URBAN DESIGN BRIEF

Windsor Park Development

11630 – 87 Avenue NW, Edmonton
8715 & 8719 – 117 Street NW, Edmonton

Submitted by:
GSA Consulting
April 2025

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1. Project Overview

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Summary

Green Space Alliance Consulting Inc. (GSA) on behalf of the Westrich Pacific Corp. has prepared this Urban Design Brief to support the rezoning of the properties located at 11630 – 87 Avenue NW ("Site 1") and 8715 & 8719 – 117 Street NW ("Site 2") in the Windsor Park Neighbourhood. The Site 1 is proposed to be rezoned from the CN – Neighbourhood Commercial Zone to the MU – Mixed Use Zone, and Site 2 is proposed to be rezoned from the RS – Small Scale Residential Zone to the MUN – Neighbourhood Mixed Use Zone.

The site is situated on the northeast corner of 87 Avenue and 117 Street, on either side of the north-south alley located between 116 Street and 117 Street. This Rezoning Application supports a diversity of housing units at a greater intensity while also providing commercial opportunities for the neighbourhood. This Urban Design Brief outlines work on the project to date and offers an overview of the subject site, the neighbourhood context, the design intent, and the benefits for the community.

Location

Site 1 is legally described as Lot 9A, Block 25, Plan 9221629 and Site 2 is legally described as Lot 7 & 8, Block 25, Plan 715HW. Site 1 consists of approximately 2049.4 sq.m. Site 2 consists of approximately 1,543.1 sq.m. Site 1 is within the University-Garneau Major Node, while Site 2 is directly adjacent to the Major Node.The site consists of one square-shaped lot with a single-storey commercial building fronting 87 Avenue NW and 117 Street NW, and two residential lots fronting onto 117th Street NW. The site is a corner site surrounded by small-scale residential houses to the north, an institutional use to the east, and other multi-unit developments, including a tower, to the west. It connects to a wide range of transit opportunities along 87 avenue and the University.

Figure 1: Location Map

Background and Purpose

Overview

Neighbourhood – Windsor Park

Legal Description –

- Site 1 – Lot 9A, Block 25, Plan 9221629
- Site 2 – Lot 7 & 8, Block 25, Plan 715HW

Site Area –3592 .5 sq.m total

- Site 1 – 2049.4 sq.m
- Site 2 – 1543.1 sq.m

Current Zoning –

- Site 1 – CN – Neighbourhood Commercial Zone
- Site 2 – RS – Small Scale Residential Zone

Community Stakeholders – Windsor Park Community League

Planning Framework

- The City Plan
- The District Plan Policy
- The Scona District Plan

Figure 2: Context Map

Subject Site

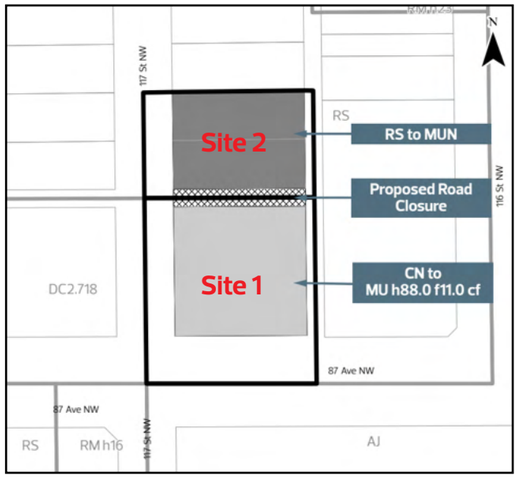

Figure 3: Proposed Rezoning & Road Closure

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Relevant Plans and Guidelines

The City Plan

The City Plan directs how districts should evolve to maximize city and transportation infrastructure, supporting higher densities and population increases in areas across Edmonton. The City Plan Nodes and Corridor framework emphasizes that in order to achieve the City Plan vision, a greater range of uses, building massings, and a variety of built forms are encouraged in addition to single-family housing in every neighborhood. This is supported in areas where nodes and corridors transition into low rise residential neighbourhoods. These edge conditions are critical for this site, as taller built forms transition into a small-scale neighbourhood. The City Plan references the District Plans to direct development and building transitions on the edge of key node and corridor areas within each district.

Scona District Plan

The Windsor Park neighbourhood is situated in Scona District on the west side of the University of Alberta North Campus. The Scona District is expansive and includes other prominent areas of interest, including Whyte Avenue and Southgate Mall. The key focus of the Scona District plan is to direct growth within key nodes and corridors around these amenity and employment areas.

The Site 1 is located within the Univeristy-Garneau Major Node and Site 2 is located directly adjacent to the boundary as identified in Map 3 of the Scona District Plan. The site is adjacent to the 87 Avenue Arterial Roadway and situated between other existing mid and high rise buildings within the neighbourhood and on the University Campus. Other mid and high rise buildings adjacent to the site apply appropriate transitions to support a tall high rise building on this site. The existing built form and massing context provide a gradual transition from the proposed tall high rise through high and mid rise buildings into the largely single detached neighbourhood.

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.

Statistics

According to the 2021 Federal Census, approximately half of Edmonton's housing stock (49.6%) comprises single detached houses. Single detached houses in Windsor Park account for 87.3% of the neighbourhood housing stock, which is far lower than the city average and reflects poorly on the neighbourhood's housing diversity. At the time of the 2021 Federal Census, the Windsor Park neighbourhood had 2 apartment buildings with a total of 46 units. Since this time, a high rise apartment buildings has opened, a 6-storey apartment building has started construction, and a mid-rise apartment building has been approved. These recent developments have increased the overall housing options present in Windsor Park. The magnitude of the decrease in the proportion of single-detached houses will be reflected in the 2026 Federal Census.

Additionally, there are limited existing commercial opportunities within the neighbourhood. This project proposes to exchange the existing commercial uses on Site 1 to provide a mixed-use development, with new street-facing retail and larger commercial uses on the ground level. In addition, Site 2 is also proposed to provide smaller scale commercial opportunities on the ground floor of the building. Multi-unit housing will be provided above the podium to increase the quantity and diversity of residential units in Windsor Park.

Based on the 2021 Federal Census, the largest proportion of residents in Windsor Park are under the age of 24. This suggests that a large number of students reside in the neighbourhood adjacent to the University Campus. Currently, this population is being accommodated in a variety of housing arrangements including rental houses, secondary suites, garden suites, dormitories, and family homes. Additional housing units and types would help to further accommodate this demographic and develop the land more efficiently. The need for intensification is imperative in Windsor Park to provide further attainable housing options in the University-Garneau Major Node.

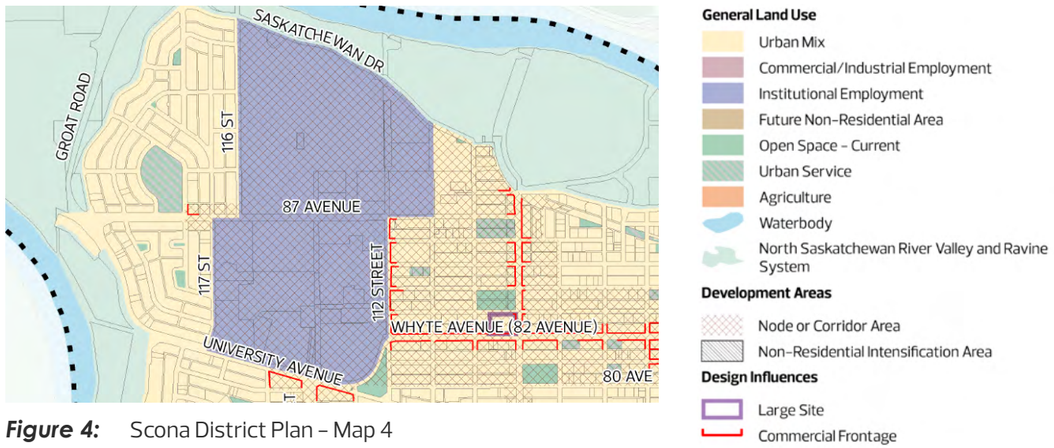

Figure 4: Scona District Plan - Map 4

2. Neighbourhood Analysis

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Neighbourhood Context

Windsor Park is a central neighbourhood south of the river in the City of Edmonton. The neighbourhood is bordered by the University of Alberta on the east and overlooks the North Saskatchewan River Valley to the north and west. The residential neighbourhood of Belgravia is situated further south on University Avenue NW. Windsor Park is in the proximity to some of Edmonton's most prominent parks and trails, including those through Emily Murphy Park and William Hawrelak Park. The focal point of the community is the central green space and the Windsor Park School, north of 87 Avenue.

Most dwellings are single detached homes, however new infill developments comprising small-to-medium scale housing and multi-unit developments are slowly being constructed. This includes the concentration of multi-unit buildings being constructed along 87 Avenue, at the edge of University-Garneau Major Node. This transition area for parcels west of 116 Street to the internal collector roadways (southeast of 92 Avenue, Windsor Park Road, and 119 Street) provides a gradual increase in built form between the small-scale housing within the neighbourhood's interior and the University Campus.

Although the neighbourhood is primarily residential, there are a few shops and restaurants located on 87 Avenue. The urban design analysis for the Windsor Park Neighbourhood outlined below considers how the new development will fit in with the existing neighbourhood context and how development would complement the neighbourhood and the broader district.

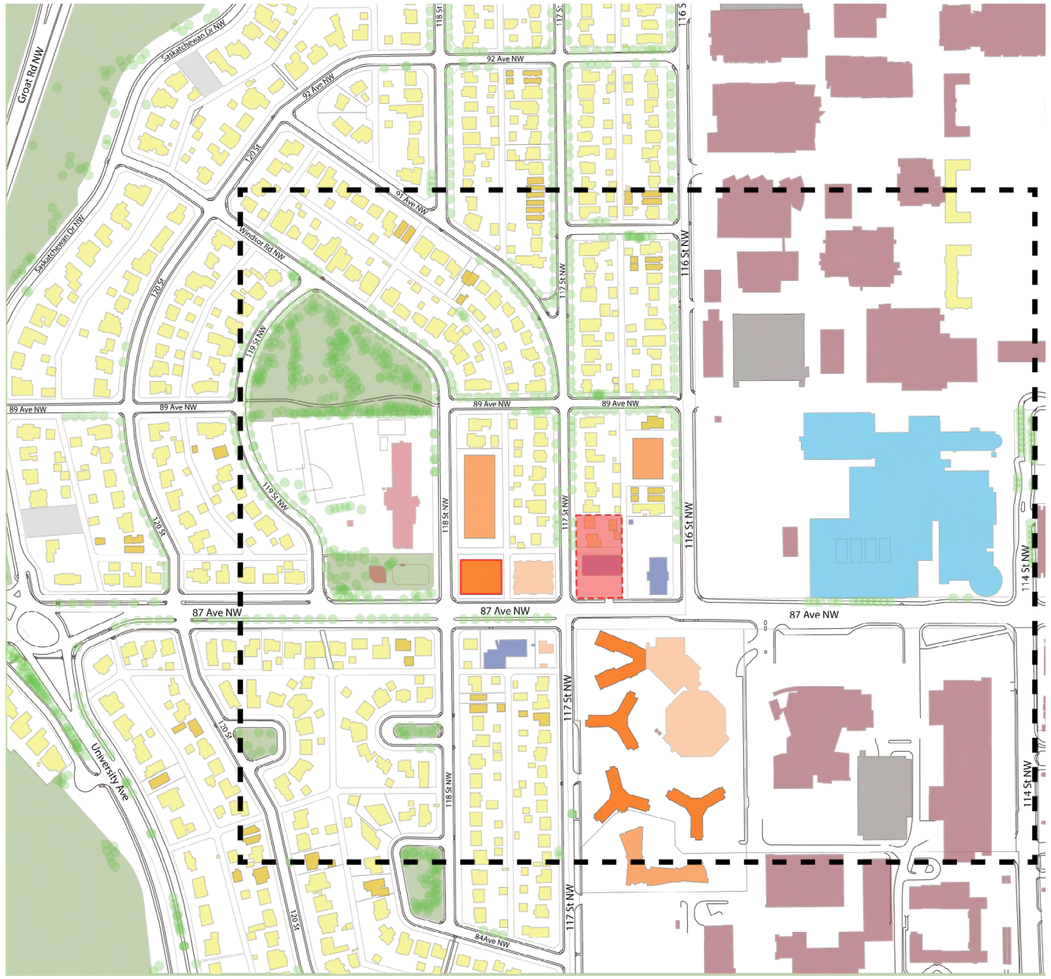

Figure 5: Neighbourhood Context Map

Land Use and Character

Windsor Park was known as River Lot 3 until it became a residential subdivision in 1911. The subdivision ultimately became part of Edmonton during the City of Strathcona amalgamation in 1912, however the neighbourhood was not fully built out until the 1940s/50s corresponding with the construction of the Groat Road Bridge.

As seen in Figure 4 (previous page), the interior blocks of the neighbourhood remain dominated by the single detached house stock. While the existing RS – Small Scale Residential Zone allows up to eight units on a lot, there has been limited infill opportunity to meet the increase in housing demand. Small-scale infill will occur at the interior of the neighbourhood, however larger parcels along the edge of the community will attract new multi-unit developments in proximity to mass transit and local amenities. This is already occurring along 87 Avenue and 116 Street.

Additional land uses in the neighhourhood include some commercial uses, parks and service uses containing a school and open space, recreational uses, and institutional uses. The direction from The City Plan and Scona District Plan is used to inform this project; this site is strategically located to develop a higher density while providing a variety of new services and commercial amenities. The proposed development will also support existing land uses within a 400-metre radius of the site. Parcels to the southwest along 87 Avenue have been rezoned to accommodate taller, multi-unit housing buildings that provide a physical transition to the University lands to the east. The Windsor Park community league has confirmed the subdivision of at least 25 properties in the Windsor Park neighbourhood to create approximately 45 narrower lots. While this subdivision process has created additional density on individual lots, the housing options available in the neighbourhood has not been affected given the resulting development form remains as single detached housing.

Approximately 20 garden suites, and an unidentified number of secondary suites have been developed throughout the community. These housing forms represent gentle density and hidden density respectively, however, do not enhance opportunities for housing ownership in the community. Such housing options do not offer the opportunity for independent property ownership, therefore, do not represent long-term housing solutions.

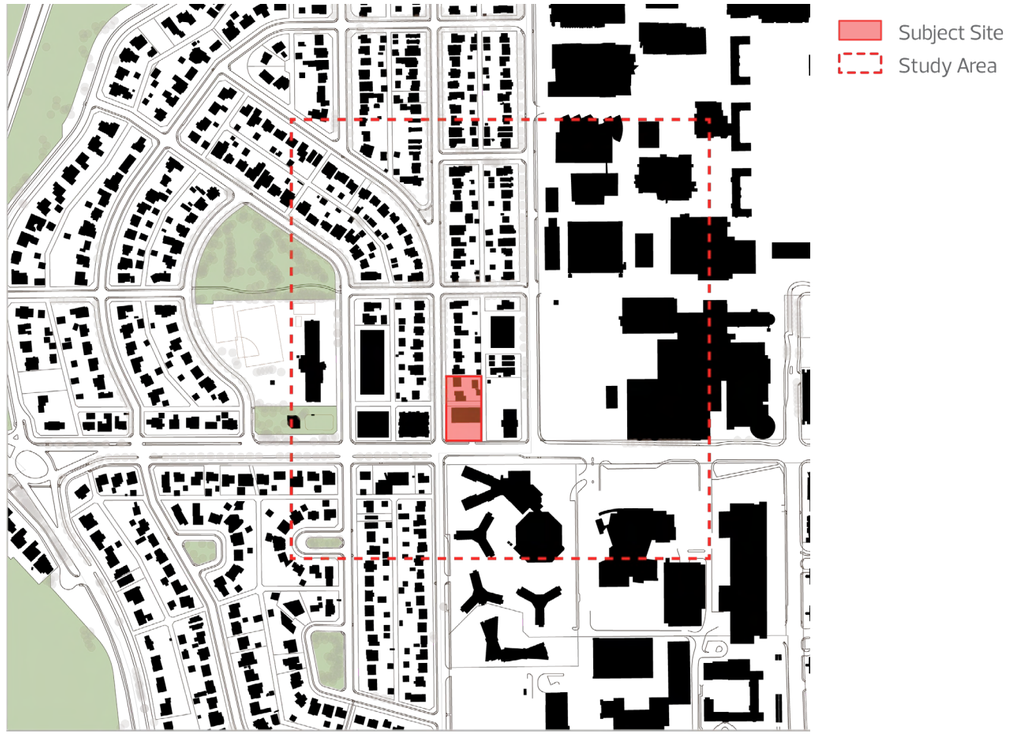

Figure 6: Urban Pattern Map

Urban Pattern

Windsor Park's urban pattern is composed of a hybrid curvilinear grid pattern of residential streets and avenues. Roads are articulated in a grid and slowly converge with the curvilinear pattern from north to south across the neighbourhood. All roadways encircle the large open Windsor Park green space with the Windsor Park Community League and School grounds.

Generally, block sizes are approximately 153 metres by 55 metres long and follow this atypical hybrid block pattern. Deviations in the block pattern are in the form of 87 Avenue cutting through the neighbourhood and dividing it into two distinct parts, north and south. Roadways within 400 metres of the site range in width from two to four-lane local and arterial roadways, with some on-street parking.

Accessibility and Connectivity

The urban pattern surrounding the site is well connected to the robust set of transportation modes that allows excellent connectivity to not only downtown, but the North Saskatchewan River Valley and the rest of the City by way of public transit, walking, cycling, and strolling. Access to Edmonton's River Valley is a unique asset in Windsor Park. The neighbourhood is surrounded by and well-connected to the river valley parks and trail system to the north and west. Access to Edmonton's Light Rail Transit (LRT) system from the site is excellent; both the University Station and the Health Sciences Jubilee Station are within 900 metres of the site. Painted bike lanes are situated north-south along 116 Street and east-west along 89 Avenue, connecting the site to Edmonton's broader bicycle network. Windsor Park features monolith sidewalks, many with rolling curbs. These sidewalks are well-connected and feature grade crossings and strolling access. The City installed marked crosswalks (controlled and uncontrolled) during the 2013 neighbourhood renewal project.

Fast-forward to 2024, the neighbourhood is also ready to accommodate the additional density with a strong bus transit service along 87 Avenue, two LRT stations within 900 metres, and shared use pathways and bike lanes for strolling and biking. The site is within walking distance of major transportation options from the University of Alberta, including major bus routes and the Capital and Metro LRT lines. Development on Site 2 aims to provide transition to the tower on Site 1, while adding additional density in scale with adjacent single detached dwellings. The transition of height from Site 1 to Site 2 in addition to the proposed road closure provides adequate separation and transition to the single detached dwellings in Windsor Park's interior.

Edmonton's City Plan emphasizes that major nodes "capitalize on excellent transit access and support higher density development and a wide mixture of land uses". High density developments are found elsewhere within the Major Node, such as buildings reaching up to 15 storeys on the University of Alberta Campus. In addition, buildings such as the Eleanor represent Tall Hall Rise development within the Major Node. The Eleanor is the tallest building south of the River, at approximately 119m. The City Plan also states that Major Nodes include "different types of places and spaces, often including sub-areas that are more commrcial, residential or institution focused". While the City Plan emphasizes higher density and a mix of uses, there is no pattern specified in the policy framework for the distribution or pattern of height within Major Nodes.

The grid pattern that accommodates vehicular traffic in all directions surrounding the site. The 87 Avenue Arterial Road connects the neighbourhood to the University-Garneau Major Node further east. Collector and Local Roads including 116 Street and 117 Street, among others, intersect the neighbourhood to connect residents to Saskatchewan Drive and the River Valley. The neighbourhood is well positioned to support a variety of transportation options over the river by the Groat Road Bridge, the High Level Bridge, and the Capital/Metro Line LRT Bridge.

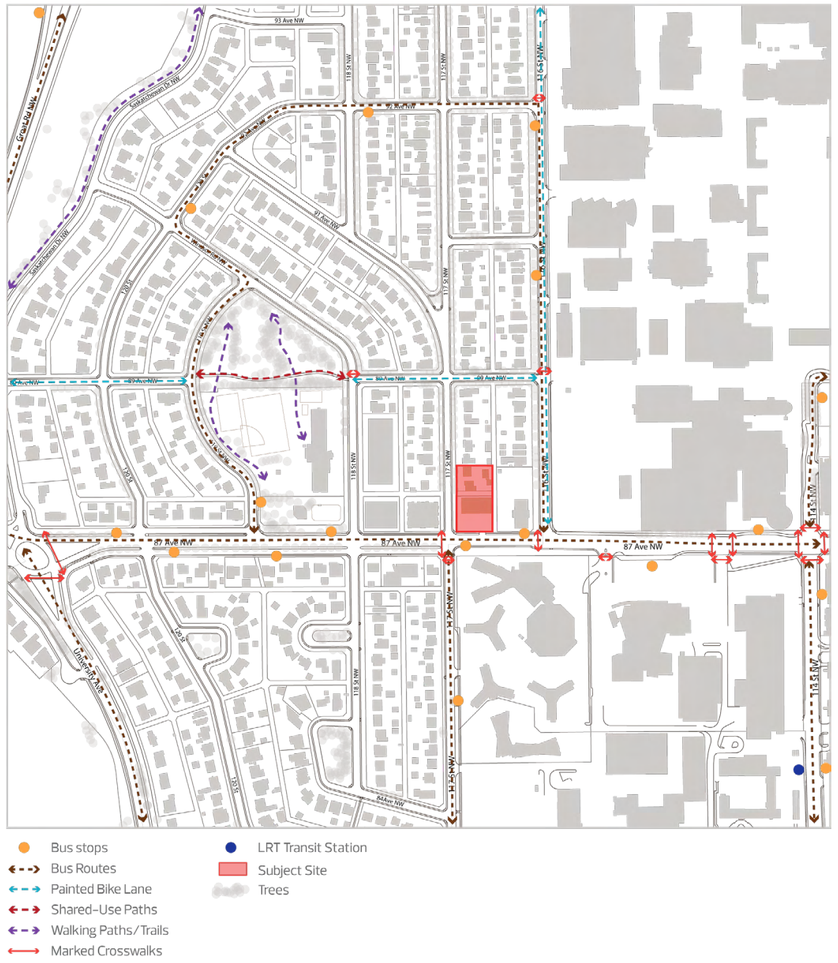

Figure 7: Accessibility and Connectivity Map

3. Site Analysis

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Built Form

The built form within 400 metres of the site consists mainly of 1- to 2-storey single detached dwellings. Several parcels adjacent to 87 Avenue are already zoned to allow for denser, multi-unit development, including the 4-storey Bentley building and the 11-storey Windsor Terrace building. A mid rise development situated north of the Windsor Terrace building is at the development permit stage and set for construction in 2024 or 2025. Additionally, the University buildings east and southeast of the site tower well over ten storeys. Figure 7 provides insight into the height transitions between mid and high rise development on campus and the neighbourhood.

The 87 Avenue Arterial Road and the 116 Street Collector Road are starting to build up to support higher densities with access to transit on the interface with the University-Garneau Major Node. The District Policy Plan supports redevelopment at the edge of the University-Garneau Major Node to provide higher densities and more efficient uses of land. The proposed development will be an appropriate transition between the University lands and the small-scale built form to the west.

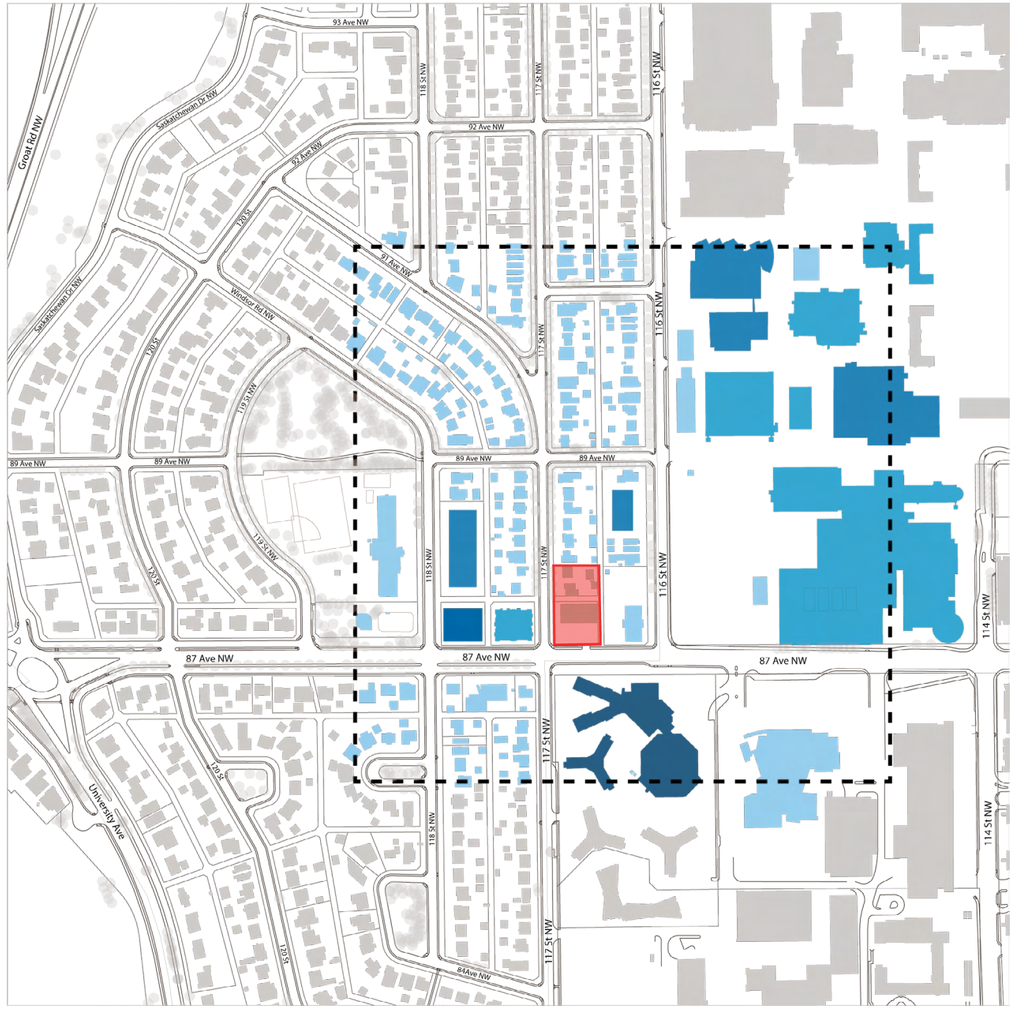

Figure 8: Built Form Map

Visual Quality and Legibility

Paths, Edges and Districts

Paths

Windsor Park has a variety of pedestrian routes and paths connecting the neighbourhood to the University-Garneau Major Node. These routes consist of residential sidewalks along streets, avenues, and lanes. Lanes are present in almost every block and run north to south, with some on a diagonal axis. East-to-west access is rare due to the short length of the blocks in that direction. The site has wide sidewalks on the south and west sides, allowing pedestrians to move along 87 Avenue and up 117 Street into the neighbourhood.

Figure 9: Paths along 117 Street NW

Edges

The neighbourhood has stark edges ranging from roadways, the river valley, to the University to the east. While the north and west edges into the river valley provide excellent access for the existing single detached dwellings, this may not be the most equitable approach to providing access to nature. Additionally, the transition from the University's mid to high rise buildings is non-existent into the neighbourhood. This forms a physical and residential inequity in the neighbourhood by not only limiting appropriate built forms in the community, but also additional residential units addressing market demands (for students) immediately adjacent to the University-Garneau Major Node.

The site's edges are defined by the north-south alley to the east, an Arterial Road with 87 Avenue to the south, and a Local Road with 117 Street to the west. This western edge provides a healthy treed boulevard that extends north into the heart of the neighbourhood. The existing east-west alley is proposed to be relocated to the northern portion of Site 2 in order to create a north edge and buffer between the development and the adjacent single detached houses. Commercial frontage onto 87 Avenue will be reintroduced in the proposed development to support an active edge on 87 Avenue and portions of 117 Street, where people may sit, window shop, have a meal, or provide a pleasant environment to spend time rather than just passing by. The proposed development will enhance the commercial element on 87 Avenue that will have interactive interface and uses, and will introduce smaller-scale commercial development on Site 2 along 117th Street.

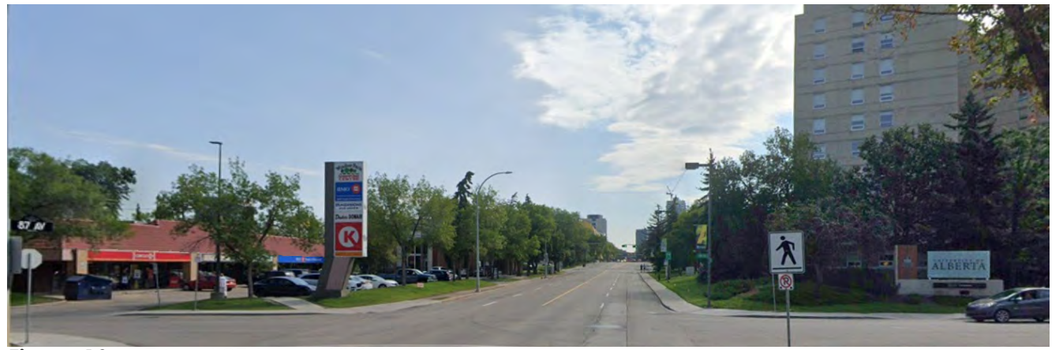

Figure 10: Edge of 87 Avenue NW

Districts

Site 1 is located within one of Edmonton's most significant districts and employment areas, the University-Garneau Major Node. The Major Node has evolved over time with the development of mid and high rise buildings within the node and the 87 Avenue arterial corridor, providing a stark difference in built form and building massing. A significant factor for the existing development is the University itself, access to transit, and amenities. Site 1 is identified within the University-Garneau Major Node Boundary in the Scona Plan, and the proposed development aims to complement existing development while adding new units and uses. In addition, Site 2 responds to being located directly adjacent to the University-Garneau Major Node by providing appropriate transition to the interior Windsor Park Neighbourhood.

Policies for higher density development outside of District Nodes (Policy 2.5.2.5 & 2.5.2.6) have provided the opportunity for emerging development within the 87 Avenue arterial corridor based on site-specific criteria. In other cases (such as the midrise development under construction on 118th street), administration has supported the rezoning of sites to meet the intent of the City Plan for the type and scale of buidings located on the edge of the University-Garneau Major Node.

Figure 11: Location Map, Adjacent to the University-Garneau Major Node

Figure 14: Path From 89 Avenue NW into Windsor Park

Figure 13: Edge of 116 Street NW, Adjacent to the University

Figure 12: Built Form and Massing Adjacent to the University-Garneau Major Node

4. Design Intent

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Design Process

The proposed scale and massing carefully reflects on the surrounding built form context. Windsor Park is currently experiencing intensification along 87 Avenue, as seen with the Bentley and the Windsor Terrace residential developments. Recent development continues to increase in height, with Windsor Terrace reaching up to 11 storeys. Further south, the Lister Hall Residences on the University of Alberta Campus reach up to 12 storeys. The intention for the proposed development is to provide a Tall High Rise development within the Node and Corridor Boundary, and low rise 'link building' development on the two interior parcels to scale up from the existing built form.

A series of massing models were prepared with standard zones to determine the preferred form, scale and massing for the new project. A variety of heights and associated setbacks and step-backs were considered for the new design. Ultimately, the MU – Mixed Use Zone was selected for Site 1 based on its flexibility in height and FAR, and its alignment with the intentions of the project. The MUN – Neighbourhood Mixed Use Zone was selected for Site 2 based on its lower height and FAR to better suite the interior position of the site. The massing models shown on this page are previous iterations of massing models which were explored prior to deciding on the preferred massing option seen on page 18.

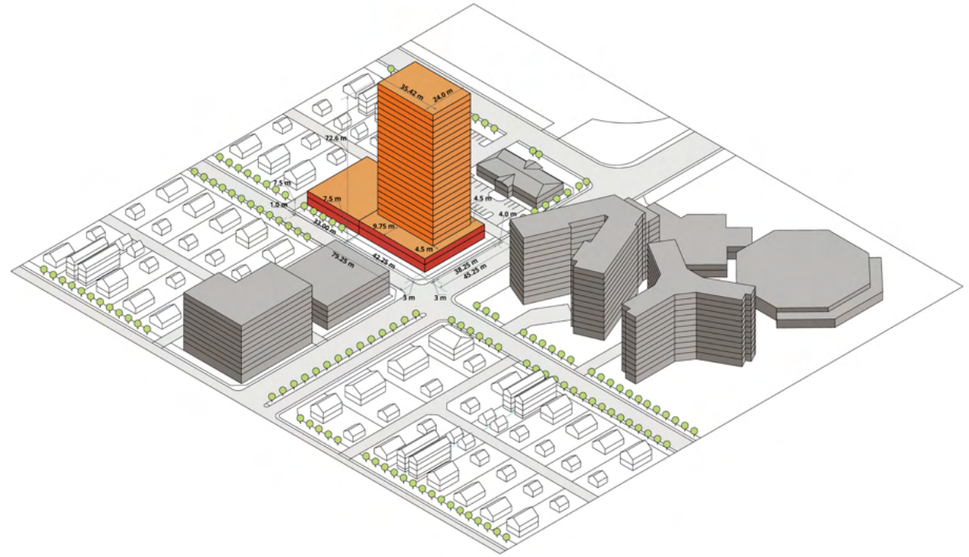

Figure 16: Previous Concept Massing Model – 24 Storey Building (2 Storey Podium)

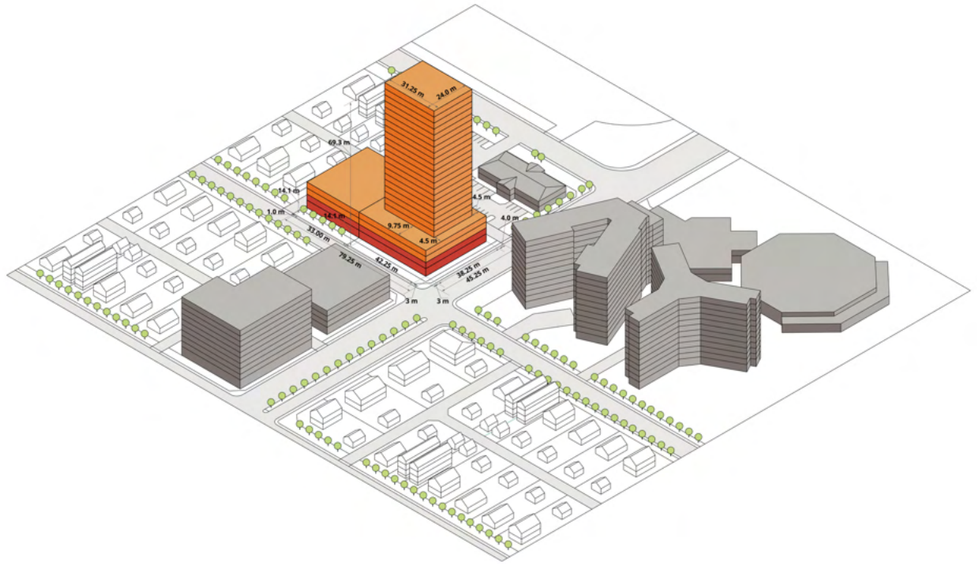

Figure 15: Previous Concept Massing Model – 26 Storeys (4 Storey Podium)

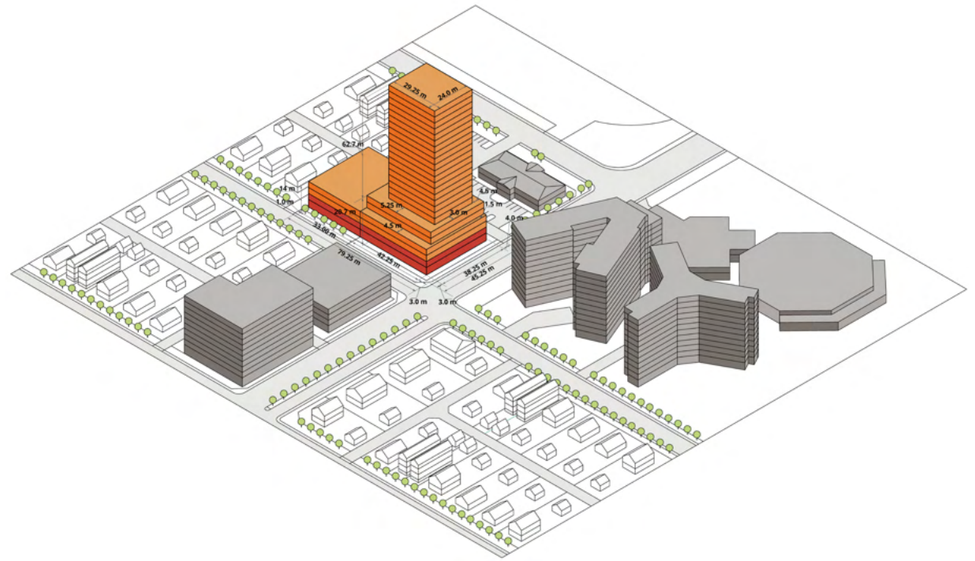

Figure 17: Previous Concept Massing Model – 25 Storey Building (6 & 4 Storey Podium)

Tower and Massing

The preferred massing model for the project is an approximately 27 storey Tall High Rise building on Site 1, and a low rise 'link building' on Site 2. The concept incorporates a human-scaled podium reaching 4 Storeys on both Site 1 and Site 2. The setbacks and step-backs on 87 Avenue and 117 Street sensitively transition the podium away from the public realm while offering ground oriented commercial opportunities and rooftop amenities for residents. The proposed tower is stepped back from the streets and articulated with a small floor plate to maximize light to pass by the building.

Site and Development

The podium is central to the design process; commercial uses will be retained on this site, while a more attractive and appealing public realm and improvements are proposed to transform the site into a destination. The building will be designed with quality and durable materials to enhance the urban landscape and establish retail shops for both residents and visitors. The site is situated at the end of a block with a healthy treed canopy. Landscaping contributions will enhance the existing greenery and create a new and exciting place for people to gather and socialize.

Detailed plans outlining the proposed design are missing at this stage in the process. An updated concept will be prepared in the future as the project progresses.

Total Height: 87.2m

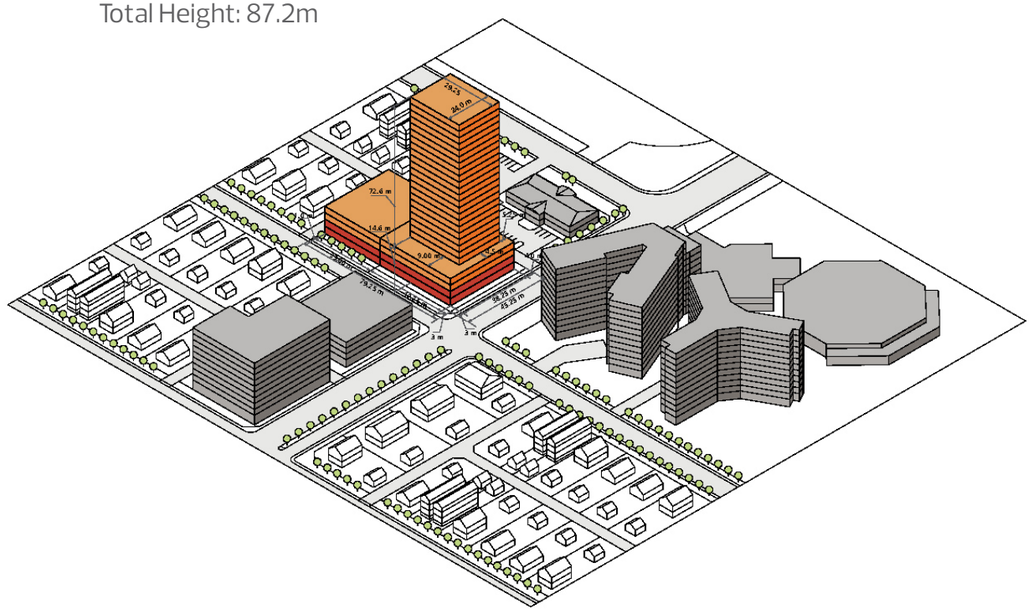

Figure 18: Concept Massing Model – Apx. 27 Storey Building (4 Storey Podium) – Front View

Total Height: 87.2m

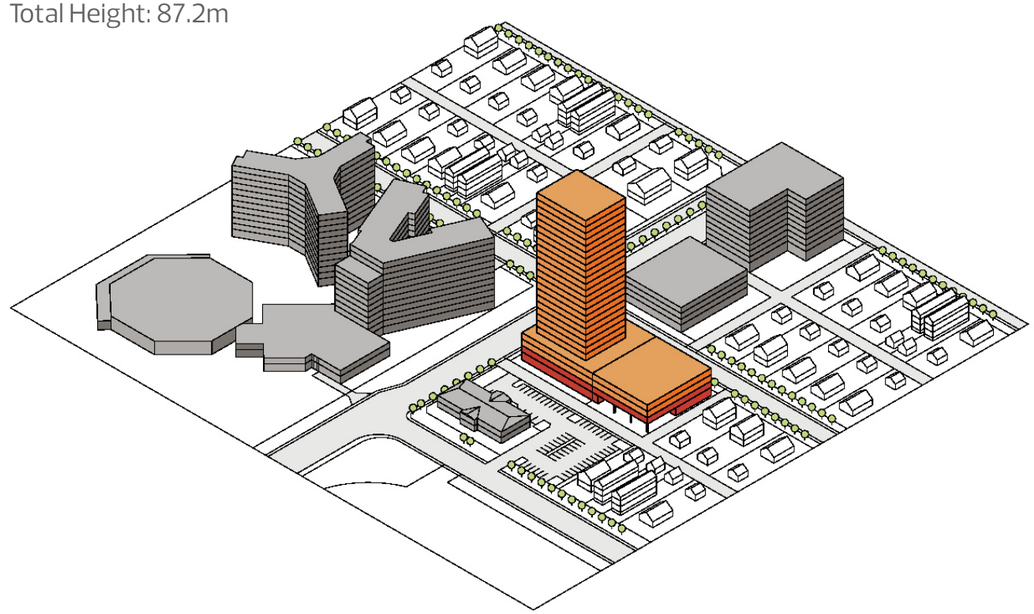

Figure 19: Concept Massing Model – Apx. 27 Storey Building (4 Storey Podium) – Rear View

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Corresponding Plans & Guidelines

District Policy 2.4.3.3 – Tall Buildings

District Policy 2.4.3.3 outlines criteria for Tall High Rise development to be supported in major nodes. This criteria includes the site being within 200 m of a Mass Transit Station or along an Arterial Roadway, and the site size and context allow for appropriate transition to surrounding development.

Site 1 is located within the University–Garneau Major Node and along an arterial roadway. The site is sufficiently large to accommodate the proposed development while allowing for a sensitive transition to the surrounding lower-density areas. The site layout and building design incorporate appropriate setbacks and step-backs to ensure a smooth transition, with the building's tower positioned away from adjacent low-density properties and oriented along the arterial road. Additionally, the proposed relocation of the east-west lane will further enhance this transition, helping to create a more gradual shift between the new development and neighboring properties.

Tall Building Design Guidelines

The City of Edmonton's Tall Building Design Guidelines have been used to inform the design of the proposed massing option. These guidelines help to ensure that tall buildings fit within their context while creating appropriate transition to adjacent lower-density buildings.

MU Zone

The purpose of the MU zone is to allow for varying scales of mixed use development that enables growth and development in Nodes and Corridors. This zone promotes development that enhances the public realm to create vibrant, walkable destinations at a scale that is inviting to pedestrians. The proposed development aligns with the intent of the MU Zone by introducing a mixed-use project that enhances the public realm and supports pedestrian activity within the District's Major Node.

Regulation/Guideline	Tall Building Design Guidelines	MU – Mixed Use Zone	Developer Preferred Massing Option
Tower Design Guidelines			
Maximum Tower Floorplate	750 m^2	850 m^2	750 m^2
Tower Form	Utilize point tower configurations	N/A	Utilizes point tower configuration
Tower Step-backs from Streetwall	4.5 m (minimum)	4.5 m (minimum)	South Step-back: 4.5 m West Step-back: 9.0 m
Tower Setback from Side Property Line & Street Lane Centrelines	12.5 m (minimum)	6.0 m minimum from side property line	48.50 m to side property line 18.85 m to south street centreline 22.98 m to west street centreline 12.5 m to rear lane centreline
Mid-Rise/Podium Design Guidelines			
Podium Height	No greater than the width of the adjacent right-of-way	23.0 m (maximum)	Podium Height: 14.6 m West ROW: 20.5 m South ROW: 29.5 m
Setbacks	Be pushed to the property lines. It may be appropriate to increase setbacks in order to highlight entries and similar features, maintain sightlines, accommodate streetscape activation, and/or provide adequate separation for certain uses.	From abutting sites: 3.0 m From streets: 1.0 m (or 3.0 m maximum for ground floor non-residential uses) From alleys: 0.0 m	From abutting site: 1.0 m (plus road closure area) From streets: 3.0 m From alley: 4.0 m
Step-backs between Podium and Tower	Employ step-backs to create a human-scaled street wall and ensure adequate sunlight penetration.	4.5 m	North Step-back: 48.5 m East Step-back: 5.25 m South Step-back: 4.5 m West Setback: 9.0 m
Sidewalk Sunlight	Ensure approximately 5 hours of sunlight onto adjacent sidewalks from March 21 to September 21.		5 hours of sunlight onto both west and south sidewalks is provided from March 21 to September 21.

Context Transition

Transition to Adjacent Residential

An appropriate transition is created between the proposed development and adjacent low-density residential buildings through the following measures:

- By locating the tower along 87th Avenue on Site 1 and by locating the 'Link Building' along 117 Street on Site 2, distance is created between the tower and adjacent low-density development.
- A 4-storey podium is used to ensure the streetwall is scaled to ensure pedestrian comfort and appropriate massing transition to the adjacent low-density residential neighbourhood.
- Setbacks and step-backs throughout the proposed building massing are designed to limit the visual impact of the building at street level, and from neighbouring properties.
- The proposed east-west alley relocation to the northern most portion of the Site would ensure there is sufficient separation from the proposed development and the neighbouring properties to the north of the site.

87 Avenue Context

The proposed development is in-scale with other tall buildings within the District Major Node along 87 Avenue. Several tall buildings exist along 87 Avenue, on the north and south blocks. Some examples of such buildings include the University of Alberta residence buildings, the University of Alberta Medical Sciences Building, the University of Alberta Education Centre building, the Laurent Student Housing tower, and the Eleanor Tower (among others).

117 Street Context

An analysis of the existing development within a block of 117 Street shows an existing pattern of additional density on nearby properties, and potential trends pointing toward continued intensification. Existing developments such as the Windsor Terrace, the Bentley, and University of Alberta residence buildings (including Lister Hall, Schaffer Hall, Kelsey Hall, Mackenzie Hall, etc.) serve as examples of existing intensity and height in the Site's context. A trend toward continued intensification in the area is exemplified by other planned redevelopment projects in the area (such as the Windsor Heights development project), and a concentration of single-detached rental units which could offer further opportunities for site consolidation and redevelopment.

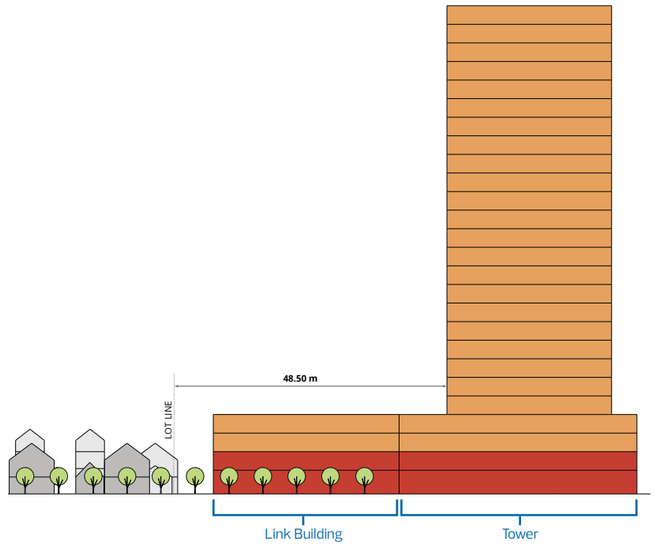

Figure 22: Separation Between Tower and Neighbouring Residential with Relocated Alley

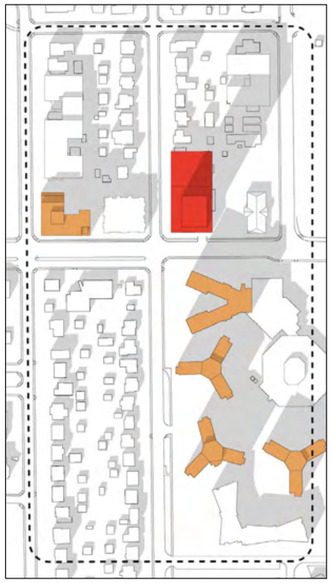

Figure 21: Map of Tall Buildings along 117 Street

Figure 20: Map of Tall Buildings along 87 Avenue

Site | High Rise Buildings | Tall High Rise Buildings

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Sun–Shadow Study

To ensure appropriate sun exposure for adjacent buildings, and to limit shading impacts of the proposed building, a detailed Sun–Shadow Study was conducted. To align with the City of Edmonton's Tall Building Design Guidelines, an additional analysis was conducted to ensure that the sidewalks adjacent to the proposed development have a minimum of 5 hours of sun exposure. The figures below show the minimum 5 consecutive hours that the adjacent sidewalks have sun exposure.

March 21 – 5–Hour Sidewalk Sun Analysis

Figure 23: 11:00 am

Figure 24: 12:00 pm

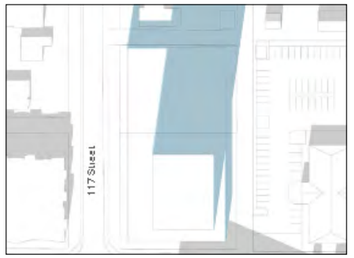

Figure 25: 1:00 pm

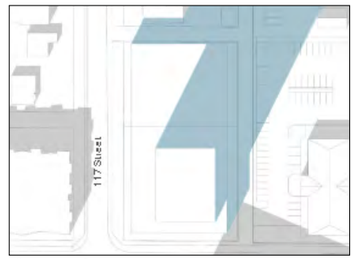

Figure 26: 2:00 pm

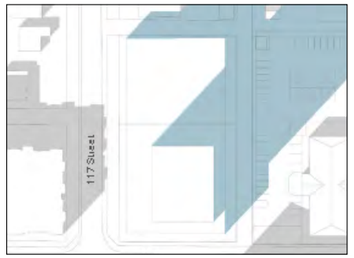

Figure 27: 3:00 pm

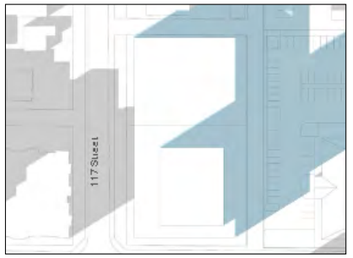

Figure 28: 4:00 pm

September 21 – 5–Hour Sidewalk Sun Analysis

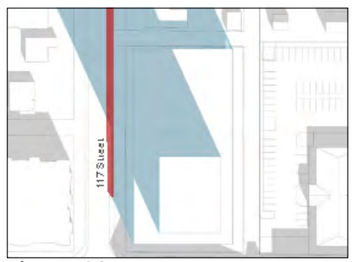

Figure 29: 11:00 am

Figure 30: 12:00 pm

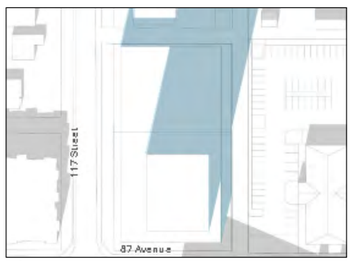

Figure 31: 1:00 pm

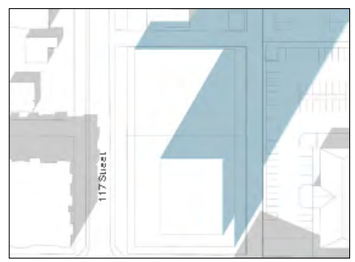

Figure 32: 2:00 pm

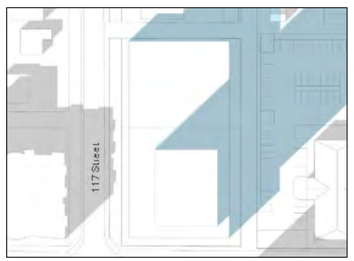

Figure 33: 3:00 pm

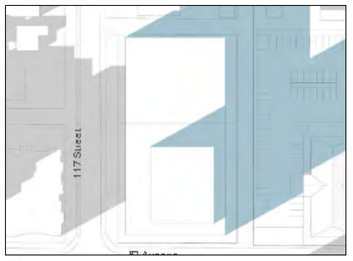

Figure 34: 4:00 pm

Shadow on Adjacent Sidewalk Cast by Proposed Building

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Wind Study

A detailed Wind Study was conducted to analyze the wind impacts of the proposed building, and ensure that pedestrian comfort is maintained at street level. Windflow characteristics including downwash, acceleration, and shielding were analyzed. Figure 35 illustrates these wind effects in relation to the proposed massing option for the Site. A description of each of the wind effects is as follows:

1. **Downwash:** relates to the effect of winds against a tall building, whereby much of the impinging flow on the windward side of the building is directed to lower levels.
2. **Acceleration:** describes the increased wind speeds that can be created as incoming winds are pushed around the corners of buildings.
3. **Shielding:** relates to calm zones on the leeward side of buildings, which are protected from prevailing winds as a result of building design.

The proposed development is designed to limit negative wind impacts through the design of the podium. Specifically, the podium is designed to limit downwash effects by disrupting and cushioning the downward flow of wind, helping to direct flows away from pedestrian spaces.

The Wind Study concluded that all grade-level pedestrian-sensitive locations within and surrounding the subject site are expected to be suitable for the anticipated uses without mitigation on a seasonal basis. Additionally, the introduction of the proposed development is not expected to significantly reduce wind comfort over neighbouring areas beyond the subject site.

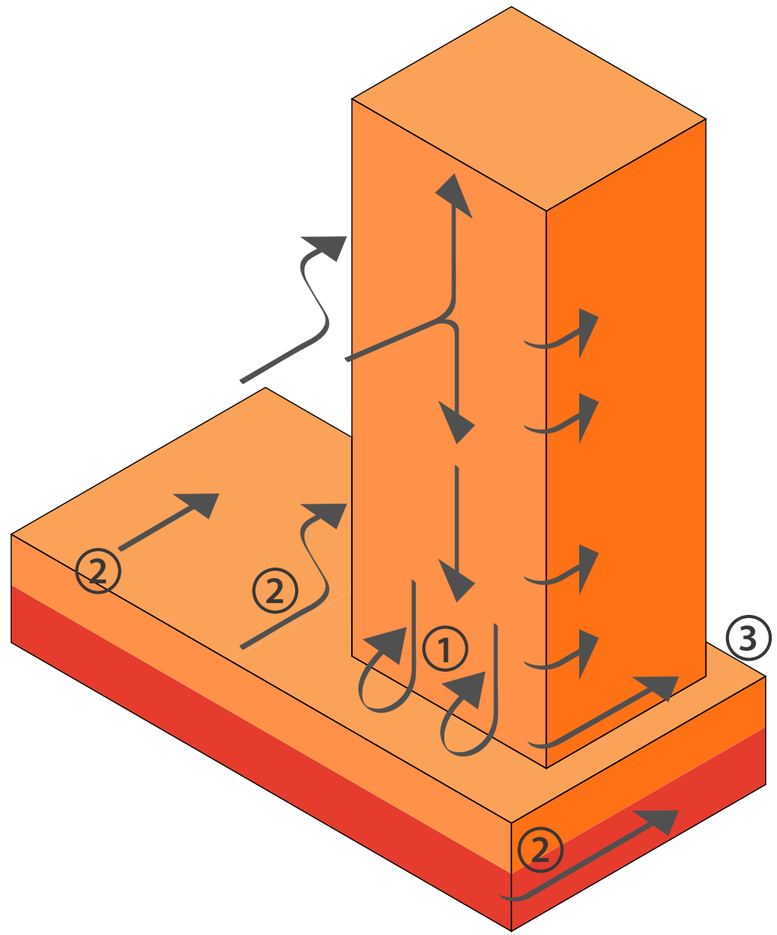
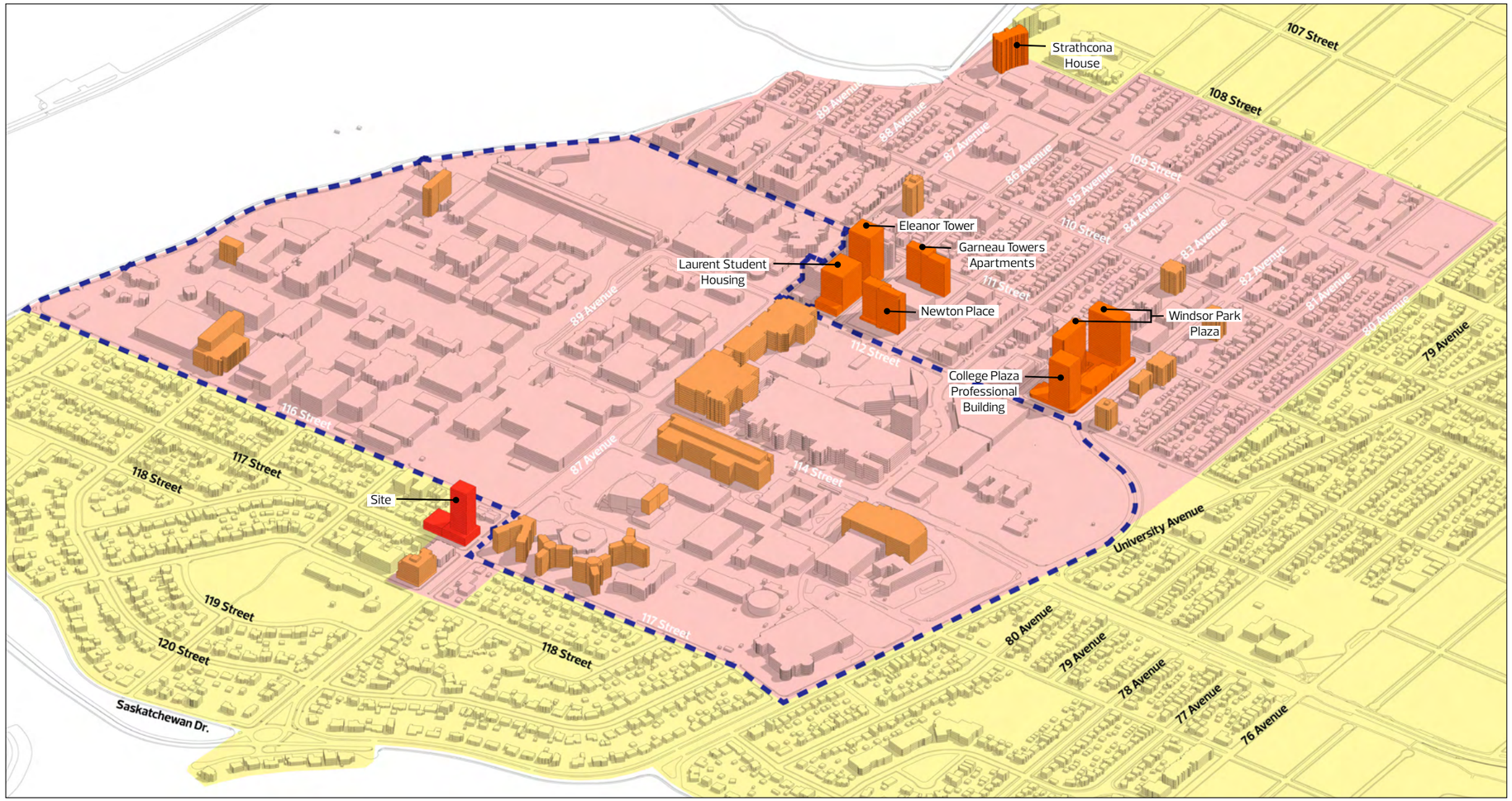


Figure 35: Wind Effects on Preferred Massing Option

Tower Massing & Surrounding Context



Number of Storeys:

- Proposed Building: Apx. 27
- Eleanor Tower: 30
- Laurent Student Housing: 20
- Garneau Towers Apartments: 20
- Newton Plaza: 20
- Windsor Park Plaza: 27
- College Plaza Professional Building: 20
- Strathcona House: 19

Figure 36: 3-D Context Map – Scona District

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

Building Renderings – Northeast View

Figure 37: Northeast View – Massing Model

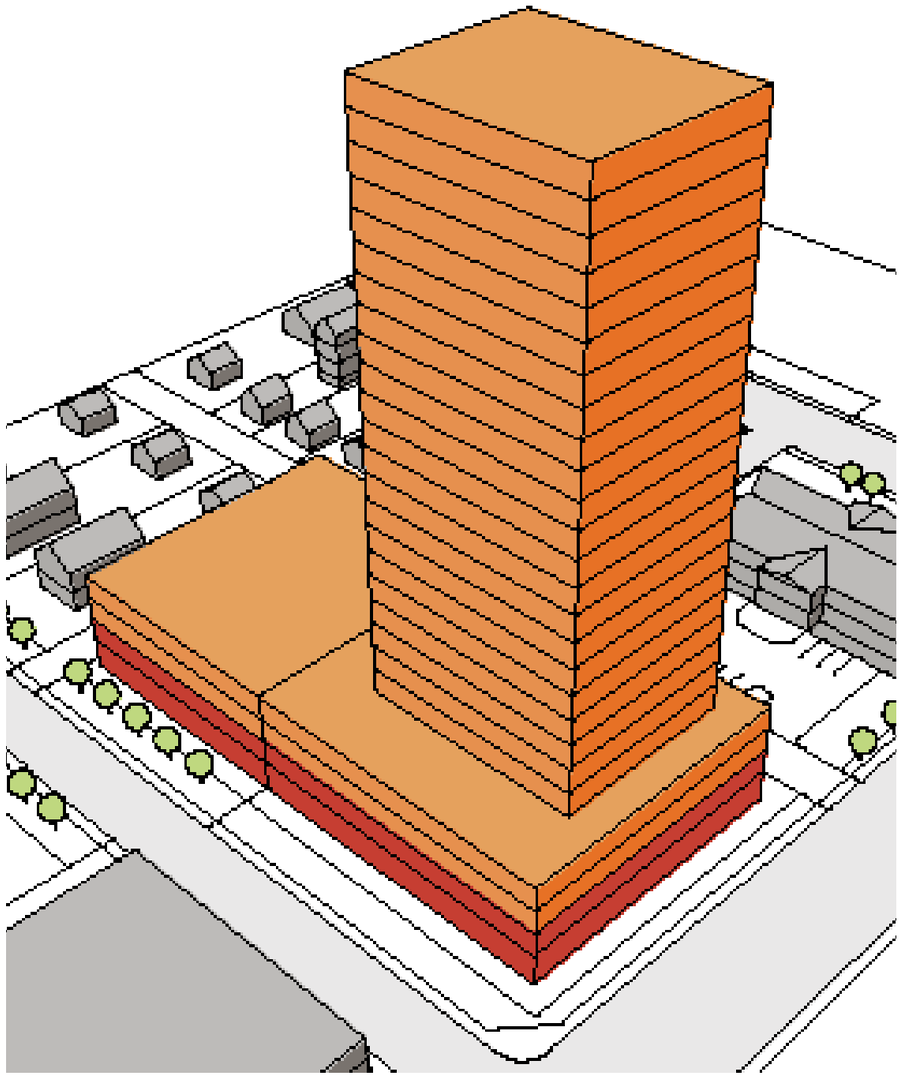


Figure 38: Northeast View – Rendering

Building Renderings – Northeast View

Figure 39: Northeast View – Massing Model

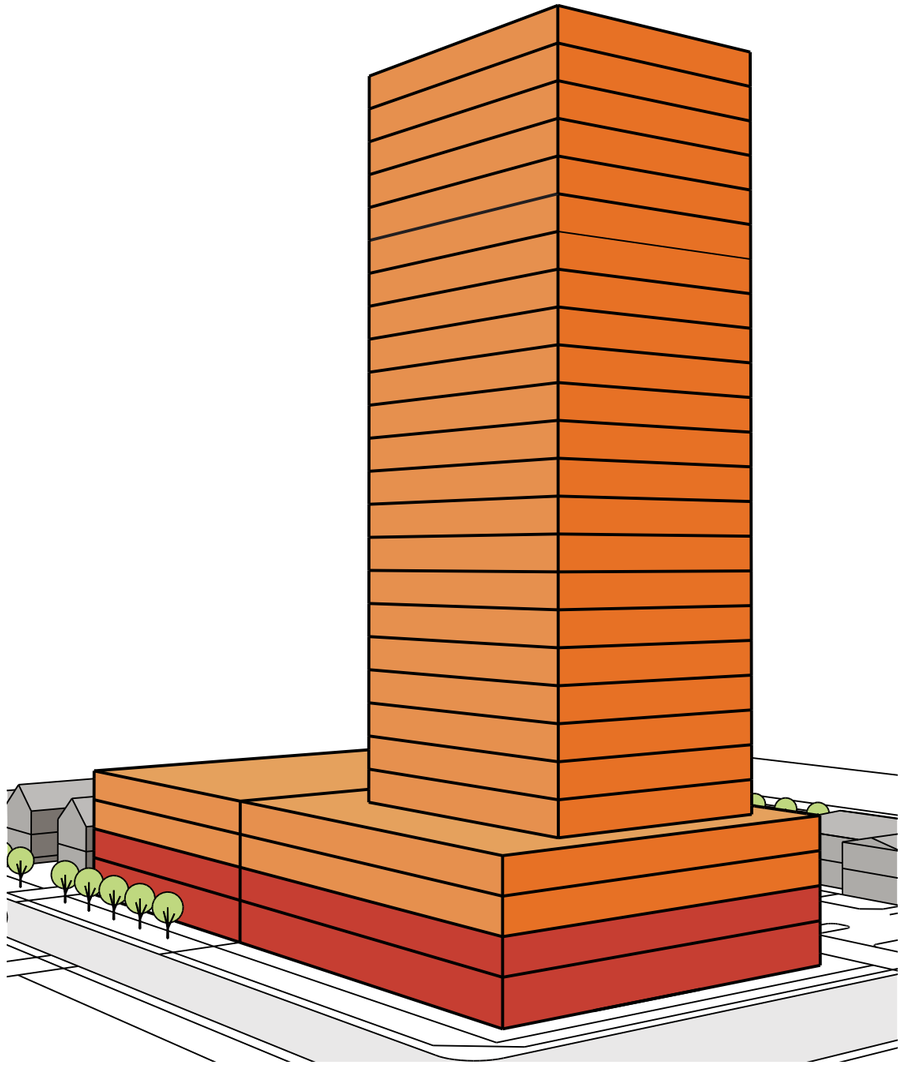


Figure 40: Northeast View – Rendering

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Building Renderings – Northwest View

Figure 41: Northwest View – Massing Model

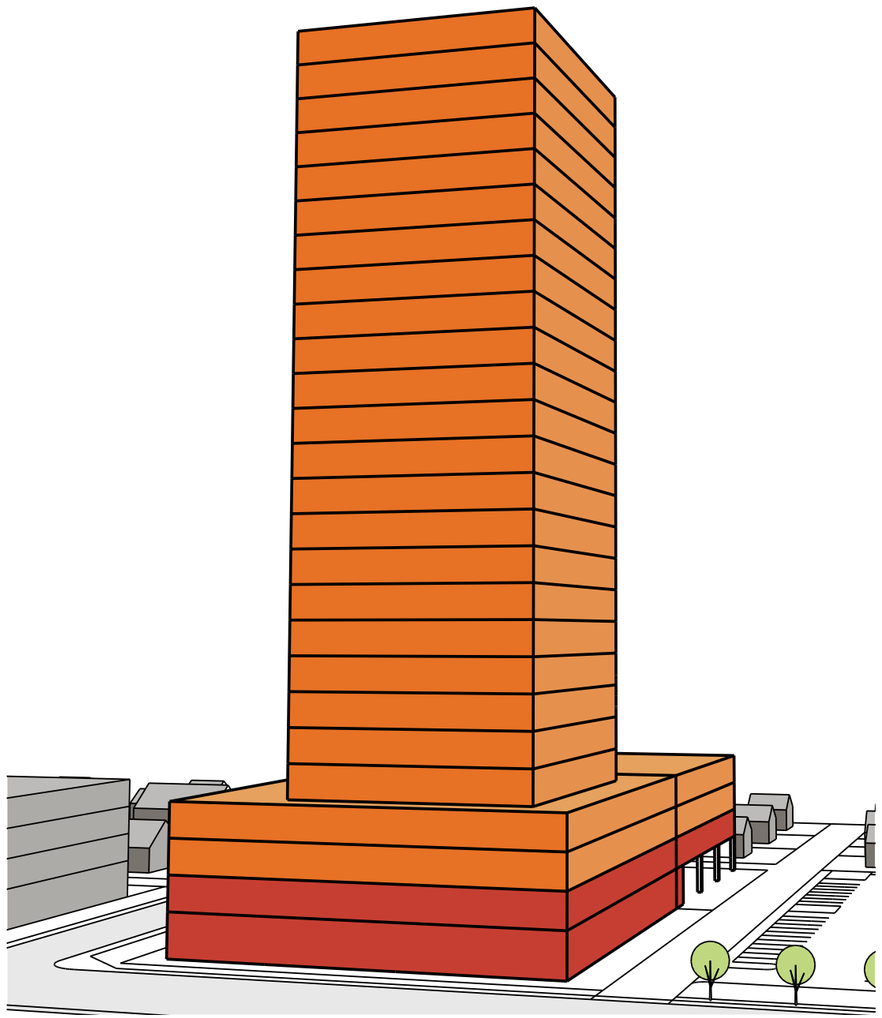

Figure 42: Northwest View – Rendering

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Building Renderings – Southeast View

Figure 43: Southeast View – Massing Model

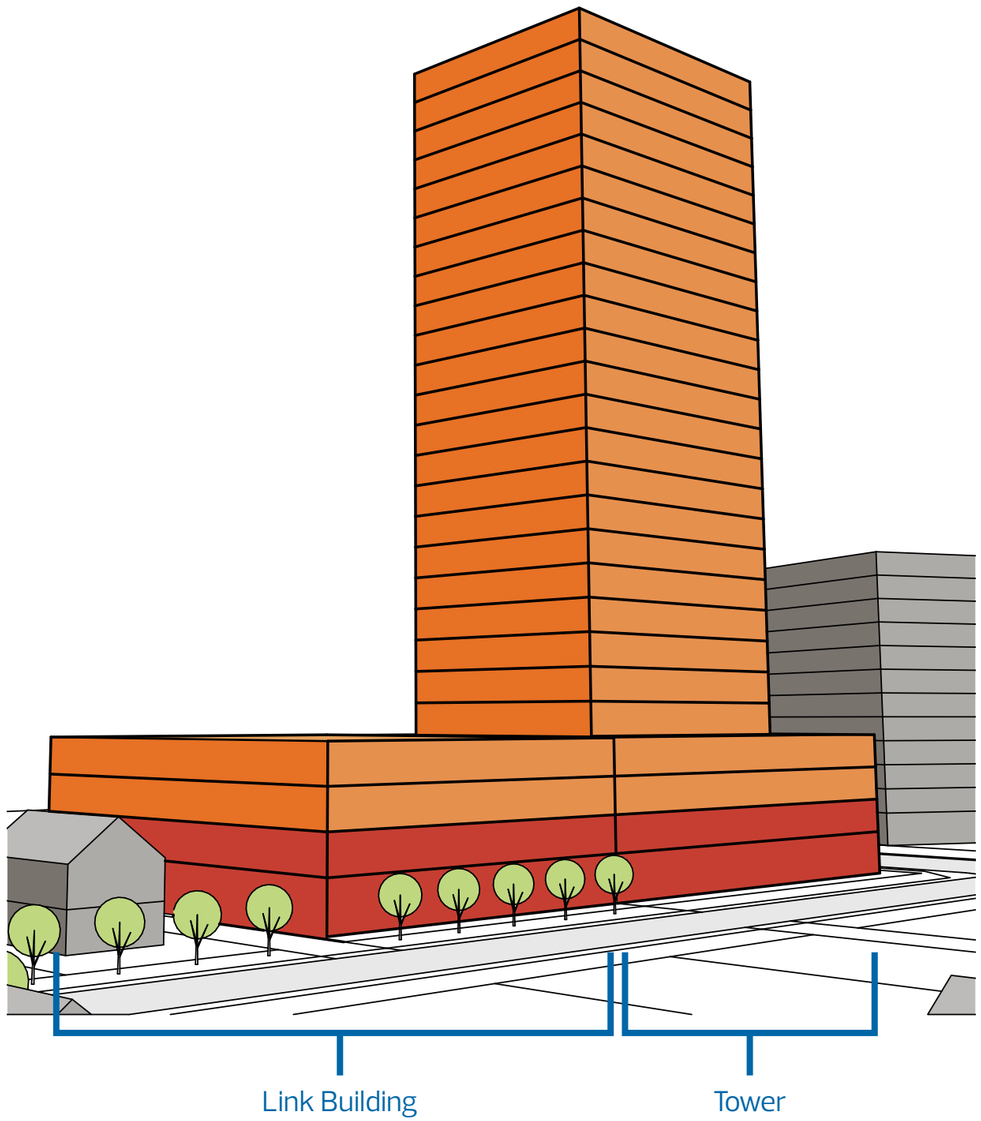

Figure 44: Southeast View – Rendering

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5. Community Engagement

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Response to Community Comments

POLICY REFERENCE

District Policy

2.4.4.3 Support High Rise development within District 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.

Height & Sun Shadow:

Feedback: Respondents believe that the proposed height of the tower (88 metres) is too tall for the neighbourhood, exceeds the height of adjacent buildings, does not align with the existing character of the neighbourhood and it will cast shadow on the properties located within the Windsor Park area.

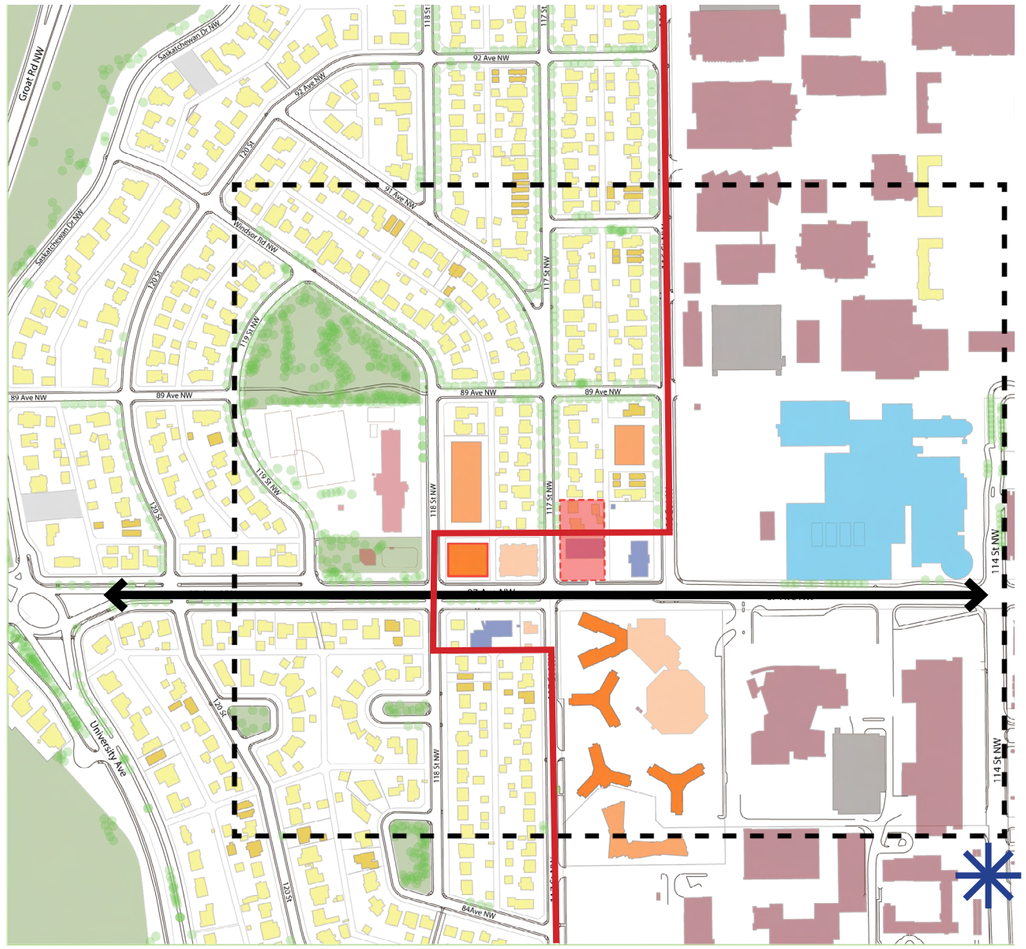
Response: While the proposed tower exceeds the height of adjacent buildings, it aligns with District Policy 2.4.3.3, which supports the inclusion of tall high-rise buildings in Major Nodes. The site's location along an Arterial Roadway further supports the development's suitability for high-density use. Additionally, the large size of the site allows for a context-sensitive design, including a 4-storey podium on Site 2, which creates a transition between the tower and the neighbouring low-density residential area. The wind study for the proposed development indicates that wind conditions resulting from the tower are expected to remain within acceptable levels.

Traffic/Parking/Safety:

Feedback: Respondents believe that the proposed redevelopment along with other existing issues will increase the traffic congestion in the area. An increase in traffic will result in shortcutting through the neighbourhood, which will compromise the safety of residents, especially children. Respondents also highlighted that there is already a lack of parking in the area and the proposal will increase the parking congestion.

Response: The mobility assessment for the proposed development confirms that the adjacent neighbourhood roadway network can provide safe and convenient access for vehicles associated with the development, maintaining acceptable levels of traffic service. The existing transportation infrastructure is expected to support high levels of pedestrian, cyclist, and transit accessibility. To accommodate the anticipated daily traffic in the north-south alley, it will be widened by 1.0m between the new east-west alley and 87 Avenue, and upgraded to a commercial standard. The proposed development will include 350 below-grade parking spaces to serve approximately 240-300 residential units, along with 18 surface parking stalls.

Figure 45: Neighbourhood Context & Alignment with District Policy 2.4.3.3



Response to Community Comments

Density & Inadequate Infrastructure:

Feedback: Respondents believe that Windsor Park has already contributed to the densification targets with recent developments and infrastructure is inadequate to support additional density.

Response: According to the City's Technical Circulation Report, the proposed increased density is well-supported by key amenities within walking distance of the site, including the River Valley, two LRT stations, the University Campus, and a school site. Following the rezoning, the developer will be required to assess the total on-site servicing needs and service line capacity in consultation with a qualified engineer. This will ensure the appropriate sizing of services to meet the demands of the proposed development. Before the issuance of a Development Permit, the Development Officer must verify that all necessary infrastructure upgrades have been addressed by the developer.

Student Housing:

Feedback: Many U of A students reside within the neighbourhood boundaries in rental houses, secondary and garden suites, and apartment buildings–not to mention living in their parents' homes. This is expected in a neighbourhood adjacent to the University and isn't unique. It's also true of other Edmonton neighbourhoods close to the University.

Response: While some University of Alberta students and faculty may currently reside in the Windsor Park neighbourhood in rental houses, secondary suites, or their family homes, these housing options tend to be less permanent and do not fully address the growing demand for stable, long-term housing near the University. The addition of 240–300 new units in the neighbourhood will provide more permanent housing solutions for students, faculty, and other individuals employed at the University of Alberta and nearby institutions. This will help meet the housing demand in a more sustainable way, offering additional housing options that contribute to the overal livability and diversity of the neighbourhood.

Figure 46: Proposed Development Rendering

6. Summation

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Rezoning Application

The proposed development introduces a mixed-use project that enhances the public realm and supports pedestrian activity within the District's Major Node. The scale and massing of the proposed development carefully responds to its surrounding built form context by providing additional height and intensity while providing a sensitive transition to adjacent low-density properties.

Windsor Park is currently experiencing intensification along 87 Avenue, as seen with the Bentley and the Windsor Terrace residential developments. Further intensification exists along 87 Avenue within the District Node, including University Buildings such as the Lister Hall Residences which reach up to 12 storeys. The massing of the proposed building has been designed to limit sun-shadow and wind impacts, while creating a comfortable street-level pedestrian experience and transition to adjacent properties.

Conclusion

Thank you for the opportunity to share our submission to the Edmonton City Administration. Rezoning the property at 11630 - 87 Avenue NW to the MU Zone, and the properties at 8715 & 8719 – 117 Street NW to the MUN Zone is an opportunity to redevelop this site to improve housing stock and diversity within a mixed use, multi-unit development.

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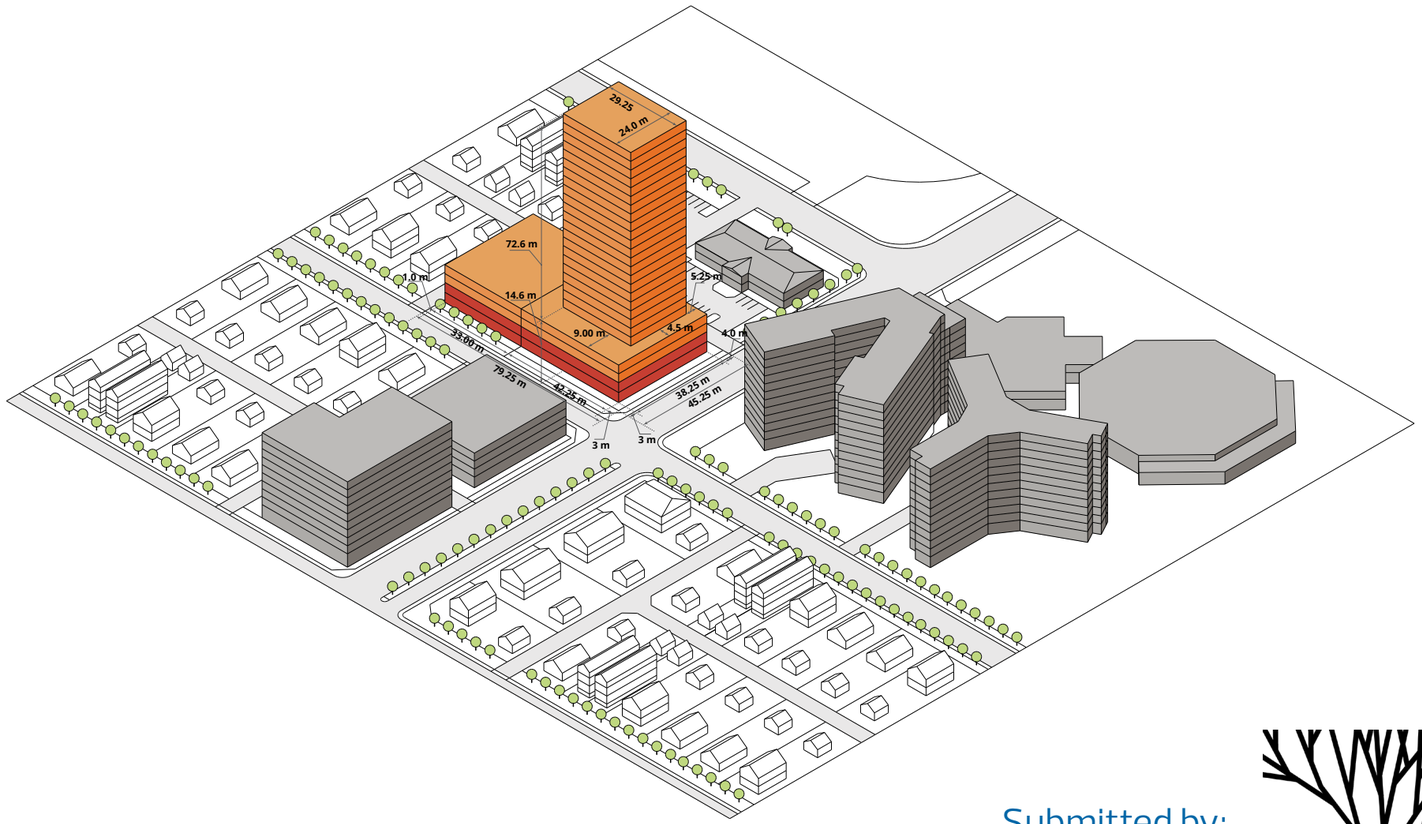
URBAN DESIGN BRIEF

Windsor Park Development

11630 – 87 Avenue NW, Edmonton
8715 & 8719 – 117 Street NW, Edmonton



Submitted by:
GSA Consulting
April 2025

GSA Green Space Alliance

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