



DC2.1126 to RSM h12.0

RM h23

DC2.1126

RS

105 Ave NW

RM h28

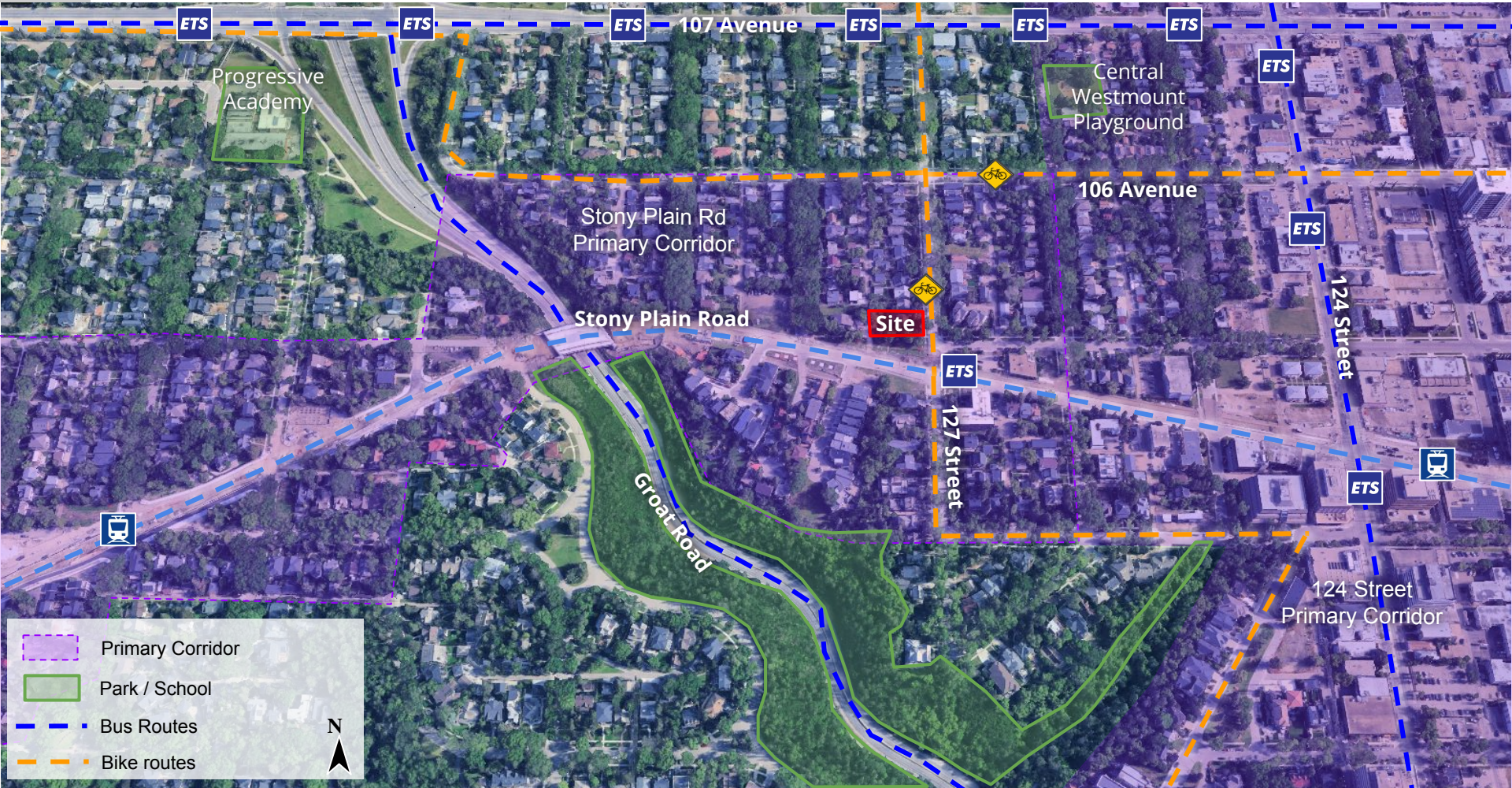
Aerial Image captured Fall 2024



ITEM 3.19  
BYLAW 21304  
WESTMOUNT

DEVELOPMENT  
SERVICES  
NOV 19, 2025





# 3 COMMUNITY INSIGHTS

## Respondents (11)

- Concerns about sufficient parking (6)
- Height too high - concerns with shadowing and privacy (5)
- Inappropriate location for densification (3)
- Traffic concerns (3)



CITY WEBPAGE  
Jun 24, 2025



MAILED NOTICE  
Jun 27, 2025



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
Jul 14, 2025



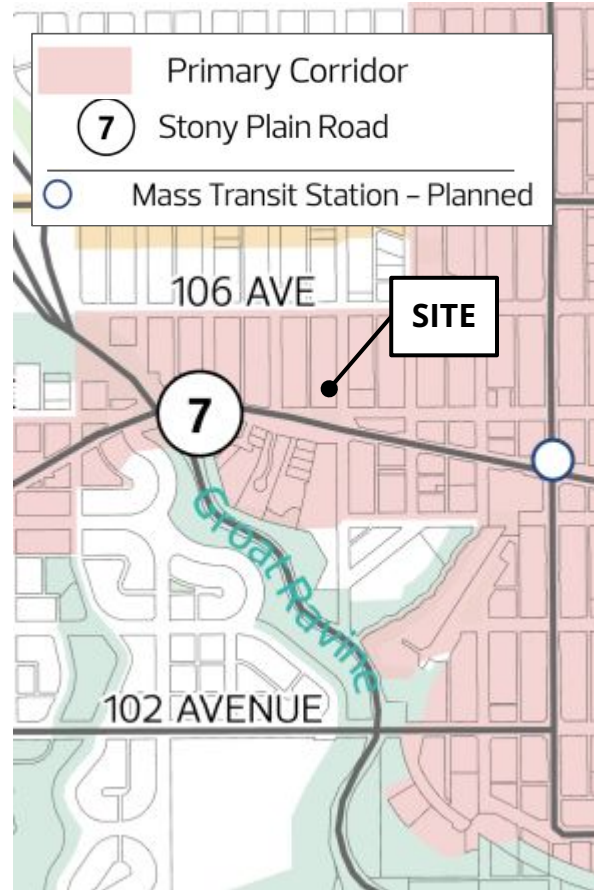
PUBLIC HEARING  
NOTICE  
Oct 23, 2025



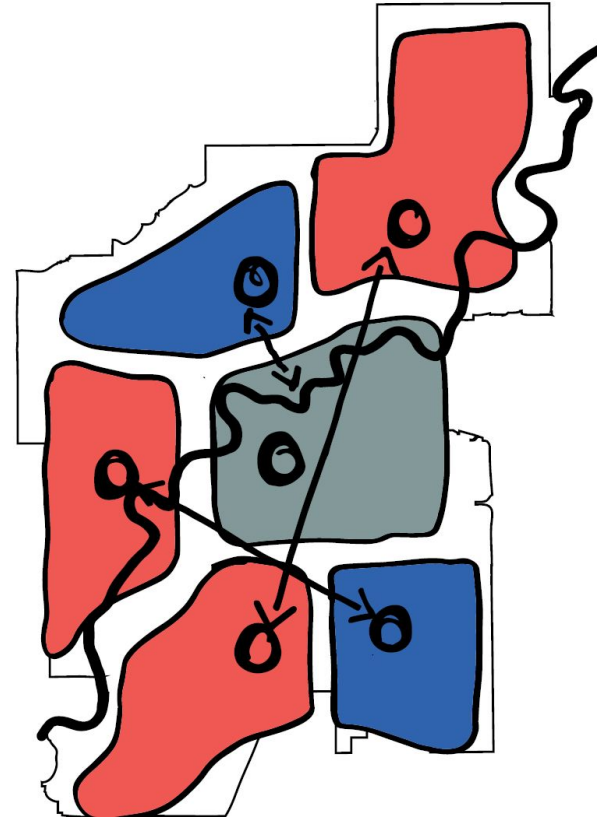
JOURNAL AD  
Oct 31 & Nov 8,  
2025



SITE VIEW



CENTRAL DISTRICT PLAN



THE CITY PLAN - COMMUNITY OF COMMUNITIES

# 5 PROPOSED ZONING



**CURRENT:** DC Zone



**PROPOSED:** RSM h12.0 Zone



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

