

What We Heard Report

Garneau

LDA26-0054

Edmonton

Public Engagement Feedback Summary

Project Address: 11054 - 84 Avenue NW

Project Description: The City has received a rezoning application from Anonymous Architecture. The current zone is a Direct Development Control Provision (DC1.6220) and the proposed zone is a new Direct Control Zone (DC) which includes the follow key characteristics:

- A maximum of 6 dwellings
- A maximum height of 10.5 metres
- A maximum site coverage of 45%
- Architectural features that complement the urban design elements of the area.

This will also trigger revisions to DC1.6220: the Garneau Special Character Residential Area to align language with current Zoning Bylaw standards.

Engagement Format: Online Engagement Webpage - Engaged Edmonton:
<https://engaged.edmonton.ca/garneaurezoning>

Engagement Dates: April 07, 2026 to April 26, 2026.

Number Of Visitors:

- Visited the page: 592
- Submitted a question or forum response: 38
- Contacted the planner directly: 6

About This Report

The information in this report includes summarized feedback received between April 7, 2026 to April 26, 2026 through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner (up to April 26, 2026).

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all Engaged Edmonton page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an appendix to the Council Report should the application proceed to a Public Hearing.

Engagement Format

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

Feedback Summary

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

This section summarizes the main themes collected.

Number of Responses: 44

In Support: 2

In Opposition: 38

Mixed: 4

The most common **concerns** heard were:

Protect the Garneau Special Character Residential Area: The special character area is very important to the identity and character of the Garneau community, contributing to the area's charm. It was fought for by residents in the 1980s, many of whom feel that the area is fragile and in need of continued protection. Rezoning any property out of the area will weaken its purpose, change the streetscape, and go against the City's goals of community resilience and heritage preservation. Additionally, The Special Character Residential Area as written already allows for thoughtful density.

Garneau is already dense: Many respondents feel that Garneau is already a prime example of a 15-minute city and has density levels that exceed the minimum target density for a Major Node. We also heard that gentle density can already be added in the Special Character Area and that other areas would be more appropriate.

Alignment with community's rezoning application: This application, by rezoning a property to a new Direct Control Zone, does not align with a future proposal from the Garneau Community League to expand the Special Character Residential Area. Several residents expressed a desire to see this future proposal be supported.

Precedent Setting: There is concern that should this proposal be approved it would set precedent for other properties in the area to also be rezoned, eventually degrading the intent of the Special Character Residential Area. Several respondents commented that this would lead to further land speculation in the neighbourhood and more homes deteriorating.

The most recurring comments of **support** heard were:

Location: The site is an ideal location for more density as Garneau is a walkable and vibrant neighbourhood.

Special Character Area is flawed: The Special Character Residential Area has failed to achieve its intent and should include uses like Secondary and Garden Suites.

What We Heard

The following section includes a summary of collected comments. The number of times a comment was recorded is then presented in brackets (comments received once do not have a number).

Reasons For Opposition

The Garneau Special Character Residential Area should be preserved

- General concern that the Special Character Residential Area is fragile and any changes will weaken its purpose (30)
- This rezoning would set a precedent that will eventually degrade the Special Character Residential Area (12)
- Supporting this proposal would lead to further real estate speculation in the community (2)

Alignment with future Community League rezoning proposal

- This rezoning does not align with the Community League's future proposal to expand the Garneau Special Character Residential Area (14)

Heritage

- Concerned community will lose more historical buildings (7)

Density

- Garneau already exceeds the minimum density targets of a Major Node (5)
- More density can already be added under the current zoning (5)
- Should add density in other places first (4)

Housing Diversity

- Rezoning will decrease housing diversity in the neighbourhood (8)
- Community is seeing the development of too many lodging houses or microsuits (5)
- New developments are not affordable (4)
- New buildings are not family friendly

Engagement

- Found the timing of this application and the need to update the Special Character Residential Area to be confusing and suspicious (4)
- Support for this application would erode community trust (2)
- There has been a lack of engagement from the applicant (2)

Architectural Design

- The style of any future building must fit in with surrounding homes (4)
- Contemporary infill buildings are not aesthetically pleasing (2)

Parking and Traffic

- Additional density will increase parking congestion and traffic volumes in the neighbourhood (5)

Other

- The city favours developers over residents (3)
- Six dwellings will result in waste collection challenges (3)
- Redevelopment will lead to a loss in landscaping/tree canopy (2)
- Six dwellings would be an over build of this site
- The property is currently operating illegally

Reasons For Support

- The Special Character Residential Area currently fails to meet its intent
- As a vibrant and walkable neighbourhood this is an ideal location for more density
- The Special Character Residential Area should include Secondary and Garden Suites

Questions & Answers

- 1. What are the sizes of each dwellings? Is this designed to have families live in it? What guarantees can the community have in the actual zoning that this new building will not turn into each bedroom being individually rented as has happened at a number of infills in Garneau and our surrounding neighbourhoods such as Belgravia and McKernan?**

The Zoning Bylaw does not regulate who can use a property, rather, it controls how the property is used (residential, commercial, industrial, etc). As such, the Direct Control Zone can propose a maximum number of Dwellings or Sleeping Units permitted on the Site.

Should the development not follow these requirements, enforcement can be conducted through the Development Compliance Team.

- 2. As is required under the current zoning (and appears to be required under the proposed zoning) there are design requirements. Can we please see the proposed design of the building to better comment on whether the design meets the special character elements?**

Specific design details are not currently available. Building elevations, that show the exterior design of a building, are not always required for Direct Control Rezoning applications, but can be attached to the zone to illustrate the development outcomes that are proposed.

- 3. For 6 dwellings, there will be 6 black garbage bins and 6 green bins. This is a lot of bins on a small lot and this has proven to be a problem on similar lots with similar density (think the 6plex on 110 at 88 ave). What is the plan to make sure that these 12 bins are properly stored so as not to impede alley access and not look horrendous?**

All residential Land Development (Rezoning) applications are circulated to Waste Services for review. They have commented that detailed plans will be required at the Development Permit stage to review accessing, servicing, and exiting for waste collection. This will confirm the development complies with Development Standards for Residential Waste Collection and determine if curbside or communal collection will be required.

Next Steps

The planning analysis, and how feedback informed that analysis, will be summarized in Administration's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision.

The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council:

- Notice of Public Hearing date will be sent to surrounding property owners and residents and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the public hearing on-line via edmonton.ca/meetings.
- Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).

If you have questions about this application please contact:

Jordan McArthur, Planner II

780-496-2622

jordan.mcarthur@edmonton.ca