

A New 17th Avenue Project

ROYAL PARK

Arlington Street Investments (ASI) is in the initial planning stages for its Royal Park Redevelopment Project (Royal Park).

Located on the 800 block of 17th Avenue SW, directly across the street from Calgary's beloved Tomkins Park, this exciting new project offers the opportunity to enhance the avenue by:

- » Honouring and enhancing Tomkins Park through the use of reflective materials and building design including landscaped terraces;
- » Introducing boutique commercial and retail to activate this portion of 17th Avenue; and
- » Featuring quality materials and innovative design that introduces and enhances the movement of light on the south side of 17th Avenue and adding interest at the public realm.



VISION

While many aspects of the project are still being determined, ASI is considering two land use options for Royal Park.

Option 1: Mixed Use & Residential

Commercial and retail would reside on the main level with about seven floors of residential suites above.

Option 2: Boutique Hotel

Commercial and retail would reside on the main level with about seven floors of accommodations above.

Our Process

- » **ASI recently submitted a Land Use Amendment (LUA) for Royal Park, to the City of Calgary (the City).** A LUA would allow ASI to change the land use district of the property to allow for the development option they eventually move forward with.
- » **A public open house will be held on September 24, 2018** to share more information about the project. Please see the side bar for more detail.
- » **A Development Permit application** will be submitted to the City sometime in the future, pending on the progression of the LUA.

Who is Arlington Street Investments?

ASI is a Calgary-based boutique urban developer, commercial landlord and multiple award winning investment company. ASI develops legacy properties that are built to stand the test of time and which create vibrant corridors and communities. We pride ourselves on seeing possibility where others may not. Our developments are thoughtfully designed, revitalize and enhance the neighbourhoods in which they are built and set a new standard for architecture and design.

At ASI, it is our mission to strengthen and elevate the neighbourhoods we work in, which creates a catalyst for positive change. ASI owns some of the highest profile development sites in the heart of Calgary's beltline, on and around Calgary's 17th Avenue High Street and the downtown core. We specialize in the development of urban, mixed use "live-work-play" properties and projects.



You are Invited

Please join us for a public open house to meet the team and learn more about the project.

When: September 24, 2018

Time: 5:00 - 7:00pm

Where: 1513 5 Street SW

If you have any questions, comments or ideas related to the project, please reach out to our Community Engagement Representative:

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