



16 Avenue + Centre St

Land Use & ARP Amendment Application



O2

1

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.



Site Context



The following attributes highlight the site's redevelopment potential:

- Proximity to existing and proposed mass transit infrastructure
- Corner location on the north side of 16 Ave mitigates impacts on neighbouring properties
- 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.



Maximizing the City's Investment in the 16th ave/Centre Street Station

The site is an excellent candidate for the proposed land use because:

It will add density to this high-volume corridor and support increased transit ridership

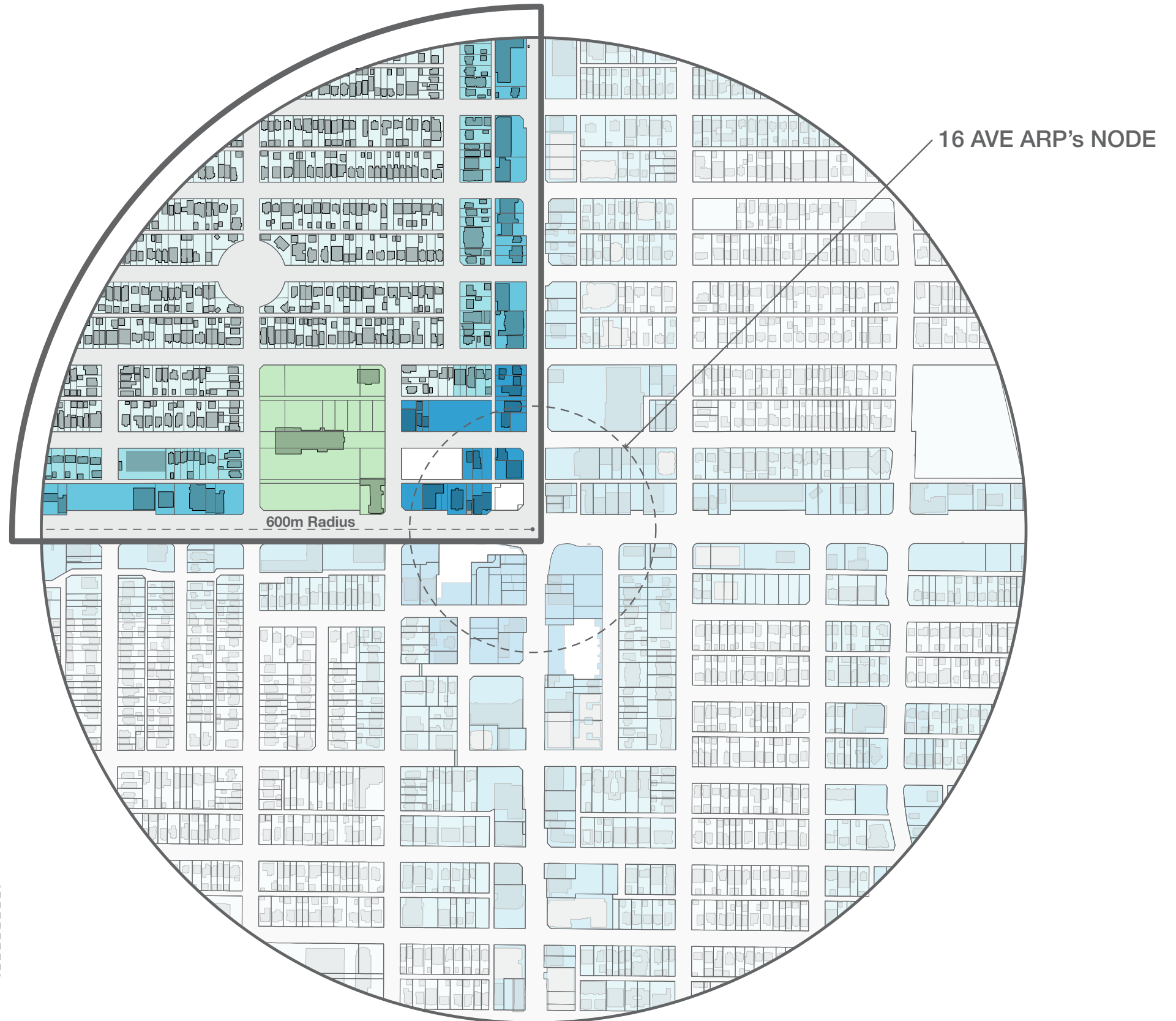
It is the closest to the future LRT among recent nearby developments and presents a substantial opportunity to set a precedent for TOD near LRT investments

It represents a significant portion of what is a limited inventory of developable TOD land

NW Quadrant of 600m TOD Walkshed

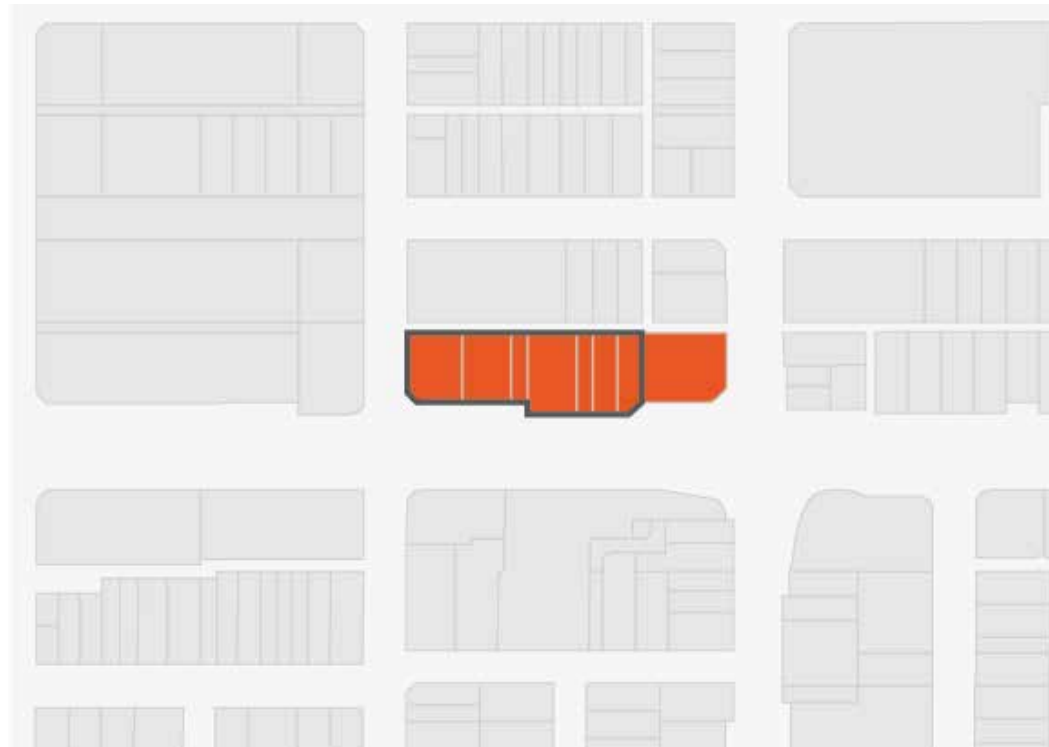
Area Breakdowns:		
Total Quadrant Area:	282,361m ²	100%
Right-of-way:	96,394m ²	34%
Developable Area:	185,968m ²	66%

Areas Capped at Low Density	123,125m ²	66%
Areas Capable of Mid Density (Res.)	22,090m ²	11%
Areas Capable of Mid Density (Com.)	20,595m ²	12%
Under-built Areas Capable of TOC Density (area excludes parcels in white)	13,704m ²	7%



Existing & Proposed Land Use

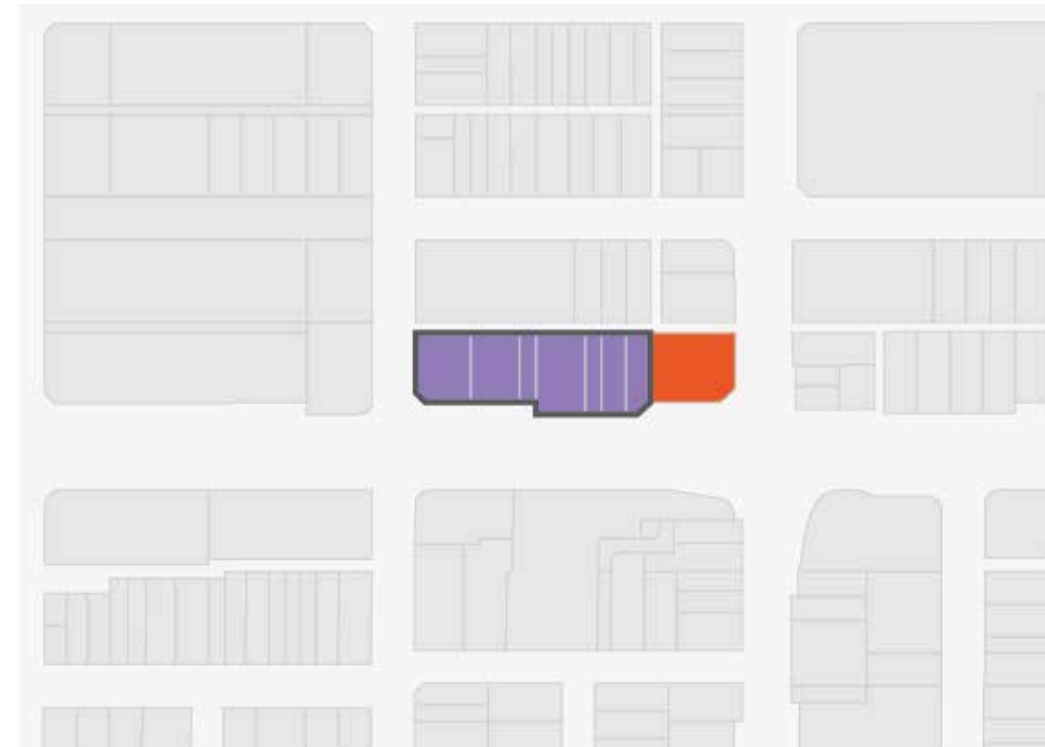
Commercial - Corridor 1 C-COR1



The site currently has a max density of 6.0 FAR, max building heights ranging from 28 to 46 metres, and parking requirements that do not reflect its TOD potential.

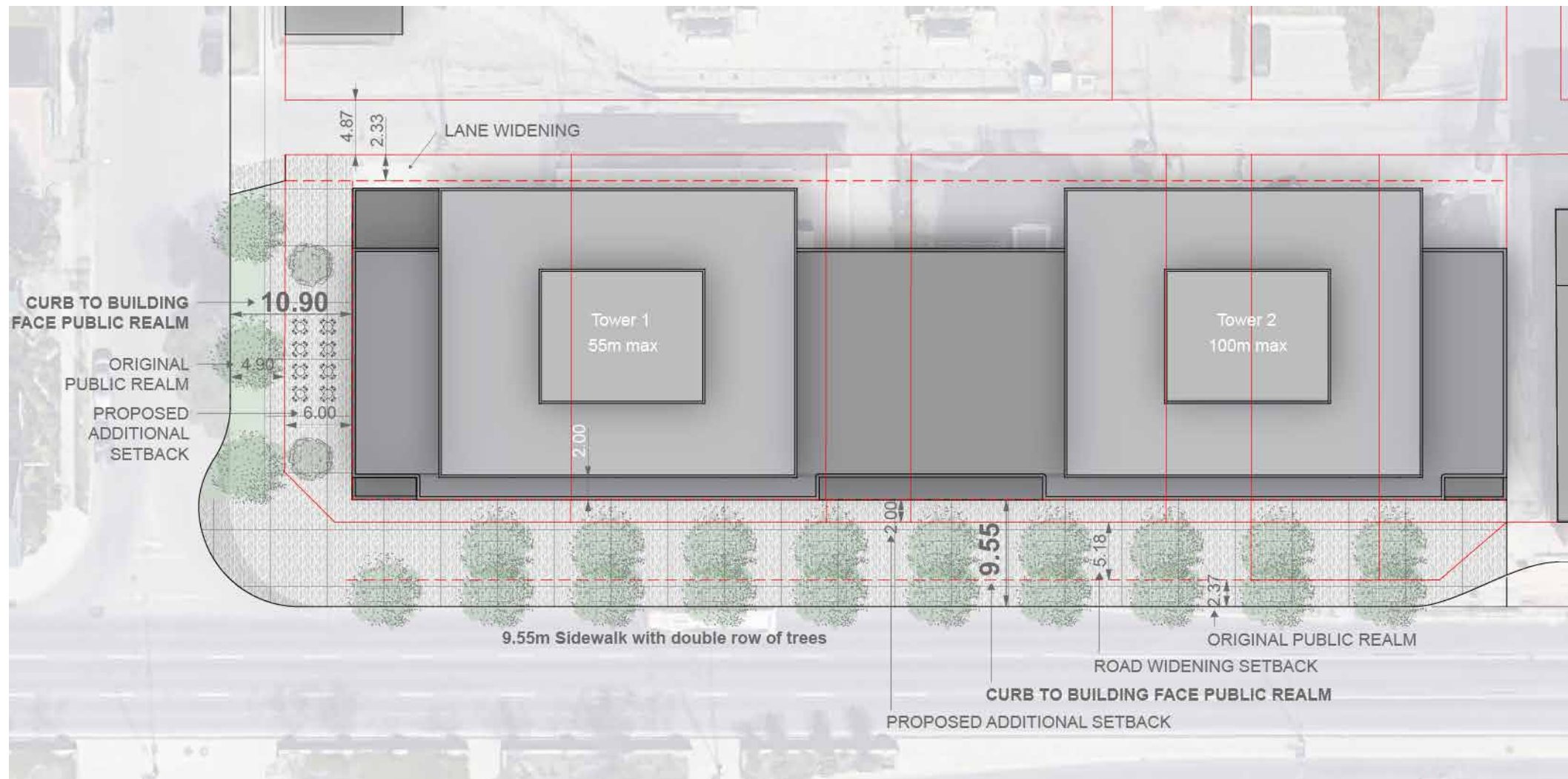
■ Commercial - Corridor 1 ■ Direct Control

Direct Control based on MU-1 DC (MU-1)



A DC is being sought to remove minimum parking requirements and to incorporate a mechanism for incorporating public realm improvements into the land use.

Enhanced Public Realm



We propose to incorporate the following public realm improvements into the development:

A 9.5m wide sidewalk With Active Frontage along 16 avenue, providing 3m clear passage, double row of trees, and a ~3m frontage zone

A 10.9m Wide west-facing Public Space (curb to building face) with active retail frontage

2.33m rear lane widening to bring the lane into conformance with City standards (7.2m)

2m tower step back to create a human-scaled street wall and help define the mid-rise podium

Enhanced Public Realm

Before and After - Facing East from 16 Avenue NW + 1 Street NW



Enhanced Public Realm

Before and After - Facing West from 16 Avenue NW + Centre Street N



Community Outreach

A comprehensive engagement campaign was undertaken.



In Person and Virtual Open Houses



Project Website
Explaining the Project



LAP Built Form - 10 FAR

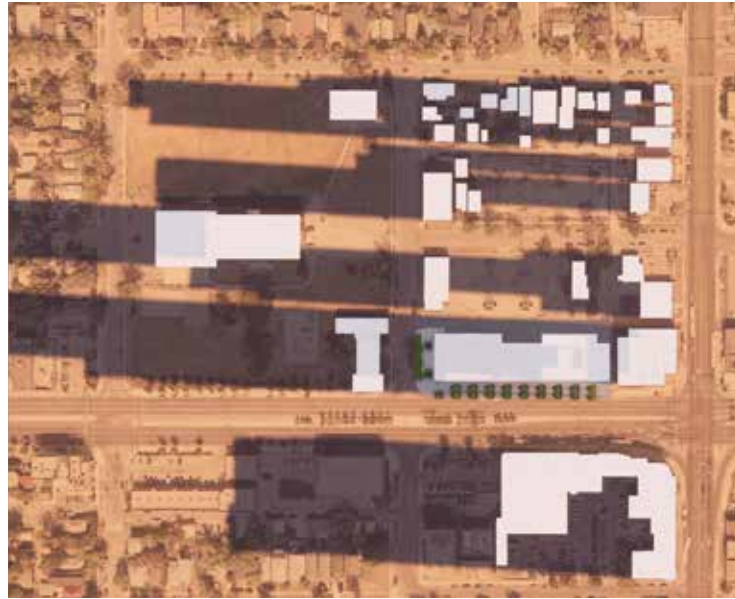


Proposed Built Form - 10 FAR



Shadow Study

March/September 21



8am



10am



12pm



2pm



4pm



6pm

Shadow Study

March/September 21

