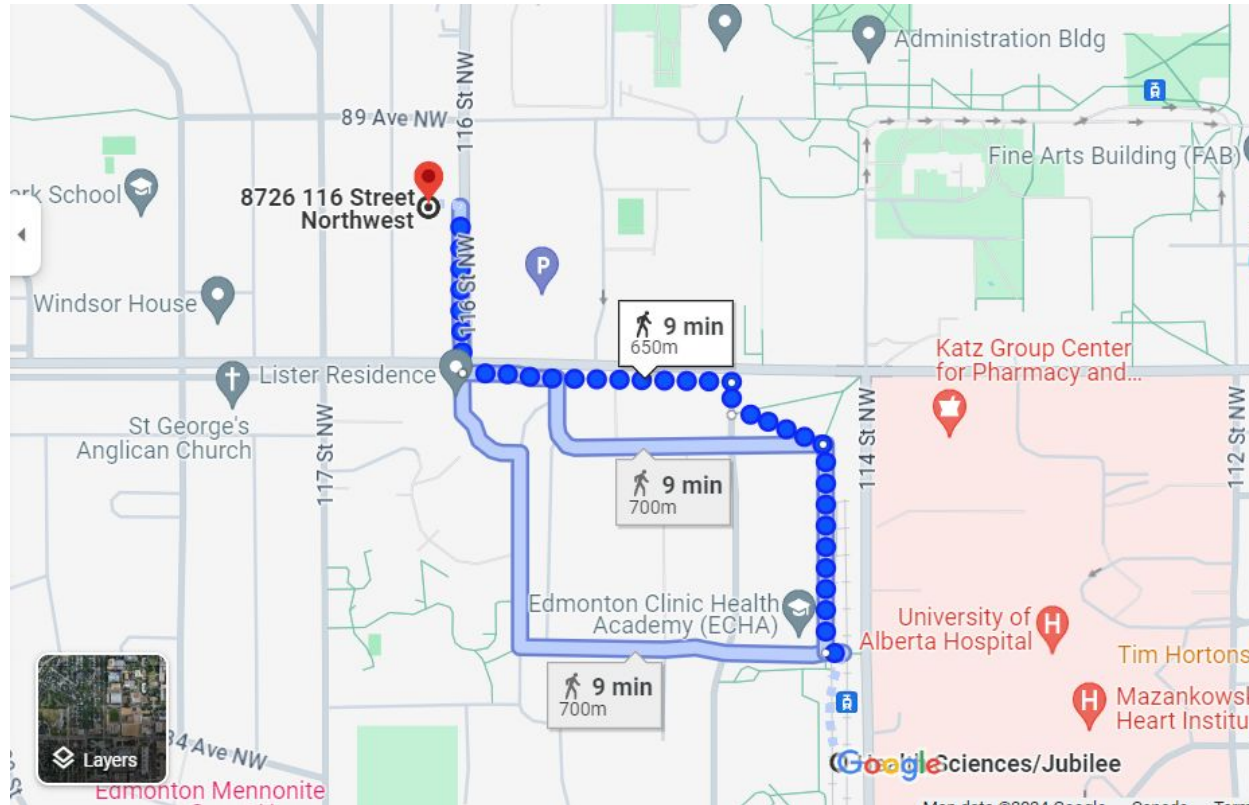


8726, 8730, and 8734 -116  
Street NW

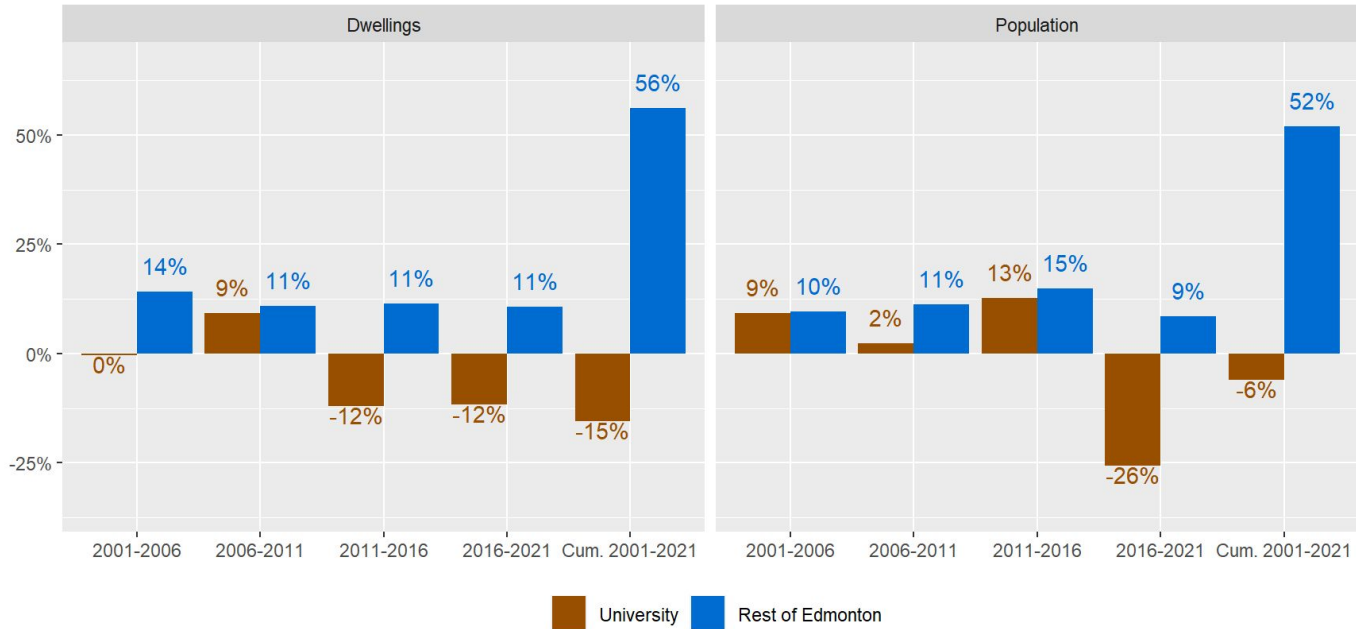
Jacob Dawang

# The site is located close to transit, jobs and school

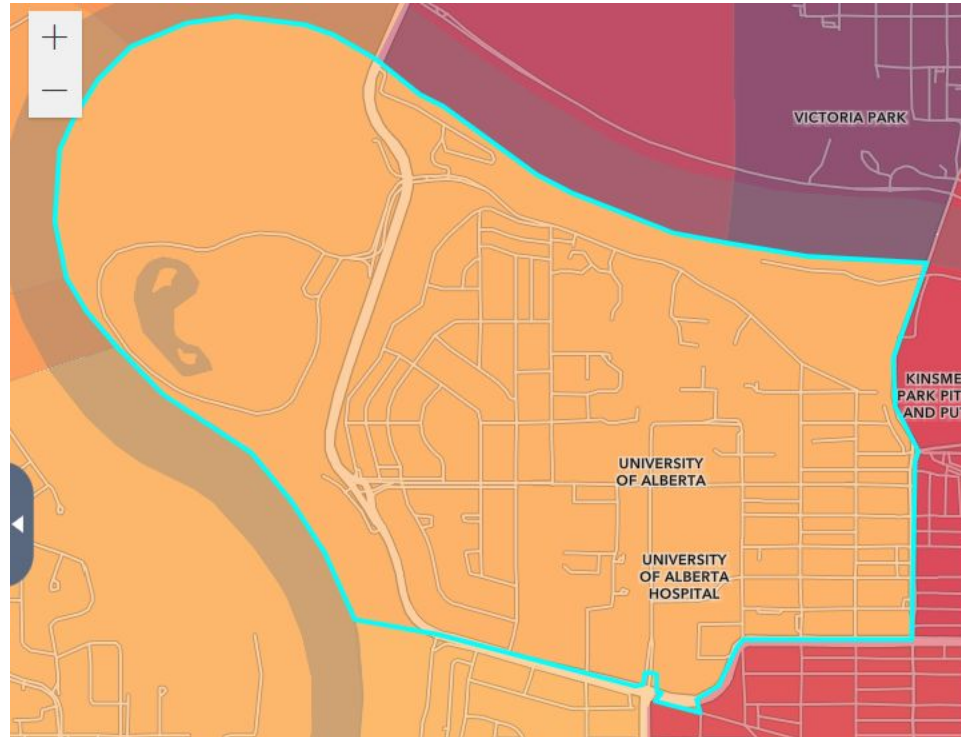


# Yes, we do need more housing near the University

Population and dwelling growth in University station area  
Census over census, 2001-2021



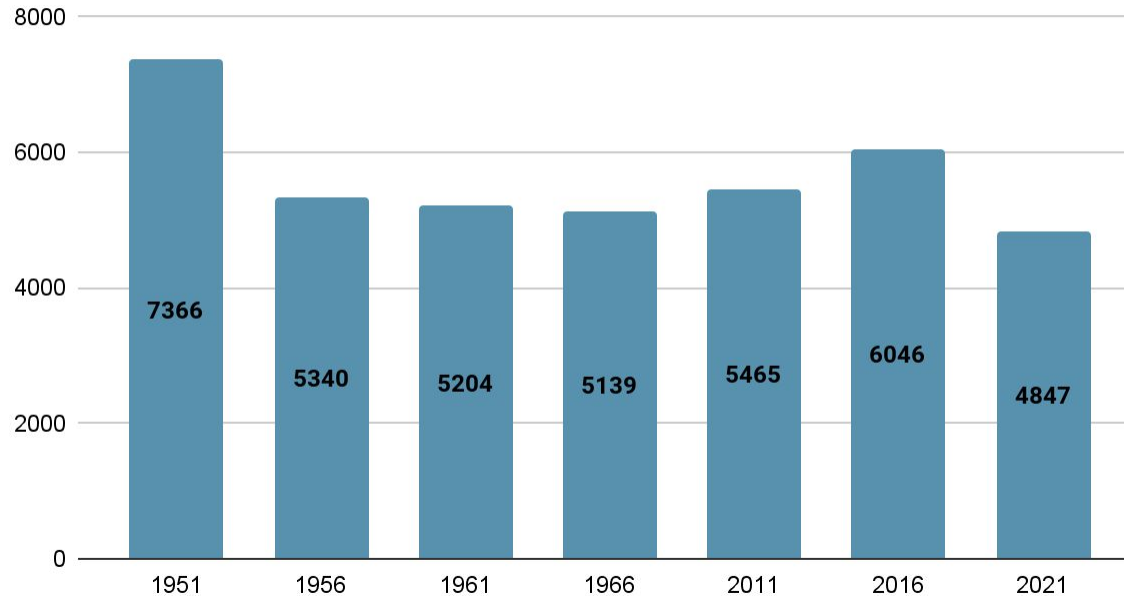
We can go back to 1951 thanks to researchers at UWO



Source: [UNI-CEN Canadian Neighbourhood Change Explorer](#)

# The University area is less dense than in 1951

Population in University Harmonized Census Tract

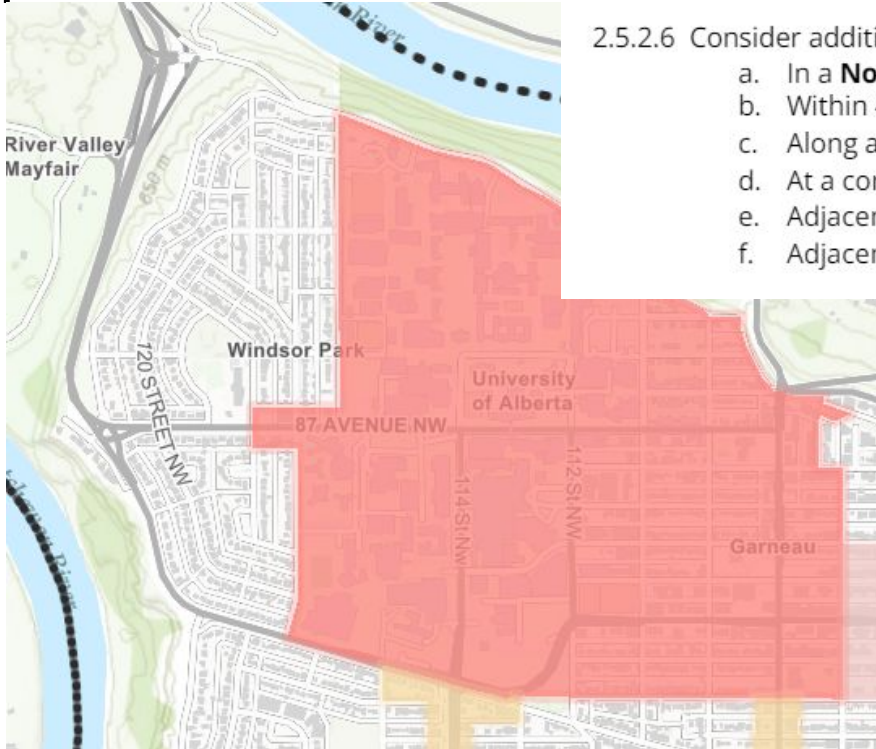


Source: [UNI-CEN Canadian Neighbourhood Change Explorer](#)

# Approving "baby midrise" housing like this is required to meet Council's goals

- 50% net new units through infill.
- 50% trips taken by active and public transit.
- Less than 35% of household income spent on housing and transportation.

# This would be a discretionary support under draft district plans



- 2.5.2.6 Consider additional height in locations that meet at least two of the following criteria:
- In a **Node or Corridor Area** or within 100 metres of a **Node or Corridor Area**,
  - Within 400 metres of a **Mass Transit Station**,
  - Along an **Arterial Roadway** or a **Collector Roadway**,
  - At a corner site,
  - Adjacent to a park or open space, and/or
  - Adjacent to a site zoned for greater than **Small Scale** development.

Under the City Plan, this site is arguably in the major node

