

MIXED USE RESIDENTIAL DEVELOPMENT

11630 - 87 Avenue NW, 8715 & 8719 - 117 Street NW

From (CN) Neighbourhood Commercial Zone to (MU) Mixed Use Zone and
From (RS) Small Scale Residential Zone to Neighbourhood Mixed Use Zone (MUN)



Project Vision – Ian O’Donnell

MIXED USE RESIDENTIAL DEVELOPMENT

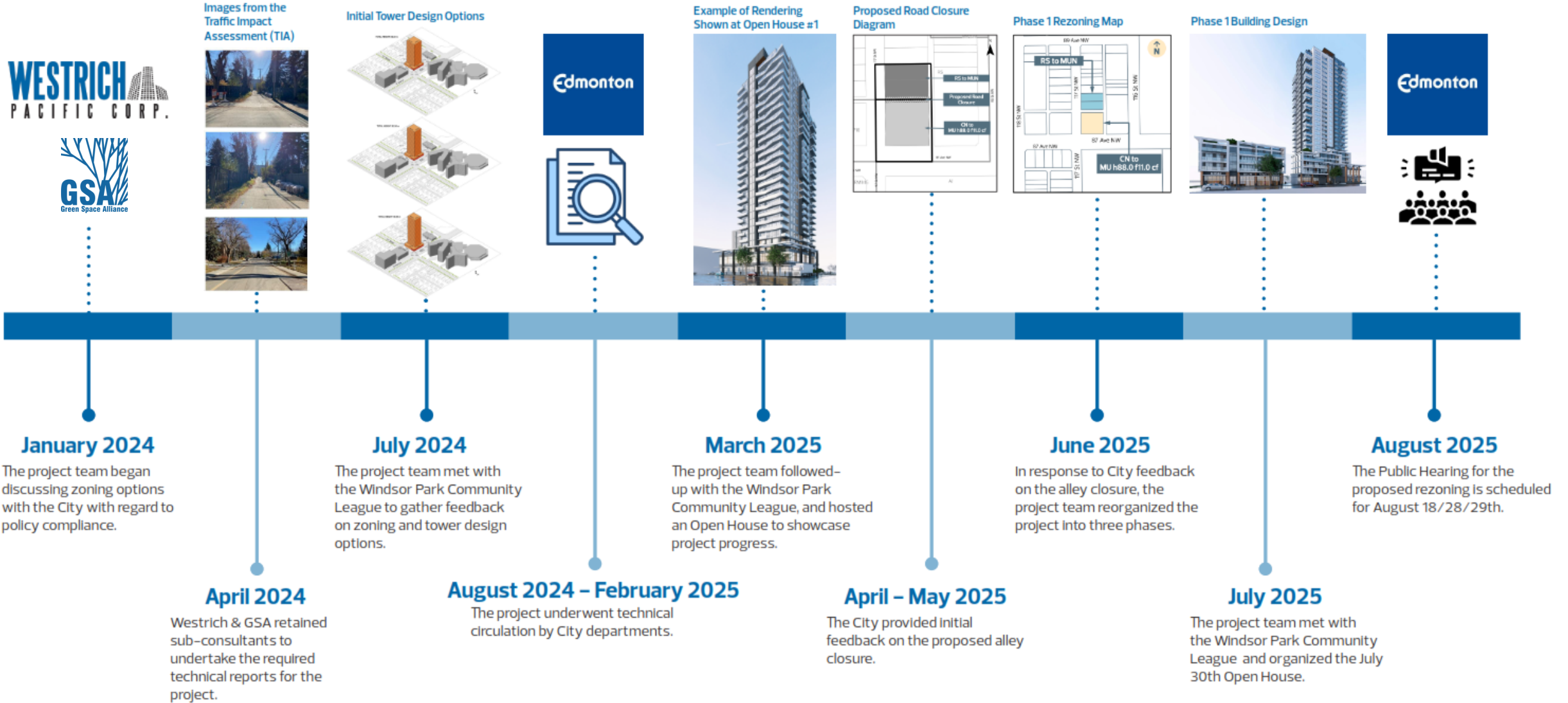
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Marcelo Figueira – Phasing & Alley Closure Strategy

Project Evolution



Timing of Phases

Phases

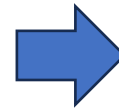
Phase 1 - rezoning (decision today)

Phase 2 - approximately 10-12 months

Phase 3 - will follow thereafter, depending on the outcomes of Phase 2.



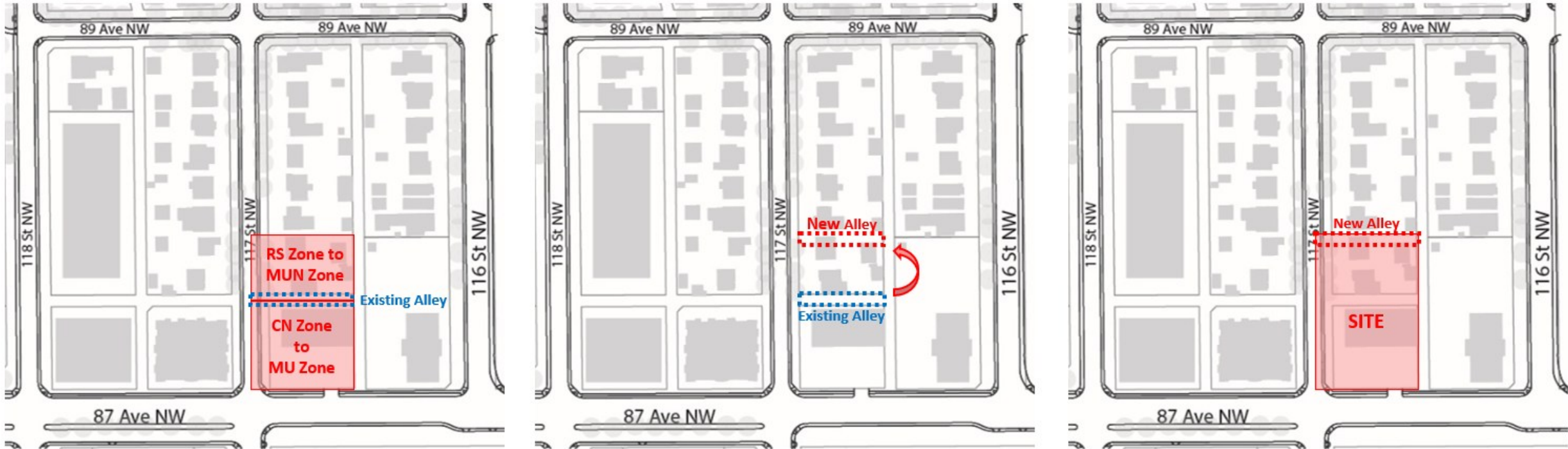
Phase 1 Rendering



Link Building

Tower

Alley Closure and Relocation



Phases

- Phase 1: Rezoning of Site 1 and Site 2
- Phase 2: Alley Closure & Relocation of Utilities
- Phase 3: New Alley & Site Consolidation

Design, Financing, and Commercial Leasing Certainty

Key Messages

- Today's rezoning decision is a standalone step that enables responsible development.
- Intend to be transparent, foster trust, and ensure a clear understanding of the project.
- Project is scalable, responsible, and aligned with Edmonton's long-term goals.

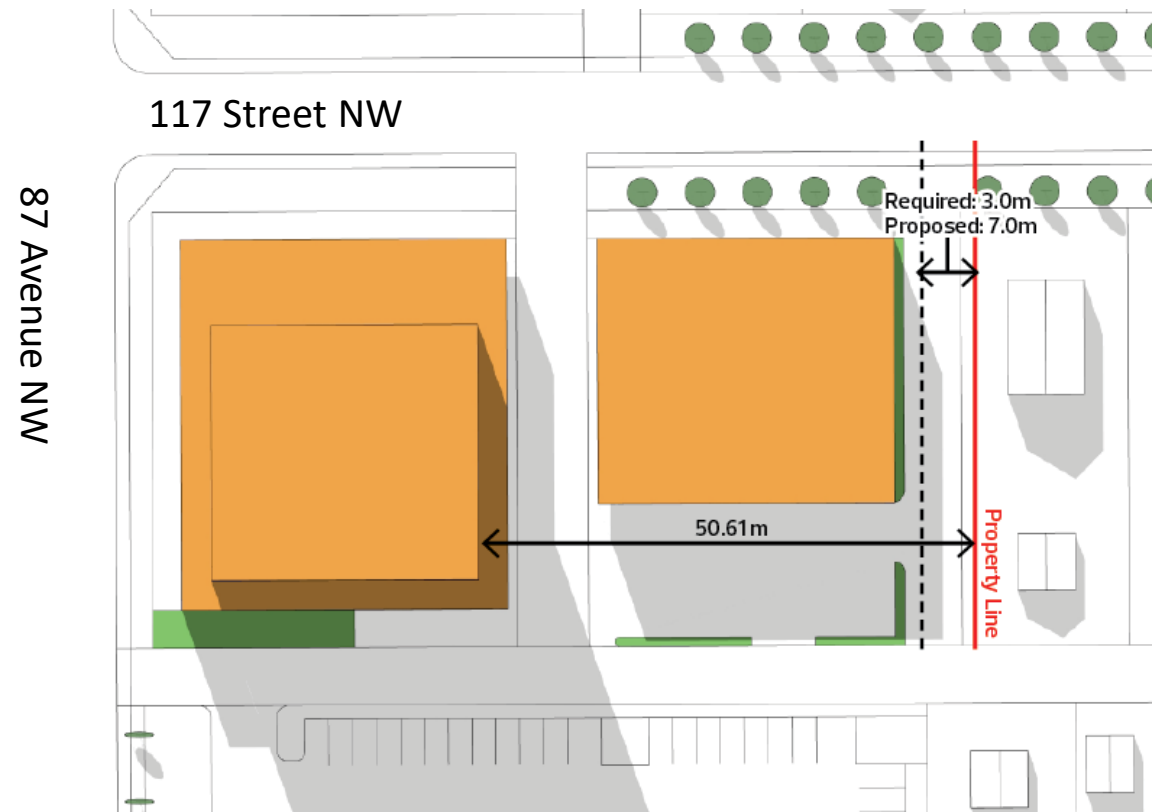


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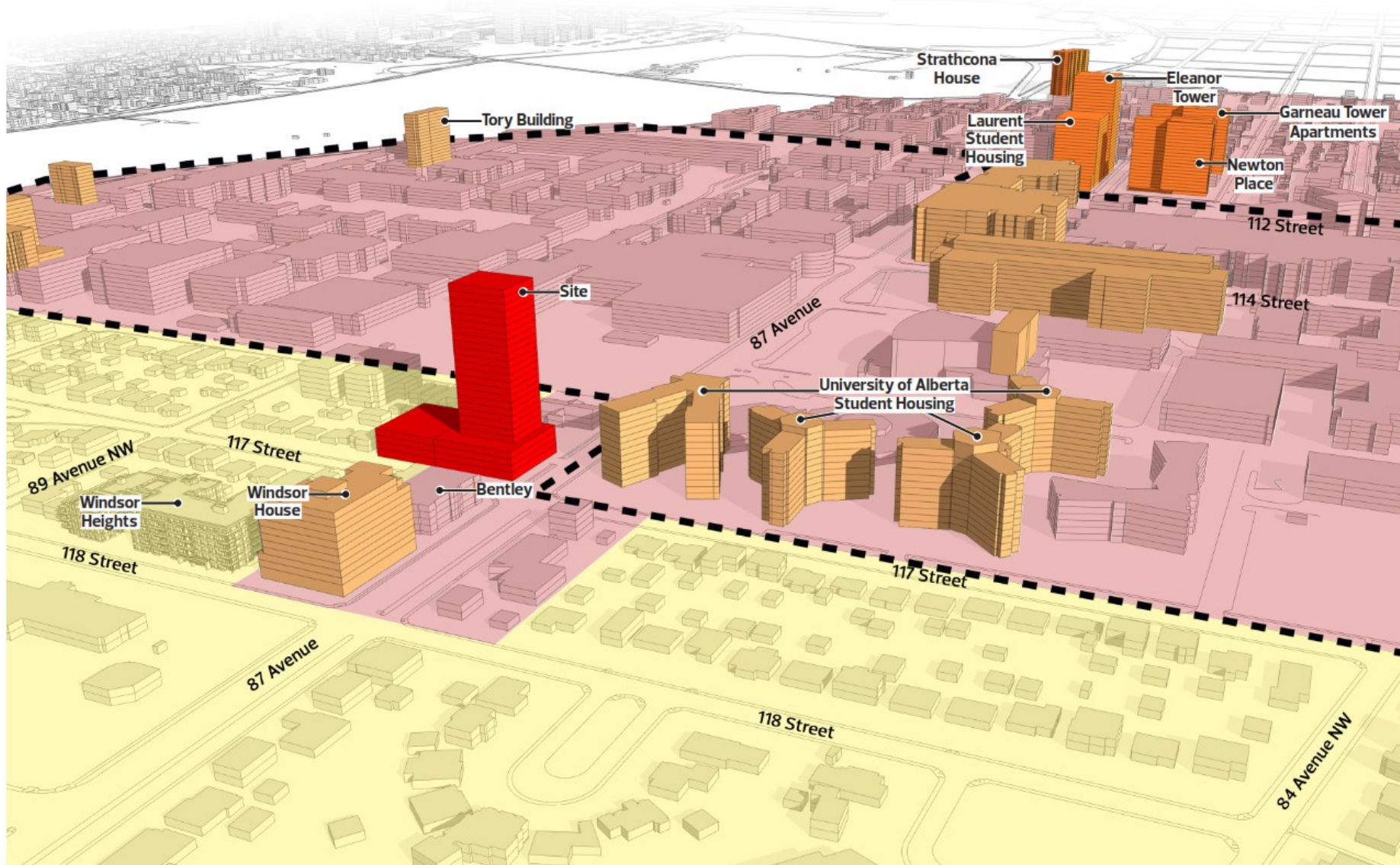
Perspective View looking Northeast



Site Plan

Mason von der Ohe – Policy Alignment

University-Garneau Major Node



Number of Storeys:

- Proposed Building: Apx. 25
- Eleanor Tower: 30
- Laurent Student Housing: 20
- Garneau Towers Apartments: 20
- Newton Plaza: 20
- College Plaza Professional Building: 20
- Strathcona House: 19

Legend:

- Proposed Building Massing
- Tall High Rise Buildings
- High Rise Buildings
- Scona District Node
- Urban Mix & Surrounding Areas
- Institutional Area

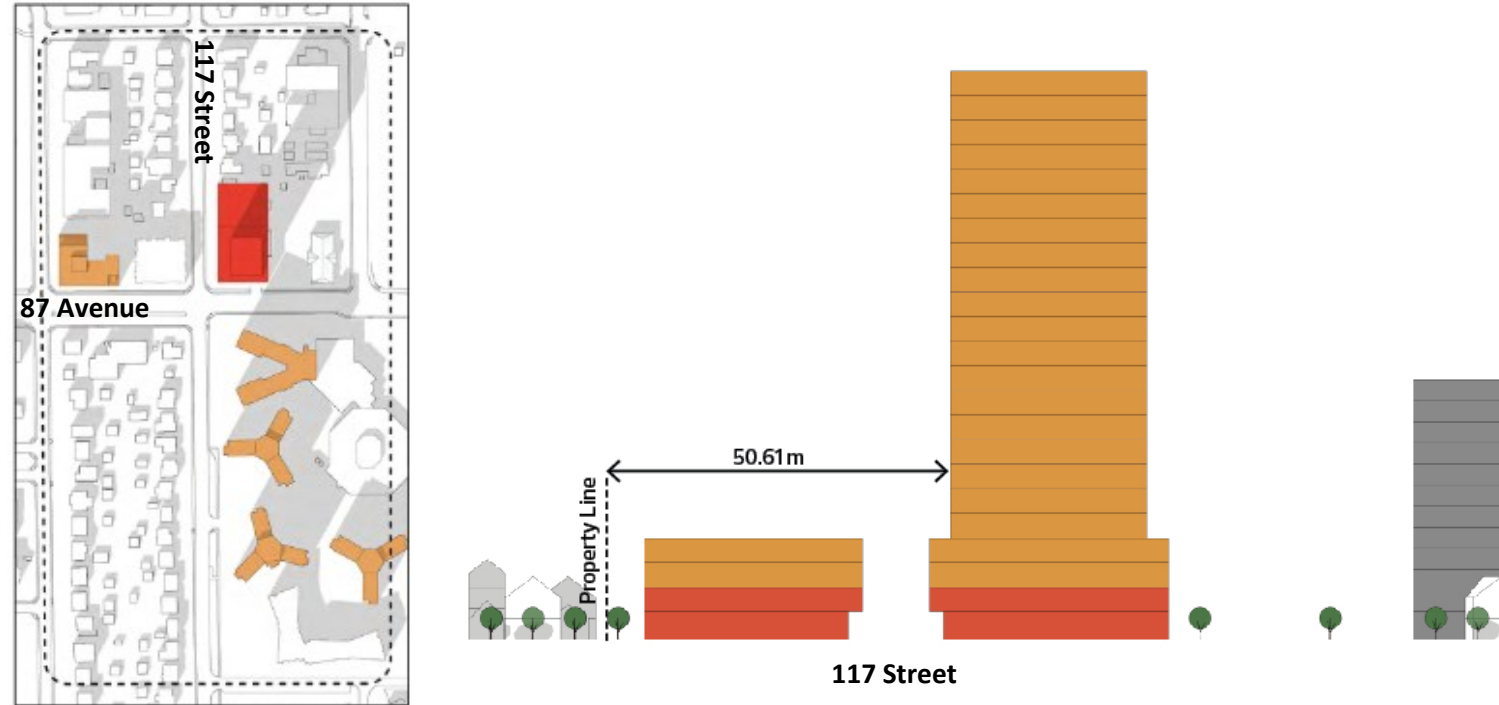
University-Garneau Major Node – Looking East

Context Transition

87 Avenue Context

- Several tall buildings exist along 87 Avenue, on the north and south blocks.
- Examples:
 - U of A residence buildings
 - U of A Medical Sciences Building
 - U of A Education Centre building
 - Laurent Student Housing Tower
 - Eleanor Tower
 - PGA recently approved sites for High Rises between 112 St. and 109 St.

Tall Buildings along 117 Street



Tall Buildings along 87 Avenue

City Plan Nodes and Corridors Framework



University-Garneau Major Node – Looking Southeast

Framework

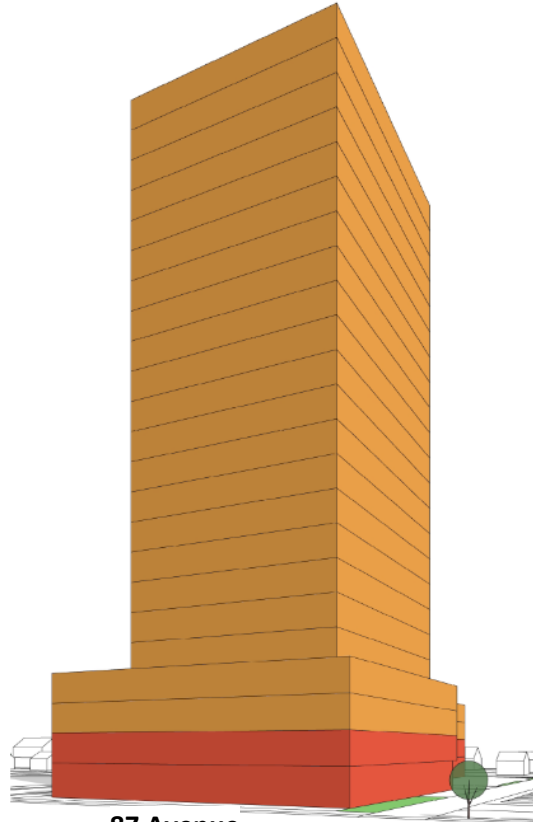
To achieve the City Plan vision, a greater range of uses, building massing, and a variety of built forms are encouraged in addition to single-family housing in every neighbourhood.

Advancing a Massing Model

Transparency

- We have created this preliminary design to convey the developer's intent.
- This is beyond the requirements of a rezoning application for a standard zone.

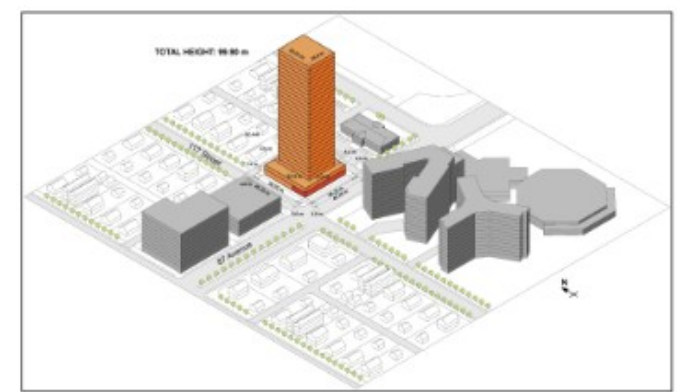
Final Option: 25-27 Storeys (88.0 m)



Massing Model



Rendering



Option 1: 32 Storeys (99.9 m)



Option 2: 30 Storeys (93.3 m)



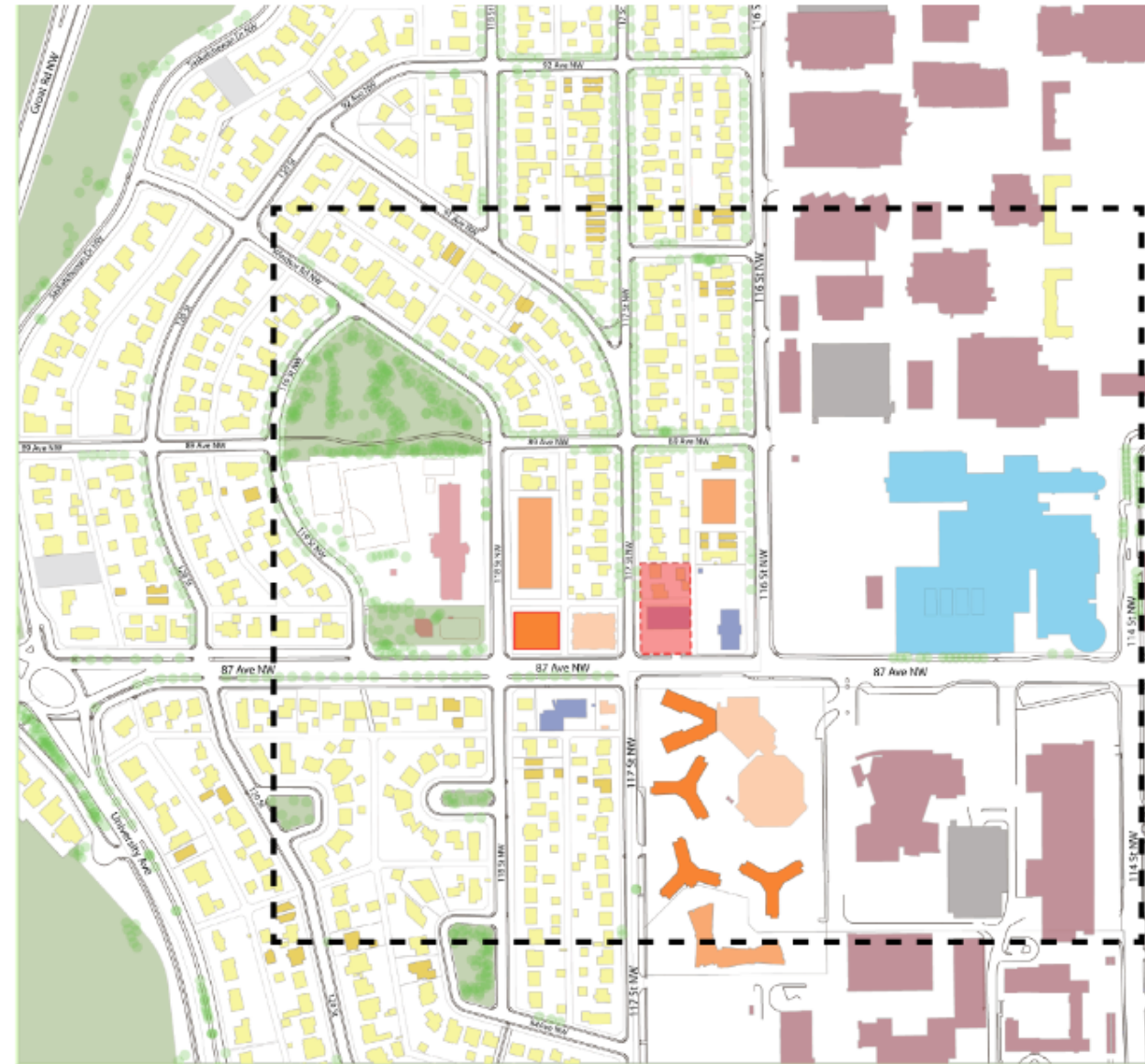
Option 3: 25-26 Storeys (85.0 m)

Supporting the District Policy and Scona District Plan

Policy Compliance

District Policy Subsection 2.4.3.3 for Major Nodes “support[s] Tall High Rise development within Major Nodes where all of the following criteria are met:

- (a.) the site is within 200 metres of a Mass Transit Station or along an Arterial Roadway, and
- (b.) the site size and context allow for appropriate transition to surrounding development.



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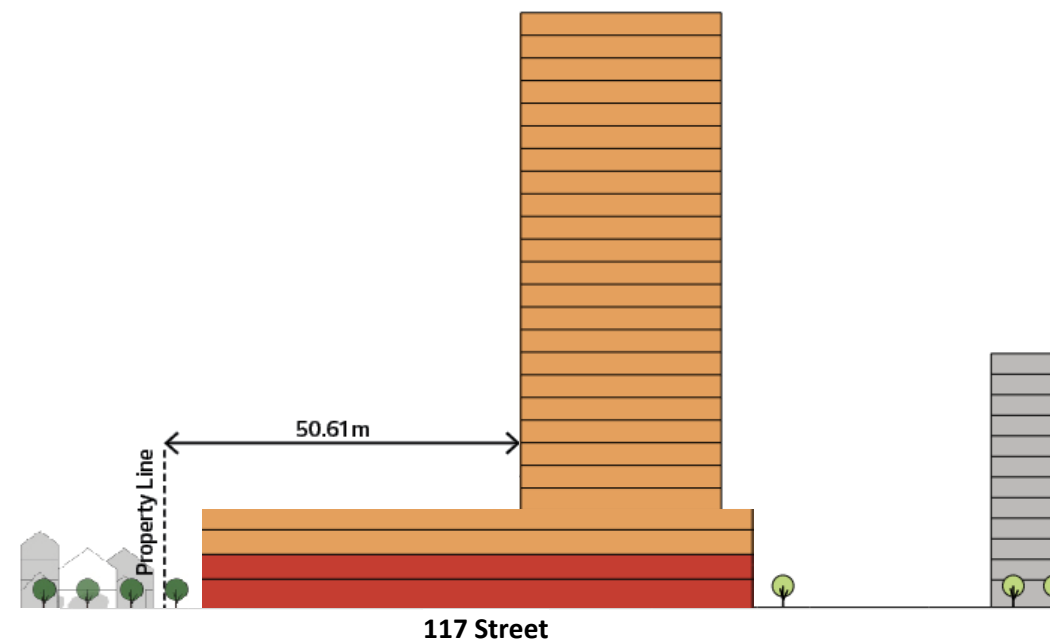
Phase 1 Alley Design

Dnyanesh Deshpande – Urban Design

Transition to Surrounding Development



Separation from Single Detached Houses Before Alley Relocation



Separation from Single Detached Houses After Alley Relocation

How Transition is Implemented

- The proposed tower is approximately 50 metres away from the nearest single-detached house.
- Under both scenarios, there is a separation provided between the link building and the nearest single-detached house.

Shadow Effects on Pedestrian Environments

March 21: 5-Hour Sidewalk Sun Analysis

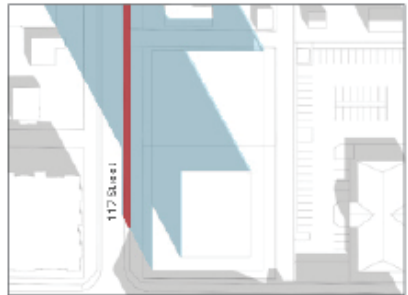


Figure 23: 11:00 am

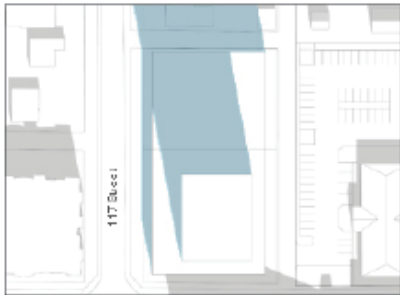


Figure 24: 12:00 pm



Figure 25: 1:00 pm

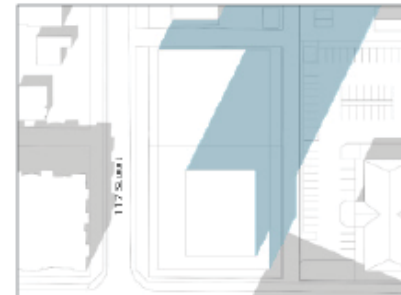


Figure 26: 2:00 pm

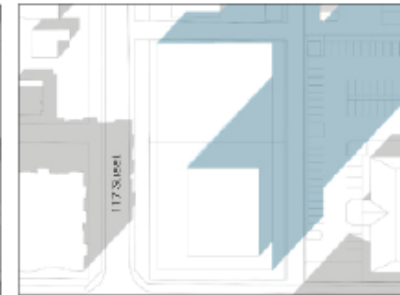


Figure 27: 3:00 pm



Figure 28: 4:00 pm

September 21: 5-Hour Sidewalk Sun Analysis

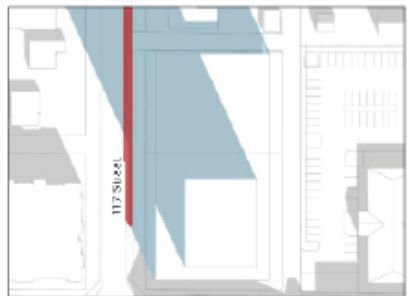


Figure 29: 11:00 am



Figure 30: 12:00 pm

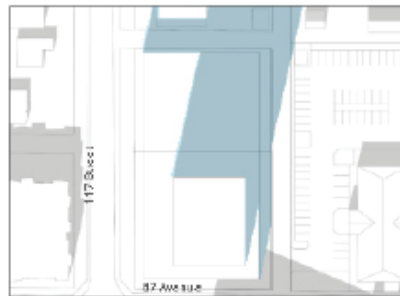


Figure 31: 1:00 pm

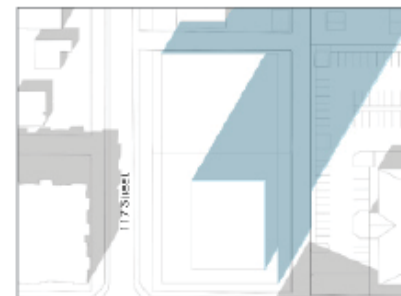


Figure 32: 2:00 pm

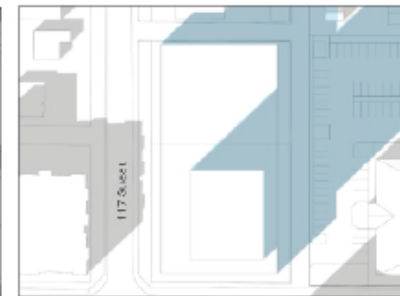


Figure 33: 3:00 pm

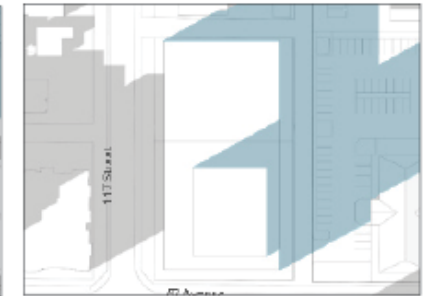


Figure 34: 4:00 pm

■ Shadow on Adjacent Sidewalk Cast by Proposed Building

Shared Alley Design



Shared Alley Design – Looking East



Shared Alley Design – Looking Northeast



Example of a Shared Alley – NACTO Manual
National Association of City Transportation Officials (NACTO)



Shared Alley – Precedent Image

Shared Alley Design



Link Building

Tower

Conceptual Rendering + Shared East/West Alley



Streetscape Design – 117 Street Looking North

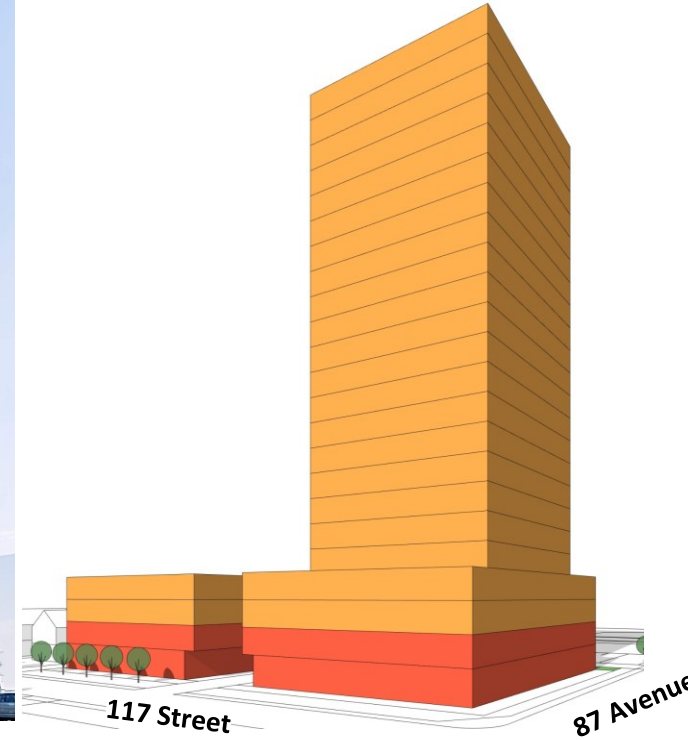


Shared East/West Alley Design – Looking East

Building Renderings vs. Building Massing



Building Design



Zoning Massing

Design Approach to Mitigate Impacts

- The building is designed to reduce shadows and wind, ensuring a comfortable street-level experience and a smooth transition to neighbouring properties.
- Nearby building entrances, sidewalks, parking areas, transit stops, and other pedestrian-sensitive areas beyond the site are expected to continue to experience acceptable wind conditions.

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Developer Engagement Events



**WORKSHOP
MEETING**

Windsor Park Community League
Meetings (x3)



**PUBLIC
OPEN HOUSE**

Project Update Public Open
Houses (x2)

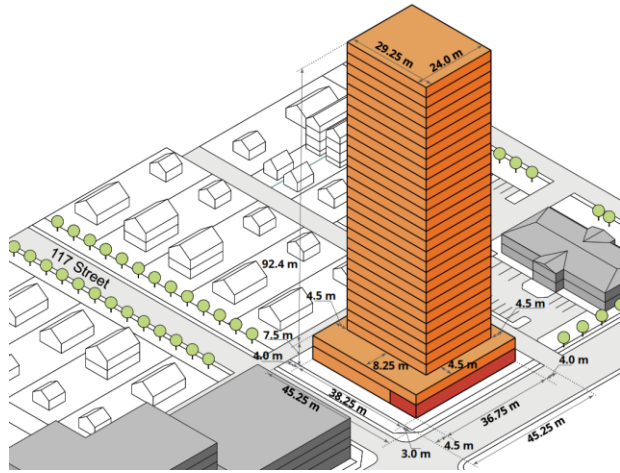


**ONLINE
SURVEY**

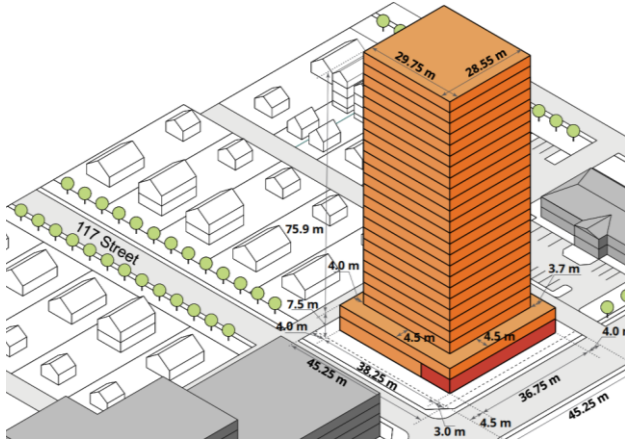
Online Surveys (x2)

Kelsey Prud'homme – “What We Did”

Zoning & Building Height



Initial Building Height: 32 Storeys (99.9 m)



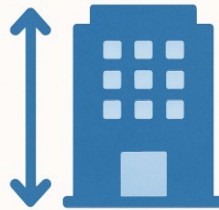
Reduced Building Height: 25-27 Storeys (88.0 m)



ZONING

Key Changes

Changed north site zoning to (MUN) Neighbourhood Mixed Use, which better aligns with the area's context and planning direction.



BUILDING HEIGHT

Key Changes

Reduced tower height from the original concept to create a more balanced profile on the skyline



Conversations

- At our two open houses and the City-sponsored open house, we addressed key themes such as:
 - meeting housing demand
 - compatibility of the design with the neighbourhood character



Sun Shadow

- Adjusted the tower placement and podium massing to minimize shadow impacts on adjacent homes and sidewalks.
- Detailed shadow studies for key times of the year



Neighbourhood Character

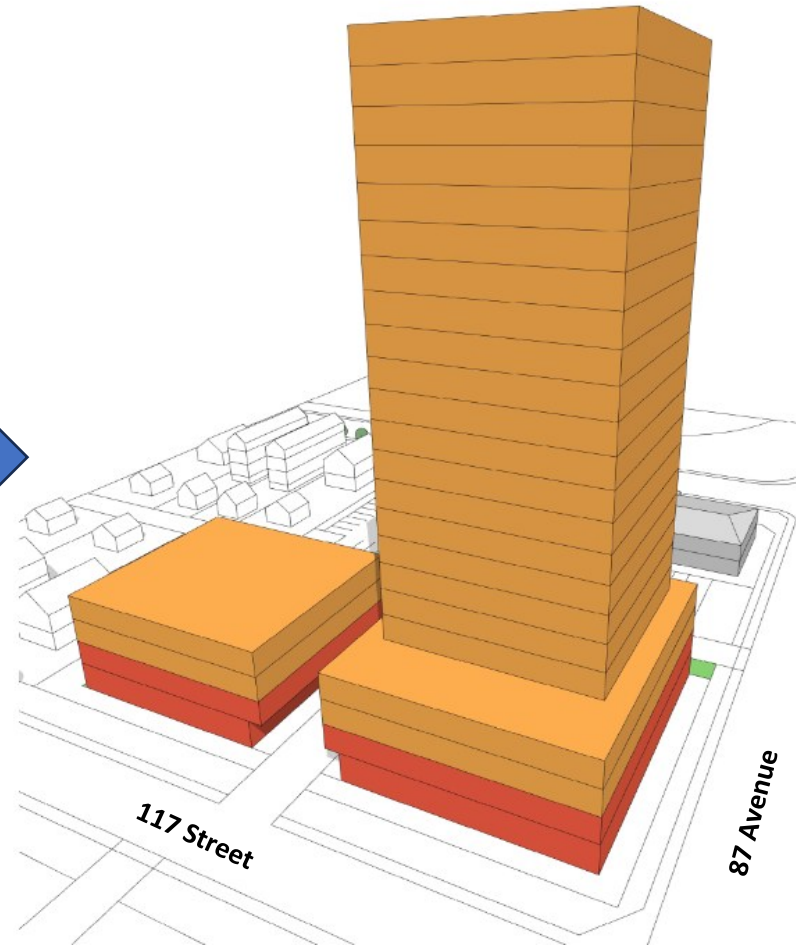
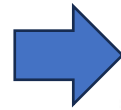
- Ground-oriented podium with active street frontages to create a human scale at street level. We've also
- Strive to select materials and finishes that take cues from the emerging architectural character along 87 Avenue



Transit and Pedestrian Safety

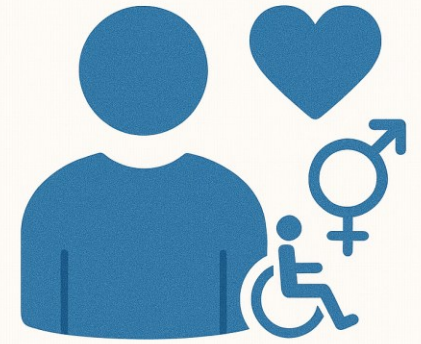
- Reconstruction of the sidewalk along the north side of 87 Ave between 116 St and 117 St, including the bus stop.
- Upgrades to both the north-south and east-west alleys to a commercial.
- Signage at the associated alley intersections.
- An additional 1.0 m on-site widening of the north-south alley to improve vehicular maneuverability.

What Edmontonians Said, in Their Own Words



ConcernedCitizen23 said,

“I wholeheartedly support the proposal. As a homeowner in this community, I value the chance for my kids to grow up in a truly walkable neighborhood—one that isn’t priced out of reach for families or younger generations. Increasing housing supply through a thoughtfully designed high-rise not only makes the area more affordable for those looking to put down roots, but also ensures easy access to transit, shops, and services without needing a car. This kind of sustainable, inclusive growth benefits our neighborhood’s long-term vitality and helps create a complete, livable community for everyone. Let’s give our kids and future residents a place to thrive right here, close to home. The city should go ahead with this proposal.”



**NEEDS A MORE
INCLUSIVE CITY**

karmapolice42 stated,

“I strongly support the proposal to rezone this site and allow for a 25-storey tower. Adding density in this prime location will help address the chronic housing supply shortage we’re facing, and it’s a critical step toward making the area more affordable for renters and newcomers alike. As someone who has previously rented in this neighbourhood, and as a student myself, I know firsthand how hard it can be to find a place that doesn’t break the bank while still offering easy access to transit, jobs, and educational institutions. Approving this project means more homes close to rapid transit, reducing long commutes and ensuring that young people, working professionals, and families can find stable, reasonably priced housing here. Now is the time to move forward and embrace the future of this community by supporting the growth we desperately need.”



**UNIVERSITY
STUDENT**

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We listened.
We adapted.
We improved.

Thank You

WESTRICH
PACIFIC CORP.

GSA
Green Space Alliance