

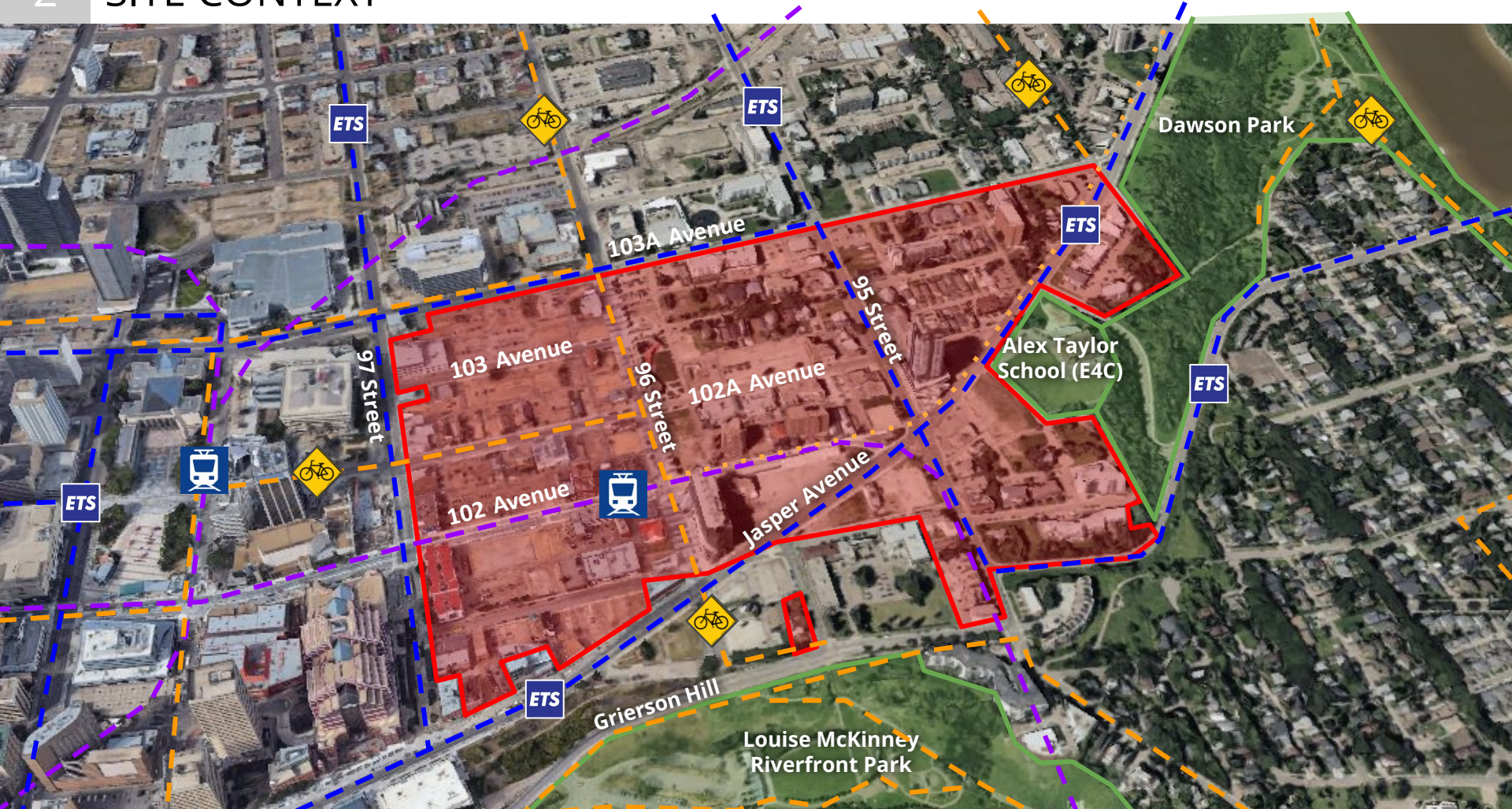
Aerial Image captured May 2022

ITEMS 3.7 & 3.8
BYLAWS 20851 & 20852
BOYLE STREET

DEVELOPMENT
SERVICES
JUL 2, 2024



SITE CONTEXT



Comments (6)

- No height restrictions needed
- Allow more commercial uses (MU vs RM)
- Helps bring more people to the nice new park
- Taller buildings would make more shadows



CITY WEBPAGE
Mar 8, 2024



MAILED NOTICE
Mar 22, 2024



1:1 COMMUNICATION



SITE SIGNAGE
May 8, 2024



PUBLIC HEARING
NOTICE
Jun 6, 2024



JOURNAL AD
Jun 14 & 22, 2024

THE ARMATURE

- Urban Park / Plaza
- Linear Public Urban Space
- Connection to the River Valley
- Mixed Use
- Active Commercial/ Residential Frontage 96 St.


CIVIC QUARTER

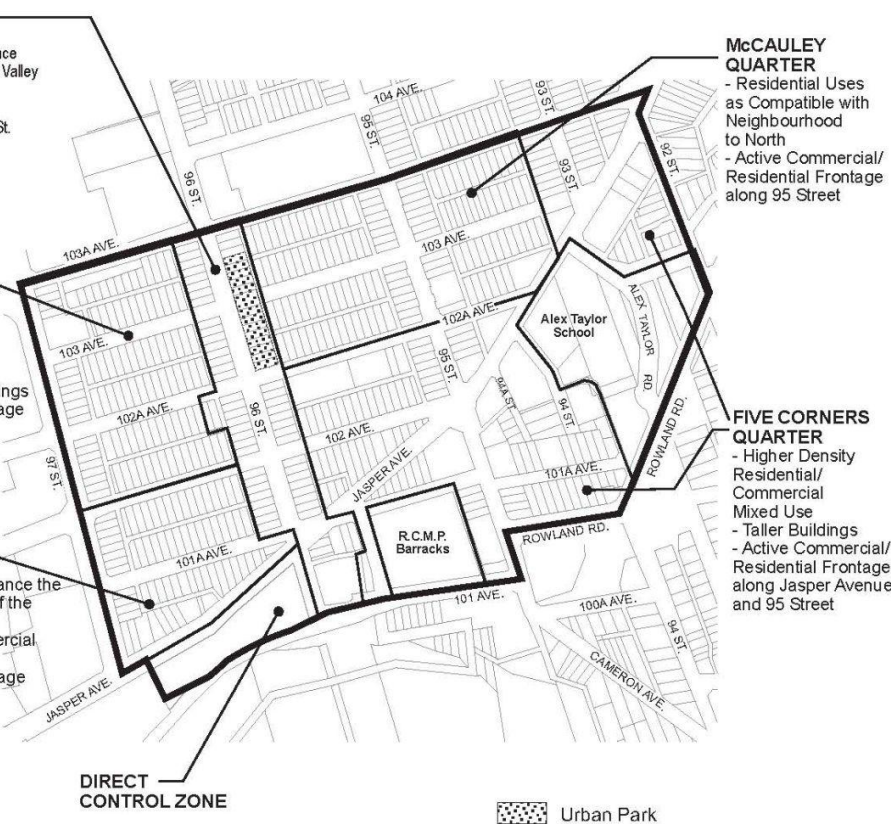
- Institutional / Commercial / Residential Mixed Use
- Larger Scale Buildings
- Active Retail Frontage along 97 Street

HERITAGE QUARTER

- Preserve and Enhance the Historic Character of the Area
- Mixed Use Commercial and Residential
- Active Retail Frontage along 97 Street and

DIRECT CONTROL ZONE

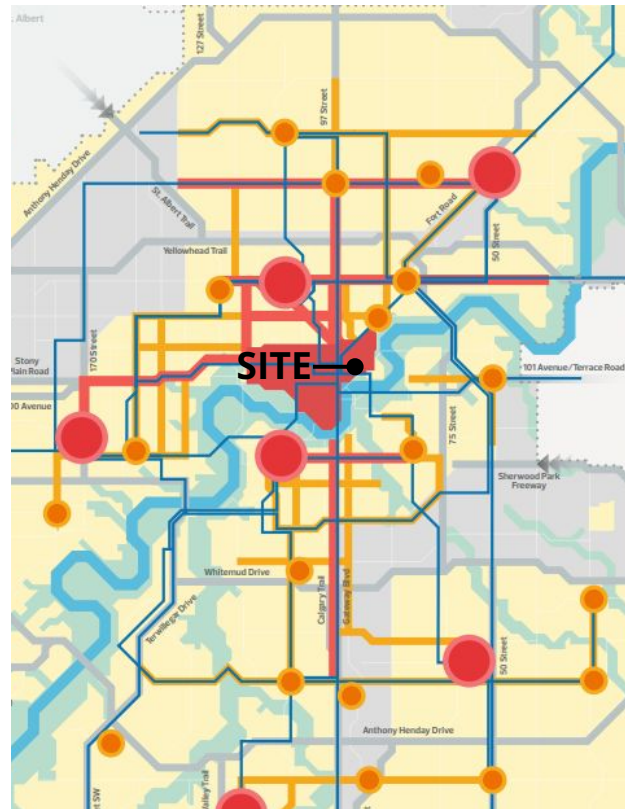
 Urban Park

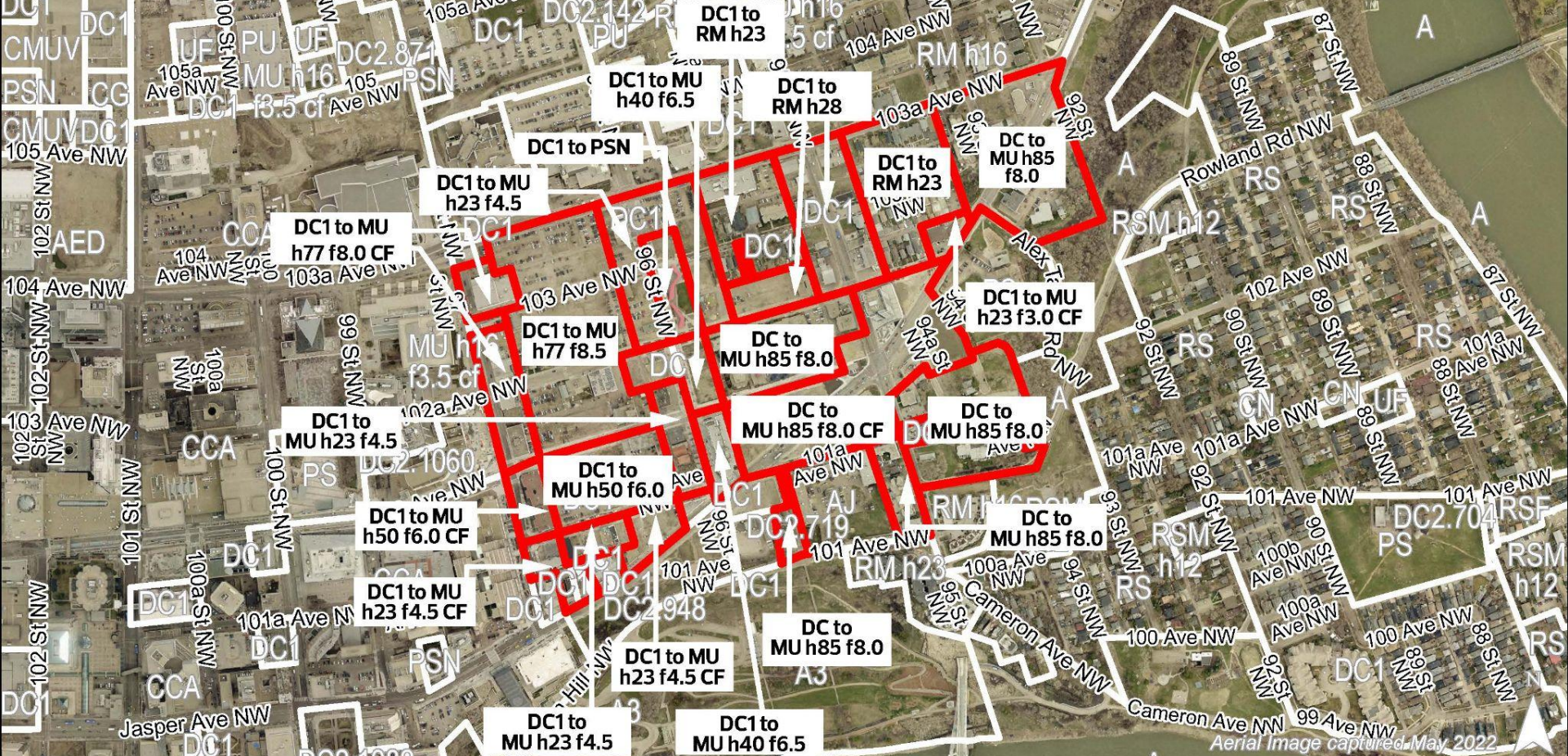
**MCCAULEY QUARTER**

- Residential Uses as Compatible with Neighbourhood to North
- Active Commercial/ Residential Frontage along 95 Street

FIVE CORNERS QUARTER

- Higher Density Residential/ Commercial Mixed Use
- Taller Buildings
- Active Commercial/ Residential Frontage along Jasper Avenue and 95 Street

THE QUARTERS ARP**THE CITY PLAN**



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

