

Edmonton City Council Public Hearing
August 18, 28 and 29, 2025

Agenda Item #3.32 Bylaw 21266 – To allow for
medium and large scale mixed use development,
Windsor Park (11630 – 87 Ave NW)

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Overview of Presentation

1. Impact Assessment: Cannot see the forest for the trees?
2. Density/Densification: What is the target?
3. Housing Diversity: Does the proposed rezoning increase or decrease housing diversity?
4. Transition and Compatibility of Structures: What is in the eye of the beholder? – see written submission
5. Loss of Community Trust in City Council and in the Zoning-Planning Processes: How to re-establish?

Impact Assessment: Cannot see the forest for the trees?

1. The impact of building a 27 storey tower with 270 rental units at 11630 – 87 Ave should not be viewed in isolation.
2. There are three other recently approved mid/high-rise rental projects that are located in close proximity to 11630 – 87 Ave:
 - 8709 – 118 St., 140 rental units, occupancy 2024
 - 8721 – 118 St., 172 rental units, occupancy 2026
 - 8730 – 116 St., 134 rental units, occupancy 2027
3. The total impact of these three projects is not yet known because two of the projects are still in construction.

Cumulative Impact Assessment of High-Density Rental Projects



4-6 Storeys
172 Units
Occup. 2026

11 Storeys
140 Units
Occup. 2024

4 Storeys
38 Condos
Occup. 2016

6 Storeys
134 Units
Occup. 2027

27 Storeys
270 Units
Occup. 2028

**CN to
MU h88.0 f11.0 cf**

RS to MUN

DC2.1236

RS

RM h23

117 St NW

CN

87 Ave NW

RM h16

St NW

RS

DC2.718

AJ



Cumulative Impact Assessment

1. A **cumulative** impact assessment is needed. **What is the total impact (shading, traffic, school safety, parking, etc.) of these approved and any proposed projects?**
2. It is necessary to wait until 2028 in order to assess the cumulative impact of the 3 approved projects and then project the cumulative impact of any additional projects.
3. A cumulative impact assessment is a best practice in many other sectors, such as for oil sands projects.

Recommendations:

- (1) No projects should be approved for the site at 11630 – 87 Avenue until 2028, or later.**
- (2) Include Cumulative Impact Assessments in policy.**

Density/Densification: What is the Target?

1. 60% population increase within the redevelopment area inside Henday Drive when Edmonton population doubles to 2 million
2. Scona District Plan has a 59% population increase when Edmonton is at 1.25 million and a 245% increase when Edmonton is at 2 million population
3. There are no density/densification targets for neighborhoods, such as Windsor Park. This results in communities not knowing the “destination” and has created frustration, cynicism and anger.
4. Without a densification target, how does a community know when the destination is reached?

Density/Densification in North Windsor Park

What has been the effect of densification efforts in North Windsor Park? (existing, in construction, devel. permits)

2015: 325 detached single family (100%) – **zero diversity**

2025: 316 detached single family (35%)

38 condominiums (4%)

446 mid/high-rise rental (50%) – **now the majority**

97 rowhouses, suites, etc. (11%)

Total: 897 (173% increase from 2015)

Note: Scona District Plan has a 59% increase at 1.25 million in Edmonton, and 245% increase at 2 million pop.

Density/Densification in North Windsor Park

If rezoning is approved, for 27 storey tower with 270 units:

2015: 325 detached single family (100%) – **zero diversity**

2025: 316 detached single family (27%)

38 condominiums (3%)

716* mid/high-rise rental (61%) – **decreased diversity**

97 rowhouses, suites, etc. (9%)

Total: 1,167 (259% increase from 2015) – more than tripled

* including the 270 rental units for the 27 storey tower

Note: Scona District Plan has a 59% increase at 1.25 million in Edmonton, and 245% increase at 2 million pop.

Final Comments/Recommendations

Recommendation(3): Establish densification targets for each neighborhood involving true consultation with communities.

This would create positive re-engagement with the mature neighborhood communities in thoughtful planning of their own neighborhoods.

Every journey should begin with the destination in mind. This enables performance management based on “Measure, Monitor and Verify” protocols.

Recommendation (4): Provide detailed changes in numbers and types of dwellings in each mature neighborhood to support densification targets and as part of rezoning Planning Reports.