

Applicant Submission



August 15th, 2023

Pre-App Comments Letter Response

Fishman's

615-17TH AVENUE SW and 1714, 1716, and 1718
5A STREET SW, CALGARY, ALBERTA
DP2023-03797

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Fishman - Project Summary

The proposal outlines a mixed-use building located on 17th Avenue SW and 5A St SW. The site combines four adjacent lots, forming a larger corner lot with commercial units along 17th Ave and residential properties along 5A St SW. It incorporates a public area at the corner of 17th Ave and 5A St, complementing an existing pocket park across the street. The design integrates tenet seating, emphasizes bike storage, and balances open spaces with the natural environment, creating an inviting atmosphere for pedestrians and residents.

By situating commercial units on the ground level, the project ensures easy access for individuals with mobility challenges. The public realm is designed to be wheelchair accessible, accommodating disabilities and ensuring safety. The entrance to the main tower is located away from the busy street, providing a smooth and barrier-free entry experience for all residents and visitors.

The building features commercial units along 17th Ave that blend with the existing commercial zone and transition into townhouses along 5A St, harmoniously integrating with the residential area. The site's character is maintained by preserving and incorporating heritage trees into the design. The combination of historical and contemporary elements adds uniqueness to the project.

The project incorporates visually appealing elements, a distinctive architectural character, and public spaces that align with community needs. It complements existing public spaces, providing additional public areas and commercial units that spill out onto the sidewalk, contributing to a safer and more inviting 17th Ave.

The project pays attention to details that enhance street character and promote the use of the public realm, incorporating human-scale elements, outdoor seating areas, pedestrian-friendly pathways, and amenities, enhancing the overall quality of the public spaces and creating a sense of community. Landscaping elements, such as planters and decks, add greenery and create outdoor spaces for residents. The design fosters a vibrant and pedestrian-friendly streetscape.

The project considers sun orientation and seasonal climate variation, maximizing natural light and providing shade during summer months. It prioritizes safe accommodation for all travel modes, ensuring accessible pathways and convenient bike storage. Services and utility requirements are strategically placed at the lane to minimize visual impact.

The design minimizes building height and bulk, transitioning its shape with the surrounding environment. The building mass on 17th Ave is reduced to six stories, while the taller tower is set back, respecting 17th Ave's character.

The project creates a well-connected and walkable environment with clear pathways, wayfinding elements and distinct entrances for different uses, aiding navigation.

In conclusion, the design carefully considers environmental factors, pedestrian safety, wayfinding, and accessibility, creating a visually appealing and inviting streetscape that enhances the overall urban fabric.