



ITEMS 3.14 & 3.15
BYLAW 19949 & CHARTER BYLAW 19950
BOYLE STREET

DEVELOPMENT
SERVICES
FEB. 23, 2022





St. Teresa of
Calcutta
Elementary
School

105A Avenue

106 Avenue

91 Street

90 Street

Site

ETS

Jasper Avenue

ETS

Dawson Park

3 SITE VIEWS



ZONING COMPARISON

REGULATION	CNC Current Zoning	CB1 Proposed Zone
Maximum Height	10.0 m	12.0 m
Maximum Floor Area Ratio	1.0	2.0
Minimum North Setback (90 Street NW)	4.5 m	3.0 m
Minimum East Setback (Jasper Avenue NW)	4.5 m	3.0 m
Minimum South Setback (Lane)	0.0 m	0.0 m
Minimum West Setback (Lane)	0.0 m	0.0 m

5 SEPARATION DISTANCES



St. Teresa of
Calcutta
Elementary
School

90 Street

Site

Dawson Park

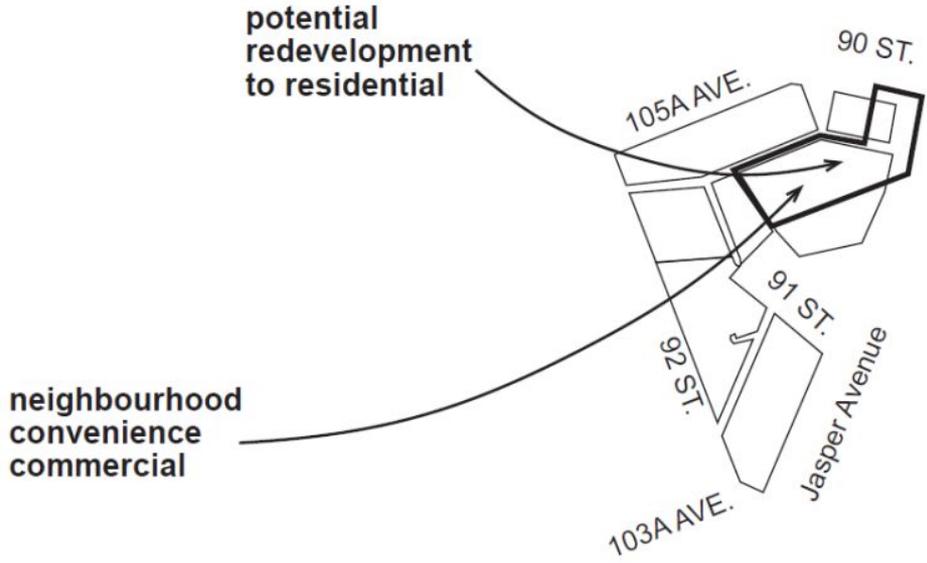
Jasper Avenue

200 m buffer from
school (Cannabis)

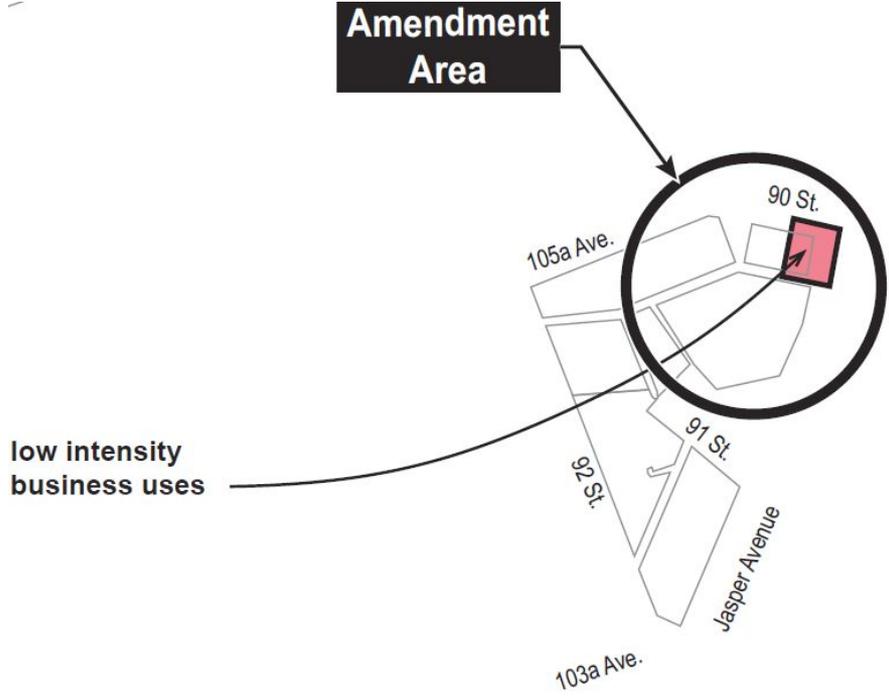
100 m buffer from
school (Liquor Stores)

100 m buffer from
parkland (Liquor Stores
and Cannabis)

6 PLAN AMENDMENT



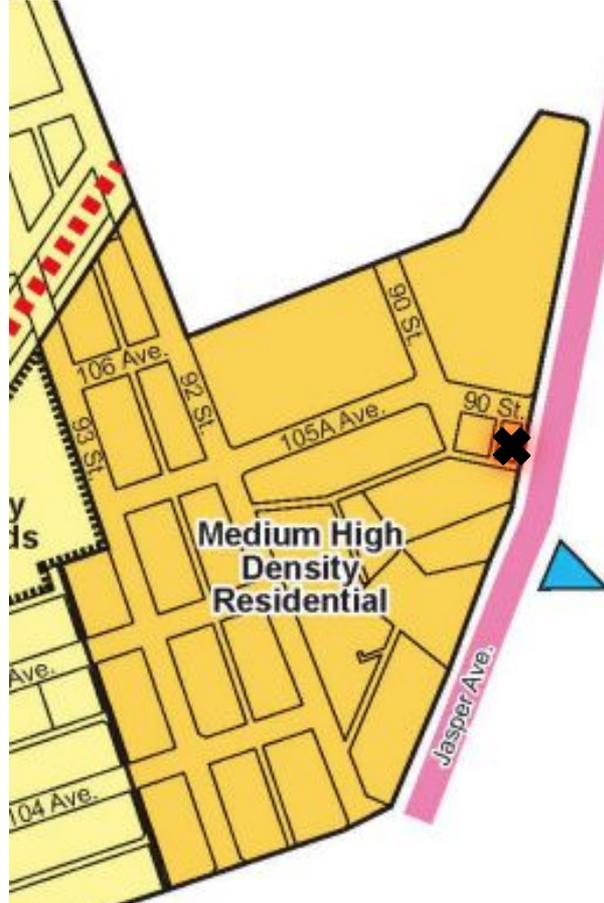
CURRENT ARP
MAP 11



PROPOSED ARP
MAP 11



SITE VIEW



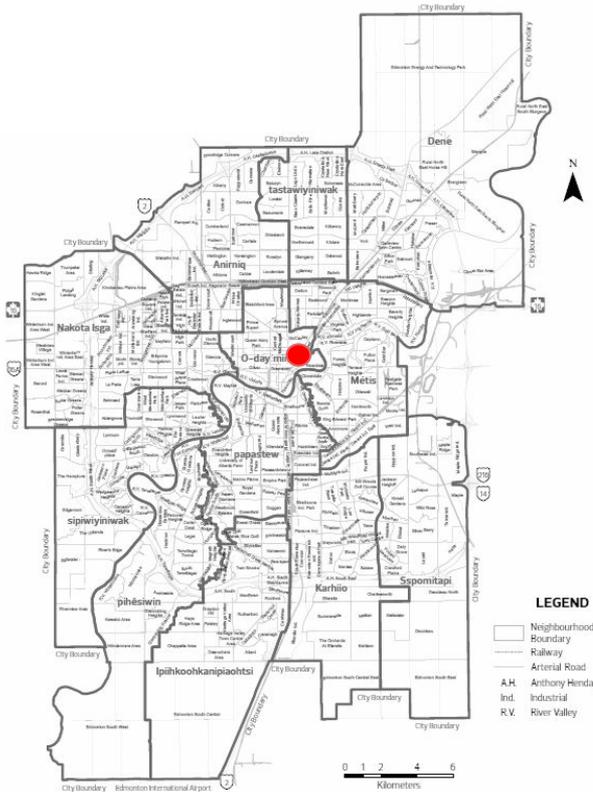
AREA REDEVELOPMENT PLAN



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



BOYLE STREET

Population **6,390**

Population Net Density **240.0 population/ha**

Dwelling Units **3,180**

Dwellings Density: **119.6 units/ha**

1 Private Dwellings by Structure Type

