



LOW RISE RESIDENTIAL DEVELOPMENT 11563, 11565 & 11567 - University Avenue NW

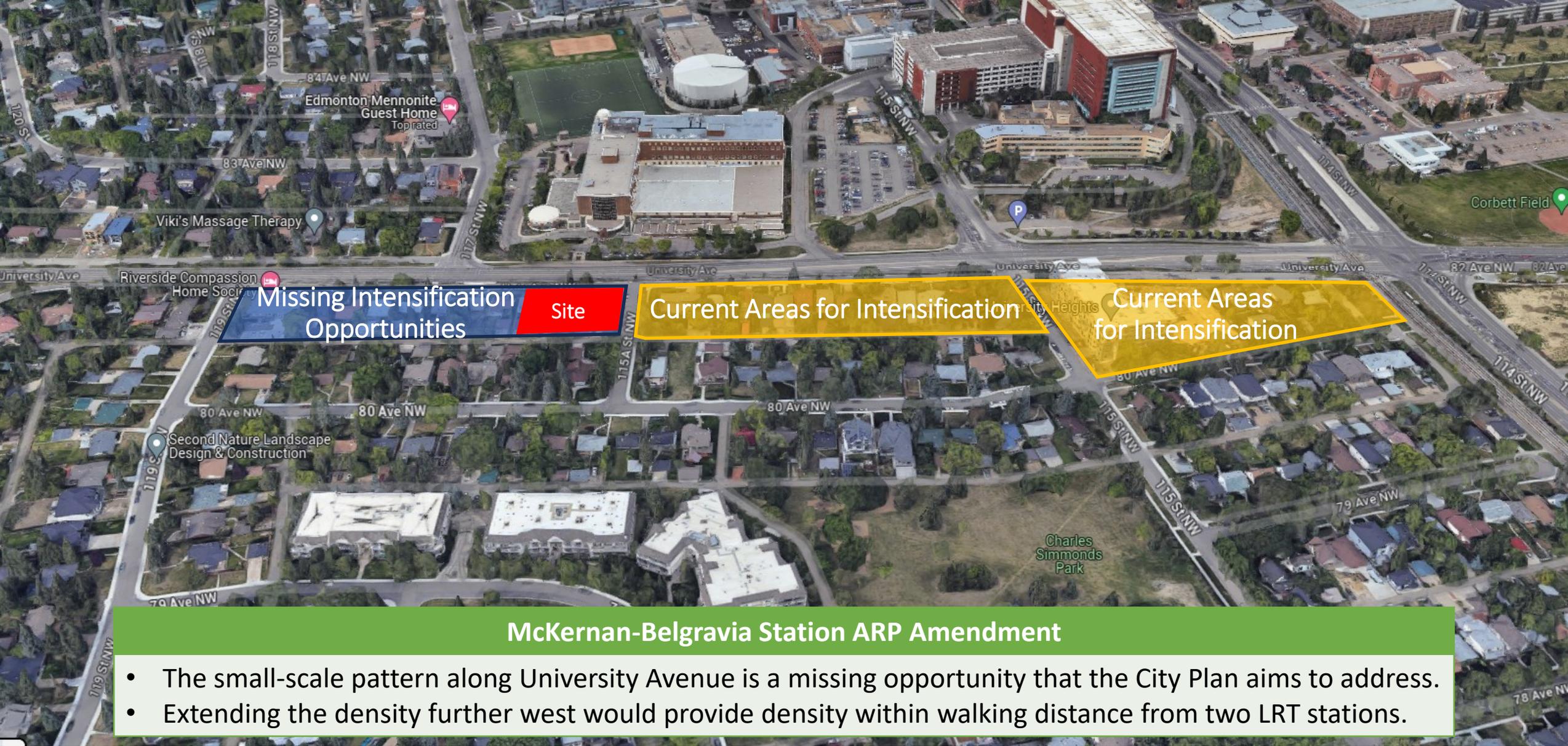
From (RF3) Small Scale Infill Development Zone To (RA7) Low Rise Apartment Zone



Alignment with The City Plan

- Residential infill will occur at a variety of scales, densities, and designs within all parts of a neighbourhood.
- Residential infill should provide sensitive transitions to existing small-scale developments in the interior of neighbourhoods.

The City Plan



Missing Intensification Opportunities

Site

Current Areas for Intensification

Current Areas for Intensification

McKernan-Belgravia Station ARP Amendment

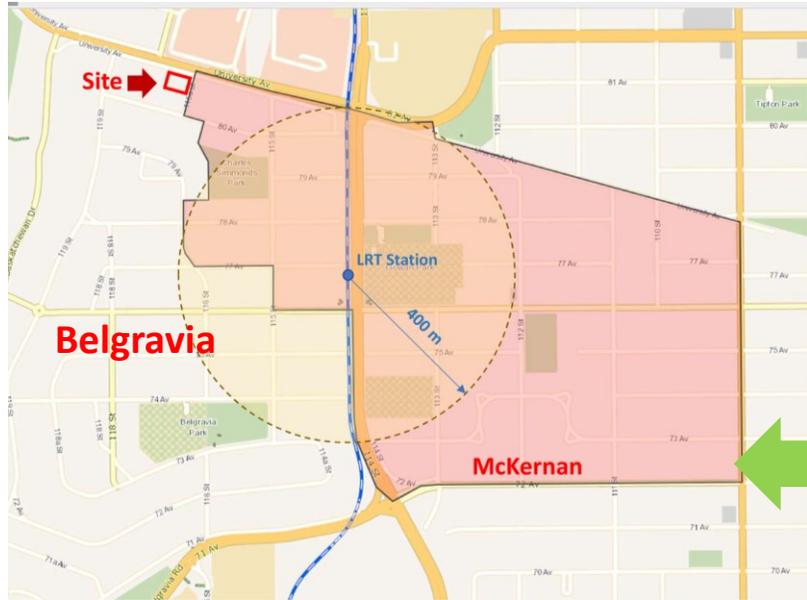
- The small-scale pattern along University Avenue is a missing opportunity that the City Plan aims to address.
- Extending the density further west would provide density within walking distance from two LRT stations.

University Avenue Missing Opportunities



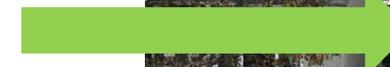
Local Improvements

- Build missing sidewalk on the west side of 115A Street.
- Upgrade the alley to a multi-unit / commercial standard.

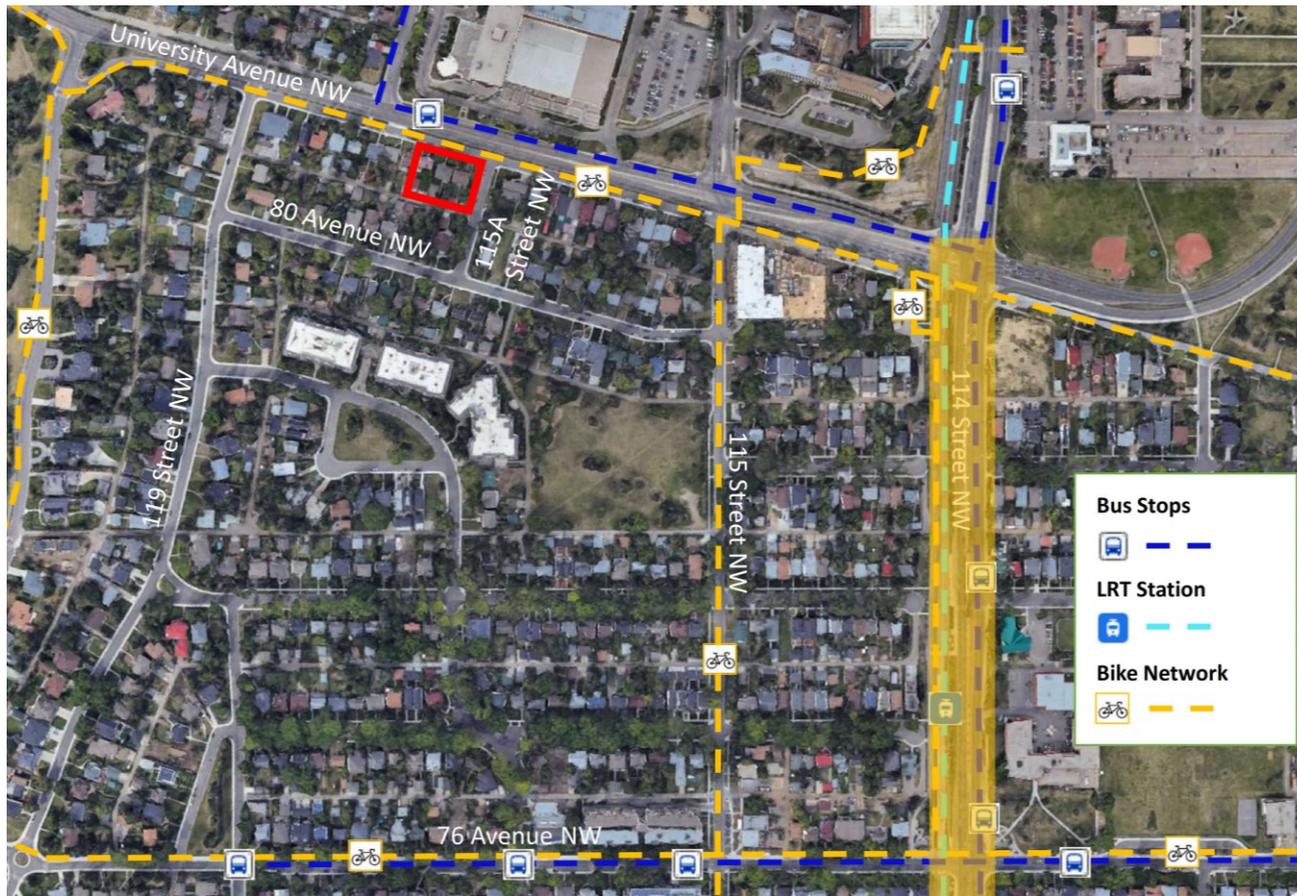


Community Support

- The most affected property owner to the west supports the rezoning.
- The McKernan Community League also supports the rezoning



Development Scenario Within McKernan-Belgravia Context



Subject Site

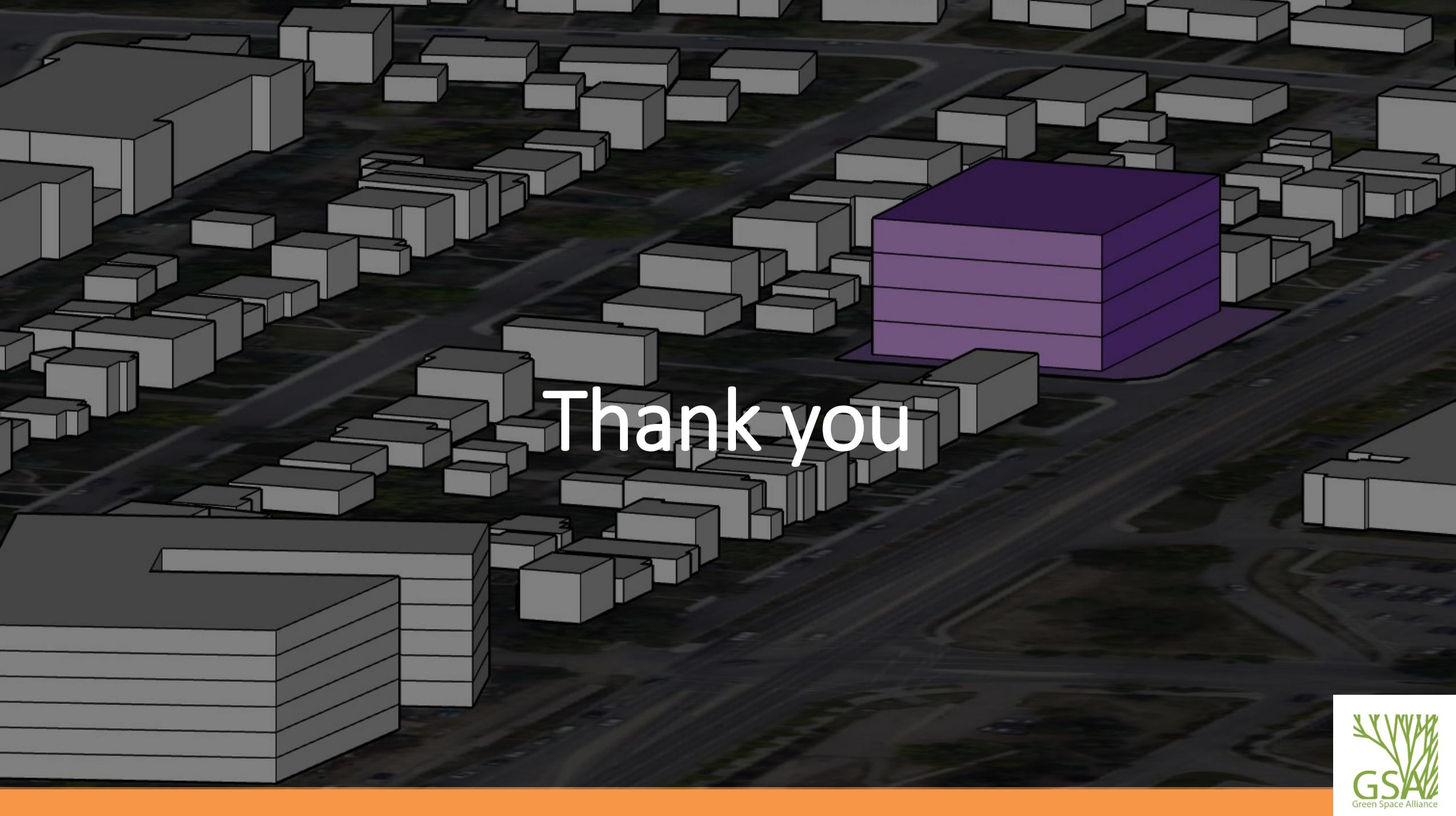


11563, 11565, and 11567 – University Avenue NW

Positive Outcomes

- Conforms with The City Plan.
- Amendments to the McKernan-Belgravia Station ARP help better align the plan with The City Plan.
- The (2009) Residential Infill Guidelines and the draft Scona District Plan support low-rises on the corner site at the neighbourhood's edge, fronting onto an arterial or service road.
- Provide a transition between the University-Garneau Major Node and the neighbourhood to the south.
- The RA7 Zone is compatible with the surrounding RF1 Zoning.

Conclusion

An aerial, isometric view of a city grid. The buildings are represented as grey rectangular blocks of varying sizes. A single building in the middle-right section is highlighted in a vibrant purple color. The streets are dark grey lines forming a grid pattern. The overall scene is a stylized, 3D representation of an urban environment.

Thank you