

An architectural rendering of a modern multi-story building at dusk. The building features a mix of white concrete, dark wood paneling, and large glass windows. The ground floor is a glass-fronted commercial space with signage for 'coffee' and 'restaurant'. People are shown walking on the sidewalk, sitting on a bench, and dining outside under red umbrellas. Bicycles are parked near the entrance. The upper floors have balconies with glass railings and some have rooftop gardens. The sky is a mix of blue and orange from the setting sun. A faint network of white dots and lines is overlaid on the right side of the image.

FISHMAN'S

Virtual Information Session - July 2022

**ARLINGTONST
GROUP**

Welcome to the FISHMAN'S Virtual Information Session

Purpose:

- Share the project vision
- Provide an update on the scope and status of the project
- Listen to and collect feedback
- Respond to questions, comments and ideas related to the project



About the Session

- This is an interactive session, and we'd like to hear from you
- Q&A at the end of the presentation
- Use comment box to type questions and comments
- Raise your hand to be unmuted and ask your question
- This session is recorded and will be shared to the project website
- All input will be captured in a future summary report
- Collecting feedback from this session and through an online survey



www.engageasi.com/fishmans



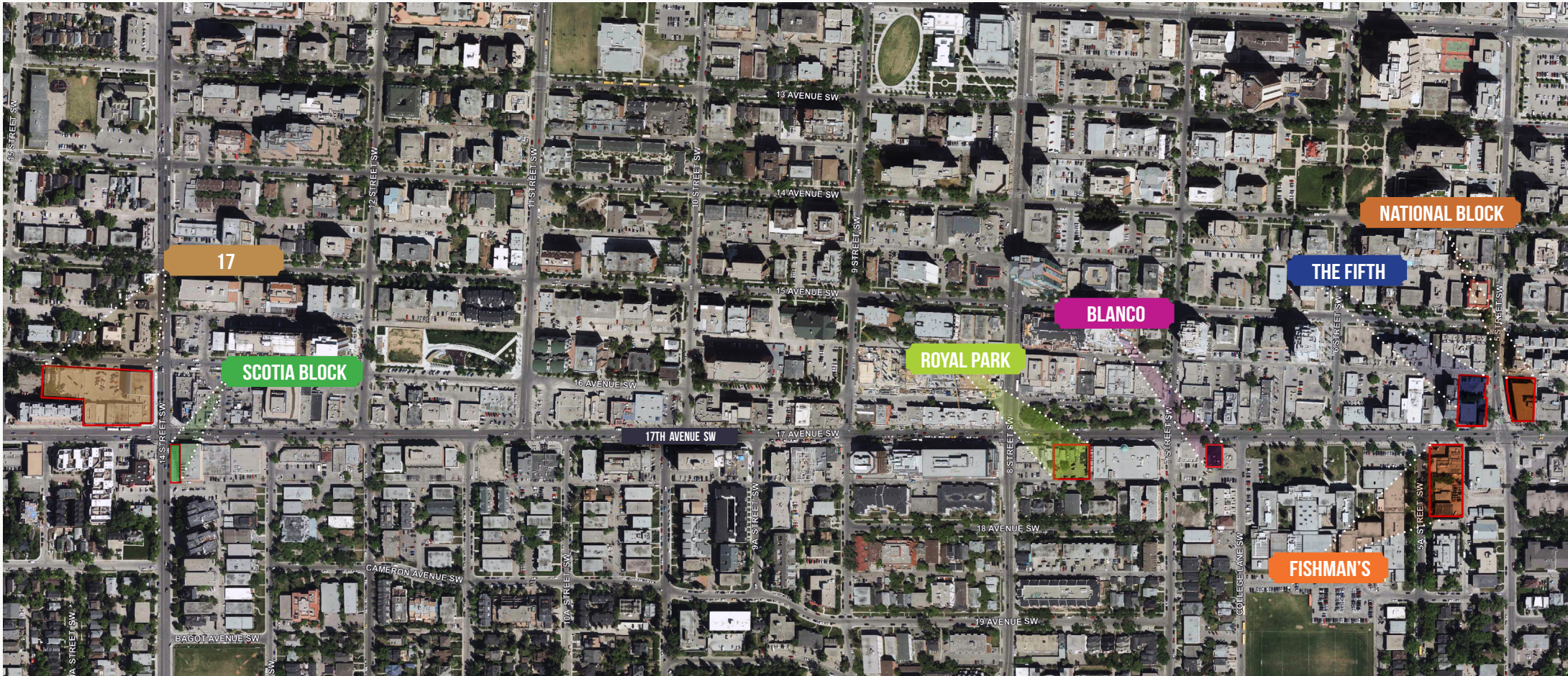
Arlington Street Investments

- ASI is a Calgary-based boutique urban developer, commercial landlord and multiple award-winning investment company.
- We develop legacy properties that create vibrancy. We pride ourselves on seeing possibility where others may not. Our developments are thoughtfully designed, revitalize and enhance neighbourhoods and set a new standard for architecture and design.
- Our mission is to strengthen and elevate the neighbourhoods we work in, creating a catalyst for positive change. ASI owns some of the highest profile development sites in the heart of Calgary's Beltline, on and around 17th Avenue and the downtown core.
- We specialize in the development of urban, mixed use properties and projects.

ARLINGTONST
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ASI on 17th Avenue



A Vision for Fishman's

Fishman's is located on the southeast corner of 17th Avenue SW and 5A Street SW. It 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 by protecting 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 create a distinct sense of place

Fishman's Context Map

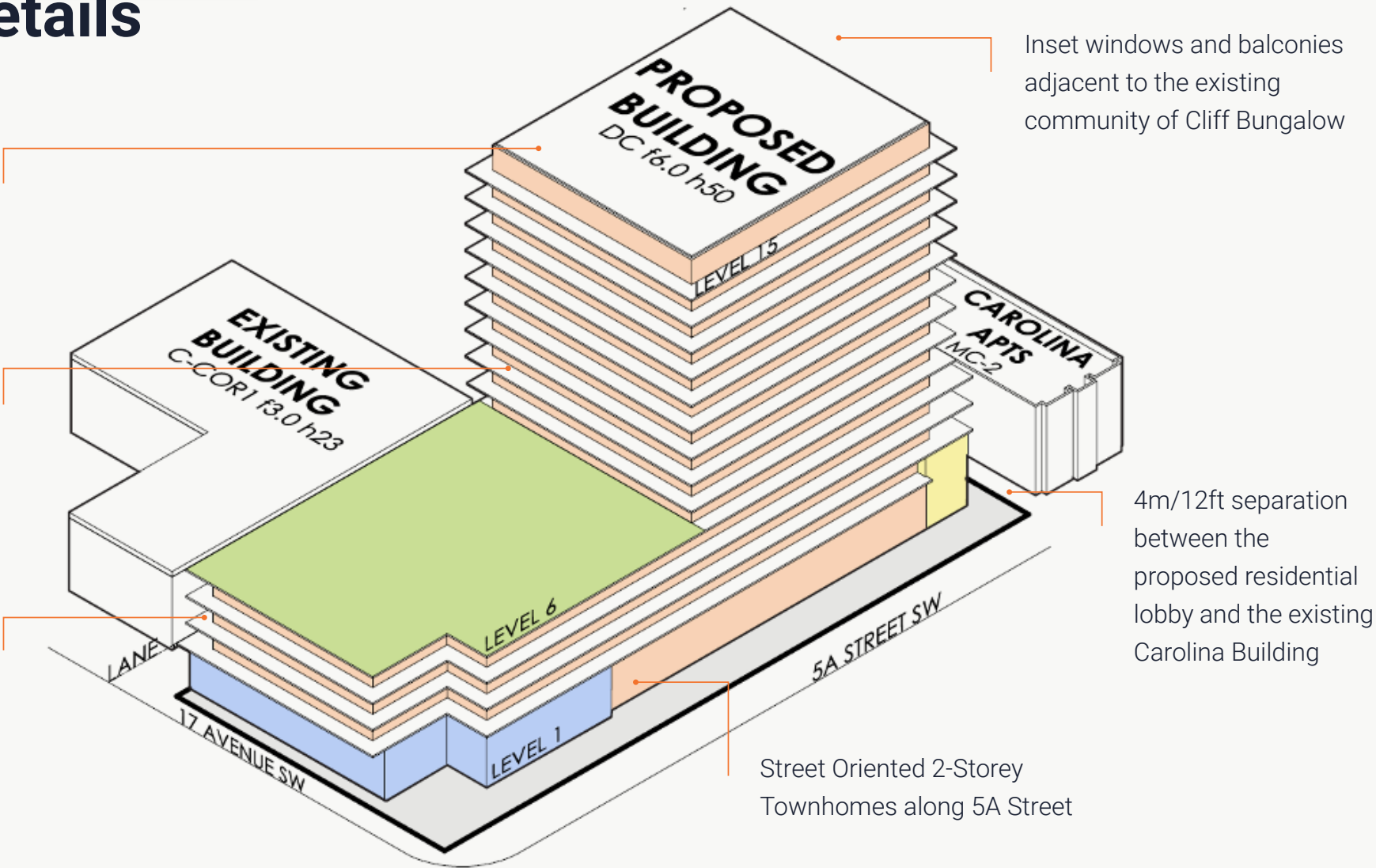


Application Details

Proposing a mid-rise residential building on the south portion of the subject site

Mid-Rise has been strategically positioned to ensure the north 17th Avenue sidewalk is not affected by Shadows.

Proposing a 6 storey podium containing commercial and plaza at grade on 17th Avenue, residential above and a potential open space amenity on the podium roof.



View from 17th Avenue



View from 5A Street



View of South Facade



View of South Facade



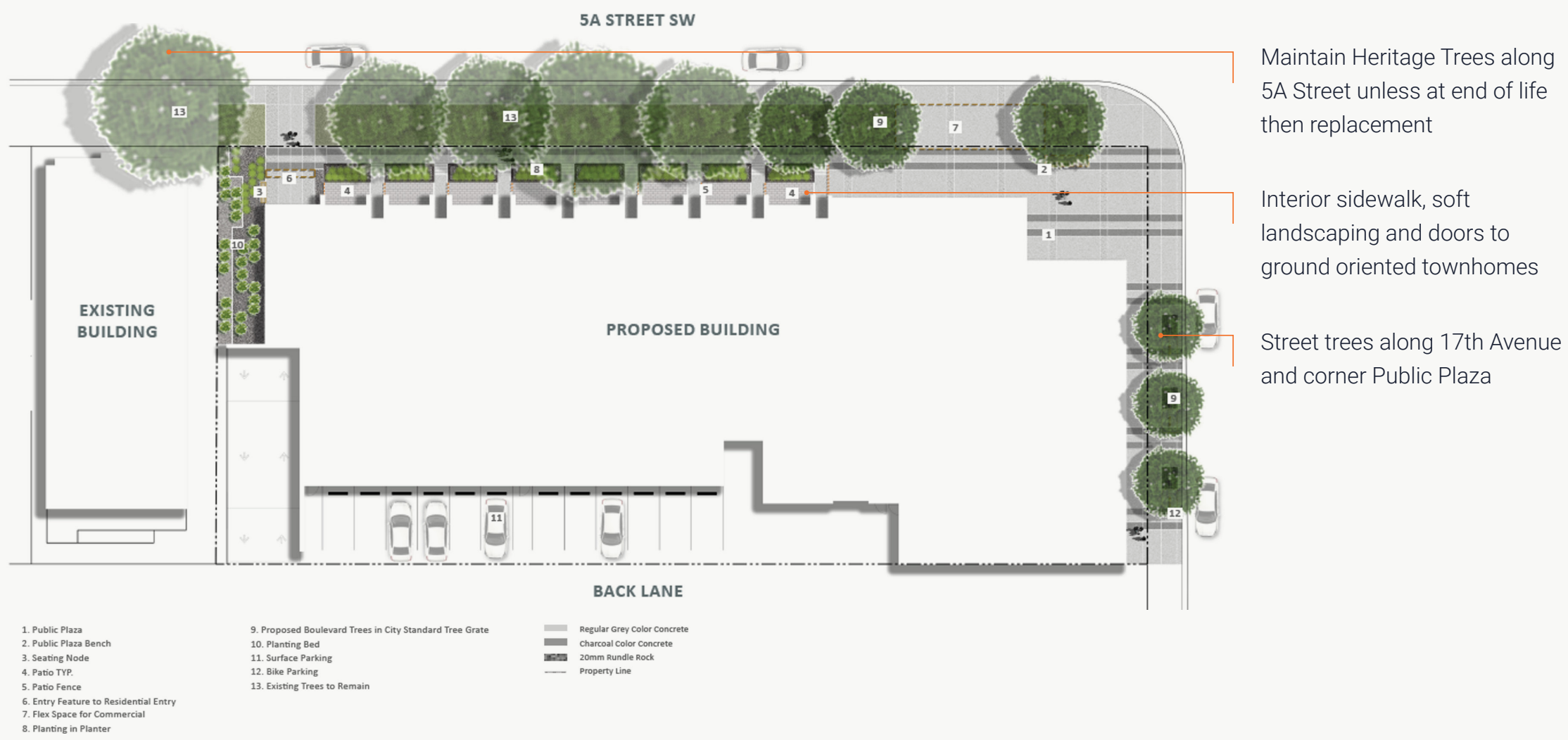
View of South Facade



View of South Facade



Fishman's Landscape Plan



Community Benefit

- A yet to be determined contribution must be provided as part of the development. Value to be determined with City of Calgary.
- Potential benefit options to be included in the Direct Control District could be, and are not limited to:
 - Public plaza at the corner of 5A Street SW and 17th Avenue SW, including furnishings
 - Improvements to the Western Canada High School Plaza.
 - Removal and replacement of dying/dead Heritage trees in 5A Street, where required.
 - Reconstruction of existing sidewalk from east PL to corner letdown on 5A Street



Community Benefit

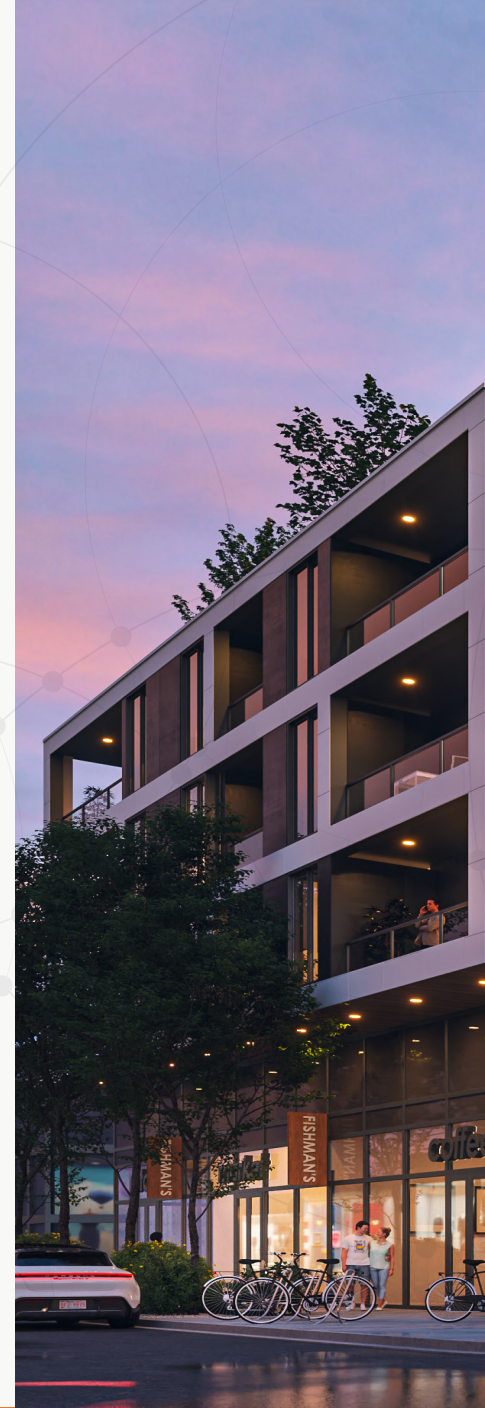
Suggestions for community benefits are welcome.

We also commit to working with the Cliff Bungalow-Mission Community Association as part of the Development Permit Application to ensure the community benefits are of benefit to the community.



Local Policy

- **Cliff Bungalow Area Redevelopment Plan (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** - 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.



Timeline and Next Steps



Progressing Land Use Application



Submitted DTR3 response in early July 2022



Public Information Session – July 21, 2022



Resolve land use application with City of Calgary - Summer 2022



Proceed to Calgary Planning Commission and Public Hearing of Council - Summer/Fall 2022



Submit Development Permit application - Q2 2023

Thank you for your participation!

We Want To Hear From You



Visit **www.engageasi.ca/fishmans/** for project resources and to complete an online survey. Survey closes August 15, 2022.



Questions/Comments? Contact Bridget Naud at **bnaud@bapg.ca** or **403-692-4364**

