

Applicant Submission

2023 September 15

La Caille Group's Mixed-Use Development on 16th Avenue NW, Calgary

La Caille Group, a Calgary-based developer with a 35-year history, is proposing to construct two mixed-use buildings on 16th Avenue NW in Calgary. These buildings will be 12 storeys each with three levels of below-grade parking. Both developments will begin construction simultaneously, providing 220 residential units, 202 below-grade parking spaces, at-grade retail, and a private rooftop amenity.

Founded in the 1980s and transitioning into real estate development in the 1990s, La Caille is known for providing innovative, high-quality projects with a European flair. The company has a strong network of professionals and enjoys good relations with financial institutions local authorities.

The development is located at 904-912 and 836 16th Ave NW, Calgary. It is in alignment with the North Hill Communities Local Area Plan (NHCLAP) and the Municipal Development Plan (MDP). To meet the proposed development's proforma, scale, density, and diversity of uses, a land-use redesignation from C-COR1 to MU-2 is requested; This is in line with the guidelines of NHCLAP and MDP, which prioritize mixed-use developments, varied urban landscapes, and resilient communities.

Each of the two sites, located north of 16th Avenue NW, has areas of 1,496 sqm and 1,413 sqm, respectively. They are situated within 200 meters of primary public transit services. Each building will have a total gross floor area of approximately 10,068 sqm above grade and 3,960 sqm below grade, with a Floor Area Ratio (FAR) of 7. The design responds to market demands by offering a mix of one-bedroom, one-bedroom-plus-den, and two-bedroom units.

The focus of the development is on urban design and sustainability. It aims to enhance the pedestrian experience by providing safe, generous, and thoughtful streetscapes. In addition, there is a fitness center available to residents located at the corner of the lane, adjacent to the entrance lobby and 8th Street cul-de-sac, which helps to activate the street. Access to parking is through the lane, and each building will have adjacent short-term street parking and drop-off. The overall design intends to bring a sense of sophistication with modern, clean lines and the use of high-quality, low-maintenance materials. La Caille is committed to producing developments that support the city's Calgary's *Climate Strategy – Pathways to 2050* policy. As a result, all parking stalls located within the underground parking structure will be EV capable and 5% will be EV capable at the time of final occupancy. This supports Program Pathway F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles of the policy.

The developers have engaged with various stakeholders in the community to ensure public participation in the project. They have consulted local government officials, immediate neighbors, and community associations. Additionally, a summary document of the project was

distributed to the local residents. The public engagement process will persist throughout the stages of land-use rezoning and permit circulation for development.