

WELCOME TO THE

Royal Park Open House



We're here today to:



Share our vision for Royal Park



Listen to and collect your ideas related to the project and our vision for 17th Avenue as a whole



Respond to your questions and ideas related to the project

Your input will be considered alongside various other aspects, and where possible, included in project design. Factors such as feasibility, cost, schedule, learnings from technical studies, and City comments are also weighted into our decision making processes.

Who We Are.



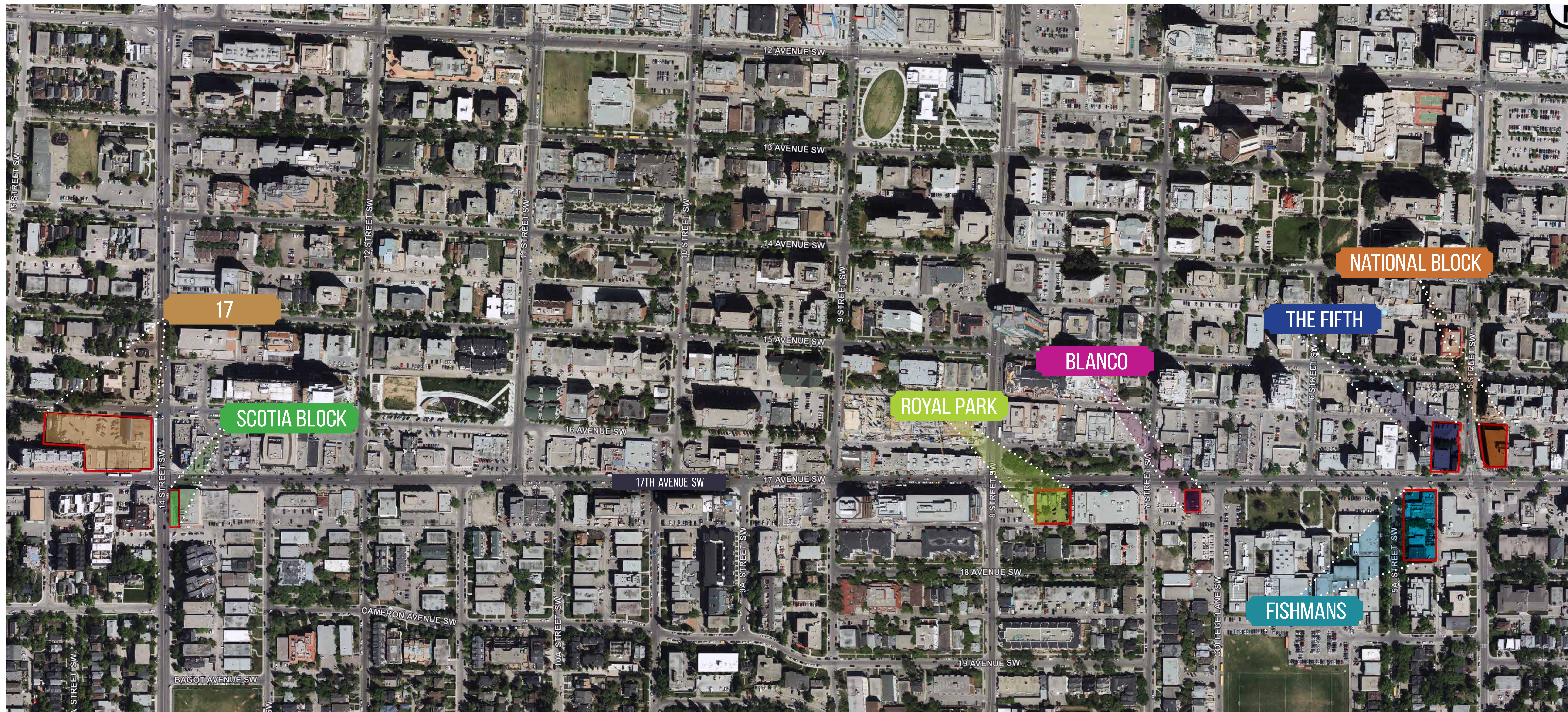
▶ Arlington Street Investments (ASI) is a Calgary-based boutique urban developer, commercial landlord and multiple award winning investment company.

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.

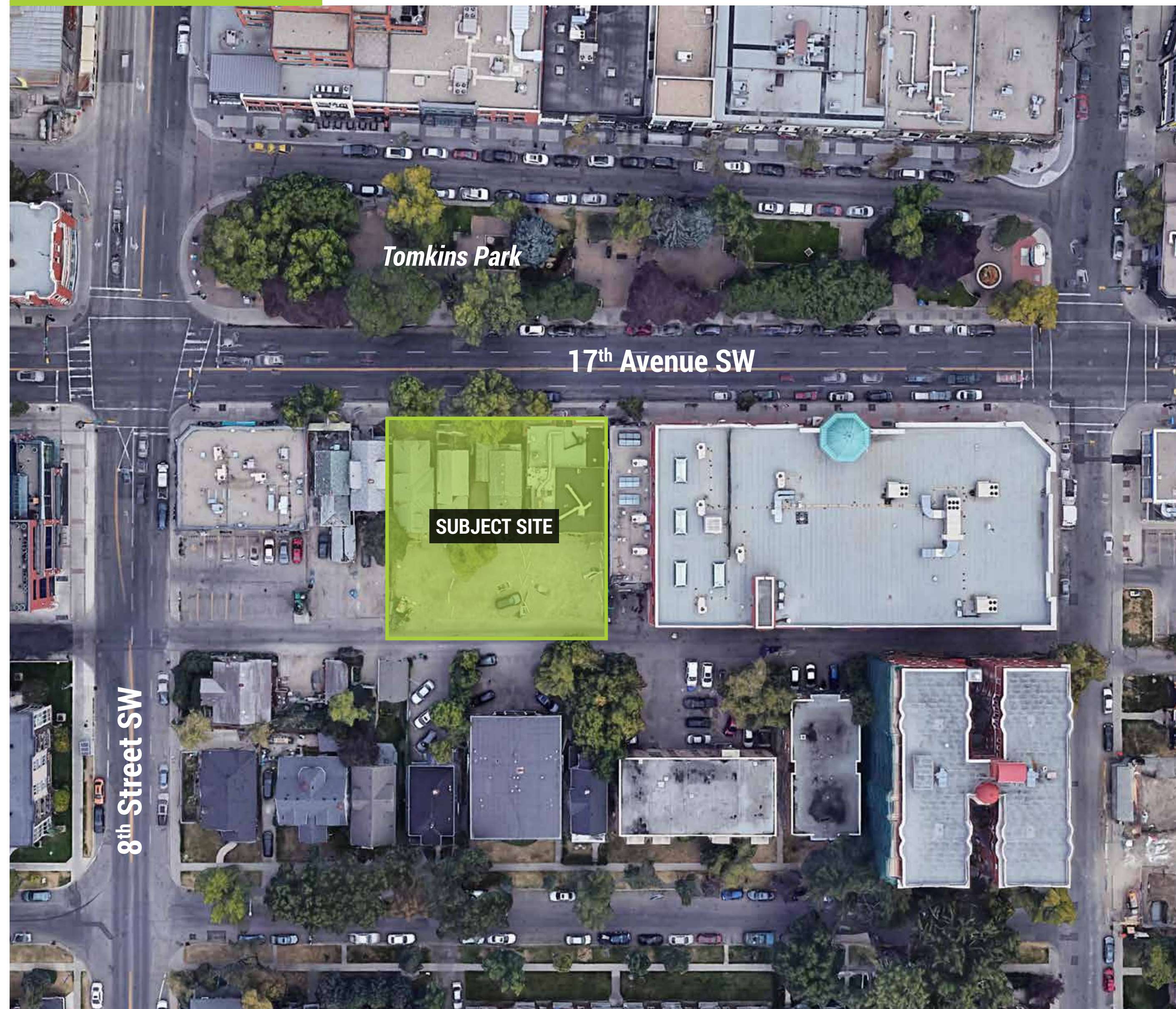
At ASI, it is our mission to strengthen and elevate the neighbourhoods we work in, which creates a catalyst for positive change. ASI owns some of the highest profile development sites in the heart of Calgary's Beltline, on and around Calgary's 17th Avenue High Street and the downtown core. We specialize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



Arlington on 17th



SITE CONTEXT



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

Our Vision

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.

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



Our Vision

► **Option 1: Mixed Use & Residential**

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

► **Option 2: Boutique Hotel**

Commercial and retail on the main level with about seven floors above

Arlington Street Investments submitted a Land Use Amendment (LUA) for Royal Park in late August 2018, to the City of Calgary. A LUA would allow Arlington Street Investments to adjust the current land use of the property to accommodate the future development vision.



CONCEPTUAL SITE VIEW FROM ACROSS 17th AVENUE SW ON THE
CORNER OF 8TH STREET SW

THE VISION FOR

ROYAL PARK



CACHET

HUBLOT

DROUGHT

FURLA

CONCEPTUAL SITE VIEW FROM ACROSS
17th AVENUE SW IN TOMKINS PARK

THE VISION FOR

ROYAL PARK

Guiding Principles

- ▶ The project will honour and enhance Tomkins Park through the use of reflective building materials and a design that sensitively steps back from the Park, and includes landscaped terraces that maintain access to sunlight.
- ▶ Commercial and retail spaces will activate the 17th Avenue SW corridor to create a finely grained building frontage.
- ▶ The use of quality materials, sophisticated design and built form enriches the movement of light and enhances the interest and vibrancy to the public realm while providing a landmark building presence.



Relevant City Policy

The main policy documents that relate to Royal Park site are the:

- 1. Lower Mount Royal ARP**
- 2. 17th Ave Urban Design Strategy**

The Lower Mount Royal ARP reinforces the pedestrian shopping street character of 17th Avenue SW and directs new developments to have the following elements:

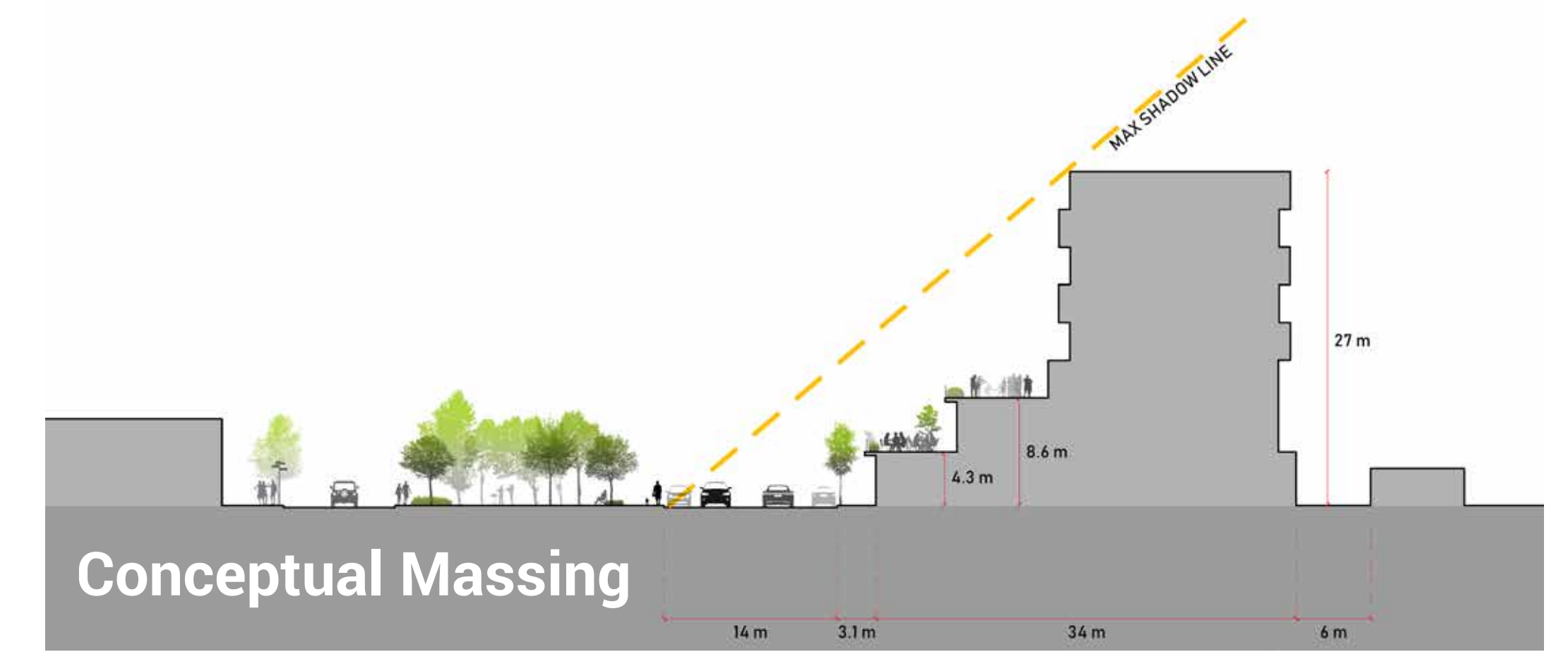
- ▶ Continuous retail frontage at-grade
- ▶ Store front windows with clear glazing, a high degree of wall face detail and individual store front access
- ▶ Allow sunlight to fall on sidewalks on the north side of 17th Avenue SW

The 17th Ave Urban Design Strategy recognizes Tomkins Park as a special place and includes specific guidance for infill development along this part of the Avenue, such as:

- ▶ The base of the building should have a high degree of transparency and designed to create a human scaled street wall that establishes a strong visual rhythm
- ▶ A strongly defined transition between the base and the body of a building through the use of setbacks, materials or other architectural treatments
- ▶ Building elements may have a “lighter” appearance with more glazing than used at the base
- ▶ Rooftops, including podiums of taller buildings are encouraged to incorporate landscape amenities to achieve living, aesthetic and environmental benefits

These policy directions have been guiding principles for Royal Park.

Shadow Studies



SEPTEMBER 21
10:00AM



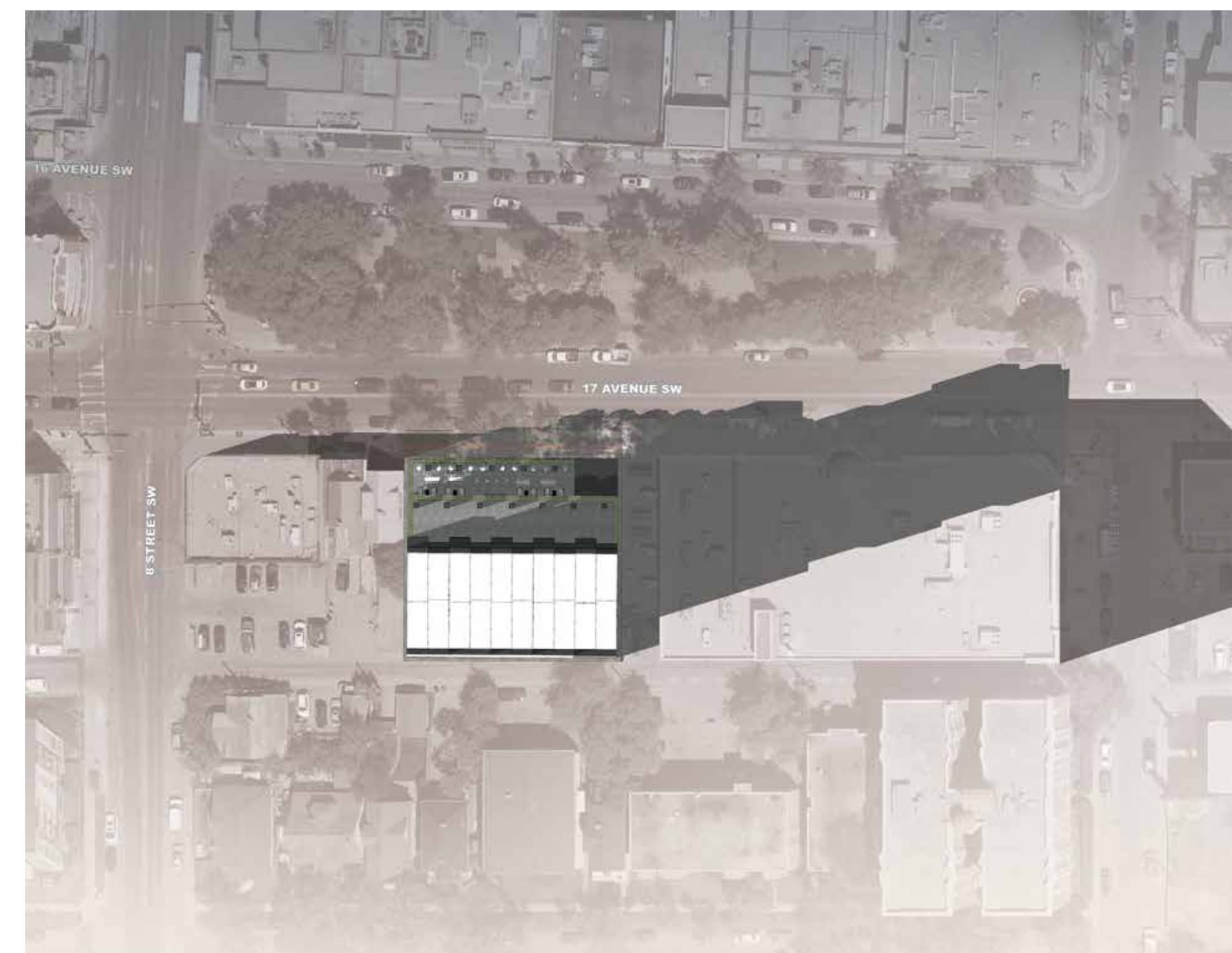
SEPTEMBER 21
12:00PM



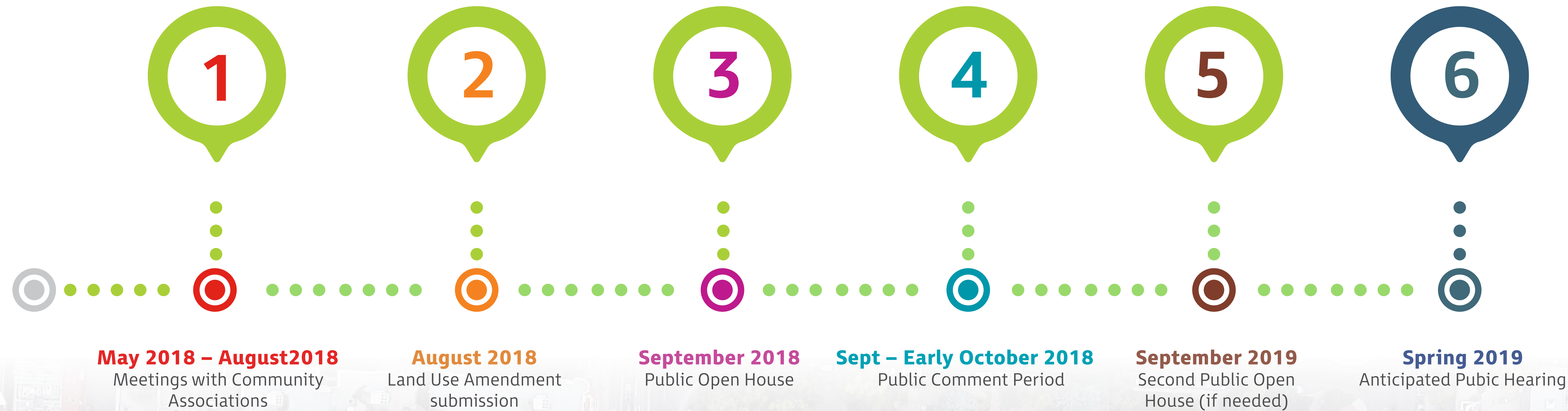
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2:00PM



SEPTEMBER 21
4:00PM



Timeline



Amenities

What type of amenities would you most appreciate in the base of the proposed development?

Coffee Shop

Pharmacy

Community Space

Restaurant/pub

Retail

Place Other Ideas Here Using a Sticky Note

