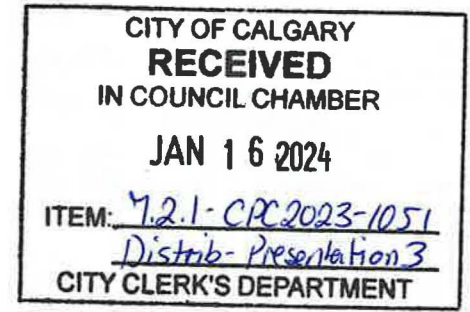
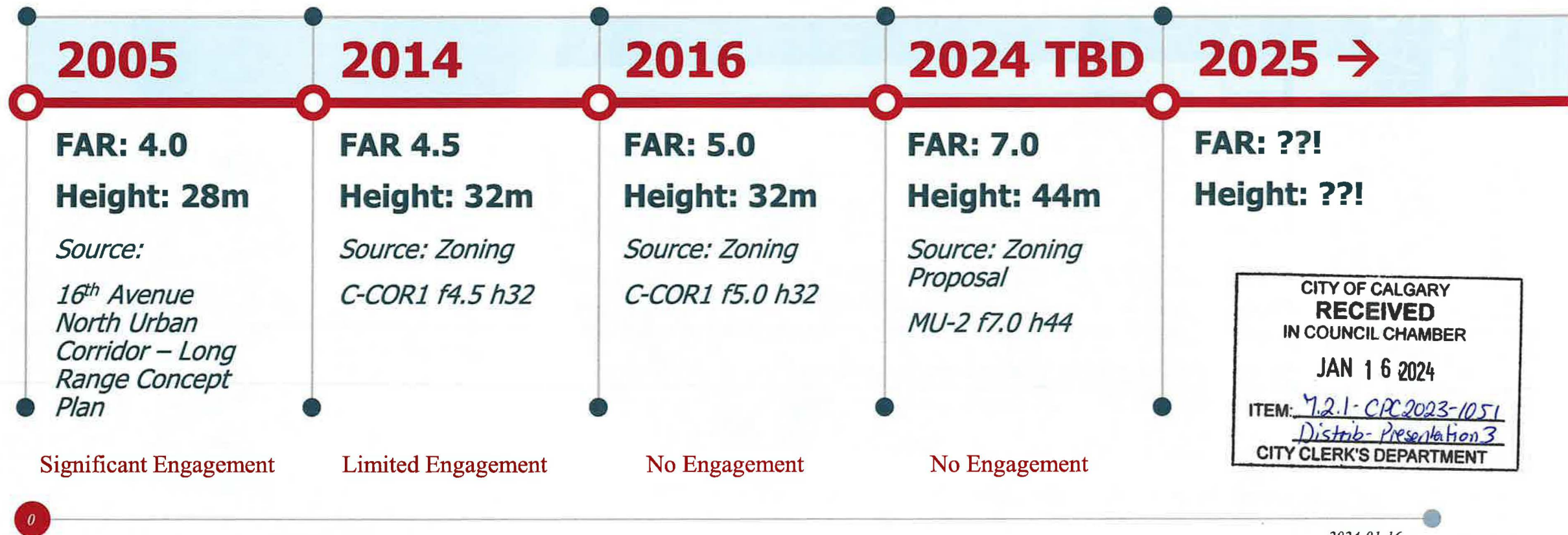


Zoning Changes

Constantly increasing, never building



Project Update | Mixed-Use Development on 16th Avenue NW



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Project Details

- Located at 904-912 and 836 16th Ave NW, Calgary
- Two 12-story mixed-use buildings
- 220 residential units
- 202 below-grade parking spaces
- Within 200 meters of primary public transit services
- Each building has a total gross floor area of approximately 10,068 sm above grade
- Land-use redesignation from C-COR1 to MU-2 is requested
- In alignment with the North Hill Communities Local Area Plan (NHCLAP) and the Municipal Development Plan (MDP)
- Mix of one-bedroom, one-bedroom-plus-den, and two-bedroom units

Questions or Comments?

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Project Update |
Mixed-Use
Development on
16th Avenue NW

S2ARCHITECTURE

Mixed-Use Development

La Caille Group, a Calgary-based developer established 35 years ago, aims to construct two 12-storey mixed-use buildings on 16th Avenue NW. Each building will feature residential units, at-grade retail, below-grade parking, and private rooftop amenities.

Background

Founded in the 1980s and diversifying into real estate in the 1990s, La Caille is renowned for high-quality, European-inspired projects. The company has developed strong relations with local authorities and financial institutions over its many years in business.

Location and Compliance

The proposed sites are at 904-912 and 836 16th Ave NW, conforming to the North Hill Communities Local Area Plan (NHCLAP) and the Municipal Development Plan (MDP).

Land-Use Redesignation

To align with the NHCLAP and MDP guidelines, which advocate for mixed-use and resilient communities, a land-use redesignation from C-COR1 to MU-2 is requested.

Site Details

Both sites are north of 16th Avenue NW, measuring 1,496 sm and 1,413 sm respectively. They are well-connected, being within 200 meters of primary public transit services.

Construction and Design

Each building will have a gross floor area of roughly 10,068 sm above grade and 3,960 sm below grade, boasting a Floor Area Ratio (FAR) of 7. The unit mix will cater to market demands, offering one-bedroom, one-bedroom-plus-den, and two-bedroom options.

Urban Design and Amenities

The project prioritises urban design and sustainability, aiming to uplift the pedestrian experience through safe and inviting streetscapes.

On-Site Facilities

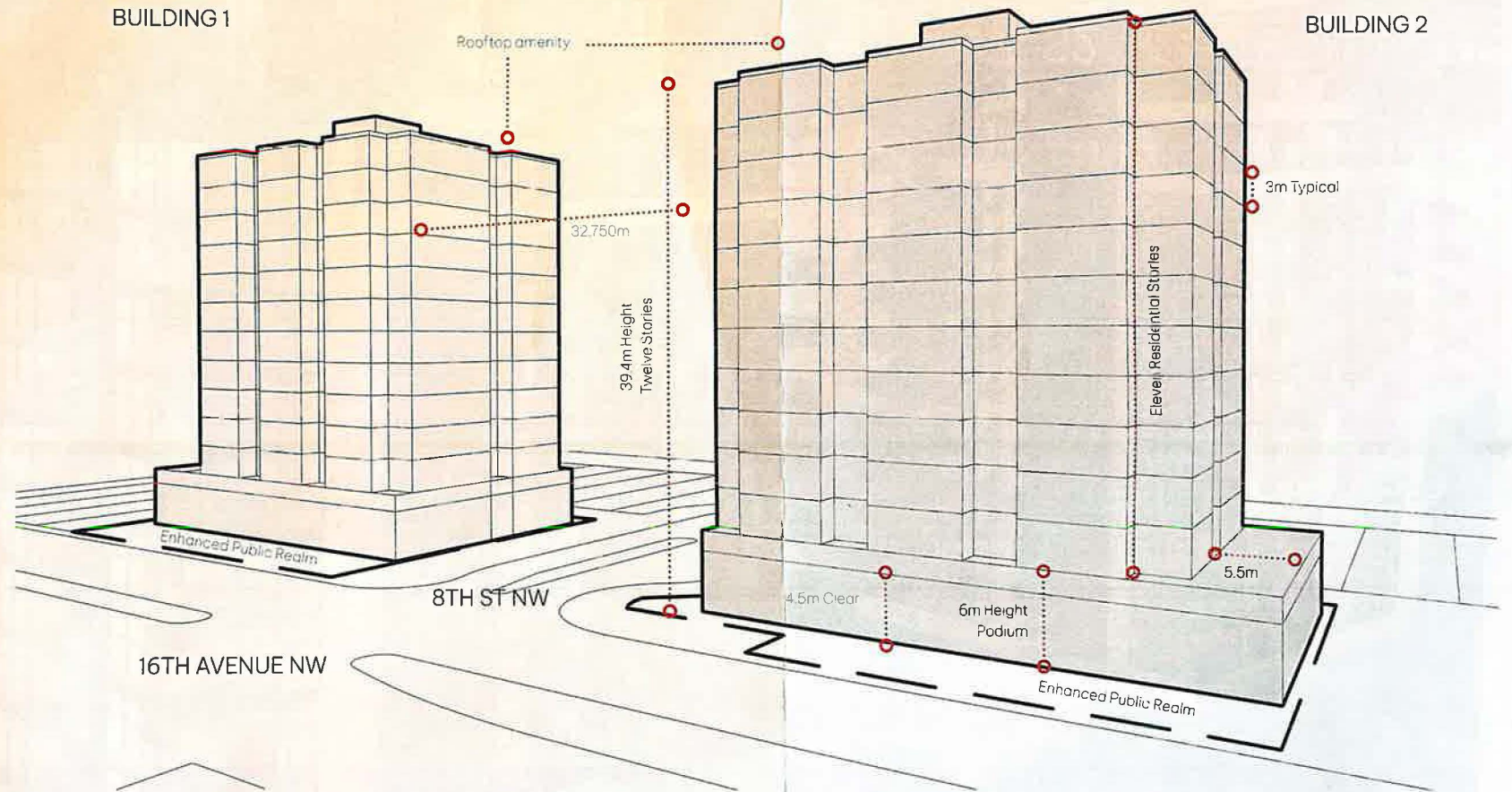
A fitness centre will be available to residents and will help activate the street. It's strategically located adjacent to the entrance lobby and the 8th Street cul-de-sac.

Parking and Accessibility

Access to below-grade parking will be via a lane, and each building will offer adjacent short-term street parking and drop-off zones.

Community Engagement

To date, La Caille Group has proactively engaged various stakeholders, including local government officials, immediate neighbours, and community associations.



Timeline

