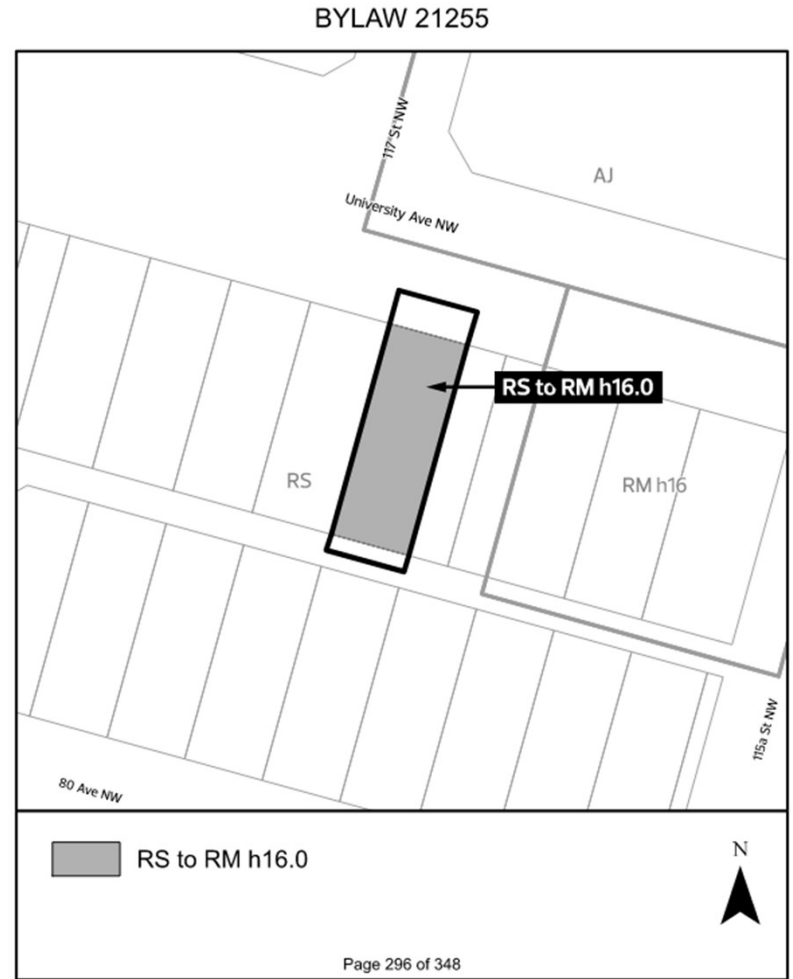


# Bylaw 21255 Summary:

**Rezoning Application from RS to RM h16.0  
at  
11571 University Ave NW**

**Strategic Criteria Met  
Supporting City Goals**



## **Why Here**

- Within the Scona District corridor network, where *medium-scale housing* is directed to grow near transit and services
- Our built form intent is a multi-unit housing with stepbacks and privacy design to blend with neighborhood.

## **Who it serves**

- Students, and young professionals near campus

## Common comments heard (number of similar comments in brackets beside comments below):

- Additional building height will result in a loss of privacy and increase in shadowing (5x).
- Wrong location for higher intensity development (there's enough density on 114th Street, and it would not be compatible with the adjacent properties here) (3x).

## Response to Comments:

- **Height** : While RM h16.0 permits up to 16 m, our proposal is actually a three-storey housing building (instead of 5-storey). We are not seeking additional building height.
- **Neighborhood fit**: We are working closely with our architect to deliver a context-sensitive design that complements the streetscape and respects adjacent properties.

## Common comments heard (number of similar comments in brackets beside comments below):

- This rezoning would cause parking congestion and would also disrupt the traffic pattern on University Avenue and the access road (4x).
- Discontent with lack of parking requirements in the Zoning Bylaw (Development permits for the site should include parking requirements).

### Response to Comments:

**Parking & Transportation** — There will be NO on-site vehicle parking is proposed; secure indoor bicycle storage will be provided. The building is aimed at U of A students and car-light households within easy access to campus and frequent transit, so parking demand is expected to be minimal.

**Construction & Traffic** — This is a small, three-storey infill project. Construction will be staged from the service road where possible, with short & scheduled concrete pours. Traffic impacts during construction will be minimized.

## Common comments heard (number of similar comments in brackets beside comments below):

- Support for infill and density in the form of small scale housing, but general concern about the rate and scale of recent infill development in the area (4x).

### Response to Comments:

Thank you for supporting gentle infill in this neighborhood. Our proposal is modest, a three-storey apartment designed to fit the block.

In July–August, several U of A students contacted us about housing near campus and reported that near-campus options are scarce. This project adds a small number of car-light, bike-friendly homes within walking distance of campus and frequent transit.

# Development Intentions

- **Aligned with City growth strategies and evolving housing needs of younger residents**
- **Design to add lasting value to the neighborhood**
- **Adds near-campus housing choices for U of A students and young professionals**

**Thank You!**

