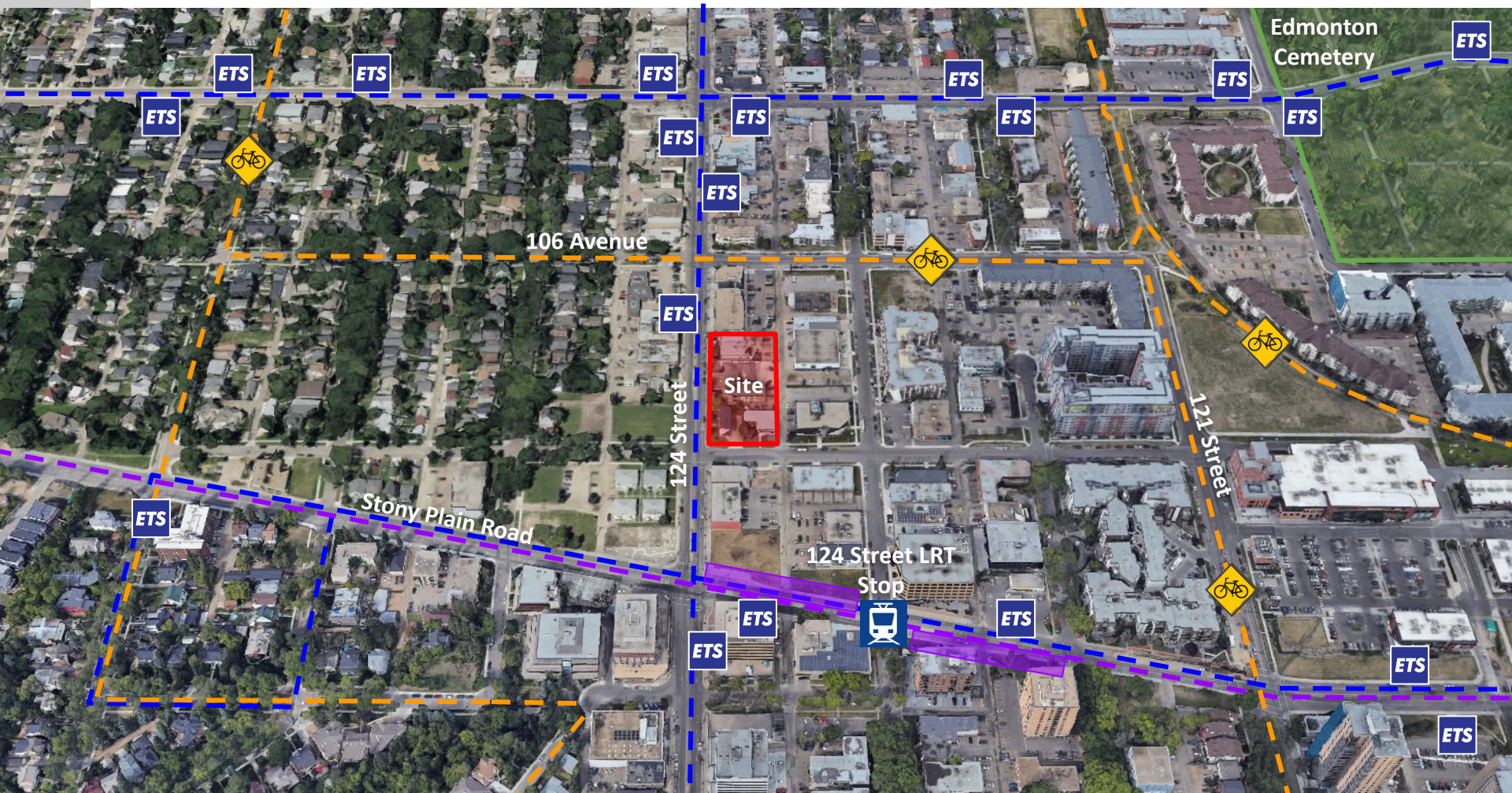




ITEM 3.10  
BYLAW 20941  
WESTMOUNT

DEVELOPMENT  
SERVICES  
OCT 1, 2024





## Comments

- Scale does not fit with the neighbourhood (x2).
- Traffic and residential parking congestion.
- Developer strictly money driven.
- There should be an urban design plan for the station area.



CITY WEBPAGE  
Mar 8, 2024



MAILED NOTICE  
Apr 24, 2024



1:1 COMMUNICATION



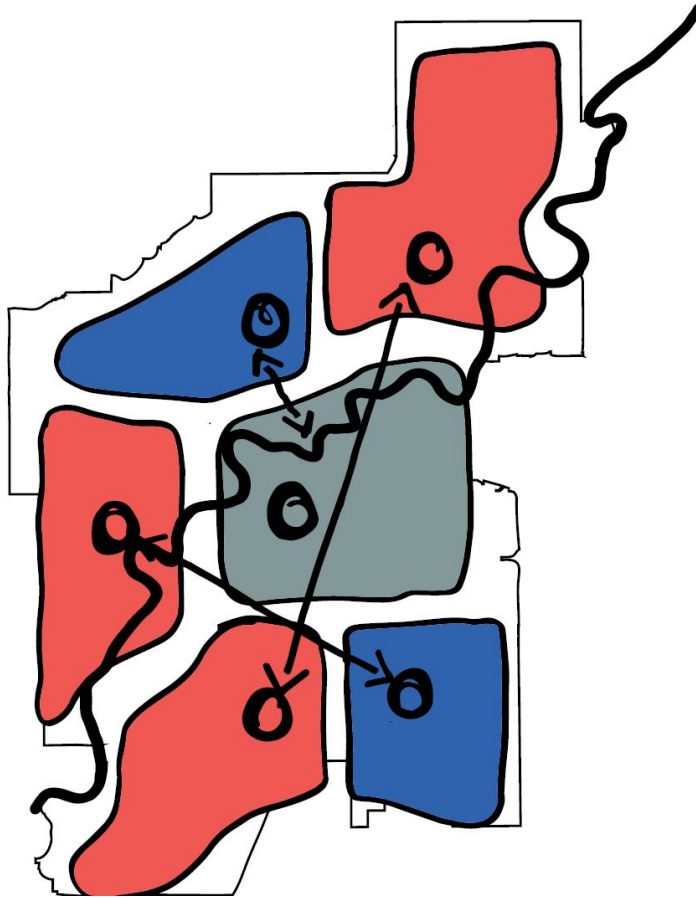
SITE SIGNAGE  
Apr 30, 2024



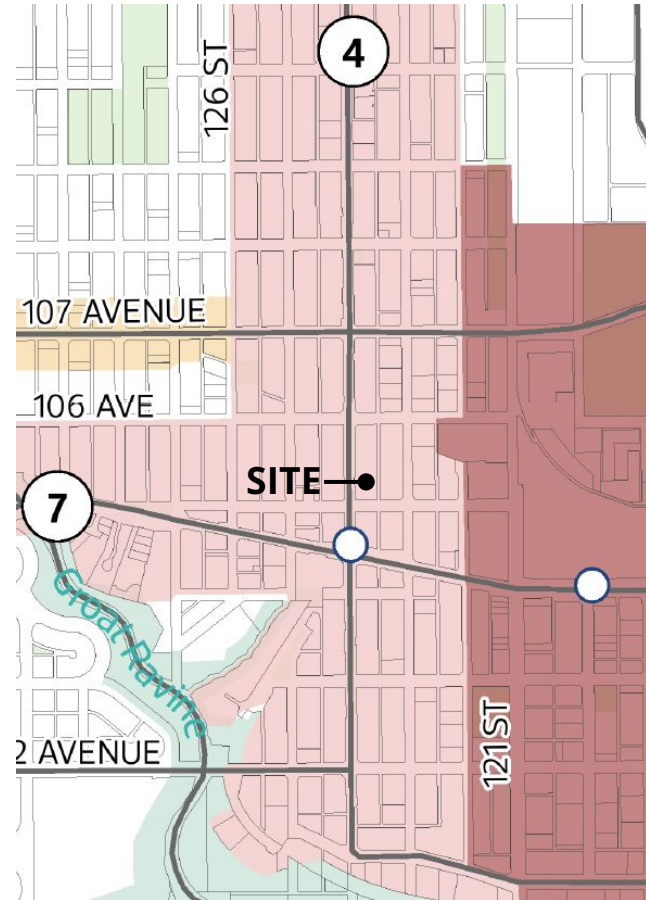
PUBLIC HEARING  
NOTICE  
Sep 5, 2024



JOURNAL AD  
Sep 13 & 21, 2024

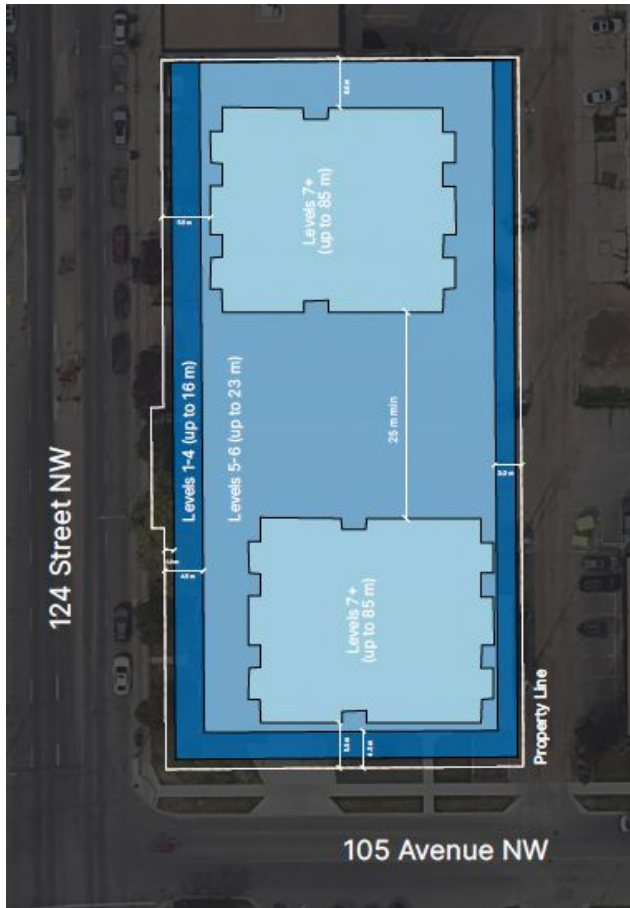


The City Plan - Community of Communities



Central District Plan - Land Use Concept

# 5 PROPOSED ZONING



APPLICANT'S POTENTIAL SITE PLAN

REGULATION	MU h16 f3.5 cf Current Zoning	MU h85 f11.0 cf Proposed Zoning
<b>Uses</b>	Mixed Use	Mixed Use
<b>Height</b>	16.0 m	85.0 m
<b>Floor Area Ratio</b>	3.5	11.0
<b>Ground Floor</b>	Commercial	Commercial
<b>Minimum Tower Separation</b>	N/A	25.0 m
<b>Maximum Tower Floor Plate</b>	N/A	850 m <sup>2</sup>

## PROPOSED ZONING



APPLICANT RENDERINGS (SUBJECT TO CHANGE)



MU h16.0 f3.5 cf to  
MU h85.0 f11.0 cf

MU h16  
f3.5 cf

DC2.776

DC1

Aerial Image captured May 2022

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

