



Westmount Council Presentation

February 4th, 2025



LOCATION



VISION FOR WESTMOUNT SOUTH



- + Our vision for the site proposes to create a pedestrian and transit oriented development focused on residential opportunities.



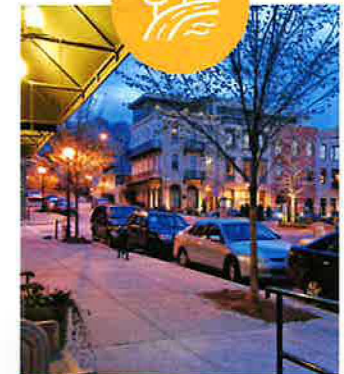
A mix of medium density residential buildings.



A vibrant mix of uses will act as WestMount South's core.

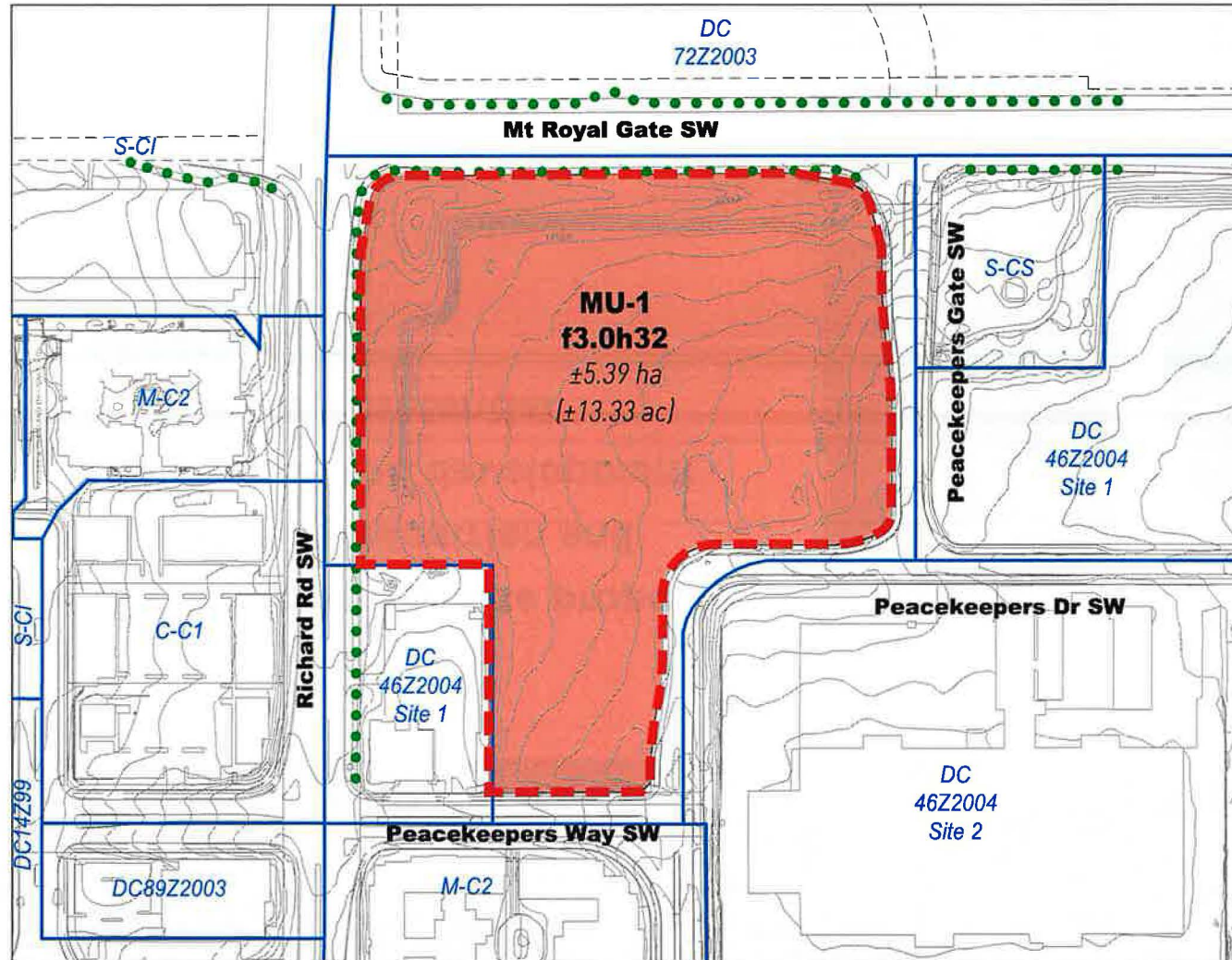


Gathering space for existing and future residents and community members.

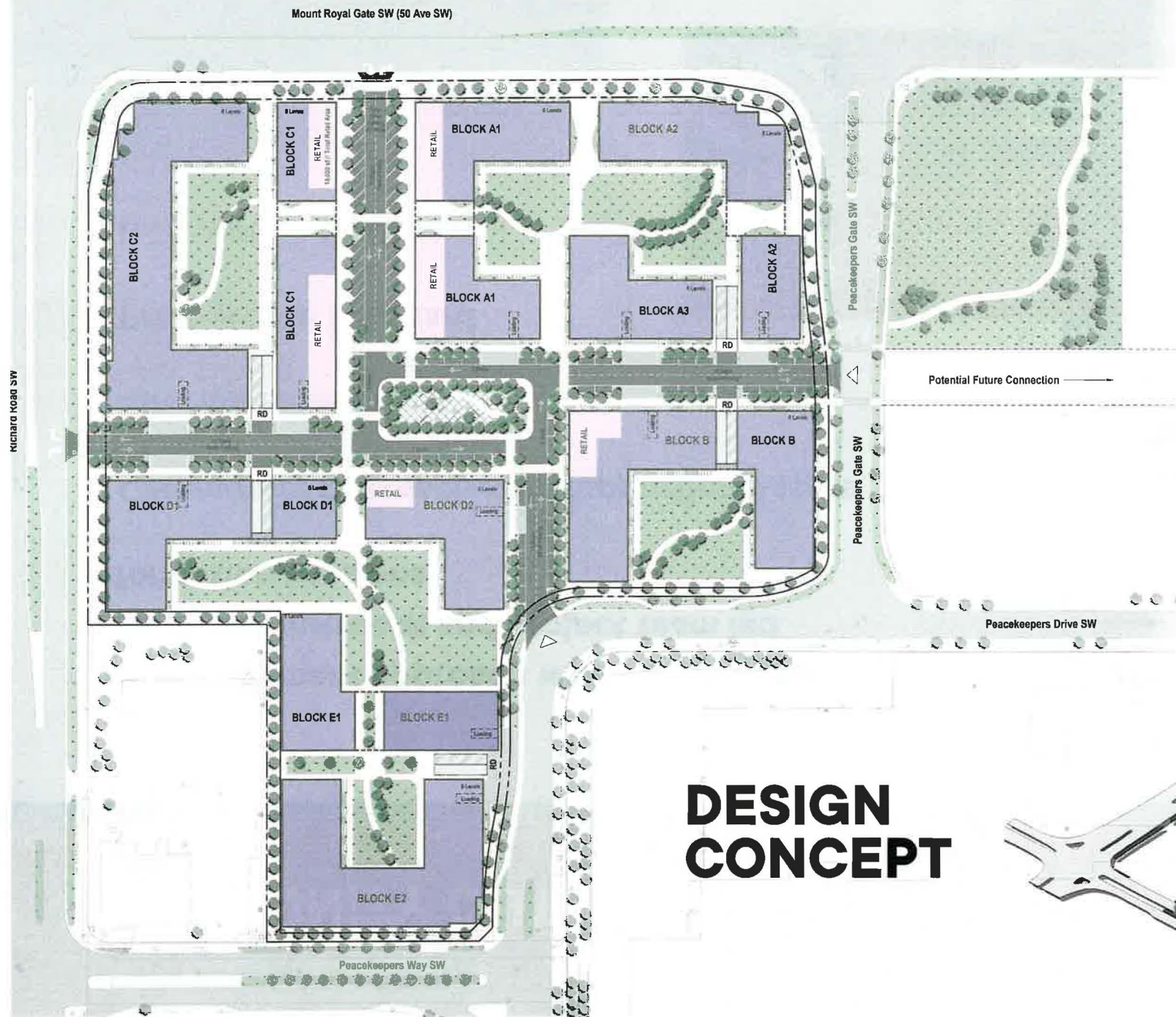


A human-scale pedestrian environment.

PROPOSED LAND USE DISTRICT



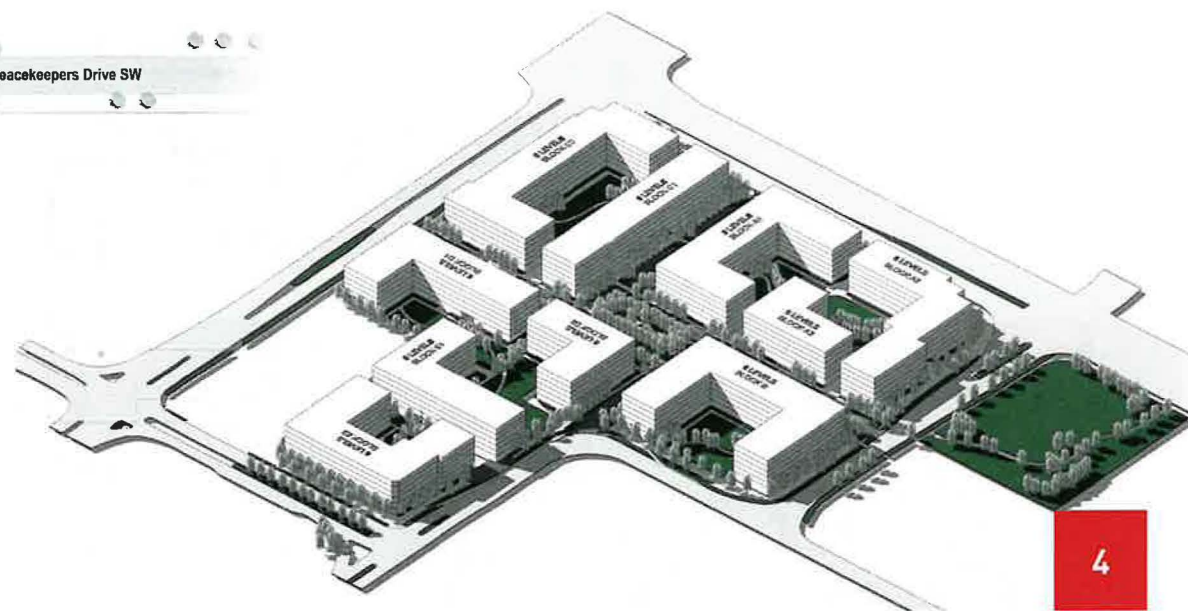
- Subject Lands
- Existing Land Use Boundary
- 0.5m Contours
- Multi-use Pathway
- C-CS Existing Land Use District
- DC 141D2019
- MU-1f3.0h32



DESIGN CONCEPT



Previous Concept



COMMUNITY OUTREACH



The engagement approach was anchored on community outreach and project team led information sessions.

- + Community Outreach and Supporting Assets
- + Informational Flyer
- + Promotional Postcard
- + Information Sessions

LINCOLN PARK WESTMOUNT SOUTH PARK Land Use Amendment



Vacant land south of Mount Royal Gate and Richard Road occupies 13.3 acres owned by QuadReal. A proposed land use amendment has been submitted to increase density for residential housing within the site boundary.

Future development envisions a vibrant area that serves pedestrians and has easy access to transit. Commercial offerings will provide spaces to gather, and medium density will build community and character in the south of WestMount.



History of the site

- The land has been undeveloped for 15 years.
- In 2019, the land was approved for a Direct Control District based on the Mixed Use - General (MU-G).



What's new?

- QuadReal have recently submitted a new Land Use Amendment (LUA) proposal to the City to increase density through Floor-Area-Ratio (FAR) applicable to the MU-G. An increase in FAR will allow a maximum building floor area of 161,670 sqm. The LUA includes a proposed increase to the maximum building height on the south portion of the site to 22 metres.



What is Floor-Area-Ratio (FAR)?

FAR is the measurement of a building's floor area in relation to the size of the site that the building is on.



What's next?

The proposed LUA is with the City for review and QuadReal will receive comments back in early Fall of 2024.

For application status and information please scan the QR code. For any questions regarding the Land Use Amendment changes, please contact:
Leah Thomson Communications & Engagement Specialist
lthomson@bastudios.ca



You're Invited to the WESTMOUNT SOUTH Virtual Information Session

A land use amendment, LOC2024-0163, has been submitted to the City of Calgary for the WestMount South lands.

Join us to learn more.

Wednesday, September 11, 2024

6:00 - 7:00 p.m.

Online, scan the QR code to register or contact lthomson@bastudios.ca



QUESTIONS?

