



SEVENTEEN

live work play

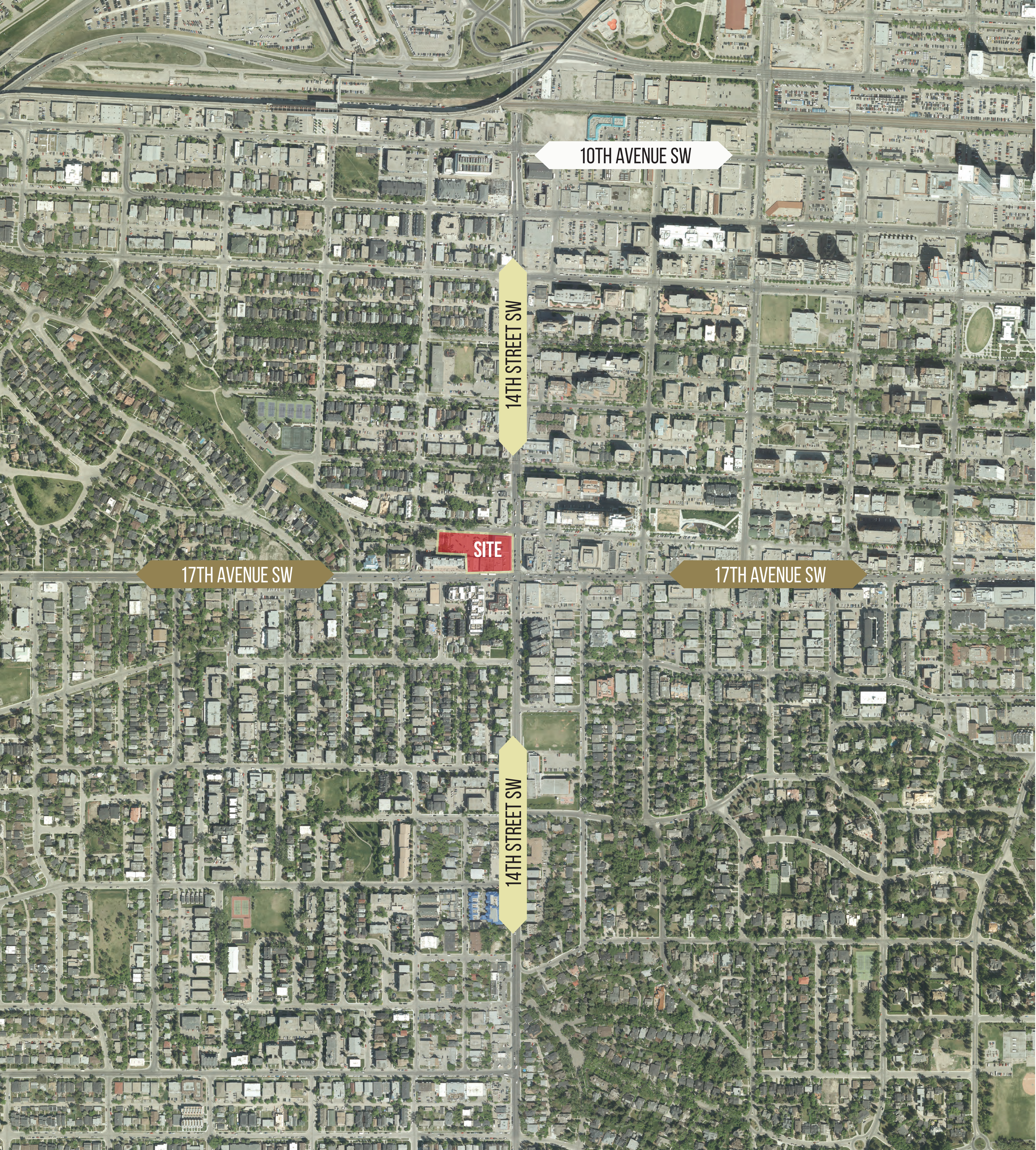


WELCOME

TO OUR FIRST OPEN HOUSE OF 17

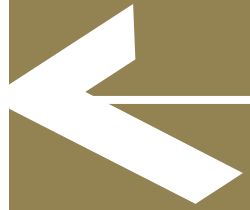


ARLINGTON STREET
INVESTMENTS



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WHERE DO YOU LIVE?



Please place
a dot on the
map to tell us
where you live
in relation to
the project.



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WELCOME

TO OUR FIRST OPEN HOUSE OF 17



WE'RE HERE TODAY TO :



SHARE OUR VISION FOR 17



LISTEN TO AND COLLECT YOUR IDEAS
RELATED TO THE PROJECT AND OUR VISION
FOR 17 AVENUE SW AND 14 STREET SW.



LEARN ABOUT HOW YOU WOULD LIKE TO BE
ENGAGED AND INFORMED GOING FORWARD



**DISCUSS YOUR QUESTIONS,
ASPIRATIONS, COMMENTS AND
CONCERNS RELATED TO:**

- THE PROJECT VISION
- DENSITY
- TRAFFIC
- SITE ACCESS
- SERVICING
- PUBLIC AMENITIES
- DESIGN OF PUBLIC REALM AND
PEDESTRIAN SAFETY
- CITY POLICY AND THE
APPLICATION REVIEW PROCESS

WHAT IS



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17 is an exciting new landmark development to be located on the northwest corner of the 17th Avenue SW and 14th Street SW intersection in Calgary.

Planned as a mixed use development, 17 will give Calgarians the chance to live, work and play in one of Calgary's most desirable inner-city neighbourhoods. Once built, 17 will consist of residential units, boutique retail, and potential for an urban market at grade level. The developer is Arlington Street Investments.

17 is envisioned as a gateway project that will provide a high-quality transition from urban residential communities into the city centre, book-ending eclectic 17th Avenue SW. It will transform and enhance the existing character of this vibrant node by providing a welcoming place to call home and easy-to-access amenities.

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arlingtonstreet.ca

WHERE IS



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VISION



While 17 is still in the early stages of planning, the following elements are being considered as part of the project design:



RESIDENTIAL TOWER(S) CONSISTING OF APARTMENTS — TOWER HEIGHT IS STILL BEING DETERMINED



A POTENTIAL URBAN MARKET ON THE MAIN LEVEL



BOUTIQUE RETAIL ON LOWER LEVELS



UNDERGROUND PARKING FOR SHOPPERS AND RESIDENTS



ABOUT ARLINGTON STREET INVESTMENTS

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 create vibrant corridors and communities. Our developments are thoughtfully designed to 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.

RETAIL

It is important to us to enhance the communities we work in by adding convenient amenities that are both attractive and practical for all of our neighbourhoods.

A potential urban market and boutique retail shops are proposed for the lower levels of 17. Aside from a potential market, what retail amenities would you like to see as part of 17?

COFFEE SHOP

PHARMACY

OTHER

RESTAURANT

RETAIL

ACCESS



Residents, pedestrians and motorists will have several convenient access points to the building and its amenities.

Parking – proposed underground parking that would be accessible via 16th Avenue SW. One level of parking will be dedicated to shoppers while the remaining levels will be reserved for residents of the building. Visitors and residents can access shopping levels by elevator.

Secure residential access – residents will have several safe access points to the lobby and can gain access through private entrances by use of a secure access code or key.

Permeable storefront – the proposed urban market could occupy the majority of the main level with ground-level entrances along 14th Street SW and 17th Avenue SW.

PEDESTRIAN

REALM



The 14th Street SW and 17th Avenue SW intersection is a high pedestrian traffic area, so it is a priority to ensure 17 provides a safe and enjoyable experience for all. We intend to achieve this by:

Upholding the vibrancy and uniqueness of 17th Avenue by designing an attractive, modern building. Meeting or exceeding the requirements set out in the City of Calgary's Main Street Initiative and Centre City Plan, which includes:

- Attractive building frontages with small retail units that have display areas visible to the sidewalk, and easily-accessible public entrances.
- Where possible, enhancing the pedestrian realm with upgraded sidewalks, street furniture, landscaping, street trees and lighting.
- A building setback that gives pedestrians ample room to travel comfortably

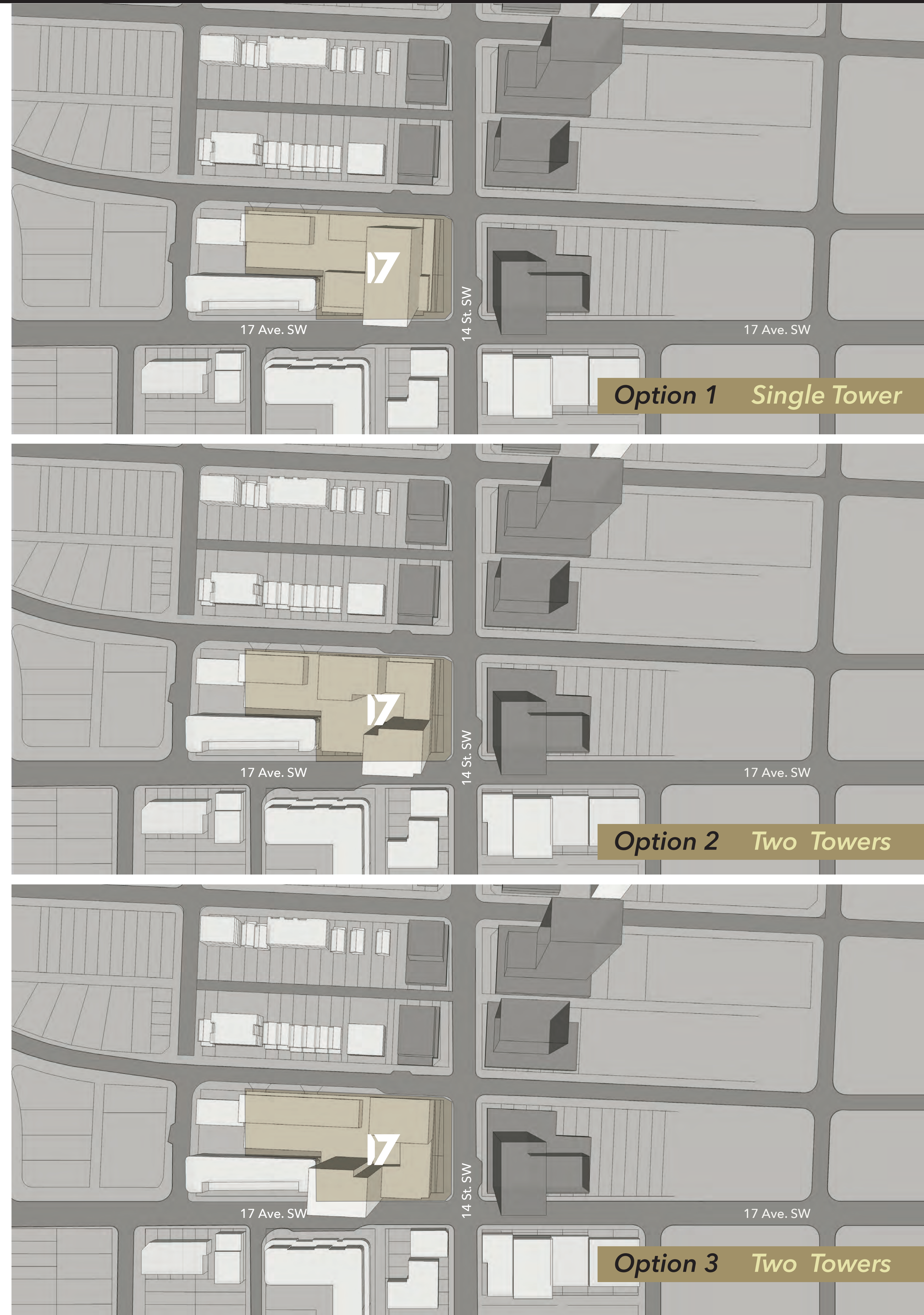


MASSING

Arlington Street Investment (ASI) is in the preliminary stages of design for 17, and building height and massing are still under consideration.

ASI is committed to ensuring a high-quality design of modern architecture, appealing store-fronts and convenient amenities will help ensure that 17 is sensitively integrated into the community and will be a welcoming place for pedestrians to visit and live.

Shown here are three potential options of how 17 may be designed.

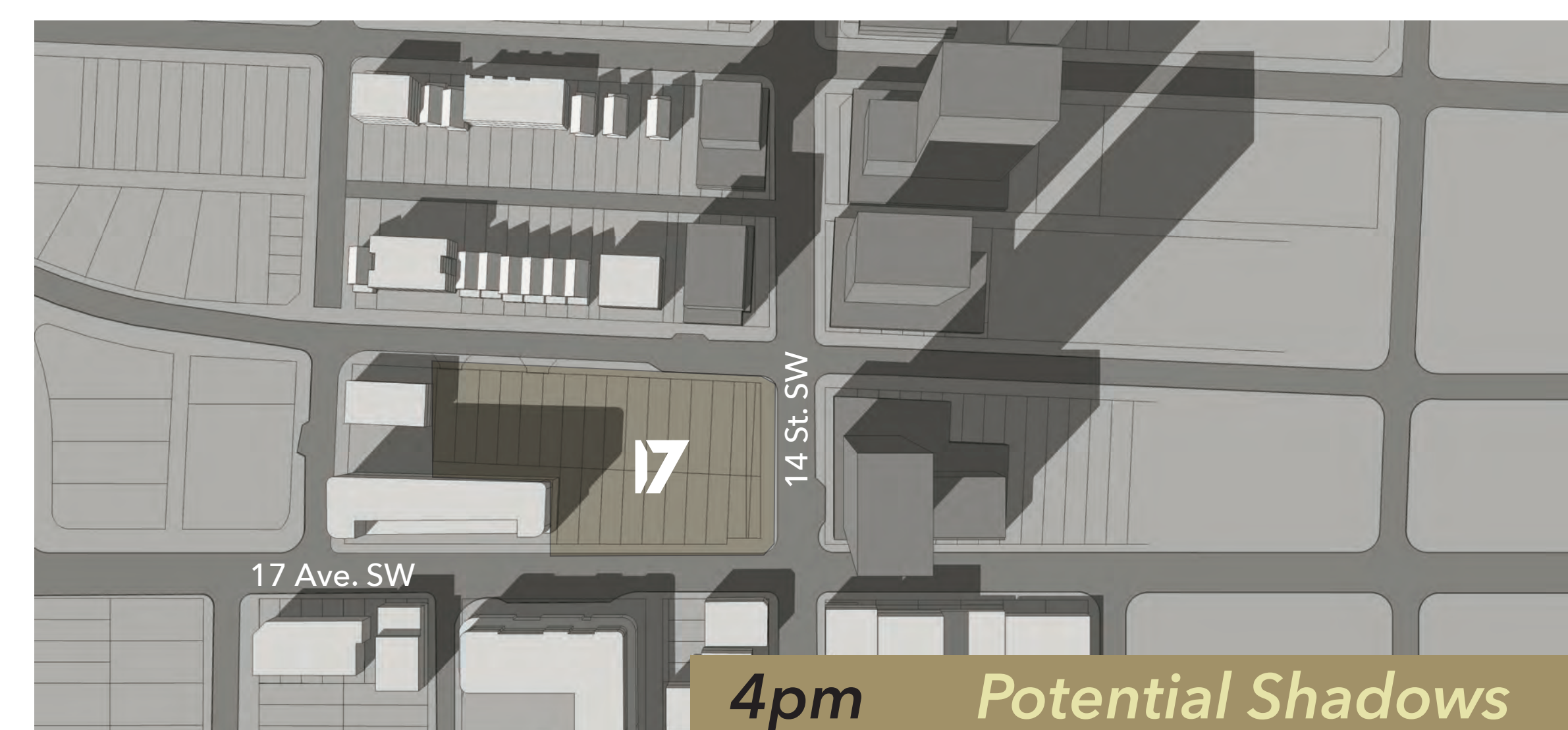
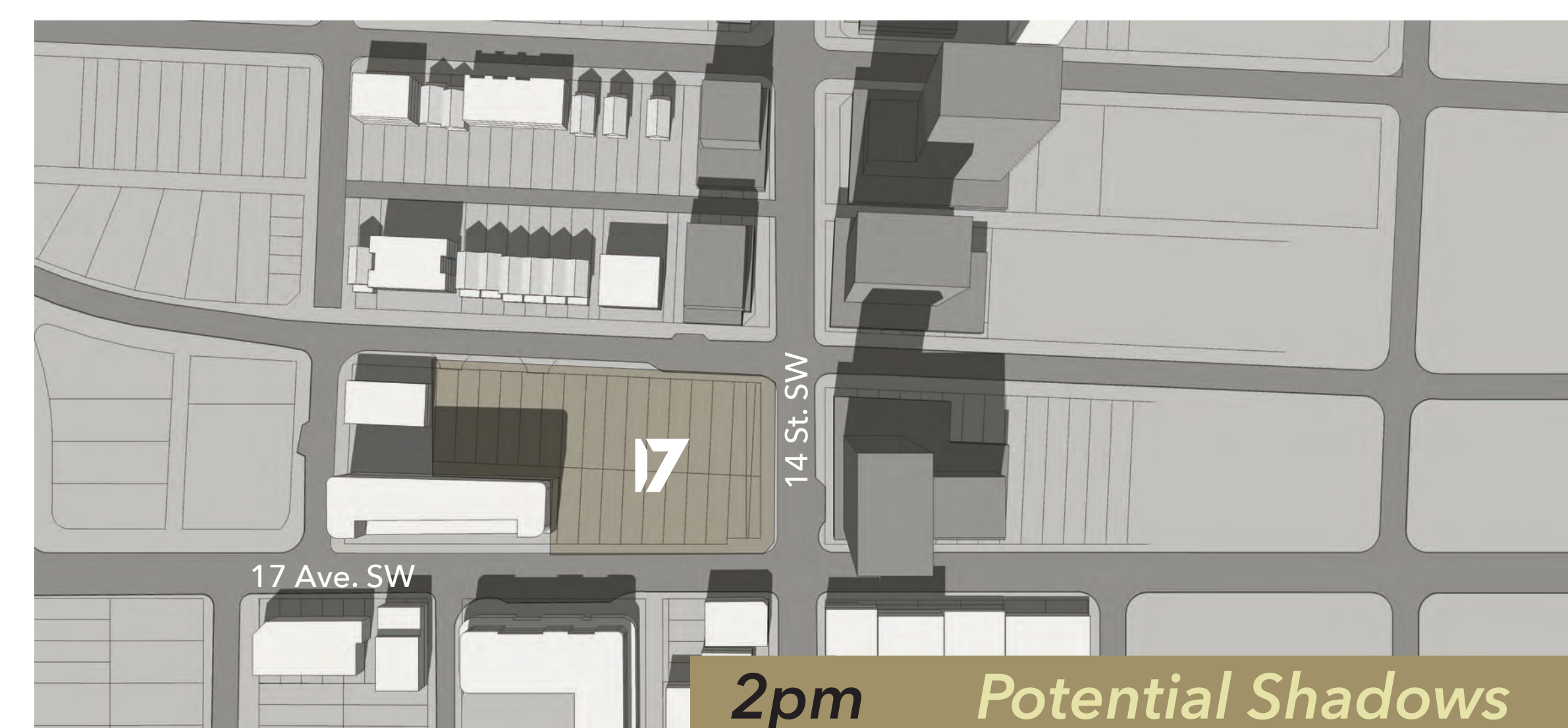
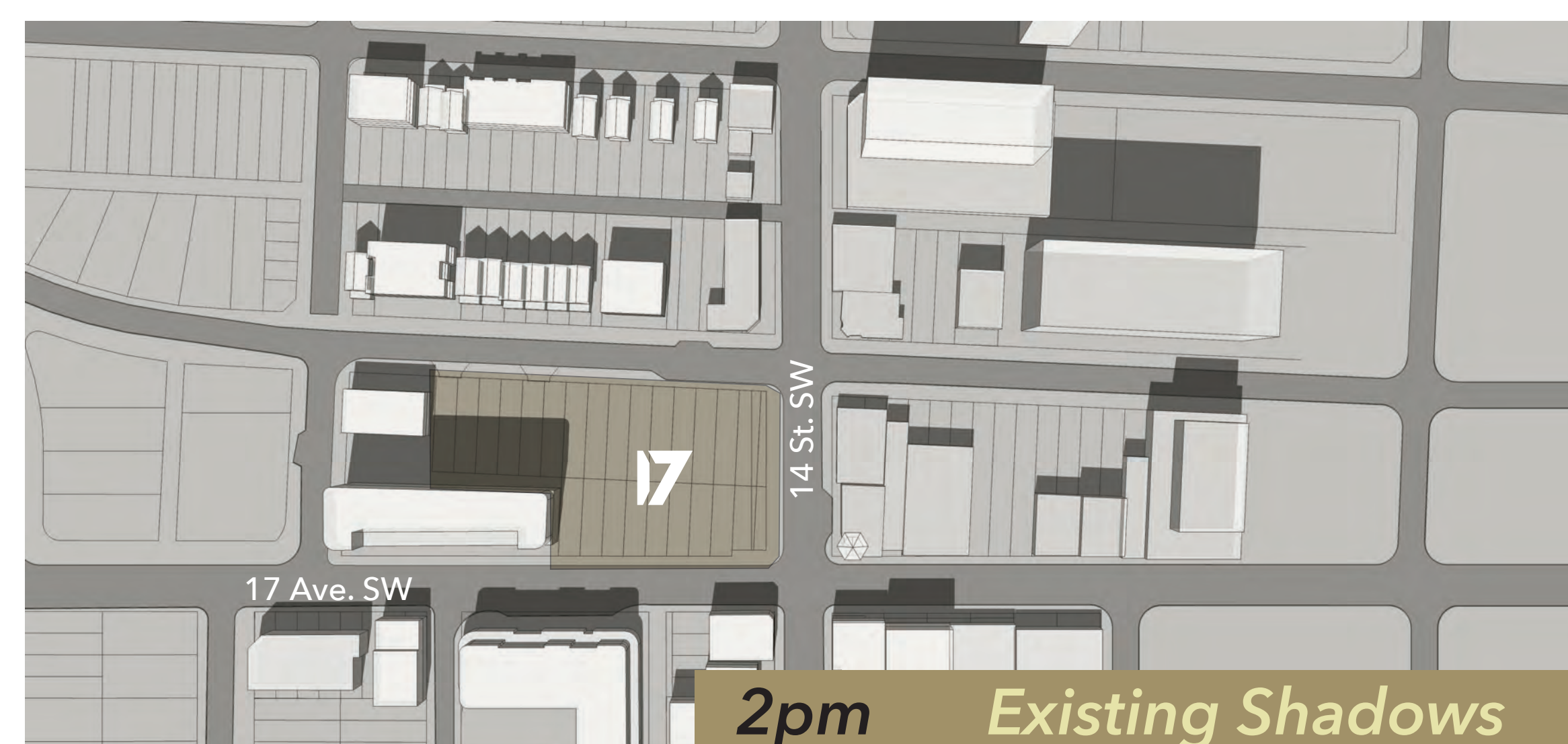
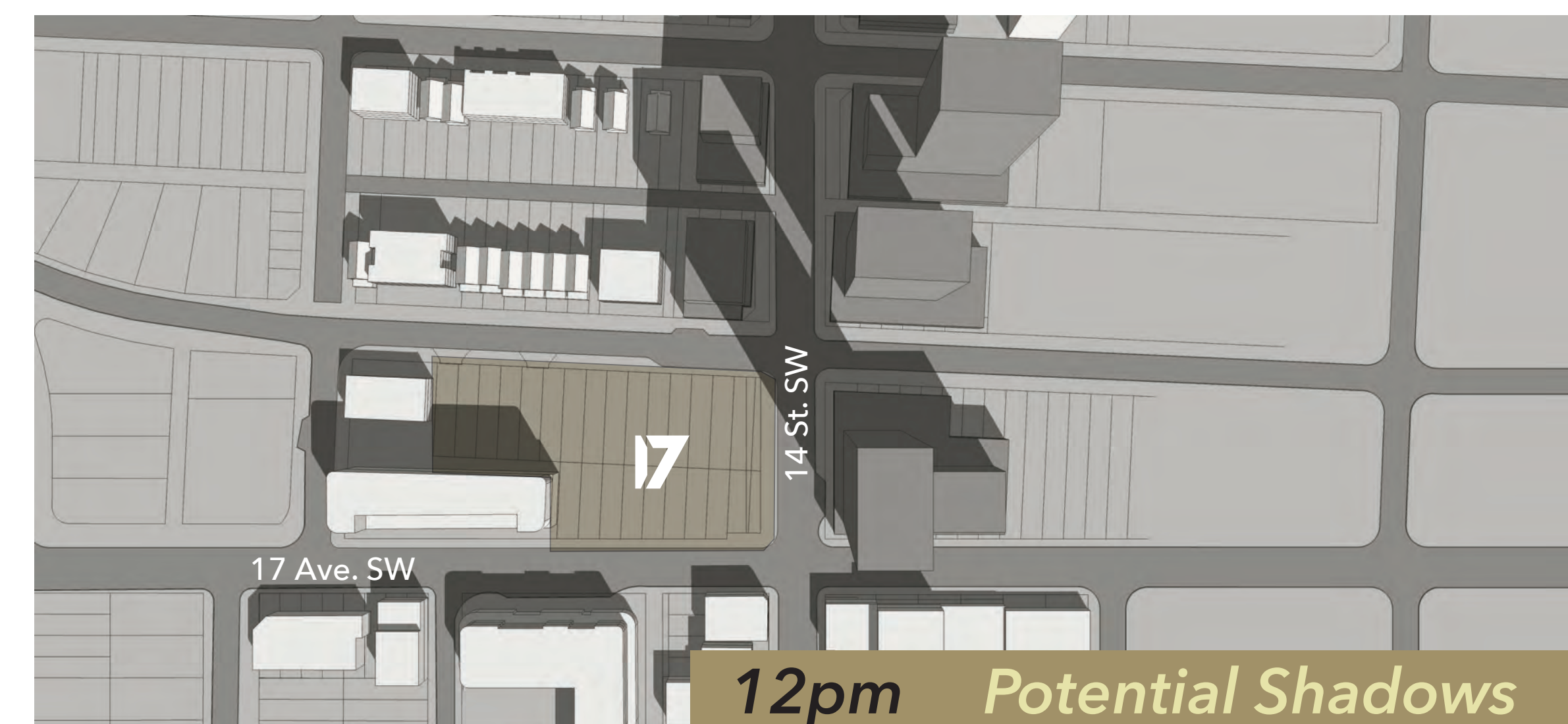


SHADOWING

Shadows are created by any development and can vary based on the scale and location of the building.

To better understand potential impacts, the project team will review shadowing as part of the design investigation. The results will allow the project team to design 17 in a way that has the potential to limit or mitigate possible effects that could be caused by shadowing.

Shown here is a representation of existing shadowing caused by developments along 14th Street SW, and potential shadowing that could be caused by new developments that would be approved within the Main Street Initiative policy.



ENGAGEMENT

APPROACH

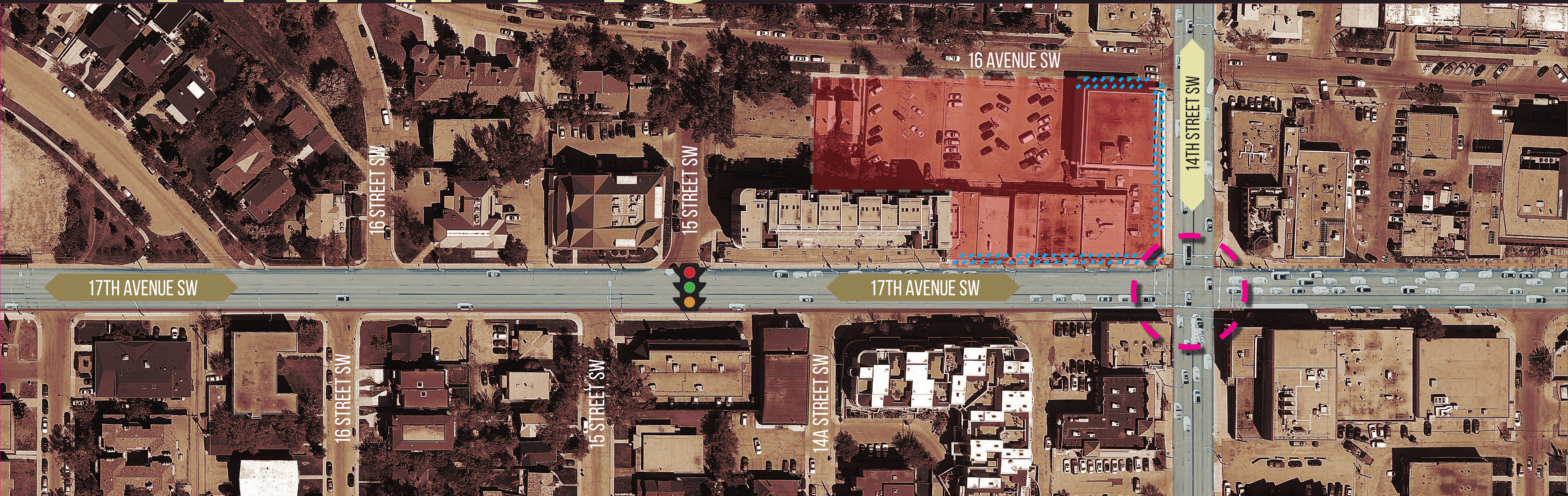


Arlington Street Investments (ASI) is working with the City of Calgary on a coordinated engagement approach for 17. This coordinated approach will better align ASI's and City's engagement strategies and create clarity regarding where the collective group is in the larger engagement process, and how public feedback will be used.

The Objectives of our Coordinated Engagement Strategy are:

- Develop and sustain an effective communication process through the distribution of consistent and timely information.
- Provide opportunities for the public to offer meaningful input and ensure clarity is given about what is open for input and what is non-negotiable.
- Listen to perspectives, obtain feedback and address comments related to 17.
- Analyze input received and communicate back how such input was or was not included in project planning.

TRAFFIC



The 17th Avenue SW and 14th Street SW intersection is a primary route for motorists and public transportation and is recognized as a high traffic juncture.

To help mitigate potential impacts to this intersection, Arlington Street Investments has included some initial measures into the design of 17, acknowledging that the City of Calgary review may include others.

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Ample setbacks that improve sight lines and enhance safety for motorists and pedestrians.



Traffic lights at the intersection of 15th Street SW and 17th Avenue SW to improve traffic flow and enhance safety for motorists and pedestrians.



Thorough traffic studies will be submitted to determine if other improvements can be made to this prominent intersection. The details of such studies will become available as the project progresses.

MAIN STREET INITIATIVE



*The Municipal Development Plan
has defined 24 Main Street areas
across Calgary that are well suited
for long term growth.*

*These streets attract people and
evolve into destinations accessible by
many forms of transportation. 17th
Avenue and 14 Street SW are both
designated main street areas.*

Main streets are important to the long term growth of our city, and are ideal places for mixed use development, including residential, commercial and retail. Access to transportation options, infrastructure and amenities make these great places to live, work or visit.

By encouraging new development and increasing the population in main street areas through great housing choices, the vitality of local businesses, amenities and services can grow and be maintained.

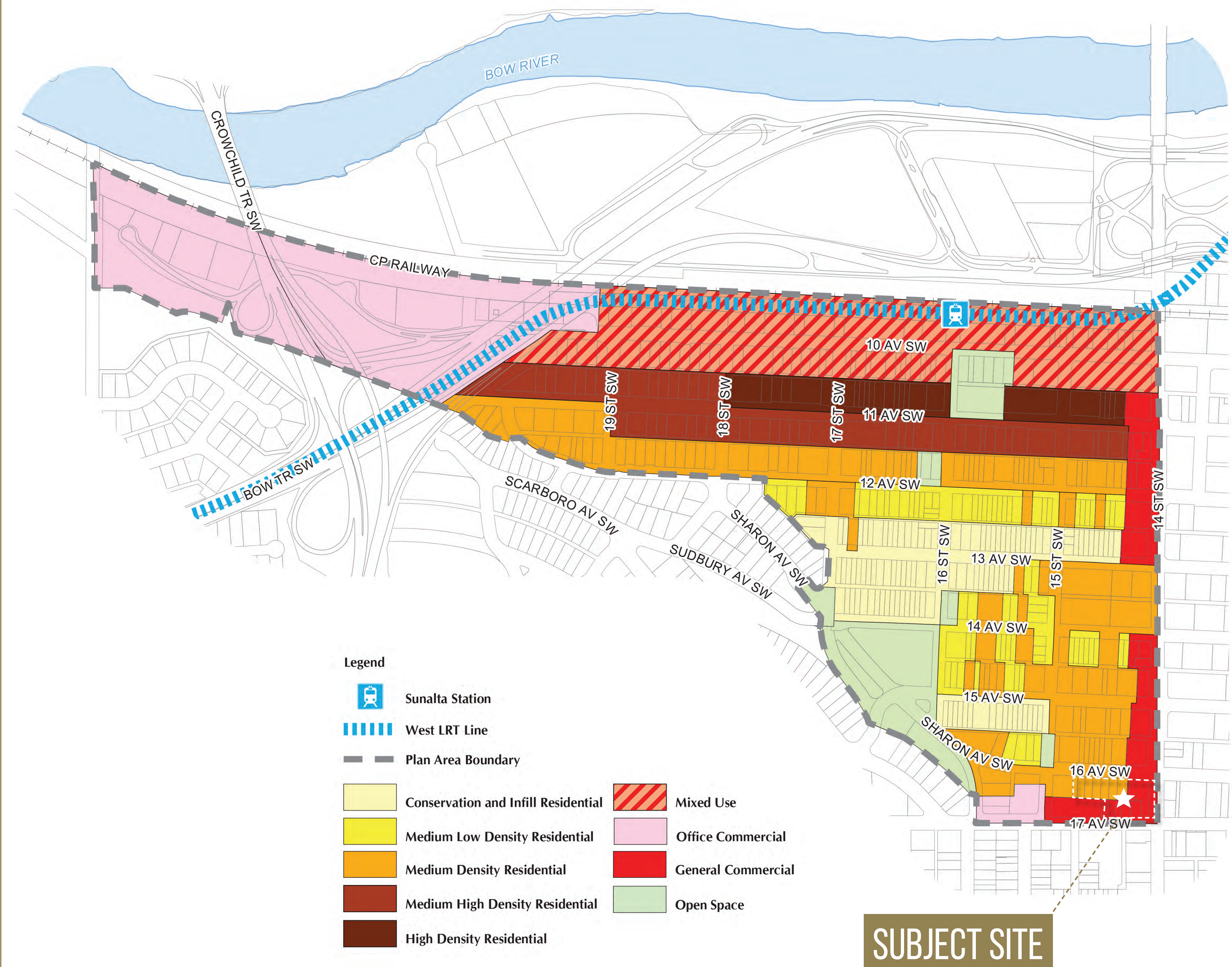
Over time, many land use redesignations (rezonings) and Area Redevelopment Plan amendments for 14th Street and 17th Avenue SW will be presented to Calgary Planning Commission and City Council for approval in an effort to provide more options for residential and commercial development along this main street.

SUNALTA AREA REDEVELOPMENT PLAN

Arlington Street Investments (ASI) is in the initial stages of preparing an amendment to the Sunalta Area Redevelopment Plan (ARP) for 17. An ARP outlines high-level requirements for future developments such as how land can be used, what can be built and what improvements to existing infrastructure are required

Why is this important? If the ARP amendment is approved it will allow for increased density and height for 17.

Why should the ARP be amended? The current ARP was last updated in 2009 and presents limited opportunity for revitalization in the community related to comprehensive retail, commercial and residential mixed use developments. If the amendment is approved, ASI will be able to design 17 to provide increased density and height in this prominent and highly-desirable location. It is ASI's goal to create a development that could potentially spur new and exciting residential and commercial growth in the area.



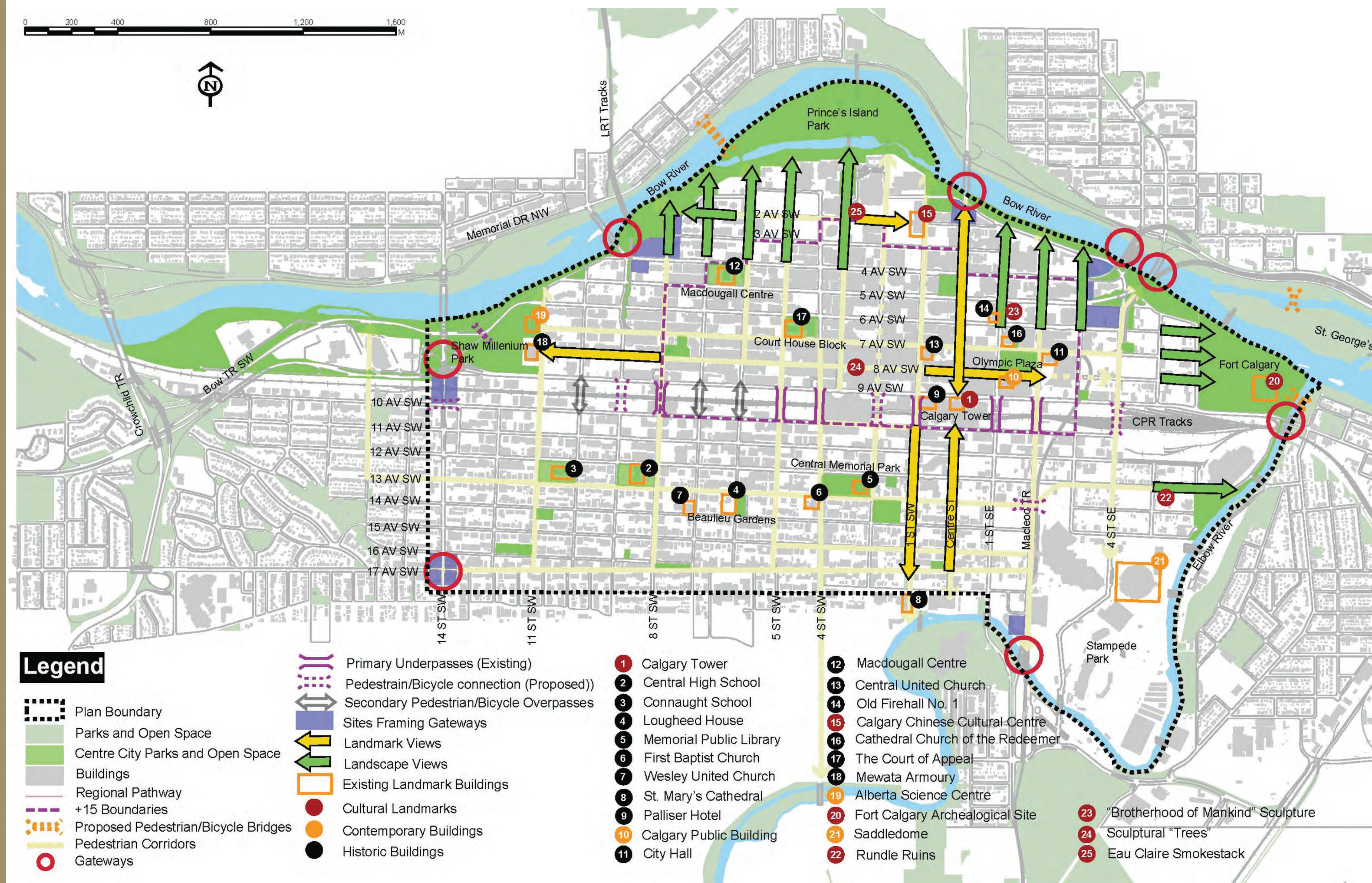
CENTRE CITY PLAN

17th Avenue SW is identified in the Centre City Plan as a High Street. High Streets are typically found in areas with high-density retail areas with a significant concentration of pedestrian movement.

High streets represent a model of the traditional main street with mixed use, medium to high-density developments, and provide flexible transportation alternatives including on-street parking, appropriate plantings and an animated and safe pedestrian environment. The pedestrian realm, especially the interface zone must accommodate a full range of activities from retail to patios. High streets are characterized by:

- Upgraded sidewalks
- Public art
- Pedestrian scaled street lighting
- Single tree boulevards
- Pedestrian scaled built form
- Enhanced street furniture

17 will be designed to meet the guidelines outlined above.



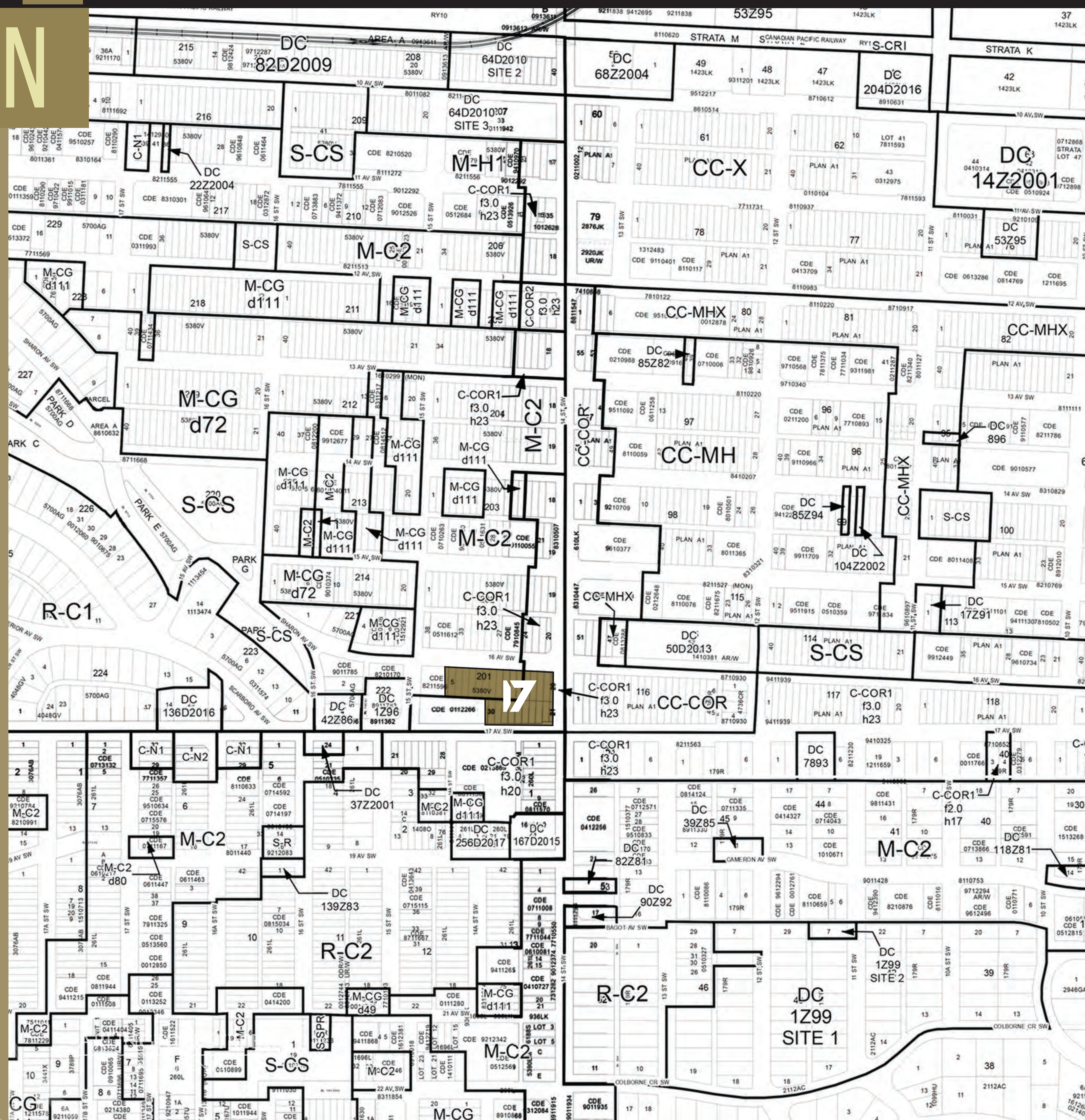
LAND USE RE-DESIGNATION

A Land Use Redesignation application will be submitted to the City of Calgary in conjunction with the Sunalta Area Redevelopment Plan amendment.

Also known as a land use amendment, this application would allow Arlington Street Investment (ASI) to change the designation of the land to accommodate a new mixed use development.

WHY IS THIS IMPORTANT?

If approved, ASI can develop a comprehensive, mixed-use commercial/residential building.



DEVELOPMENT PERMIT



Arlington Street Investments will also submit a Development Permit application during the ARP Amendment and Land Use Redesignation review process.

A development permit is a set of building plans that are reviewed by The City to ensure that a proposed project meets the criteria set-out in the approved land use district and other relevant policies.





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APPLICATION REVIEW PROCESS



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Once a Land Use Redesignation application is submitted to the City of Calgary the application is reviewed by the Corporate Planning Applications Group (CPAG) and circulated to relevant City of Calgary business units, community associations, area councillor(s) and other external agencies.

CPAG will then provide a recommendation to the Calgary Planning Commission (CPC) and CPC makes a further recommendation to City Council. Next a public hearing must be held before a final, binding decision on the land use is made by City Council.

ENGAGEMENT PHASING

ENGAGEMENT

Phase 1: Pre - Submission and Primary Stakeholder outreach

Project Introduction + Engagement Approach

Finalize Engagement Plan with help from key stakeholders

Phase 2: Pre - Submission Public Engagement

Applicant - led public engagement (open house, small group meetings, temp store front, online)

Applicant - What We Heard Report

Phase 3: Post - land use application Public Engagement

City- led public engagement (open house, small group meetings, temp store front, online)

City - led - What We Heard Report

Applicant - led Open House

Applicant - led What we Heard Report

Phase 4: Post - recommendation Online Public Engagement

Report back to community

Council Public Hearing

POTENTIAL TIMELINE



PHASE 1

Pre-submission, Primary
Stakeholder Outreach
May - September 2017

PHASE 2

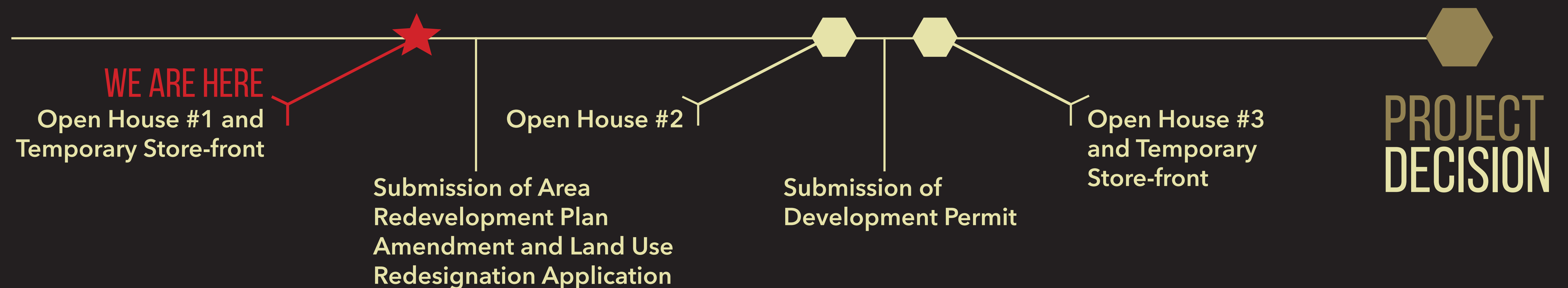
Pre-submission,
Public Engagement
August - December

PHASE 3

Post-submission,
Public Engagement
December 2017 - April 2018

PHASE 4

Post-submission,
Online Engagement
April 2018 - ongoing





17

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*17 is the working
name for this exciting
new project.*

*We want to hear
from you – what are
your ideas for a new
project name?*

PLACE YOUR IDEAS HERE

THANK YOU



FOR ATTENDING



Please stay in touch.

*We'd like to stay in contact with
our neighbours. If you have
any questions, suggestions or
concerns regarding 17, please
contact us.*

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