



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

MU h16
f3.5 cf

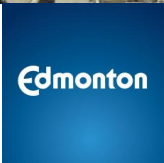


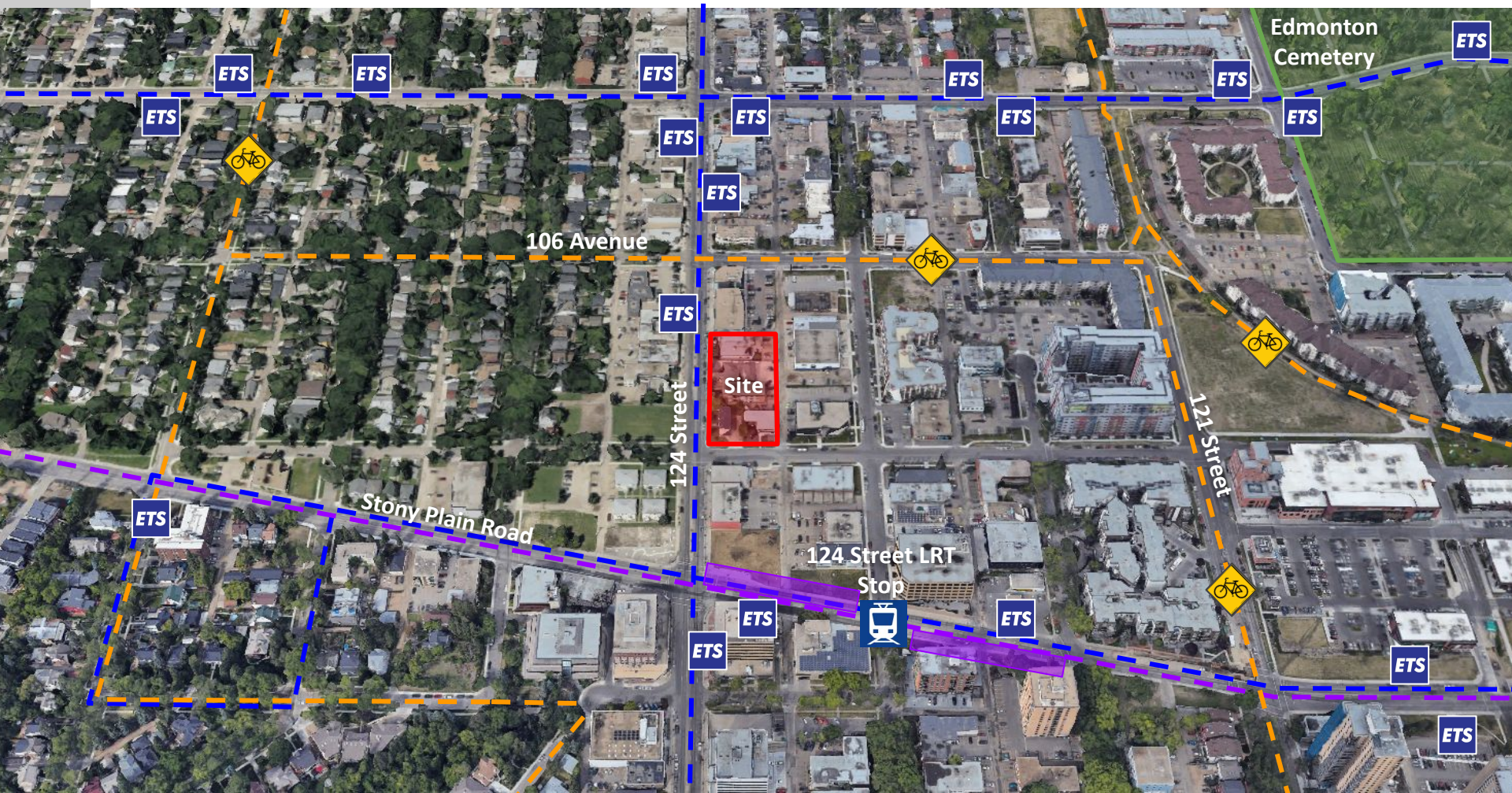
DC2.776

Aerial Image captured May 2022

ITEM 3.20
BYLAW 20941
WESTMOUNT

DEVELOPMENT
SERVICES
OCT 21, 2024





3 COMMUNITY INSIGHTS

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.
- Good location for high density development near future LRT



CITY WEBPAGE
Mar 8, 2024



MAILED NOTICE 1:1 COMMUNICATION
Apr 24, 2024



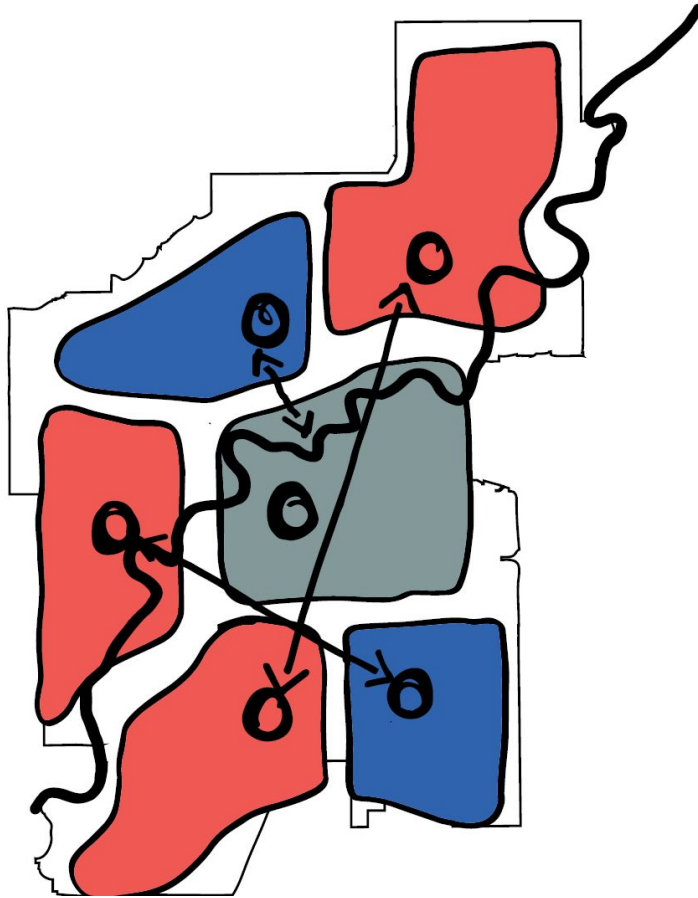
SITE SIGNAGE
Apr 30, 2024



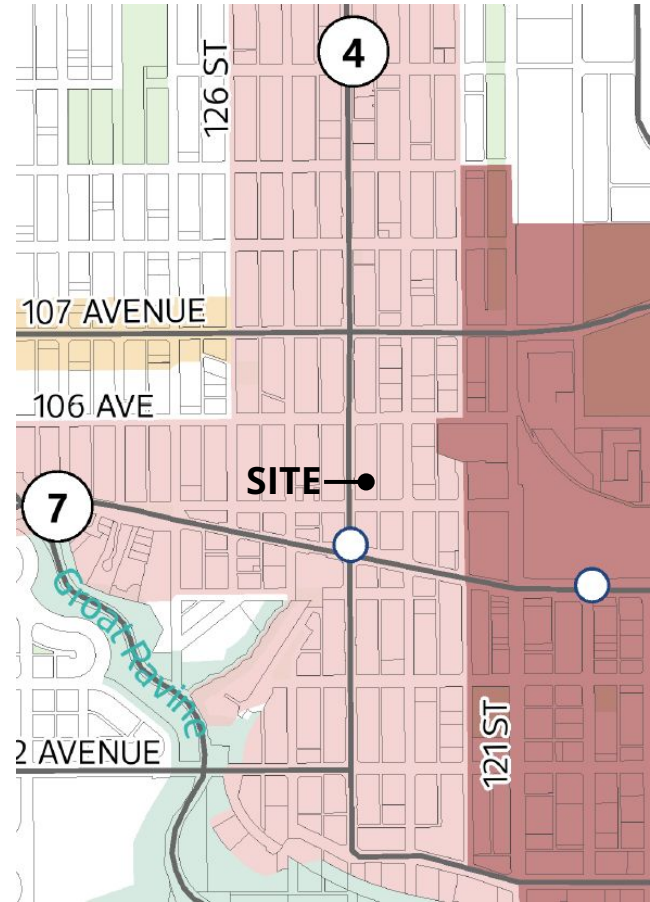
PUBLIC HEARING
NOTICE
Sep 5, 2024



JOURNAL AD
Sep 13 & 21, 2024

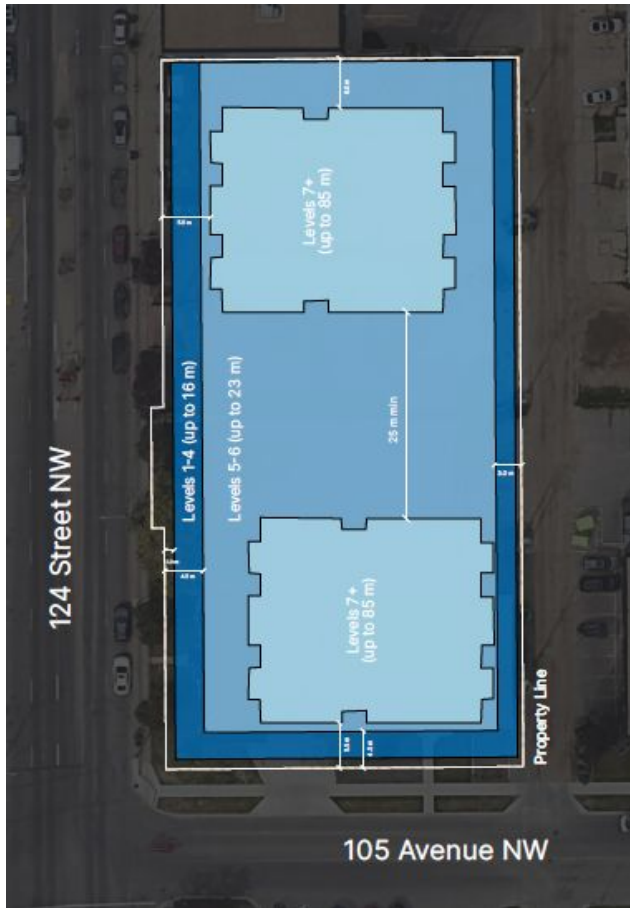


The City Plan - Community of Communities



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
Uses	Mixed Use	Mixed Use
Height	16.0 m	85.0 m
Floor Area Ratio	3.5	11.0
Ground Floor	Commercial	Commercial
Minimum Tower Separation	N/A	25.0 m
Maximum Tower Floor Plate	N/A	850 m ²

PROPOSED ZONING



APPLICANT RENDERINGS (SUBJECT TO CHANGE)



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**