



ITEMS 3.5 & 3.6  
BYLAW 20517 & CHARTER BYLAW 20518  
Boyle Street

DEVELOPMENT  
SERVICES  
June 26, 2023



## 2 SITE CONTEXT



# 3 COMMUNITY INSIGHTS

## Comments

- 217 Recipients
- One response with general questions



ADVANCE NOTICE  
Sept 08, 2023



CITY WEBPAGE  
Sept 15, 2023



SITE SIGNAGE  
Sept 19, 2022



PUBLIC HEARING NOTICE  
June 01, 2023

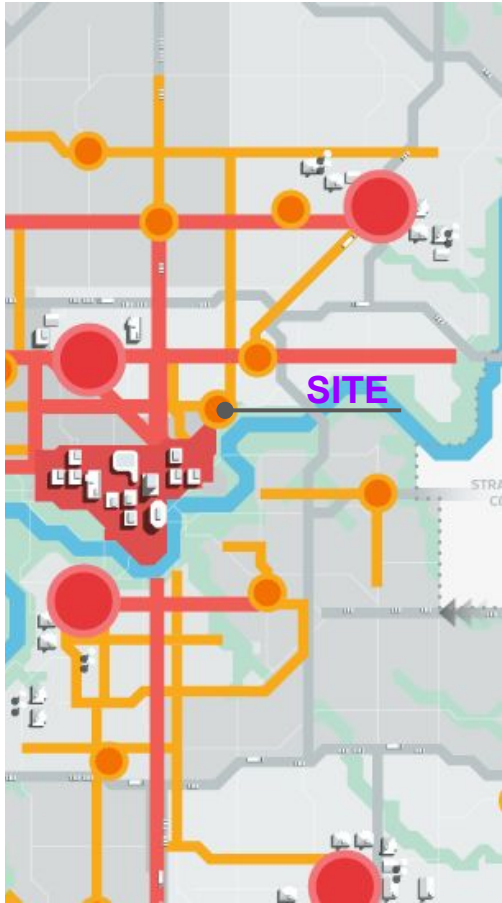


JOURNAL AD  
June 09 & June 17, 2023

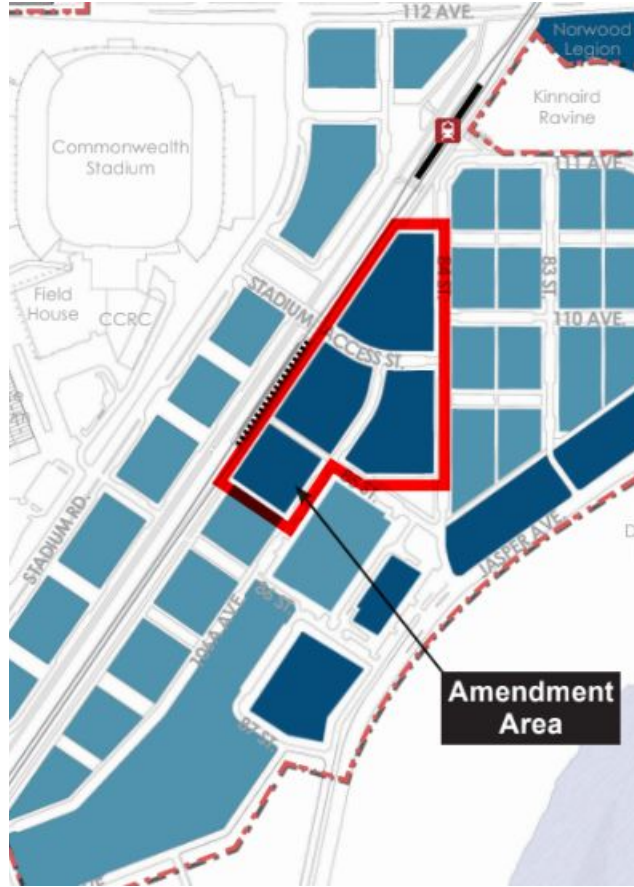


<b>REGULATION</b>	<b>DC1</b> -Area 4- Current Zone	<b>DC1</b> -Area 4- Proposed Zone
<b>Principle Building</b>	Multi-Unit Housing	Multi-Unit Housing
<b>Height</b>	100.0 m	100.0 m
<b>Floor Area Ratio</b>	5.5	7.2
<b>Density</b>	Max: 366 Dwellings	Max: 600 Dwellings
<b>Setbacks</b>		
North	1.0 - 4.0 m	1.0 - No Maximum
South	1.0 - 4.0 m	1.0 - No Maximum
East (Public Road)	2.0 - 3.0 m	2.0 - 3.0 m
West (LRT)	2.0 - 7.5 m	2.0 - 25.0 m

# 5 POLICY REVIEW



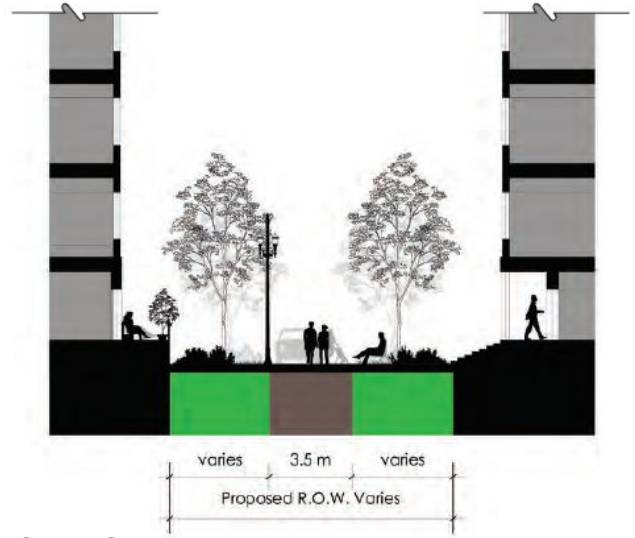
CITY PLAN



STADIUM STATION ARP



Figure 48: Greenway Section





To Centre City

Stadium LRT Stop



Site

Jasper Avenue

To Dawson Park



## **Policy C599 Developer Sponsored Community Amenity Contributions:**

Proposed Contributions as a combination of:

- Public Art;
- Publicly accessible open space;
- Family Oriented Dwellings;
- Contributions to off-site amenities.



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



