

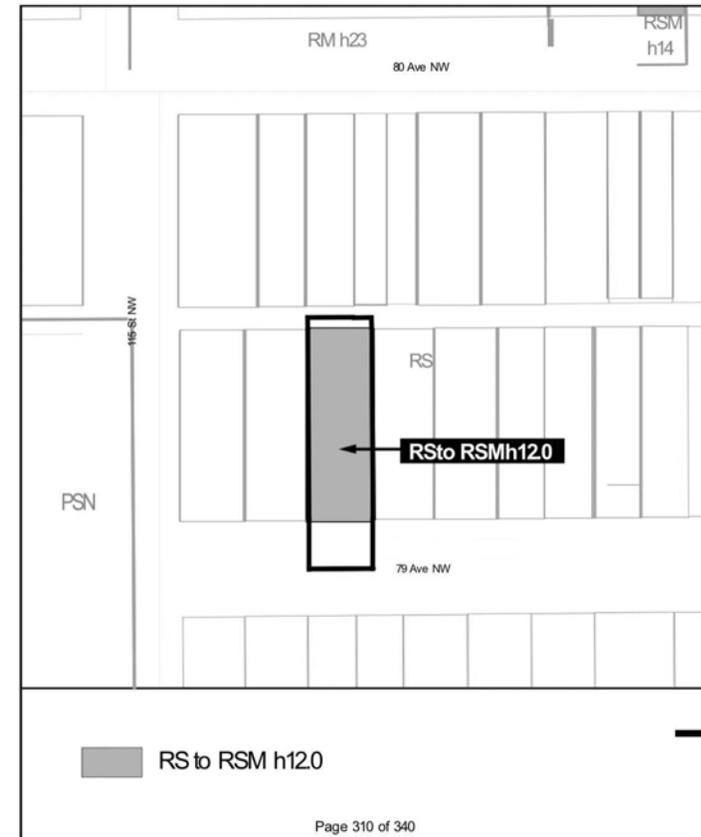
Bylaw 21133 Summary:

Rezone from RS to RSM h12.0 at 11450–79 Ave NW

Approved by the Edmonton Urban Planning Department

Strategic Criteria Met

Supporting City Goals





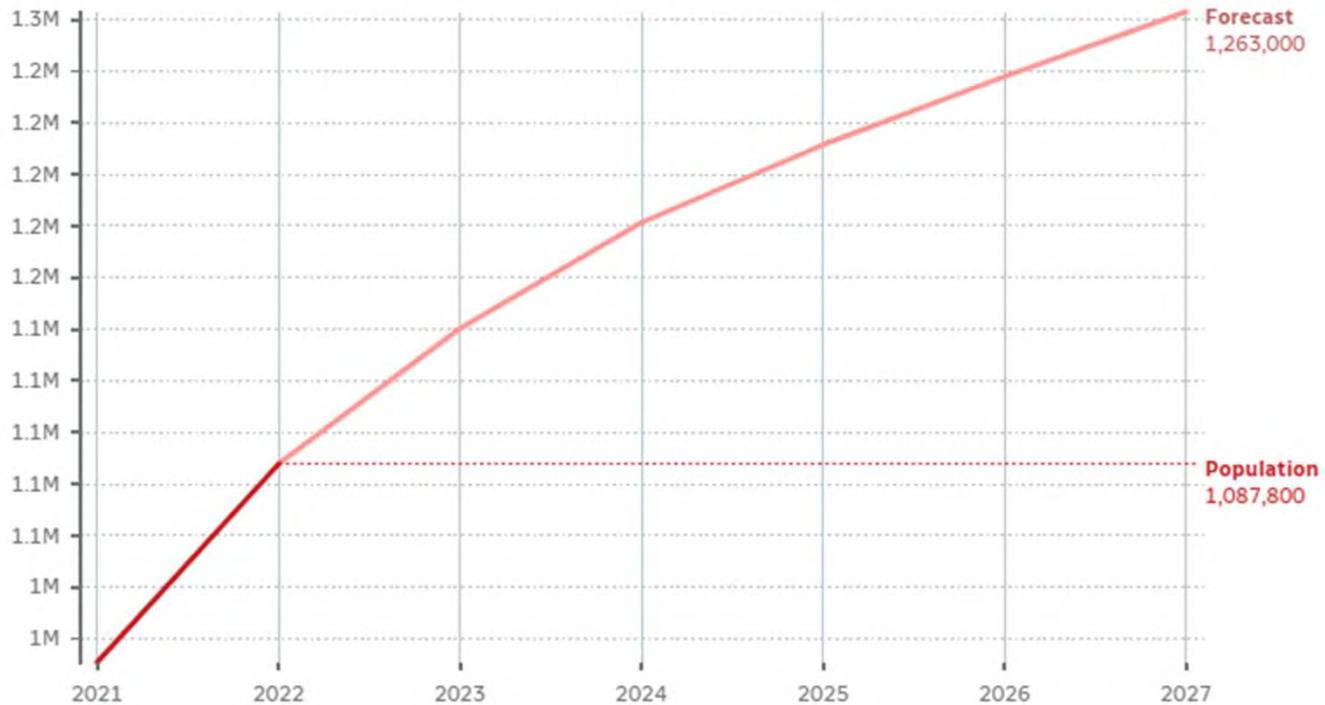
CHALLENGE

- Edmonton's rapid growth demands smarter housing solutions
- A model that blends affordability, sustainability, and long-term value is needed
- Youth tenants remain significantly underrepresented in conventional planning approaches, despite their growing presence in urban housing markets.
- Annual Rental Increase (2023–2024):
Edmonton saw a 17.1% year-over-year rent increase in 2024, the highest among Canada's major cities. This pushed the average rent to \$1,479/month (all property types) (*Source: Rentals.ca & CMHC*)

Edmonton Population Growth

Edmonton's population to grow by about 175K people by 2027, city predicts

Data shown represents the city of Edmonton, not the greater metropolitan area



Population figures as of July 1, 2023.

Source: [Statistics Canada](#), [City of Edmonton](#), [Stokes Economics](#) (Nicholas Frew/CBC)

The emphasis is on maintaining existing infrastructure, she said, rather than adding facilities and services.

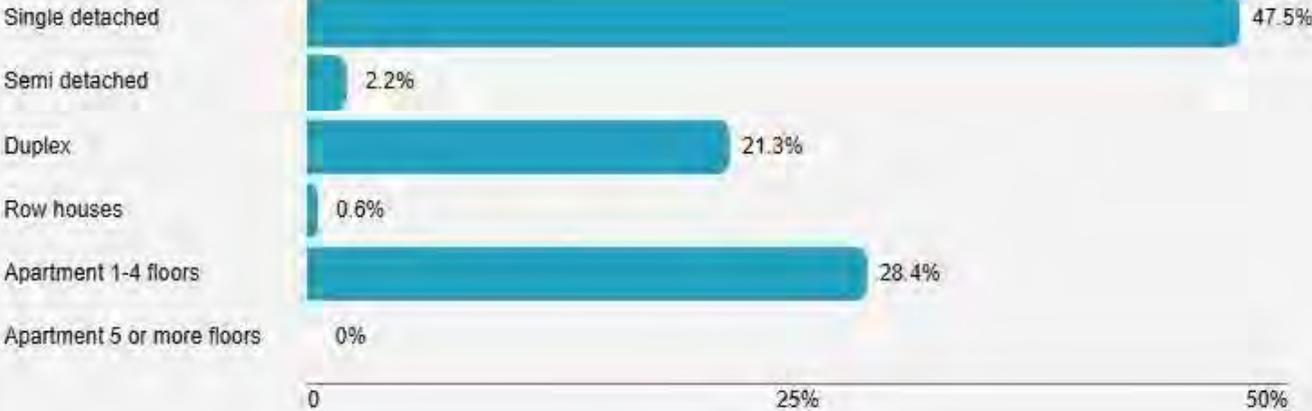
Local Demographics

- Income
- Population
- Housing**
- Household
- Education
- Commute
- Languages

Owners vs Renters

Owners 57.2%
Renters 42.8%

Type of Housing (%)



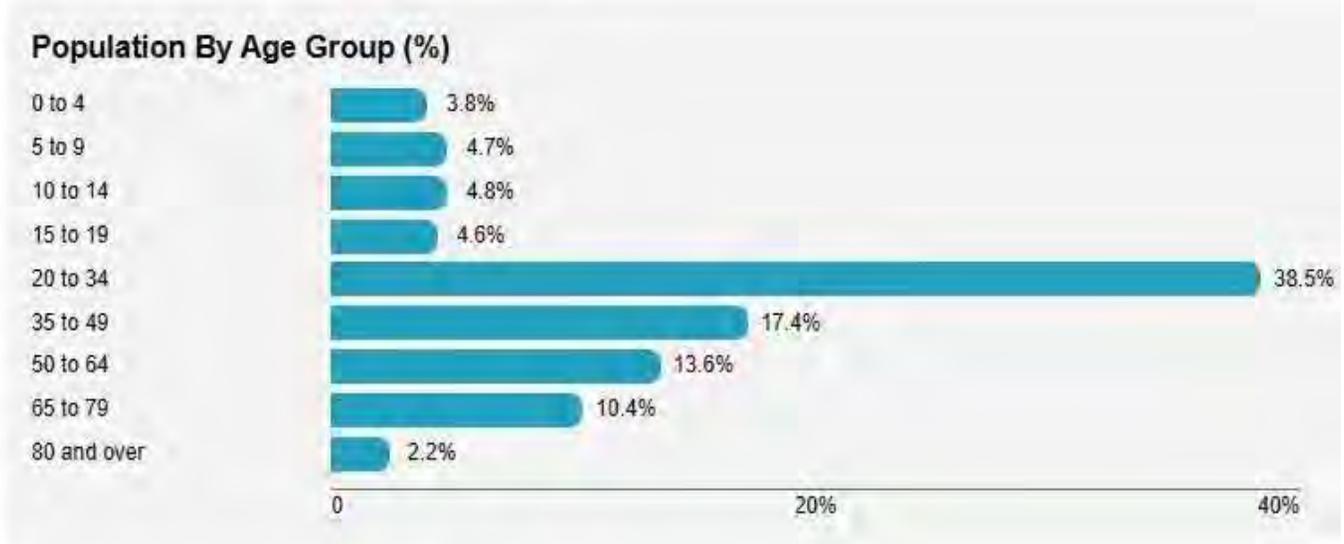
Local Demographics

- Income
- Population**
- Housing
- Household
- Education
- Commute
- Languages

Total Population



1,269



Background: Infill vs Non-Infill – Volume & Price Comparison

- **Transaction Volume (since March 2020):**

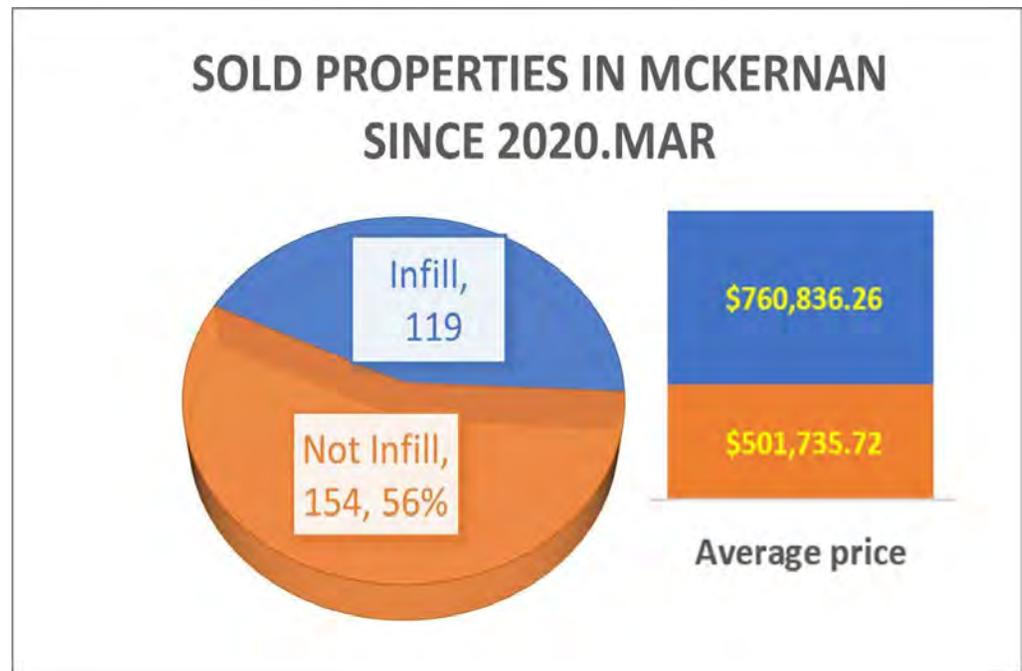
- Infill: 119 units (44%)
- Not Infill: 154 units (56%)

- **Average Sale Price:**

- Infill: \$760,836.26
- Non-Infill: \$501,735.72

- **Value Insight:**

- Infill properties show a 51% premium
- Intensification = both value creation and community modernization



Edmonton Affordable Housing Crisis

- UA-area rent: \$1,350+/month
- Project target rent: \$1150/month
- It's evident that a significant number of university students in Edmonton opt to live farther from campus due to rental costs and housing availability.
- 72% of students cannot afford to live near campus due to rising housing costs (*Source: UASU advocacy communications, 2024*)
- City of Edmonton Affordable Housing Action Plan: +5,200 units by 2026

CONSIDERATIONS

- 01** Community Evolution
- 02** Architectural Design -Policy Alignment
- 03** Students' Perspective
- 04** Cultural integration

01

Community Evolution

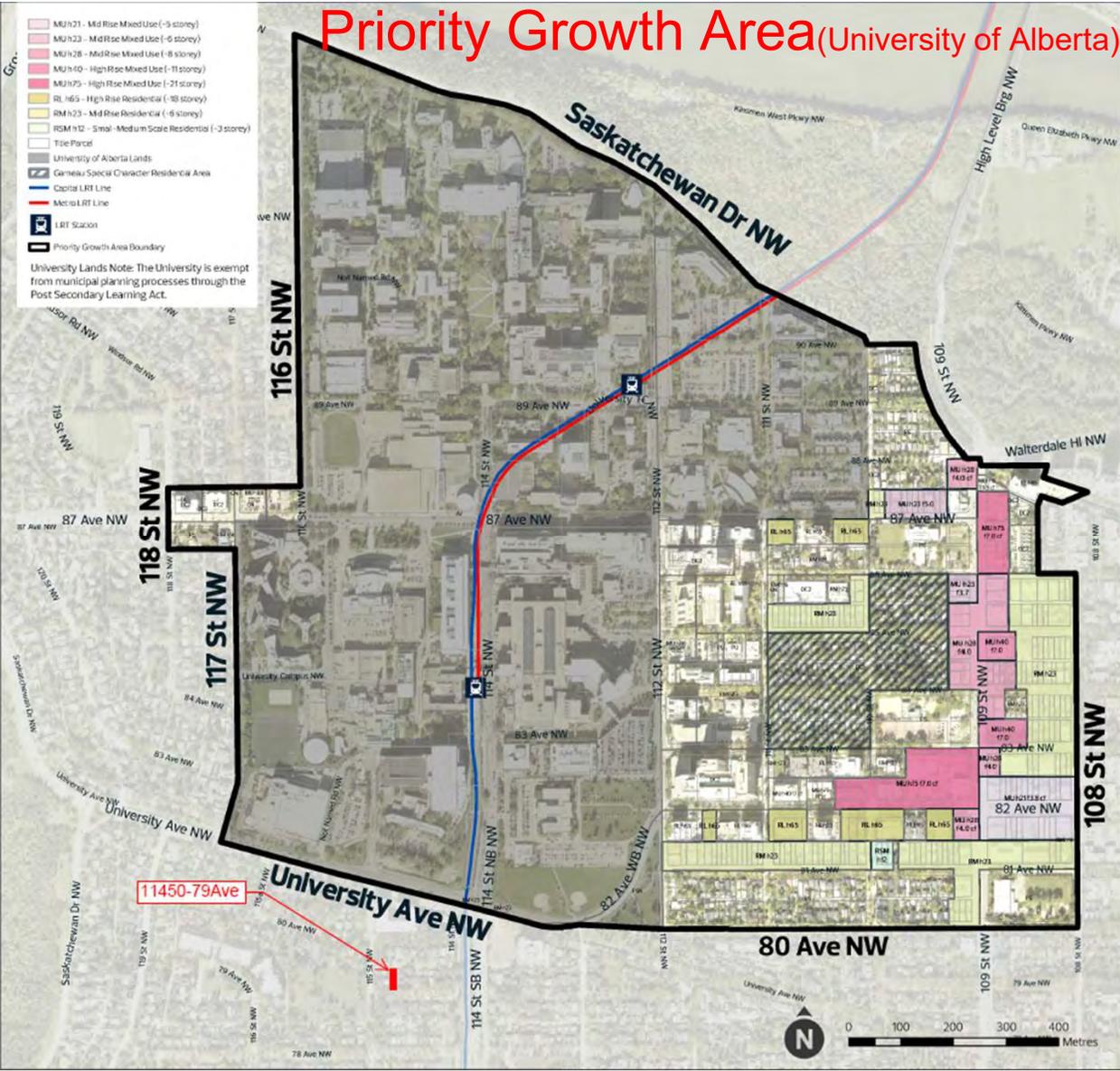


Common comments heard (number of similar comments in brackets beside comments below):

- Traffic congestion is already horrible and would be made worse (x11).
- New RS Zoning allows plenty of infill opportunities that are enough for this area. Don't need more upzonings before letting RS Zoning play out (x9).
- Mid block increases in scale are not in line with the character of the neighbourhood (x5).
- Worried about parking congestion increasing and illegal parking (x5).

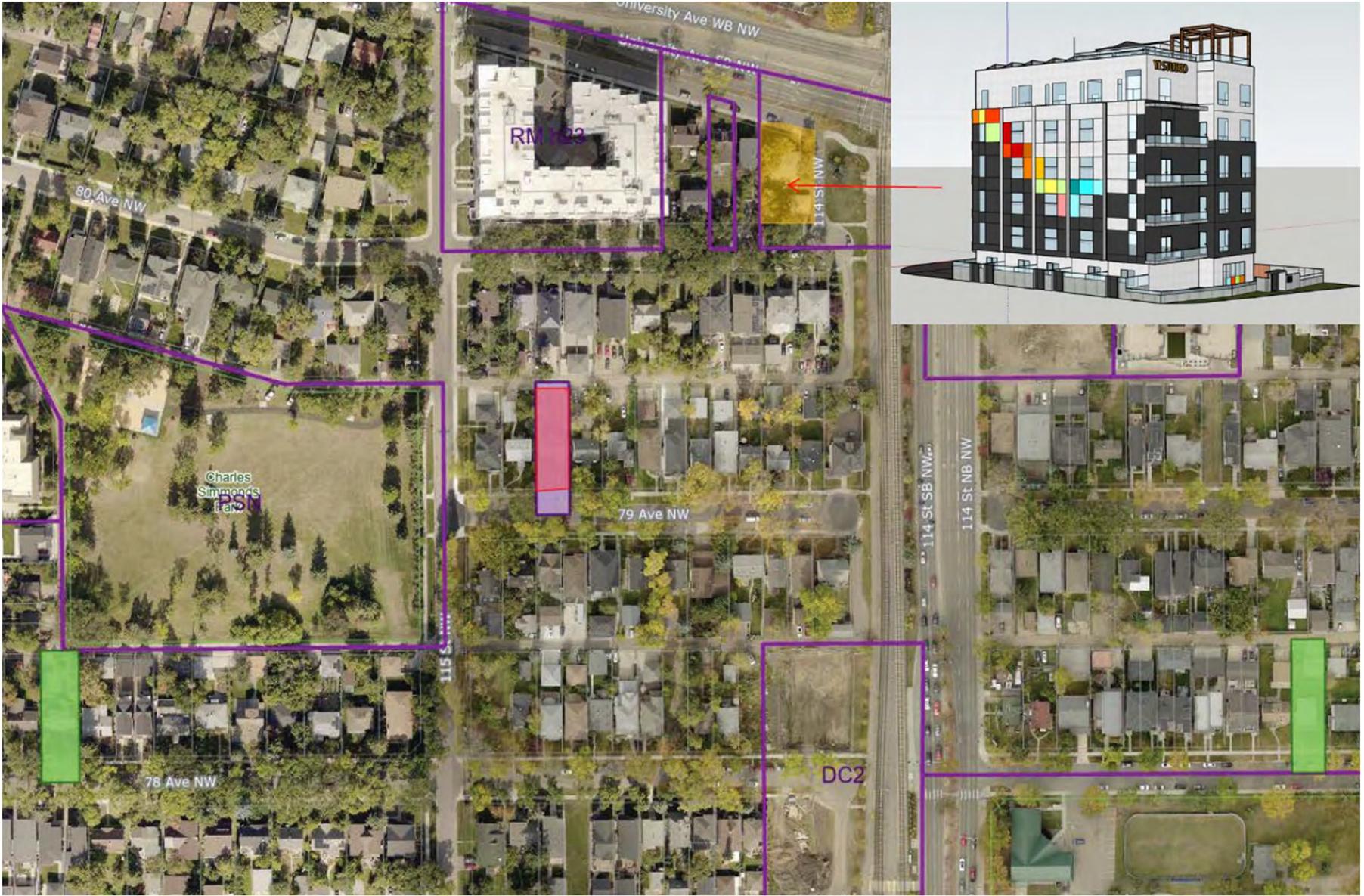


Priority Growth Area (University of Alberta)



Common comments heard (number of similar comments in brackets beside comments below):

- Traffic congestion is already horrible and would be made worse (x11).
- New RS Zoning allows plenty of infill opportunities that are enough for this area. Don't need more upzonings before letting RS Zoning play out (x9).
- Mid block increases in scale are not in line with the character of the neighbourhood (x5).
- Worried about parking congestion increasing and illegal parking (x5).





11127-82 Ave



10823/10825-83 Ave



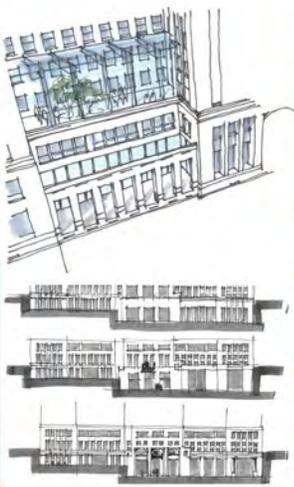
9859-85 Ave



02

Architectural Design - Policy Alignment





Edmonton Federal Building and Centennial Plaza Redevelopment

2010

Award of Merit, Civic Design Projects, 2011 Edmonton Urban Design Awards.



House Monochrome

2015

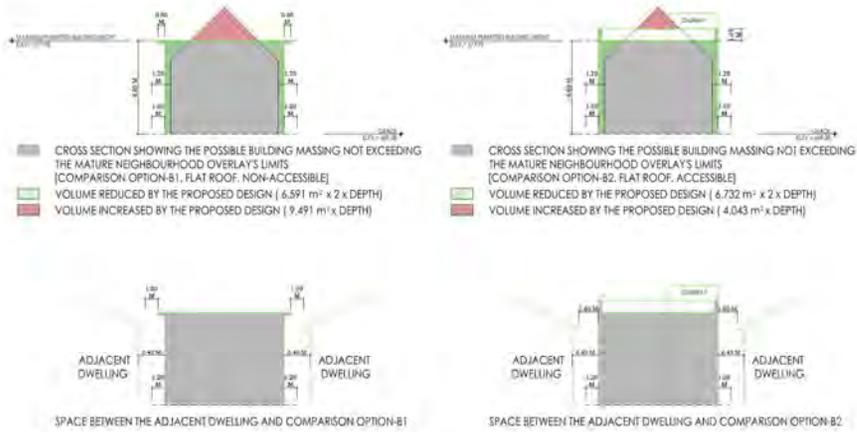
Award of Excellence, Implemented Residential Infill, 2015 Edmonton Urban Design Awards.

The presentation board includes the following elements:

- Top Left:** Aerial site plan showing the development zone and adjacent lots.
- Top Center:** A section drawing of the house with annotations for 'ROOF RISE', 'VERTICAL BRICKWORK', and 'E.D. WALL'. Below it is a 'SECTION' drawing and a 'STAIR PLAN'.
- Top Right:** A 'STAIR CASE' diagram showing the layout of the stairs.
- Middle Left:** A 'SITE PLAN' showing the layout of the building on the lot, with annotations for 'NEW WALLS', 'EXISTING WALLS', and 'NEW ROOF'. Below it is a 'SECTION' drawing and a 'STAIR CASE' diagram.
- Middle Center:** A 'SECTION' drawing showing the vertical profile of the house, with annotations for 'ROOF RISE', 'VERTICAL BRICKWORK', and 'E.D. WALL'. Below it is a 'SECTION' drawing and a 'STAIR CASE' diagram.
- Middle Right:** A 'SECTION' drawing showing the vertical profile of the house, with annotations for 'ROOF RISE', 'VERTICAL BRICKWORK', and 'E.D. WALL'. Below it is a 'SECTION' drawing and a 'STAIR CASE' diagram.
- Bottom Left:** A 'SECTION' drawing showing the vertical profile of the house, with annotations for 'ROOF RISE', 'VERTICAL BRICKWORK', and 'E.D. WALL'. Below it is a 'SECTION' drawing and a 'STAIR CASE' diagram.
- Bottom Center:** A 'SECTION' drawing showing the vertical profile of the house, with annotations for 'ROOF RISE', 'VERTICAL BRICKWORK', and 'E.D. WALL'. Below it is a 'SECTION' drawing and a 'STAIR CASE' diagram.
- Bottom Right:** A 'SECTION' drawing showing the vertical profile of the house, with annotations for 'ROOF RISE', 'VERTICAL BRICKWORK', and 'E.D. WALL'. Below it is a 'SECTION' drawing and a 'STAIR CASE' diagram.

9841 9843 9845 9847 - 79 AVENUE HOUSE MONOCHROME 1

9841 9843 9845 9847 - 79 AVENUE HOUSE MONOCHROME 2



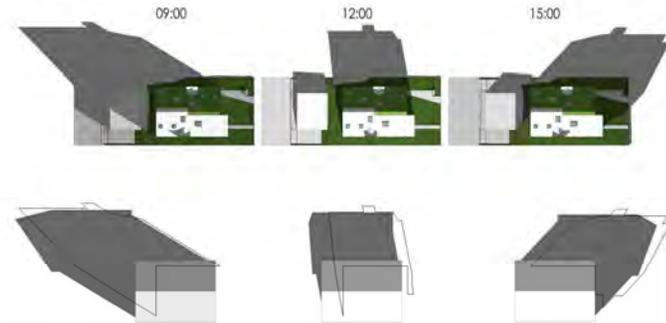
HOUSE-INVERSIONS in L



CROSS SECTION COMPARISON 2



3D MODEL CREATED WITH Google SketchUp 8
 THIS MODEL IS ACCURATELY GEO-LOCATED
 COUNTRY: CANADA
 LOCATION: AB
 LATITUDE: 53.521786N
 LONGITUDE: 113.505777W
 SHADOW SETTINGS: UTC-07:00



MODEL FOR THE POSSIBLE BUILDING MASSING NOT EXCEEDING THE MATURE NEIGHBOURHOOD OVERLAYS LIMITS [COMPARISON OPTION-A. 6 IN 12 PITCHED ROOF-SEE AO.07 FOR ITS CROSS SECTION]

HOUSE-INVERSIONS in L



SUN SHADOW IMPACT STUDY
 MARCH 21ST



HOUSE-INVERSIONS in L



LONGITUDINAL SECTION COMPARISON



HOUSE-INVERSIONS in L



OVERHEAD VIEWS

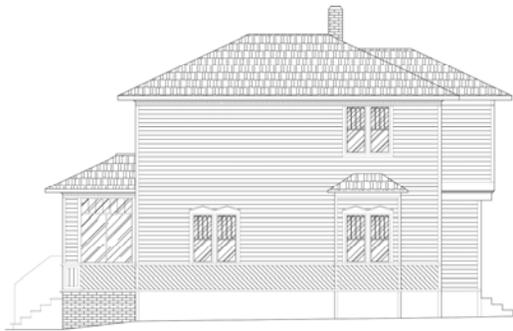




8526 & 8528 106A ST.



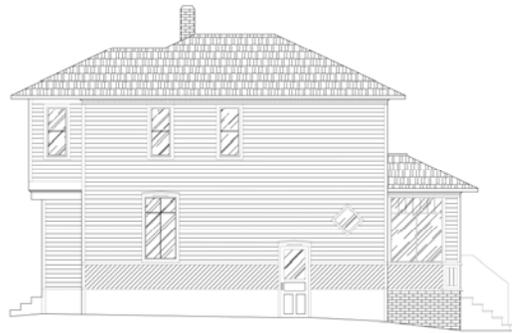
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

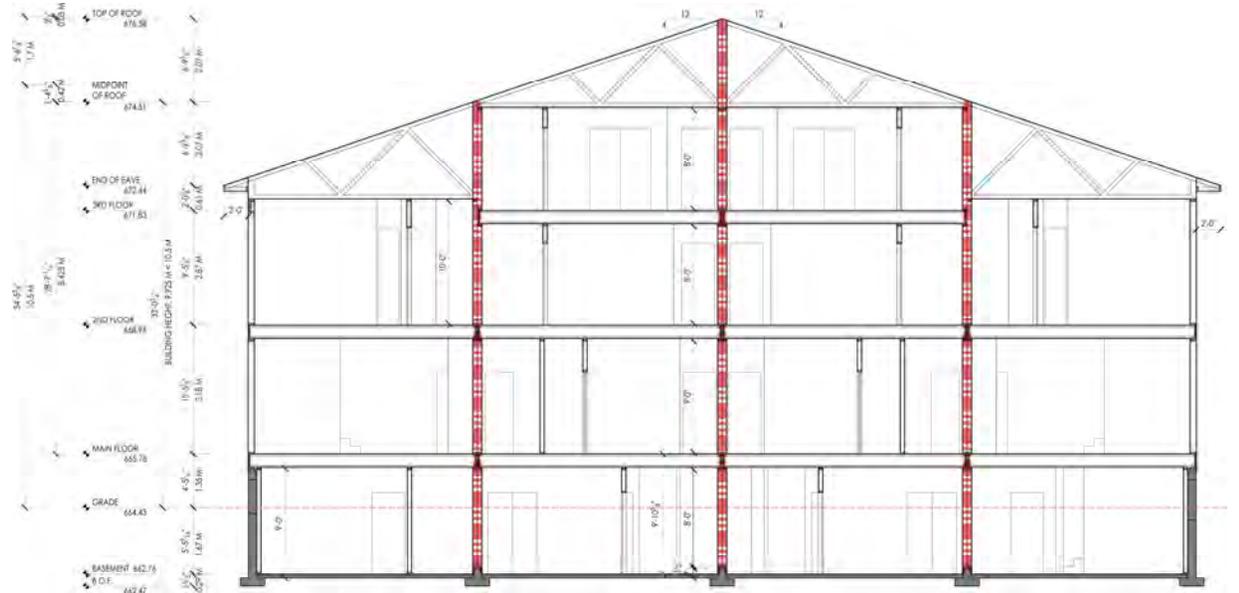


WEST ELEVATION



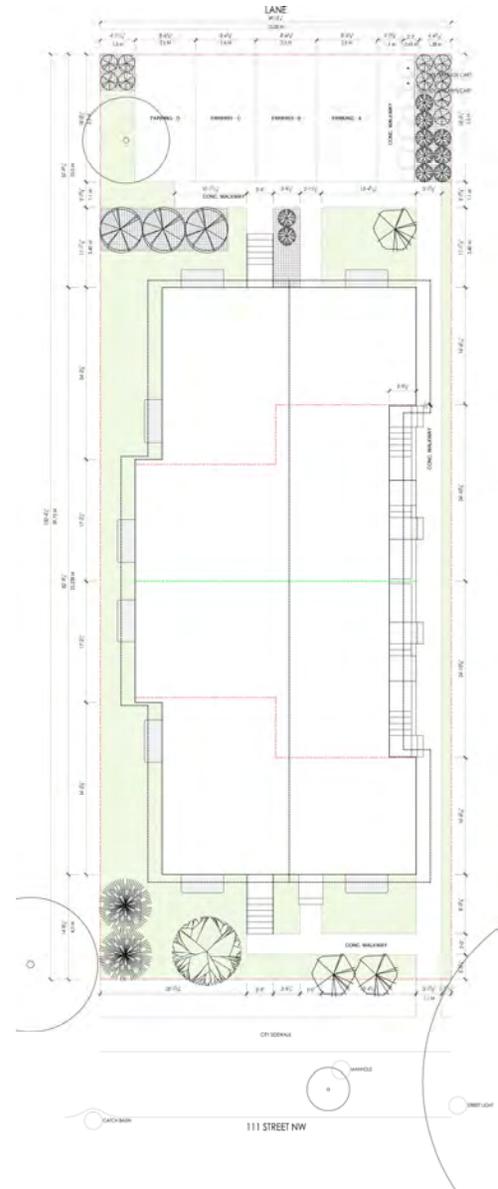
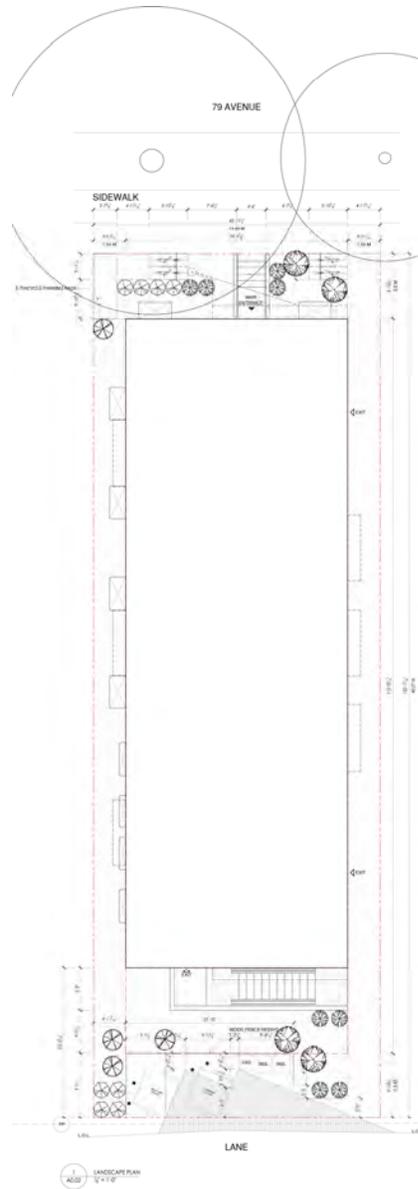
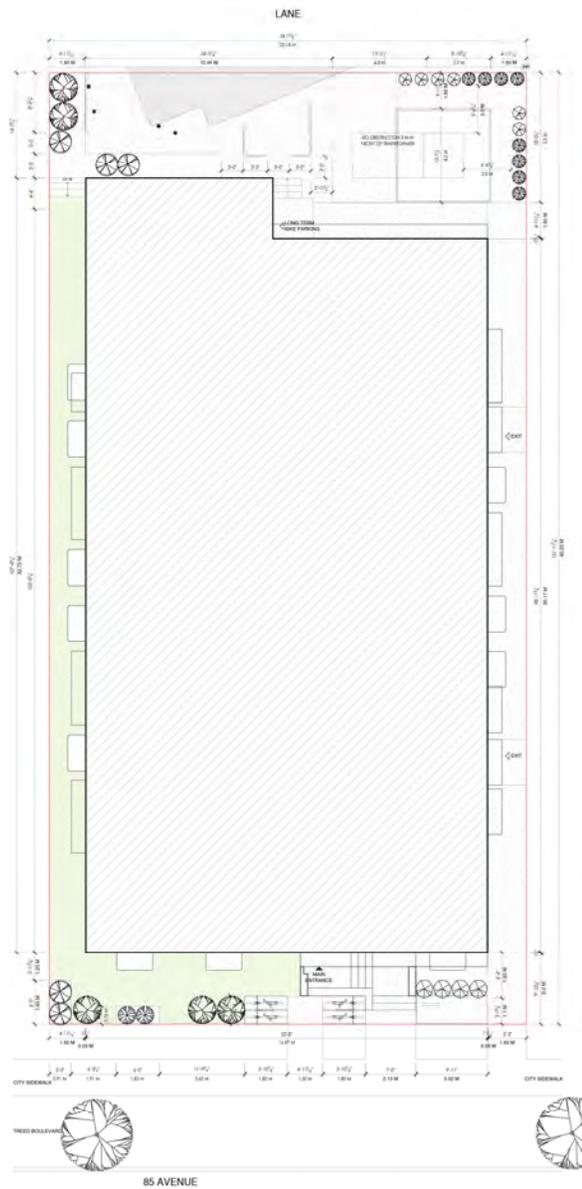
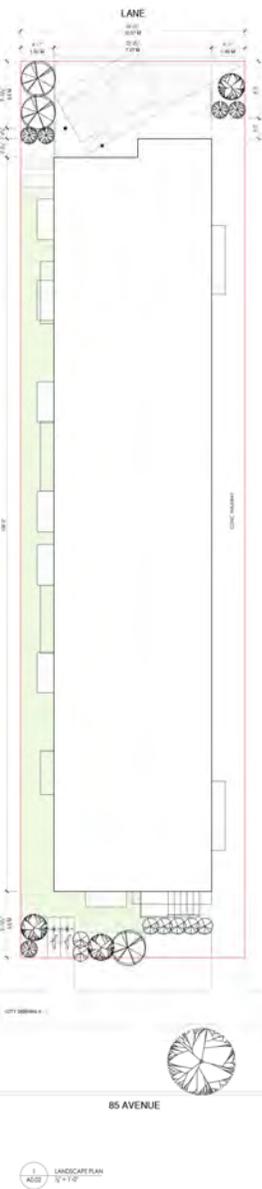


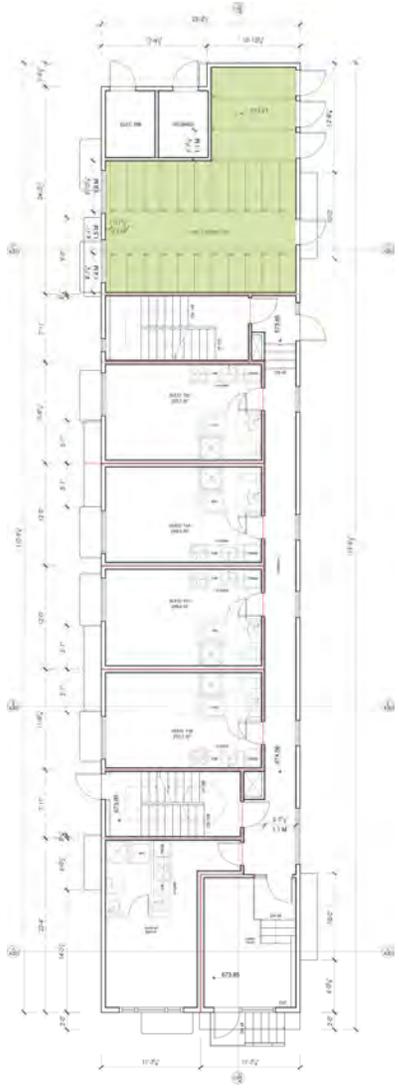
11028 85 AVE – PROPOSED



1. SIDING (D) VNTU/ COLOR: WHITE
 2. SIDING (D) VNTU/ COLOR: DARK GRAY
 3. BRICK VENEER: WHITE
 4. BRICK VENEER: DARK GRAY
 5. BOARD & BATTEN (NARROW) VNTU/ COLOR: WHITE
 6. TRIM BOARD (7) VNTU/ SMOOTH/ COLOR: WHITE
 7. ASPHALT SHINGLE/ GRAY
 8. EPICORID CONCRETE FOUNDATION WALL w/ CLEAR CONCRETE SEALER
- 4 WATT LED UP AND DOWN OUTDOOR WALL LIGHT
- | UNIT A | UNIT B | UNIT C | UNIT D |
|--|---|---|--|
| Exposing Building Face: 459.7 SF/ 42.71 M ² | Exposing Building Face: 640.4 SF/ 59.50 M ² | Exposing Building Face: 640.9 SF/ 59.54 M ² | Exposing Building Face: 461.0 SF/ 42.83 M ² |
| Limiting Distance: 4.0 M | Limiting Distance: 4.0 M | Limiting Distance: 4.0 M | Limiting Distance: 4.0 M |
| Glassed Openings (18%) | Glassed Openings (18%) | Glassed Openings (18%) | Glassed Openings (18%) |
| Maximum Aggregate Area Allowed: 128.7 SF/ 11.96 M ² | Maximum Aggregate Area Allowed: 115.3 SF/ 10.71 M ² | Maximum Aggregate Area Allowed: 115.4 SF/ 10.72 M ² | Maximum Aggregate Area Allowed: 129.1 SF/ 11.99 M ² |
| Maximum Aggregate Area Proposed: 58.0 SF/ 5.39 M ² | Maximum Aggregate Area Proposed: 108.2 SF/ 10.05 M ² | Maximum Aggregate Area Proposed: 108.4 SF/ 10.07 M ² | Maximum Aggregate Area Proposed: 58.0 SF/ 5.39 M ² |

11109 114 ST.

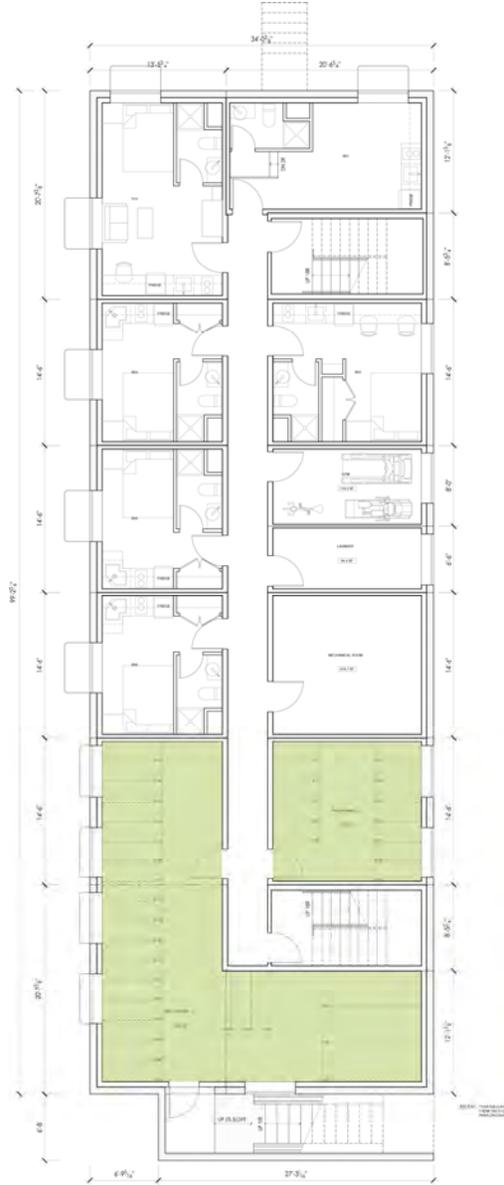




2 MAIN FLOOR PLAN
A1.D1
1/4" = 1'-0"

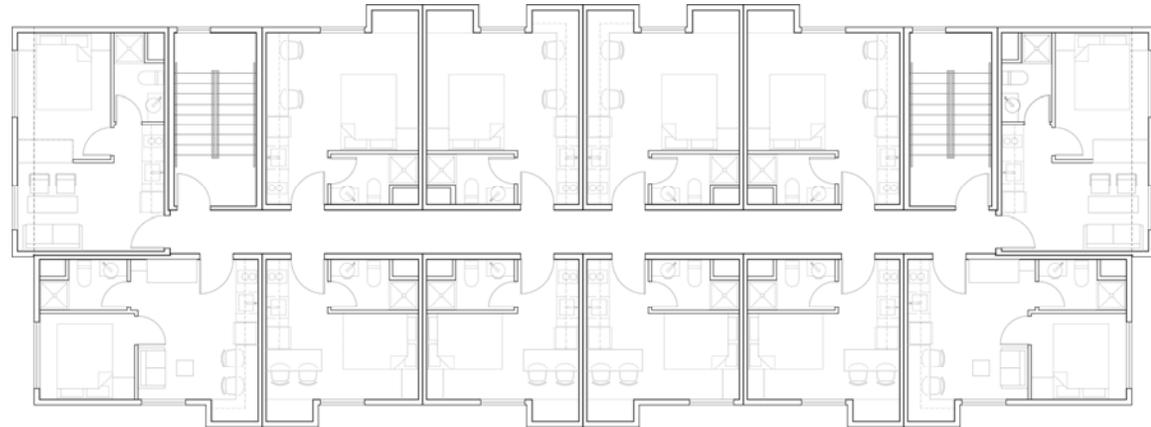


2 MAIN FLOOR PLAN
A1.D1
1/4" = 1'-0"



2 MAIN FLOOR PLAN
A1.D1
1/4" = 1'-0"

9945 79 AVE



03

Students' Perspective



Beneficiaries of Transportation Reform



Student A's Perspective



- Car-free lifestyle: LRT commute + local grocery access



- Saves \$612/month vs. car ownership



- Reinvests savings in quality of life



Supporting Data:



- 6 supermarkets, 3 clinics, 12 bus lines within 500m



- LRT commuting cuts carbon footprint by 63%

Bicycle-Friendly Community in Practice



- **Student B's Perspective**

- Struggles to find secure indoor bike storage to mitigate theft risk
- Bachelor style bedrooms
- LRT Station nearby

04

Development Intentions



Development Rationale

- **Designed to add lasting value to the community**
- **Aligned with city growth strategies and the evolving needs of younger generations**
- **Led by a team of seasoned experts dedicated to excellence in every detail**
- **Architected and built to reflect and enhance the character of the surrounding neighborhood**



THANK YOU!

