

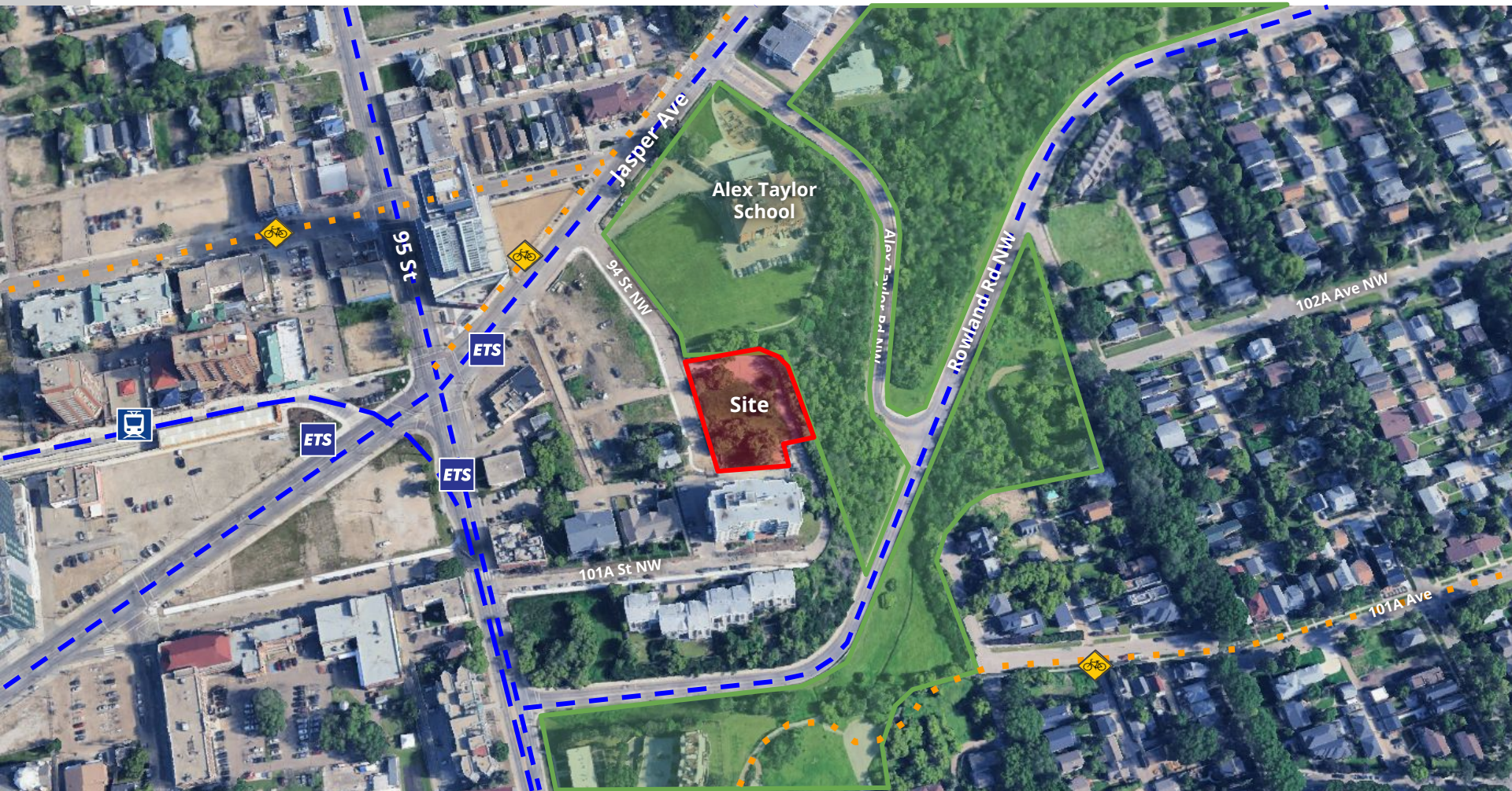


**MU h85.0 f8.0 to
RL h65.0**

ITEM 3.21
BYLAW 21175
BOYLE STREET

DEVELOPMENT
SERVICES
JUN 30, 2025





Respondents (4)

Opposition (3)

- Increased traffic
- Height, scale of building, obstructing views
- Construction impacts on access to DATS
- Privatizing access to river valley

Support (1)

- Increased density could improve existing crime issues



CITY WEBPAGE
Oct 25, 2024



MAILED NOTICE
Oct 25, 2024 &
Apr 23, 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
Nov 22, 2024



PUBLIC HEARING
NOTICE
Jun 5, 2025



JOURNAL AD
Jun 13, 2025 &
Jun 21, 2025

District Policy 2.4.2.2

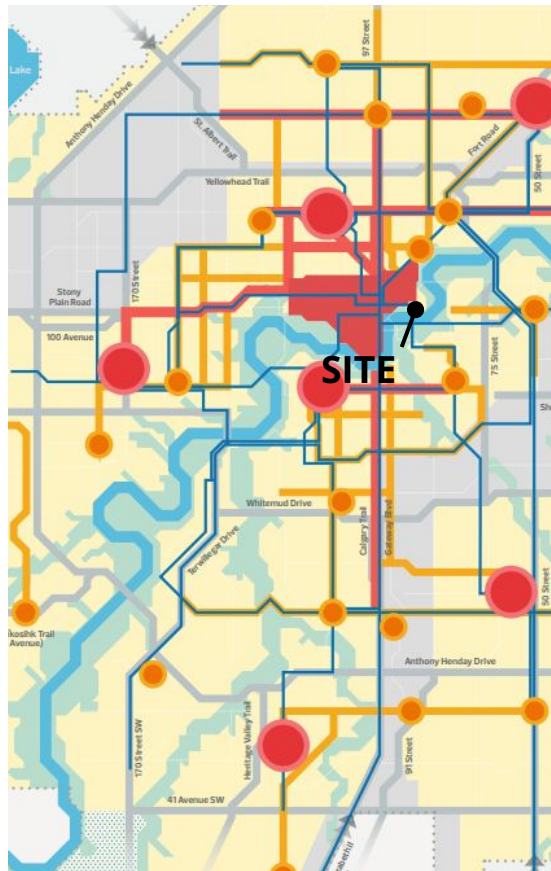
Support High Rise development within Centre City where at least one of the following criteria is met:

a. The site is within 400 metres of a Mass Transit Station,



b. The site is along an Arterial Roadway, or

c. The site size and context allow for appropriate transition to surrounding development and adequate site access can be provided.

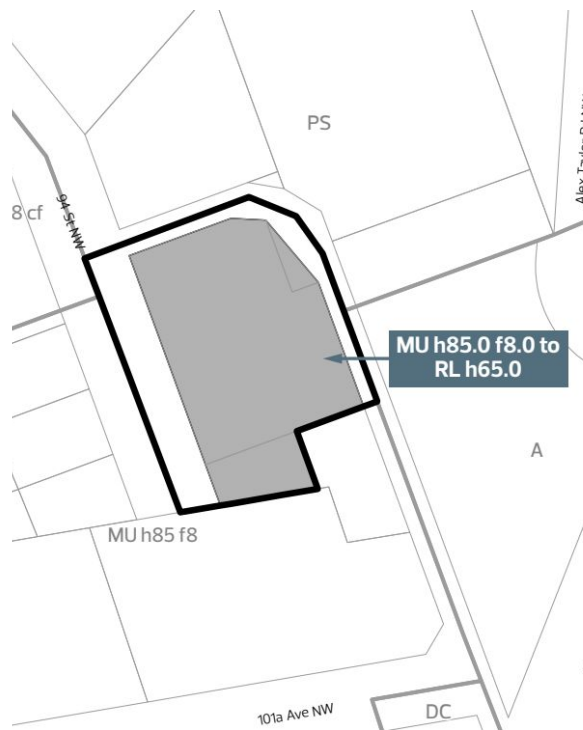


THE CITY PLAN



THE QUARTERS DOWNTOWN ARP

5 PROPOSED ZONING



REGULATION	MU Current Zoning	RL Proposed Zoning
Principal Building	Mixed Use	Residential
Height	85.0 m	65.0 m
Max FAR	8.0	5.5
Setbacks North South East West (94 St)	0.0 m 3.0 - 6.0 m 0.0 m 1.0 - 4.5 m	3.0 m 3.0 - 6.0 m 3.0 m 4.5 - 6.0 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**