



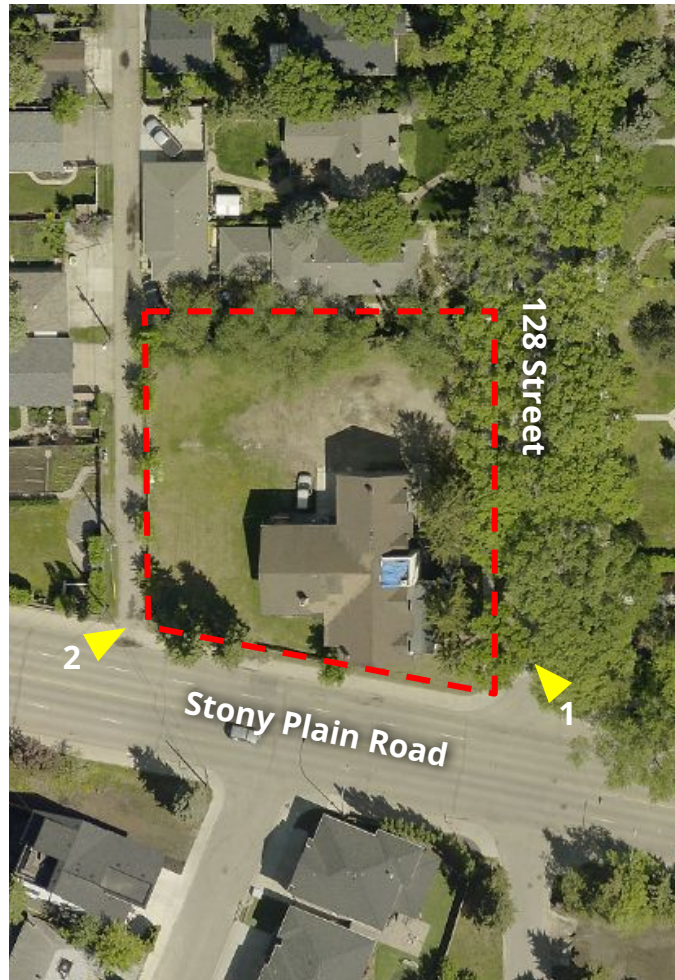
ITEM 3.15  
CHARTER BYLAW 19935  
WESTMOUNT

DEVELOPMENT  
SERVICES  
JAN 25, 2022

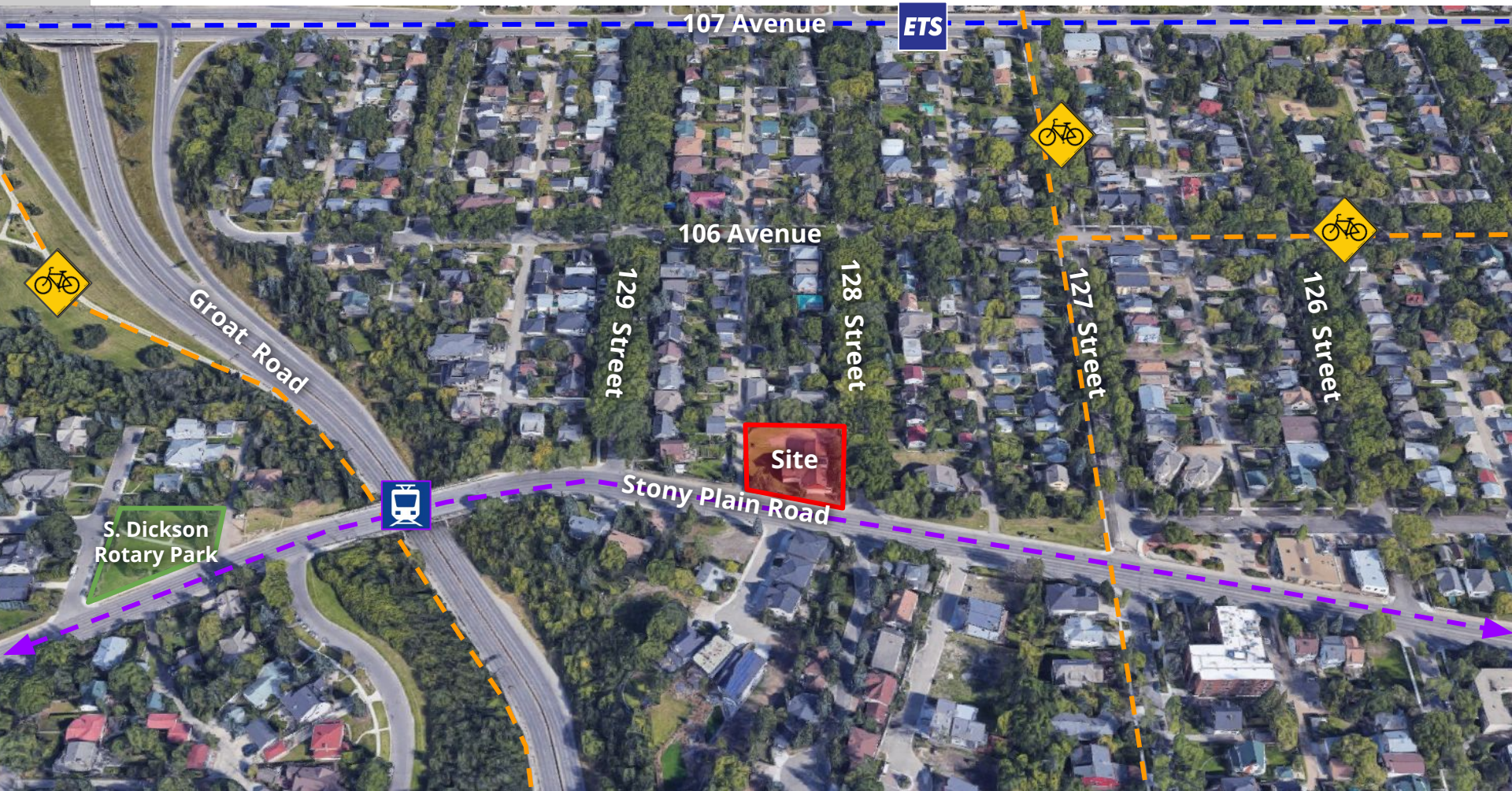


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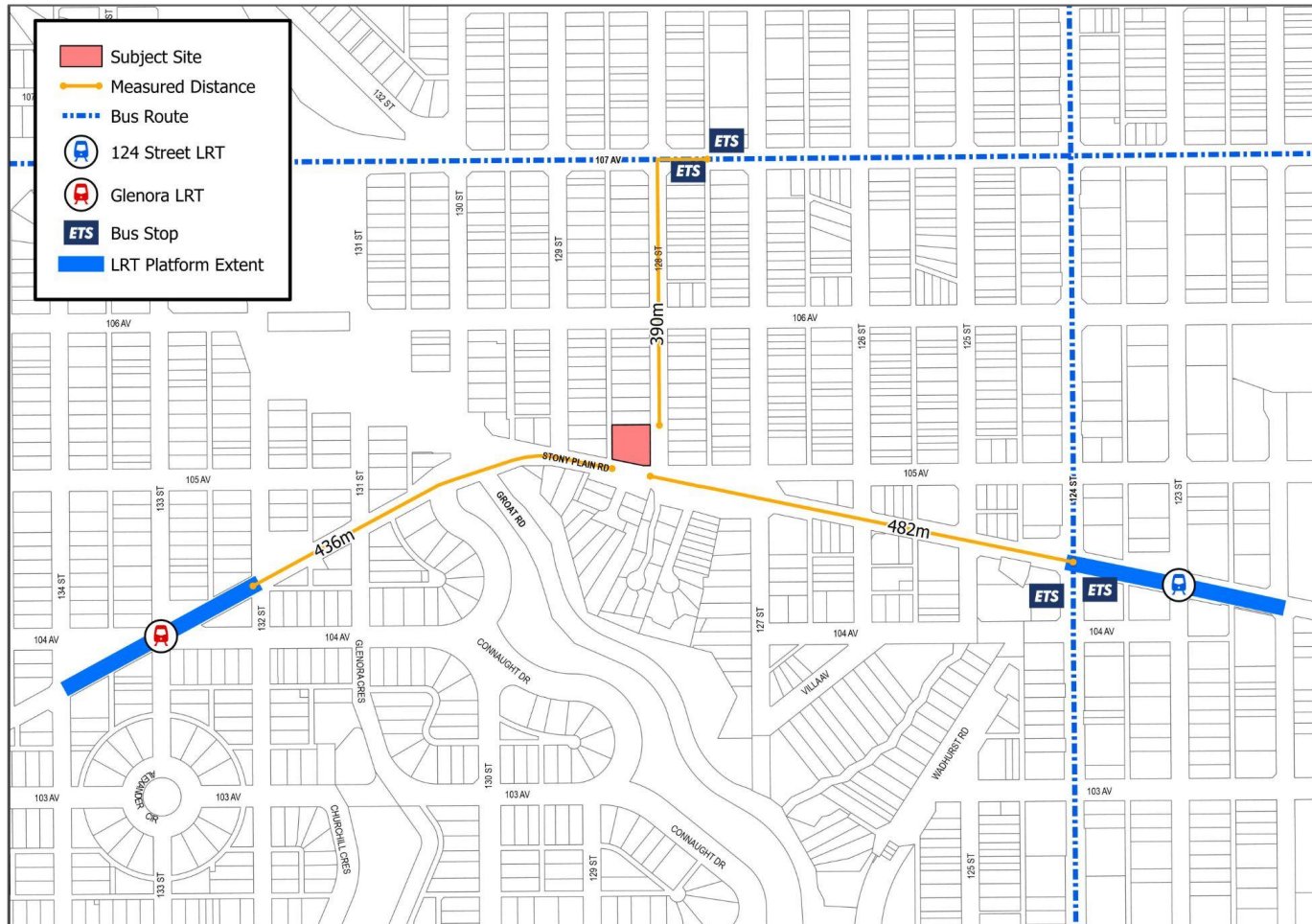
# SITE VIEW



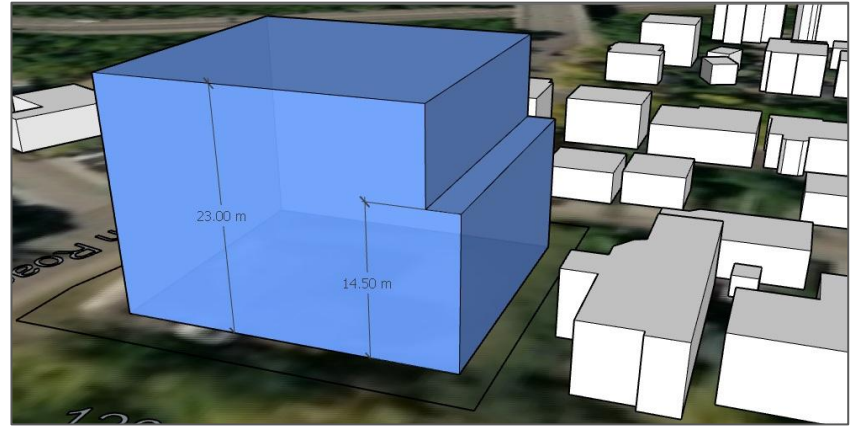
# SITE CONTEXT



## SITE CONTEXT

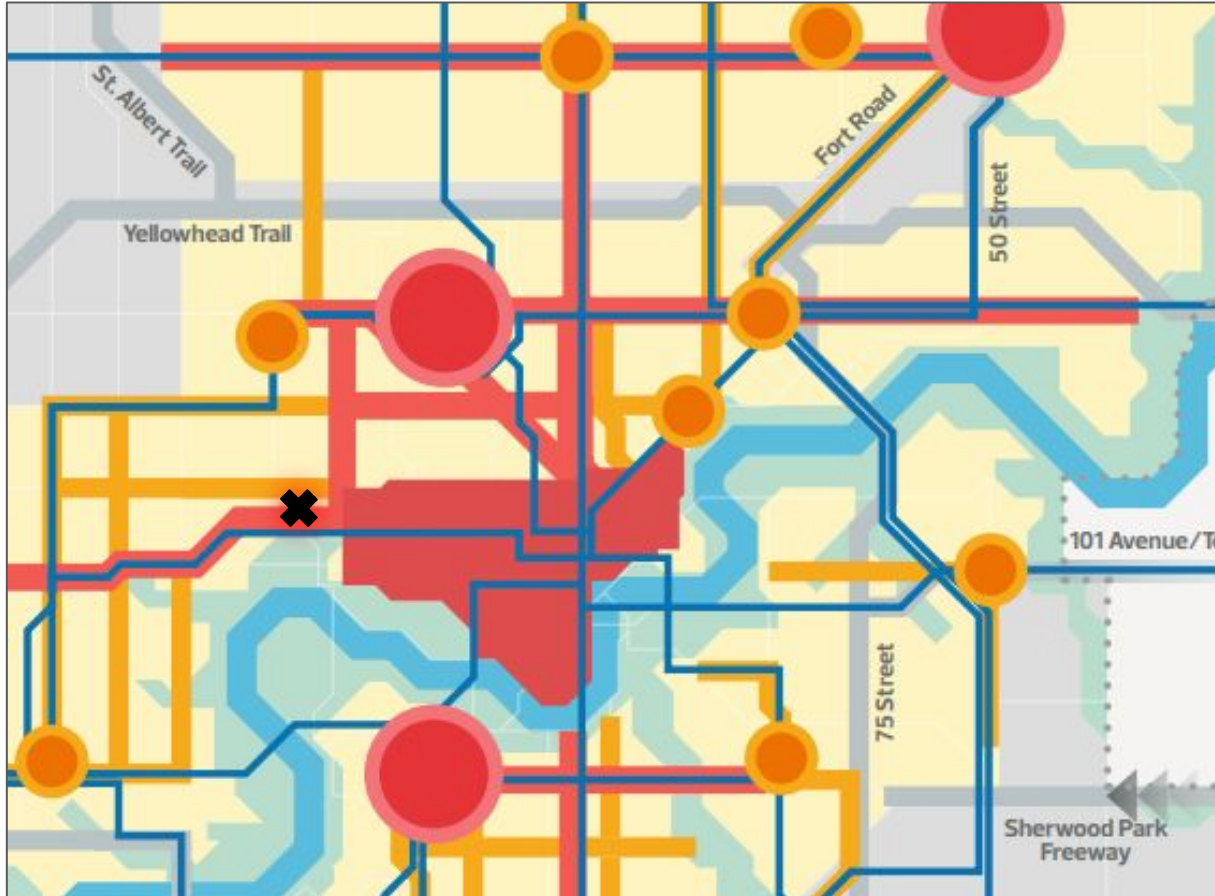


# 5 PROPOSED ZONING





SITE VIEW

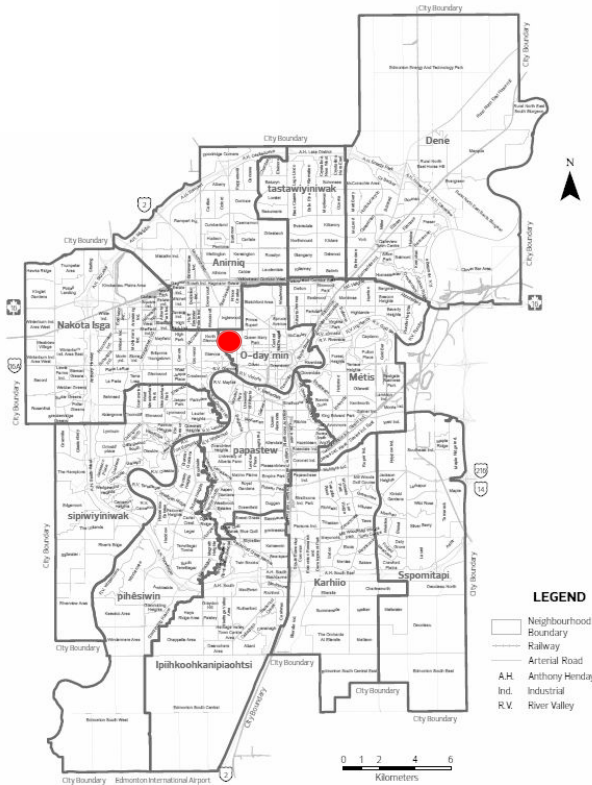


CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**





**WESTMOUNT**

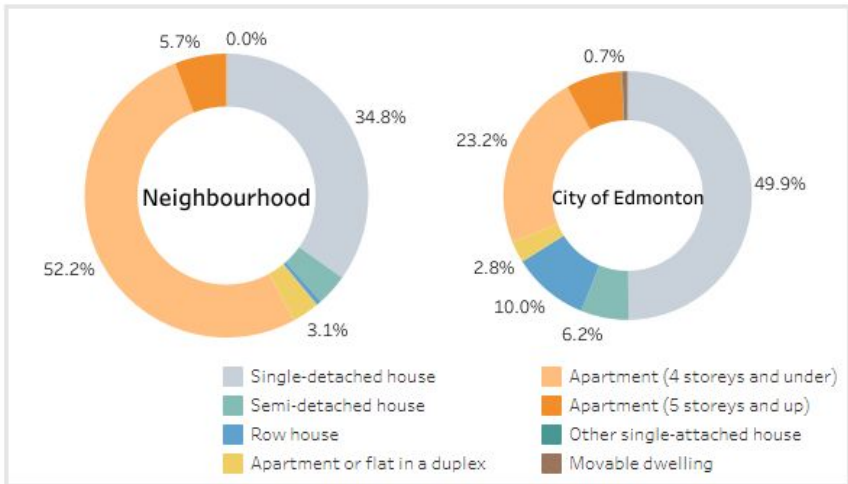
Population **6,325**

Population Net Density **64.0 population/ha**

Dwelling Units **3,240**

Dwellings Density: **32.9 units/ha**

Private Dwellings by Structure Type





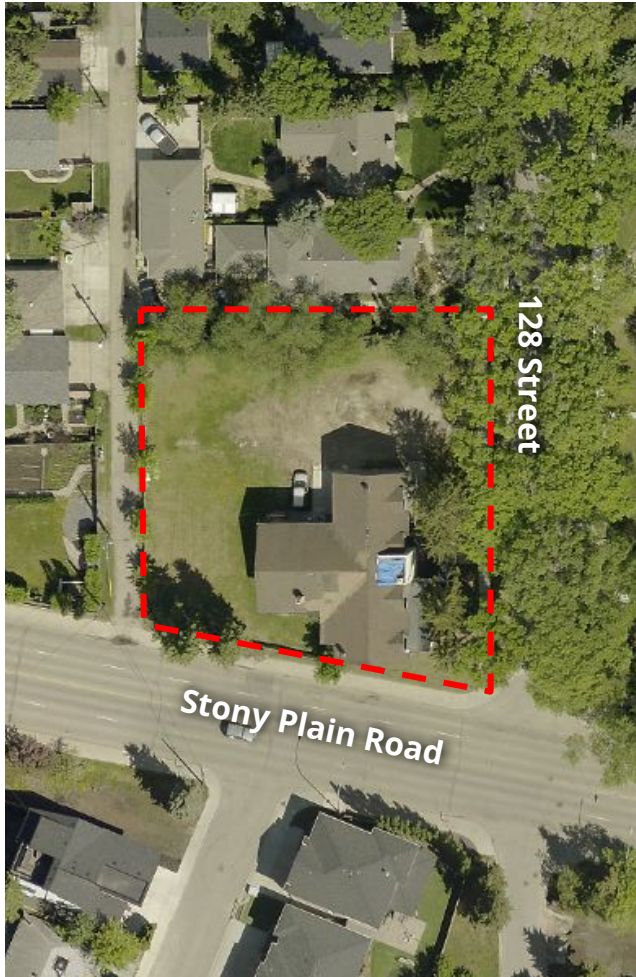






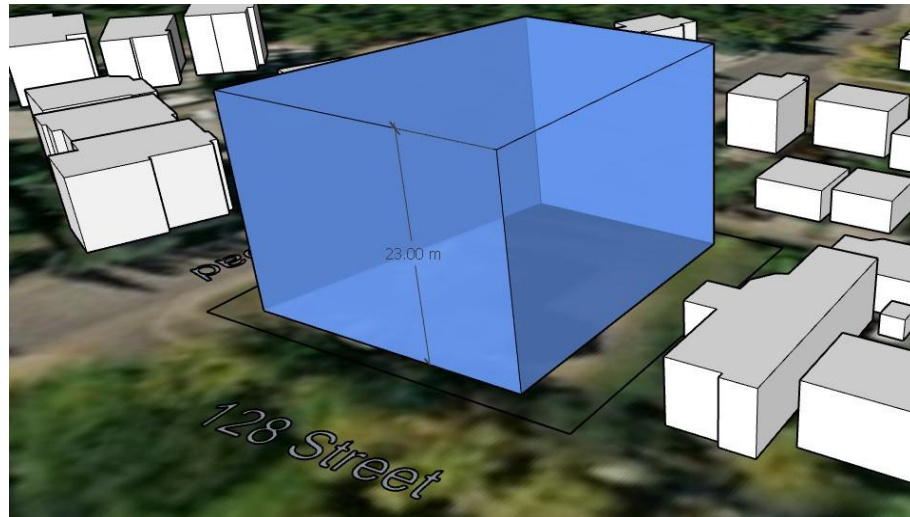
| <b>REGULATION</b>                | <b>RF1 + MNO</b><br>Current Zone                    | <b>RA8</b><br>Proposed Zone |
|----------------------------------|-----------------------------------------------------|-----------------------------|
| <b>Principle Building</b>        | Single Detached Housing                             | Multi-Unit Housing          |
| <b>Height</b>                    | 8.9 m                                               | 23.0 m                      |
| <b>Number of Dwellings</b>       | 5 Principal<br>5 Secondary Suite<br>5 Garden Suites | Min: 8<br>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 PROPOSED ZONING



| REGULATION                                                                      | RF1 + MNO<br>Current Zone                           | RA8<br>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<br>5 Secondary Suite<br>5 Garden Suites | Min: 8<br>Max: None              |
| <b>Setbacks</b><br>North<br>South (S. Plain Rd)<br>East (128 St)<br>West (Lane) | 1.2 m<br>1.2 m<br>5.0 m<br>17.1 m                   | 3.0 m<br>3.0 m<br>5.0 m<br>7.5 m |
| <b>Commercial Uses Permitted</b>                                                | N/A                                                 | Limited at Grade                 |

# 13 POSSIBLE ALTERNATE ORIENTATION



# 14 STREET LAB - 129 STREET

A Vision Zero Street Lab was installed in summer 2021 in response to concerns of poor driver behaviour and shortcutting on 129 Street between 107 Avenue and Stony Plain Road.

Installation included:

- Temporary curb extensions
- 4 parklets
- 4 vibrant crossings
- Shared Street (non-winter months) with 20 KPH speed limit

The Safe Mobility section continues to collaborate with residents on their experience and any next steps on the project.

