



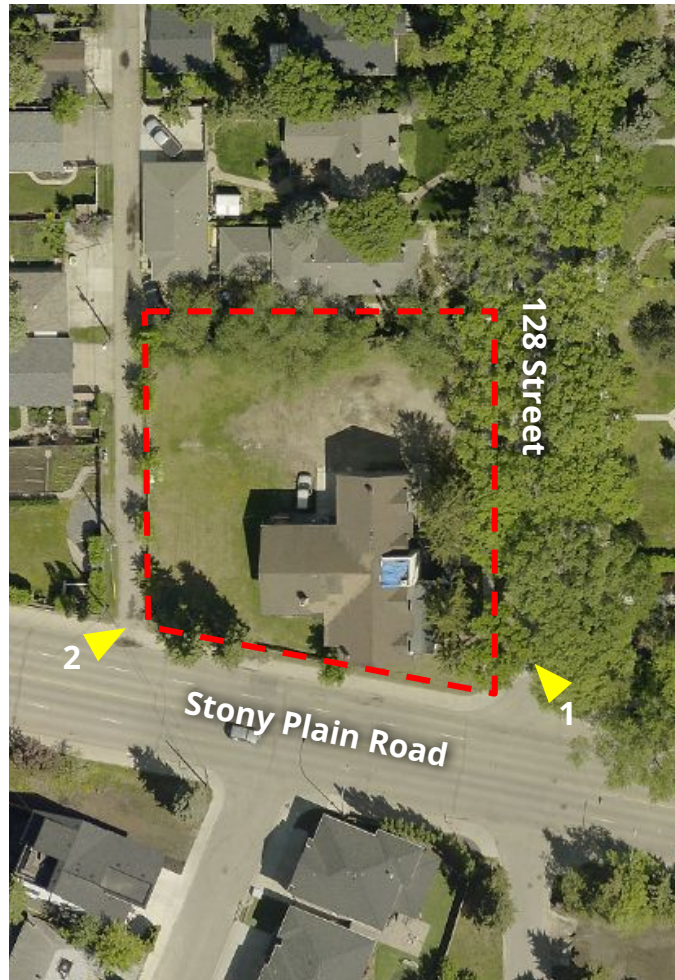
ITEM 3.15  
CHARTER BYLAW 19935  
WESTMOUNT

DEVELOPMENT  
SERVICES  
JAN 25, 2022

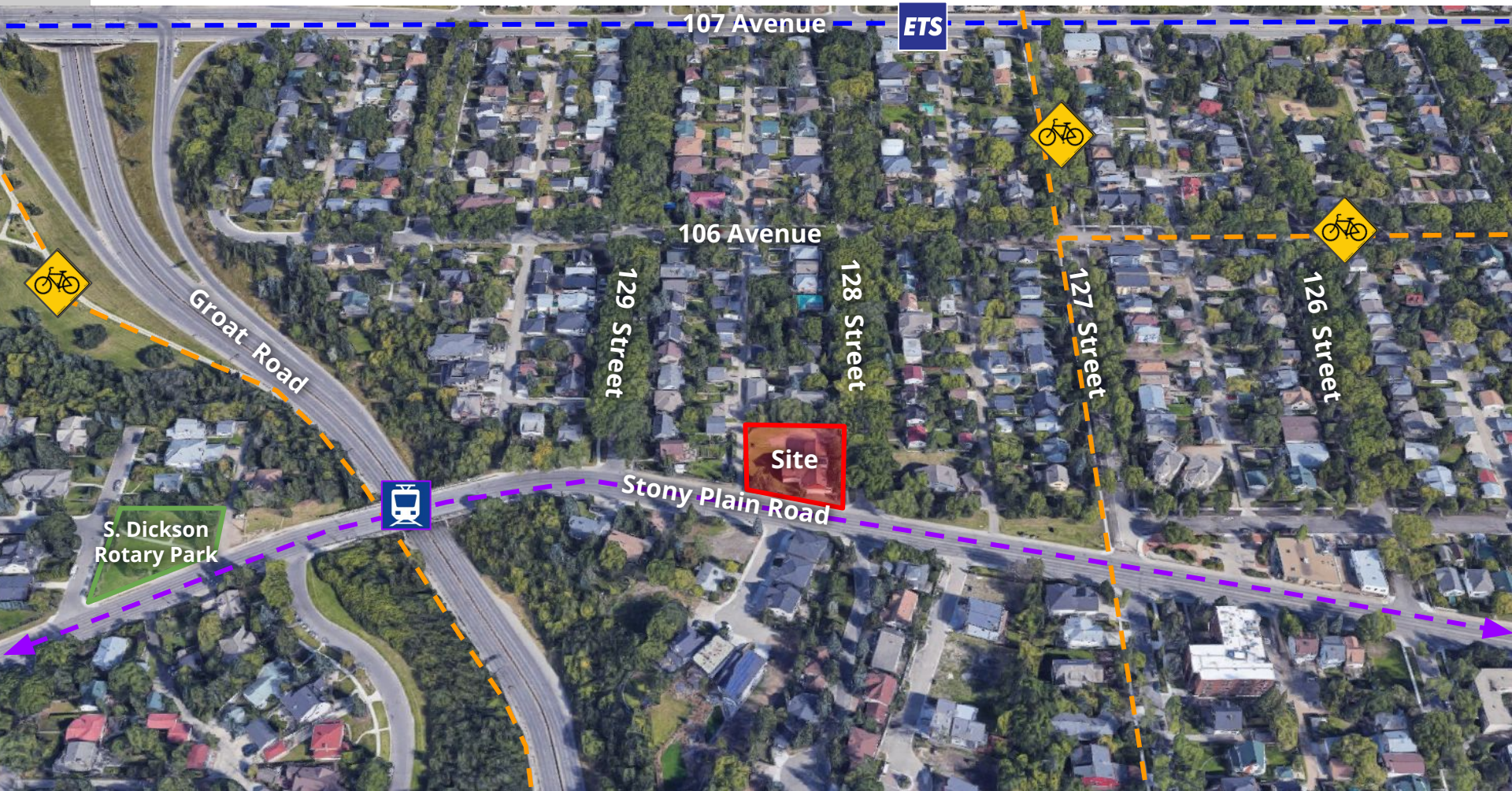


2

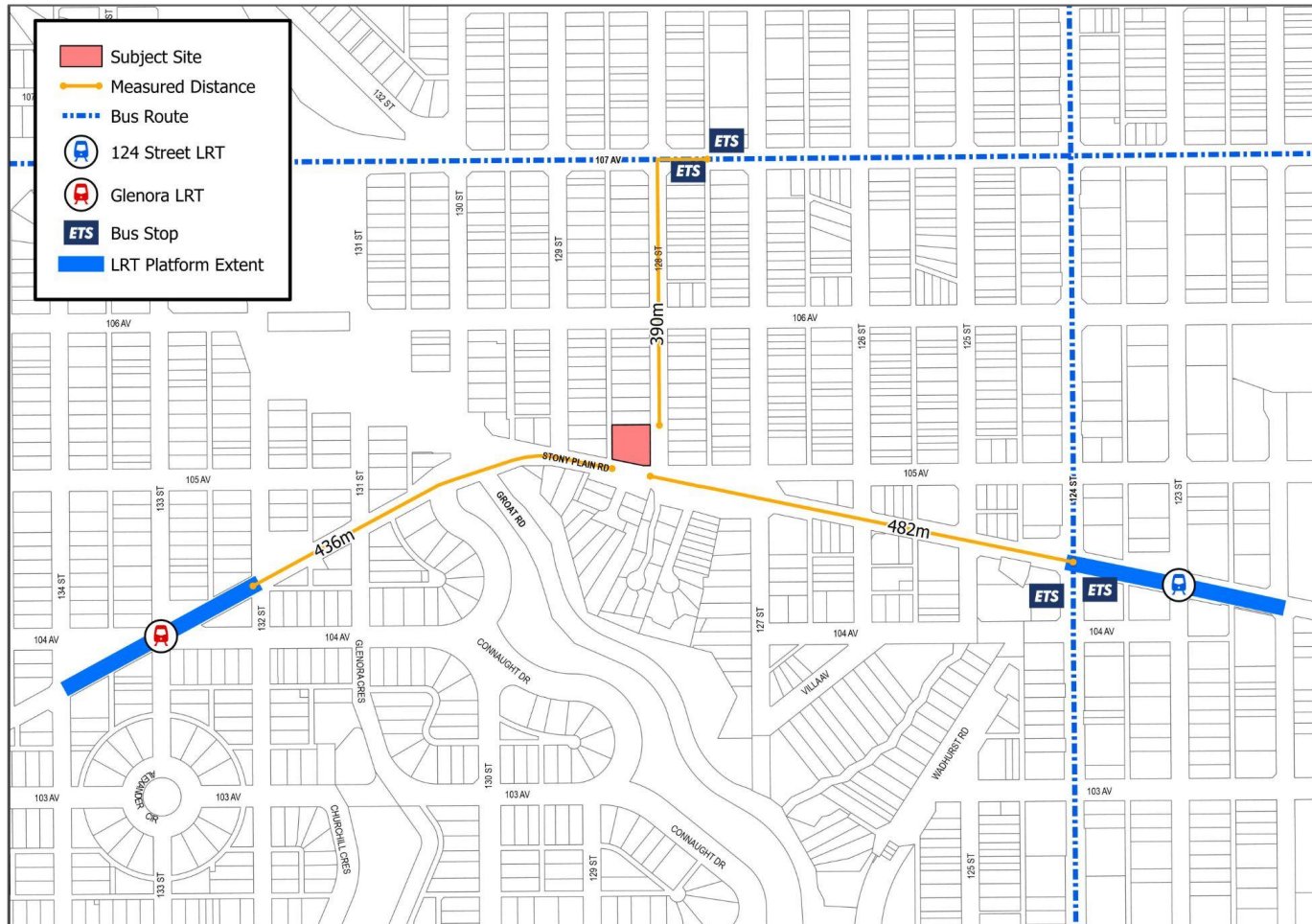
# SITE VIEW



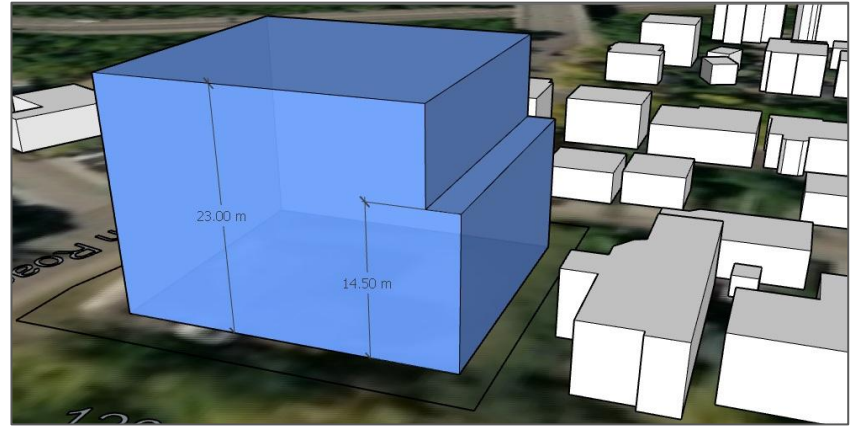
# SITE CONTEXT



## SITE CONTEXT

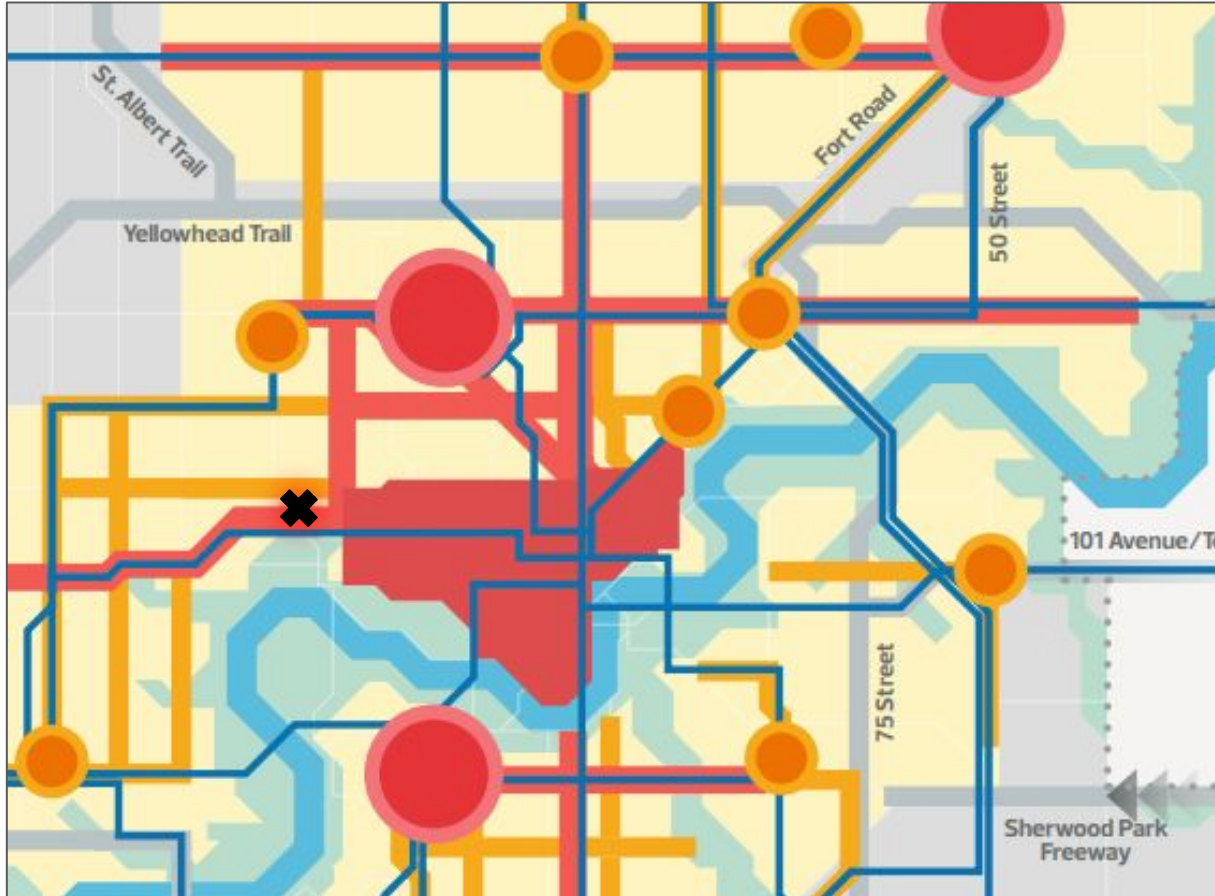


# 5 PROPOSED ZONING





SITE VIEW

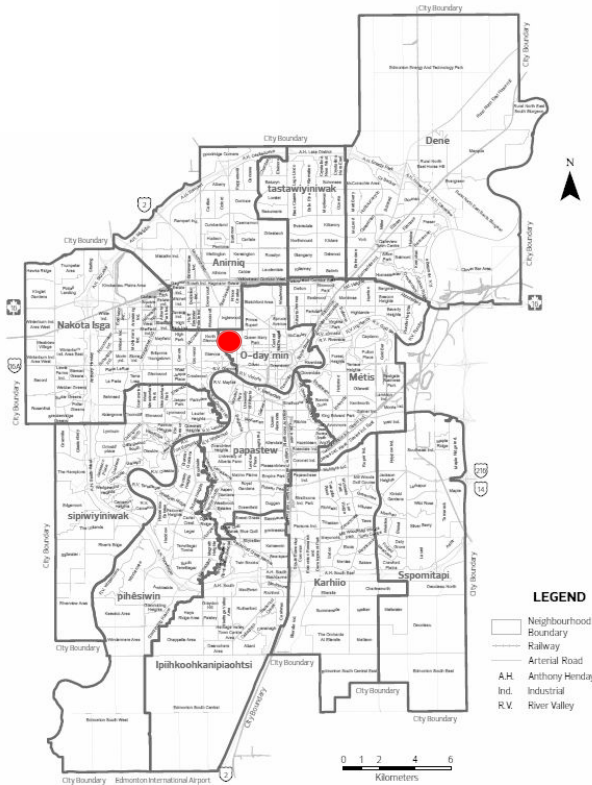


CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**





**WESTMOUNT**

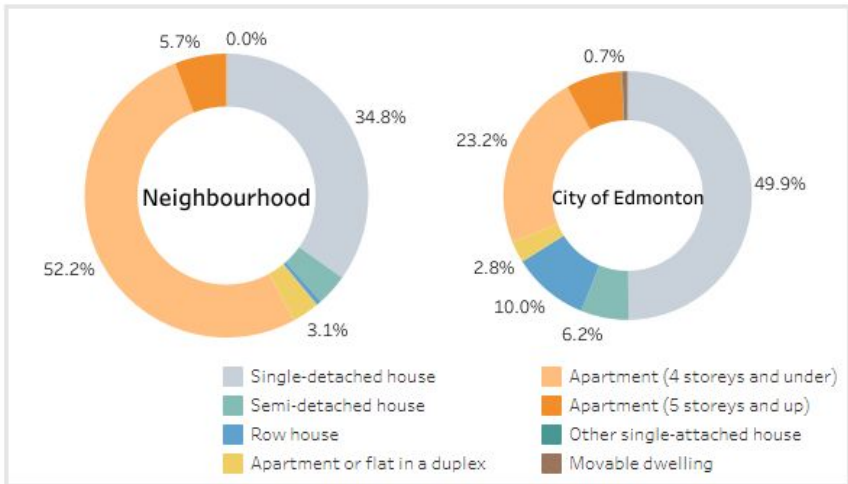
Population **6,325**

Population Net Density **64.0 population/ha**

Dwelling Units **3,240**

Dwellings Density: **32.9 units/ha**

Private Dwellings by Structure Type











<b>REGULATION</b>	<b>RF1 + MNO</b> Current Zone	<b>RA8</b> Proposed Zone
<b>Principle Building</b>	Single Detached Housing	Multi-Unit Housing
<b>Height</b>	8.9 m	23.0 m
<b>Number of Dwellings</b>	5 Principal 5 Secondary Suite 5 Garden Suites	Min: 8 Max: None
<b>Setbacks</b>		
North	1.2 m	3.0 m
South (S. Plain Rd)	1.2 m	3.0 m
East (128 St)	5.0 m	5.0 m
West (Lane)	17.1 m	7.5 m
<b>Commercial Uses Permitted</b>	N/A	Limited at Grade

# 12 POSSIBLE ALTERNATE ORIENTATION

