

Applicant Submission

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O2

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On behalf of Anthem Properties, O2 is proposing to redesignate 1706 Westmount Blvd NW in the Hillhurst-Sunnyside neighbourhood from the existing DC 98D2021 to a new Direct Control district based on the M-H1 (Multi-Residential – High-Density) district. The site was the former CBC Calgary headquarters, and today is vacant land. The intention of the redesignation is to provide for a multi-storey residential building that sensitively intensifies the site. The proposed DC applies height modifiers that would allow six storey buildings on the southern part of the site, stepping down to four storeys along the east and western flanks of the north property line. This approach allows the site to address the park and lower density built form of the adjacent context in a contextually appropriate way that responds to concerns heard from neighbouring residents during community engagement.

Anthem's development vision for the site has changed from a townhouse built form to a low-rise apartment built form. This shift in vision was informed by required utility upgrades, environmental constraints, changing economic conditions and construction costs. The site has an approved Section 21 agreement with Alberta Environment and Parks (AEP) that supports residential development, and a revised Risk Management Plan will be approved by AEP prior to this application being brought forward to Calgary Planning Commission. The proposed development strategy works within parameters set in the Risk Management Plan for reducing ground disturbance and providing centralized monitoring systems. This development strategy also creates a development with a variety of building types with different heights and active interface with adjacent streets.

The surrounding Westmount area is characterized by low-rise, 17 Street NW and older duplex-style buildings to the west, Westmount Boulevard, Memorial Drive, and the Bow River to the south, a lane and local park and low-density residential development to the north, and 16 Street NW and low-density residential development to the east. Adjacent parcels are predominantly designated RC-2, with Kensington Road NW three blocks north largely M-CG and 14th Street NW one block east largely C-COR2 and MU-1. The site is well-situated directly facing a major arterial road and enjoys walking distance proximity to the Kensington Road main street, nearby retail and institutional services, and adjacency to the Bow River pathway and nearby parks. It is anticipated that future City-led improvements to active transportation infrastructure in the area will further strengthen connectivity to the Bow River and regional pathway network.

This redesignation will enable residential redevelopment of these under-developed lands adjacent to the City's major road network and strengthening the Memorial Drive corridor. Increasing density in this location aligns the proposal with the Municipal Development Plan and the Calgary Transportation Plan. The proposed development is also fully aligned with the approved Riley Communities Local Area Plan which contemplates development up to 6-storeys across the full site. The proposal is well-aligned with the City's overall development goals and policy objectives, and provides the following key attributes:

- **Residential Growth:** The proposed land use change accommodates infill residential development, supporting the efficient and economic use of existing City infrastructure.
- **Laneway Activation:** The proposed development proposes a respectful interface with the community park and will seek to foster a stronger integration of the site with the surrounding community than the previous CBC headquarters provided.
- **Sensitive Intensification:** The proposed land use contemplates the neighbourhood character of Westmount and the site's role in creating a transition between Memorial Drive and the community. The land use intentionally steps down towards the lower density residential uses and local park.

Anthem along with O2 look forward to working collaboratively with officials at the City of Calgary, representatives from the local Councillor's office, and residents of Westmount and the broader Hillhurst-Sunnyside community in progressing this application to approval.