



# What We Heard Report **FISHMAN'S**

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# FISHMAN'S





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## 1

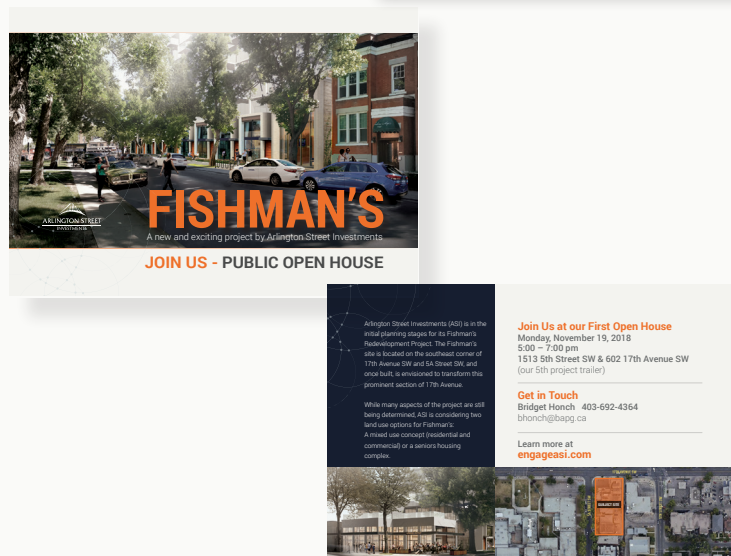
This report summarizes the input received at the open house for Arlington Street Investment's (ASI) Fishman's Redevelopment Project, held on Monday, November 19, 2018, at ASI's Fifth project trailer.

The purpose of the open house was to introduce the project, associated Land Use Amendment, and the project team to the community, explain ASI's vision for the project and 17th Avenue as a whole, and respond to questions and comments from attendees.

In total, about 15 people attended and no formal comments were submitted.







## 2

Listed below are the advertising methods used to invite stakeholders to the open house:

**Post Card Drop** A post card invitation was delivered to stakeholders that reside in about a 500 metre radius of the project site.

**Information Flyer** A project information flyer was emailed to business owners immediately adjacent to the proposed site. The flyer included high-level details of the project, an invitation to the open house, a link to the project website and contact information in which stakeholders could send questions or comments related to the project.

**Email Blast** An invitation to the open house was sent to key stakeholders such as local community associations and Ward 8 Councillor Evan Woolley.

**Temporary Street Sign** A temporary sign was posted on Royal Avenue SW, just behind Western Canada High School, on the north side of the street. Due to the constraints of temporary sign bylaws, this was the only permitted signage in proximity to the project location.

## Website Update

ASI's engagement website was updated to include details for the open house.



## 3

Arlington Street Investments (ASI) is in the initial planning stages for its Fishman's Redevelopment Project. The existing land use must be changed in order to accommodate a new vision for 17th Avenue. 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 to create a finely grained building frontage.
- » Enhance the residential nature of 5A Street SW with pedestrian oriented street fronting townhomes that create a rhythm to the street and provide a welcoming frontage at grade.
- » Celebrate the historical character of 5A Street SW and strive to honour and enhance it through appropriate building placement and design to allow the historically significant neighbouring Carolina to be a prominent feature of the streetscape.
- » Use quality materials and built form to define the pedestrian realm and promote a distinct sense of place on 5A Street SW and 17th Avenue SW while maintaining access to sunlight.
- » Preserve and enhance the public realm along 5A Street SW and 17th Avenue SW through the preservation of the tree lined streets, and the introduction of a public space at the northwest corner of the site to complement the anticipated public space at the northeast corner of Western Canada High School. The public realm will be comfortable and framed by welcoming façades and at an appropriate scale and articulation.



# 4

Our engagement approach focuses on informing and consulting with the community. This means we will:

- » Ensure all relevant stakeholders are identified and associated included in the process as appropriate
- » Generate awareness about the development and associated Land Use Amendment while providing multiple opportunities for stakeholders to learn and provide input on key areas relating to the Land Use Amendment
- » Keep stakeholders informed and provide feedback on how public input influenced decisions
- » Ensure the engagement process is monitored and measured, and results are communicated back to stakeholders and the City







# 5

At the open house, attendees were invited to review project information shown on display boards, speak with project representatives, ask questions and provide feedback by way of a comment form or in-person. No written comments were formally submitted at the open house, nor have any been submitted by email to-date. A summary of public input is outlined below:

## In-Person Dialogue

- Open house attendees ranged from local business owners, residents, community association representatives and industry peers.
- Discussions with stakeholders primarily consisted of the following topics:
  - » General project scope including the two development options presented (seniors housing or mixed use concept)
  - » Project renderings and if they were considered final
  - » The importance of maintaining the historic and residential feel of 5A Street
  - » Timeline for application approval and construction
  - » If and how the project will influence future development in the area
  - » The City's broader plans for their Main Streets initiative, and 17th Avenue in particular
- In general, face-to-face discussions ranged from inquisitive, neutral to supportive. For the most part, stakeholders were generally accepting of the look and feel of the draft renderings of the project.





# 6

ASI submitted its Land Use Amendment application to the City of Calgary in November 2018 for review by the Corporate Planning Applications Group (CPAG). The application has since been circulated to relevant City of Calgary business units, community associations, area councillor and other external agencies for their review and comment.

Following the review process, our project team will be given the opportunity to respond to City comments. Based on these responses, CPAG will provide a recommendation to the Calgary Planning Commission (CPC) on how the project should move forward, and then CPC will make a further recommendation to City Council.

Lastly, a public hearing must be held before a final, binding decision on the project is made by City Council. ASI anticipates a decision on the application sometime in the Spring/Summer of 2019 with a more detailed development permit application to follow.





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