

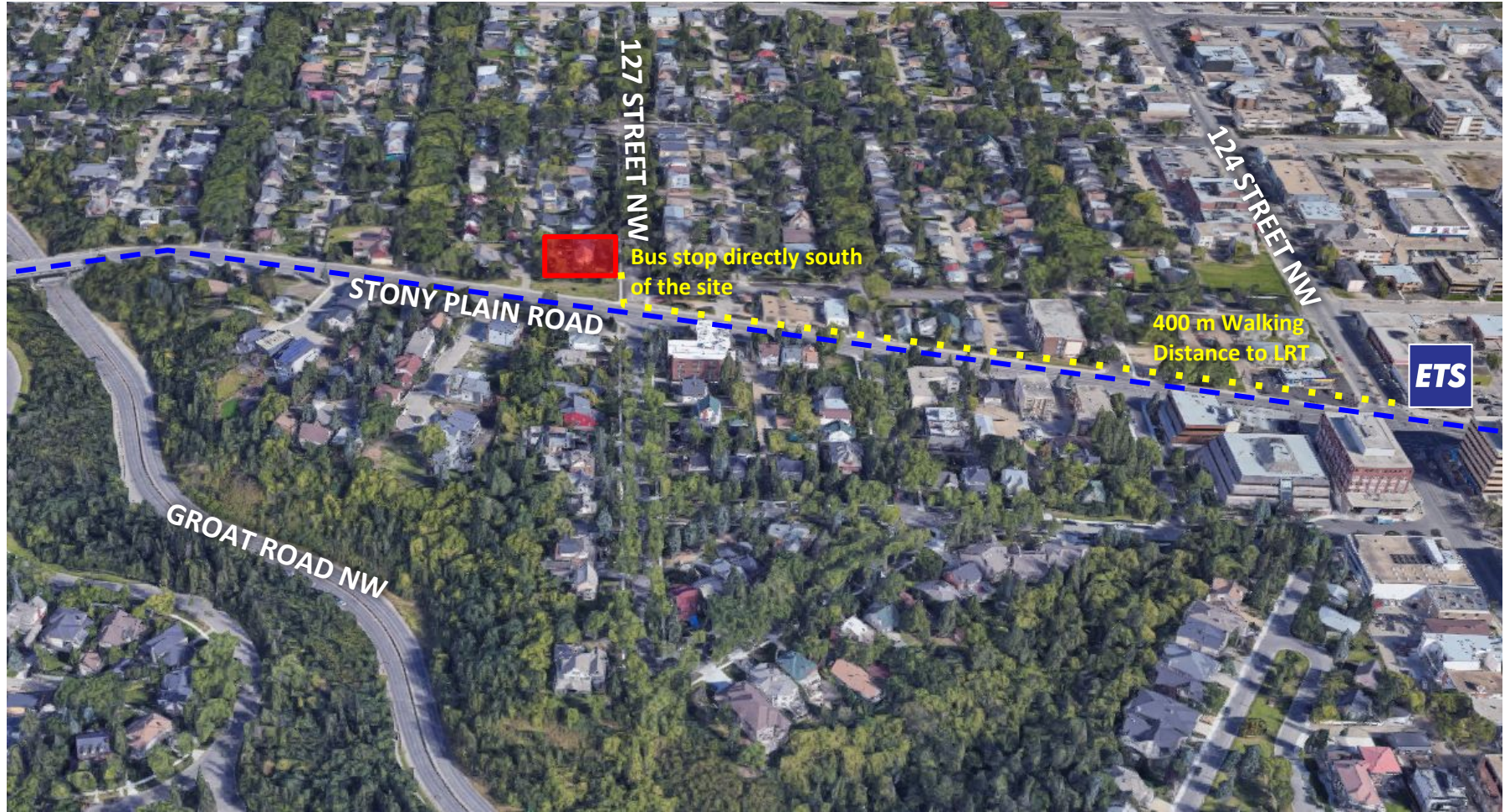


# CHARTER BYLAW 19377

## WESTMOUNT

June 23, 2020

# SITE CONTEXT





# TRANSIT ORIENTED DEVELOPMENT GUIDELINES

<b>ENHANCED NEIGHBOURHOOD LAND USE AND INTENSITY GUIDELINES</b>			
<b>EXPECTATIONS FOR LRT STATION AREAS WITHOUT STATION AREA PLANS</b>			
	<b>RESIDENTIAL (NET)</b>	<b>EMPLOYMENT</b>	<b>GROUND FLOOR RETAIL</b>
<b>Sites within 200 metres of the platform</b>	<p>For sites fronting or flanking an arterial or collector road, or on sites 0.25 ha or larger:</p> <ul style="list-style-type: none"> <li>▪ 225 du/ha min; or</li> </ul> <p>For all other sites:</p> <ul style="list-style-type: none"> <li>▪ 125 du/ha min</li> </ul> <p>Secondary or Garage or Garden suites are appropriate on selected sites.</p>	<p>Appropriate on sites with direct access to an arterial or collector road.</p> <p>1.0 FAR min</p>	<p>Appropriate on sites with direct access to an arterial or collector road, supported by curbside parking.</p> <p>Auto oriented site design is not appropriate.</p> <p>Residential, retail or office uses can be accommodated on upper floors.</p>
<b>Sites within 200-400 metres of the platform</b>	<p>For sites 0.25 ha or larger:</p> <ul style="list-style-type: none"> <li>▪ 225 du/ha min; or</li> </ul> <p>For sites fronting or flanking an arterial or collector road:</p> <ul style="list-style-type: none"> <li>▪ 63 du/ha min to 125 du/ha max; or</li> </ul> <p>For all other sites:</p> <ul style="list-style-type: none"> <li>▪ 63 du/ha max</li> </ul> <p>Secondary or Garage or Garden suites are appropriate on selected sites.</p>	<p>Guidelines are the same as for sites within 200 metres of the LRT platform.</p>	<p>Guidelines are the same as for sites within 200 metres of the LRT platform.</p>

# RESIDENTIAL INFILL GUIDELINES



# BUILT FORM COMPARISON

	<b>RF1 Single Detached Residential Zone</b>	<b>RA7 Low Rise Apartment Zone</b>	<b>Proposed DC2 Provision</b>
<b>Height</b>	8.9 m	14.5 - 16.0 m	12 m
<b>East Setback</b>	~6.0 m	~6.0 m	4.7 m
<b>West Setback</b>	17.1 m	7.5 m	1.2 m
<b>South Side Setback</b>	2.5 m	3.0 m	1.5 m
<b>North Side Setback</b>	2.0 m	1.2 m	3.2 m
<b>Stepback from North Lot Line</b>	None required	3.0 m at a building height of 10 m	0.6 m at a building height of 8.5 m
<b>Maximum Site Coverage/ Floor Area Ratio</b>	40% Coverage	2.3 - 2.5 FAR	2.5 FAR
<b>Minimum Density</b>	n/a	45 Dwellings/ha	45 Dwellings/ha



ADMINISTRATION'S  
RECOMMENDATION

APPROVAL