



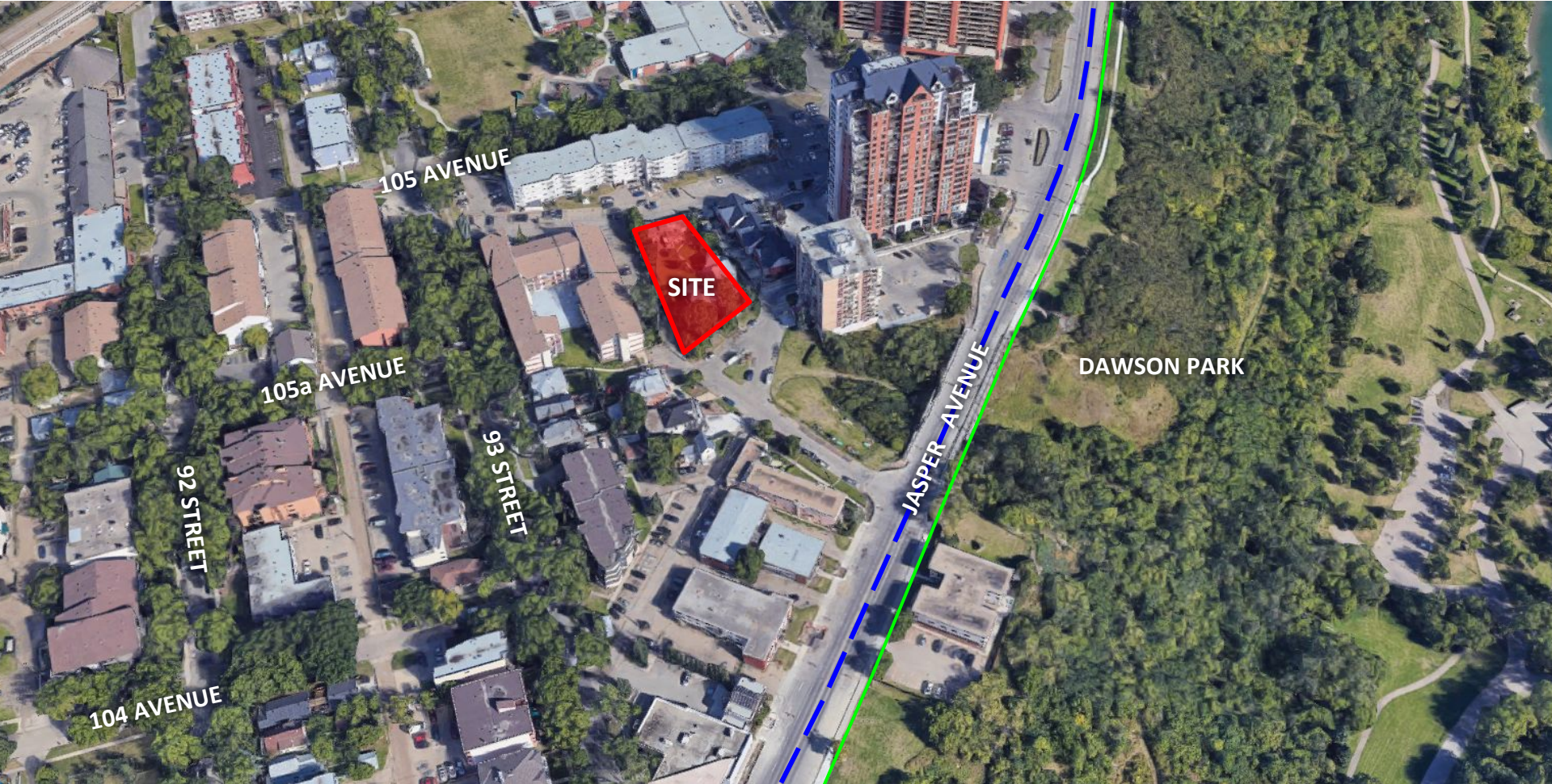
ITEMS 3.18, & 3.19

BYLAWS 19305 &
CHARTER BYLAW
19306

BOYLE STREET

DEVELOPMENT
SERVICES
June 23, 2020

SITE CONTEXT



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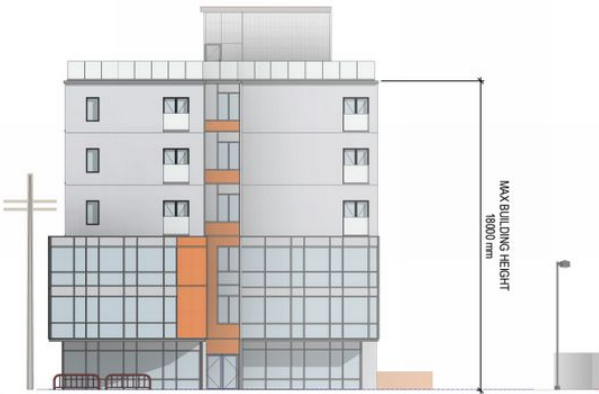
THE SITE



PROPOSED DEVELOPMENT



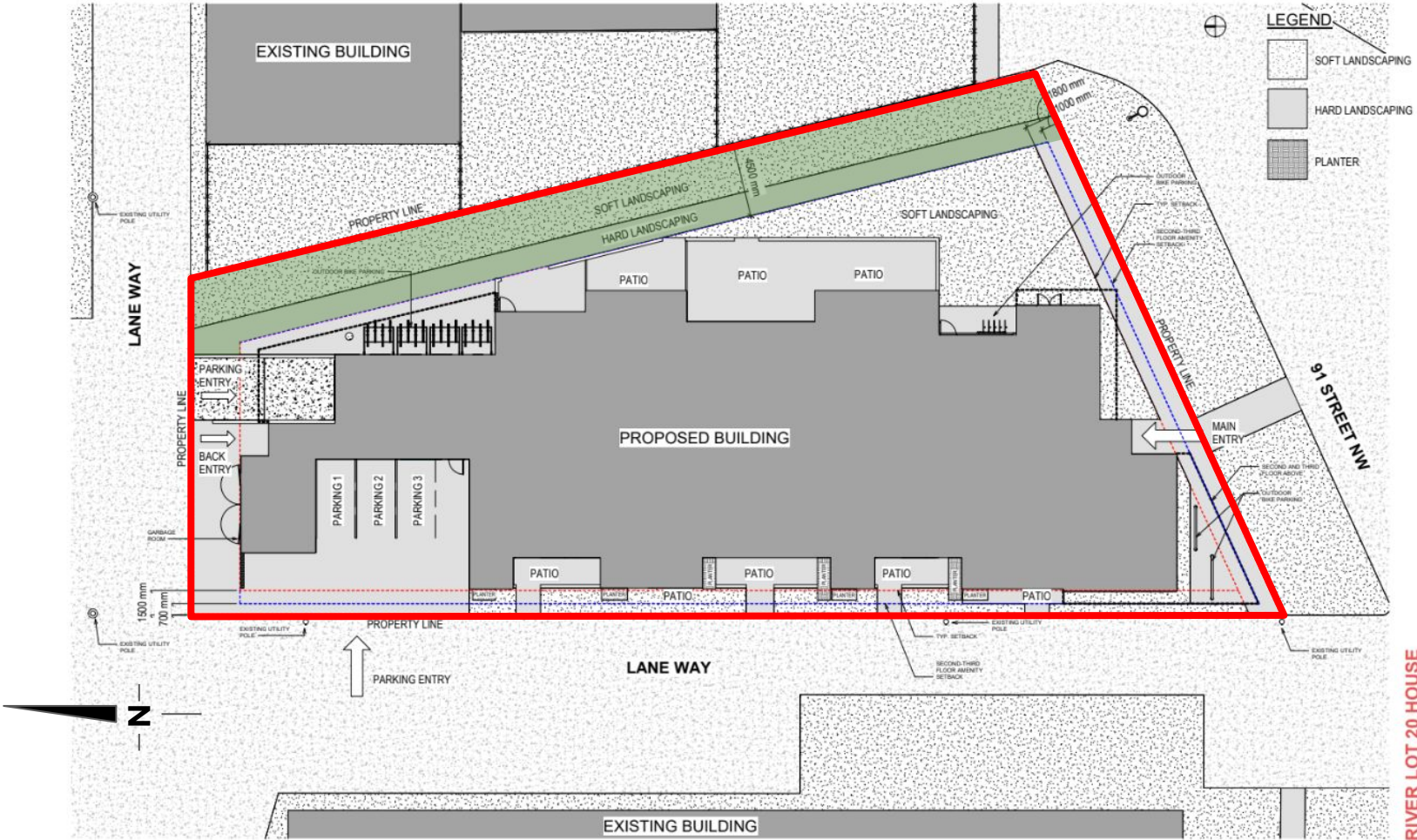
1 EAST BUILDING ELEVATION
SCALE: 1:100



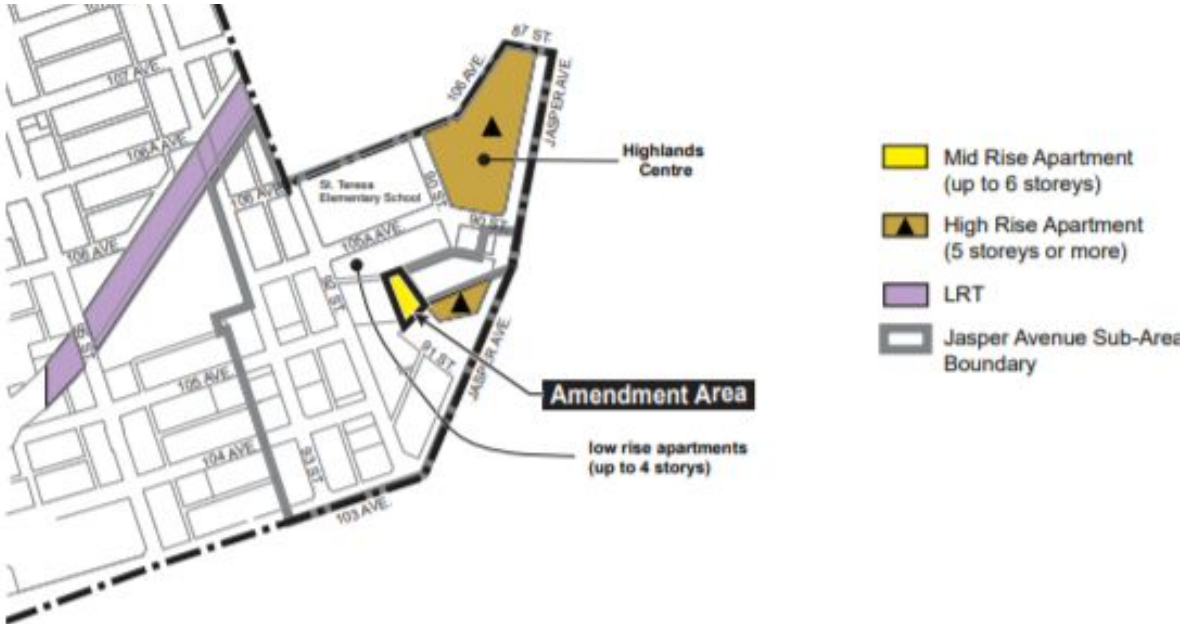
2 SOUTH BUILDING ELEVATION
SCALE: 1:100

REGULATION	RA7 Zone (Current Zoning)	RA8 Zone (Comparable Zoning)	Proposed DC2 Provision
Minimum Density	45 dwellings/ha	75 Dwellings/ha	N/A
Maximum Density	N/A	N/A	75 Dwellings/ha
Height	16.0 m	23.0 m	18.0 m
Floor Area Ratio	2.3	3.0 - 3.3	3.5
Setbacks: East - RA9 Site	3.0 m	3.0 m	4.5 m

PROPOSED DEVELOPMENT



BOYLE STREET/McCAULEY ARP



MAP 16
Jasper Avenue East Apartment Housing Sub-Area
Generalized Land Use Concept

THE APPLICATION

- Two 3-bedroom family dwellings provided to comply with **Community Amenity Contributions for DC2 Zones (Policy C599)**.
- Affordable housing in line with **Developer-Sponsored Affordable Housing policy (Policy C582)**
- **Edmonton Design Committee**



PUBLIC CONSULTATION

EXISTING SITE CONDITIONS



Looking northeast towards the site from 91 Street NW



Looking southeast towards the site from the alley

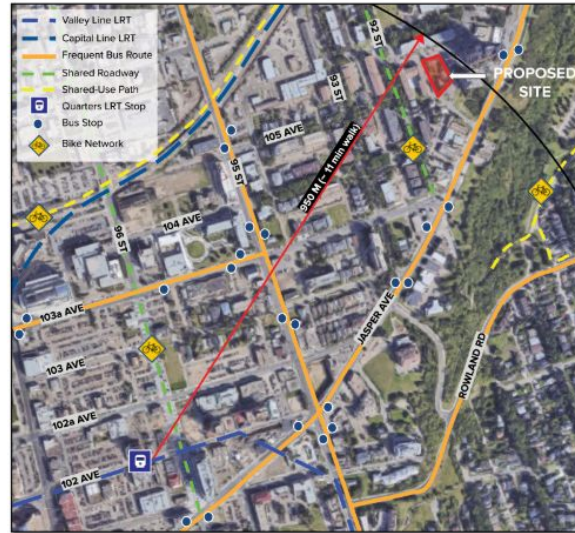
Learn more by going to: edmonton.ca/BoyleStreet



The West Residence

- Built around 1906
- Listed on the Inventory
- A Condition Assessment by City staff, to be provided to the Planning Council in consideration

TRANSPORTATION CONTEXT



Learn more by going to: edmonton.ca/BoyleStreet

In lieu of traditional on-site parking, the DC2 is proposing the following:

- Transit passes provided to each unit for at least three years
- At least one bicycle parking space per unit
- 4 stalls for a vehicle car share program
- Potential for an off-site improvement that would help better connect the site to the existing east-west sidewalk along Jasper Avenue

There is a Residential Parking Program in effect for this area. This program is earmarked for review in 2020. Parking Strategy measures such as time restricted parking (e.g. day-time two-hour parking Monday to Friday) may be implemented as part of this review.

Alternative Transportation options:

- Site within 150-200m walking distance to bus stops on Jasper Avenue
- Site within 400m walking distance to bus stops on 95 Street
- Site within 600m walking distance of bus stops on 103A Avenue
- Jasper Avenue, 103A Avenue and 95 Street are all part of the 2020 Frequent Transit Network

ADVISE

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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**