



University-Garneau Node Priority Growth Area Rezoning Project

Edmonton

Why This Node?

The University-Garneau Major Node vacancy rate was around 1 percent in 2023. There is a significant need to increase the amount of available housing, which is one of the key reasons this area was selected.

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 university currently has approximately 44,000 students enrolled with plans to increase to 60,000 within the next 10 years.

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.