

SLIDE 1



16 Avenue + Centre St

Land Use & ARP Amendment Application (LOC2020-0015)

GREENLINE COMMITTEE MEETING

June 1, 2020

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

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About JEMM

The JEMM group of companies was founded in May 2016 by a group of five business people, long-time friends, and associates. The founders share a vision of creating vibrant new developments in Calgary that contribute to the revitalization of neighbourhoods and enhance the quality of life for the people in the city they love.

The JEMM team is grounded in values based on integrity, trust, tenacity, and a firm belief that doing business must also be fun.

JEMM Properties - Centre St + 16 Ave NW



Premier TOD Site

JEMM chooses sites that provide opportunity for Transit Oriented Development. This site meets JEMM's criteria for TOD sites for the following reasons:

- Adjacency to the future 16 Avenue Green Line LRT station.
- Location on the MAX Orange BRT line.
- Location within steps of two MDP-identified Main Streets.
- Proximity to shops and services, including schools, groceries, health and fitness facilities, and restaurants.
- Well served by parks and open space, including the Bow River pathway located just 1.5km to the south.
- Less than 2km from downtown Calgary.



Development Vision

To create a landmark mixed-use multi-residential development with the following key characteristics:

- Transform this part of 16 Ave N into a vibrant, walkable, transit-oriented environment.
- Enhance the public realm to provide opportunities for residents and visitors to gather, build a sense of place, and strengthen community ties.
- Provide diverse housing options, commercial destinations, and community gathering adjacent to transit.
- Establish 16 Ave N and Centre St N as the central node for the North Hill Communities.
- Support a progressive and sustainable approach to city-building, where the priority is on pedestrians rather than cars.



Public Realm



- 1 NEW Community gathering area at the corner of 1 St + 16 Ave NW
- 2 Active ground floor uses
- 3 Wide sidewalk along 16 Ave

Before and After

Facing West from 16 Avenue NW + Centre Street N



Public Realm

16 Avenue Walk Through



JEMM Properties - Centre St + 16 Ave NW

Thank you

SLIDE 9



JEMM Properties - Centre St + 16 Ave NW