

FISHMAN'S

Land Use Redesignation

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

Within a Primary Transit Hub



Legend

- Subject Site
- Primary Transit Network Intersection - 17th Ave & 4th Street
- Primary Transit Hub (400m walking distance)
- Downtown Cycle Track
- Primary Transit Network
- Block
- Building Outline
- Parcel



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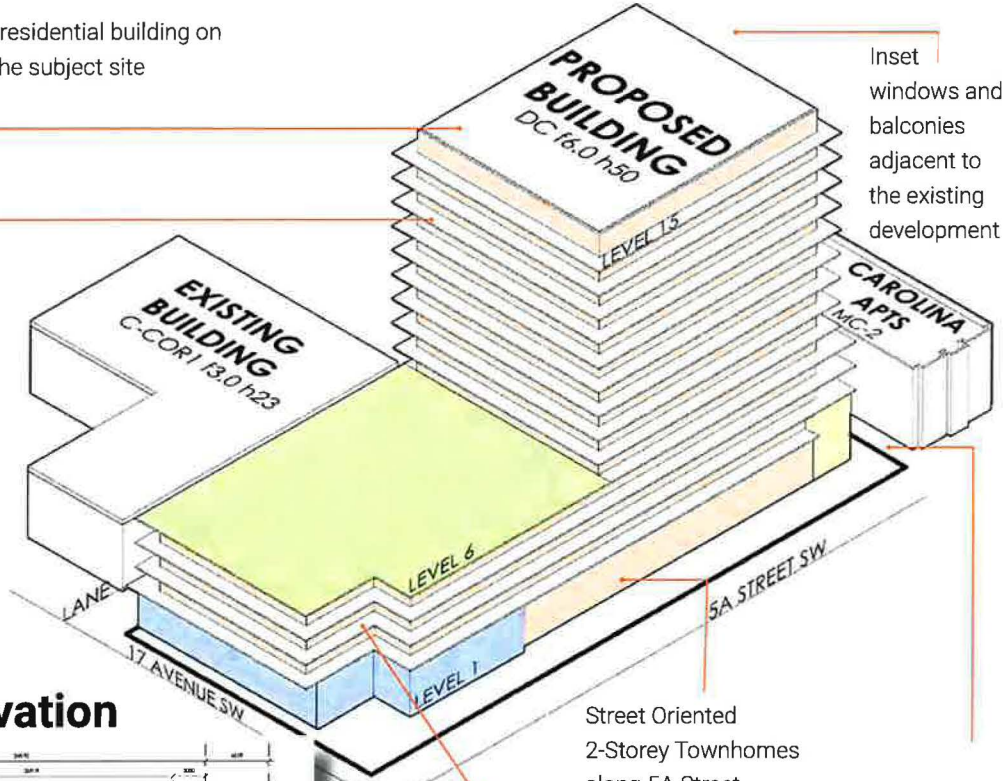
OCT 04 2022

ITEM: #8.1.3 CPC 2022-0966
Distribution
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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



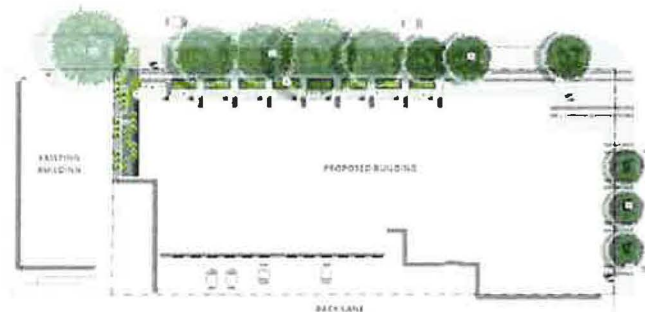
+ South Elevation



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.

Street Oriented 2-Storey Townhomes along 5A Street

4m/13ft separation between the proposed residential lobby and the existing Carolina Building and a setback above 10m of 6.5m/21 ft from the property line.



Shadow Studies



Community Benefit

- A value has been determined between the City of Calgary and the Applicant - at a rate of \$70.00 per square metre. During the Development Permit stage it is expected that the community benefits will be solidified with the City, Cliff Bungalow Mission CA, CBE and the Applicant.
- Community benefit options in the Direct Control District are: **Provision of Public Art - On Site, Publicly Accessible Open Space (Plaza) and Provision of Off-Site Improvements - to be determined at Development Permit Stage with the Community, CBE and City of Calgary.**



Public Engagement Summary

2018-2019 Engagement Summary

- Four stakeholder meetings (CBMCA, Beltline CA and 17th Ave RED)
- In-person public open house (15 attendees)

Arlington Street Investment's (ASI) held an open house for its Fishman's Redevelopment Project on Monday, November 19, 2018. The purpose of the open house was to introduce the project, the Land Use Amendment application 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.

Spring-Summer 2022 Engagement Summary

- Cliff Bungalow-Mission Community Association - 2 meetings
- 17th Avenue Retail and Entertainment District - 1 meeting
- Beltline Neighbourhood Association - 1 meeting
- Calgary Board of Education - 1 meeting
- Online public information session - 11 participants
- Online survey - 1 response

