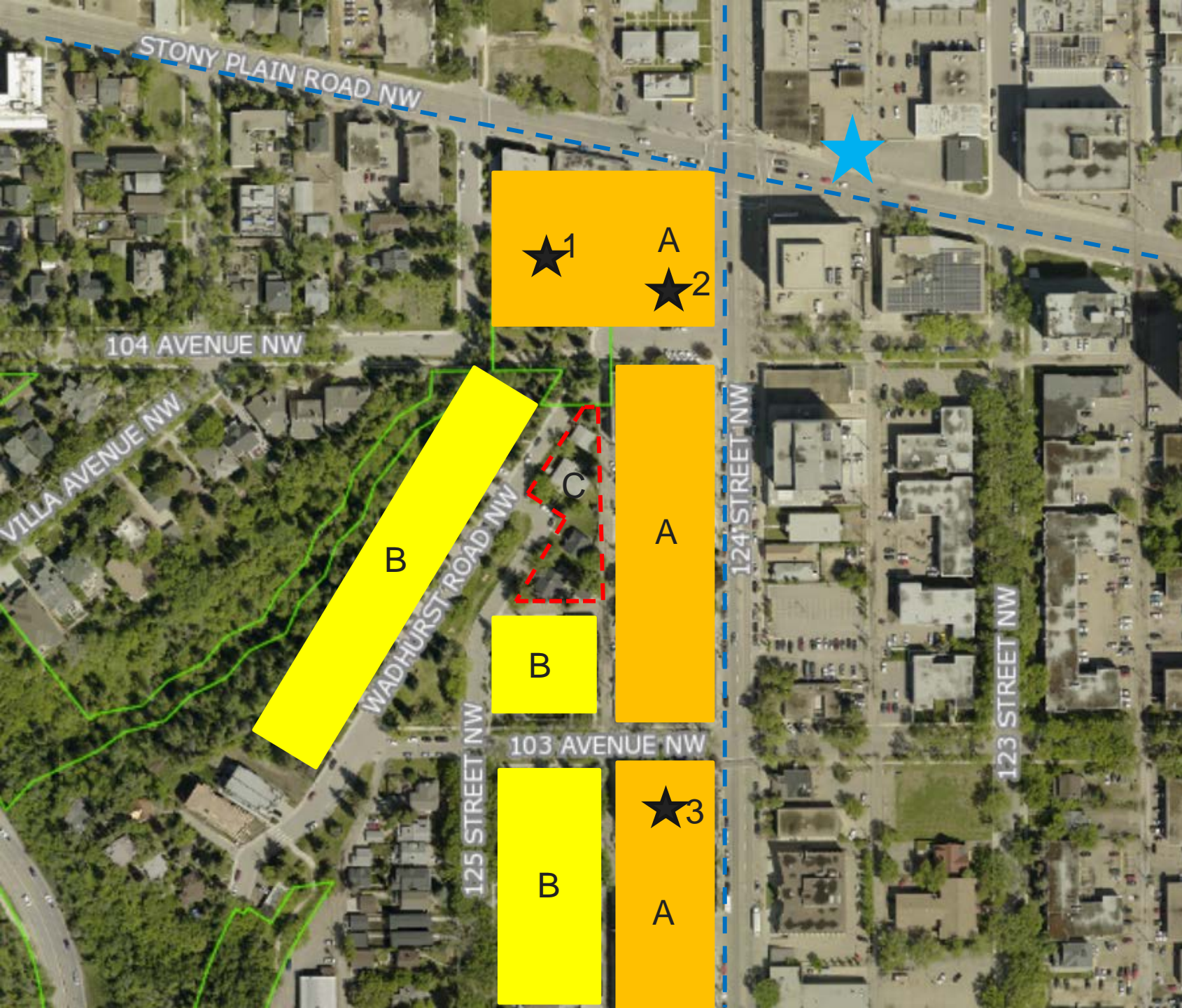


Westmount Rezoning RF3 to DC2

Bylaw 19934
Council Public Hearing
February 8, 2022





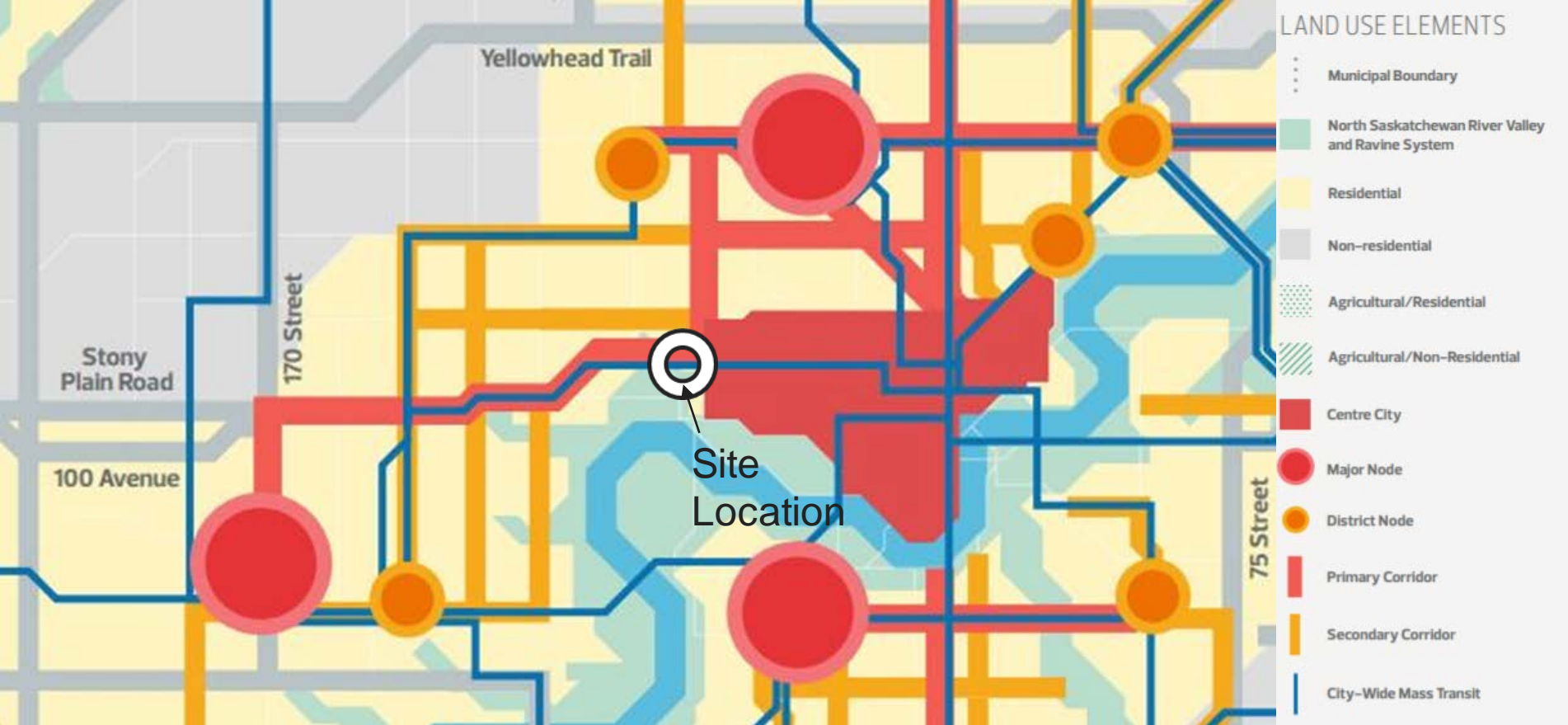
- - - Subject Site
- Public Open Space
- Commercial/Medium Density Residential
- Low Density Residential
- ★ Future LRT Stop
- - - Mass Transit Route

Maximum Heights:

- A = 12 m
- B = 10 m*
- *8.9 m Mature Neighbourhood Overlay
- C = 11.75 m

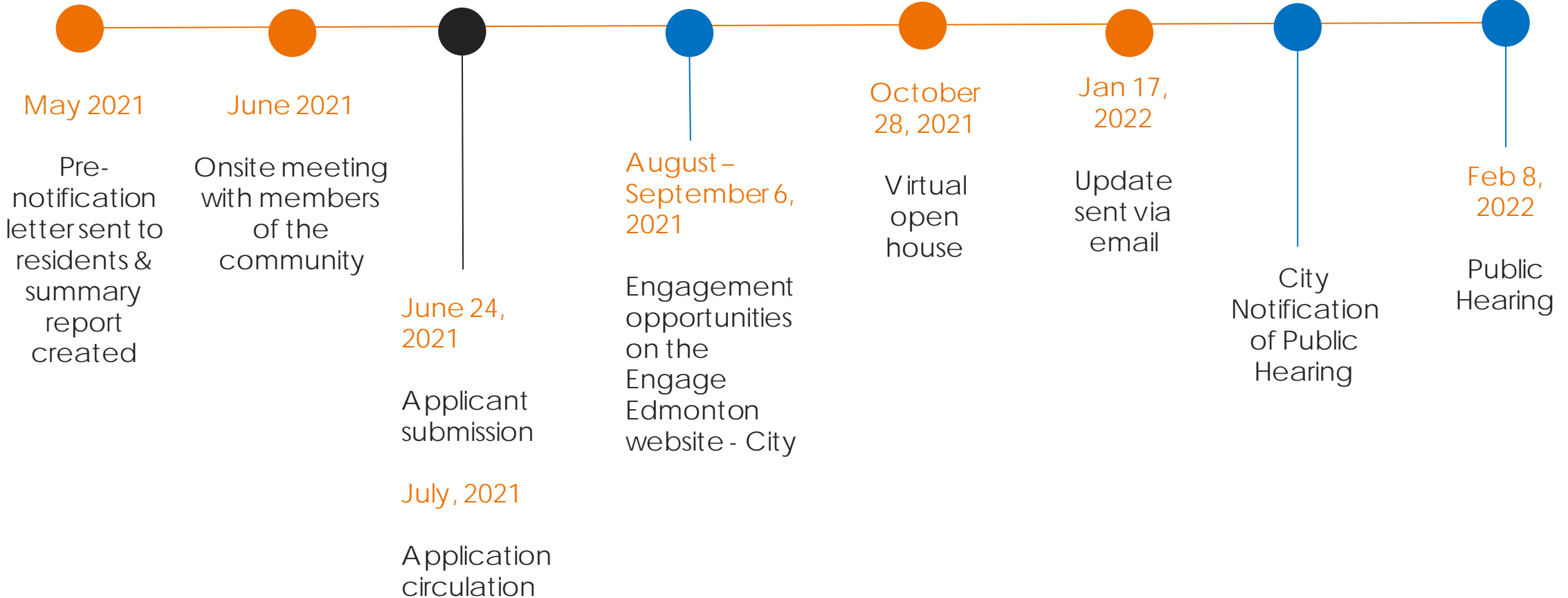
Existing Heights:

- ★¹ = 4 Storeys
- ★² = 5 Storeys
- ★³ = 7 Storeys



- Located in close proximity to two Primary Corridors (124 Street & Stony Plain Road).
- Approximately 180 m walking distance from the future 124 Street LRT Stop (Valley Line – West).
- In conformance with City Plan’s Goal of 50% of new units added through infill city-wide.
- Provides family-oriented dwellings.

Throughout project duration: multiple email correspondence and discussions



Comment		Update to Application
Traffic	Concerns around increased traffic in area and increased parking on local streets.	<ul style="list-style-type: none"> • A Transportation Study was completed. • Two parking stalls per dwelling accommodated on site. • All access from the existing lane.
Height	Concerns around the maximum height proposed and shadow impact.	<ul style="list-style-type: none"> • Proposed Height decreased from 12.5 m to 11.75 m. • Sun Shadow Impact studies completed based on real life geodetic grades.
Density	Concerns on the number of proposed units.	<ul style="list-style-type: none"> • Proposed number of units reduced from 13 units to a maximum of 11 units.
Conservation	Concerns in regards to the conservation of existing trees.	<ul style="list-style-type: none"> • Review of health and feasibility of tree retention. • 4 trees retained and minimum 5 new trees to be planted. • New shrubs to be planted.
Emergency Rescue	Concerns with Fire Rescue Services and access to area.	<ul style="list-style-type: none"> • Proposed new units will include sprinklers.
Sidewalks	Concerns with vehicular/pedestrian conflicts and connectivity for pedestrians.	<ul style="list-style-type: none"> • Sidewalks proposed along western edge of site.
Design	Concerns with end unit of north building not addressing the open space.	<ul style="list-style-type: none"> • End unit on north building redesigned to have front door and patio address the open space.

	PROPOSED DC2	EXISTING RF3	MNO*
SITE SIZE (MIN)	1,699.7 m ²	150 m ² / du = 1,650 m ²	
PARKING	22 stalls on-site	0 stalls required	
# OF DWELLING / DENSITY (MIN)	11 Maximum Units	33 Maximum Units (with Garage Suites, and Secondary Suites)	
FRONT SETBACK (MIN)	2.4 m	4.5 m or 3 m with treed boulevard	1.5 m less than abutting lots or 20% of depth
REAR SETBACK (MIN)	2.4 m	7.5 m	40% of depth
SIDE SETBACK (MIN)	1.2 m	20% site width (min 1.2 m)	20% of site (max of 6.0 m)
HEIGHT (MAX)	11.75 m	10 m	8.9 m in RF3,
SITE COVERAGE (MAX)	45%	45%	



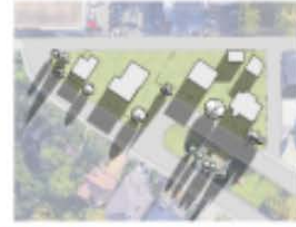
Existing Homes and Trees



Spring Equinox March 9 am Exist.



Summer Solstice June 9 am Exist.



Fall Equinox September 9 am Exist.



Winter Solstice December 9 am Exist.



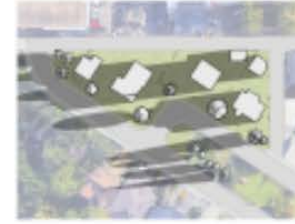
Spring Equinox March 12 pm Exist.



Summer Solstice June 12 pm Exist.



Fall Equinox September 12 pm Exist.



Winter Solstice December 12 pm Exist.



Spring Equinox March 3 pm Exist.



Summer Solstice June 3 pm Exist.



Fall Equinox September 3 pm Exist.

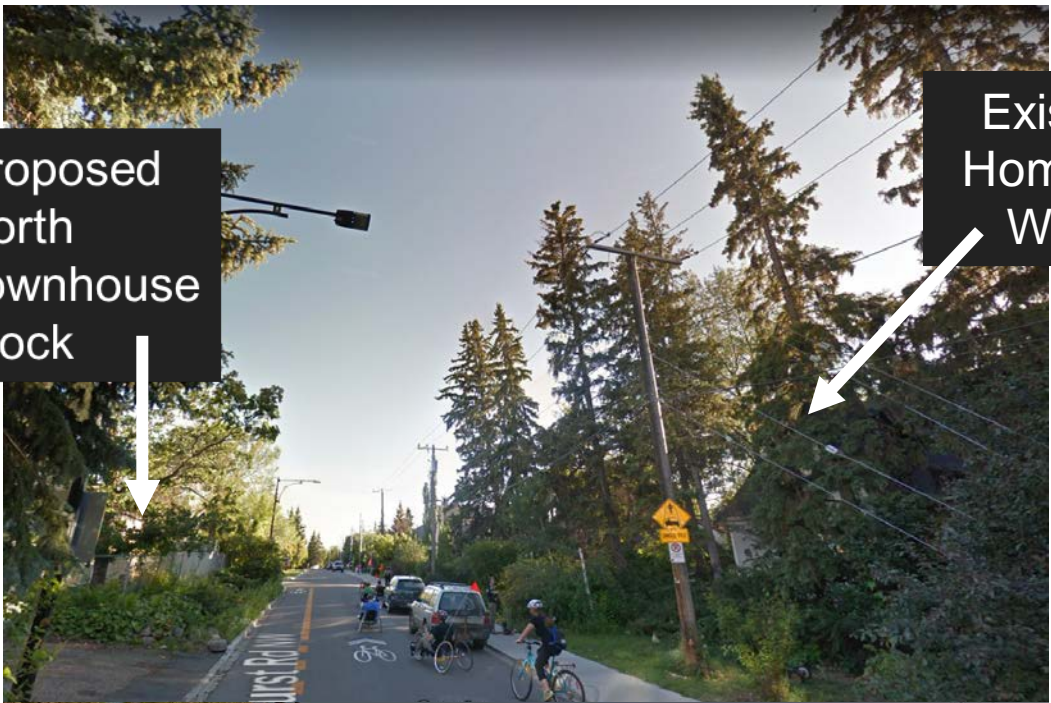


Winter Solstice December 3 pm Exist.



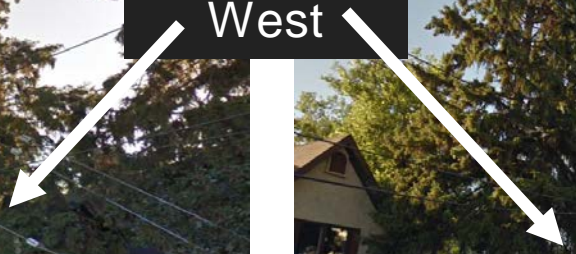
- Site currently developed with single family dwellings and detached garages
- Existing buildings cast minimal shadows in Spring, Summer and Fall to the west and cast larger shadows in the Winter.
- Sun Shadow does not reflect off site existing buildings and trees.

Proposed North Townhouse Block



Looking South on Wadhurst Road

Existing Homes to West

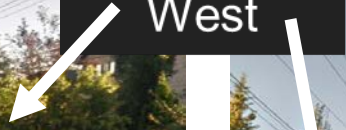


Looking North on Wadhurst Road

Proposed North Townhouse Block



Existing Homes to West



Proposed South Townhouse Block



Proposed South Townhouse Block



Google

SUN SHADOW - EXISTING

Development Under RF3 with Proposed Development



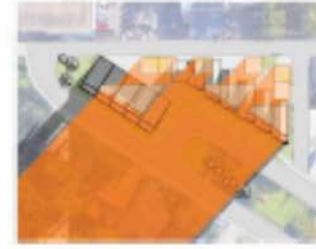
Spring Equinox March 9 am



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

● RF3 Existing Zoning ● Proposed Development

- Proposed development casts minimal shadows to the west. Shadowing occurs in the early mornings in the spring and fall. No shadow in the summer.
- Due to low angle of sun in the winter, homes to the west are in shadow from development under the RF3 zoning as well as the proposed DC2. The sun also moves quicker at this time of year and therefore shadow is gone by early afternoon.



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