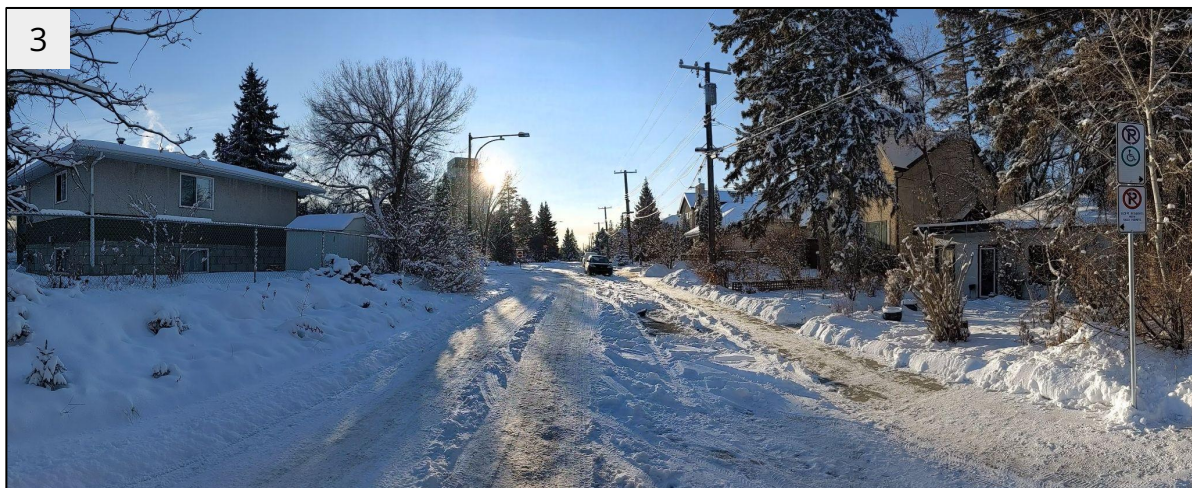
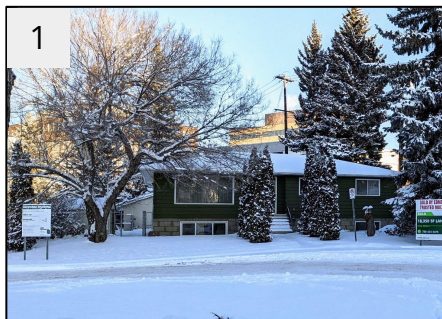




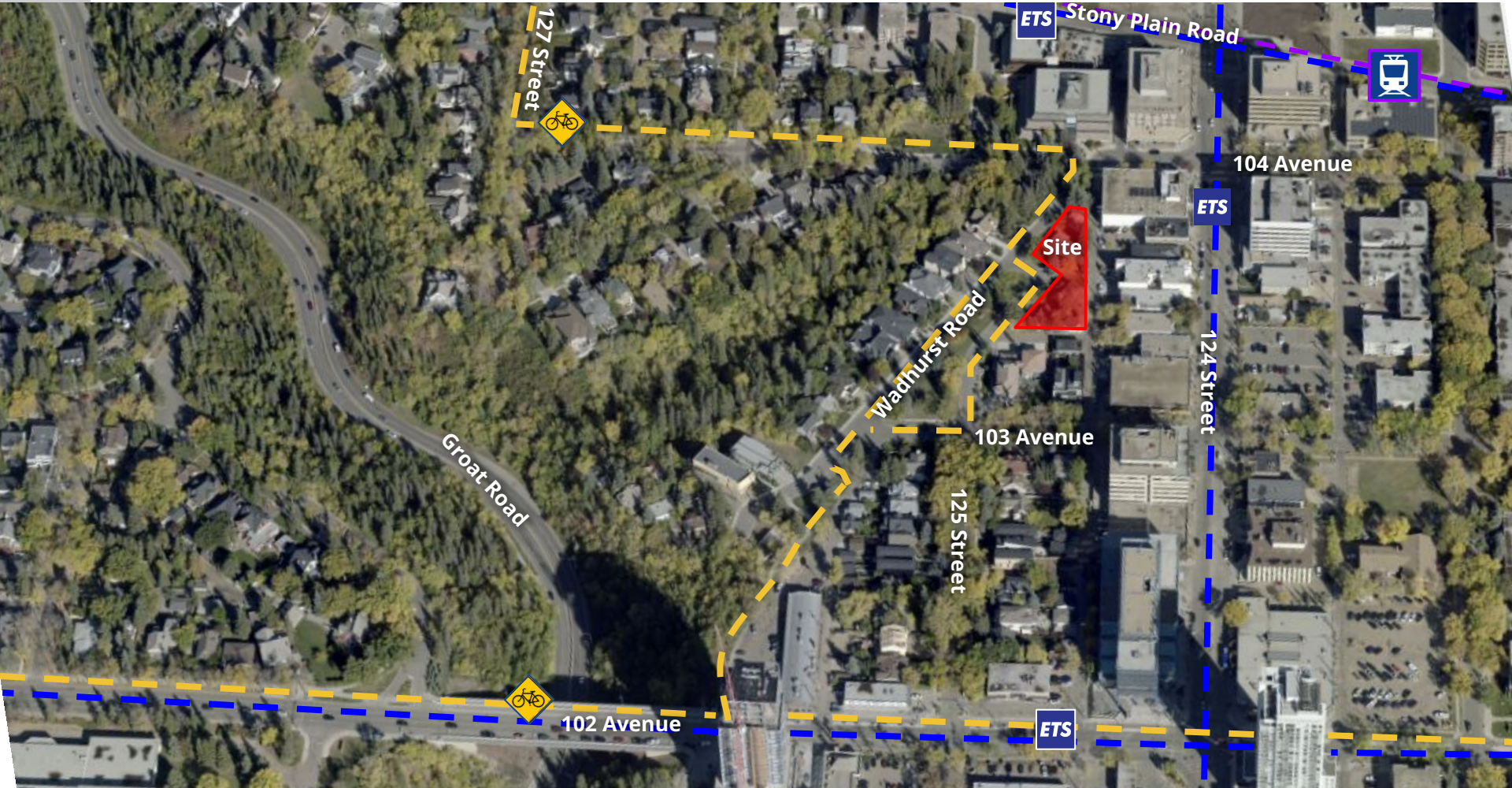
ITEM 3.9
CHARTER BYLAW 19934
WESTMOUNT

DEVELOPMENT
SERVICES
FEB 8, 2022



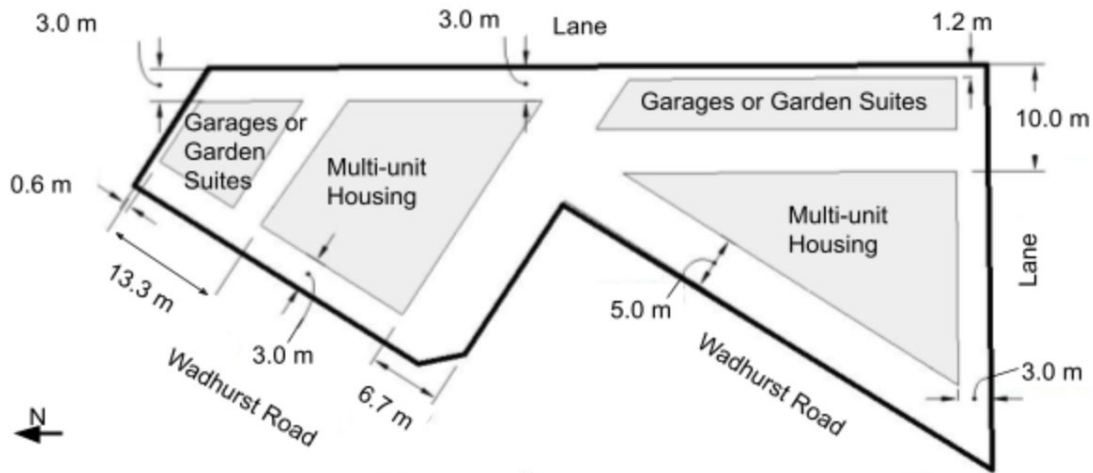
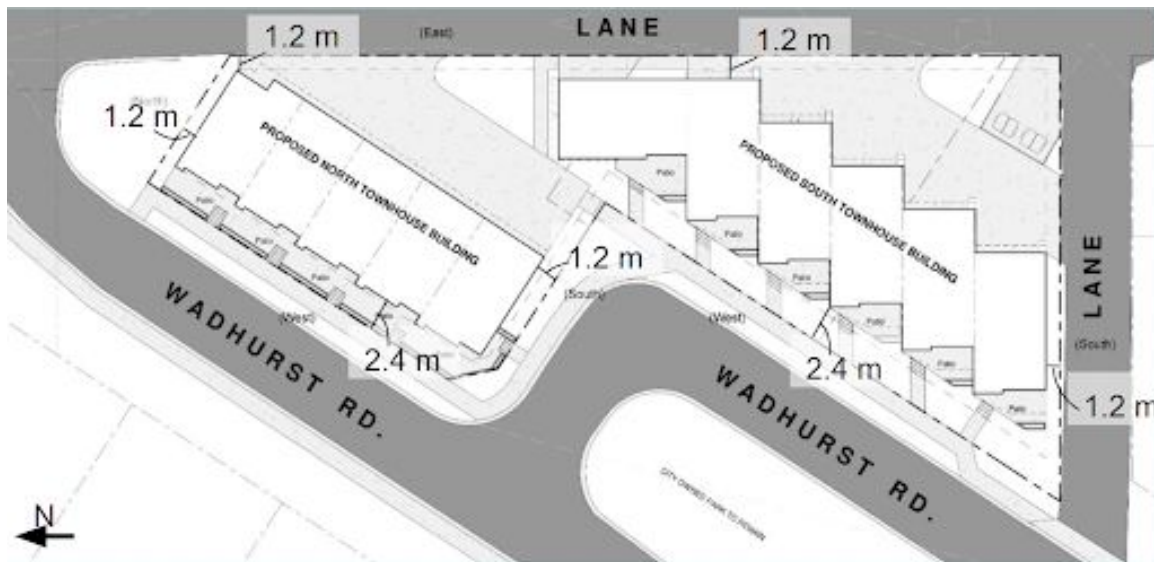


SITE CONTEXT



4 ZONING COMPARISON

DC2
Proposed



RF3 + MNO
Current

5 PROPOSED BUILDING DESIGN

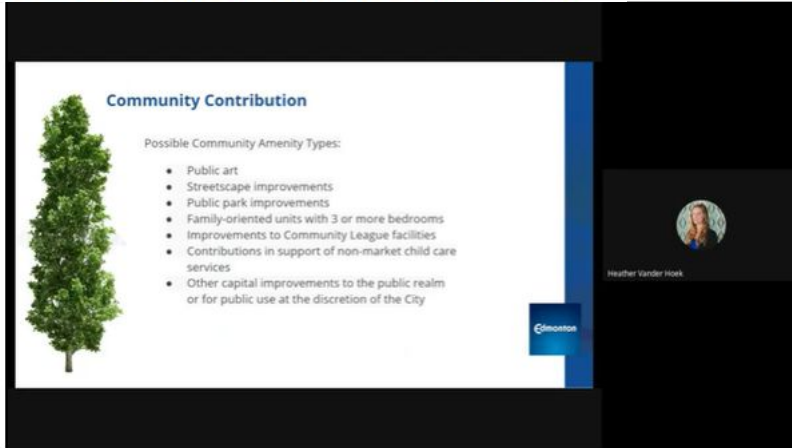


NORTH BUILDING WEST ELEVATION



SOUTH BUILDING WEST ELEVATION

LDA21-0330 Wadhurst Townhomes- Westmount



Concerns we heard:

- The scale of the proposed development is too big.
- Increased traffic and parking on already narrow roadways.
- The loss of mature trees.

Share Your Thoughts

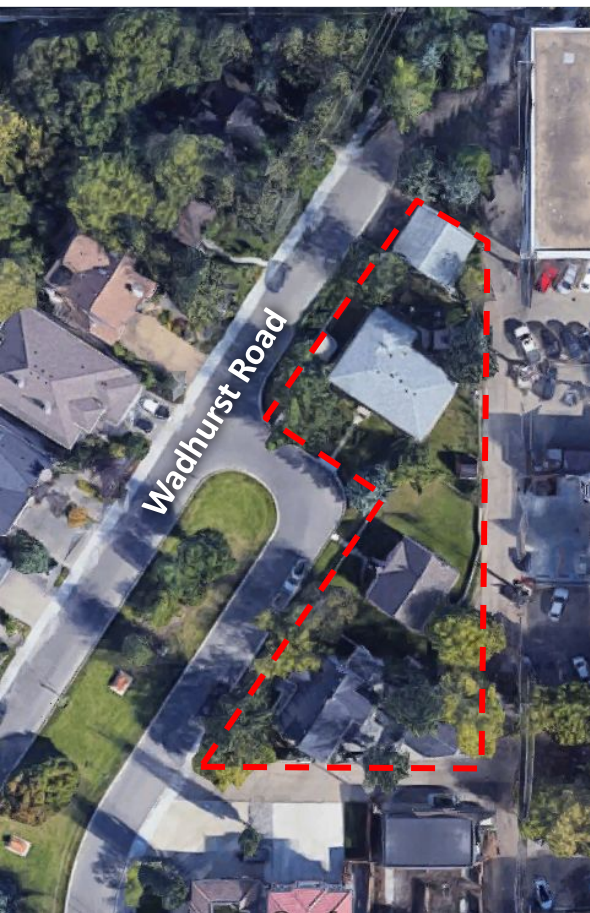
Ask Your Questions

Tell Us What You Think About this Application

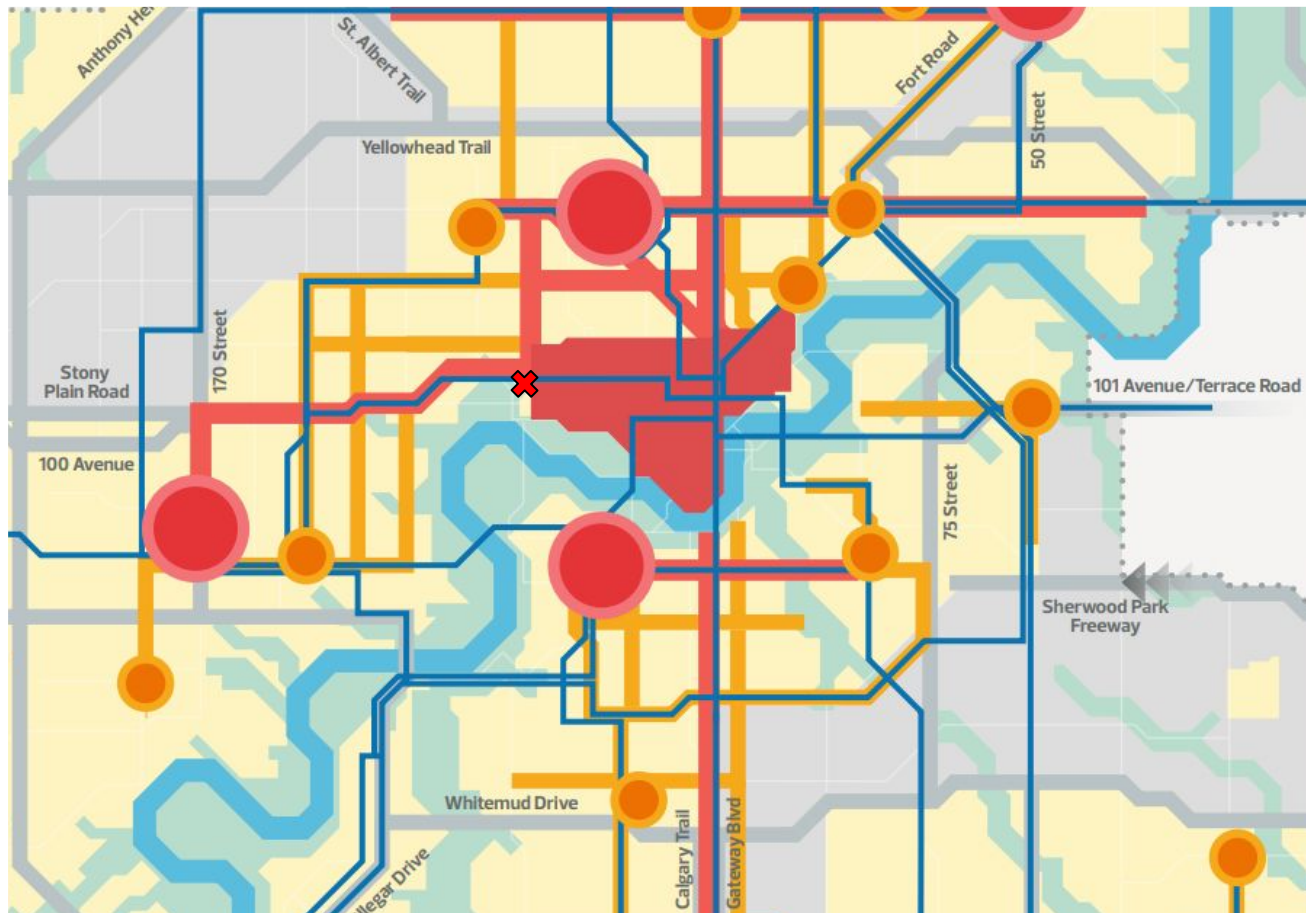
Please let us know what you like and what could be better about this application. What should Council know as they decide whether or not to approve the rezoning? Other people that visit this part of the site will be able to see your comments.

Please note you must be registered on Engaged Edmonton in order to provide feedback. However, only your username will be displayed publicly, all other information is kept confidential. We use this information to distinguish between feedback received from the neighbouring/local area residents and other interested stakeholders.

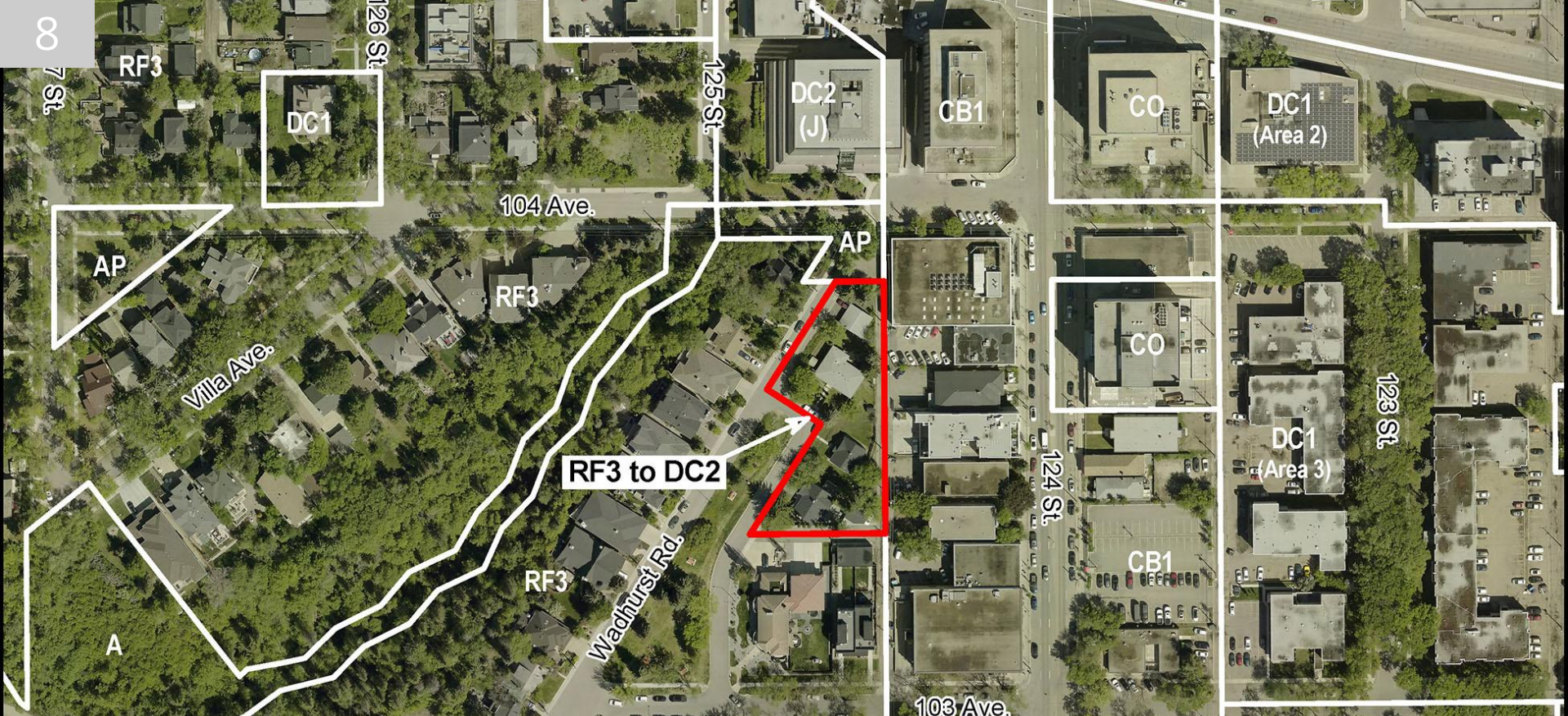
You may also provide feedback to the Project Planner directly via the contact information under the "who's listening" section of the page.



SITE VIEW

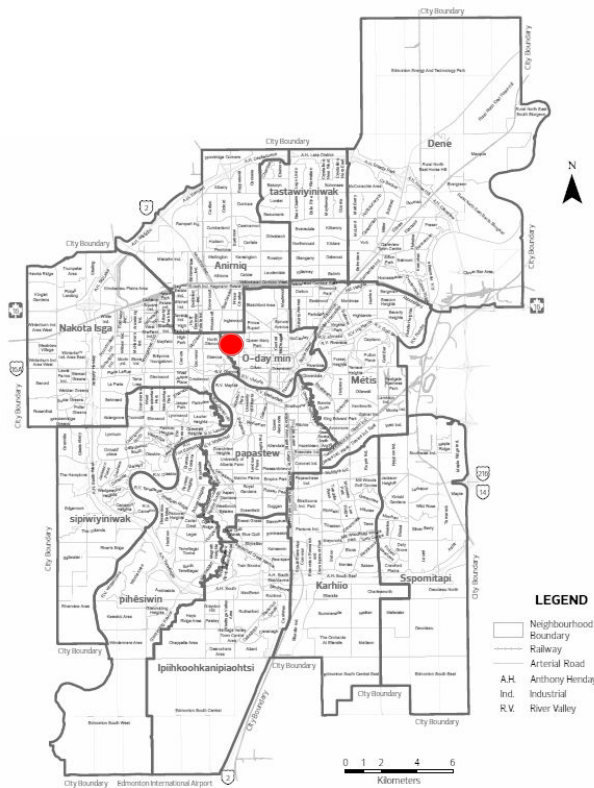


THE CITY PLAN



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**





WESTMOUNT

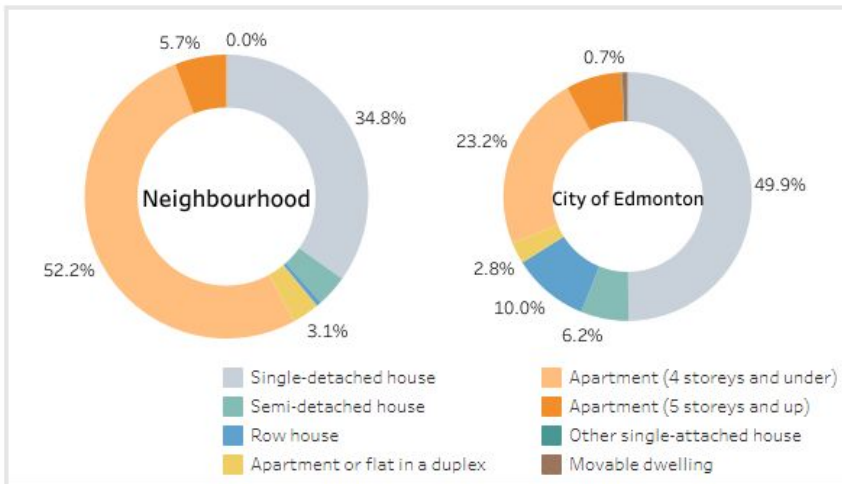
Population **6,325**

Population Net Density **64.0 population/ha**

Dwelling Units **3,240**

Dwellings Density: **32.9 units/ha**

Private Dwellings by Structure Type



SUN SHADOW STUDY



Spring Equinox March 9 am



Summer Solstice June 9 am



Fall Equinox September 9 am



Winter Solstice December 9 am



Spring Equinox March 12 pm



Summer Solstice June 12 pm



Fall Equinox September 12 pm



Winter Solstice December 12 pm



Spring Equinox March 3 pm



Summer Solstice June 3 pm



Fall Equinox September 3 pm



Winter Solstice December 3 pm

CANTIRO - Groat Estates

Shadow Study - Proposed Development and Existing Homes

 Existing Home Shadow

 Proposed Development Shadow