

Applicant Submission

2020 September 3

1724 Westmount Boulevard (former CBC site) Applicant's Submission

This land use redesignation application is simply to provide an update to the original submission made back in 2018. Following months of detailed work including several meetings and conversations with CPAG staff, the local CA and adjacent home owners, Anthem is proposing a land use redesignation that would allow for the development of a comprehensively designed, ground oriented townhome project on the subject site. The site design work that has informed this land use application utilized the following design principles:

- A sensitive addition of density along a main community corridor within Calgary's established area
- A thoughtful interface with the existing/surrounding neighbourhood
- Ample soft landscaped common/shared amenity space
- Properly addressing the site edge conditions
- Appropriate site porosity
- The provision of at grade access for each home

Additionally, we considered the following key design principles while designing the site plan that will accompany this land use redesignation application:

Creativity: With this project, we are striving to achieve a visually appealing design that will stand the test of time in one of Calgary's premiere communities and serve as a model of smart, sensitive development for years to come. We are excited for the opportunity to achieve a functional urban density of 86 UPH on a project where each home will still have a true front door.

Context: The proposed 3 storey, grade-oriented townhomes balance adding density to a high profile site along a key community corridor while providing a sensitive response to the surrounding single family home neighbours.

Connectivity: Throughout the design process we have been driven to provide connections to the surrounding area. Some of the key connections include the park to the north and the pedestrian network along the river.

Integration: The scale of the proposed project will allow for a sensitive integration into the existing community. The deliberate connection of the private and public green spaces will also add to the site's integration.

Accessibility: Each unit in the proposed project will have multiple points of access directly at grade.

Scale: The orientation of the proposed units has been designed to create a strong street edge. The mass and scale of the buildings have specifically been designed to appropriately relate to the existing built forms in the community.

Safety: The porosity of the site allows for clear site lines and safe pedestrian connections. The grade-oriented units create additional eyes on the street and the rear man doors on the lane to the north further emphasize this condition.

Quality: We are proposing to use brick and a variety of cementitious board products (both smooth and wood grain), which are long lasting and require little maintenance.

Animation: Pedestrian access and site porosity have been key design elements from the outset. Interaction

with the park to the north is also a key consideration.

Flexibility: The ground floor layout of the units could potentially lend itself to a home-based occupation use in the future.

Diversity: The two different unit layouts we are proposing will allow us to cater to everyone from singles to multi-generational families, allowing for age in place opportunities.

Sustainability: The exterior building materials we are considering are very robust and have low life cycle costs. We will also incorporate a luxurious pallet of soft landscaping to enhance the ecological responsiveness of the project.

Orientation: Due to the relatively small size of the site and the clear lines through the project, pedestrian navigation will be straight forward.

While the above design principals deal primarily with the specifics related to the associated development permit application for the site, all of these principals have been main drivers from the outset and have led us to the current proposal for a land use redesignation that we are putting forward. Should you have any questions or require any further clarification on this land use redesignation application, please do not hesitate to contact me.