



630 Boynton Place
DP and Variance Permit Presentation to City Council

WHO IS
MERIDIAN?



REQUESTED VARIANCES

1. Retaining Wall Height

Meridian is requesting a retaining wall height variance from the stipulated **1.2 metres** to a maximum of **3 metres**. (1.8m over)

2. Building Length

The proposed building frontages are **90 metres**, a variance from **40 metres** as stipulated in the zoning.



CHANGES BASED ON COMMUNITY FEEDBACK

1. Building Design and Massing



- A. Pedestrian-friendly design features at street level
- B. Horizontal and vertical **articulations** that soften building massing
- C. Windows, decks, and patios designed to **maximize streetscape sightlines**
- D. Variety of building materials that **compliment** the surrounding environment
- E. **Thoughtful landscape design** that stays true to Knox Mountain



2. Building height



CHANGES BASED ON COMMUNITY FEEDBACK

CONTINUED

3. Access to Knox Mountain and Greenspace



Disclaimer: artist's depiction, building and land sizes are approximate



4. Parking



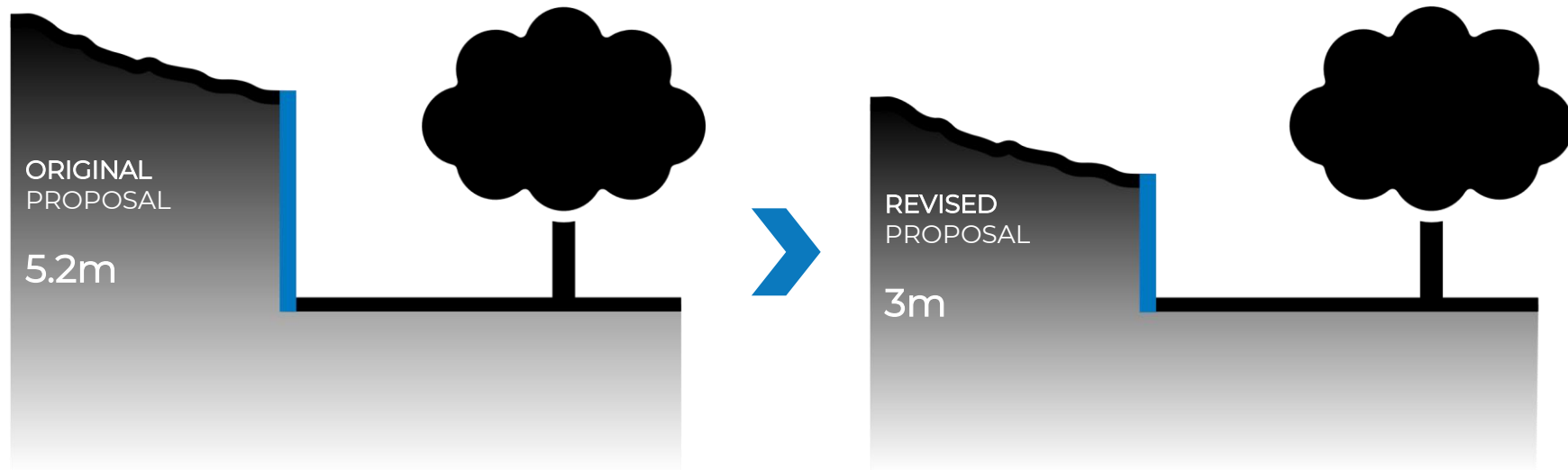
ORIGINAL
PROPOSAL



REVISED
PROPOSAL



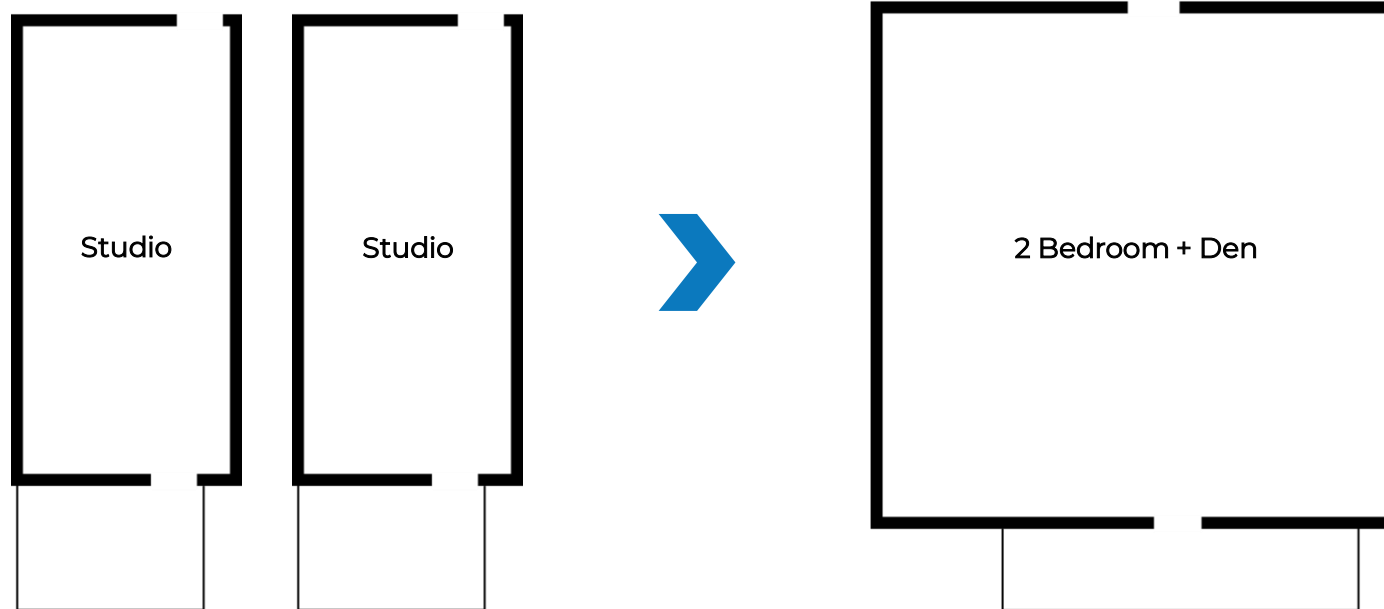
5. Retaining Walls



6. Density

Where possible, we created **more family-friendly floorplans** by combining smaller homes.

This brings the overall density down by approximately 4%.



ADDRESSING TRAFFIC CONCERNS

Meridian has agreed to pay for and install **traffic calming measures** at the corner of **Boynton and Highpointe** to address community concerns around traffic.

