

# MID-RISE RESIDENTIAL DEVELOPMENT

8726, 8730 and 8734 – 116 Street, Windsor Park

From (RS) Small Scale Residential Zone To (RM) Medium Scale Residential Zone



Mason von der Ohe: Fitting the Context

 Subject Site

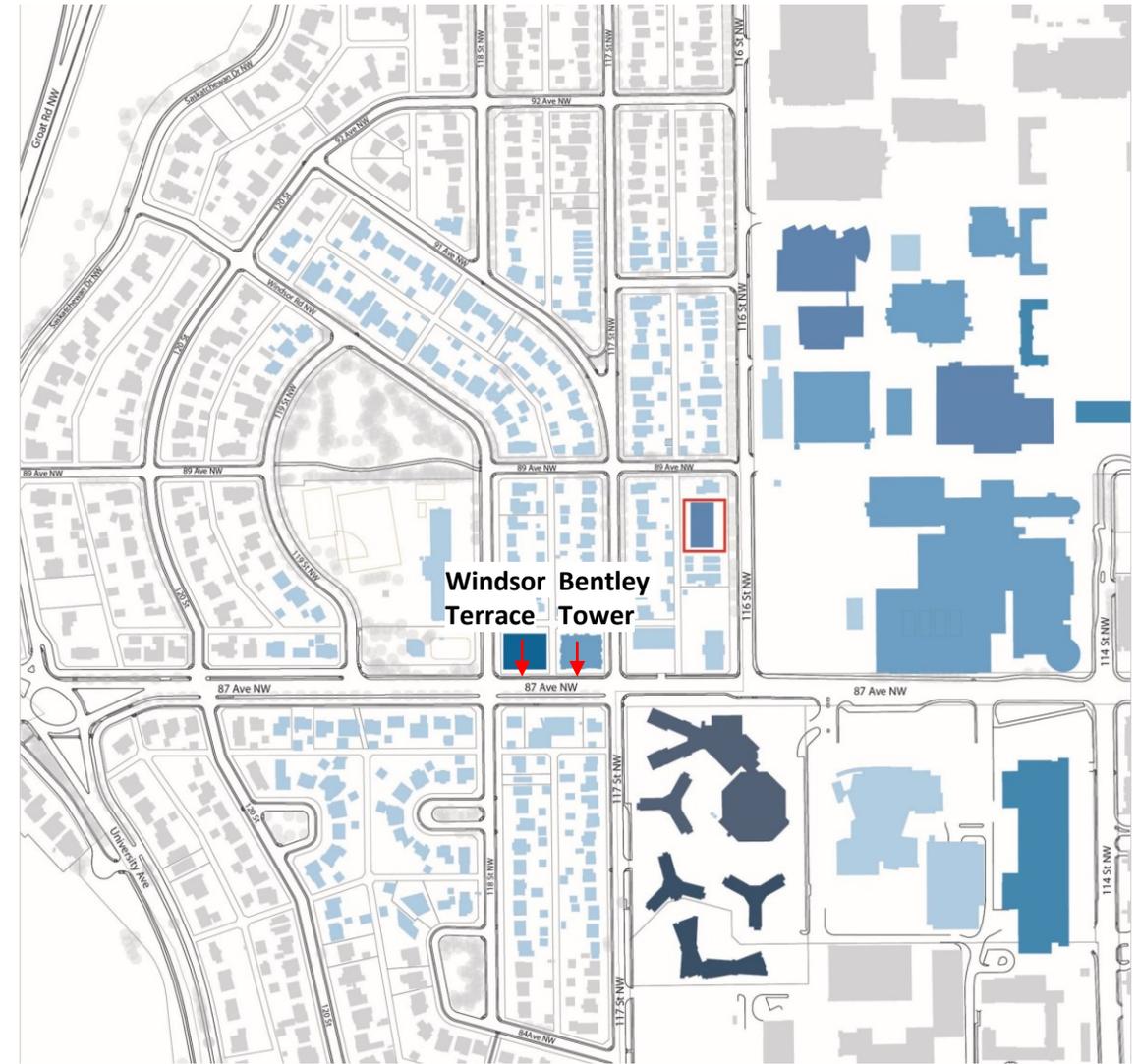
-  Parking
-  Undeveloped
-  Small Scale Residential
-  Infill
-  School
-  Open Space
-  Commercial
-  Religious Assembly
-  Low Rise Residential
-  Mid Rise Residential
-  High Rise Residential
-  Commercial Frontage
-  Recreational
-  University





## Built Form And Heights

- Primarily of 2 Storey dwellings
- University towers measure up to 14 Storeys
- No building transition from the University towers east of 116 Street
- Building transitions are beginning to emerge along 87 Avenue



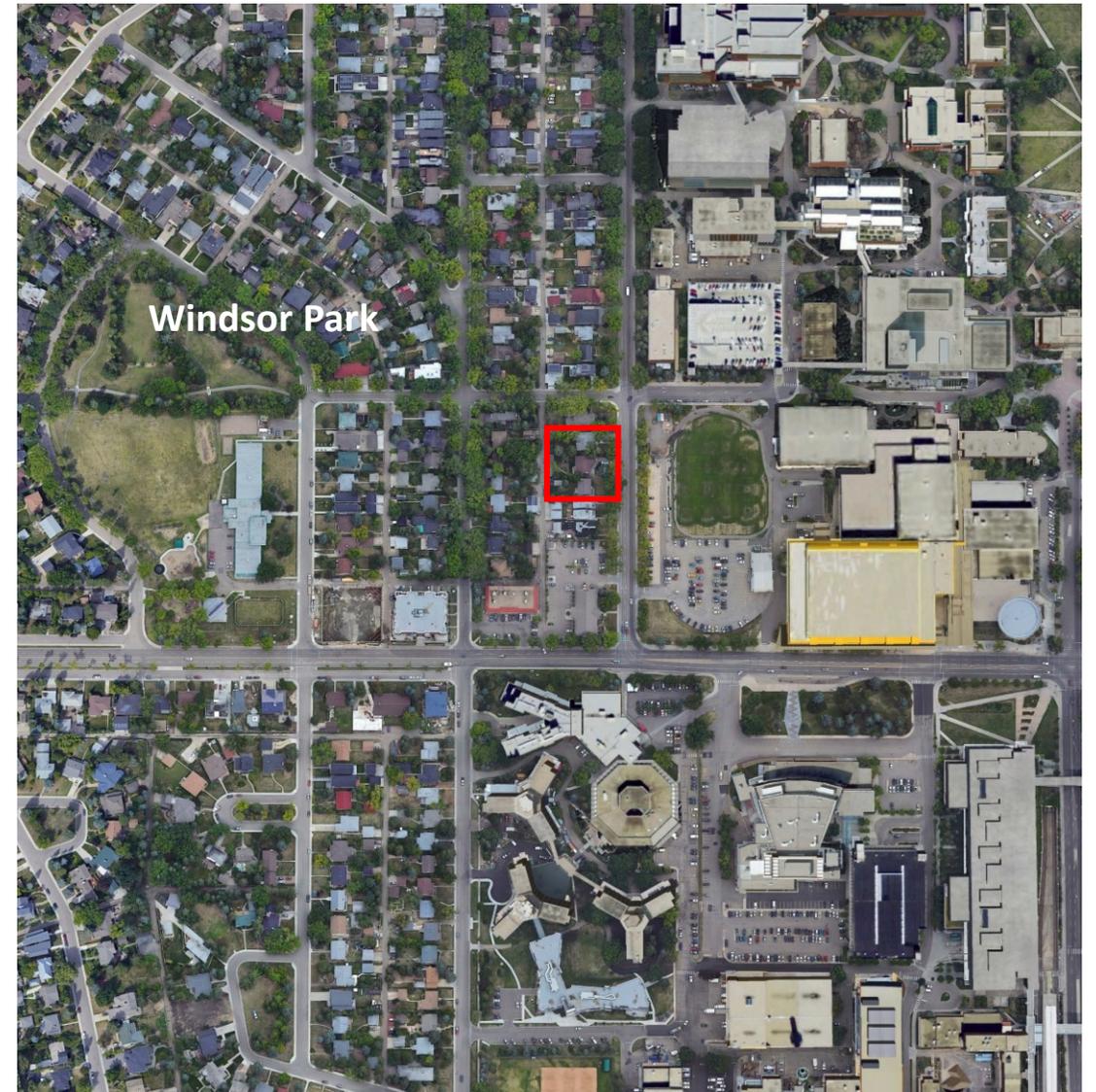
### Building Heights





## Housing Types

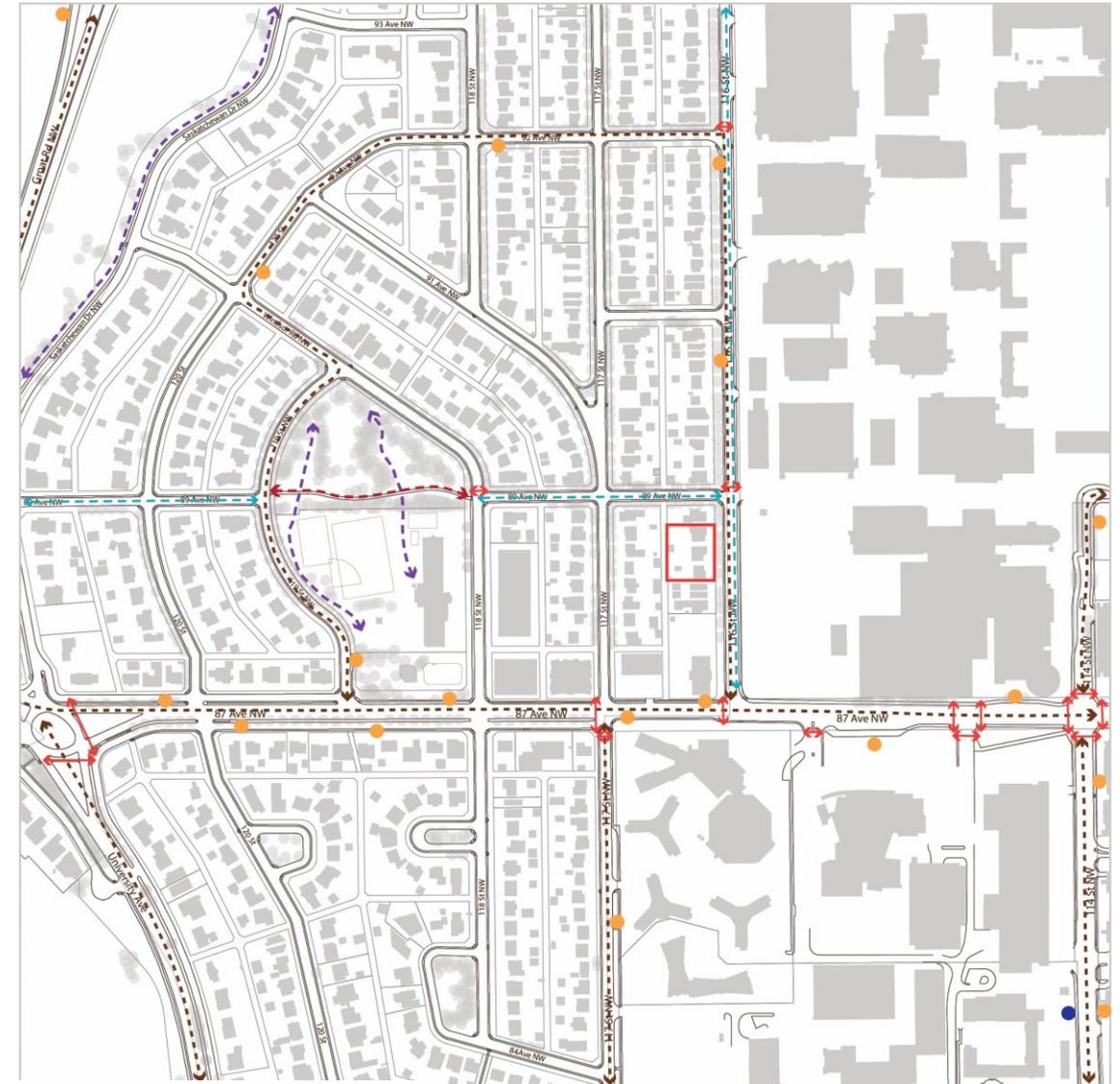
- Limited residential infill – Skinnies, Single-Detached, Duplexes
- CMHC Rental Market Survey for the University Zone - 1.2% vacancy apartment housing
- Efficient use of land associated with multi-unit residential development





## Active Connections and Transit

- Walkways and Bike Lanes for active transportation and strolling
- Connected to the City by 87 Avenue, Saskatchewan Drive, and Groat Road
- Access to mass transit on 87 Avenue and on Campus
- Access to the North Saskatchewan River Valley



- |  |                      |  |                   |
|--|----------------------|--|-------------------|
|  | Bus Routes           |  | Marked Crosswalks |
|  | Painted Bike Lane    |  | Subject Site      |
|  | Shared-Use Paths     |  | Trees             |
|  | Walking Paths/Trails |  |                   |

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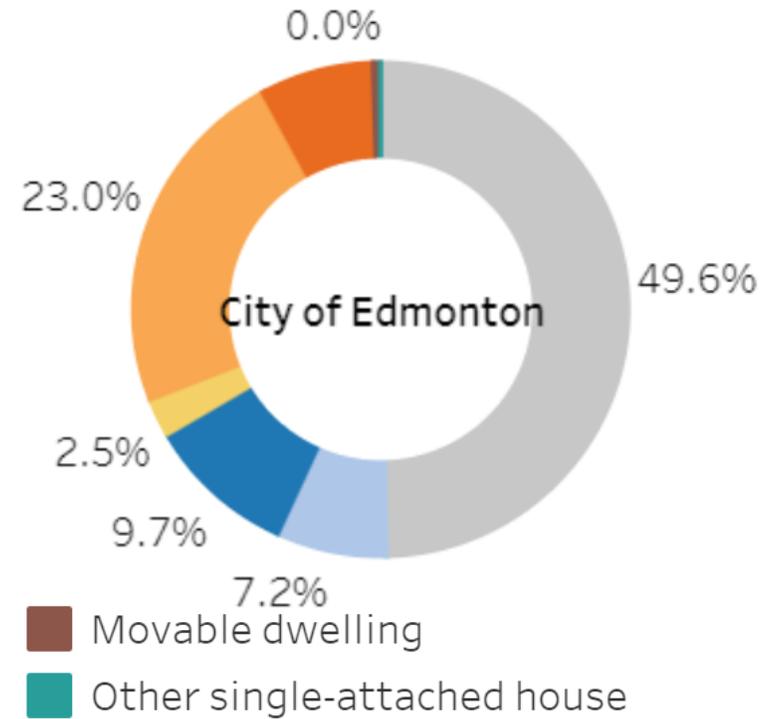
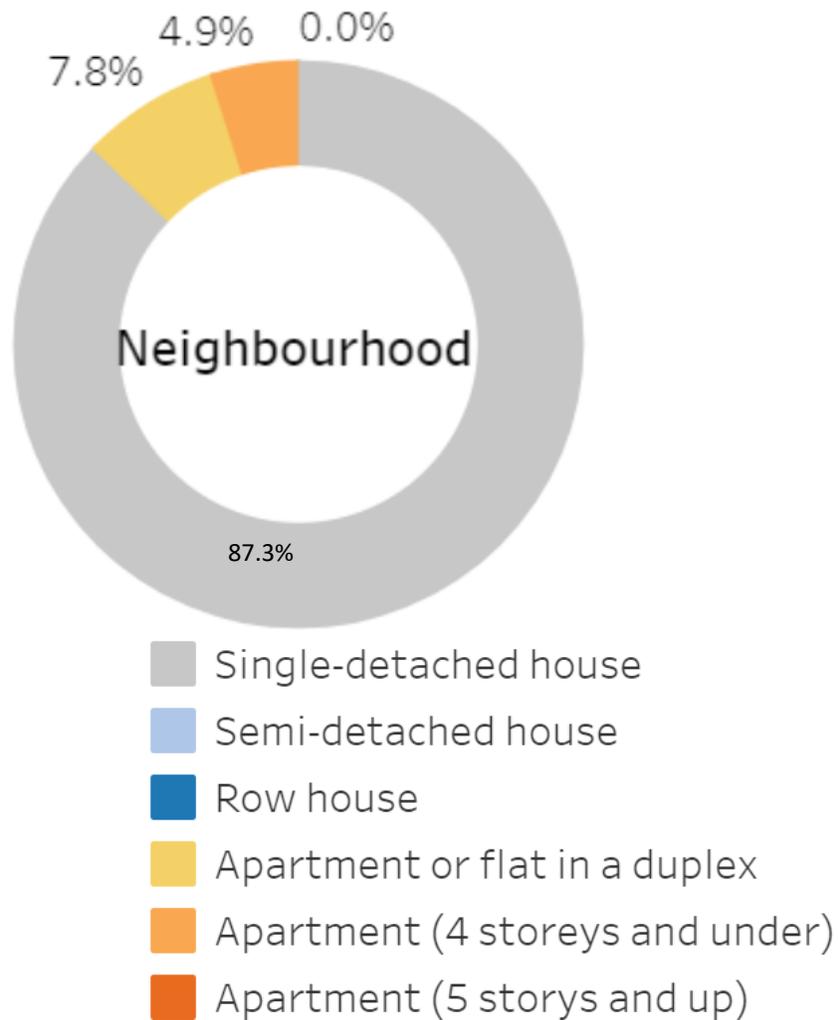
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Windsor Park Built Form Evolution Throughout the Years

Jared Althouse: Context And Site Analysis

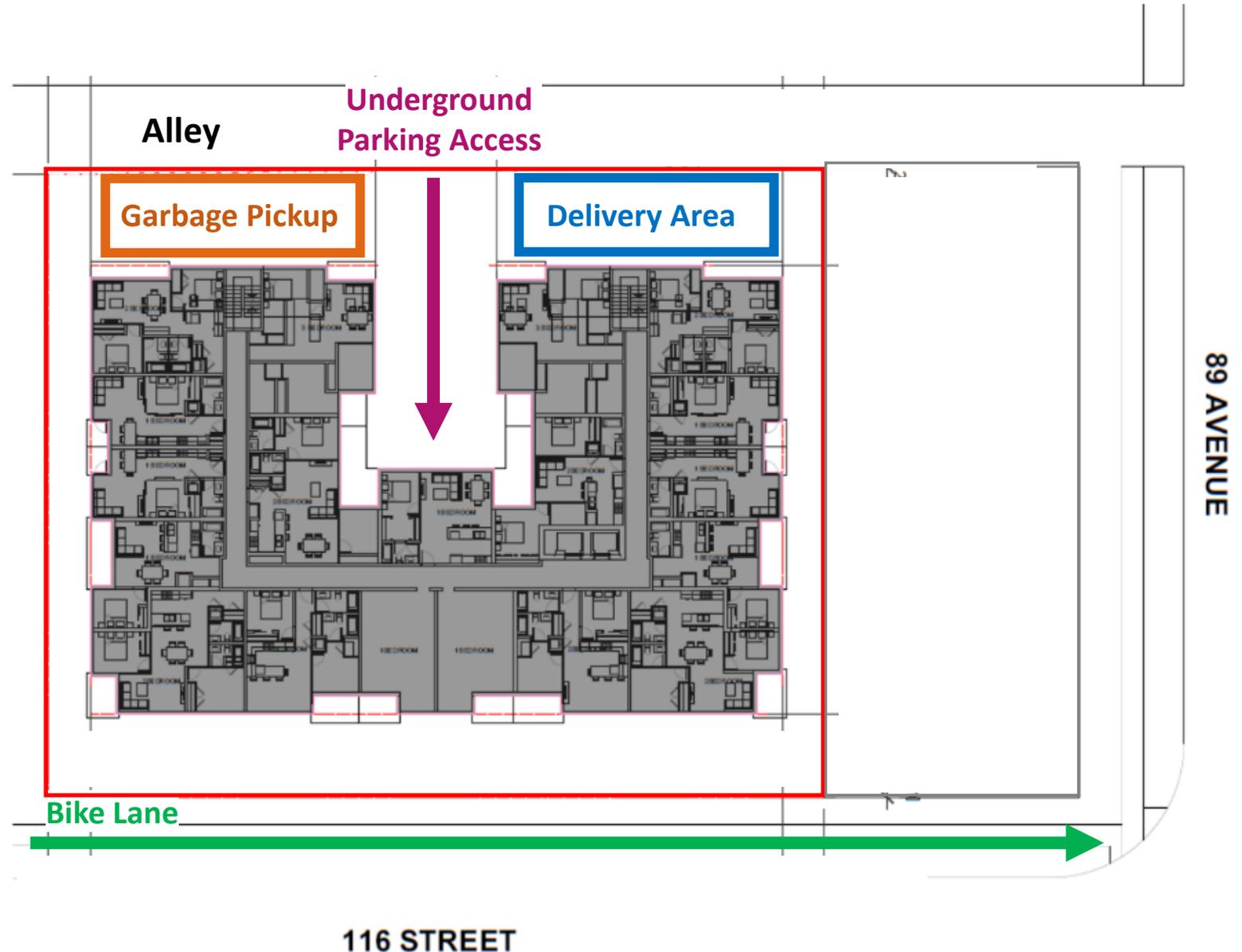


City of Edmonton - Private Dwellings by Structure Type, 2021

## GSA collaborated with the Windsor Park Community League to Address Its Comments

### Traffic / Parking

- Visitor Parking – Location & Safety
- Guest Visitor Parking
- Safety within the Underground
- Bike Parking
- Shortcutting
- Alley Conditions



## Density and Unit Mix

### Number of Units and Housing Demand

- University of Alberta:
  - Expand enrolment by 35%
  - From 44,000 students to 50,000 students by 2026
  - To 60,000 students within the next 10 years.

### Building Height

Limiting the height of mid-rise buildings to 20 metres helps to keep construction costs low.

Loss of “family-oriented units” – many families do live in apartments.



Amarjeet Sohi • 3rd+

Mayor of Edmonton. Together, we'll build an Edmonton fo...

4d • 🌐

I was happy to join Chrystia Freeland and Randy Boissonnault as they announced the Canada Builds program and additional funding for the Apartment Construction Loan Program. These programs will increase housing supply to help address our housing and homelessness emergency.

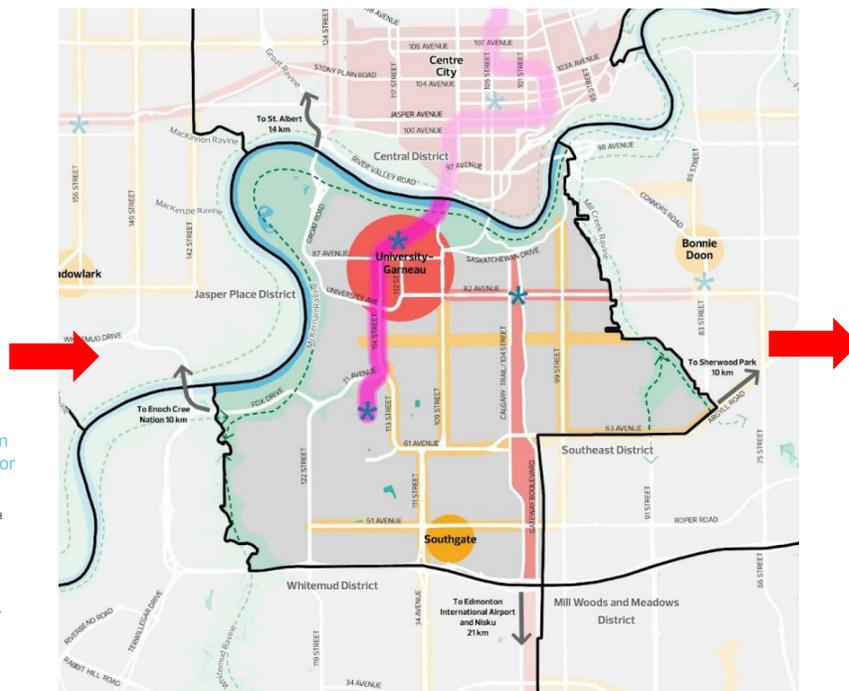
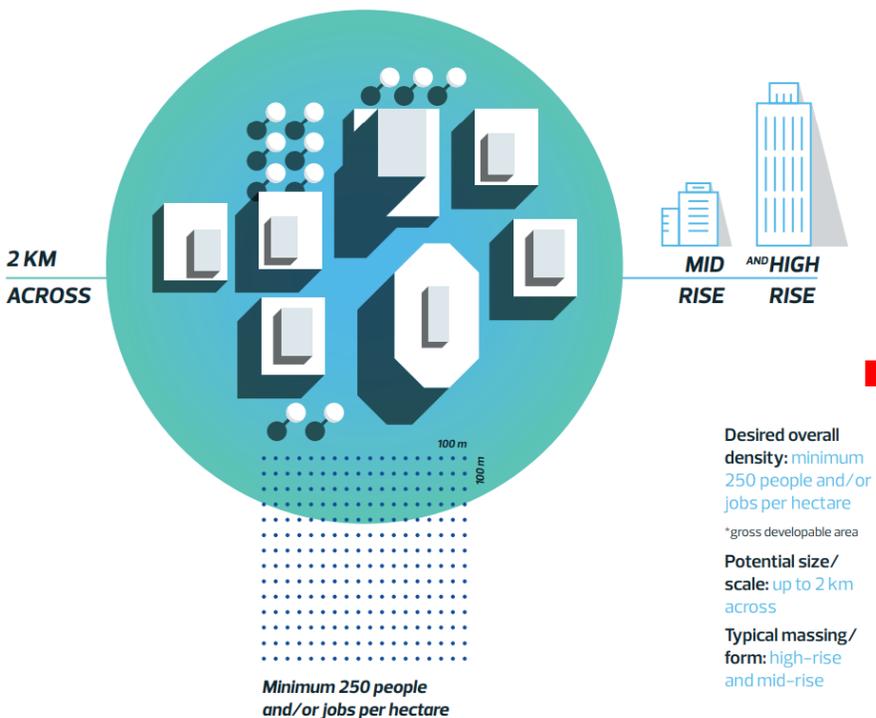
Programs like this will help us increase purpose-built rental supply at a time when we need it most, including housing focused on students and seniors.



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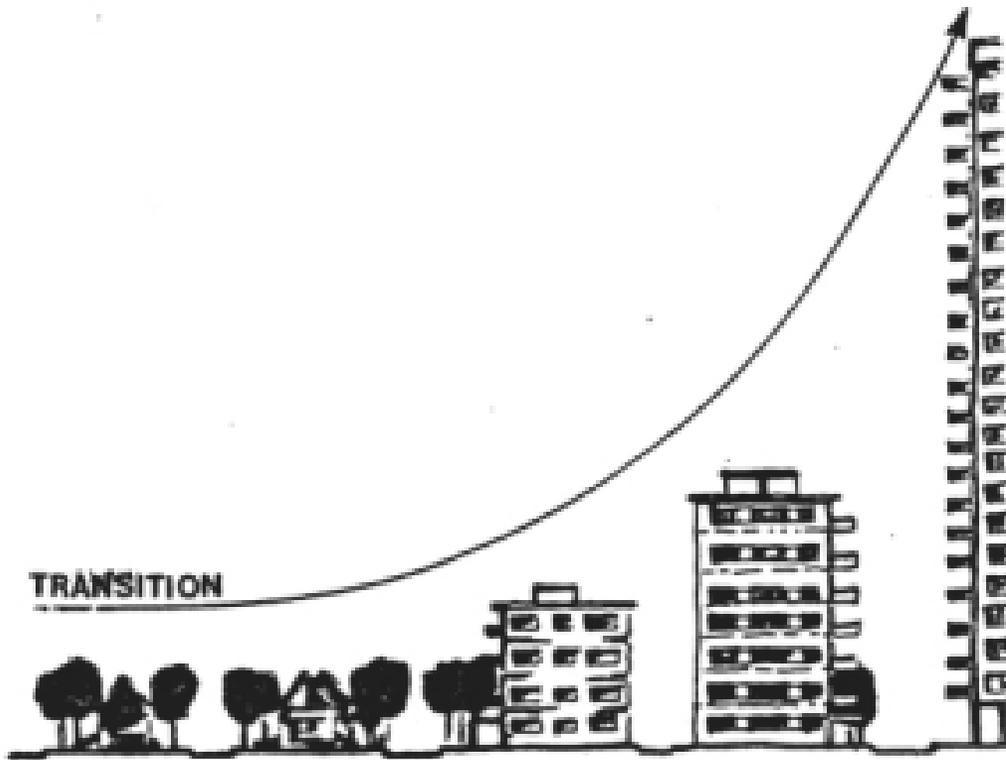


City Plan Major Node Concept

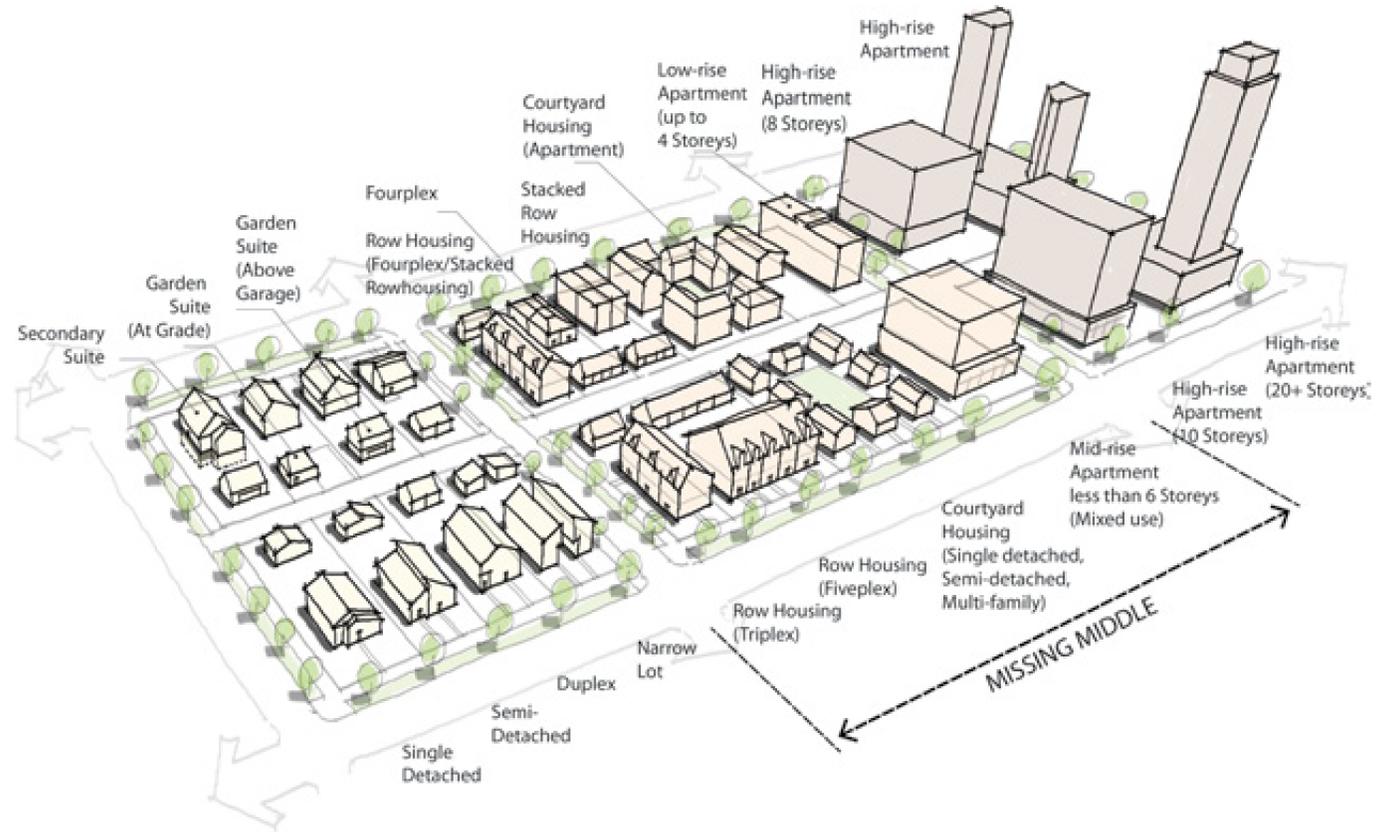
Draft Scona District Plan

Draft University of Alberta-Garneau Major Node

Marcelo Figueira: Policy Alignment



City of Edmonton – Garneau Area Redevelopment Plan 1982



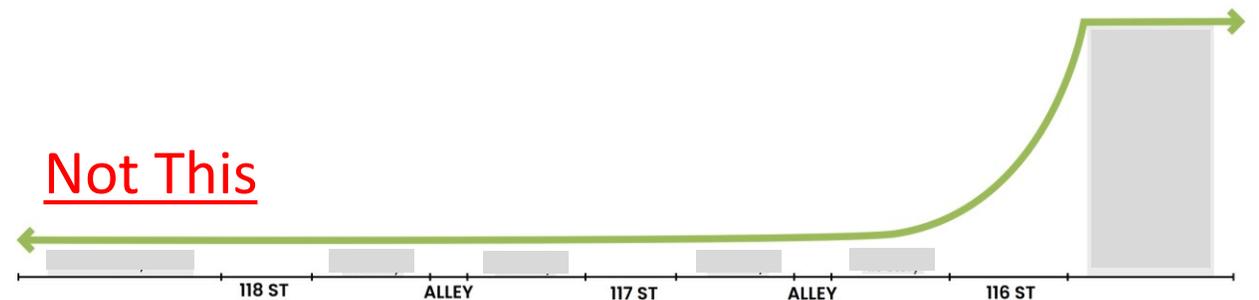
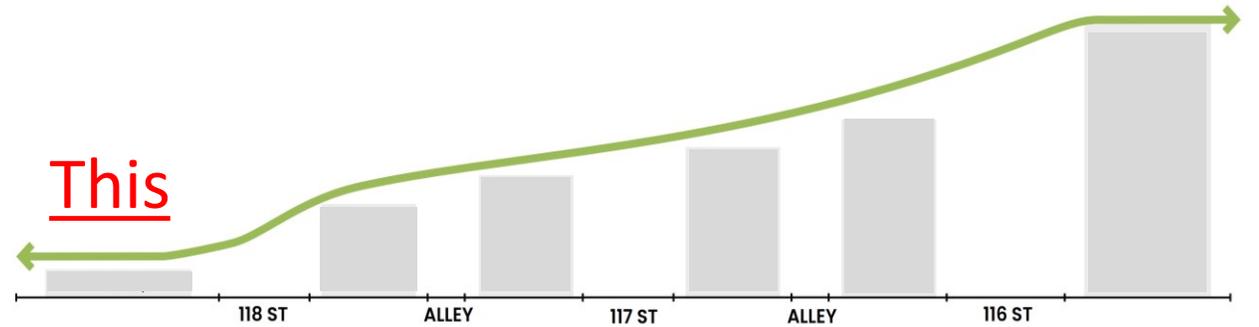
City of Edmonton – Infill Roadmap, 2018

## Conceptual East-West Street Section

### Urban Planning Committee Motion – December 8, 2023

In addition to other items the motion, it states:

**“5. removing the definitive boundary graphically indicating the node and corridor boundaries to ensure consistency with how development transitions are described in the District Policy...”**



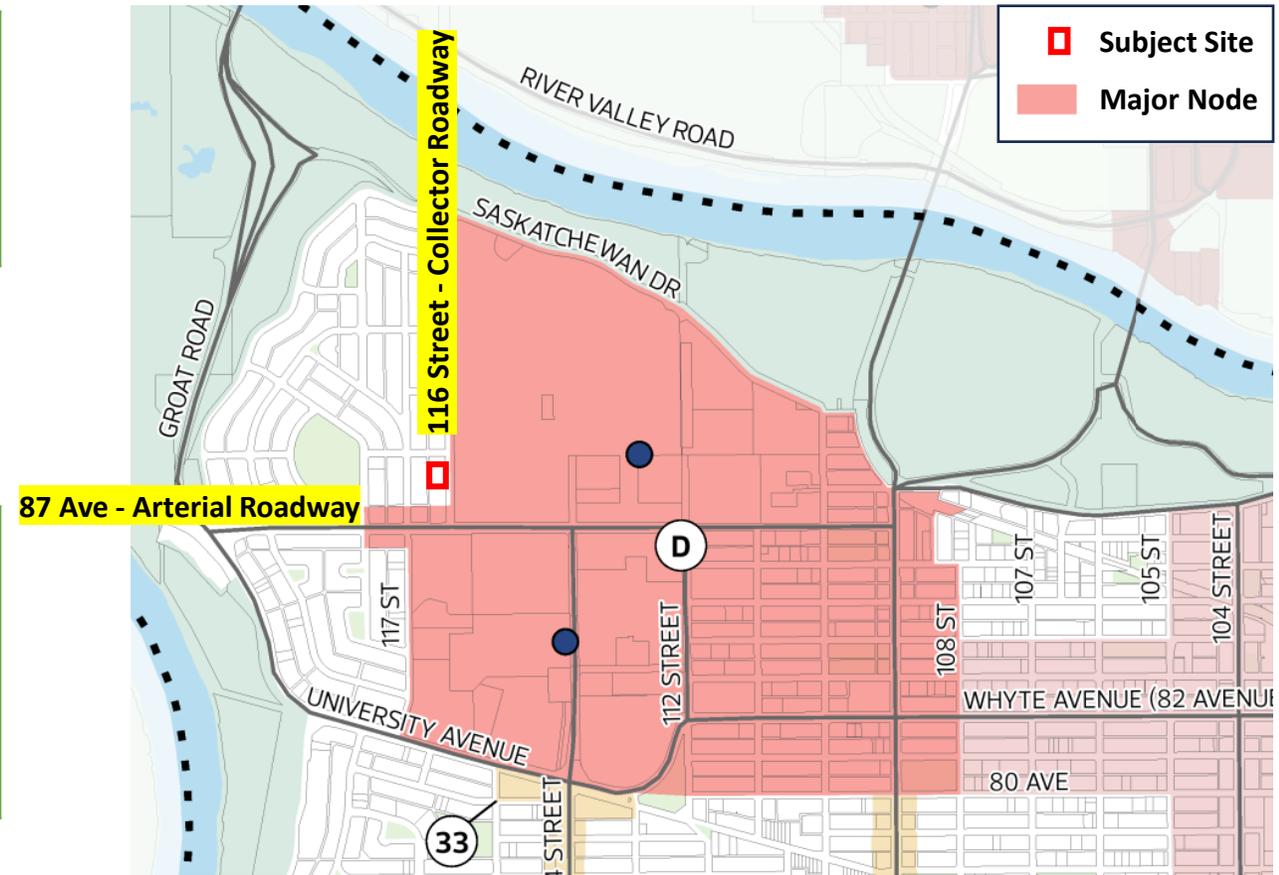
### Draft District Policy – Urban Mix 2.5.2.3

Support development at the edges of **Nodes** and **Corridors** that provide a **transition to the scale of the surrounding development.**

### Draft District Policy – Urban Mix 2.5.2.6

Consider additional height in locations that **meet at least two** of the following criteria:

- **Within 100 metres of a Node or Corridor Area**
- **Along an Arterial Roadway or a Collector Roadway**



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Thank You