

1724 westmount blvd

Calgary Planning Commission: May 20, 2021

Public Hearing of Council: July 5, 2021



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neighborhood



points of interest



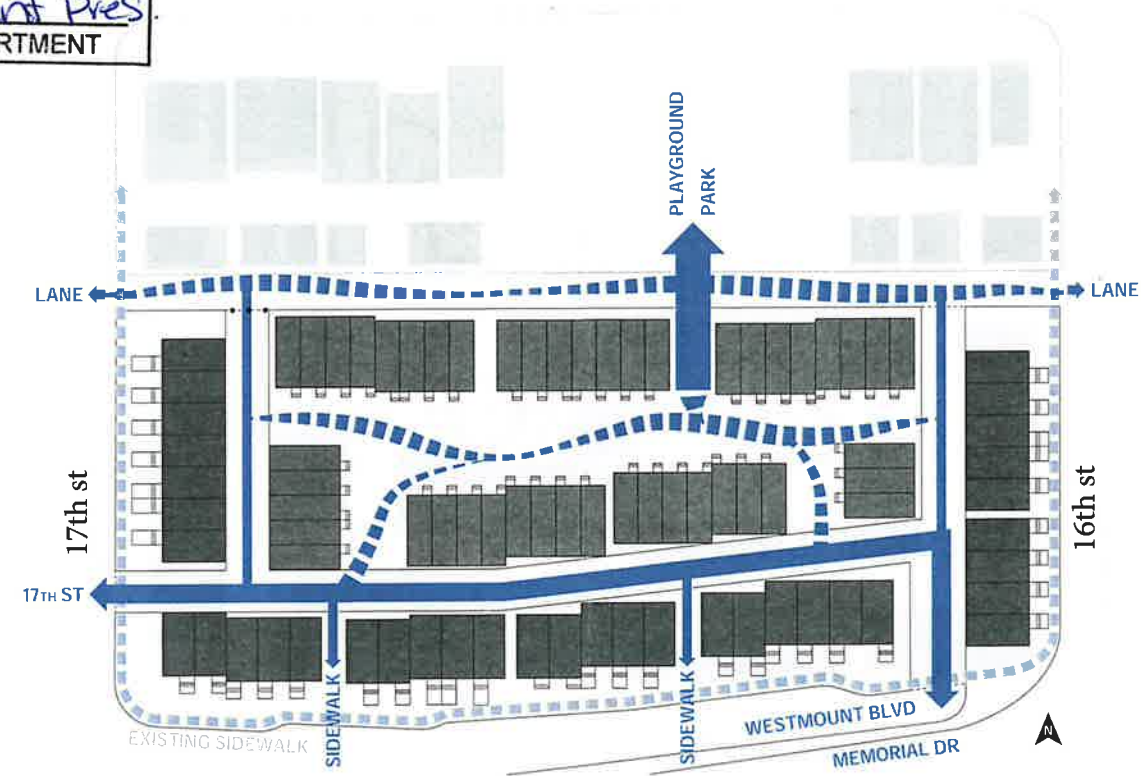
transit



parks and schools

existing site analysis

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2021
ITEM: 8.1.5-CPC2021-0709
Disturb Applicant Pres.
CITY CLERK'S DEPARTMENT



pedestrian connectivity

Mid-block pedestrian walkways cut the rows of units further into smaller clusters of units and introduces pedestrian porosity and appropriate pedestrian scale to the site.

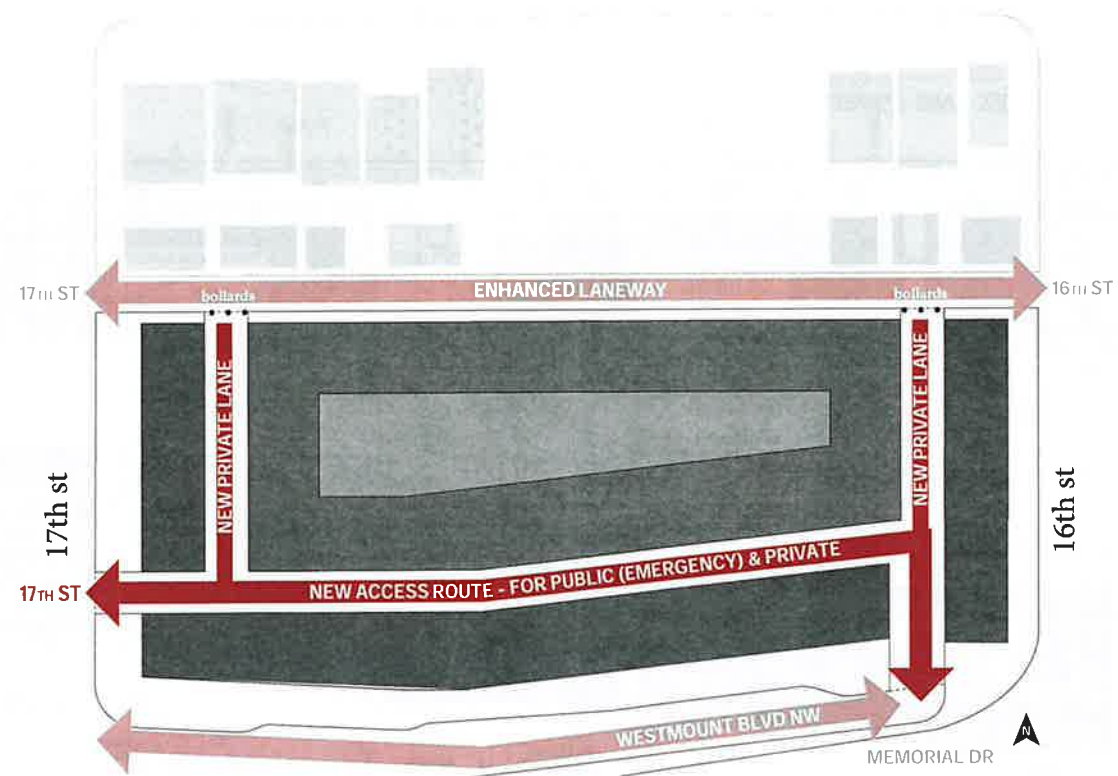
site design strategies



park space

An intimate courtyard condition is created by rotating and optimizing the frontages of the inner units. This new resident park space has connections directly to the existing community park to the north.

site design strategies

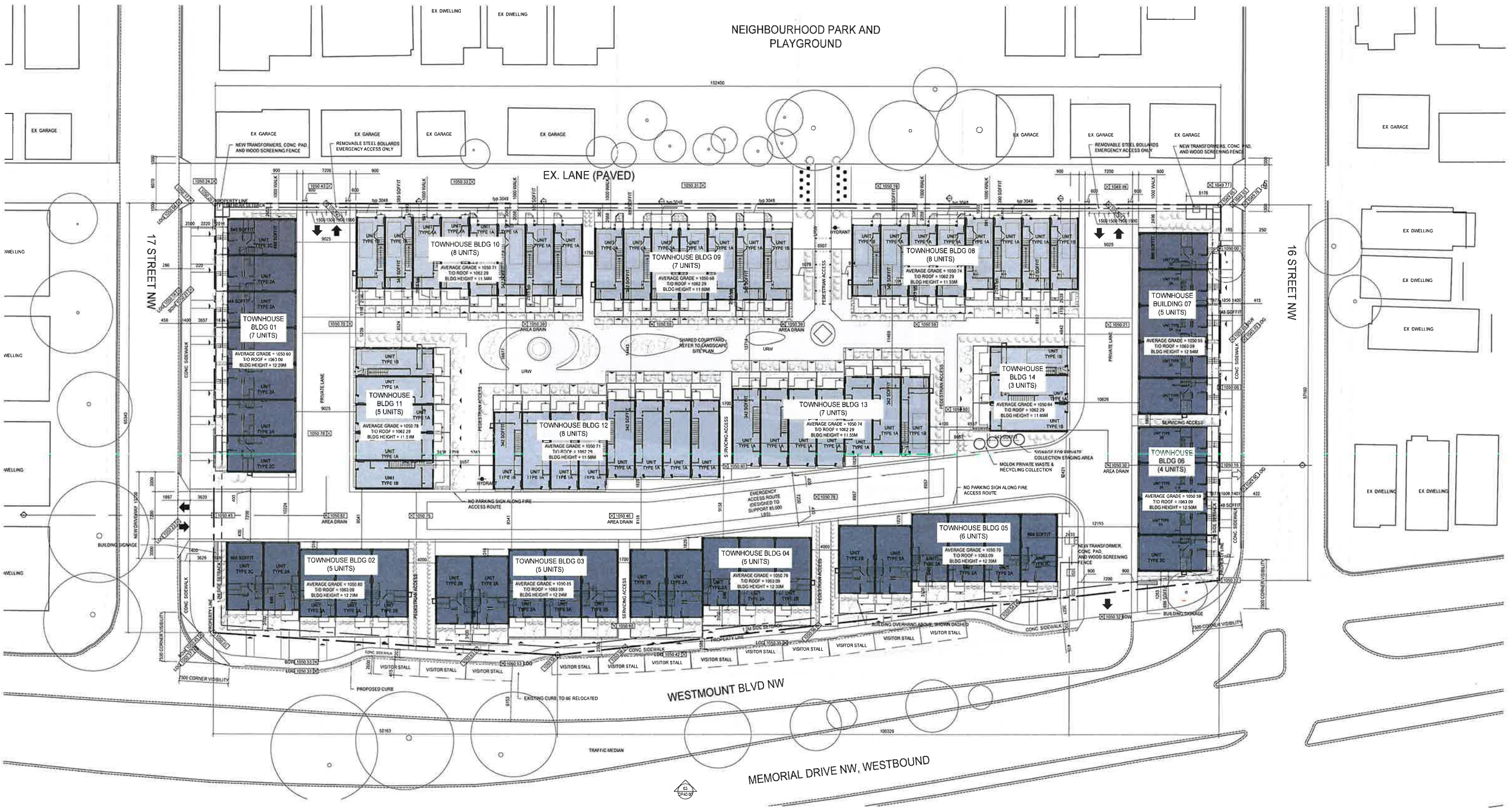


vehicular access

A new access route cuts through the site to provide primary vehicular access into the site off 17th and Westmount Blvd and doubles as a route for emergency vehicles to service the full depth of the site. Vehicle access is restricted between the existing lane and the new access route to limit traffic on site. The new roads provide access to both the perimeter units and the inner units.

site design strategies

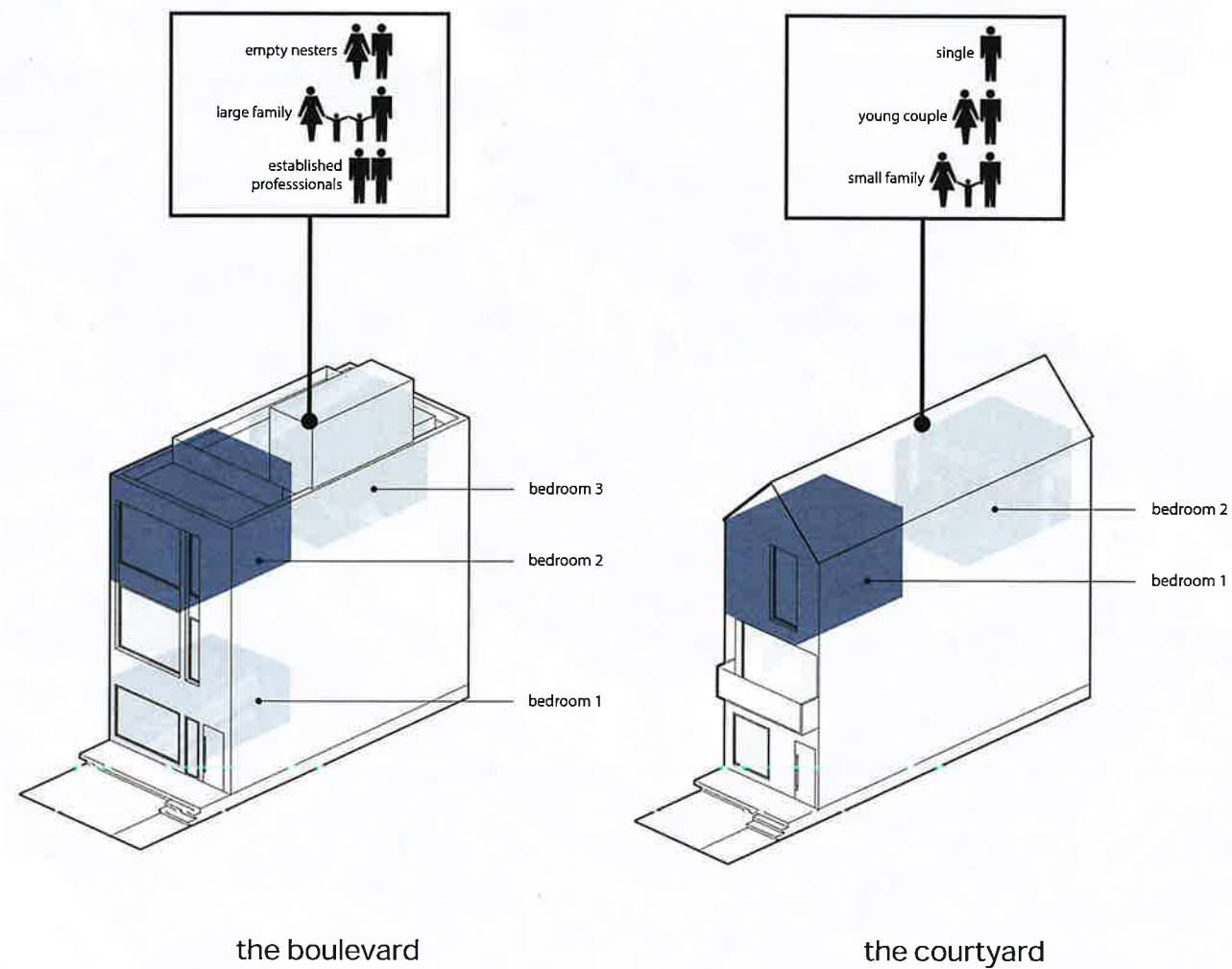
NEIGHBOURHOOD PARK AND PLAYGROUND



proposed site plan



aerial view



target demographic

The larger townhouse contains 3 full-size bedrooms suitable for a variety of resident occupancy types, including empty nesters, large families, and established professionals. The smaller townhouse contains 2 full-size bedrooms and suitable for smaller families, young couples, or even single professionals.

unit design strategies



westmount boulevard

sixteenth street



internal courtyard







1724 Westmount Boulevard Development Project Engagement Events

Event	Date	Location	Audience	Discussion Points
1	March 7, 2017	1658 Memorial Drive NW	HSCA planning committee	General site discussion, project typology
2	August 3, 2017	1727 Broadview Road NW (neighbour's home)	Home owners directly across the lane	General site discussion, project typology
3	July 6, 2017	Ward 7 Councillor's Office	Councillor Farrell	General site discussion, project typology
4	September 12, 2017	HSCA Community Hall	HSCA board and community members	General intent for the site and high level project timing
5	November 30, 2017	1705 Broadview Road NW (neighbour's home)	Home owners directly across the lane	General intent for the site and high level project timing
6	January 30, 2018	Ward 7 Councillor's Office	Councillor Farrell	Development of site plan, building design, traffic, community engagement
7	February 6, 2018	1727 Broadview Road NW (neighbour's home)	Home owners directly across the lane	Development of site plan, location of services, building heights, tree retention, parking, traffic
8	February 13, 2018	HSCA Community Hall	HSCA board, community members and city planners	Development of site plan, building heights, parking, traffic
9	May 28, 2018	1727 Broadview Road NW (neighbour's home)	Home owners directly across the lane	Presentation on what will be submitted for the LU and DP application, explanation of next steps
10	June 12, 2018	HSCA Community Hall	HSCA board, community members and city planners	Presentation on what had been submitted for the LU and DP application, explanation of next steps
11	June 26, 2018	1727 Broadview Road NW (neighbour's home)	Home owners directly across the lane	Update on project development and timeline
12	July 4, 2018	1724 Westmount Blvd NW (Former CBC Building)	Hillhurst Sunnyside Community Project Open House	Full project open house with entire community, Q&A for entire project, full Anthem and consultant team present
14	October 9, 2018	HSCA Community Hall	HSCA board, community members and city planners	Update on project development and timeline
15	November 15, 2018	Ward 7 Councillor's Office	Councillor Farrell	Update discussion regarding engagement and where the project is at
16	November 20, 2018	1918 Kensington Road NW (Kensington Legion)	Immediate neighbours, City Departments, Ward 7 rep.	Rear lane redesign discussion
17	April 11, 2018	Hotel Arts Kensington	Immediate neighbours, City Departments, Ward 7 rep.	Rear lane design update (responses to previous meeting)
18	October 13, 2020	Zoom Meeting (virtual)	HSCA board and community members	Updates to land use, timing of project, general Q&A
19	November 17, 2020	Teams Meeting (virtual)	Home owners directly across the lane	Updates to land use, timing of project, requests for additional changes to site plan
20	March 11, 2021	Teams Meeting (virtual)	HSCA board and community members	Updates on project status, focused discussion with transportation department present on traffic concerns



Anthem 

mckinley studios