

ITEM 3.15 CHARTER BYLAW 19935 WESTMOUNT

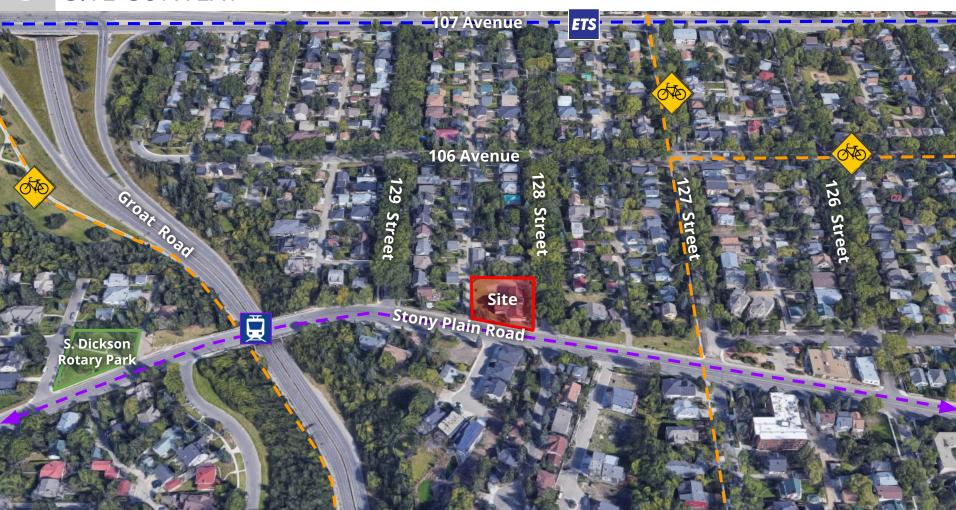
DEVELOPMENT SERVICES JAN 25, 2022









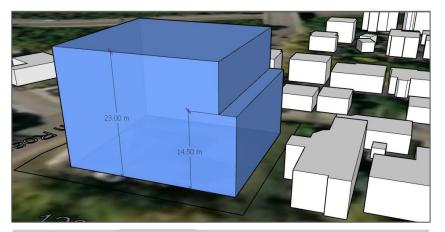


SITE CONTEXT



PROPOSED ZONING



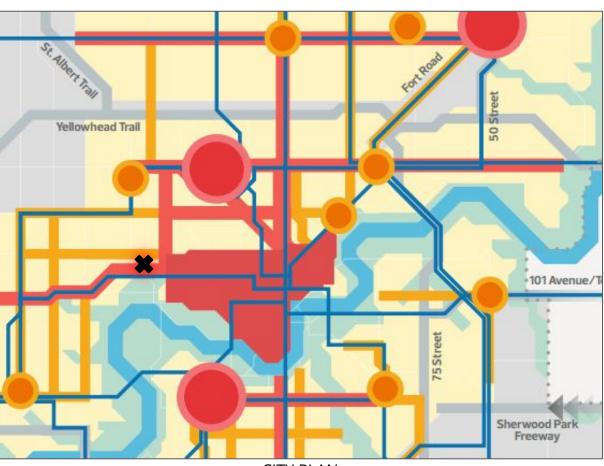




POLICY REVIEW

6





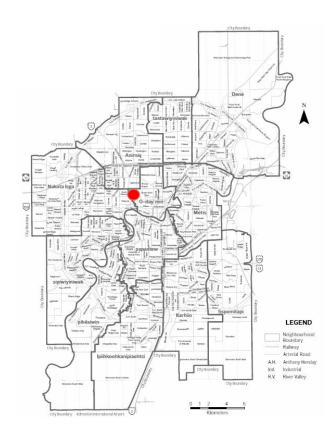
SITE VIEW

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 5.7% 0.0% 0.7% 34.8% 23.2% 49.9% Neighbourhood City of Edmonton 2.8% 52.2% 10.0% 3.1% 6.2% Apartment (4 storeys and under) Single-detached house Apartment (5 storeys and up) Semi-detached house Other single-attached house Row house Apartment or flat in a duplex Movable dwelling

Source: 2016 Federal Census

SUN SHADOW STUDY

SPRING EQUINOX - March







9:00 AM 12:00 PM 3:00 PM







SUMMER SOLSTICE - June

SUN SHADOW STUDY

FALL EQUINOX - SEPTEMBER







9:00 AM 12:00 PM 3:00 PM







WINTER SOLSTICE - December

PROPOSED ZONING



REGULATION	
Principle Building	
Height	
Number of Dwellings	
Setbacks	
North	
South (S. Plain Rd)	
East (128 St)	
West (Lane)	

Commercial Uses

Permitted

RF1 + MNO	RA8		
Current Zone	Proposed Zone		
Single Detached	Multi-Unit		
Housing	Housing		
8.9 m	23.0 m		
5 Principal 5 Secondary Suite 5 Garden Suites	Min: 8 Max: None		
1.2 m	3.0 m		
1.2 m	3.0 m		
5.0 m	5.0 m		
17.1 m	7.5 m		
N/A	Limited at Grade		

PROPOSED ZONING

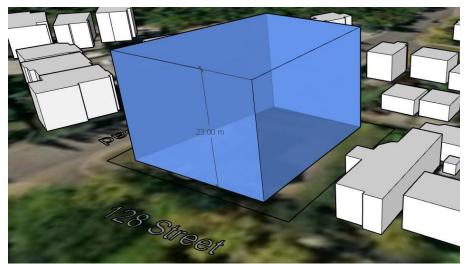
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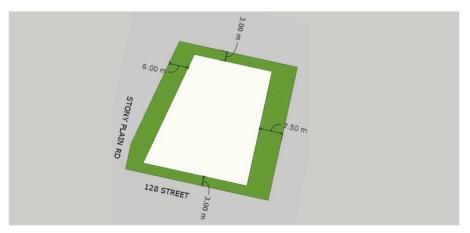
Commercial Uses

Permitted

RF1 + MNO RA8 Proposed Zone **Current Zone** Single Detached Multi-Unit Housing Housing 8.9 m 23.0 m 5 Principal Min: 8 5 Secondary Suite Max: None 5 Garden Suites 1.2 m 3.0 m 1.2 m 3.0 m 5.0 m 5.0 m 17.1 m 7.5 m Limited at Grade N/A







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 and any next steps on the project.





