an existing building, except when a development permit has been issued for a new development.

(c) A pedestrian way which is covered, or otherwise enclosed, at, below or above grade.

(d) The erection of towers, poles, television and other communications aerials or masts in a Residential District; or in a Commercial or Industrial District where such structures may cause a load to be placed upon a building through its attachment or placement upon such building."

Objectives:

- To include information regarding exemptions from the Redevelopment Levy Policy.

Summary of Action:

- COUNCIL will instruct the Administration to exempt these use classes in the collection of a redevelopment levy.

Explanation:

This policy is consistent with the Redevelopment Levy Policy approved by Council.

Policy Number: G.12

Plan Component: Recreation – Redevelopment Levy

Removed by Bylaw 7430, January 24, 1984.

Policy Number: G.13

Plan Component: Transportation – Traffic Management

It is the Policy of Council that:

ROADWAY DESIGNATIONS IN GARNEAU ARE SHOWN ON SCHEDULE E AND WILL BE AS FOLLOWS:

i) ARTERIALS: 112 STREET, 109 STREET, SASKATCHEWAN DRIVE, 87 AVENUE, 82 AVENUE.

ii) ALL OTHER ROADWAYS WILL BE DESIGNATED AS LOCAL ROADWAYS, SOME WITH TRAFFIC MANAGEMENT MEASURES, SUCH AS ONE WAY STREETS FORCED TURNS AND CURB EXTENSIONS.

Objectives:

- To provide the necessary arterials to serve city-wide traffic and connect major thoroughfares.
- To limit through traffic to those roadways which will cause minimal disruption to the area.
- To ensure the security, integrity and quality of the residential areas in Garneau.
- To ensure appropriate land uses along major arterials.

Summary of Action:

- COUNCIL will direct the Transportation Systems Design Department to consider the feasibility of and input this policy to the appropriate plans and programs.

Explanation:

This policy will ensure that transportation facilities required in Garneau are provided with minimal disruption to established residential areas. The arterial standard has been set in order to allow appropriate upgrading of the roadways where, as indicated in the Transportation Plan, Part 1, p. 16, "adequate noise buffering can be provided with minimal disruption to established residential areas."

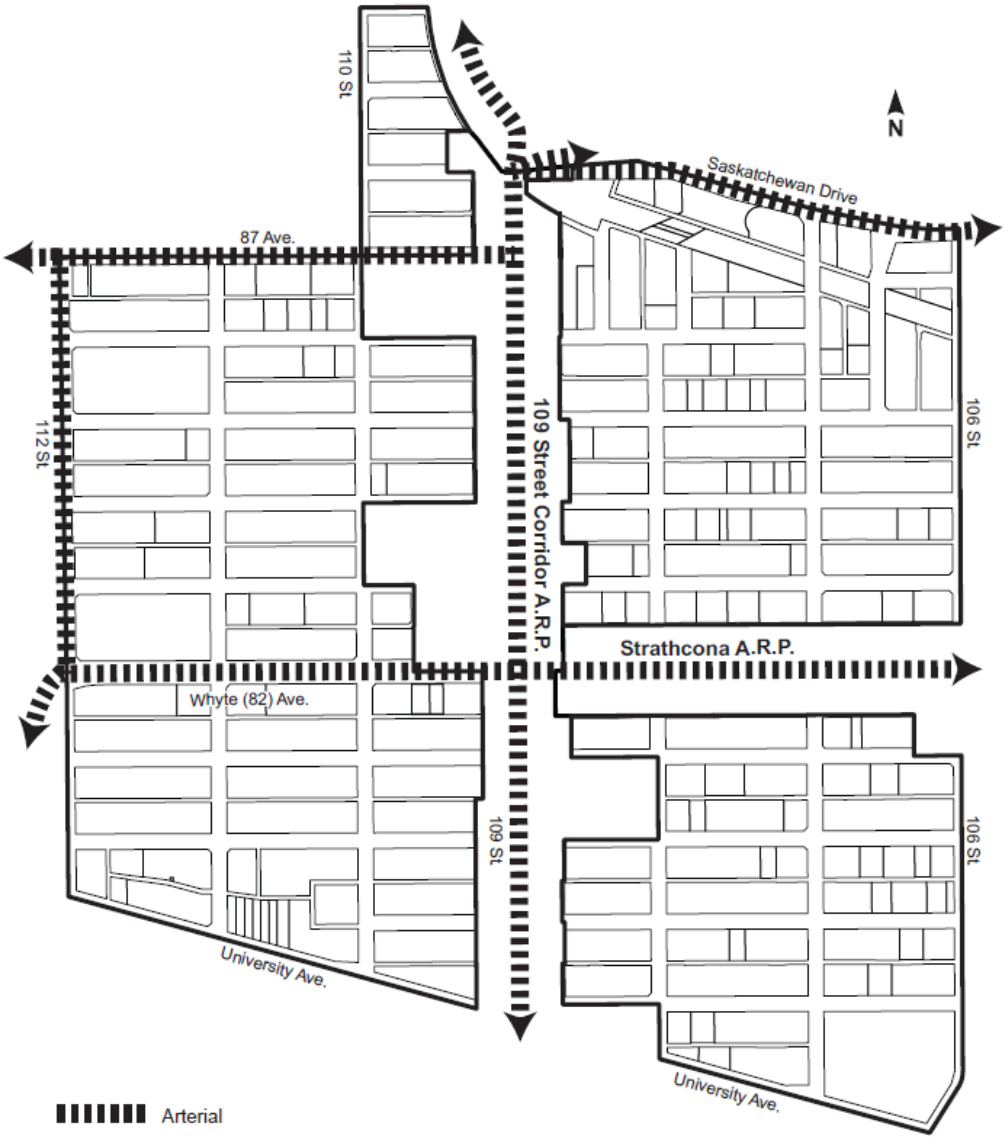
These roadways are designated as arterials by this policy because of their configuration, current volume and connections to other major through roadways.

Bylaw 17847
March 20, 2017

Garneau

SCHEDULE E
Roadway Designations

Area Redevelopment Plan



Policy Number: G.14

Plan Component: Transportation – Traffic Management

It is the Policy of Council that:

86 AVENUE BETWEEN 112 STREET AND 109 STREET BE DELETED AS A PRIMARY ARTERIAL AND BE DESIGNATED AS A LOCAL ACCESS ROAD.

Objectives:

- To reduce the impact of "cut through" traffic on residential streets.

Summary of Action:

- COUNCIL will instruct Transportation Systems Design Department to consider the feasibility of and input this into the Transportation System Plan and Bylaw.

Explanation:

The present status of 86 Avenue as an arterial route is inappropriate because it further aggravates the "cut through" traffic problem in Garneau. High traffic volumes are a barrier to pedestrian movement to the school yard and increase the traffic hazard here, as well as disrupting the residential character of this area.

This policy supports the General Municipal Plan Objective 8D, and policies 8.D.1 and 8.D.2. which require "measures to discourage community disruption by through commuter traffic on non-arterial roadways," and "the City's Transportation System Plan will strive to restrict the development of new and improved transportation facilities to the periphery of communities so as to minimize the internal disruption of existing communities."

Bylaw 17847
March 20, 2017

Policy Number: G.15

Plan Component: Transportation – Traffic Management

It is the Policy of Council that:

THE CITY WILL UNDERTAKE TO REDUCE THROUGH TRAFFIC ON LOCAL ROADWAYS IN GARNEAU BY MEANS OF:

i) REDESIGNATION OF ONE AND TWO-WAY TRAFFIC ROUTES.

ii) FORCED TURNS AND LANDSCAPED BARRICADES.

iii) MEDIAN CLOSURES.

iv) CURB EXTENSIONS.

Objectives:

- To reduce the impact of cut through traffic on local residential streets.
- To ensure that non-local traffic uses appropriately designated roadways.

Summary of Action:

- COUNCIL will instruct the Engineering Department to study the feasibility of and carry out improvements as indicated in Item 2, Implementation Document.

Explanation:

These traffic management measures will prevent local roadways from becoming through or short cutting routes and will therefore help to preserve the character of residential areas. Access to major facilities such as Safeway and the University area will be maintained.

Policy Number: G.16

Plan Component: Transportation – Parking Management

It is the Policy of Council that:

ON-STREET PARKING ON RESIDENTIAL STREETS IN GARNEAU WILL HAVE ADDITIONAL REGULATIONS AS SHOWN ON SCHEDULE G AND WILL INCLUDE THE CITY WILL UNDERTAKE TO REDUCE THROUGH TRAFFIC ON LOCAL ROADWAYS IN GARNEAU BY MEANS OF:

i) TIME LIMIT CONTROLS.

ii) A RESIDENTIAL PARKING STICKER PROGRAM.

iii) ADDITIONAL METERED PARKING IN COMMERCIAL AREAS.

iv) REFER TO POLICY 4.1C FOR SPECIFIC REGULATIONS RELATING TO SUB-AREA 4. *Bylaw 7938 June 25, 1986*

Objectives:

- To alleviate the "spill over" parking problem in residential areas.

Summary of Action:

- COUNCIL will instruct the Engineering Department to study the feasibility of and institute parking regulations and develop a resident sticker program for the area as outlined in Item 3, Implementation Document.

Explanation:

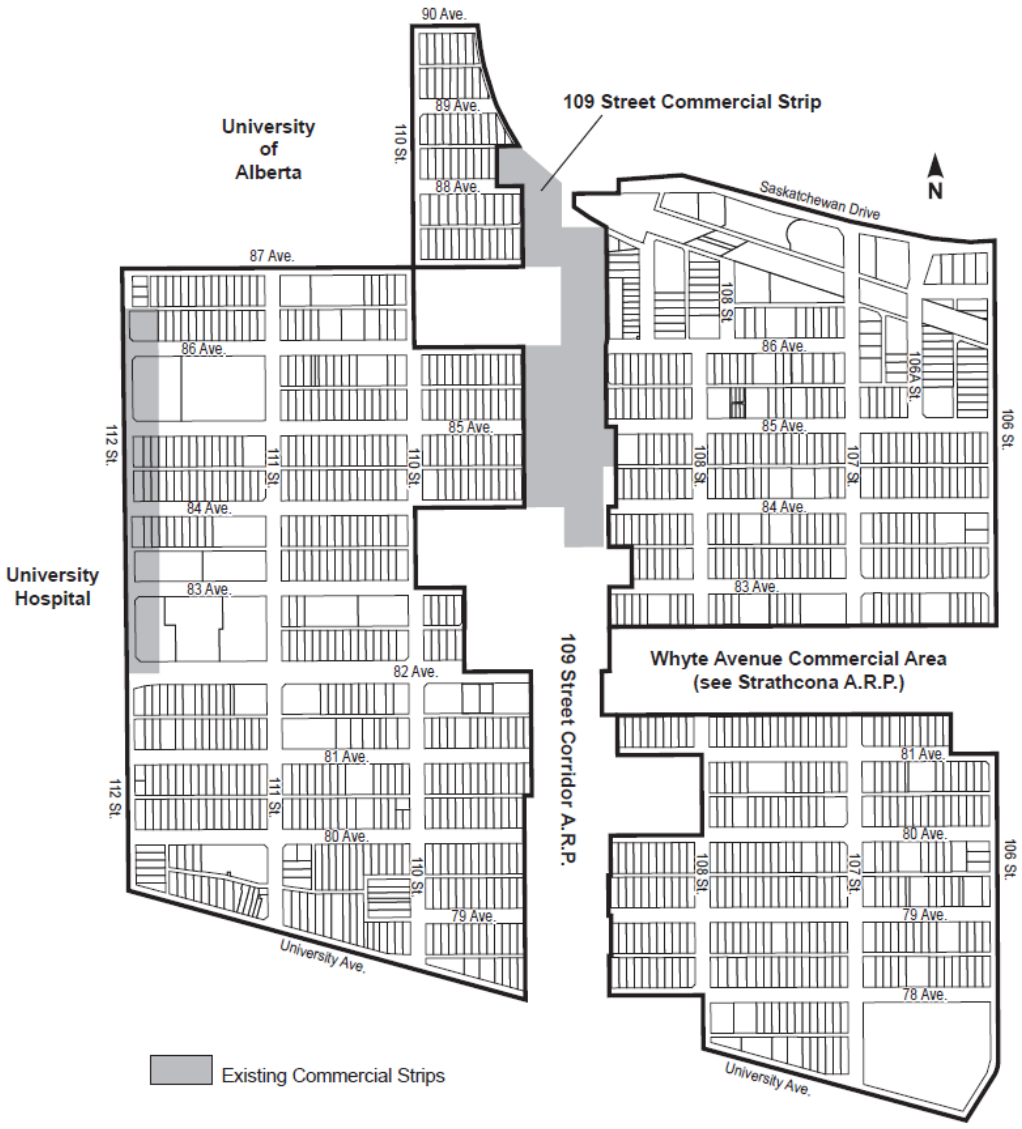
A problem that is frequently identified in Garneau is the amount of non-residential parking on residential streets related to university, office, and commercial activities. This policy will give residents of the area a "priority" for on-street parking and time limits will discourage non-residential parking in the area.

Bylaw 17847
March 20, 2017

Garneau

Area Redevelopment Plan

SCHEDULE D
Existing Commercial Strips



Policy Number: G.17

Plan Component: Transportation – Bikeways

It is the Policy of Council that:

TO STUDY THE FEASIBILITY OF AND IMPLEMENT IMPROVEMENTS TO THE BIKEWAY SYSTEM IN GARNEAU WITH EMPHASIS ON THE FOLLOWING LOCATIONS:

i) THE FEASIBILITY OF SHARED PEDWAY/BIKEWAY ALONG 112 STREET THAT IS SEPARATE FROM THE ROADWAY;

ii) IMPROVEMENTS TO THE PEDESTRIAN AND BICYCLE CIRCULATION PATTERNS AT 90 AVENUE AND 109 STREET.

Objectives:

- To provide for safe and convenient bicycle access through the community to the University and River Valley.

Summary of Action:

- COUNCIL will instruct the Engineering Department to study the feasibility of and implement this policy as outlined in Item 4, Implementation Document.

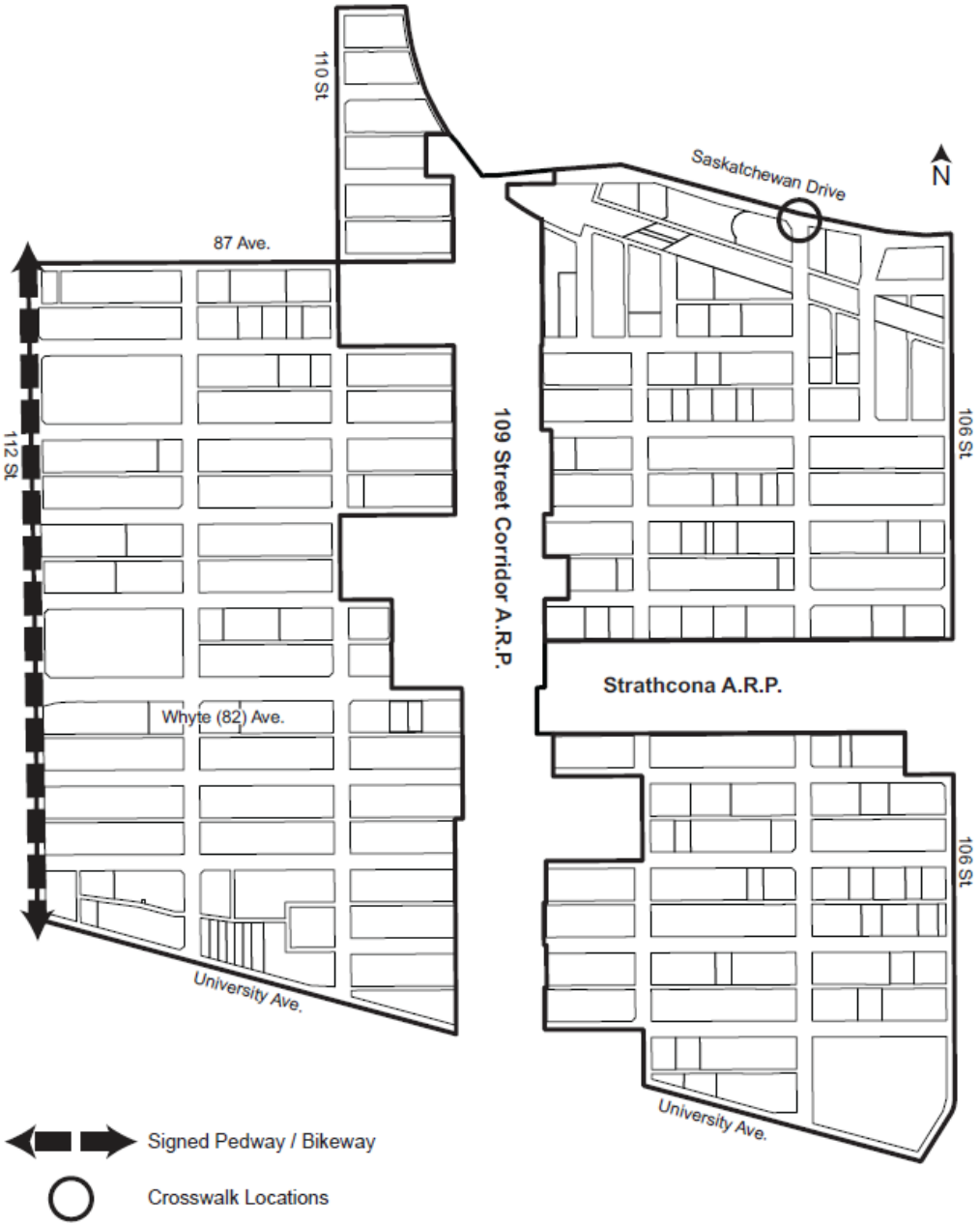
Explanation:

Garneau, due to its proximity to the University and the River Valley, is heavily used by cyclists and 112 Street is a major bike route. This policy seeks to increase safety by proposing a shared pedestrian/bicycle right-of-way that is separate from the roadway.

Bylaw 17847
March 20, 2017

Garneau
Area Redevelopment Plan

SCHEDULE H
Designated Bikeways and Crosswalk Locations



Policy Number: G.18

Plan Component: Transportation – Pedestrian Circulation

It is the Policy of Council that:

THE CITY WILL DEVELOP PEDESTRIAN ORIENTED FACILITIES OF A HIGHER QUALITY BY:

i) INSTALLING PEDESTRIAN LEVEL STREET LIGHTS IN HEAVILY TREED AREAS.

ii) SIDEWALK IMPROVEMENTS.

iii) CURB CUTS AT ALL INTERSECTIONS.

Objectives:

- To improve the security and movement of pedestrians.
- To promote greater ease of movement for senior citizens and handicapped persons.

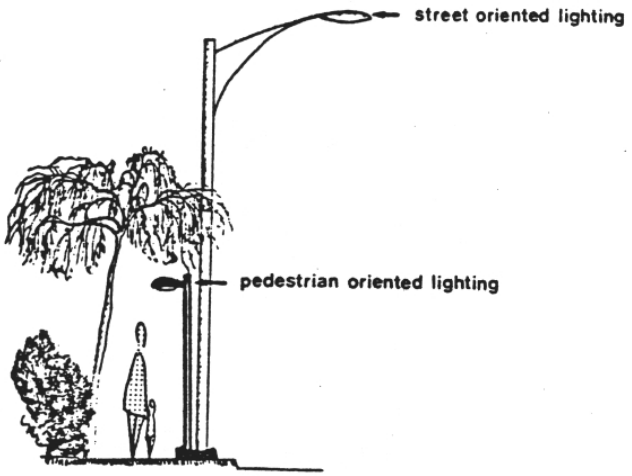
Summary of Action:

- COUNCIL will instruct Edmonton Power to investigate the feasibility of installing light standards as outlined in Item 5, Implementation Document.
- COUNCIL will instruct the Engineering Department to implement a sidewalk improvement and curb cutting program as outlined in Item 4(c)(d), Implementation Document.

Explanation:

The security of pedestrians at night is an issue that has been frequently raised in Garneau. While security is a perceived problem, not validated by crime statistics, it acts as a deterrent for pedestrian activity. Existing street lights are often ineffective at the sidewalk level due to the large trees which line many of Garneau's residential streets. A new type of street light below the foliage level would increase lighting on the sidewalks and increase perceived security.

The poor condition of sidewalks and lack of, and inconsistency, of curb cutting makes movement for the elderly and handicapped difficult in Garneau.



Policy Number: G.19

Plan Component: Servicing

It is the Policy of Council that:

ANY NEW DEVELOPMENT PROPOSED WILL MEET ALL THE SERVICING REQUIREMENTS FOR ALL PUBLIC UTILITIES INVOLVED IN THE PROPOSAL.

Objectives:

- To ensure compatibility of proposed development with servicing capacity in the area.

Summary of Action:

- The DEVELOPMENT OFFICER will require the. applicant to arrange for the supply of utility services including payment of the costs of installation and construction of any such utility or facility on the advice of the utility departments.

Explanation:

Many of Garneau's utilities are already at capacity and any redevelopment will have the potential of over-extending present servicing.

The Water and Sanitation Department completed the sewer upgrading program for Garneau in 1980. However, major redevelopment may have adverse affects on the performance of the upgraded sewer system and runoff control measures may be necessary to ensure provision of adequate service.

Sections 17(3) and 17(4)(d) of the Land Use Bylaw allow the Development Officer to require the applicant to make satisfactory arrangements and/or pay all costs of providing the servicing and/or facilities required.

Policy Number: G.20

Plan Component: Adjacent Development

It is the Policy of Council that:

DEVELOPMENT AND REDEVELOPMENT ON PROPERTIES ADJACENT TO THE GARNEAU AREA, WHICH ARE NOT INCLUDED IN ANY OTHER PLAN AREA, WILL BE COMPATIBLE WITH THE LAND USES, RECREATION AND TRANSPORTATION COMPONENTS OF THIS PLAN. SPECIFICALLY, THEY WILL INCLUDE ONLY THOSE PROPOSALS WHICH DO NOT:

i) ATTRACT EXCESSIVE CITY-WIDE TRAFFIC HAVING TO TRAVERSE THE LOCAL ROADWAYS OF THE GARNEAU AREA.

ii) COMPETE WITH PROPOSED USES ALONG 112TH STREET, WHYTE AVENUE AND 109 STREET.

iii) CREATE AN UNDESIRABLE TRANSITION IN BUILT FORM AND DENSITY BETWEEN LAND USES.

Objectives:

- To ensure that future developments in adjacent areas controlled only by the Land Use Bylaw, will not jeopardize the success of this plan.

Summary of Action:

- The DEVELOPMENT OFFICER, the ADMINISTRATION, and COUNCIL will have regard for this policy when considering applications on affected properties.

Explanation:

The ability of a plan to meet its objectives and successfully implement its policies requires that uses bordering the plan area be compatible with it. Where a comprehensive Area Redevelopment Plan is not in place for adjacent properties such compatibility cannot be ensured, except only generally as provided in the General Municipal Plan. The policy statement herein will provide the specific guidelines on which compatibility of proposed developments in adjacent areas can be evaluated.

The policy particularly affects McKernan and Queen Alexandra areas.

Policy Number: G.21

Plan Component: Institutional and Public Land Uses

It is the Policy of Council that:

THE REDEVELOPMENT OF PROPERTIES PRESENTLY UNDER INSTITUTIONAL OR OTHER PUBLIC USES WILL BE SUBJECT TO REDISTRICTING TO SIMILAR USES AS ADJACENT LAND USES.

Objectives:

- To appropriately district existing institutional and public land uses.
- To ensure that future redevelopment of these sites will be districted appropriately.

Summary of Action:

- Council will amend the Land Use Bylaw from DC3 to US and PU for the areas indicated in Bylaw 6220, a bylaw to amend the Land Use Bylaw and the proposed Land Use Districts Map, Schedule Q.

Explanation:

The designation of the US and PU districts accommodates existing institutional and public uses. It is recognized that redevelopment of these sites could have a significant impact on adjacent properties. In order, therefore, to ensure that new development is compatible with existing uses, redevelopment of these sites will be allowed to similar land use types.

Bylaw 17847
March 20, 2017

3

policies: sub areas

Introduction

The policies and interpretations stated in this section of the Garneau Area Redevelopment Plan, shall apply only to the Sub-area of the Plan Area noted. The numbering system for the policies indicates, by the first number, the Sub-area to which the policy applies.

Statements following under the title "Policy" shall be deemed the policy of Council with respect to all matters pertaining to the particular Sub-area, except as included in those policies cited under Section B of this Plan.

Statements following under the title of "Objective" provide the justification for the corresponding policies and are intended to assist in interpreting policy implications with respect to implementation or enforcement where this may be necessary.

Statements under the heading "Summary of Action" serve to identify the implementation and enforcement authorities charged with carrying out the Plan policies.

All drawings are included for illustrative purposes and are not binding.

Bylaw 20539
July 10, 2023

Garneau

Area Redevelopment Plan

SCHEDULE I
Detailed Land Use Sub Area 1

Sub-Area 1 Profile

Description

This sub-area represents the historical image of Garneau with large older homes and tree lined streets and consequently it has been the subject of preservation efforts by the community.

Single detached housing predominates, although redevelopment projects provide a mixture of housing types and tenures including condominium projects, row housing, fraternities and walk ups. A small area in the northern portion of Garneau consists of older single detached homes and is somewhat isolated from the rest of the community by 87 Avenue.

The university and hospital complexes are located adjacent to this Sub-area. The impacts of these uses include; increased traffic and pedestrian volumes, overflow parking on residential streets and demand for accommodation. The impact of these large institutional land uses affect this sub-area more than any other portion of Garneau.

Issues

- Increasing pressure for redevelopment of single detached housing to higher density residential uses.
- Overflow parking on local streets.
- University and Downtown oriented through traffic on local streets.
- Declining school enrollments.

Objectives

- To preserve existing single detached housing that is in good condition.
- To accommodate the demand for housing.
- To provide parking management.
- To provide a traffic management scheme.
- To encourage a mix of unit types including family oriented housing.

Development Concept

The land use designations developed for Sub-area 1 are intended to guide and regulate redevelopment to ensure that it occurs in the most appropriate location and in a form that is most compatible with existing development. The central portion of the Sub-area is under Direct Control to ensure the preservation of homes and sensitive architectural treatment of new development in this area. The residential area north of 87 Avenue and south of 82 Avenue will remain as low density housing with an emphasis on family accommodation.

Policy Number: 1.1

Bylaw 7938
June 25, 1986

Plan Component: Land Use – Residential

It is the Policy of Council that:

THE PORTION OF SUB-AREA 1 BETWEEN 111 STREET AND 110 STREET AND 83 AVENUE AND 85 AVENUE AND A PORTION OF THE AREA BETWEEN 110 STREET AND 109 STREET AND 84 AVENUE AND 86 AVENUE WILL BE DESIGNATED A "SPECIAL CHARACTER RESIDENTIAL AREA" IN WHICH REHABILITATION OR REDEVELOPMENT OF INDIVIDUAL STRUCTURES OR PROPERTIES FOR RESIDENTIAL USES WILL BE CONTROLLED TO:

i) ENSURE RETENTION AND REHABILITATION OF EXISTING STRUCTURES.

ii) ENCOURAGE REDEVELOPMENT WHICH RETAINS THE EXISTING HEIGHT, MASS AND TEXTURE COMMONLY FOUND IN EXISTING DEVELOPMENTS.

iii) ENCOURAGE THE RETENTION OF EXISTING STREETSCAPE ENVIRONMENTS THROUGH CONTROL OF LANDSCAPING, BUILDING LINES, LOCATION OF PARKING AND RETENTION OF EXISTING VEGETATION.

Objectives:

- To continue a residential environment which through its architectural and urban design characteristics provides a unique historical character.
- To continue to provide a variety of housing forms to meet the needs of different types of households, including single persons and students.
- To recognize existing Fraternity Housing but to not permit future new Fraternity development.

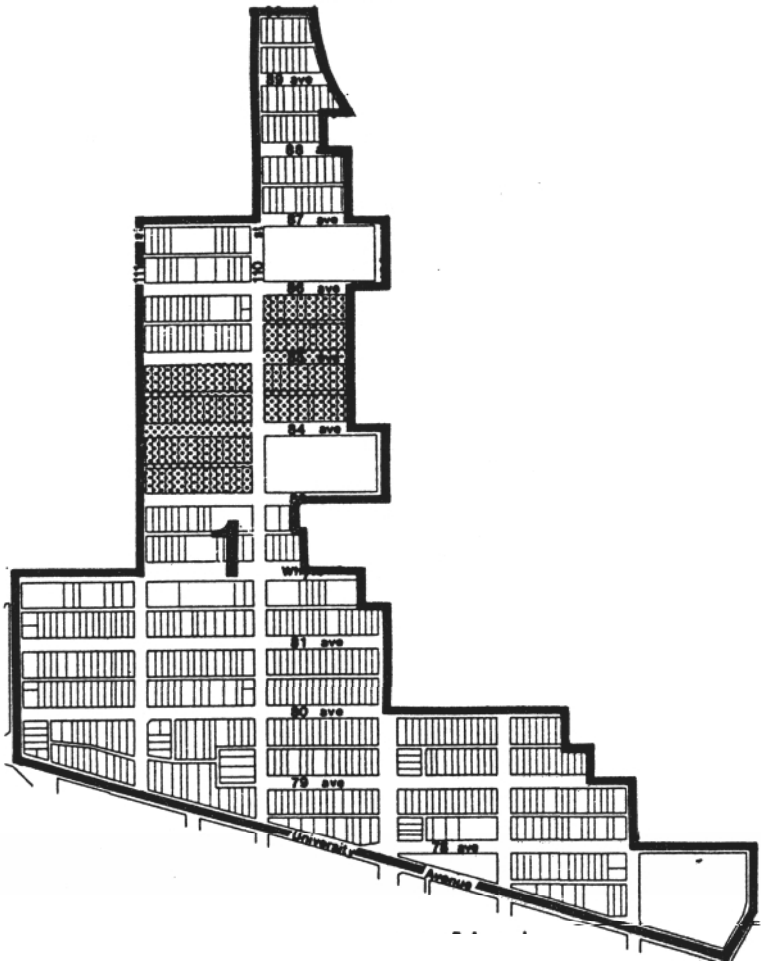
Summary of Action:

- Council will amend the Land Use Bylaw from DC3 (RC-1) to DC1 as shown in Bylaw 6220, a bylaw to amend the Land Use Bylaw and the proposed Land Use Districts Map, Schedule Q.

Explanation:

The architecturally and historically significant homes and mature tree lined streets strongly contribute to the character of Garneau and are an important asset to the city as a whole. This policy seeks to ensure that effort will be made to preserve this unique residential area and its mature character by providing a district for direct control and sensitive restoration and rehabilitation. It is intended that redevelopment in this district utilize compatible architectural design which emphasizes the architectural form, scale, materials, colors, and textures which presently exist in the area.

Map: Special Character Residential Area



Policy Number: 1.2

Bylaw 7938
June 25, 1986

Plan Component: Land Use – Residential

It is the Policy of Council that:

FUTURE RESIDENTIAL DEVELOPMENT IN THE AREA NORTH OF 87 AVENUE AND SOUTH OF WHYTE AVENUE WILL BE ENCOURAGED TO BE COMPATIBLE WITH EXISTING STRUCTURES IN THE FOLLOWING WAYS:

i) BE FAMILY ORIENTED.

ii) BE LOW RISE STRUCTURES.

iii) WILL BE COMPATIBLE WITH THE SITING, GRADE ELEVATIONS, HEIGHT, BUILDING TYPES AND MATERIALS CHARACTERISTIC OF SURROUNDING SINGLE DETACHED DEVELOPMENT.

Objectives:

- To preserve the family oriented character of these areas.
- To encourage redevelopment to provide for families in areas of Garneau which have maintained a family orientation.
- To protect the low density residential nature of this area.
- To ensure that new development is compatible with the residential character of the area.

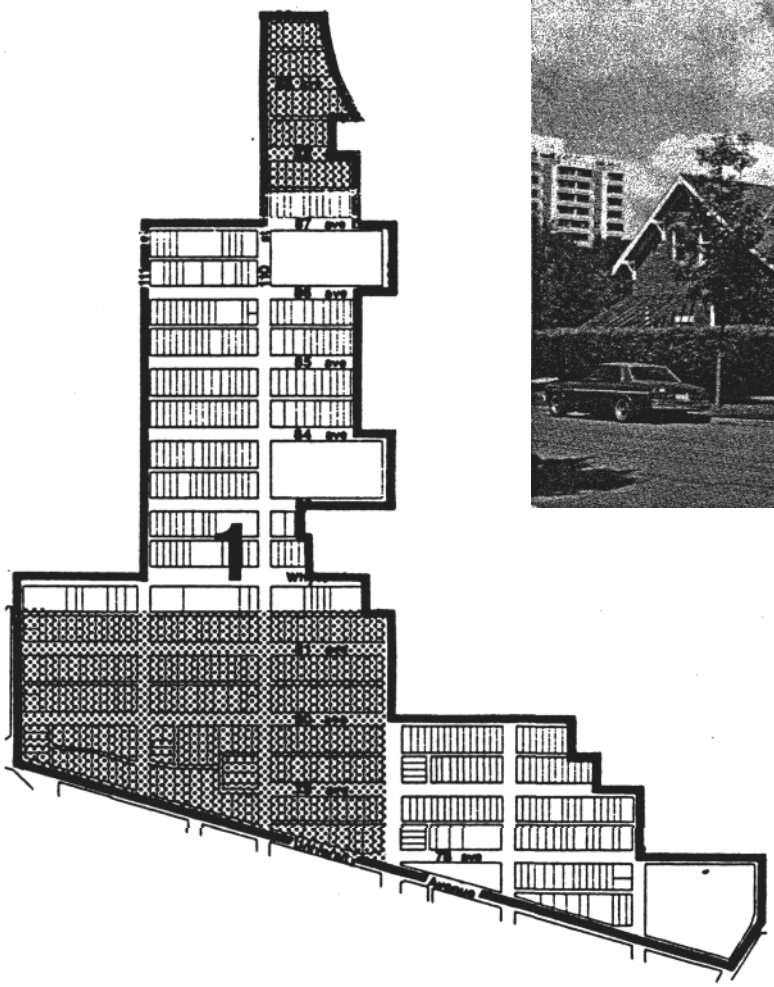
Summary of Action:

- COUNCIL will amend the Land Use Bylaw from DC3 (RC1) to RF3 as shown in Bylaw 6220, a Bylaw to amend the Land Use Bylaw, and on the proposed Land Use District Map Schedule Q.
- The ADMINISTRATION and COUNCIL will have regard for this policy when considering development and redistricting applications.
- The Development Officer will refer to the regulations in the RF3 district contained in Bylaw 6220 when considering applications for discretionary uses.

Explanation:

These areas at present provide mainly family oriented housing. A major issue here has been the intrusion of high density redevelopment into predominantly single family residential areas. This policy will protect these residential areas by ensuring that residential redevelopment is compatible with the existing character of the area. Encouraging family oriented housing in this area of Garneau supports General Municipal Plan Policy 5B.

Map: Family-Oriented Housing



Policy Number: 1.3(a)

Plan Component: Land Use – Residential

Bylaw 7938
June 25, 1986
Bylaw 13730
May 25, 2004

It is the Policy of Council that:

THE PORTION OF SUB-AREA 1, EAST OF 109 STREET WILL BE DESIGNATED FOR MEDIUM DENSITY MULTIPLE FAMILY STRUCTURES PREFERABLY STACKED ROW HOUSING WHICH ARE:

i) FAMILY ORIENTED.

ii) GROUND RELATED.

Objectives:

- To safeguard the low scale character of this area.
- To encourage redevelopment of a low rise family oriented nature.
- To provide a transition in height, density and building form between the walk up apartment district to the north and east and the low density areas to the south and west.

Summary of Action:

- COUNCIL will amend the Land Use Bylaw from RA7 to RF6 as shown in Bylaw 6220, a Bylaw to amend the Land use Bylaw; and on the proposed Land Use District Map Schedule Q.

Explanation:

The form of housing in this portion of the sub area is predominantly single family and there has been little redevelopment to walk up apartments. This policy will maintain the family orientation of the area by allowing for infill redevelopment to a stacked town-housing form. This will provide a transition in density between the single detached housing area to the west and the walk up apartment area to the east. Some variety in built form will add visual variety to the streetscape.

Policy Number: 1.3(b)

Bylaw 13730
May 25, 2004

Plan Component: Land Use – Residential

It is the Policy of Council that:

THE PORTION OF SUB-AREA 1, AT THE NORTH EAST CORNER OF 109 STREET AND 79 AVENUE, WILL BE DESIGNATED FOR LOW RISE APARTMENT HOUSING AT A HIGHER FLOOR AREA RATIO AND DENSITY THAN THAT ESTABLISHED BY THE RA7 ZONE (THROUGH A DIRECT DEVELOPMENT CONTROL PROVISION); IS COMPATIBLE IN MASS AND SCALE WITH EXISTING FORMS OF MEDIUM DENSITY RESIDENTIAL DEVELOPMENT; AND MAINTAINS THE PEDESTRIAN FRIENDLY CHARACTER AND STREETSCAPE OF THE AREA.

Objectives:

- To safeguard the low scale character of this area.
- To support a non-family oriented, nor ground related medium density residential development that fronts onto a major arterial roadway and is separated from adjacent residential development by laneways.
- To provide a transition in height, density and building form between the walk up apartment district to the north and east and the low density area to the south and west.

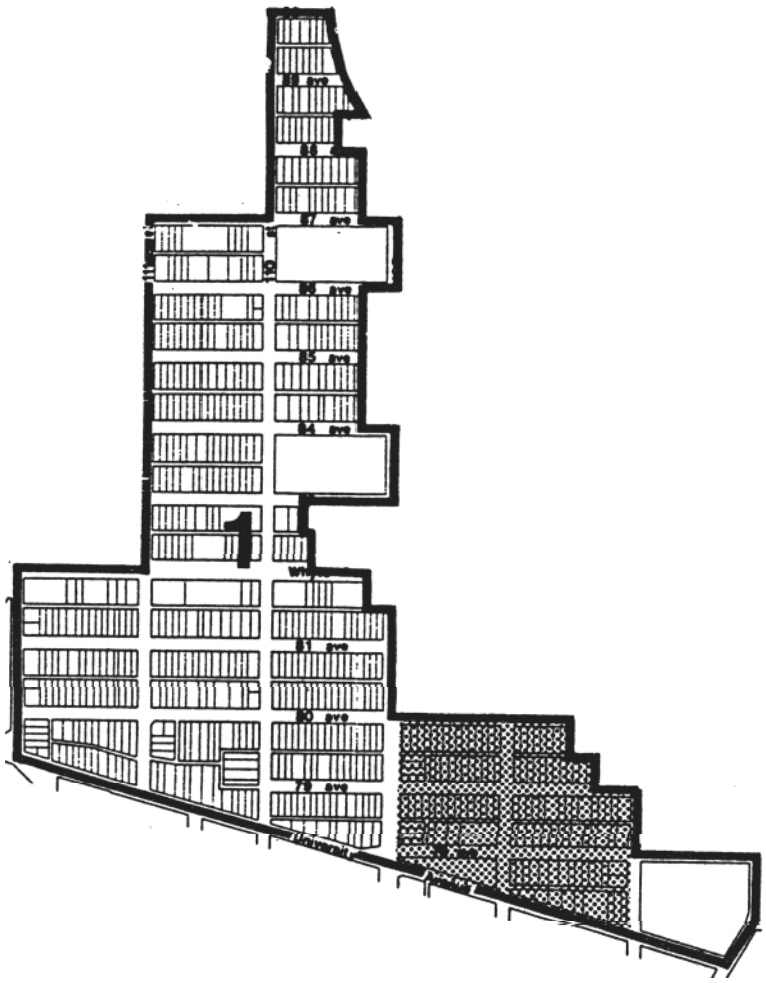
Summary of Action:

- COUNCIL will adopt Bylaw 13729, rezoning the site from RF6 (Medium Density Multiple Family) Zone to DC2 (Site Specific Development Control) Provision.
- COUNCIL will amend the Edmonton Zoning Bylaw to remove the Medium Density Residential Overlay from the site.

Explanation:

Redevelopment is occurring within the general area, while the form of housing in the subarea remains predominantly single family, and contains 3 and 4 storey apartment buildings in the eastern portion of the subarea. This policy will allow infill development that, while not family oriented or ground related will nevertheless accommodate medium density housing that can provide a transition in density and building height between the single detached housing area to the west and the walk up apartment area to the east.

Map: Medium Density Multiple Family Housing



Policy Number: 1.4

Bylaw 7938
June 25, 1986

Plan Component: Land Use – Residential

It is the Policy of Council that:

FUTURE RESIDENTIAL DEVELOPMENT ADJACENT TO 87 AVENUE BETWEEN 109 STREET AND 110 STREET WILL INCLUDE APARTMENTS AND STACKED ROW HOUSING UP TO 4 STOREYS.

Objectives:

- To ensure that future redevelopment of this area is compatible with low density land uses to the north.
- To ensure appropriate land use adjacent to a major arterial.

Summary of Action:

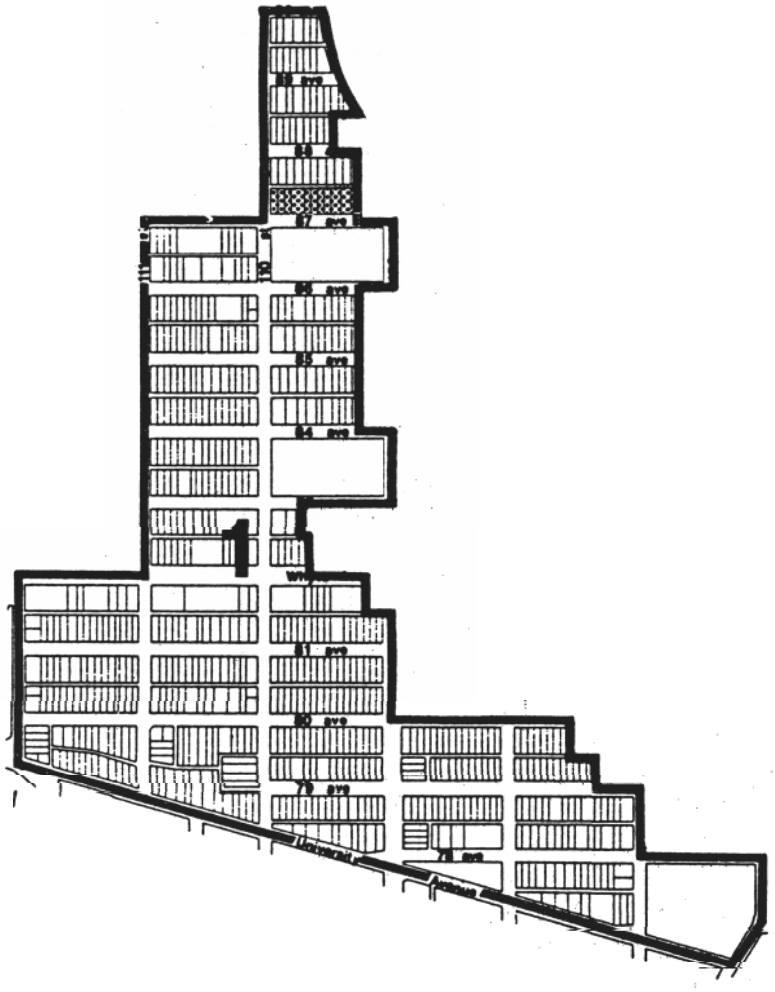
- COUNCIL to amend the Land Use Bylaw from DC3(RC1) to RA7 as indicated in Bylaw 6220, a bylaw to amend the Land Use Bylaw and as shown on proposed Land Use District Map, Schedule Q.

Explanation:

Redevelopment in this location is limited to low rise apartments in order to preserve the character of the low rise residential area to the north of 87 Avenue.

The redevelopment of this block is most appropriate for adult oriented accommodation rather than a family orientation due to the high traffic volume on 87 Avenue.

Map: Apartment/Stacked Row Housing



Policy Number: 1.5

Bylaw 7938
June 25, 1986

Plan Component: Land Use – Residential

It is the Policy of Council that:

FUTURE RESIDENTIAL REDEVELOPMENT ADJACENT TO WHYTE AVENUE AND WEST OF 109 STREET WILL BE MEDIUM RISE APARTMENTS WHICH DO NOT EXCEED 6 STOREYS AND INCLUDE APARTMENTS AND STACKED TOWNHOUSING. (This policy excludes Lots 31, 32, 33 and 34, Block 155 R.L. 7*, and Lots 6 to 10, Block 157, Plan 119*).

Bylaw 20039
April 5, 2022

Objectives:

- To limit further high rise developments along these arterials.
- To ensure a wide range of housing types in this area.
- To encourage redevelopment at medium densities which will not have a negative impact on existing adjacent single family developments.

Summary of Action:

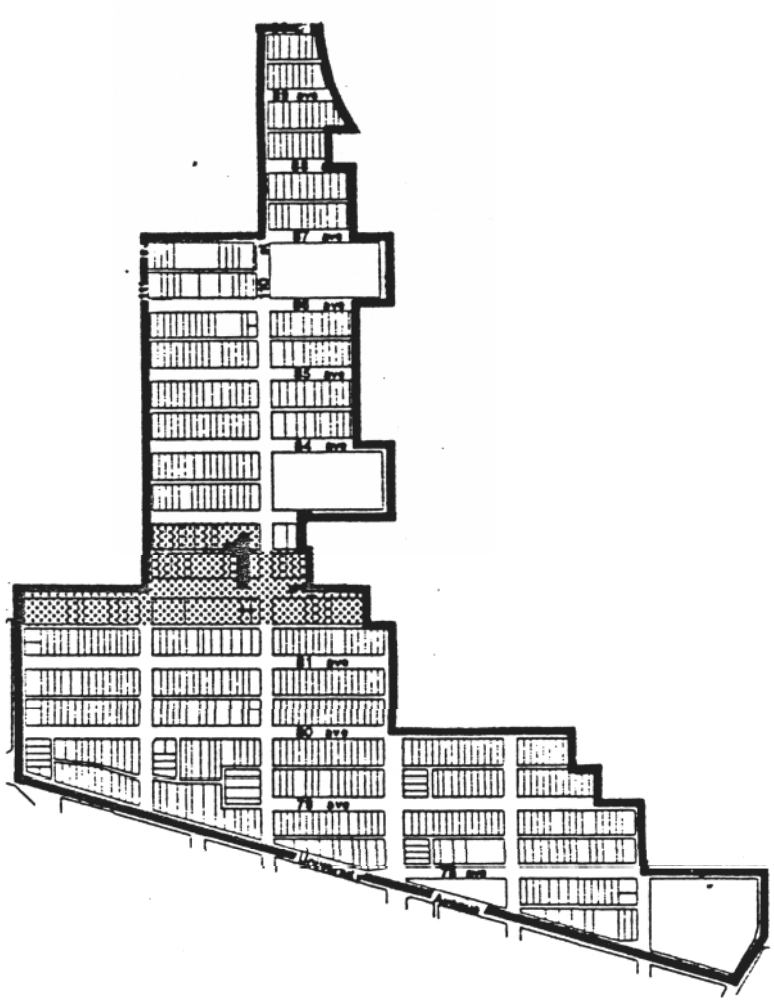
- COUNCIL will amend the Land Use Bylaw from DC3(R-6) to RA9 for properties with existing/approved high rises and the remainder of the area from DC3(R-6) to RAS as indicated in Bylaw 6220, a bylaw to amend the Land Use Bylaw and as shown in the proposed Land Use District Map Schedule Q.

Explanation:

There is presently a range of housing forms adjacent to Whyte Avenue, west of 109 Street, including several high rises. Continued development of high rises in these locations however, would result in a "corridor effect" along the avenues which has negative impacts on adjacent development in terms of shadowing and extreme differences in scale. Redevelopment at high densities, but of a medium rise is encouraged as this will ensure a choice of housing type while minimizing potential cumulative negative impacts of concentrated high rise development.

Residential development of a medium rise nature is appropriate here since these areas have good public transit service. Also, additional residential development will help accommodate the demand for housing generated by the nearby university and hospital complexes.

Map: Stacked Row Housing and Row Housing



Policy Number: 1.6a

Bylaw 7938
June 25, 1986

Plan Component: Land Use – Residential

It is the Policy of Council that:

THE PORTION OF SUB-AREA 1 BETWEEN 110 STREET NW AND 111 STREET NW AND 86 AVENUE NW AND 85 AVENUE NW IS APPROPRIATE FOR MULTIPLE FAMILY STRUCTURES PREFERABLY STACKED ROW HOUSING AND ROW HOUSING, BUT CAN ALSO BE IN THE FORM OF LOW TO MEDIUM RISE APARTMENTS NORTH OF THE LANE BETWEEN THE TWO AVENUES, PROVIDED THIS IS DONE THROUGH A (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION THAT PROVIDES A TRANSITION IN HEIGHT BETWEEN DEVELOPMENT NORTH OF 86 AVENUE NW TO LOWER SCALE DEVELOPMENT ON ADJACENT SITES AND TO THE PUBLIC REALM.

Bylaw 19462
April 19, 2021

Objectives:

- To provide a transition between high density development west of 111 Street and the low density area south of 85 Avenue.
- To encourage family oriented redevelopment.
- To provide for a range of housing types.

Summary of Action:

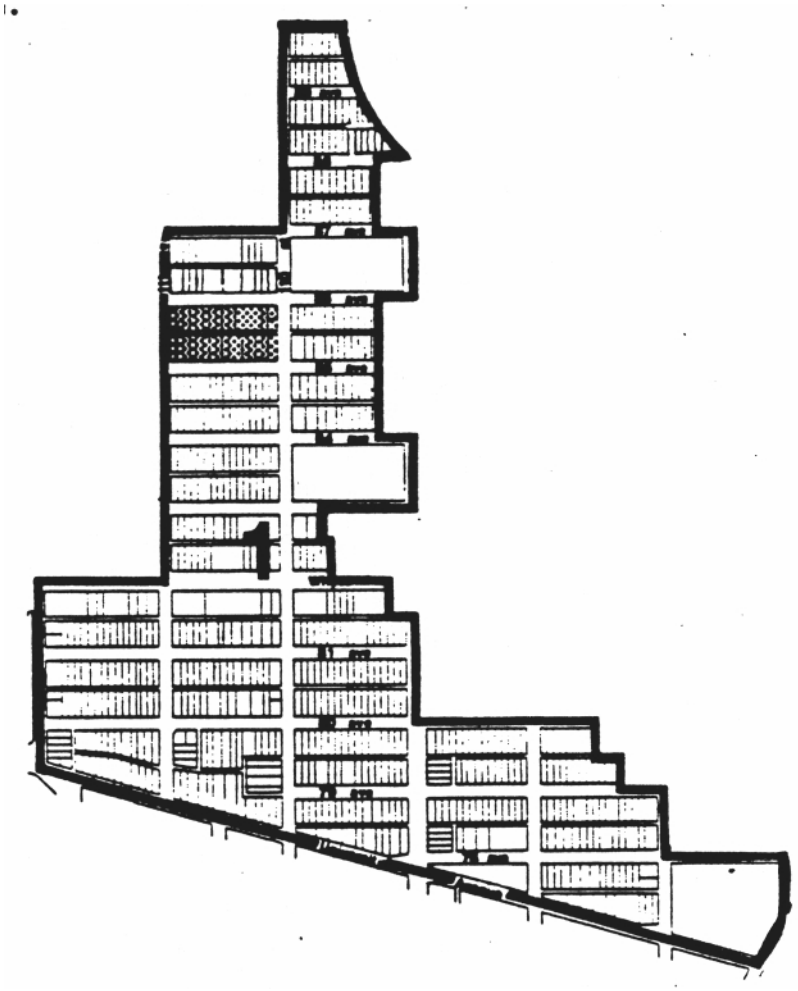
- COUNCIL will amend the Land Use Bylaw from DC3(R-6) to RF6 for areas shown in Bylaw 6220, a bylaw to amend the Land Use Bylaw; and on the proposed Land Use District Map Schedule Q.
- *COUNCIL will amend the Zoning Bylaw from RF6 to DC2 for areas shown in Charter Bylaw 19463, a Charter Bylaw to amend the Zoning Bylaw; and on the Proposed Zoning Map Schedule Q.*

Bylaw 19462
April 19, 2021

Explanation:

To provide a transition in height and density between the high rise developments along 87 Avenue and the low rise development to the south. Family suitable housing is encouraged in order to help stabilize school enrollment in this area.

Map: Multiple Family Housing



Policy Number: 1.6b

Bylaw 7938
June 25, 1986

Plan Component: Land Use – Residential

It is the Policy of Council that:

FUTURE DEVELOPMENT IN THE PORTION OF SUB-AREA 1 BETWEEN 110 STREET AND 111 STREET AND 86 AVENUE AND 87 AVENUE WILL BE HIGH DENSITY, MEDIUM RISE APARTMENT BUILDING FORMS THAT DO NOT EXCEED 6 STOREYS IN HEIGHT.

Objectives:

- To provide a transition between high density development west of 111 Street and the low density area south of 85 Avenue.

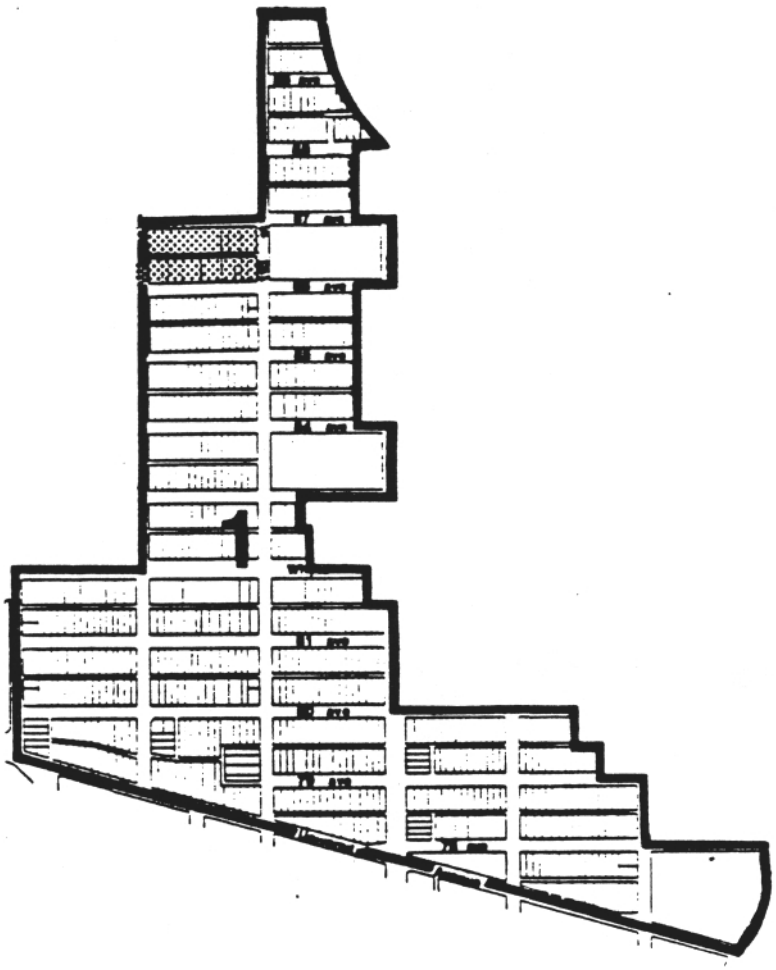
Summary of Action:

- COUNCIL will amend the Land Use Bylaw from DC3(R-6) to RA9 and RA9 (SPO) for areas shown in Bylaw 6985, a bylaw to amend the Land Use Bylaw; and on the proposed Land Use District Map Schedule Q.

Explanation:

To provide a transition in height between the high-rise developments along 87 Avenue and the low rise development to the south.

Map: High Density Medium Rise Apartment Area



Policy Number: 1.7a

Bylaw 7938
June 25, 1986

Plan Component: Land Use – Comprehensively Planned Proposals

It is the Policy of Council that:

REDISTRICTING APPLICATIONS OF A COMPREHENSIVE NATURE INCREASING DENSITIES ABOVE THOSE PERMITTED IN THE RF3 DISTRICT WILL BE ACCEPTED PROVIDED THAT THEY CONFORM TO THE FOLLOWING GUIDELINES:

i) GROUND LEVEL ACCESS TO EACH UNIT IS PROVIDED.

ii) IS FAMILY ORIENTED.

iii) IS 3 STOREYS IN HEIGHT.

iv) UTILIZES COMPATIBLE ARCHITECTURAL DESIGN IN TERMS OF ROOFLINES, FORM AND SCALE.

v) THE NUMBER OF UNITS THAT ARE ATTACHED IS LIMITED TO 4.

Objectives:

- To allow for the development of consolidated parcels which conforms with Garneau Plan Policies G.1, G.4, 1.2 and is compatible with adjacent residential uses.

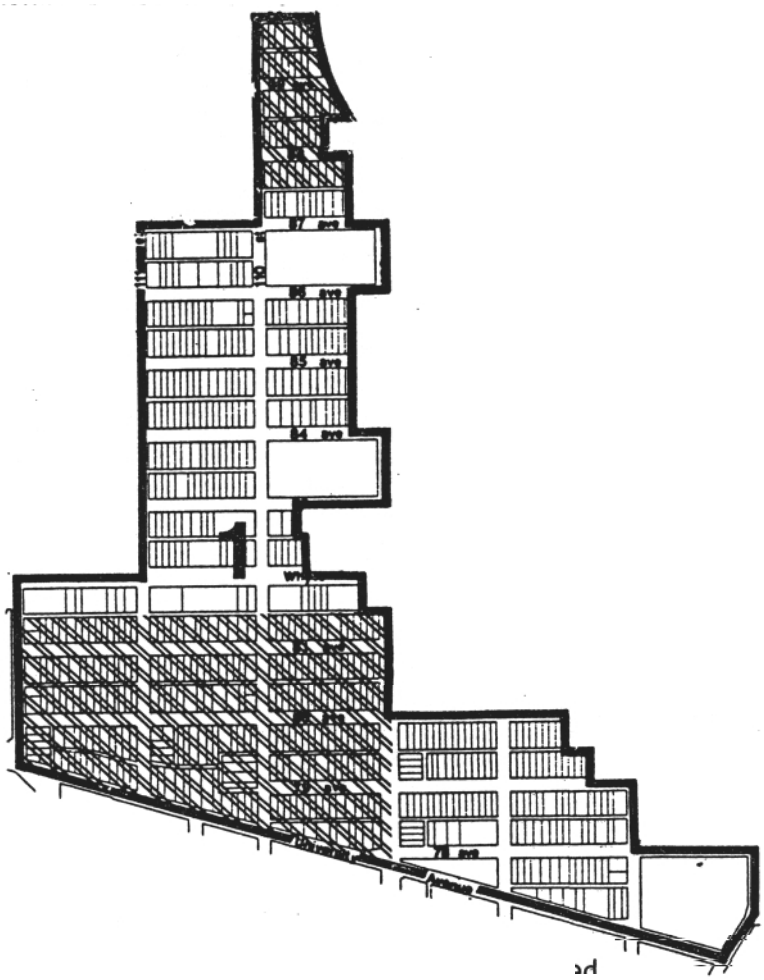
Summary of Action:

- The ADMINISTRATION and COUNCIL will have regard for this policy when considering development and redistricting applications.

Explanation:

To encourage innovative family oriented residential development on consolidated parcels in this portion of Sub-area 1.

Map: Comprehensively Planned Areas



Policy Number: 1.7b

Plan Component: Land Use – Residential

Bylaw 15388
July 19, 2010
Bylaw 16240
November 24, 2013

(Deleted)

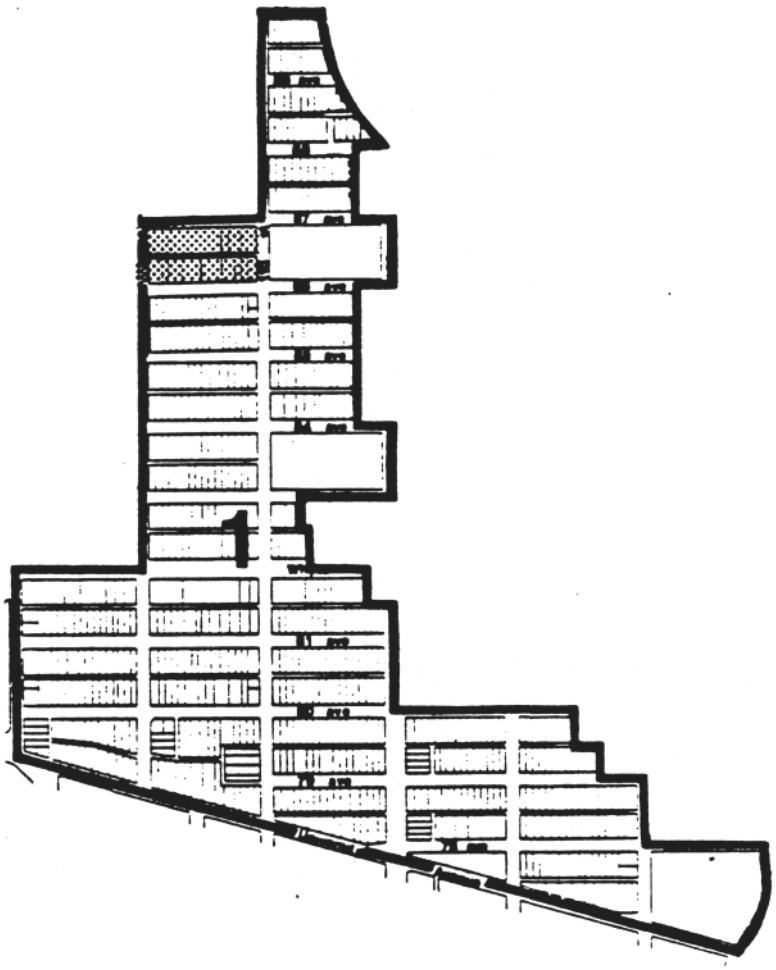
Policy Number: 1.7c

Plan Component: Residential Architecture/ Urban Design

Bylaw 15388
July 19, 2010
Bylaw 16240
November 24, 2013

(Deleted)

Map: Medium Density Multiple Family Development Area



Policy Number: 1.8

Bylaw 7938
June 25, 1986

Plan Component: Land Use – Commercial

It is the Policy of Council that:

EXISTING VIABLE COMMERCIAL USES THAT SERVE THE COMMUNITY WILL BE DISTRICTED APPROPRIATELY AND FURTHER COMMERCIAL DISTRICTING AND/OR CONVERSIONS IN THIS SUB-AREA WILL NOT BE PERMITTED. *(This policy excludes Lots 6 to 10, Block 157, Plan I19)*

Bylaw 20039
April 5, 2022

Objectives:

- To recognize existing viable commercial uses.
- To preserve the residential nature of the area.

Summary of Action:

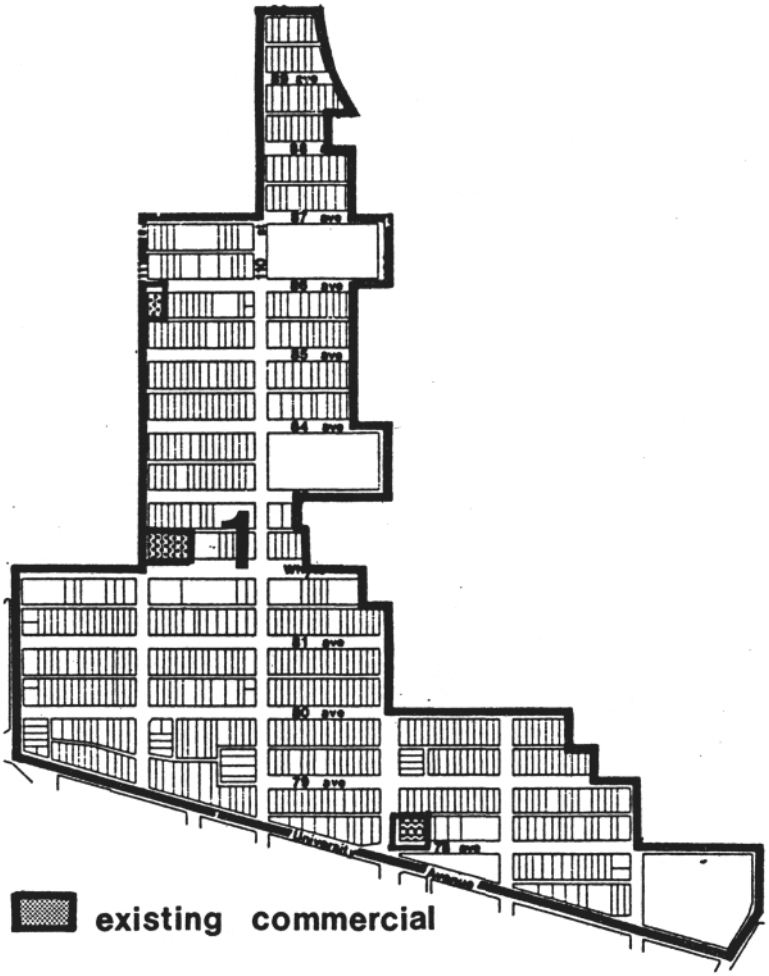
- COUNCIL will amend the Land Use Bylaw from DC3 (R-6 and C2-A) to CNC and from DC3 (R-6) to CO as shown in Bylaw 6220, a Bylaw to amend the Land Use Bylaw, and on the proposed Land Use District Map Schedule Q.
- M.P.C. and COUNCIL will not favourably review redistricting applications for commercial uses.

Explanation:

Small commercial establishments have been here for a number of years and are part of the character of this area. Districting these uses will ensure that they continue to meet the needs of the community.

Further commercial development in this area, however, is not desirable as it would further expand into residential areas and is not a compatible land use. Community needs for commercial services are met by the existing establishments and the commercial strips in Garneau.

Map: Existing Commercial Areas



Policy Number: 1.9

Bylaw 7938
June 25, 1986

Plan Component: Land Use – Commercial

It is the Policy of Council that:

IN THE EVENT THAT COMMERCIAL SITES IDENTIFIED IN POLICY 1.8 REDEVELOP, DEVELOPMENT TO MEDIUM RISE RESIDENTIAL STRUCTURES THAT ARE COMPATIBLE WITH ADJACENT DEVELOPMENT IS CONSIDERED APPROPRIATE.

Objectives:

- To maintain Garneau primarily for residential use.

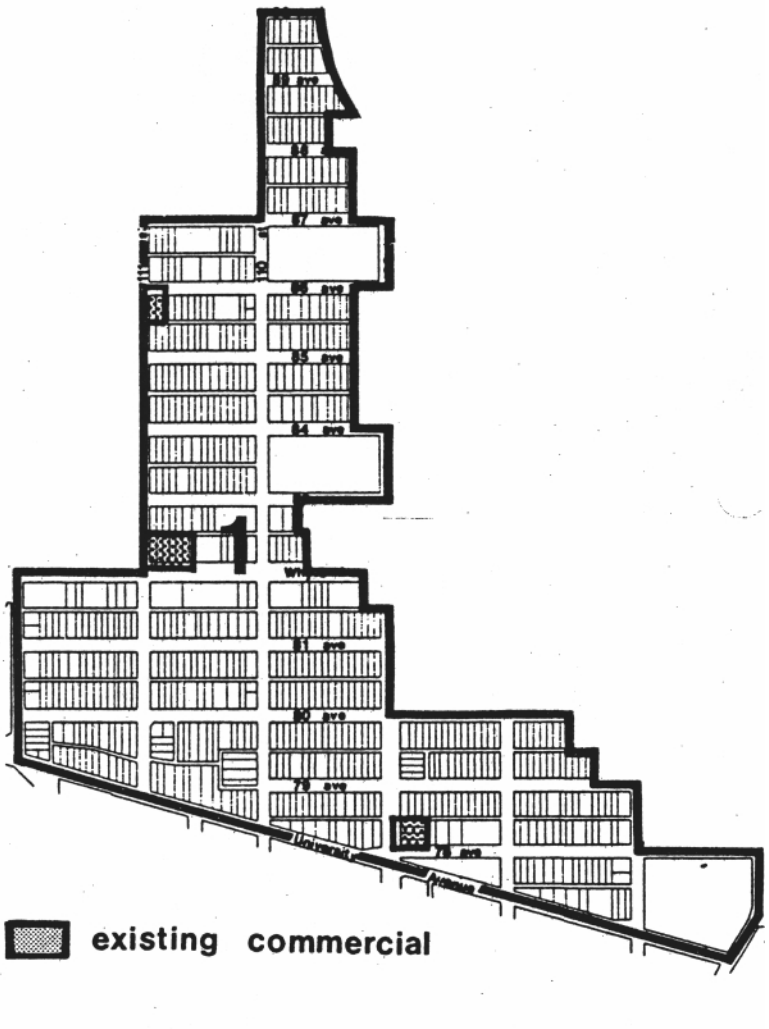
Summary of Action:

- The ADMINISTRATION will encourage redevelopment of existing commercial uses to residential structures that are compatible with adjacent development.

Explanation:

This policy aims to enhance the residential character of Garneau by providing future residential redevelopment opportunities on properties presently used for commercial purposes within residential areas.

Map: Existing Commercial Areas



Policy Number: *1.10*

Plan Component: *Public Open Space and Recreation*

Bylaw 7938
June 25, 1986
Bylaw 16240
November 24, 2013

It is the Policy of Council that:

THE EXISTING OPEN SPACES IN PUBLIC PARKS, SCHOOL YARDS AND PUBLIC INSTITUTIONAL AND URBAN SERVICE SITES WITHIN AND IMMEDIATELY ADJACENT TO SUB-AREA 1 WILL RETAIN THEIR ACCESSIBILITY.

Objectives:

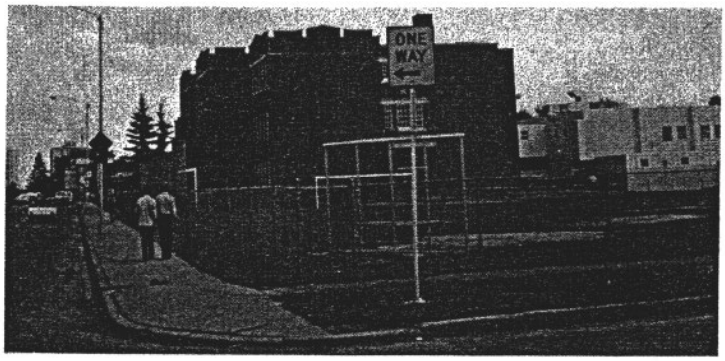
- *To help alleviate the park deficiency in Garneau by ensuring that the public has convenient access to existing open spaces and facilities.*

Summary of Action:

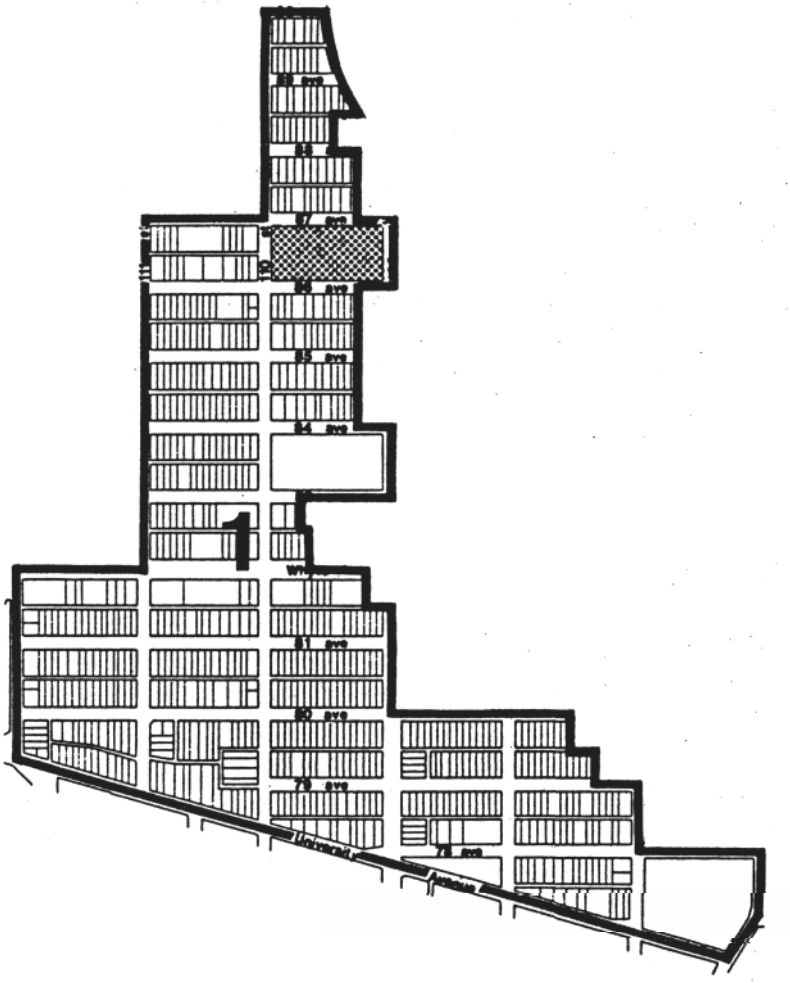
- *COUNCIL will instruct the Administration to carry out improvements for access.*

Explanation:

The majority of existing public open spaces required to serve the Sub-area's outdoor recreation needs are outside the boundaries of the Garneau Area Redevelopment Plan. Maintaining access is necessary as these spaces remain important to the quality and sustainability of the Garneau community and its connectivity to adjoining statutory plans.



Map: Garneau Public School Yard



Policy Number: 1.11

Plan Component: Transportation – Pedestrian Circulation

Bylaw 7938
June 25, 1986
Bylaw 16240
November 24, 2013

It is the Policy of Council that:

PEDESTRIAN ACCESS WITHIN SUB-AREA 1 AND BETWEEN SUB-AREAS 1 AND 2 ACROSS THE 109 STREET CORRIDOR WILL BE IMPROVED BY THE ENHANCEMENT OF PEDESTRIAN ROUTES AND CROSSINGS.

Objectives:

To ensure improved pedestrian safety and connectivity across the 109 Street Corridor to neighbourhood services, community places and amenities.

Summary of Action:

- *COUNCIL will instruct Administration to undertake the necessary improvements when streetscape improvement area undertaken or when opportunities arise.*

Explanation:

To improve pedestrian crossings on 109 Street to make them more attractive, convenient and safe for the neighbourhood.

To connect the facilities and services on the east and west sides of the neighbourhoods divided by 109 Street;

Map: Tipton Park Pedestrian Crossing *(Deleted, Bylaw 16240 Approved November 24, 2013)*

sub area 2

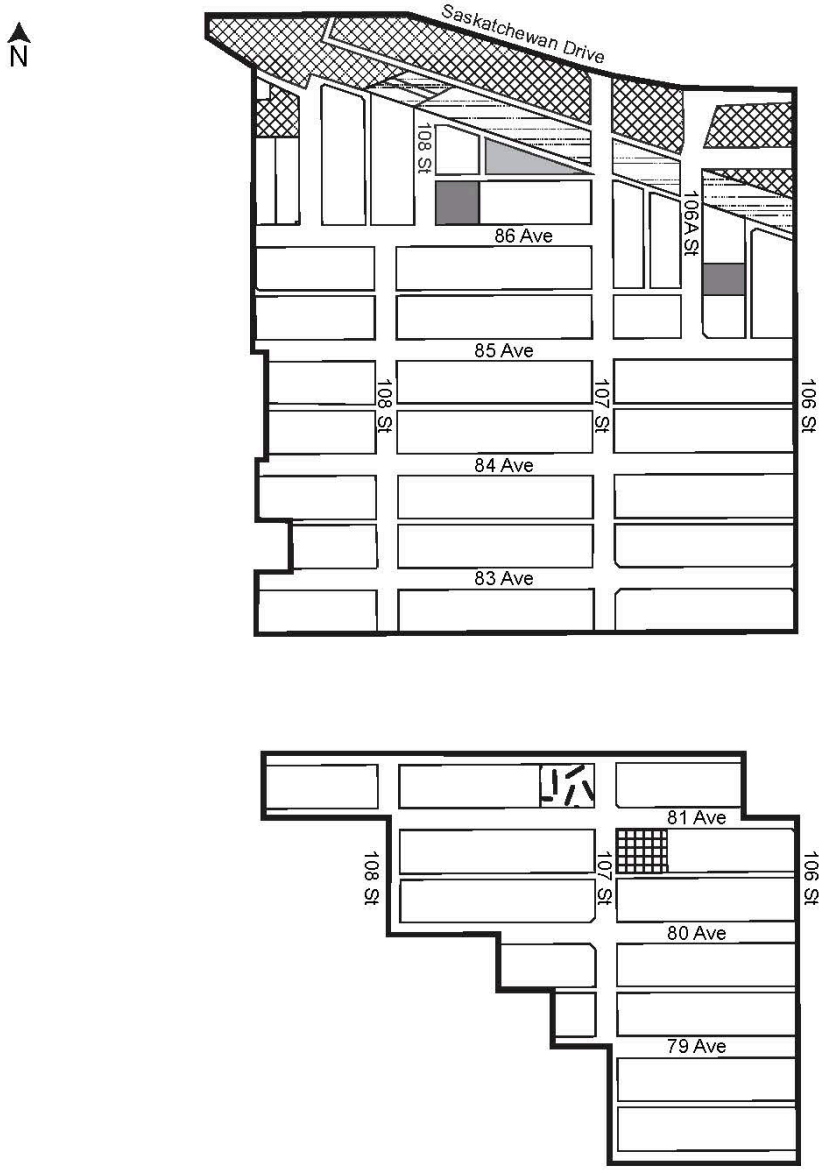
Bylaw 19766
August 31, 2021

Garneau

SCHEDULE J
Detailed Land Use Sub Area 2

Area Redevelopment Plan

- Low Rise Apartment
- Medium Rise Apartment
- High Rise Apartment
- Urban Services
- Public Parks
- Mixed Use Development - Commercial and Residential
- Special Public Service



Sub-Area 2 Profile

Description

Sub Area 2, located in the eastern portion of the plan area is separated into three areas by the C.P.R. right-of-way and the Whyte Avenue commercial strip. This sub-area is primarily a medium density residential zone similar in character to the adjacent areas of Old Strathcona to the east. Walk up apartment buildings predominate with pockets of single family dwellings interspersed among them. A highrise apartment district overlooks the River Valley in the most northerly portion of the sub area and is separated from the balance of the sub-area by the C.P.R. right-of-way. The majority of residents of this sub area are young and rent, thus tending to be a mobile group of people. An older group of longer term residents reside, for the most part in single detached houses in the sub area. Access to the River Valley is provided by a continuous walkway/bikeway which has been developed north of Saskatchewan Drive and has small viewpoint parks and sitting areas at selected locations.

Access to schools, neighbourhood parks and the rest of the Garneau community is restricted for residents by 109 Street and the CPR right of way.

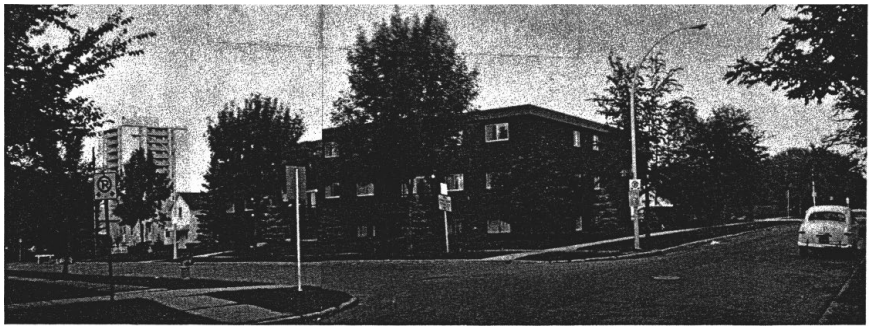
The housing stock is in fair to good condition.

Issues

- Increasing redevelopment pressure and potential traffic impacts with the introduction of a proposed LRT Station.
- Lack of diversity in housing unit size and built form in the central and southern portions of the sub area.
- Overflow parking from adjacent commercial strips.

Objectives

- To maintain the existing built form character of the area and provide for increased high density, adult oriented residential development, adjacent to the proposed LRT station and along major arterials.
- To maintain a medium density area in the southern portion of the sub area.
- To encourage alternate forms of development.
- To provide a parking management scheme.
- To reduce the park deficiency in this area.
- To maintain views of the River Valley.



Development Concept

High rise, high density development will continue along Saskatchewan Drive. Portions of the area east of 109 Street and south of 86 Avenue, will be a low rise apartment district with land use designations designed to achieve a different built form at similar densities. The LRT station proposed for the vicinity of 108 Street and the C.P.R. right-of-way will affect future development in the northern portion of this sub-area. A detailed study to determine the most appropriate land uses, heights and densities around an LRT station will be carried out by the Planning Department when a station location has been determined.

Policy Number: 2.1

Bylaw 11535
July 15, 1997

Plan Component: Land Use - Residential

It is the Policy of Council that:

FUTURE RESIDENTIAL DEVELOPMENT IN SUB-AREA 2, OUTSIDE OF THE LANDS DESCRIBED IN POLICY 2.2a, WILL INVOLVE A MIX OF HOUSING TYPES INCLUDING: *Bylaw 19480 May 19, 2021*

i) WALK-UP APARTMENTS, LIMITED TO FOUR STOREYS, EXCEPT THAT: *Bylaw 19534 April 20, 2021*

a. THE HEIGHT MAY BE INCREASED TO FIVE STOREYS ON SITES ADJACENT TO AN EXISTING BUILDING OF FIVE OR MORE STOREYS, WHEN A DIRECT CONTROL DISTRICT IS USED TO MINIMIZE THE PERCEPTION OF HEIGHT AND MASS, AND PROMOTE INNOVATIVE DESIGN;

b. THE HEIGHT MAY BE INCREASED TO SIX STOREYS AT 10757 - 83 AVENUE NW (LEGALLY DESCRIBED AS LOTS 19 & 20, BLOCK 132, PLAN RN4) PROVIDED THE DEVELOPMENT USES A (DC1) DIRECT DEVELOPMENT CONTROL PROVISION AND IS ASSOCIATED WITH THE DESIGNATION OF THE EXISTING DOUGLAS MANOR AS A MUNICIPAL HISTORIC RESOURCE; AND

c. THE HEIGHT MAY BE INCREAED TO SIX STOREYS AT 8515, 8521 & 8523 – 106A STREET NW, AND 10742 – 86 AVENUE NW; AND *Bylaw 19766 August 31, 2021*

ii) STACKED ROW HOUSING.

Objectives:

- To maintain an area in the neighbourhood for adult-oriented housing.
- To encourage design innovation in future developments.
- To ensure that future redevelopment is compatible with existing development.

Summary of Action:

- COUNCIL will amend the Land Use Bylaw from DC3 (R-5) to RA7 and from RA7 to RA7 (SPO), as indicated in Bylaw 6220, a bylaw to amend the Land Use Bylaw and on the proposed Land Use District Map, Schedule Q.
- The PLANNING AND DEVELOPMENT DEPARTMENT will monitor development applications within the Sub-area to ascertain if the Statutory Plan Overlay is providing an encouragement for varied built form.

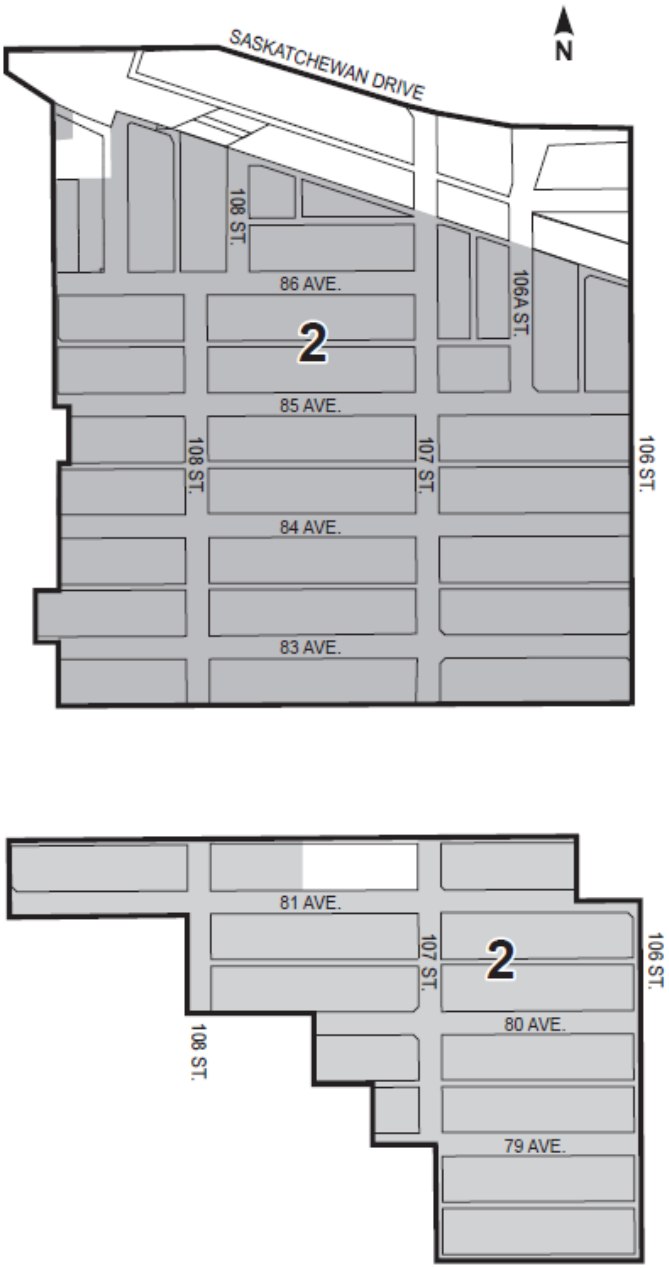
Explanation:

The potential visual monotony of "uniform" walk-ups will be alleviated by the introduction of stacked row housing.

Map: Walk Up Apartments/Stacked Row Housing (Bylaw 11535)

Bylaw 19480
May 19, 2021

Walk Up Apartments / Stacked Row Housing



Policy Number: 2.2a

Bylaw 7938
June 25, 1986

Plan Component: Land Use - Residential

It is the Policy of Council that:

FUTURE RESIDENTIAL DEVELOPMENT IN SUB-AREA 2, NORTH OF THE CPR RIGHT-OF-WAY BETWEEN 106 STREET NW AND 109 STREET NW AND A PORTION DIRECTLY SOUTH OF THE CPR RIGHT-OF-WAY WEST OF 108A STREET NW WILL BE HIGH DENSITY FORMS SUCH AS HIGH RISE APARTMENTS.

Bylaw 19480
May 19, 2021

Objectives:

- To accommodate existing residential land uses in this area.
- To provide an appropriate housing form adjacent to major arterials, the CPR right-of-way and the river valley amenity.

Summary of Action:

- COUNCIL will amend the Land Use Bylaw from DC3 (R-6) to RA9 as indicated in Bylaw 6220, a bylaw to amend the Land Use Bylaw and the proposed Land Use District map, Schedule Q.

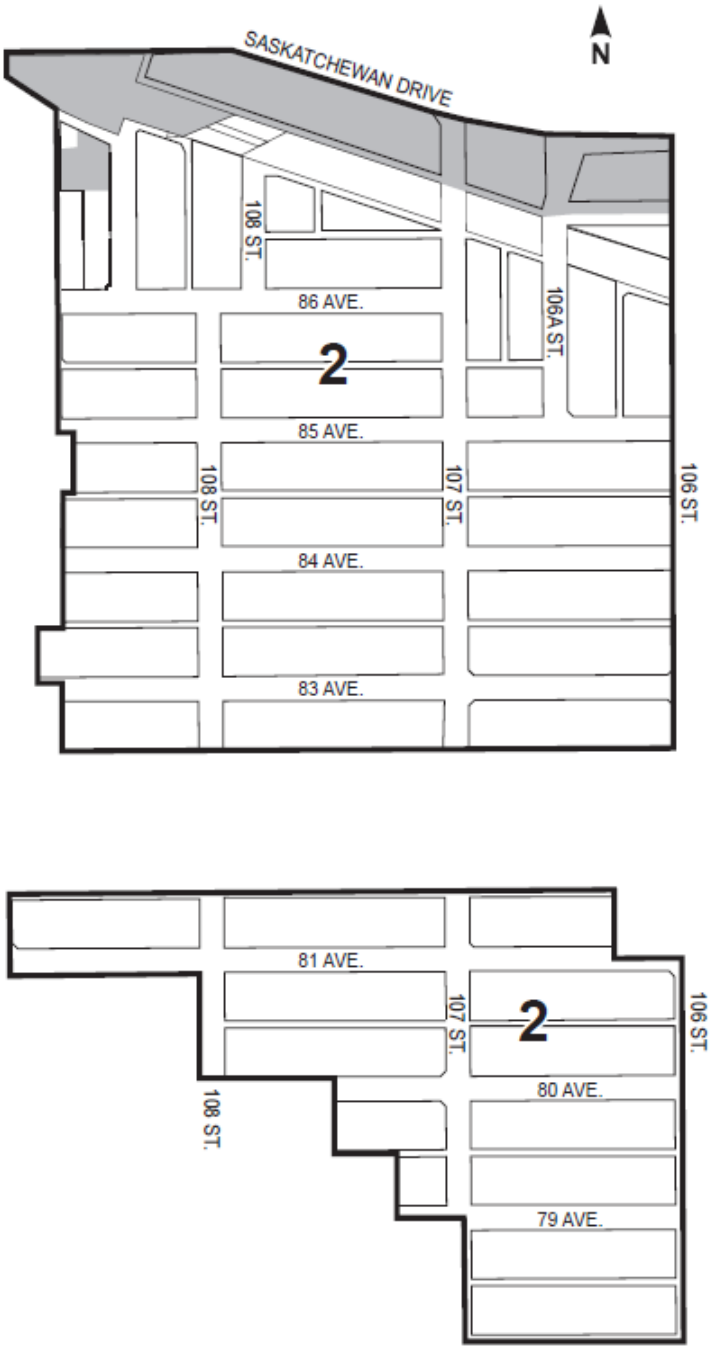
Explanation:

This area is appropriate for high rise, high density development due to its proximity to the River Valley, a major arterial and the downtown and allows for an increase in population close to these amenities.

Map: High Rise Apartment Area

High Rise Apartment Area

Bylaw 19480
May 19, 2021



Policy Number: 2.2b

Bylaw 11535
July 15, 1997

Plan Component: Land Use – Accessory and Non-Accessory Parking

It is the Policy of Council that:

ACCESSORY AND NON-ACCESSORY PARKING ON 81 AVENUE WILL::

i) BE LIMITED TO THOSE SITES SHOWN ON THE MAP.

ii) BE FOR THE EXCLUSIVE USE OF THE AUTOMOBILE DEALERSHIPS FRONTING ON WHYTE AVENUE.

iii) REQUIRE A DIRECT CONTROL DISTRICT TO INCORPORATE SENSITIVE SITE DEVELOPMENT REGULATIONS THAT REDUCE IMPACTS ON SURROUNDING RESIDENTIAL AREAS.

iv) NOT EXCEED TWO STOREYS IN HEIGHT.

v) IF NO LONGER REQUIRED BY THE AUTOMOBILE DEALERSHIP(S), BE CONVERTED TO RESIDENTIAL USE AND POLICY 2.1 WILL APPLY.

Objectives:

- To acknowledge existing sites used for parking, accessory to nearby car dealerships, while reducing impacts on surrounding residential areas.
- To discourage the expansion of further accessory and non-accessory parking into the surrounding residential areas.

Summary of Action:

- COUNCIL will amend the Land Use Bylaw to DC5 for those sites indicated on the map.
- COUNCIL will discourage redistricting applications for further accessory or non-accessory parking along 81 Avenue and will encourage redistricting applications for residential uses.

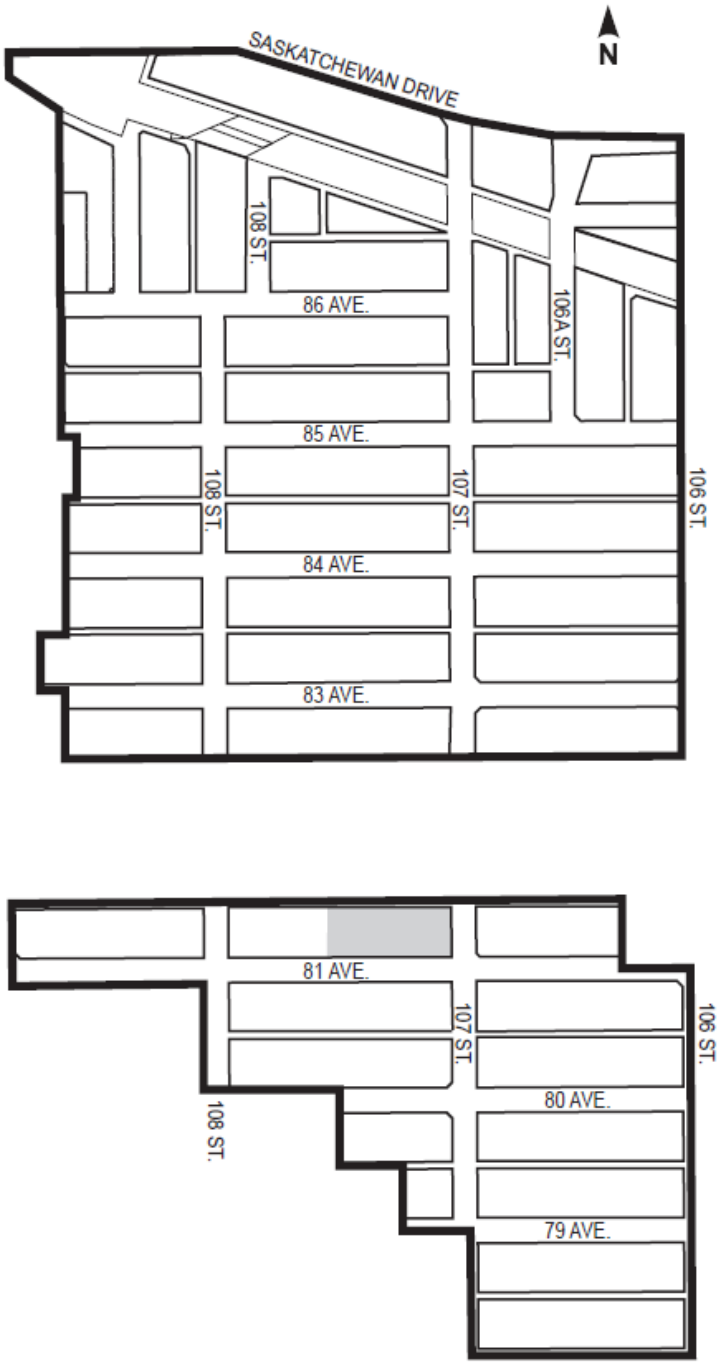
Explanation:

The owners of the two car dealerships located on Whyte Avenue also own property which abuts 81 Avenue. The plan encourages the redevelopment of these car dealerships to a use that is more compatible with the retail and pedestrian-oriented function of the Whyte Avenue commercial strip. In 1983, the plan designated the owners' two sites on 81 Avenue for future mixed use development where accessory parking was not permitted. Subsequently, the owners enlarged the two sites and requested amendments to permit accessory parking.

This plan policy recognizes the existence of these parking lots but limits their expansion, or the creation of new parking lots, in the predominantly residential area along 81 Avenue. Site specific districts are required to reduce impacts on adjacent residential areas through appropriate landscaped yards and sensitive lighting, signage and access. Any future redevelopment of these sites is to be residential (Cross Reference Policy 2.1). These requirements will ensure that the residential character of this portion of sub-area 2 is maintained.

Map: Accessory and Non-Accessory Parking (Bylaw 11535)

Accessory and Non Accessory Parking



Bylaw 17847
March 20, 2017

Policy Number: 2.2c

Bylaw 10839
September 19, 1994

Plan Component: Commercial Use

It is the Policy of Council that:

REDISTRICTING TO NEIGHBOURHOOD CONVENIENCE COMMERCIAL USE BE SUPPORTED IN THE SUB-AREA WHERE A COMMERCIAL USE EXISTED AT THE TIME OF ADOPTION OF THE GARNEAU AREA REDEVELOPMENT PLAN, AND IS LOCATED ON AN ARTERIAL OR COLLECTOR ROAD. THE DEVELOPMENT OFFICER WILL TAKE INTO CONSIDERATION THE IMPACT OF ANY DISCRETIONARY DEVELOPMENT PERMIT APPLICATION MAY HAVE ON THE SURROUNDING RESIDENTIAL AREA INCLUDING PARKING, NOISE, LITTER OR ANY OTHER NEGATIVE IMPACT.

Objectives:

- To allow existing convenience commercial uses to continue to service the area, in a manner that has minimal impact on adjacent residential uses.

Summary of Action:

- Support redistricting of sites historically used for neighbourhood convenience commercial to a CNC or equivalent Direct Control land use district.

Explanation:

There is only one neighbourhood convenience use in Sub-Area 2 that could potentially be redistricted under this policy. It is located on 78 Avenue and 106 Street. This parcel has historically been a commercial site, but was never districted for commercial use. Should the owner of this parcel wish to redevelop the site, a commercial redistricting could be supported, as the size and location of the site will ensure minimal impact on adjacent residences, providing that the types of uses are geared to neighbourhood convenience. This sub-area supports a considerable amount of medium density housing which would benefit from retention of the existing neighbourhood convenience commercial use.

Policy Number: 2.3

Bylaw 7938
June 25, 1986

Plan Component: Recreation – New Park Facility

It is the Policy of Council that:

A MULTI PURPOSE PARK FACILITY WILL BE PROVIDED IN THIS SUB-AREA AND WILL PROVIDE SUFFICIENT SPACE FOR A COMBINATION OF ACTIVE AND PASSIVE RECREATION.

Objectives:

- To provide a park facility which is readily accessible to residents of this area.
- To ensure that recreational facilities will be available to meet the needs of future residents of the area.

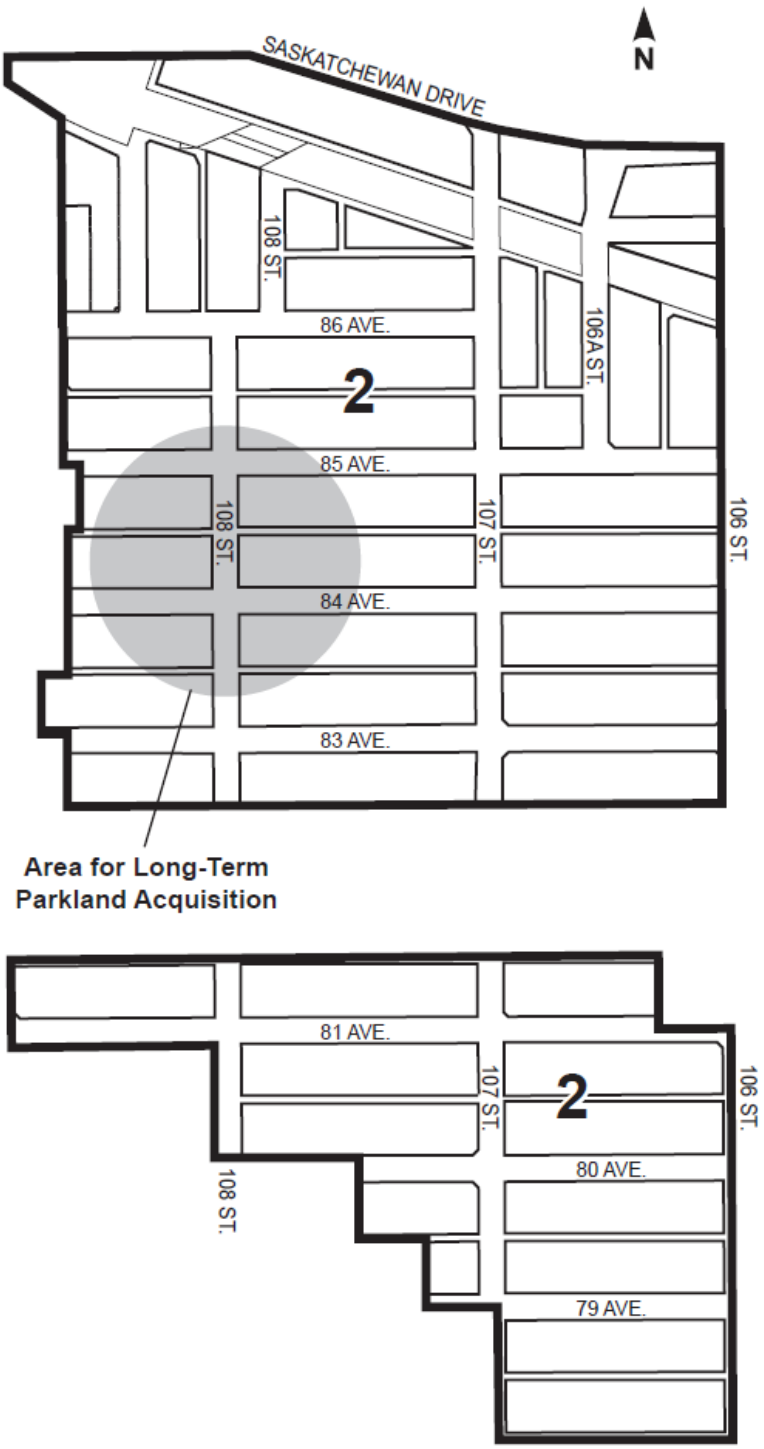
Summary of Action:

- COUNCIL will instruct the Administration to establish a park facility in this sub-area as outlined in Item 8 of the Implementation Document.

Explanation:

Parks and Recreation statistics indicate that Garneau is deficient in park space. Existing park space in Garneau is located west of 109 Street, and residents in the northern portion of Sub-area 2 are separated from existing park space by 109 Street and are some distance from recreation opportunities. As an inner city neighbourhood Garneau is undergoing residential redevelopment and this policy recognizes the need for park space for the existing and future population of the area.

Map: Proposed New Park Facility



Bylaw 17847
March 20, 2017

sub area 3

This section entitled "Sub-Area 3" was removed by Bylaw 11632, January 20, 1998

sub area 4

Removed by Bylaw 16240 November 18, 2013

sub area 5

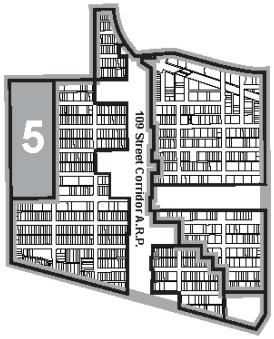
Bylaw 19379
August 18, 2020

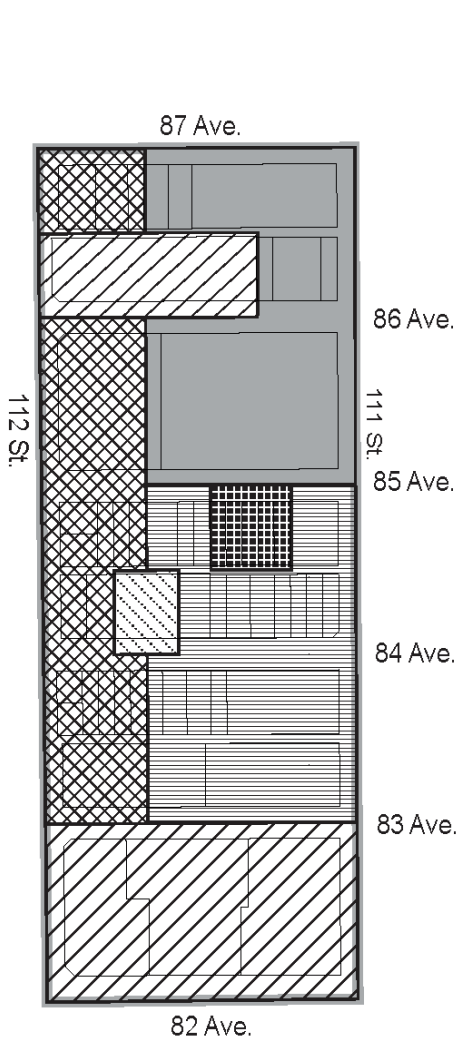
Garneau

SCHEDULE N
Detailed Land Use - Sub Area 5

Area Redevelopment Plan

- Low Rise Apartment
- High Rise Apartment
- Residential Mixed Use
- Comprehensively Planned Development
- Urban Services
- Public Utility
- Amendment Boundary





Sub-Area 5 Profile

Description

This area has undergone considerable redevelopment during the past fifteen years. As a result only small pockets of low rise residential development remain in a predominantly high-rise, high-density mixed use environment.

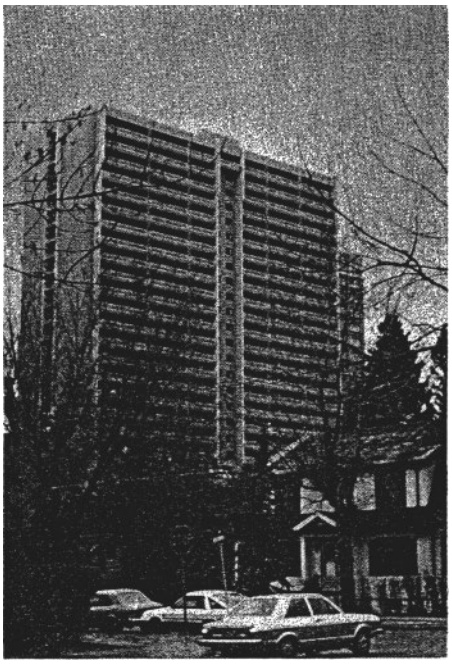
Significant demographic changes have accompanied increased density levels and, in turn, have increased the demand for recreational amenities and facilities. Students and young, single adults now comprise a large portion of the population.

Existing high-rise development is of a podium type with towers fifteen to twenty storeys in height. Residents are concerned about the built form impact of this type of development, and its further encroachment upon the single family housing areas.

Two large non-residential land uses, the University and University Hospital are located immediately to the west of this Sub-area.

Issues

- Impact of future high-density development adjacent to the low-rise portion of the neighbourhood to the east and south.
- A need to upgrade the pedestrian environment along 112th Street.
- Impact of overflow parking and traffic congestion on the adjacent low rise residential land use, largely attributable to high-rise and university users.



Objectives

- To provide a high density adult oriented housing area.
- To minimize impacts of new developments on the residential area to the east.
- To implement parking management measures.
- To encourage mixed-use developments consisting of residential, retail/office and commercial uses.
- To upgrade the 112 Street pedestrian corridor.

Development Concept

The area between 112 Street and 111 Street will be a residential mixed use area and will allow for a transition in height and form between high rise development on 112 Street and the low density residential area south of 86 Avenue and east of 111 Street. Guidelines for the commercial component of mixed use developments will accommodate the university related character of 112 Street, encourage pedestrian activity and at the same time maintain the overall residential character of this portion of Garneau.

A street improvement program is proposed for 112 Street to upgrade this heavily used pedestrian corridor.

Policy Number: 5.1

Bylaw 7047
March 8, 1983

Plan Component: Land Use – Residential

It is the Policy of Council that:

FUTURE RESIDENTIAL DEVELOPMENT BETWEEN 111 STREET AND THE EASTERN EDGE OF THE BOUNDARY AS DESCRIBED IN POLICY 5.2, WILL BE DISTRICTED FOR HIGH DENSITY, MEDIUM RISE APARTMENT HOUSING WHICH DOES NOT EXCEED 6 STOREYS.

Objectives:

- To ensure that future residential development here is compatible in height with the special character area to the east, described in Policy 1.1 of this Plan and to create a transition in height and density between 112 Street and 111 Street.
- To continue to ensure that a variety of housing forms are provided in Garneau to meet the needs of various groups such as students and single persons using or employed by the university and hospital complexes.

Summary of Action:

- COUNCIL will amend the Land Use Bylaw from DC3(R-6) to RA9 (SPO) as shown in Bylaw 6985, a Bylaw to amend the proposed Land Use Bylaw and on the proposed Land Use Districts Map, Schedule Q.

Explanation:

High density residential development here will provide for increased housing opportunities adjacent to two major institutional land uses; the university and the university hospital and will help meet the demand for accommodation in Garneau. The policy proposes a height limit of 6 storeys to ensure that future development is compatible with the low rise, special character area to the east of 111 Street.

Policy Number: 5.2

Plan Component: Land Use – Mixed Use Development

It is the Policy of Council that:

LANDS FRONTING ONTO 112 STREET TO A PROPERTY DEPTH OF APPROXIMATELY 56 METRES, WILL BE DISTRICTED FOR COMMERCIAL OFFICE BUILDINGS.

Bylaw 18802 July 3, 2019

(This policy excludes Lot 35A, Block 166, Plan 8320109 and Lots 13-14, Block 166, Plan I23A)

Objectives:

- To allow redevelopment that is compatible with the office commercial character of 112 Street.
- To provide space in order to help meet the demand for professional offices adjacent to the university and university hospital complex.

Summary of Action:

- COUNCIL will amend the Land Use Bylaw from DC3 (CU) to CO as shown in Bylaw 6985, a Bylaw to amend the proposed Land Use Bylaw, and on the proposed Land Use Districts Map, Schedule Q.

Explanation:

This policy recognizes the existing commercial character of 112 Street and the expected continued demand for professional office space adjacent to the university and university hospital complexes. This area is suitable for office use since it offers good access to transit for office employees.

Policy Number: 5.3

Plan Component: Land Use – Commercial

It is the Policy of Council that:

THE COMMERCIAL COMPONENT OF FUTURE MIXED USE DEVELOPMENTS WILL BE:

i) PERSONAL SERVICE SHOPS, PROFESSIONAL, FINANCIAL, AND OFFICE SUPPORT SERVICE.

ii) LIMITED TO THE FIRST 2 STOREYS OF THE DEVELOPMENT.

iii) INDIVIDUAL ESTABLISHMENTS WILL BE SMALL SCALE.

iv) NOT PERMITTED ALONG 111 STREET AND THE AVENUES.

(This policy excludes Lot 35A, Block 166, Plan 8320109 and Lots 6-14, Block 166, Plan I23A)

Bylaw 18802
July 3, 2019

Objectives:

- To accommodate the university related character of 112 Street.
- To encourage pedestrian activity.

Summary of Action:

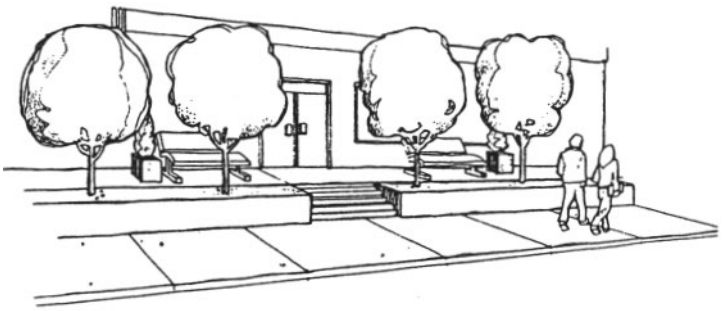
- The DEVELOPMENT OFFICER will not approve applications which include discretionary uses other than those identified in this policy and in the section of this plan dealing with Land Use Regulations for proposed RMX Districts.

Explanation:

Small scale commercial development along 112 Street is in keeping with the developed character of the street.

A limited amount of office space is proposed along 112 Street to accommodate the university related character of this area. This area is suitable for office use since it is close to the university and hospital, would be compatible with existing retail uses and offers good access to transit.

In order to encourage pedestrian activity along 112 Street, commercial establishments will be small scale and limited to the first two storeys of development.



Policy Number: 5.4

Plan Component: Transportation – Traffic Management

It is the Policy of Council that:

VEHICULAR ACCESS TO DEVELOPMENTS IN THIS SUB-AREA, PARTICULARLY ADJACENT TO 112 STREET WILL RECOGNIZE 112 STREET AS AN ARTERIAL BY:

i) NOT HAVING ACCESS POINTS ONTO 112 STREET.

ii) HAVING ACCESS POINTS OFF THE AVENUES.

Objectives:

- To minimize disruption to traffic flow along 112 Street.
- To minimize the potential negative impact of increased traffic levels on neighbouring residential streets.

Summary of Action:

- The DEVELOPMENT OFFICER will review the circulation plans accompanying development applications to ensure that these plans conform with this policy.

Explanation:

It is anticipated that 112 Street will continue to be used as an arterial route.

In order to minimize disruption to traffic flow, access points to commercial areas should be from the avenues. However, access points will be designed to ensure minimal traffic disruption to the residential area to the east.

Policy Number: 5.5

Plan Component: Recreation – Street Improvement Program

It is the Policy of Council that:

A STREETSCAPE IMPROVEMENT PROGRAM BE DEVELOPED ALONG THE EAST SIDE OF 112 STREET FROM WHYTE AVENUE TO 87 AVENUE, TO INCLUDE THE FOLLOWING COMPONENTS:

i) A LANDSCAPED PEDESTRIAN PROMENADE ALONG THE EXISTING PEDESTRIAN RIGHT-OF-WAY.

ii) APPROPRIATE STREET FURNITURE, LIGHTING, SITTING AREA, ETC.

Objectives:

- To generally upgrade pedestrian facilities along the 112 Street corridor.
- To provide easy pedestrian access to retail commercial uses and promote opportunities for additional pedestrian oriented retail development.

Summary of Action:

- COUNCIL will instruct the Parks and Recreation Department to implement this policy as outlined in Item 9, Implementation Document.

Explanation:

A streetscape improvement program will provide a focus for the area by encouraging ground related commercial uses and developing better facilities for pedestrians.

Policy Number: 5.6

Plan Component: Transportation: Traffic Management

It is the Policy of Council that:

VEHICULAR ACCESS TO DEVELOPMENTS IN THIS SUB-AREA, PARTICULARLY ADJACENT TO 112 STREET WILL RECOGNIZE 112 STREET AS AN ARTERIAL BY:

i) NOT HAVING ACCESS POINTS ONTO 112 STREET.
ii) HAVING ACCESS POINTS OFF THE AVENUES.

Objectives

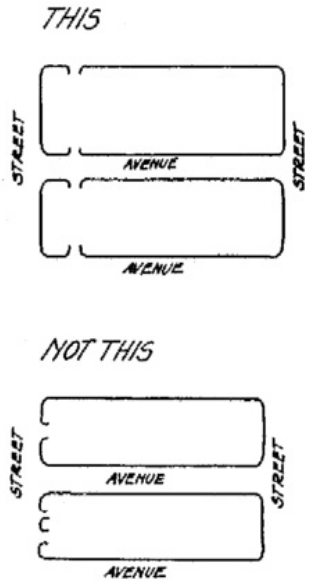
- To minimize disruption to traffic flow along 112 Street.
- To minimize the potential negative impact of increased traffic levels on neighbouring residential streets.

Summary of Action

- The DEVELOPMENT OFFICER will review the circulation plans accompanying development applications to ensure that these plans conform with this policy.

Explanation

It is anticipated that 112 Street will continue to be used as an arterial route. In order to minimize disruption to traffic flow, access points to commercial areas should be from the avenues. However, access points will be designed to ensure minimal traffic disruption to the residential area to the east.



4

special issues

Introduction

The policies and interpretations stated in this Section of the Garneau Area Redevelopment Plan shall apply to specific portions of the plan area. The policies in this Section are lettered with "SI" to indicate that they are policies which apply to special issues affecting Garneau.

For the purposes of this bylaw, "Policy" shall mean the policy of Council with respect to all matters relating to the Garneau Plan Area.

Statements under the heading of "Objective" provide the justification for the corresponding policies and are intended to assist in interpreting policy implications with respect to implementation or enforcement where this may be necessary.

Statements under the heading "Summary of Action" serve to identify the implementation and enforcement authorities charged with carrying out the Plan policies.

All drawings are included for illustrative purposes and are not binding.

Policy Number: SI.1

Plan Component: Fraternity and Sorority Housing

It is the Policy of Council that:

FRATERNITY AND SORORITY HOUSING DEVELOPMENT WILL LOCATE ON EXISTING OR APPROPRIATELY DESIGNATED SITES AS INDICATED ON SCHEDULE O.

Objectives:

- To specify locations that are most suitable for fraternity and sorority housing and to ensure that this form of housing is compatible with surrounding residential structures.
- To permit additions and structural alterations only if it complies with the regulations set out in the Land Use Bylaw for density and site area of fraternity housing.

Summary of Action:

- Council will direct that the administration prepare an amendment to the RF3 district to include Fraternities where lawfully existing in areas designated RF3 within the Garneau Area Redevelopment Plan area.
- Council will direct that the administration prepare an amendment to the RF6 district to include Fraternities within the following area of Garneau; Block 165 RL 7 and Block 164 RL 7.
- Council will direct the administration to amend the Land Use Bylaw within RA7, RA8, RA9 and RMX districts to clarify that Fraternities can be developed on a single lot and to specify density regulations for Fraternities.

Explanation:

A traditional form of "off-campus" housing is the accommodation provided by fraternities and sororities. Traditionally, fraternities have tended to locate as close to the university as possible and usually have acquired large homes which can easily be adapted to their requirements. Garneau offers both the locational advantages and the housing forms required and has therefore been the focus of fraternity housing development within the City.

Although fraternity housing and the homes of adjacent permanent residents are compatible in form; both are residential uses and similar in scale, the activities of fraternity residents can create conflicts between these two groups.

Since this issue is only relevant around universities it is appropriate to deal with it in the Garneau Plan. The plan policies regarding fraternity and sorority housing are based upon the following assumptions:

- that this housing form will continue to exist.
- that this housing form will continue to locate in Garneau.
- that the City has a policy to provide housing for special user groups.*

Given these parameters the Garneau Plan proposes specific locations for fraternity housing so that this form of accommodation can exist with minimal conflict within the Garneau community.

Three criteria were considered in designating suitable locations for fraternity and sorority housing; access to the university, use and building form.

To ensure good access to the university, sites within close walking distance have been designated for fraternities. This is particularly important to support programs offered by the fraternity such as day meal services.

Fraternities and sororities are a residential use and are appropriate in a residential district. To minimize conflict between fraternity housing uses and more permanent residential uses their location will be restricted to the periphery of residential areas. As an intensive form of development, fraternity and sorority housing is appropriately located adjacent to areas of more intensive, mixed use development designated for Garneau and arterial roadways.

Fraternities and sororities traditionally convert large older homes to meet their needs and are therefore an appropriate use in an area where the preservation of large older homes is an objective.

It is recognized that while designating specific locations for fraternity housing may relieve some land use conflicts, the City has little control over the day to day operations and activities of fraternities. It is therefore recommended, by the Garneau plan, that a formal liaison committee be established between the Fraternity Alumni Housing Committee and the Garneau Community League. This committee would hear and seek to resolve possible problems between the residents of fraternities and permanent residents in Garneau.

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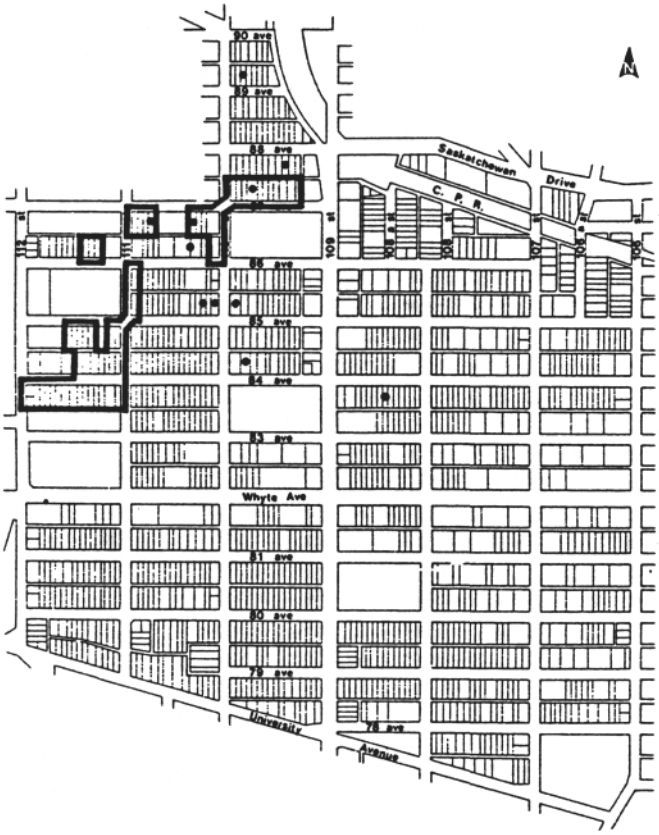
* While it is recognized that the City itself will not be providing housing for this special user group, it is necessary that the City allow for housing to be provided for this group.

SCHEDULE O
FRATERNITY AND SORORITY HOUSING



• EXISTING FRATERNITY AND SORORITY HOUSING

SITES APPROPRIATE FOR FRATERNITY AND SORORITY HOUSING

Light Rail Transit Route in Garneau

Introduction

The proposed southern extension of the LRT from downtown Edmonton (109 Street) will be through the northern portion of Garneau. At present, two LRT line branches are proposed; the southeast line that will utilize the existing Canadian Pacific Railway (CPR) right-of-way and a southwest line to link the University of Alberta and points southward. The proposed LRT line branches are shown in Schedule P below. A detailed land use study of the area will be undertaken by the Planning Department when the determination of alignments has been finalized. The general vicinity of the study area is shown on Schedule P.

The Garneau Plan supports development of the LRT and sets out policies, contained in this section, to guide its development in Garneau. The aim of these policies is to reduce any negative impacts this development may have on the existing community and to ensure that this facility is available to the residents of Garneau.

SCHEDULE P
Light Rail Transit Route Extension Under Study

Policy Number: SI.2 to SI.4

Plan Component: Special Issues – LRT

It is the Policy of Council that:

SI.2 POLICIES CONTAINED IN THIS PLAN REGARDING THE SOUTHERN EXTENSION OF THE LRT THROUGH GARNEAU WILL BE INCLUDED IN "THE UNIVERSITY OF ALBERTA GREATER CAMPUS AREA LRT FUNCTIONAL PLANNING STUDY".

SI.3 AN LRT STATION SHOULD BE DEVELOPED IN NORTHEAST GARNEAU WITH DIRECT ACCESS TO BE PROVIDED FROM THE SURROUNDING RESIDENTIAL AREAS AND WILL NOT INCLUDE MAJOR BUS TRANSFER FACILITIES AND/OR PARK AND RIDE FACILITIES.

SI.4 SHOULD AN LRT ALIGNMENT BE PROPOSED THROUGH THE WESTERN PORTION OF GARNEAU (WEST OF 109 STREET) AN UNDERGROUND LINE SHOULD BE CONSIDERED.

Objectives:

- To ensure that the LRT is developed with minimal disruption to this portion of Garneau.

Summary of Action:

- Council will direct the Transportation Systems Design Department to input these policies into the appropriate studies, plans and programs when developing the south western alignment for the LRT.

Explanation:

These policies recognize that Garneau will be affected by the physical impact of the LRT line and aim to prevent reduced environmental quality of land uses adjacent to the LRT. Forms of redevelopment that are compatible with the residential nature of the community are supported in order to maintain the residential character of Garneau.

Policy Number: SI.5 to SI.9

Plan Component: Special Issues – LRT Southeast Extension

The following group of policies will be applied to guide development of the southeast LRT extension:

It is the Policy of Council that:

SI.5 THE SOUTHEAST LINE WILL USE THE EXISTING CPR RIGHT-OF-WAY OR AN ALIGNMENT IN THE IMMEDIATE VICINITY.

SI.6 AN LRT STATION SHOULD BE DEVELOPED IN NORTHEAST GARNEAU WITH DIRECT ACCESS TO BE PROVIDED FROM THE SURROUNDING RESIDENTIAL AREAS AND WILL NOT INCLUDE MAJOR BUS TRANSFER FACILITIES AND/OR PARK AND RIDE FACILITIES.

SI.7 EXISTING PUBLIC OPEN SPACE LOCATED ADJACENT TO THE C.P.R. RIGHT-OF-WAY BETWEEN 108 STREET AND 107 STREET WILL BE PRESERVED AND WILL NOT BE USED FOR ANY LRT STATION FUNCTIONS INCLUDING PARKING.

SI.8 THE LRT CORRIDOR, FROM 106 STREET TO 108 STREET, WILL BE ENVIRONMENTALLY UPGRADED AND, WHEREVER POSSIBLE, THE CITY WILL ENCOURAGE PRIVATE REDEVELOPMENT TO INTEGRATE PRIVATE OPEN SPACE WITH THE LRT CORRIDOR SCHEME.

SI.9 INTERSECTION CONTROL AROUND THE LRT STATION WILL BE HIGHLY VISIBLE.

Objectives:

- To ensure that the development of the LRT in this portion of Garneau is sensitive to the residential character of the area.

Summary of Action:

- That COUNCIL direct the Transportation Systems Design Department to include these policies in the appropriate programs and studies.

Explanation:

Policy SI.6 designates the LRT station proposed for northeast Garneau as a "minor" station to avoid the impact of traffic associated with major bus transfer facilities in a residential area. Major bus transfer facilities would be more appropriately located at primary LRT stations, such as 103 Street and Whyte Avenue.

Policy SI.7 recognizes the deficiency in open space in Garneau and seeks to preserve existing park space.

Policy SI.8 provides for visual buffering of the corridor for residential uses and encourages pedestrian movement in the periphery of the corridor.

Since the development of an LRT station will generate high pedestrian movement, policy SI.9 will help to ensure safe pedestrian circulation.

Policy Number: SI.10

Plan Component: Special Issues – Residential Redevelopment around the LRT Station

It is the Policy of Council that:

A DETAILED LAND USE STUDY FOR THE AREA SHOWN IN SCHEDULE P WILL BE UNDERTAKEN BY THE PLANNING DEPARTMENT AND WILL INCORPORATE THE FOLLOWING PRINCIPLES:

i) FUTURE RESIDENTIAL REDEVELOPMENT IN PROXIMITY TO THE PROPOSED LRT STATION WILL BE OF A HIGH DENSITY, MEDIUM RISE NATURE AND WILL SHOW A TRANSITION IN DENSITY BETWEEN NEW DEVELOPMENT AND THE MEDIUM TO LOW DENSITY CHARACTER OF THE AREA TO THE SOUTH AND EAST.

ii) FUTURE REDEVELOPMENT IN THE MOST NORTHERN PORTION OF GARNEAU WILL BE OF A HIGH RISE, HIGH DENSITY NATURE AND WILL PROVIDE OR MAINTAIN WHERE POSSIBLE, PEDESTRIAN CONNECTIONS TO THE LRT.

iii) THE CITY WILL DEVELOP AND ENCOURAGE NEW DEVELOPMENTS TO INCLUDE, PEDESTRIAN ORIENTED FACILITIES OF A HIGHER QUALITY BY INTERNAL CONNECTIONS TO THE LRT STATION FROM ADJACENT PROPERTIES.

iv) THE COMMERCIAL COMPONENT OF FUTURE RESIDENTIAL REDEVELOPMENT IN THE VICINITY OF THE LRT STATION WILL BE:

(a) OF A RETAIL PERSONAL SERVICE NATURE.

(b) LIMITED TO THE GROUND FLOOR OF DEVELOPMENTS.

Objectives:

- To ensure that future residential redevelopment in proximity to the LRT station is compatible with the existing character of this portion of Garneau.

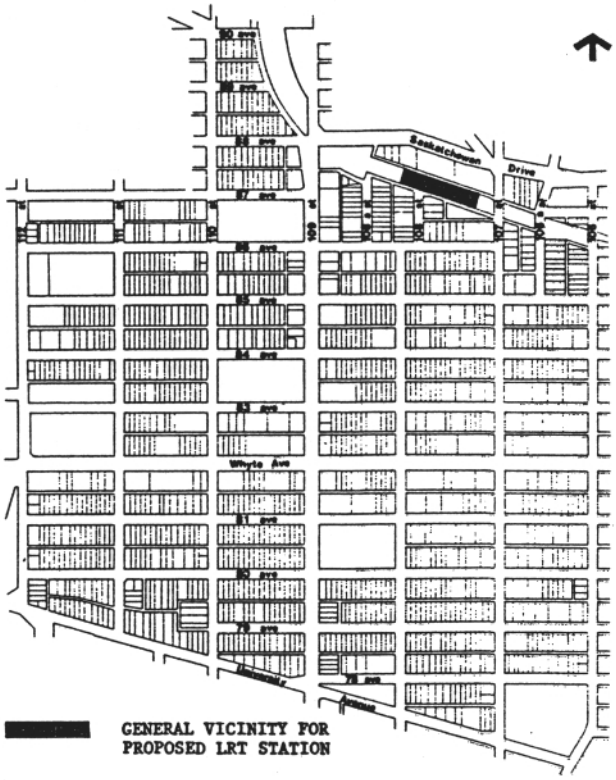
Summary of Action:

- Council will direct the Planning Department to undertake a Land Use Study which will incorporate the principles outlined in this policy for the area shown in Schedule P.

Explanation:

This policy states that future residential redevelopment that is close to the proposed LRT station will be of a high density, medium rise nature in order to take advantage of the accessibility of this location to transit. To ensure that residential development occurring at the proposed LRT station will not adversely affect existing residential areas to the south and east, a transition in building height between new residential development adjacent to the LRT station and existing lower density residential development is recommended.

It is recognized that the introduction of an LRT station in the northeast portion of Garneau will probably create pressure for office and commercial redevelopment. This type of redevelopment, however, is not seen as desirable if the residential nature of the area is to be preserved. This policy, therefore provides for commercial services in residential developments and ensures that large commercial developments will not encroach into a residential area.


Saskatchewan
Drive
Whyte Ave
GENERAL VICINITY FOR
PROPOSED LRT STATION

5

proposed land use districts

Introduction

Bylaw 12801
May 30, 2001

This section outlines the application of the City of Edmonton Zoning Bylaw (Bylaw 12800) to the Garneau Area Redevelopment Plan. It is provided for the convenience of the public and for the guidance of the Development Officer in considering proposed development and exercising discretion pursuant to the Zoning Bylaw.

The Zoning Bylaw, as amended, regulates and controls the use and development of land within the boundaries of the Area Redevelopment Plan. The Bylaw takes precedence over any information provided in this section, and the public is advised to refer directly to the regulations of the Zoning Bylaw including the General Regulations and other applicable provisions.

Within a Plan area, certain regulatory aspects of conventional land use zones (such as minimum yard requirements or density, for example) may be modified in order to achieve certain policy or design objectives. Two ways to accomplish this are:

- *advice to the Development Officer* - guidelines established through the preparation of the Area Redevelopment Plan, and
- *overlay provisions* - regulations established through City-wide Overlays.

Advice to the Development Officer provides direction in the exercise of his authority to vary regulations when approving, refusing or imposing appropriate conditions on the development of lands, and are established as guidelines or directives in the Plan. Overlay provisions alter or add new regulations to the Zone, and are established as Citywide Overlays in the Zoning Bylaw itself. This Area Redevelopment Plan contains development guidelines for certain residential, commercial and urban services zones. Citywide Overlay provisions also apply to some of those zones.

For all lands not affected by overlay provisions, the development regulations for uses are those of the Zoning Bylaw. The Development Officer may consider the guidelines and vary certain regulations when authorized to use discretion. For those lands affected by both overlay provisions and guidelines, the regulations are those of the Zone as altered by the overlay, and the Development Officer will use discretion to approve, refuse or impose appropriate conditions on the development of those lands in consideration of the guidelines of this Plan.

In certain cases, site specific regulation is needed to provide for unique blends of uses and development regulations that cannot be found within the conventional zoning framework of the Zoning Bylaw. These direct control provisions are defined as follows:

DC1 Provision – The purpose of this provision is to provide for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

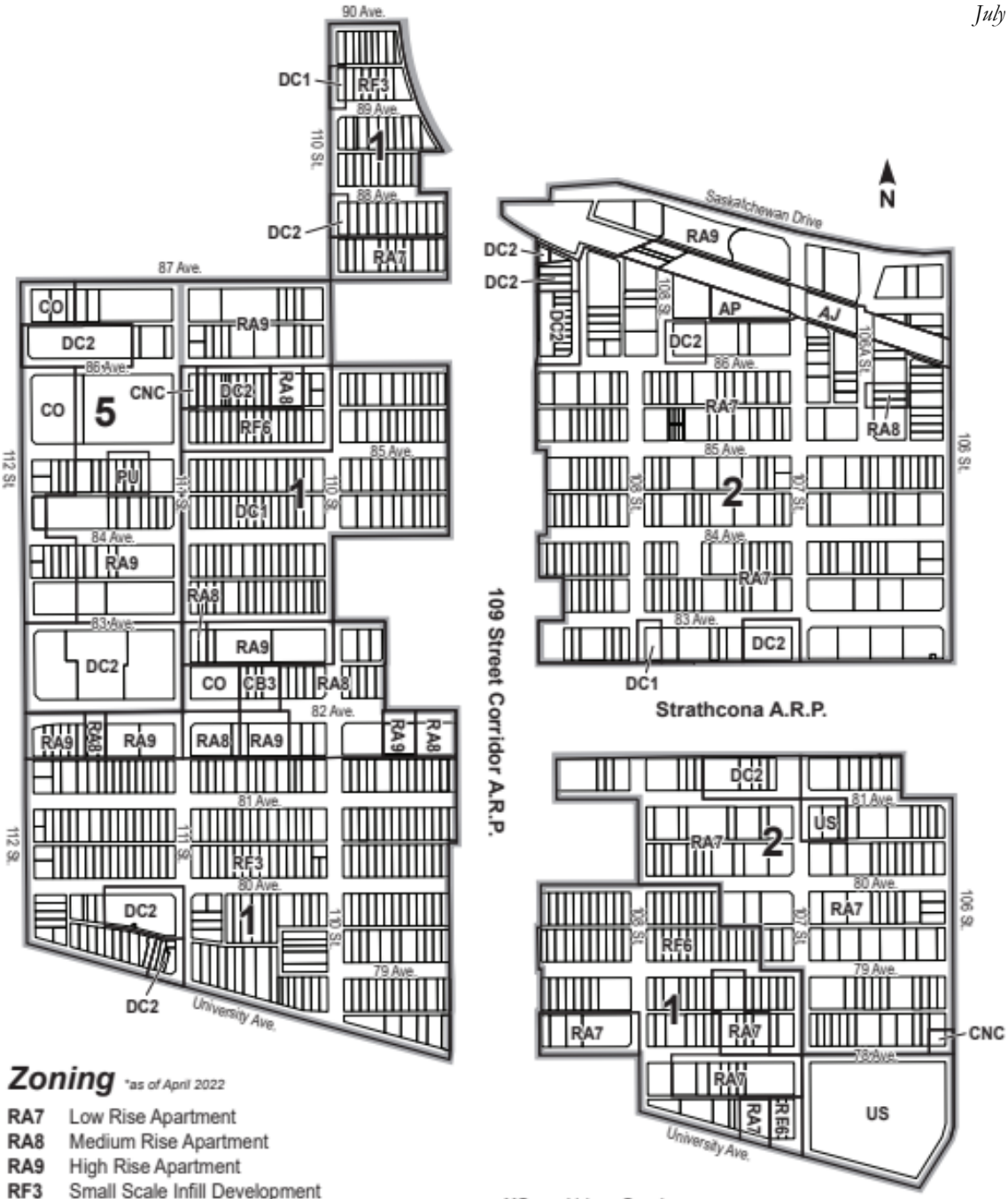
- areas of unique character or special environmental concern as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or
- areas or sites of special historical, cultural, paleontological, archaeological, natural, scientific, or aesthetic interest, as designated in the Historical Resources Act.

Garneau

SCHEDULE Q
Proposed Zoning

Area Redevelopment Plan

Bylaw 20539
July 10, 2023



Zoning *as of April 2022

RA7	Low Rise Apartment
RA8	Medium Rise Apartment
RA9	High Rise Apartment
RF3	Small Scale Infill Development
RF6	Medium Density Multiple Family
CNC	Neighbourhood Convenience Commercial
CO	Commercial Office
CB3	Commercial Mixed Business
DC1	Direct Development Control Provisions
DC2	Site Specific Development Control Provisions
US	Urban Service
AJ	Alternative Jurisdiction
AP	Public Parks
PU	Public Utlity

Note: Map does not reflect Overlays

RF3

Low Density Redevelopment

Bylaw 12801
May 30, 2001

Area of Application: Portions of Sub-area 1 located south of 82 Avenue between 112 Street and 109 Street and north of 88 Avenue lane between 110 Street and 109 Street, designated RF3 in the Zoning Bylaw and shown in Schedule Q.

Rationale: To provide primarily for single-family housing with allowance for infill development of compatible low density residential uses, to achieve the objectives of Policies G.1 and 1.2 of this Plan.

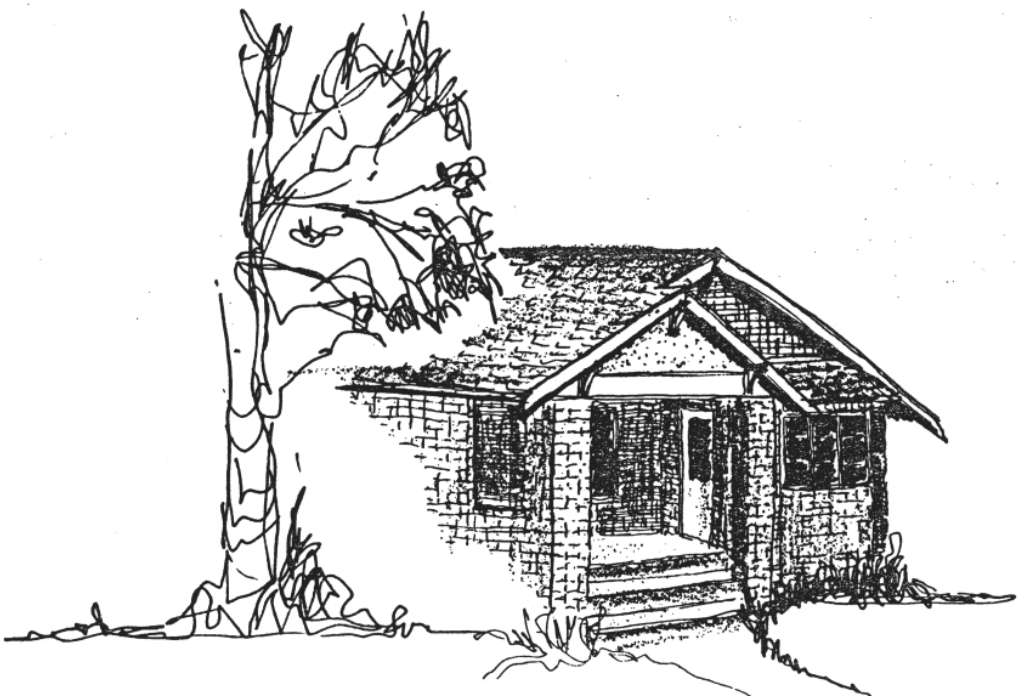
Advice to the Development Officer:

The following Guidelines serve as advice to the Development Officer and apply to those lands identified in Schedule Q of the Garneau Plan as RF3.

Consideration of Discretionary Uses:

The Development Officer shall have regard for the following guidelines when reviewing development applications for Discretionary uses:

1. Discretionary Uses of a non-family orientation where each dwelling does not have individual access to grade and access to provide outdoor amenity areas located at grade are discouraged.
2. The Development Officer shall consider the compatibility of Discretionary Uses with the siting, grade elevations, height, building types and materials characteristic of surrounding development.



RF6 (Area 1)

Bylaw 12801
May 30, 2001

Medium Density Multiple Family

Area of Application: A portion of Sub-area 1 south of 80 Avenue between 109 Street and 107 Street and portion of Sub-area 1 north of 85 Avenue between 111 Street and 110 Street, designated RF6 in the Zoning Bylaw and as shown in Schedule Q.

Rationale: To provide for family-oriented housing at higher densities in a low-rise built form, to achieve the objectives of Policies G.1, 1.3 and 1.6a of this Plan

Advice to the Development Officer:

The following Guidelines serve as advice to the Development Officer and apply to those lands identified in Schedule Q of the Garneau Plan as RF6 (Area 1).

Consideration of Discretionary Uses:

Discretionary Uses which have the following characteristics are discouraged:

- housing in which access to grade for dwellings located above the first floor are shared by more than two dwellings, since such housing does not meet the objectives for family accommodation as set out in Policies G.1, 1.3 and 1.6 of this Plan.

Development Guidelines:

a) the maximum density shall be 125 dwellings/ha;

b) the maximum site coverage should not exceed 60% for sites greater than 1350 m^2. For sites 1350 m^2 or less, there should be no maximum site coverage;

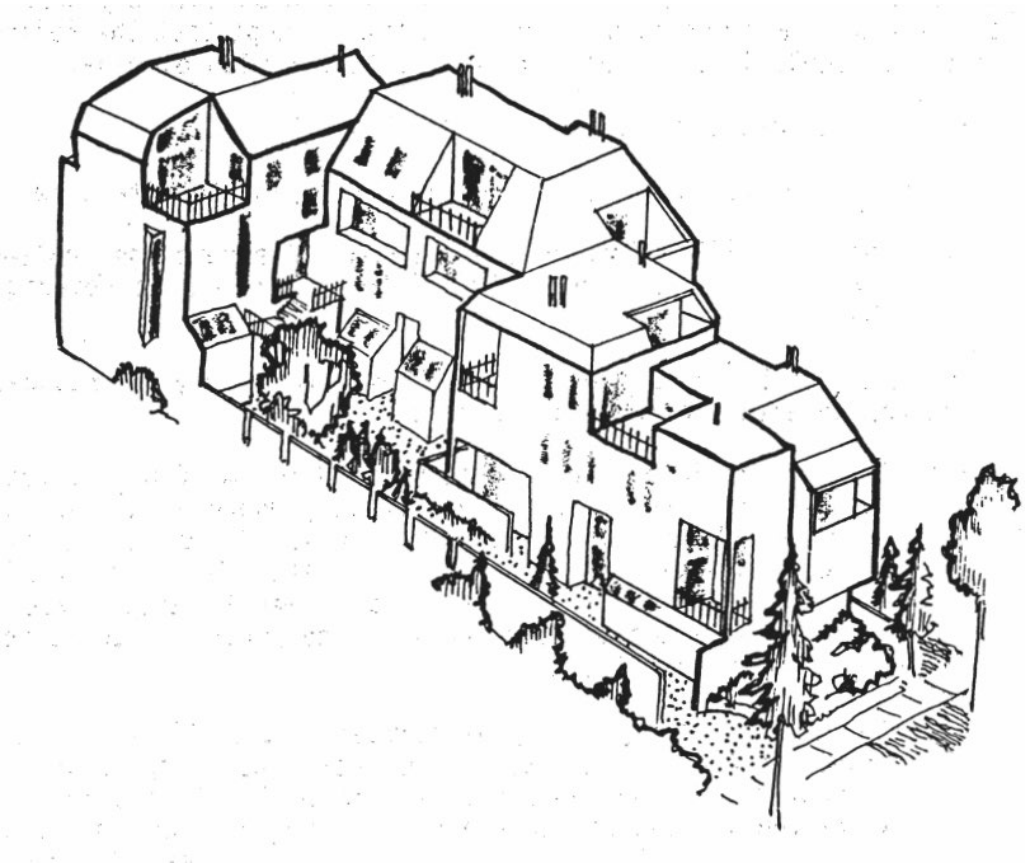
c) for sites 1350 m^2 or less, the minimum Front Yard may be reduced to 3 m at the discretion of the Development Officer, where Separation Space is provided in accordance with the Zoning Bylaw, and where windows within the first storey of the front wall and the Private Outdoor Amenity Areas have been located, designed or screened so as to prevent overlooking by pedestrians into the Dwelling;

d) for sites 1350 m^2 or less, the minimum Rear Yard may be reduced to 1.2 m, where Separation Space is provided in accordance with the Zoning Bylaw, and where windows within the first storey of the front wall and the Private Outdoor Amenity Areas have been located, or designed or screened so as to prevent overlooking by pedestrians into the Dwelling;

e) for sites 1350 m^2 or less, the minimum Side Yard may be reduced to 1.2 m at the discretion of the Development Officer, where Separation Space is provided in accordance with the Zoning Bylaw, and where it can be determined by a sightline analysis that windows within the side wall and Private Outdoor Amenity Areas have been located, designed and/or screened to prevent overlooking by occupants of the site and adjacent properties;

f) a minimum Private Outdoor Amenity Area of 15 m^2 should be provided for each Family Oriented Dwelling and minimum Private Outdoor Amenity Area of 7.5 m^2 should be provided for each non-family oriented Dwelling; and

g) a minimum of 50% of all Dwellings should be Family Oriented, provided that the average number of bedrooms per Dwelling for the development as a whole is not less than 1.5. Family Oriented Dwellings should be developed in accordance the Zoning Bylaw, except that access to grade for Dwellings located above the first storey should not be shared by more than two Dwellings.



RF6 (Area 2)

Medium Density Multiple Family

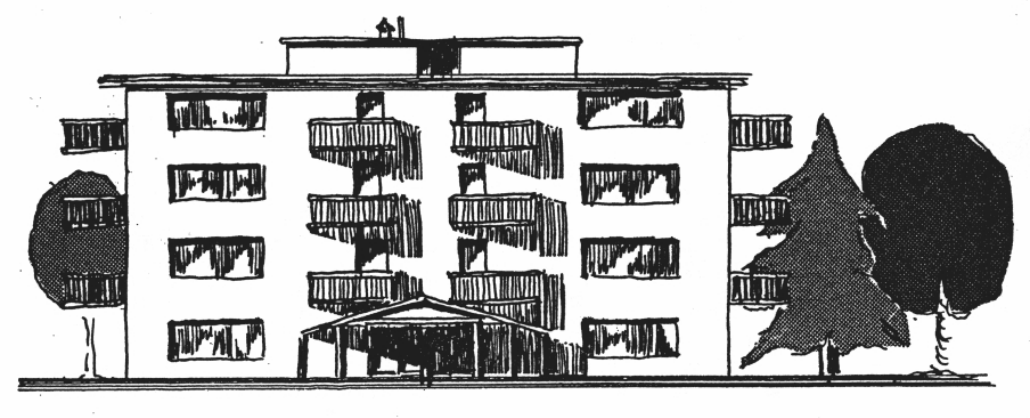
Removed by Bylaw 16240, November 18, 2013.

RA7

Low Rise Apartment District (Section 210, Land Use Bylaw)

Area of Application: Portions of Sub-area 1 between 108 Street and 107 Street south of 79 Avenue, portions of Sub-area 2 between 109 Street and 106 Street both north and south of Whyte Avenue and the portion of Sub-area 5 between 83 Avenue and 87 Avenue designated RA7 in Bylaw 6220, amending the Land Use Bylaw.

Rationale: To provide a district primarily for low-density walk-up type apartments to achieve the objectives of Policies G.1, 1.4, 2.1, and 5.1 of this Plan.



RA7

Low-Rise Apartment

Bylaw 12801
May 30, 2001

Area of Application: Portions of Sub-area 2 between 83 Avenue and 86 Avenue and 109 Street and 107 Street, designated RA7 in the Zoning Bylaw and shown in Schedule Q as areas where Overlay provisions apply.

Rationale: To provide primarily for adult-oriented accommodation which encourages an alternate form to the walk-up apartment house to achieve the objectives of Policies G.1 and 2.1 of this Plan.

Advice to the Development Officer – Development Guidelines:

The following Guidelines serve as advice to the Development Officer and apply to those lands identified on the Garneau Plan as RA7 and to which Overlay provisions apply.

The Development Officer will have regard for the policies in the Garneau Plan which encourage stacked row housing and row housing in this area.

a) no minimum site area and no minimum site width should be required for Stacked Row Housing and Row Housing;

b) the minimum Front Yard may be reduced to 3 m for Stacked Row Housing and Row Housing where Separation Space is provided in accordance with the Zoning Bylaw, and where the windows within the first storey of the front wall and Amenity Areas are located, designed and/or screened appropriately to prevent overlooking by pedestrians into the Dwelling;

c) the minimum Rear Yard may be reduced to 1.2 m for Stacked Row Housing and Row Housing where Separation Space is provided in accordance with the Zoning Bylaw, and where the windows within the first storey of the rear wall and Amenity Areas are located, designed and/or screened appropriately to prevent overlooking by pedestrians into the Dwelling; and

d) the minimum Side Yard may be reduced to 1.2 m for Stacked Row Housing and Row Housing where Separation Space is provided in accordance with the Zoning Bylaw, and where it can be determined by a sightline analysis that windows within the side wall and Amenity Areas have been located, designed and/or screened to prevent overlooking by occupants of the site and adjacent properties.

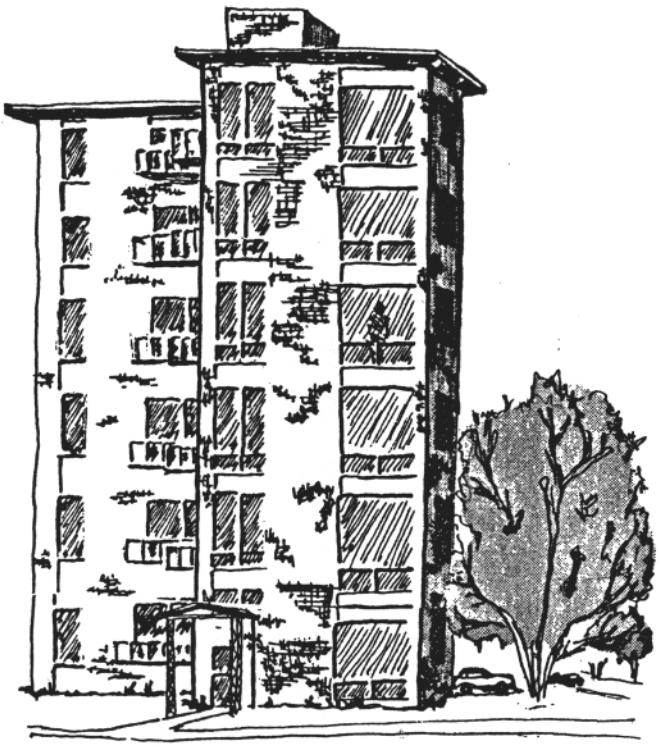
RA8

Medium Rise Apartment District (Section 220 Land Use Bylaw)

Area of Application: *Portions of Sub-area 1 located along Whyte Avenue and 87 Avenue west of 109 Street designated RA8 in Bylaw 6220 amending the Land Use Bylaw, and a portion of Sub-area 2 located on the west of 106a Street north of 85 Avenue designated RA8 in Charter Bylaw 19534 amending the Edmonton Zoning Bylaw.*

Bylaw 19534 April 20, 2021

Rationale: To provide a district for medium rise apartment development that is compatible with surrounding land uses to achieve the objectives of Policies G.1, G.4 and 1.5 of this Plan.

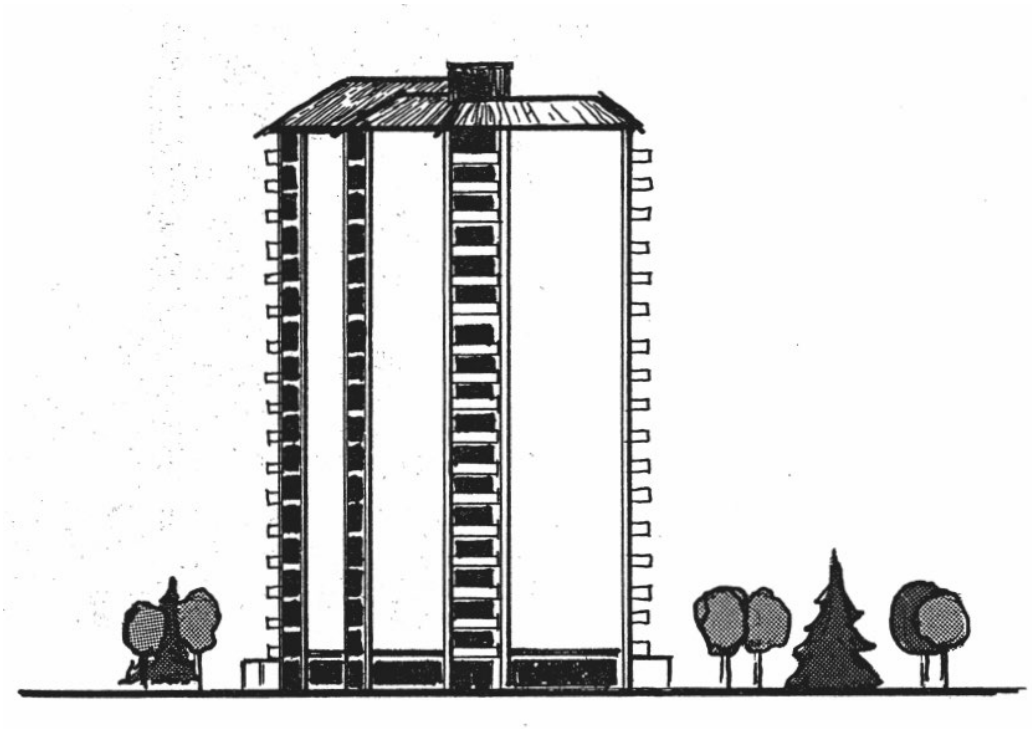


RA9

High Rise Apartment District (Section 230, Land Use Bylaw)

Area of Application: Portions of Sub-area 1 along 87 Avenue and Whyte Avenue and the portion of Sub-area 2 north of the C.P.R. right-of-way, designated RA9 in Bylaw 6220 amending the Land Use Bylaw.

Rationale: To accommodate existing high rise development in Garneau and to provide a district for high-rise, high-density development adjacent to the proposed L.R.T. station in an existing high-rise residential area to achieve the objectives of Policies G.1, G.3 and 2.2 of this plan.



RA9

High-Rise Apartment

Bylaw 12801
May 30, 2001

Area of Application: A portion of the block in Sub-Area 1 between 110 Street and 111 Street and 87 Avenue and 86 Avenue and a portion of Sub-Area 5 between 85 Avenue and 83 Avenue and 111 Street west to within approximately 56 m of 112 Street, where Overlay Provisions apply as shown in Schedule Q.

Rationale: To provide for high density residential development in a medium-rise form to reduce the negative impacts of high-rise development on the low-rise residential area to the south of 85 Avenue.

Advice to the Development Officer – Development Guidelines:

These Guidelines serve as advice to the Development Officer and apply to those lands identified on the Garneau Plan as RA9 and to which Overlay provisions apply.

a) the maximum Height should not exceed 23 m or 6 storeys.

CNC

Commercial Neighbourhood Convenience District (Section 310, Land Use Bylaw)

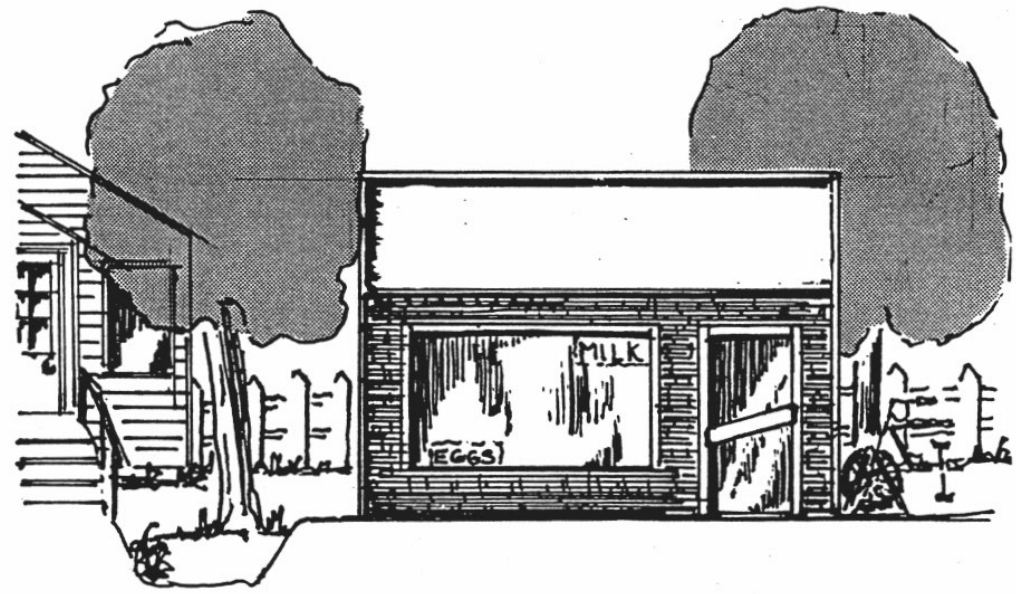
Area of Application: Isolated sites within Sub-area 1, designated CNC in Bylaw 6220 amending the Land Use Bylaw.

Rationale: To provide a district to accommodate existing convenience commercial and personal service uses to achieve the objectives of Policies G.2, G.5 and 1.8 of this plan.

Specific Provisions Affecting Consideration of Discretionary Uses:

The Development Officer shall have regard for the following guidelines when reviewing development applications for Discretionary Uses:

1. Commercial uses of a small scale and low intensity which serve community needs are encouraged.
2. Commercial uses such as Gas Bars and Minor Service Stations which interrupt the pedestrian nature of the street are discouraged since such developments would conflict with the objectives of Policies G.2, G.5 and 1.8.



CB1

Low Intensity Business District (Section 330, Land Use Bylaw)

Removed by Bylaw 16240, November 18, 2013.

CB2

General Business District (Section 340, Land Use Bylaw)

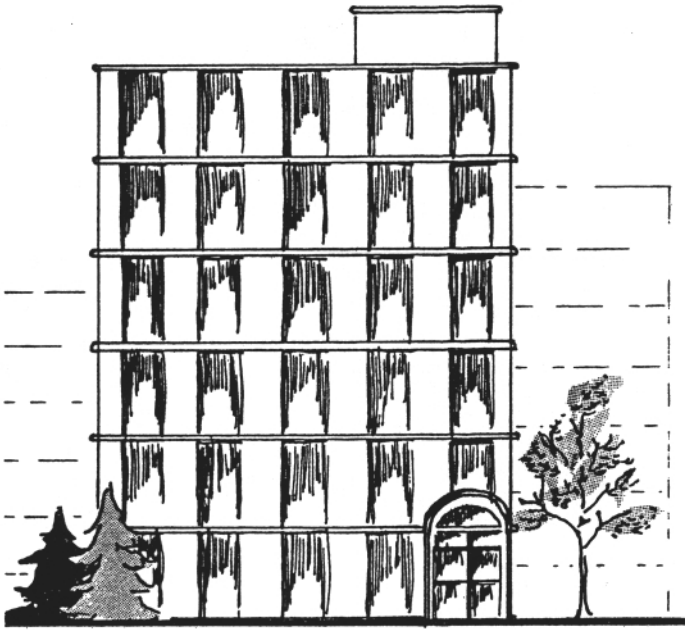
Removed by Bylaw 11632, January 20, 1998.

CO

Commercial Office District (Section 360, Land Use Bylaw)

Area of Application: A portion of Sub-area 1 located at the north east intersection of 82 Avenue and 111 Street, designated CO in Bylaw 6220 amending the Land Use Bylaw.

Rationale: To provide a district to accommodate an existing office development to achieve the objectives of Policies G.2 and 1.8 of this plan. To provide a District to recognize the existing development on Lots 11 to 16, Block 157, Plan 119 thus avoiding a non-conforming use situation as directed by Policy 1.8 of this Plan.



US

Urban Services District (Section 510, Land Use Bylaw)

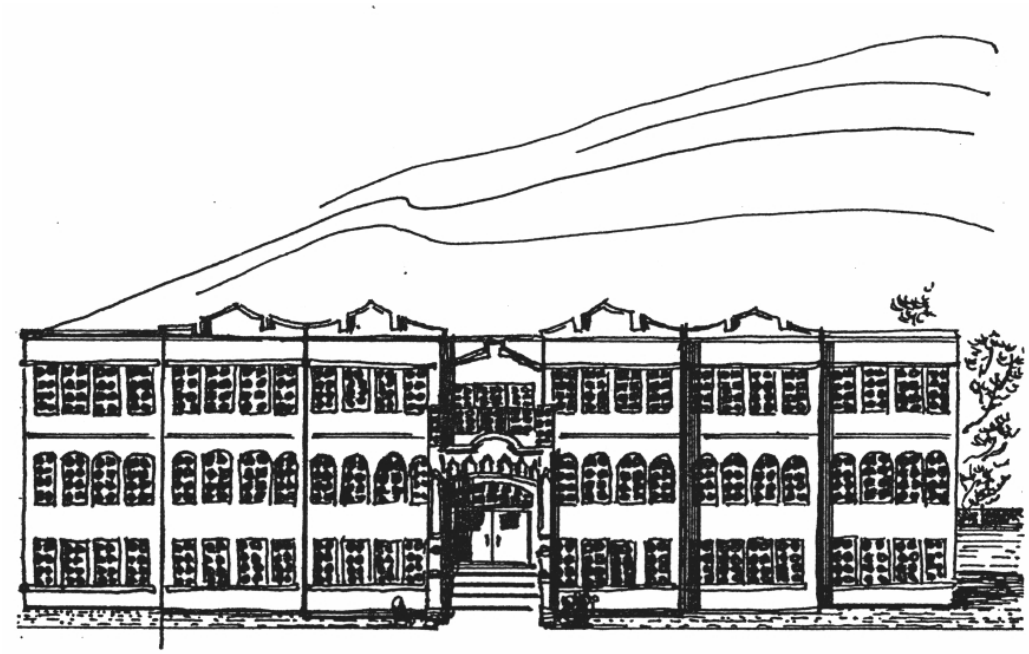
Area of Application: Portions of Sub-area 1 with minor application in Sub-areas 2, 3 and 5, designated US in Bylaw 6220 amending the Land Use Bylaw.

Rationale: To provide a district to accommodate existing uses primarily of an educational or institutional nature to achieve the Objective of Policy G.21 of this Plan.

Specific Provisions Affecting Consideration of Discretionary Uses:

The Development Officer shall have regard for the following guideline when reviewing development applications for discretionary uses:

1. Developments which generate high traffic volumes and a high demand for parking such as spectator entertainment establishments and private clubs are discouraged.



PU

Public Utility District (Section 520, Land Use Bylaw)

Area of Application: The hydro sub-station site in Sub-area 5, designated PU in Bylaw 6220 amending the Land Use Bylaw.

Rationale: To provide a district for public utility installations, services and facilities subject to compliance with specific performance standards.

AP

Public Parks District (Section 530, Land Use Bylaw)

Area of Application: Portions of Sub-area 1 with minor application in Sub-area 2, designated AP in Bylaw 6220 amending the Land Use Bylaw.

Rationale: To provide a district for public park lands for active and passive recreational uses.

RMX (SPO)

Residential Mixed Use District (Section 240, Land Use Bylaw)

Area of Application: The portion of Sub area 5 located between 83 Avenue and 85 Avenue abutting 112 Street to a depth of 56 m.

Rationale: The boundaries of this District conform to the boundaries of the CU district which previously applied to this area. The intention of the RMX District is to encourage mixed use projects having commercial development on the lower floors and adult oriented apartment housing on the upper floors to meet the housing needs of various user groups in the area and achieve the objectives of Policies G.1, G.3, 5.1 and 5.2 of this Plan.

Discretionary Uses not Deleted by Statutory Plan Overlay:

The following Discretionary Uses, from those listed in Section 240.4 of the Land Use Bylaw, have not been deleted by Statutory Plan Overlay.

(1) Residential

(a) Apartment Housing

(2) Residential-Related

(a) Foster Homes

(b) Fraternity and Sorority Housing

(c) Group Homes

(d) Homecrafts

(e) Offices-in-the-Home

(3) Commercial

(a) Business Support Services

(b) Commercial Schools

(c) Convenience Retail Stores

(d) Health Services

(e) Minor Eating and Drinking Establishments

(f) Personal Service Shops

(g) Professional, Financial and Office Support Services

(4) Community, Education, Recreation and Cultural Services

(a) Community Recreation Services

(b) Daytime Child Care Services

(c) Indoor Participant Recreation Services

Regulations Specified by Statutory Plan Overlay:

Regulations of the Land Use Bylaw pertaining to this district apply, except that the following regulations shall be specified by means of the Statutory Plan Overlay for the Garneau Area.

(1) The maximum total floor area ratio shall be 4.0 and the maximum floor area ratio for non-residential uses shall be 1.0.

(2) The maximum residential density shall be 375 dwellings/ha (151.6 dwellings/acre).

(3) The maximum building height shall be 40m (131.2 ft.).

(4) A minimum front yard of 5m (16.4 ft.) shall be provided and shall be hardsurfaced and landscaped to provide a pedestrian walkway.

(5) The minimum front setback for residential uses shall be 7.5m (24.6 ft.).

(6) The minimum rear yard shall be 7.5 m.

(7) The minimum side yard shall be 1 m for each storey or partial storey up to a maximum of 7.5 m except that a minimum side yard of at least 2 m shall be provided in all cases. A side yard shall not be less than 4.5 m where it abuts a flanking street.

(8) Non-residential uses shall be limited to the first three storeys of development.

(9) Residential uses shall not be located lower than the second storey of a development.

(10) At least 50 percent of the ground floor of developments fronting on 112 Street shall be used for Convenience Retail Stores, Personal Shops and Minor Eating and Drinking Establishments. Notwithstanding this restriction on use frontage, when:

(i) the frontage does not comply with the performance standard; and

(ii) the applicant can clearly demonstrate the need for variance because of a physical constraint to development; and

(iii) the variance does not in the opinion of the Development Officer, prejudice the objectives of the Garneau Area Redevelopment Plan;

the Development Officer may vary this regulation in accordance with Sections 11.5 and 11.6 of the Land Use Bylaw.

CMX (SPO)

Commercial Mixed Use District (Section 370, Land Use Bylaw)

Removed by Bylaw 11632, January 20, 1998.

DC1

Direct Development Control District (Section 710, Land Use Bylaw)

Area of Application: Portions of Sub area 1 north of 83 Avenue between 111 Street and 109 Street, designated DC1 in Bylaw 6220 amending the Land Use Bylaw.

Rationale: The Garneau Plan in Policy 1.1 identifies the subject area as a "Special Character Residential Area" contributing to the city as a whole a precinct of older detached housing having interesting architectural detailing and variety in built form. This District is intended to encourage the retention and rehabilitation of existing structures while allowing for infill redevelopment. The regulations associated with this District are intended to ensure that all rehabilitation and redevelopment activities are sensitive to the existing character of both the built form and its relationship to existing streetscapes.

Uses:

The following uses will be considered in this area:

(1) Single detached Housing.

(2) Semi-detached Housing.

(3) Duplex Housing where the side lot line of the site abuts a site in an Industrial, Commercial, Row Housing,, or Apartment District, or is not separated from it by a public roadway more than 10m (32.8 ft.) wide.

(4) Duplex Housing, other than those which are permitted.

(5) Row Housing, except Semi-detached housing, in buildings of up to 4 dwellings, each dwelling having frontage on a public roadway other than a lane.

(6) Apartment Housing, containing not more than 4 dwellings.

(7) Homecrafts.

(8) Offices-in-the-Home.

(9) Group Homes.

(10) Foster Homes.

(11) Daytime Child Care Services.

(12) Boarding and Lodging Houses.

(13) Fraternity and Sorority Housing where lawfully existing on a site in this district at the effective date of the Garneau Area Redevelopment Plan Bylaw.

Development Criteria:

The following development criteria shall apply to developments within this District pursuant to Section 710.4 of the Land Use Bylaw.

1. The General Regulations and Special Land Use Provisions of the Land Use Bylaw.

2. The development regulations of the RF3 (Low Density Redevelopment) District, provided that the Development Officer may relax these regulations for individual applications, where such relaxations would assist in the achievement of the development criteria in

Clauses 3, 4 and 5 below.

3. New developments or additions to existing buildings shall be compatible with the scale, massing and siting of adjacent buildings along the same street frontage.

4. The rehabilitation and renovation of existing buildings shall retain the original details of rooflines, doors and windows, trim, exterior finishing materials and similar architectural features to the greatest extent practical.

5. The design and appearance of new developments shall incorporate building details and finishing materials which are common to the domestic architecture of the turn of the century and early 1920's detached housing in the area.

6. Existing trees and vegetation shall be retained wherever possible and where removal for new construction is required, mature trees shall be planted to maintain the appearance of the streetscape.

Additional Information Requirements:

In addition to the information normally required for a development application under the Land Use Bylaw the Development Officer may also require such information required to explain how the proposed development meets the development criteria set out in (3) above and may include the following.

1. A narrative which includes a description of the architectural characteristics common in the immediate vicinity and how the application responds to these characteristics.

2. Streetscape elevations including adjacent properties.

CB3

Commercial Mixed Business Zone (Section 370, Zoning Bylaw 12800)

Bylaw 20039
April 5, 2022

Area of Application: A portion of Sub-area 1 located on the north side of 82 (Whyte) Avenue NW, between 110 Street NW and 111 Street NW, designated CB3 in Charter Bylaw 20040 amending the Zoning Bylaw.

Rationale: To provide a district to allow for a commercial/mixed-use development on Lots 6 to 10, Block 157, Plan I19**.**