



## University-Garneau Node Priority Growth Area Rezoning Project

Edmonton

### Why This Node?

The University-Garneau Major Node was selected in part due to its shrinking vacancy rate within a dynamic area close to major employment centres and quick access to numerous amenities. It was also selected given the area is well positioned to benefit from high levels of connectivity through LRT lines and bus transit routes.

### About the University-Garneau Node

The University-Garneau Major Node generally follows the boundaries of the Garneau community, ranging from the River Valley south to 80 Avenue and 110 Street west to 118 Street. It is home to the University of Alberta, a significant institutional presence in the area that attracts visitors from across the local metropolitan region and beyond.

The City Plan defines Major Nodes as mixed-use destinations and urban communities which function as dense residential areas and employment hubs featuring large institutions, strategically located to serve broad catchment areas within Edmonton and the metropolitan region. A Major Node targets a minimum density of 250 people per hectare through mid and high-rise buildings.