

Welcome to

# 1706 Westmount Blvd NW

Land Use Redesignation and  
Development Permit Open House





# About Anthem

Great Space. Great People.  
Great Results. Integrated  
through a bold culture.

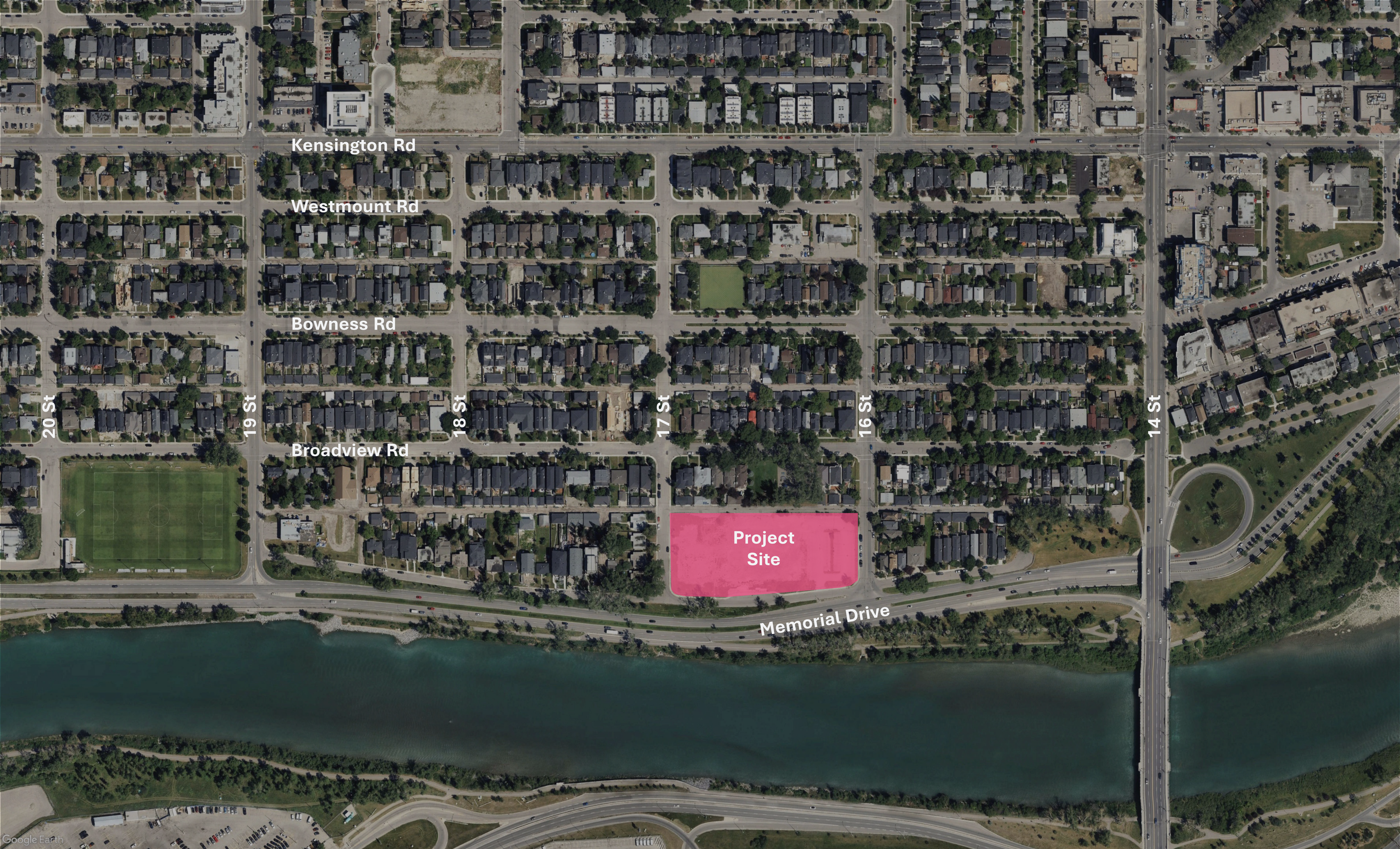


## We are growing places.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

- 41,700 homes
- 11.5M square feet commercial
- 9,800 acres of land

(Lower Right) Anthem's Waterfront development; (Lower Left and Upper Centre) Anthem's Aspen + Bow development (Calgary, AB)



Kensington Rd

Westmount Rd

Bowness Rd

Broadview Rd

Project Site

Memorial Drive

20 St

19 St

18 St

17 St

16 St

14 St

# Project Location

- The site is situated at 1706 Westmount Boulevard NW in a desirable location on the former CBC site.
- Main streets on 19th Street, 14th Street, and Kensington Road provide neighbourhood retail and services for residents' daily needs.
- Strong-multi modal connections make travel to the central core, rich amenities, and many nearby institutions simple and easy.
- The site has convenient access to the Bow River Pathway system.

## Legend

- Subject Site
- Open Space Amenity
- Amenity & Retail Streets
- cTrain Stations



# Project Overview

The project is currently comprised of two distinct applications for the site at 1706 Westmount Boulevard NW.

## Land Use Redesignation (LOC2023-0203)

- The Land Use Redesignation proposes to redesignate the site to a new Direct Control designation based on the City’s M-H1 district.

## Development Permit (DP2024-07019)

- The Development Permit provides specific details about the architectural design, layout, and functionality of the proposed development.

## Project Timeline



10 metre max. shadow encroachment area

18m max height (4 storeys)

DC (based on M-H1)  
24m max height (6 storeys)

# Land Use

## Hillhurst/Sunnyside Area Redevelopment Plan

To facilitate the proposed development, amendments are required to the Hillhurst/Sunnyside ARP to accommodate forms of development that were not originally contemplated 35 years ago when the original plan was being created.

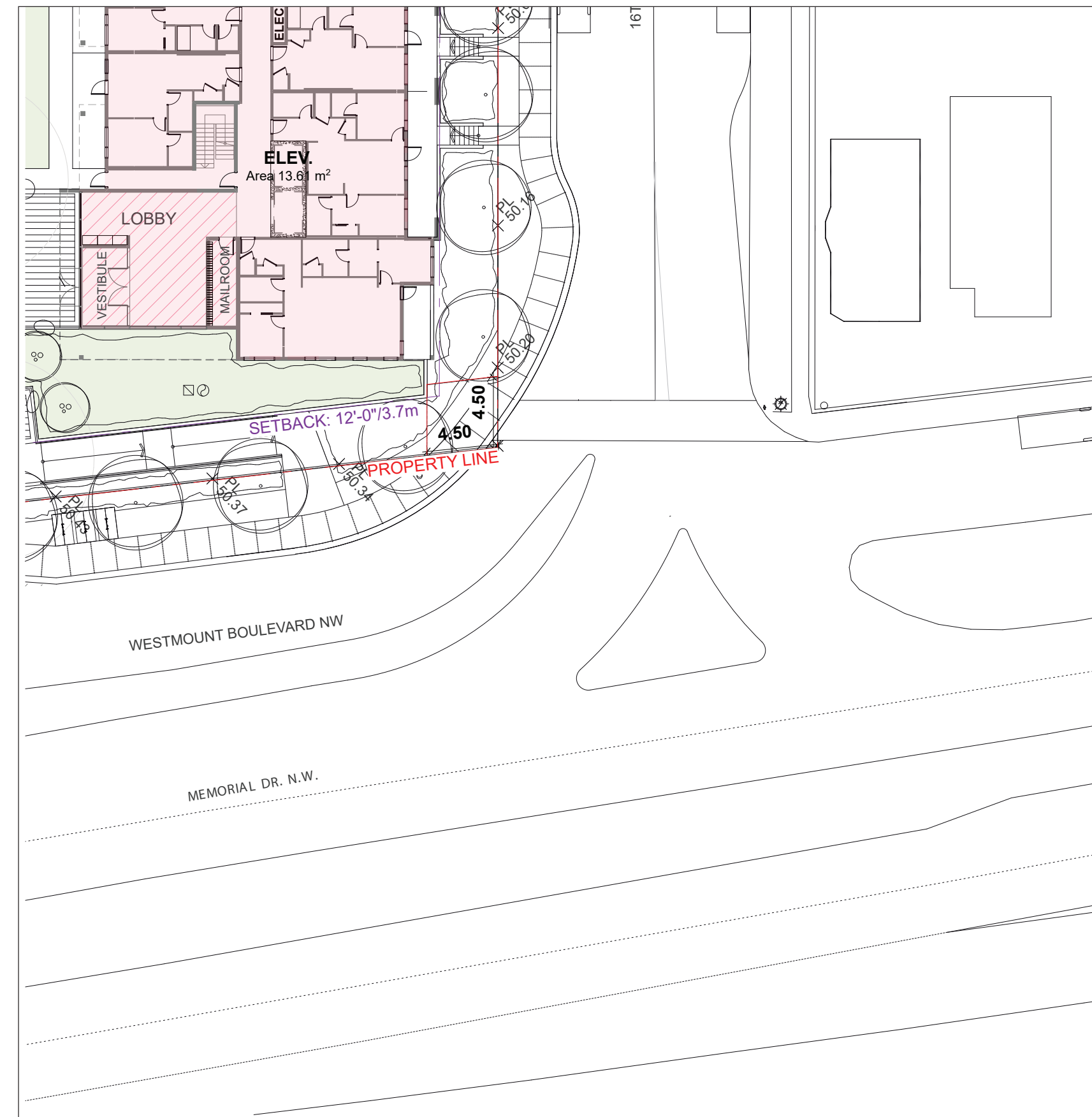
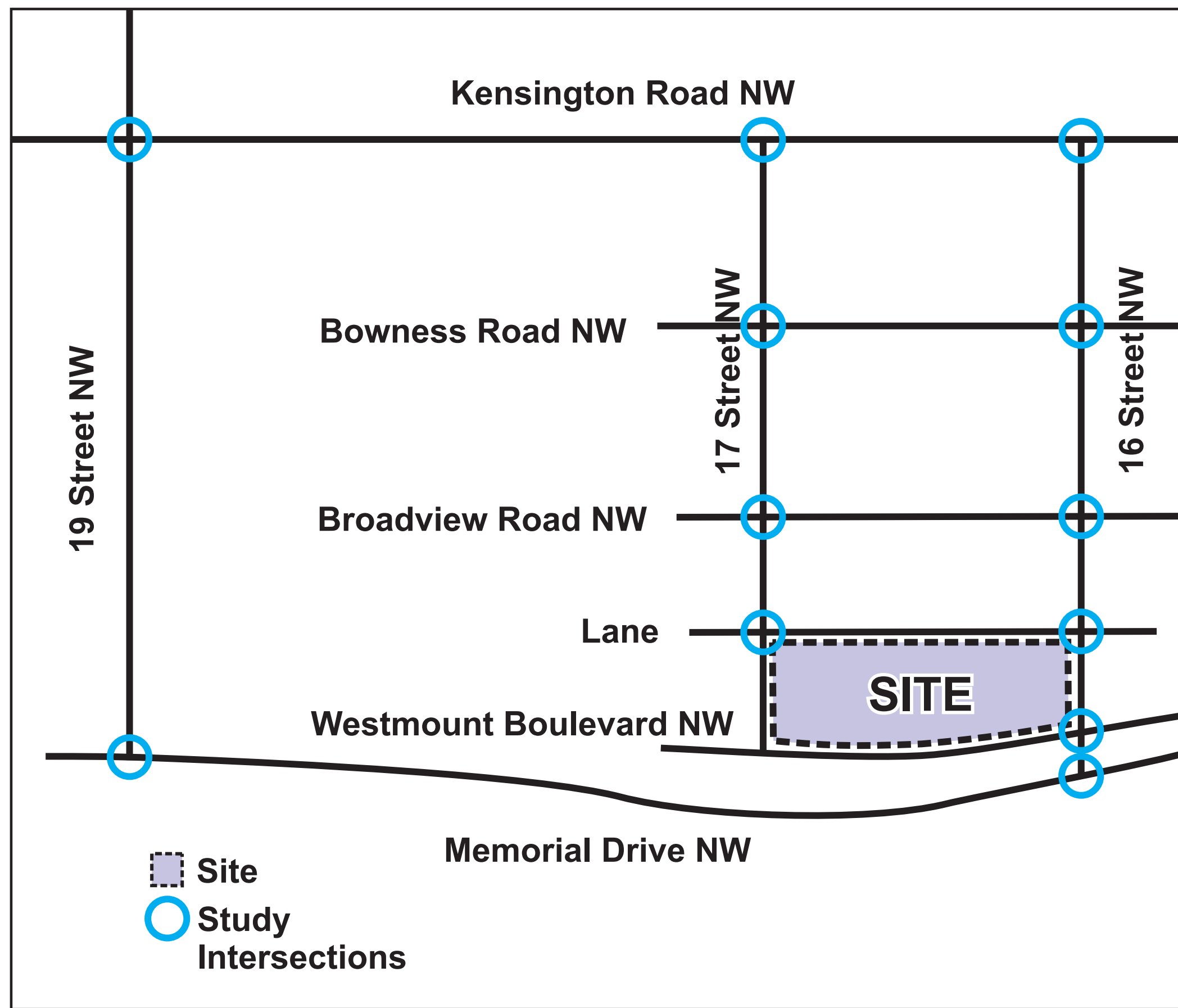
### Proposed Amendments:

- Introduce a new designation to support six storey multi-residential development.
- Specifically designate 1706 Westmount Boulevard NW with this new designation.
- Incorporate park sun protection policies for the park north of the lane.

## Direct Control (DC) District

Key attributes of the proposed DC include:

- Base district of Multi-Residential - High Density Low Rise (M-H1), allowing:
  - FAR: 4.0
  - Max Height: 24 metres (reduced to 18 metres within 11 metres of the north property line)
- Rules protecting sun shadowing in the park to the north of the lane.
- Landscaping regulations to reflect the unique parkade condition.
- Loading stall locations to be near main building entries instead of the lane.



# Mobility

Bunt & Associates's transportation engineers, in collaboration with the City's Mobility team, have refined the Transportation Impact Assessment (TIA) to address mobility related comments from the community and City administration. These include:

## 1. 16th & Memorial Intersection Improvements

Through review with the City's Mobility team a final intersection design has been determined:

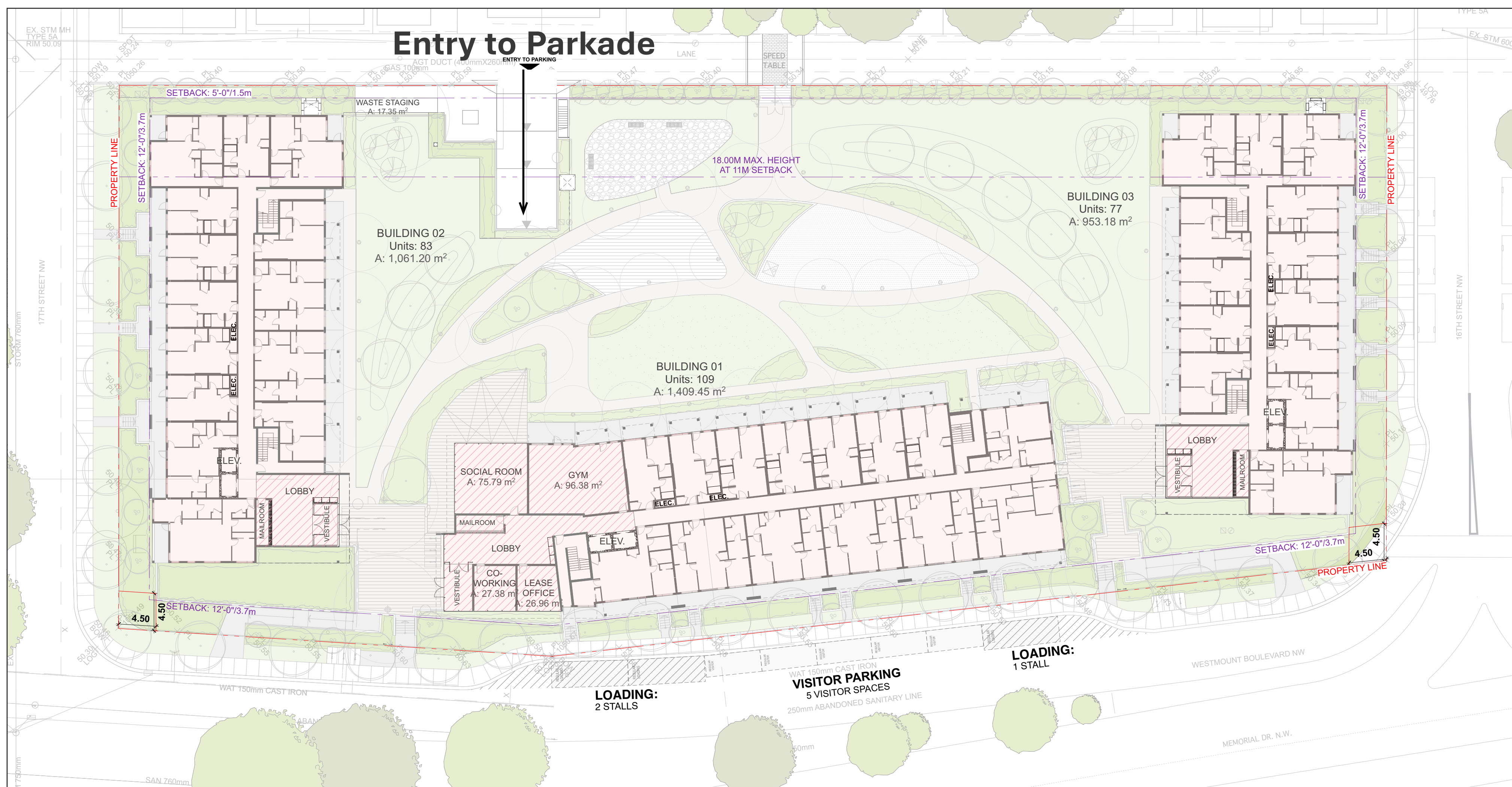
- Right in/Right Out Only function at 16th Street NW and Memorial Drive/Westmount Boulevard NW.
- Westmount Boulevard will not be connected across 16th street.

## 2. Site access

Site Access will meet current City of Calgary Zoning Bylaw and development standards, and has been reviewed and endorsed by the city through the Transportation Impact Assessment.

## 3. Pedestrian Crossing

Future pedestrian crossing and intersection improvements to 19 Street and Memorial Drive intersection will be determined through future City-led study.



# Development Permit Application

## Building Specs

**2.4** acres      **3** Buildings      **269** Units

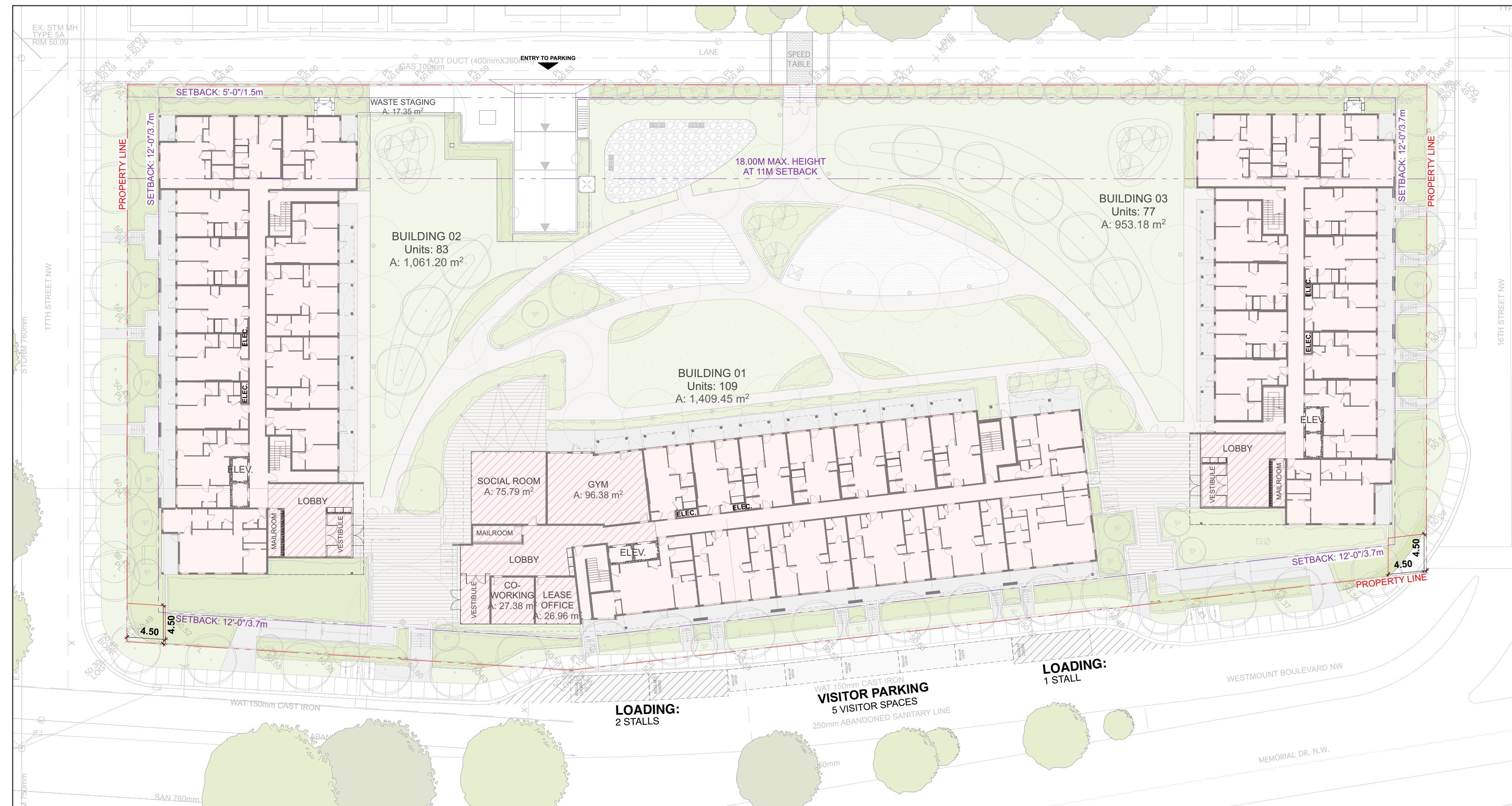
## Underground Parking Specs

**1** Level      **242** Stalls      **13** Visitor

## Bike Specs

**270**      **28**  
Class 1 Bike Stalls      Class 2 Bike Stalls

- Height steps down from six to four storeys within 11 metres of the north property line.
- Consolidated building entrances on Westmount Boulevard for drop-off, pick-up, and deliveries.
- Meets City requirements for parking on-site.
- Residential units are street-oriented along 16th and 17th Street.







View from 17th Street



View east from 17th Street



View north from Westmount Blvd

# Proposed Building Renders



View east from 17th Street

# Proposed Building Renders



View north-west from 16th Street

# Proposed Building Renders

# Landscape

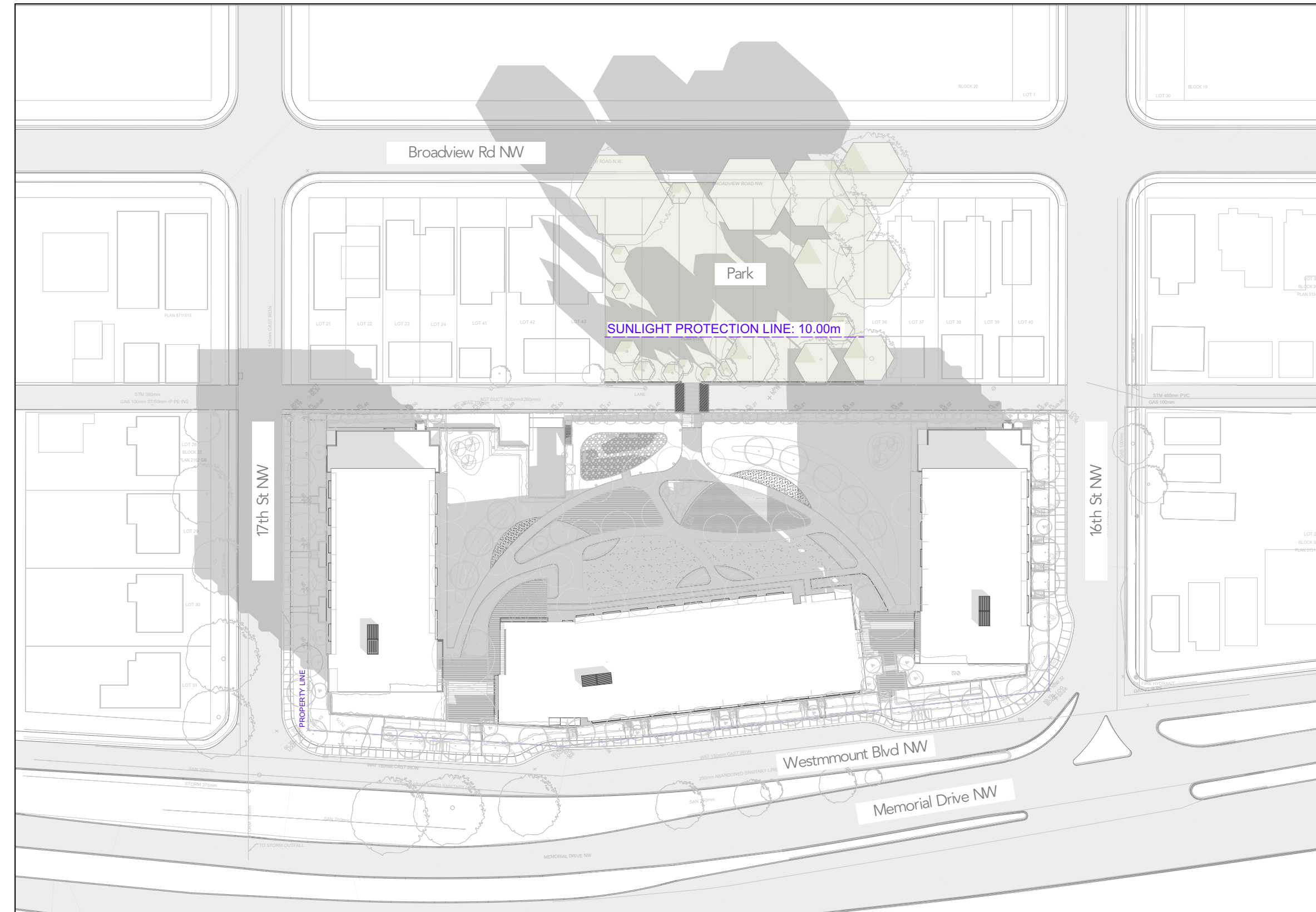
- Provides substantial amenity space for residents
- Landscape setbacks on all sides of the site
- Grade Orientated Residential on 16th Street, 17th Street, and Westmount Boulevard
- Streetscape introduces wider sidewalks and street trees
- Fully Landscaped setback with trees along north property line
- Speed table adjacent the park
- Accessible entries to lobbies on Westmount



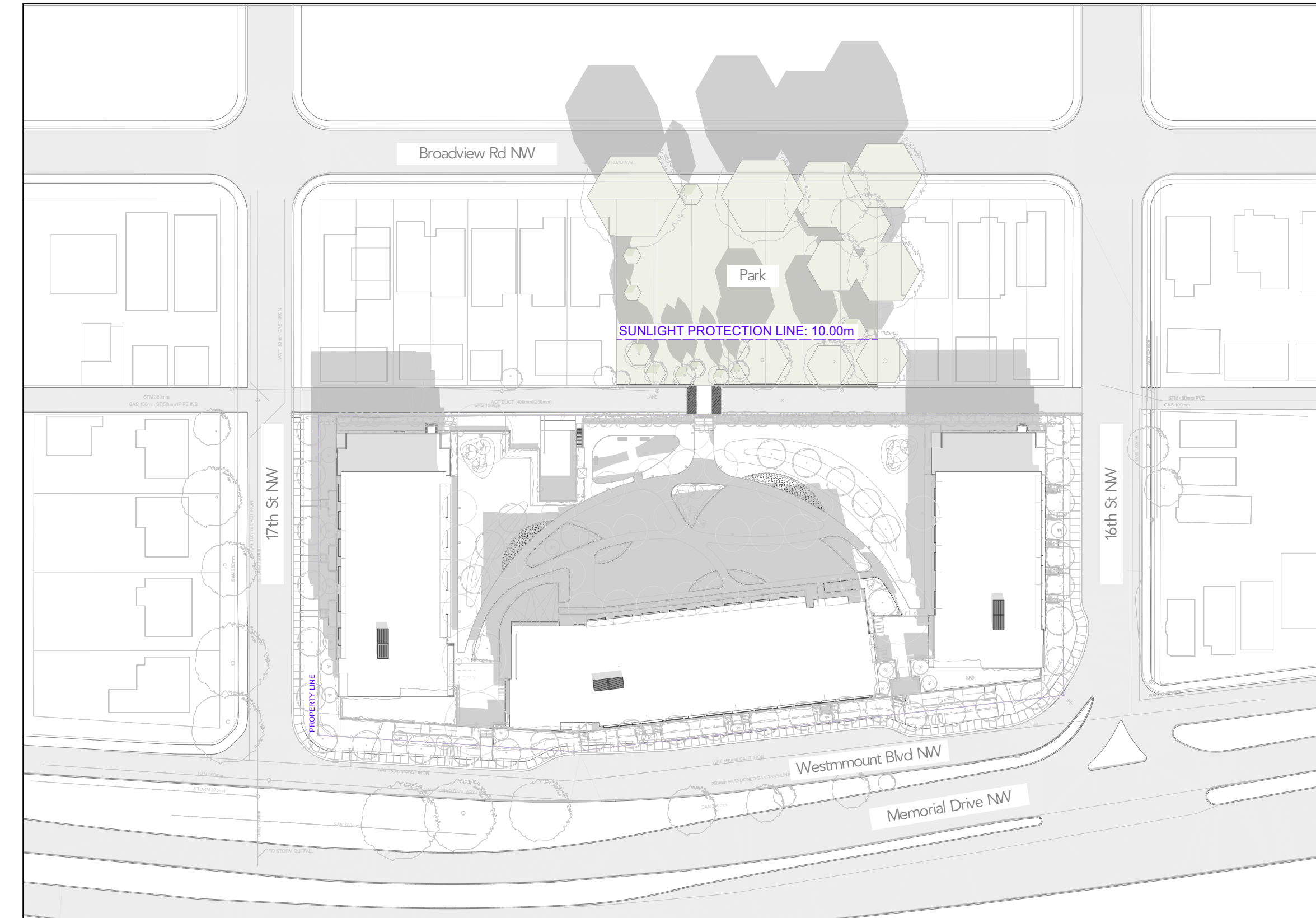
View from Lane

# Shadow Studies

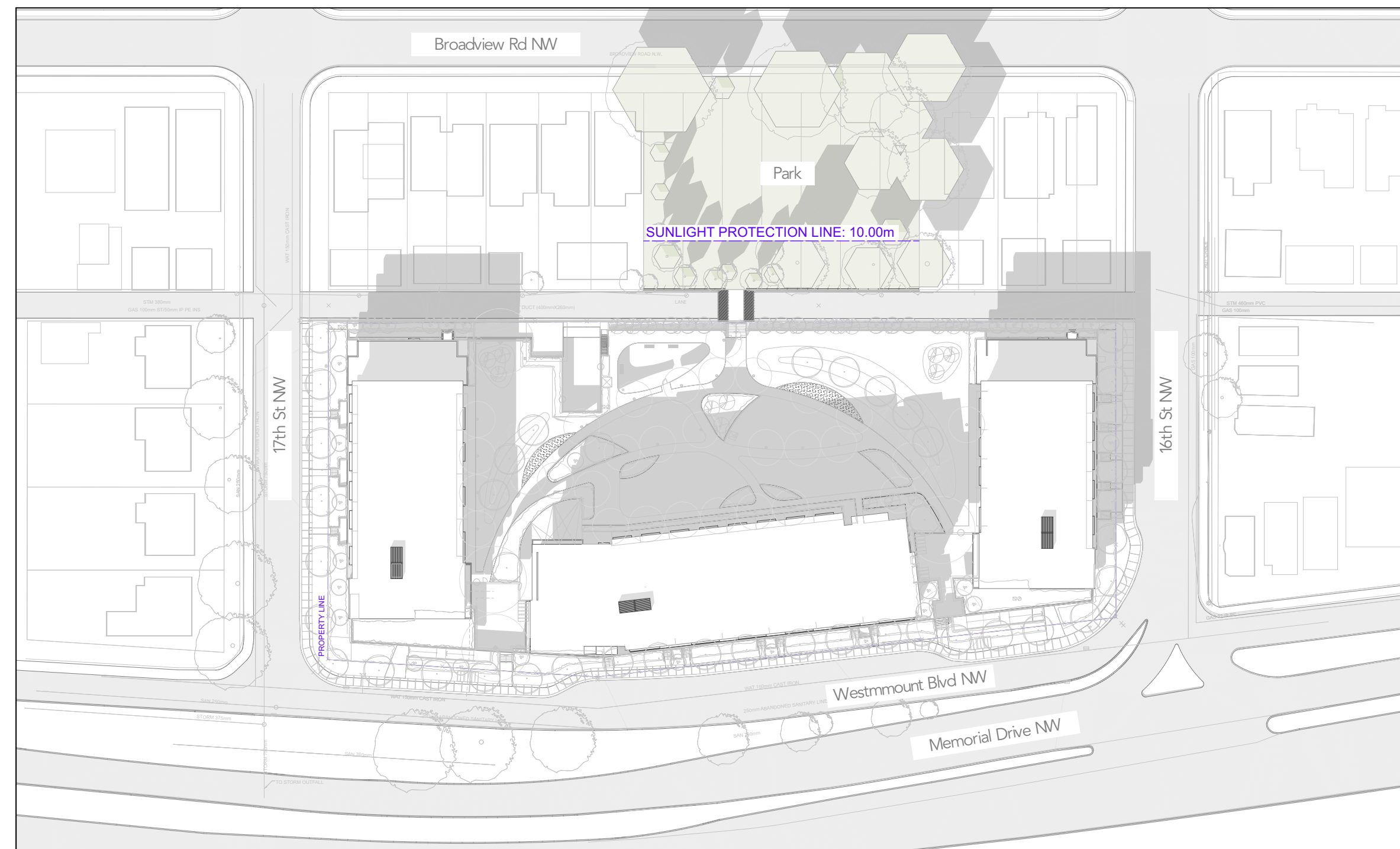
- Rules embedded in the Direct Control Bylaw restrict the amount of shadowing that is allowed in the park to the north during certain times of day and certain times of year.
- Specifically, shadows cannot encroach further than 10.0 metres into the park between 10 and 4 between March 21 and September 21.



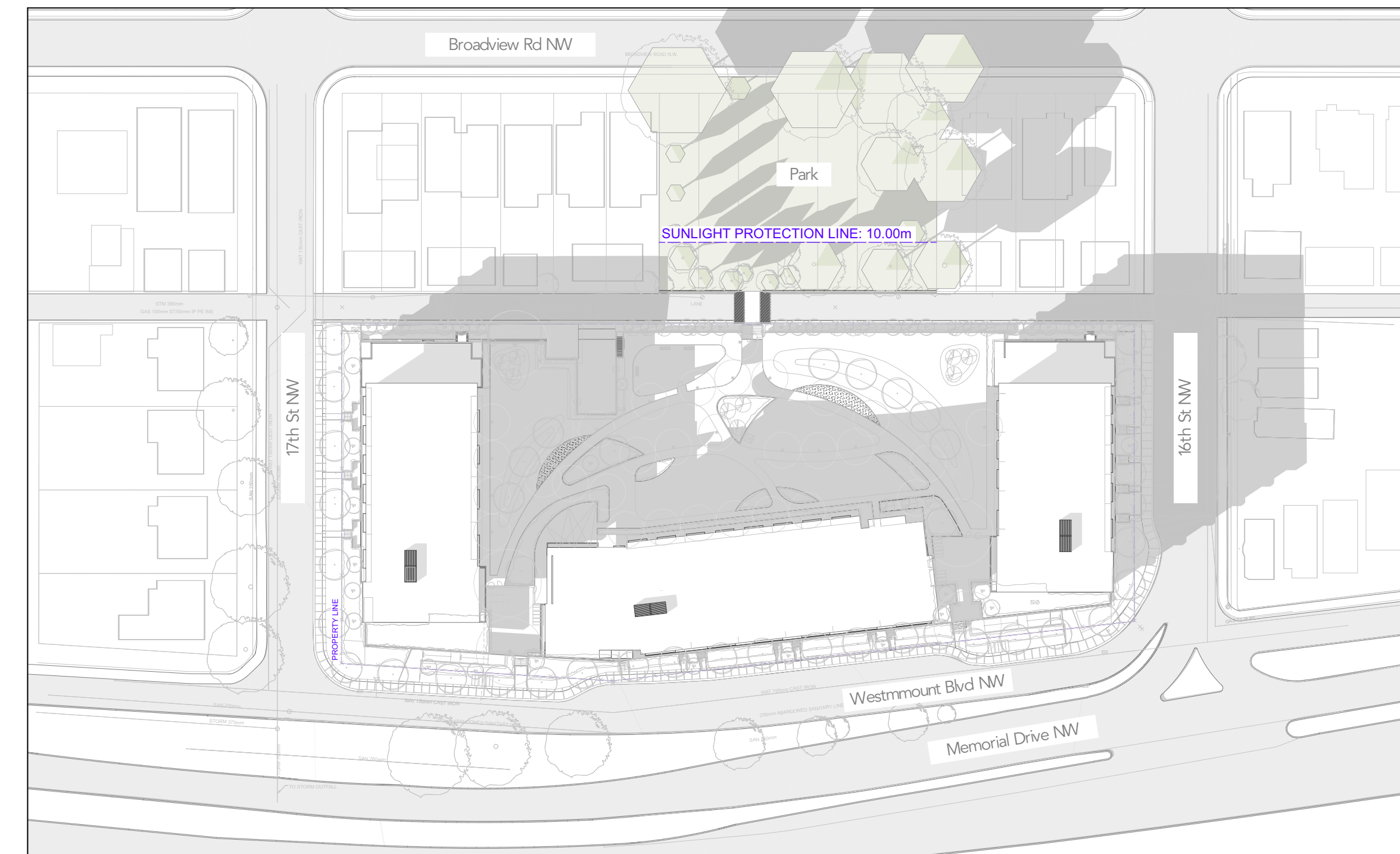
1 March 21st @ 10:00



2 March 21st @ 12:00



3 March 21st @ 14:00



4 March 21st @ 16:00

# Risk Management Plan

- Anthem has owned the property for 6 years.
- The immediate community has been subject to on-going monitoring by Alberta Environment due to the former creosote plant located on the south side of the Bow River.
- As a result, the subject site required a Risk Management Plan that establishes a plan to manage any potential exposure and control methods
- On December 19, 2020, Anthem received acceptance of Risk Management Plan for residential redevelopment from the Government of Alberta.
- At this time Anthem is in the process of working with Alberta Environment to amend the existing Risk Management Plan in order to reflect the proposed apartment building.
- All of Anthem's data, communications, and reports with Alberta Environment are publicly available at:
  - <https://www.alberta.ca/environmental-site-assessment-repository>

This is up to date as recent as Anthem's October 8th resubmission of the Risk Management Plan.



## Alberta Risk Management Plan Guide

October 31, 2017

# Share your thoughts!

1. **Grab** a sticky note from the table below.
2. **Write** your thoughts about the proposed development.
3. **Stick** your note to this board!

The Land Use Redesignation and Development Permit applications both have key next steps over the coming months. You can stay involved in each by:

## **Sharing your comments with the City**

Matt Rockley, Senior Planner  
Matt.Rockley@calgary.ca

## **Attending the Land Use Redesignation's Public Hearing of Council**

A public notice will be circulated by the City of Calgary with details on how to participate at the Public Hearing of Council in early 2025.

## **Staying involved in the Development Permit application**

City circulation underway and posted on the DMAP.

## **Stay tuned to our project website for updates!**

[www.1706westmount.com](http://www.1706westmount.com)