

114 University II

11323 to 11335 University Avenue NW



RF3 to DC2 Rezoning
Charter Bylaw #19630

Public Hearing: April 7, 2021

clarity.
development
advisory

Site Context

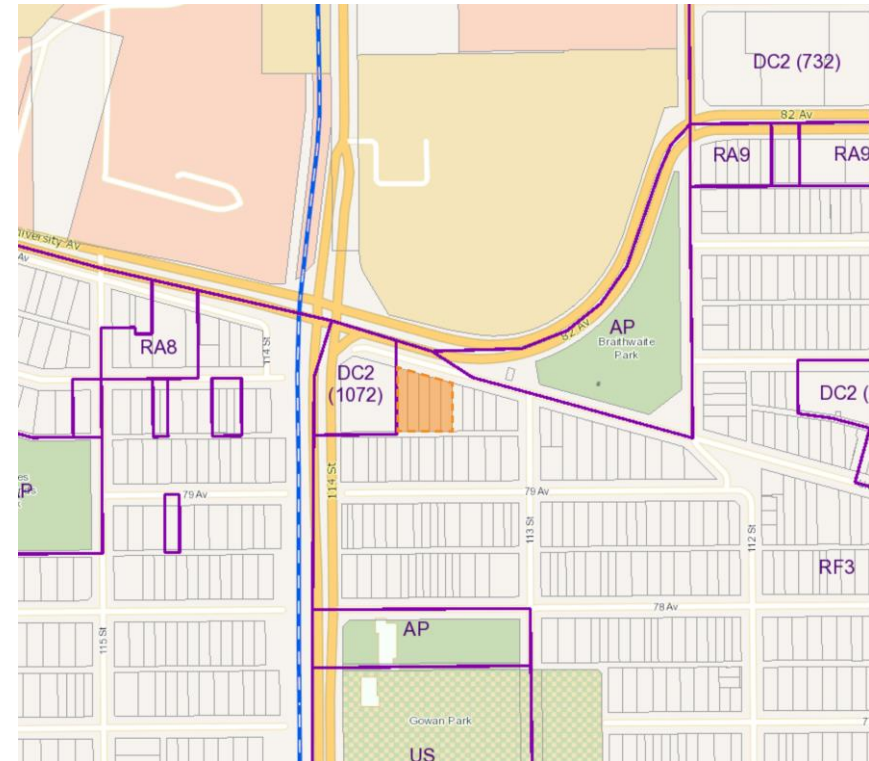
- <400m from 2 LRT Stations
- Adjacent to University/Garneau Major Node



Policy Context

Zoning Bylaw

- Neighbours 114 University I Development (DC2 1072)
 - “high density, transit-oriented, medium rise apartment, with opportunities for small-scale commercial uses on the ground floor”
 - 6 storeys / 25.0m
 - FAR 3.5



Policy Context

McKernan-Belgravia ARP

- Residential (6 storey max)
- Street-oriented units on ground floor facing University Ave



Public Engagement

- January 7, 2020:
 - Meeting with McKernan Community League
- January 17, 2020:
 - 80 landowner notification letters sent → 7 Responses
- February 22, 2020:
 - Pre-Application Open House → 28 attendees

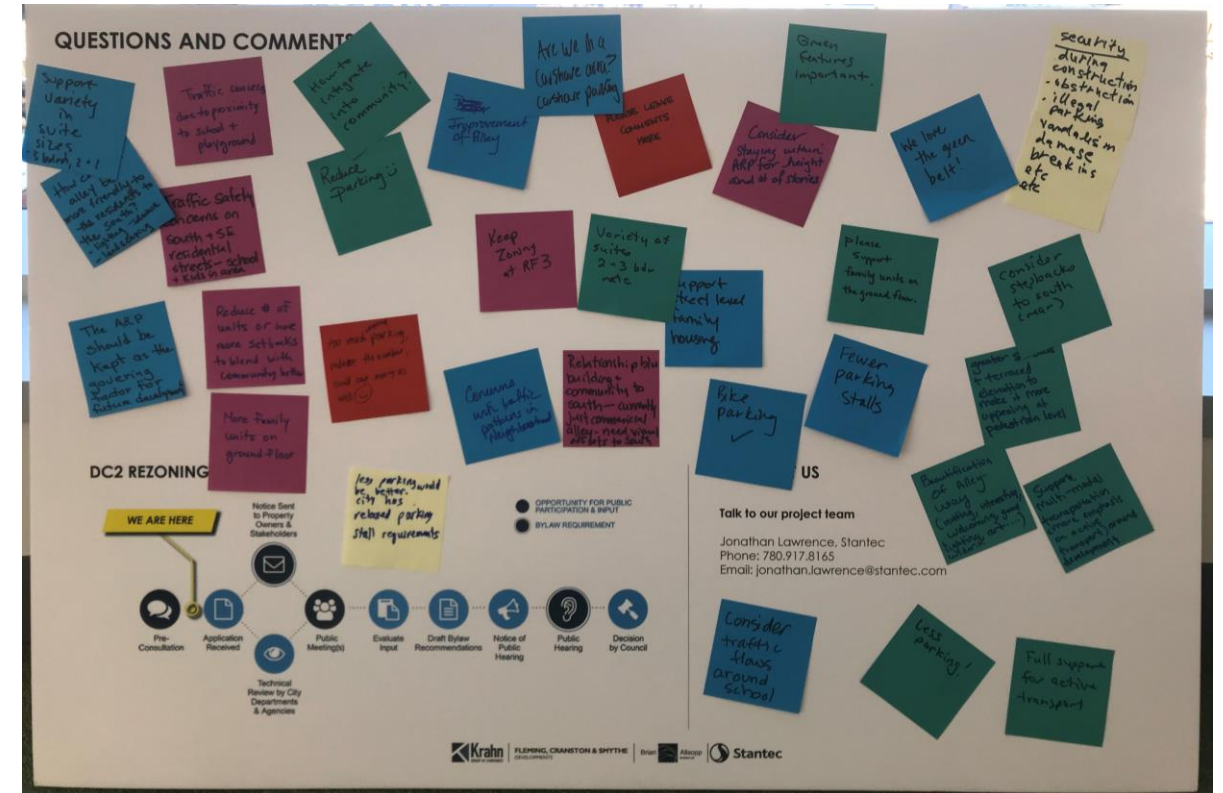
Design at Pre-Application Stage



Public Engagement

Key Concerns:

- Height and density in 9 storey built form
- Lacking conformance with ARP
- Traffic generation & too much parking
- Interface with lower density neighbourhood to the south



Public Engagement

- Applicant design responses following public engagement:
 - Significant reductions in FAR/massing, height, and unit count
 - Increased south setback including addition of rear courtyard
 - Achieves conformance with ARP

Original North Elevation



Updated North Elevation



Public Engagement

- **January 18 to February 5, 2021:**
 - Engaged Edmonton with updated regulations and final design



Key DC2 Features

- Ground floor, street-oriented units facing University Ave
- FAR: 3.4
- Unit Count: 132
- Max Height: 23.0 m
- Potential for shared underground parking facility with neighbouring 114 University I development













Thank you



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