

Applicant's Submission

2021 March 19

On behalf of JEMM Properties, O2 Planning + Design proposes to redesignate the six (6) parcels located at 112-140 16 AV NW to enable a landmark mixed-use multi-residential development with convenient access to existing and future primary transit. The subject parcels are currently designated Commercial – Corridor 1 (C-COR1) with a density modifier of 6.0 FAR and maximum building heights ranging from 28m to 46m. This application seeks to redesignate the entire site to a Direct Control (DC) based on Mixed Use – General (MU-1). Key elements being sought in a proposed DC include a maximum density of 10.0 FAR, maximum building heights of 100m for the eastern part of the site and 55m for the western part of the site, and the elimination of parking requirements for dwelling units and live/work units.

The proposed land use is the result of careful analysis and consideration to the surrounding context, and the City's growth and development goals. In addition to its location steps from the intersection of two Urban Main Streets (16 AV and Centre ST N), which are intended to provide for a high level of residential and employment intensification along a multi-modal street, the site also benefits from its proximity to the Downtown Core and its location along Calgary's Primary Transit Network. An existing BRT Station is located adjacent to the site and the future 16th ave/Centre Street LRT Station will be located less than a 2 minute walk from the site. Currently, the subject site is occupied by uses that do not reflect the intent of the Main Streets initiative or the site's Transit Oriented Development (TOD) potential. With 16 AV N doubling as the Trans-Canada Highway's route through the City, the existing streetscape and development pattern is highly vehicle oriented.

The City of Calgary has recently completed the draft North Hill Communities Local Area Plan, which provides guidance on where growth and development should occur in this area. An analysis completed by O2 and verified by City administration determined that the proposed urban scale and density modifiers of the LAP translate to a proposed density of more than 10 FAR for this site. Therefore, this application aligns with the proposed level of development intensity of the site. The maximum proposed heights are greater than those proposed in the LAP. To support the proposed heights, the applicant team has completed a robust height impact analysis of the proposed heights which demonstrates that the shadowing impact on the Balmoral school site is minimal. The increased heights also allow for an improved building massing with more slender towers rather than a slab block for the upper stories and enables a variation of building heights, rather than one consistent height. As well, The DC allows for the maximum heights to be achieved only with the provision of additional building setbacks that will result in an enhanced public realm on 16th avenue and 1st street.

In summary, below are the key attributes of the proposed development:

- **Housing Supply & Diversity:** The proposed development will provide an increase in residential density and greater variety in housing stock in this important location.
- **Transit Support:** With a BRT station located directly in front and a future LRT station nearby the proposed development will support the City's significant transit investment.
- **Corner Location:** Located on a corner parcel, opposite a school to the west and a substation to the north, the development will have limited impact on surrounding properties.
- **Public Realm:** Increased building setbacks and step backs will vastly improve the public realm.

Throughout the application process, JEMM Properties, along with O2 Planning + Design, has worked collaboratively with officials at the City of Calgary, representatives from Councillor Farrell's office, and residents of the North Hill communities. Public engagement events included a project website, focused meetings with relevant Community Associations. the application process.