

- . State the **purpose** of the rezoning application.
- . Address concerns raised by **neighboring** property owners.
- . Provide a response to comments from **City Administration**.

**State the **purpose** of the rezoning application**

To have more site coverage to **build garage at back**

11302-72 Ave  
Rezoning  
From RS to RSM  
H12  
LDA25-0151

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7701-111St  
Rezoning  
From RS to RSM  
H12  
APP25-0141

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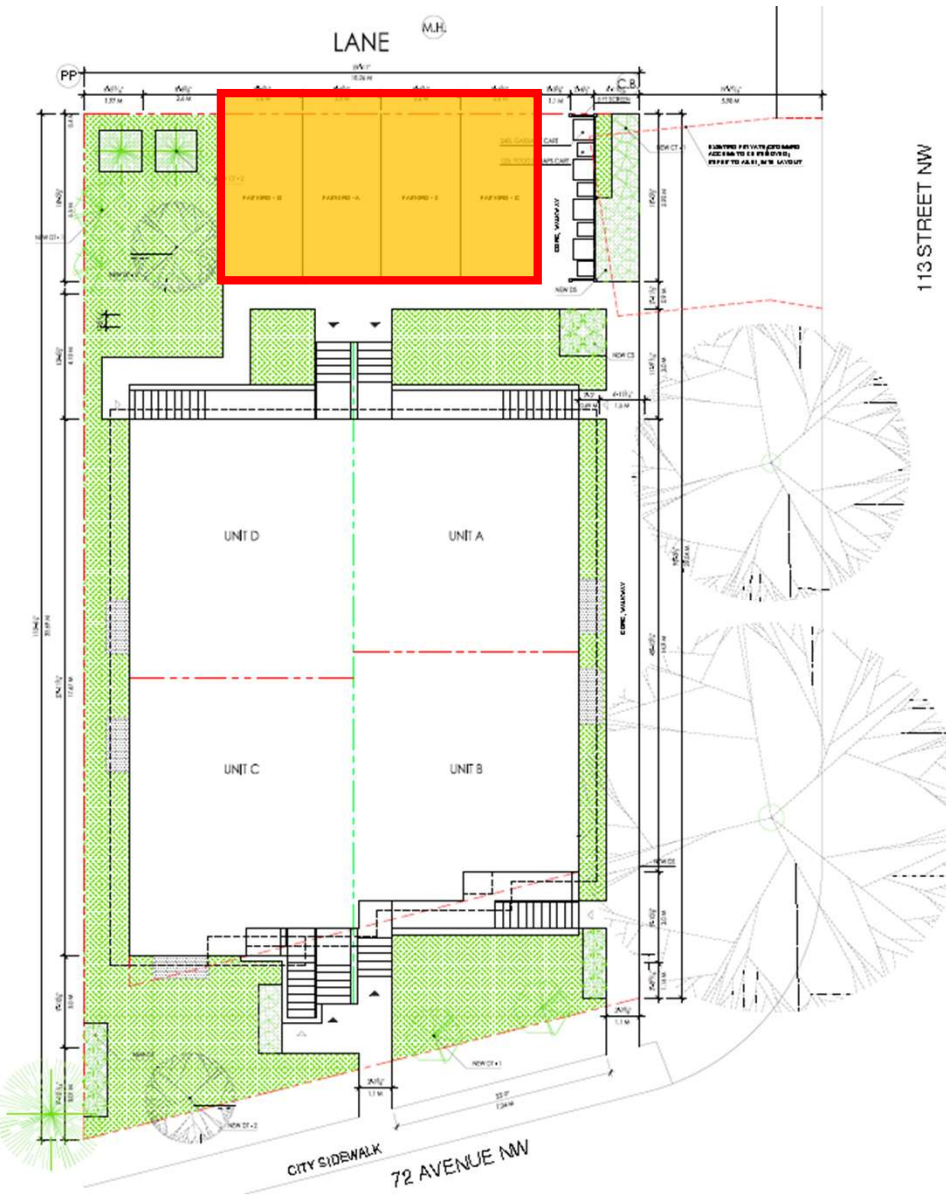
11310-72 Ave  
Rezoning  
From RS to RSM  
H12  
LDA25-0153



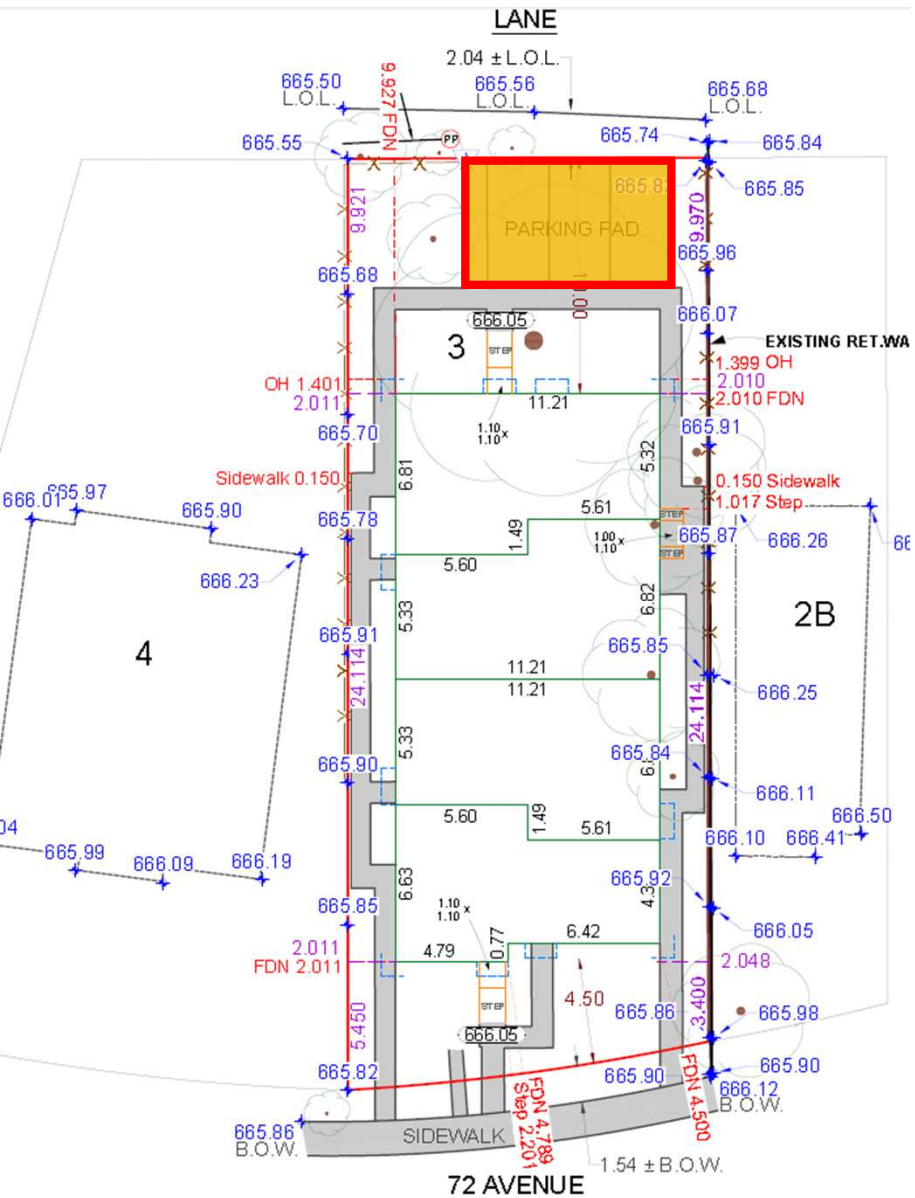
## Address concerns raised by **neighboring** property owners

- . There is already **parking** congestion in the area and the proposed redevelopment will increase it. (13X)
- . The proposed rezoning allows for a taller building (12.0 m), which is not consistent with the **height** of other adjacent properties. (11X)
- . The proposed rezoning does not align with the planning **guidelines** established for this area. (10X)
- . The proposed rezoning permits a **site coverage** of 60%, which exceeds what is currently allowed in the existing RS Zone (9X).

# 11302-72Ave Rezoning From RS to RSM H12 LDA25-0151



# 11302-72Ave Rezoning From RS to RSM H12 LDA25-0153





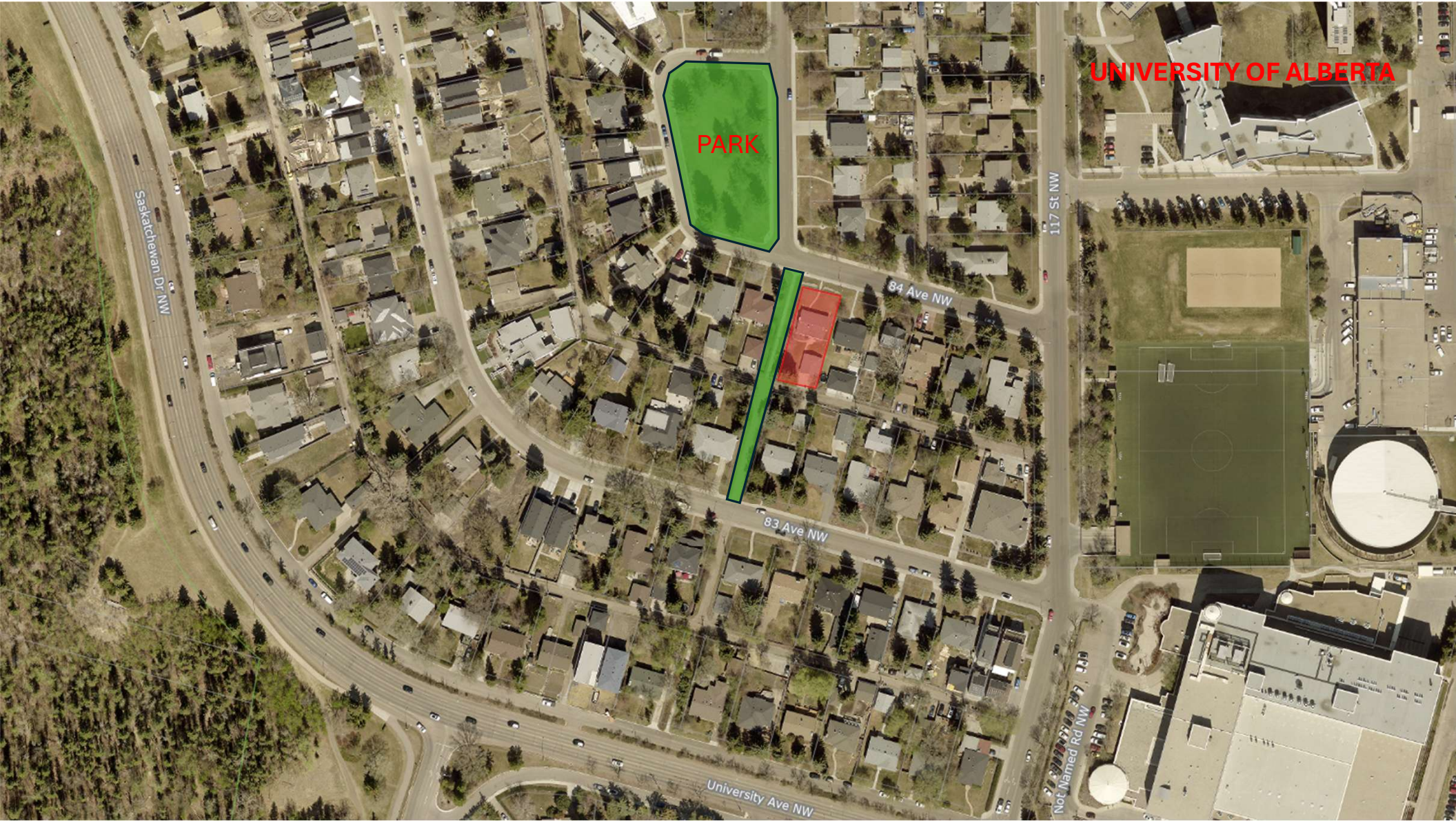
## Land Use Compatibility

When compared with the existing RS Zone, the proposed RSM h12.0 Zone would allow for 1.5 metres increase in height, at least 13 percent increase in site coverage, and similar setbacks, except reduced rear setback.

	<b>RS Current</b>	<b>RSM h12.0 Proposed</b>
<b>Typical Uses</b>	Residential Limited commercial	Residential Limited commercial
<b>Maximum Height</b>	10.5 m	12.0 m
<b>Maximum Site Coverage</b>	45% - 47%	60%
<b>Minimum Front Setback (84 Avenue NW)</b>	4.5 m	4.5 m
<b>Minimum Interior Side Setback</b>	1.2 - 1.5 m	1.2 - 1.5 m
<b>Minimum Rear Setback (Alley)</b>	10.0 m	5.5 m

## **Provide a response to comments from City Administration**

- . It is not located within a **Node or Corridor** as identified in the Scona District Plan.
- . The site context does not offer **enough to consider** District Policy for additional scale.



PARK

UNIVERSITY OF ALBERTA

Saskatchewan Dr NW

117 St NW

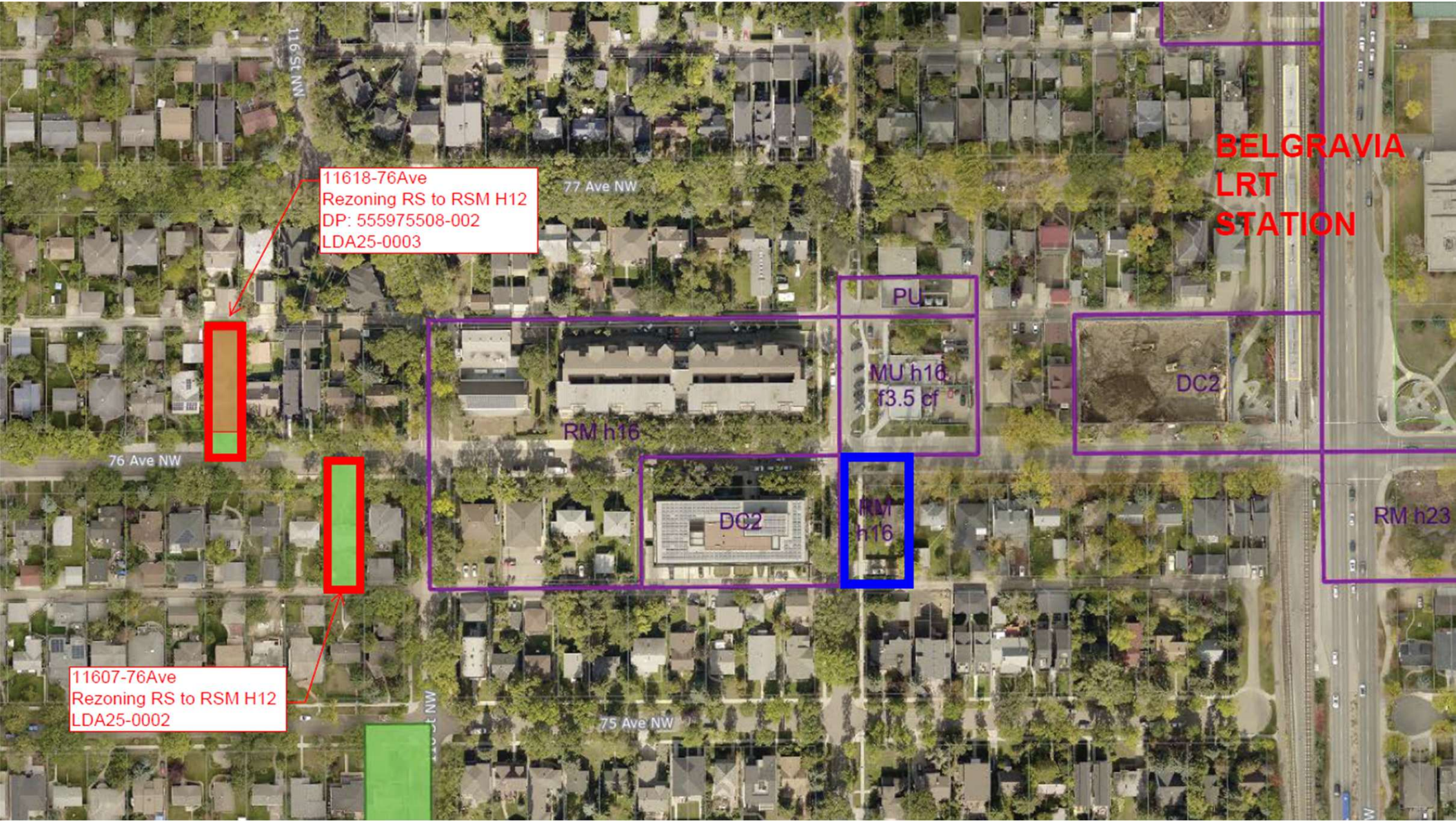
84 Ave NW

83 Ave NW

University Ave NW

Not Named Rd NW





11618-76Ave  
Rezoning RS to RSM H12  
DP: 555975508-002  
LDA25-0003

11607-76Ave  
Rezoning RS to RSM H12  
LDA25-0002

**BELGRAVIA  
LRT  
STATION**

77 Ave NW

76 Ave NW

75 Ave NW

116 St NW

116 St NW

RM h16

DC2

PU

MU h16  
(3.5 of 6)

DC2

RM h16

RM h23

<b>Address</b>	<b>Unit No.</b>	<b>Job No.</b>	<b>DP Issued Date</b>
11135-77Ave	4	507126467-002	2025-01-09
11618-77Ave	4	521018177-002	2025-01-09
8739-117St	5	514881272-002	2024-12-13
11563-80Ave	4	538661279-002	2025-02-03
11206-75Ave	4	536577391-002	2025-02-07
11523-75Ave	4	556001791-002	2025-01-10
11618-76Ave	4	555975508-002	