

Welcome to the **FISHMAN'S** Redevelopment Project Open House. We are here today to:

- ▶ Share our vision for the project
- ▶ Listen to and collect your feedback related to the project and our vision for 17th Avenue as a whole
- ▶ Respond to your questions, comments and ideas related to the project
- ▶ Your input will be considered alongside various other aspects such as cost, schedule, technical studies, and City comments.



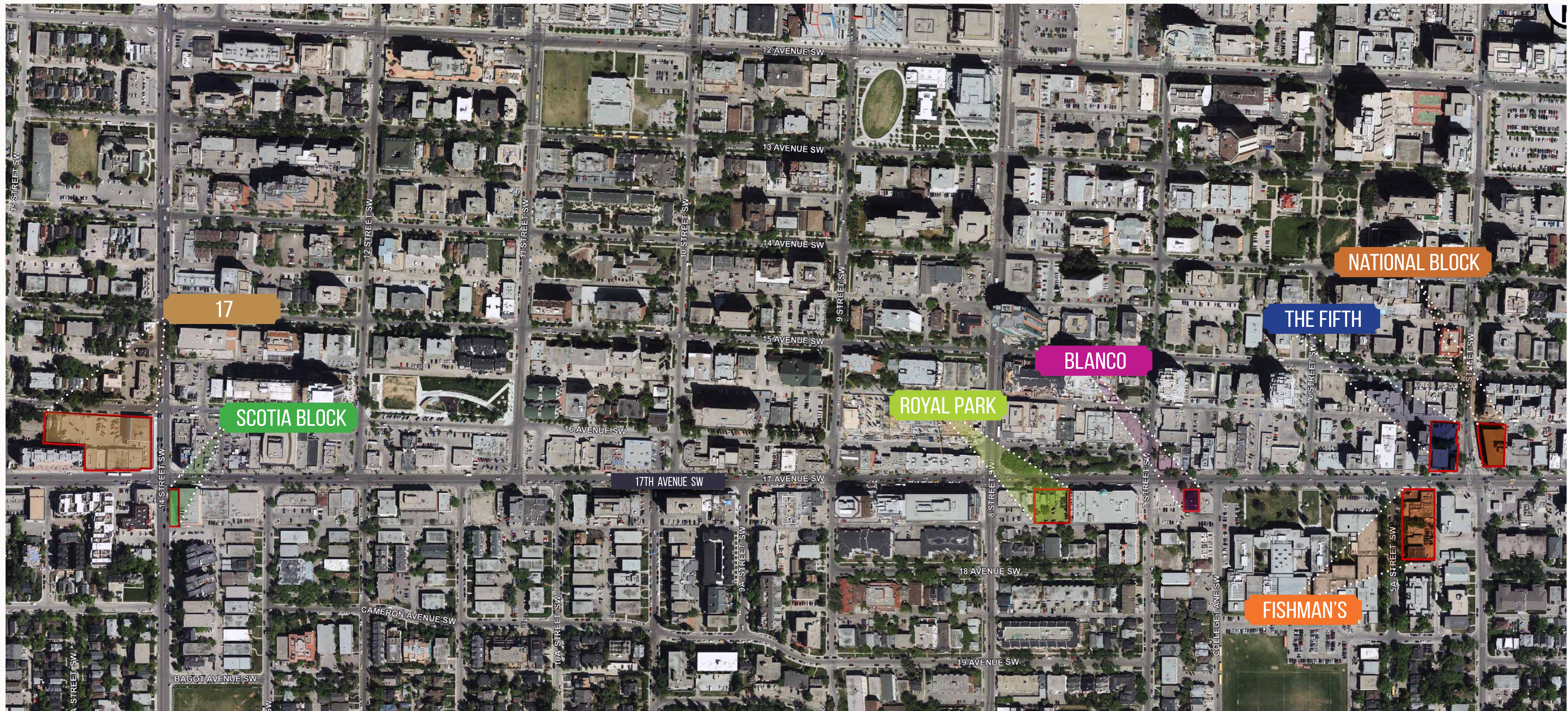
Who We Are

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



The Fishman's site is located on the southeast corner of 17th Avenue SW and 5A Street SW, and once built, is envisioned to transform this prominent section of 17th Avenue. Fishman's will:

- ▶ **Introduce** commercial and retail spaces that will activate the corridor.
- ▶ **Enhance** the residential nature of 5A Street SW with street fronting townhomes.
- ▶ **Preserve** and enhance the public realm through the preservation of the tree lined streets and the introduction of a public space at the northwest corner of the site.
- ▶ **Celebrate** the historical character of 5A Street SW through appropriate building placement and design to allow the Carolina building to be a prominent feature.
- ▶ Use quality materials and built form to **Define** the pedestrian realm and promote a distinct sense of place.

Our Vision



Our Vision

A perspective view of a modern urban street. On the left, there are large, leafy trees. In the foreground, a woman is walking a small child across a crosswalk, and a person is riding a bicycle. The street is lined with modern buildings, and the scene is bathed in soft, warm light, suggesting a sunny day.

While many aspects of the project are still being determined, Arlington Street Investments (ASI) is considering two land use options for the Fishman's site, which are:

► **Option 1: Mixed Use**

Commercial and retail would reside on the main level with residential suites above.

► **Option 2 : Seniors Housing**

Some commercial and/or retail would reside on the main level with seniors housing accommodations above.

ASI submitted a Land Use Amendment (LUA) for Fishman's in November 2018 to the City of Calgary. A LUA would allow ASI to adjust the current land use of the property to accommodate their vision for the site.

THE VISION FOR

FISHMAN'S

THE VISION FOR

FISHMAN'S SITE



Conceptual Rendering for Discussion Purposes Only

CONCEPTUAL SITE VIEW FACING SOUTH ON 17TH AVENUE SW



THE VISION FOR

FISHMAN'S SITE

Conceptual Rendering for Discussion Purposes Only

CONCEPTUAL SITE VIEW FACING NORTH ON 5A STREET SW

THE VISION FOR

FISHMAN'S



Note: Final building design is still under consideration. Shown here are initial and potential renderings of what is possible at this site



Relevant City Policy

The main policy documents that relate to the Fishman's site are the:

▶ **Cliff Bungalow Area Redevelopment Plan (ARP)**

The Cliff Bungalow ARP strives to reinforce the pedestrian shopping street character of 17th Avenue SW, allow sunlight on the north side of 17th Avenue, encourages a diverse demographic for the community and encourages compatibility with historic architecture.

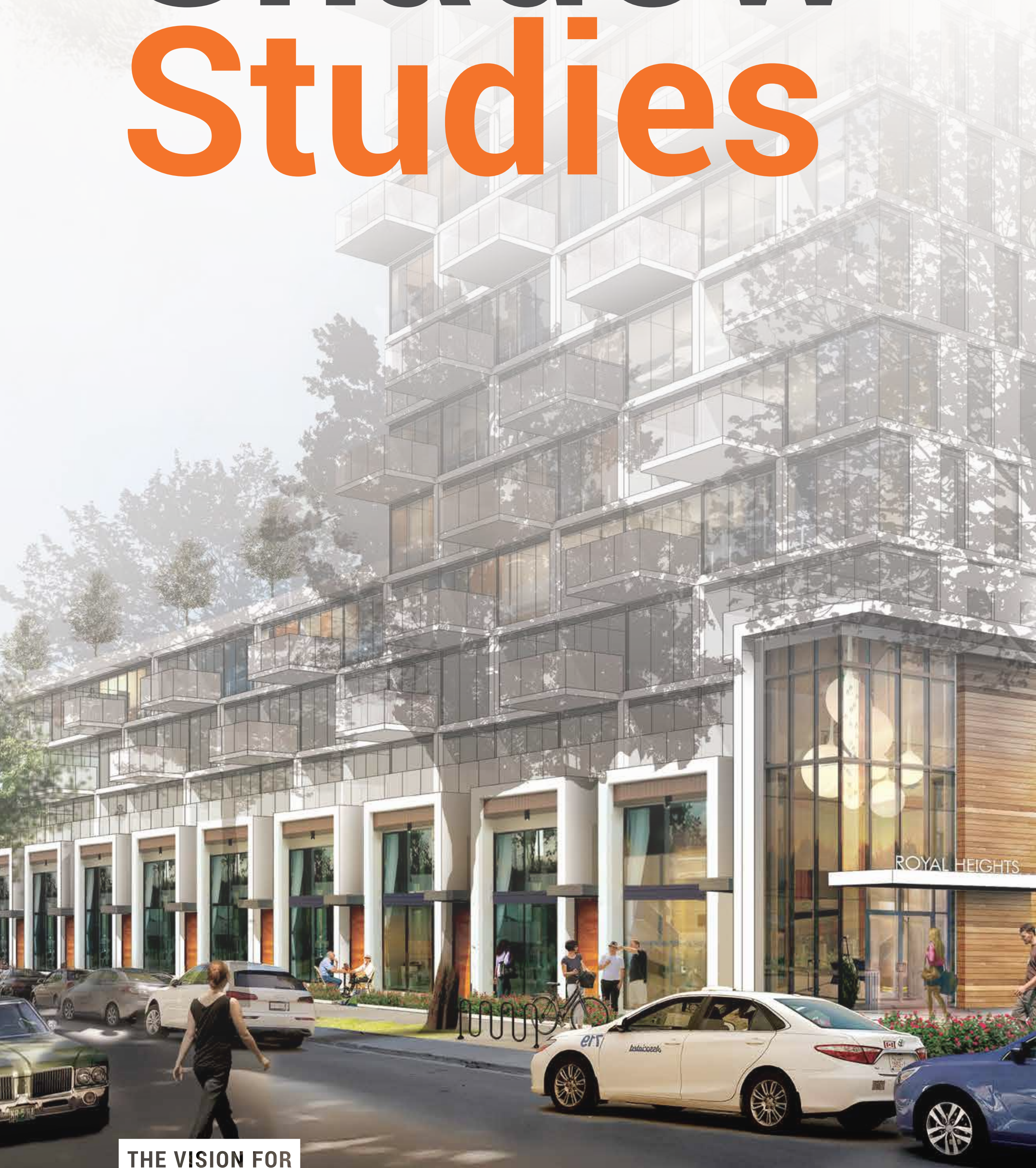
▶ **17th Avenue Urban Design Strategy (UDS)**

The Strategy provides specific design guidance for infill developments, such as: transparency and strong visual rhythm at the base of buildings, transitional elements through use of setbacks, materials and glazing, and landscape amenities and rooftops for the upper levels of the building.

THE VISION FOR

FISHMAN'S

Shadow Studies



THE VISION FOR

FISHMAN'S

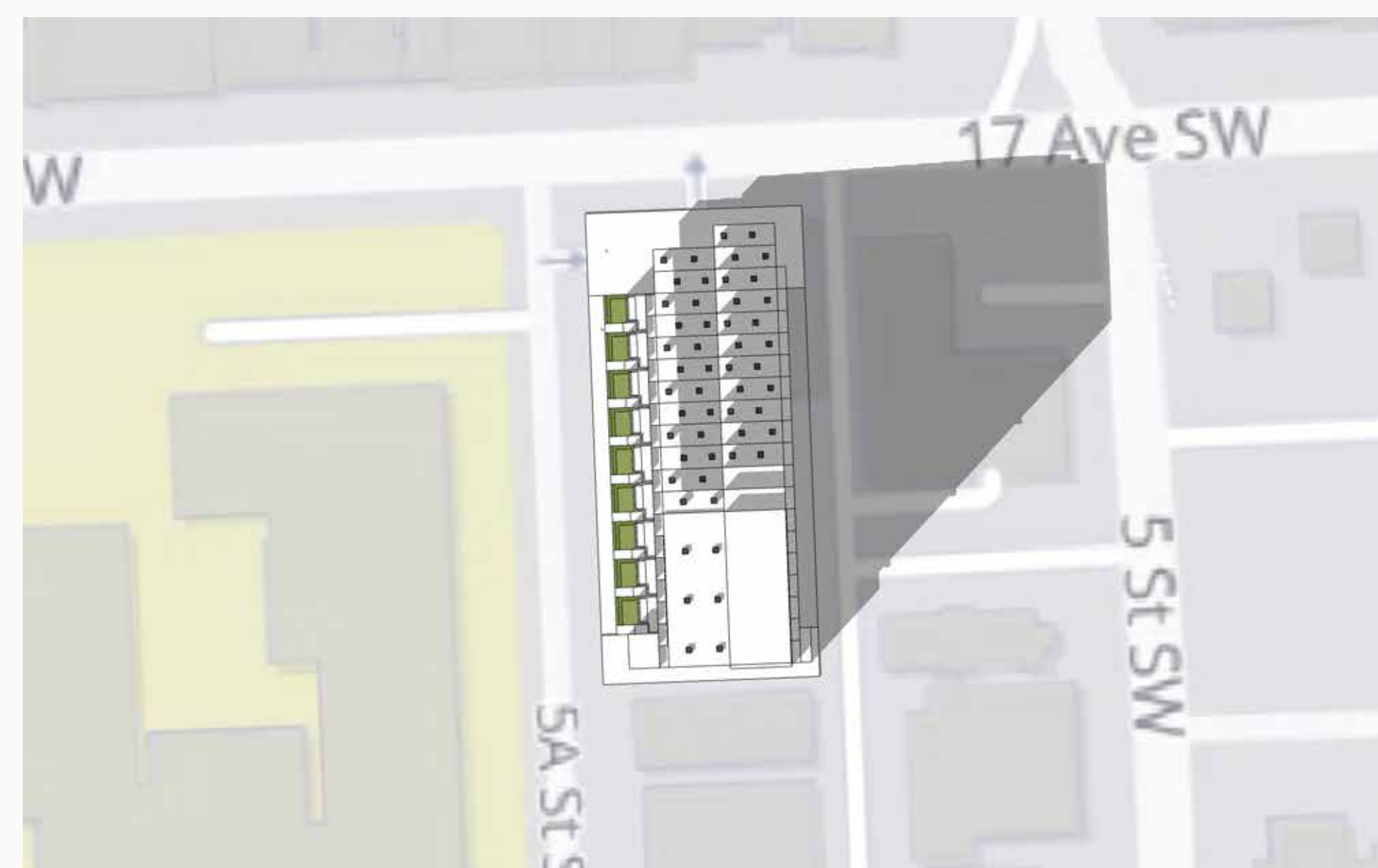
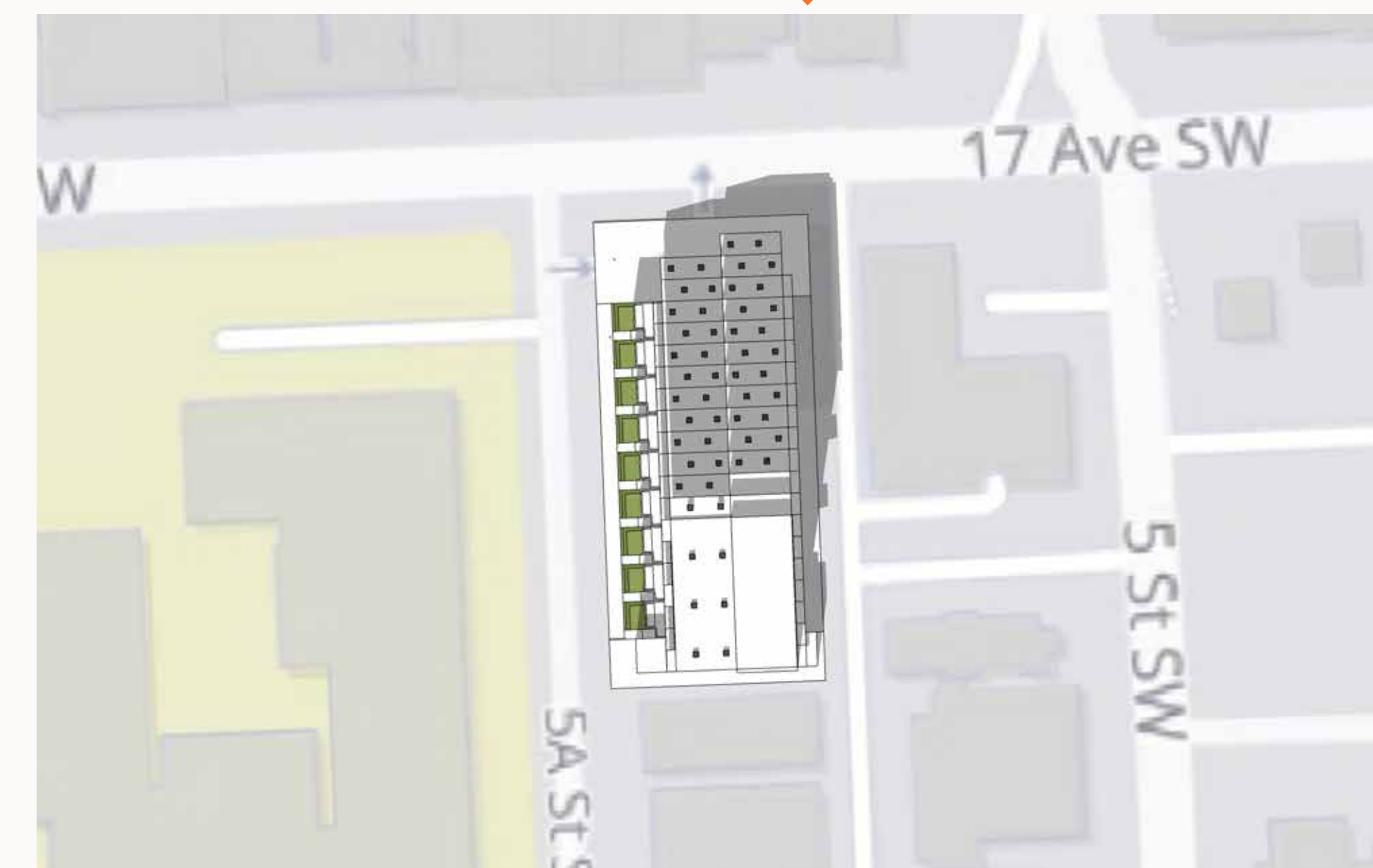
MARCH 21/SEPTEMBER 21

10:00AM



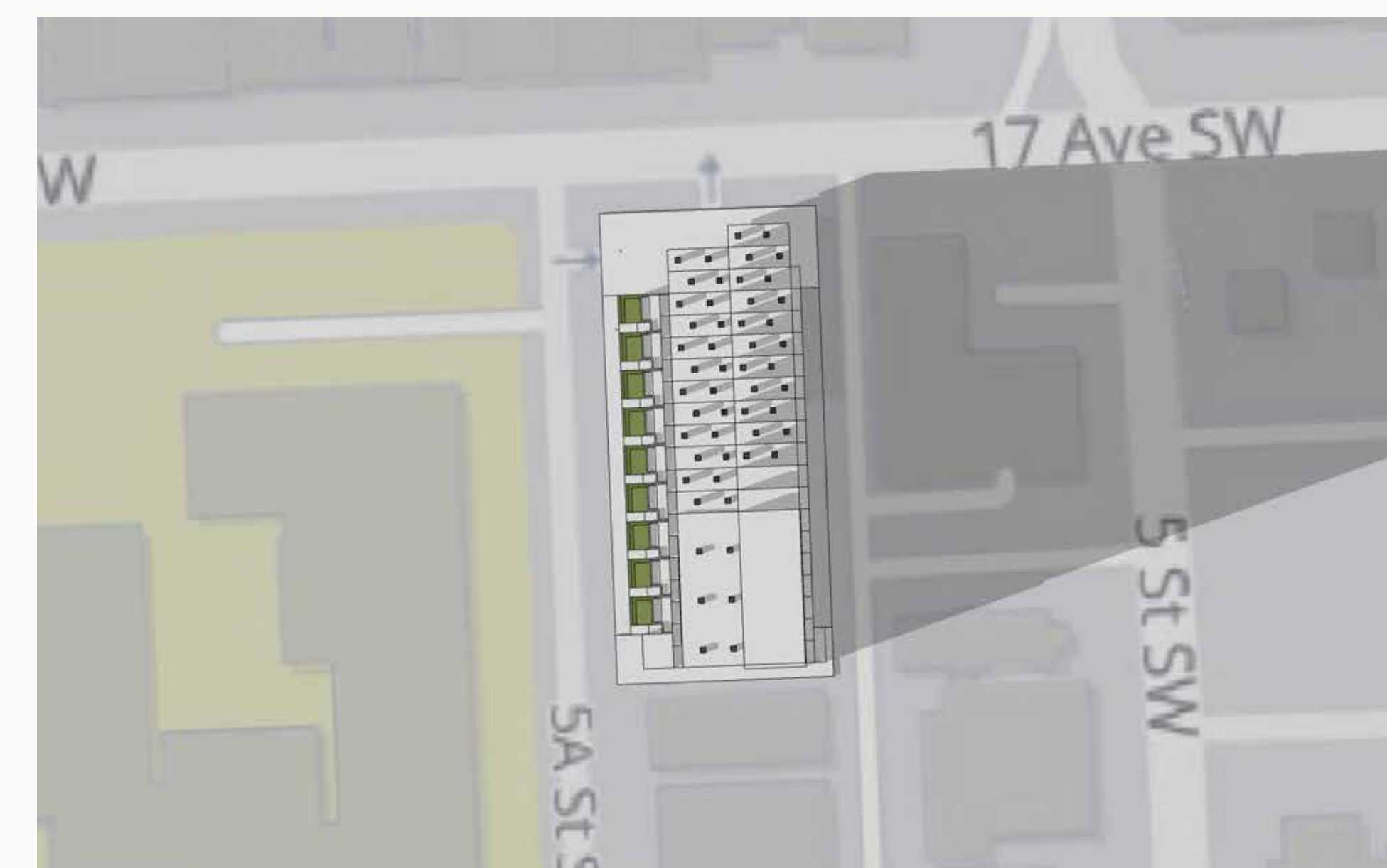
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MARCH 21/SEPTEMBER 21

4:00PM



Heritage Context

Arlington Street Investments has carefully considered the significance of historical preservation in the community of Cliff Bungalow throughout the planning of Fishman's.

As part of the project, we have:

- ▶ Met with the Cliff Bungalow Mission Community Association several times to understand what heritage preservation means to them and their community.
- ▶ Committed to protecting the elm trees on 5A Street SW in proximity to the project site, which are identified as Heritage Resources.
- ▶ Considered contrasting and complimentary building designs that would allow the historically significant and neighbouring Carolina building, an identified Heritage Resource, to be a prominent feature of the streetscape.

TimeLine

May 2018 – October 2018

*Meetings with Community Associations
and other key stakeholders*

November 19, 2018

Public Open House

Spring 2019

Anticipated Public Hearing

