



Parker: Arlington Street builds on people-friendly focus of 17th Avenue



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The corner of 5th Street and 17th Avenue S.W. is destined to become a major people intersection.

Arlington Street Investments already owns the building that houses National on 17th and Ricardo's Hiway, which along with the neighbouring Ship & Anchor Pub have become

destinations for a good time. The company now has plans to develop the west side of 5th Street on land now occupied by Wave Coffee Shop and a parking lot.

Norr Architects has designed an L-shaped building with a rich metal, natural wood and engineered wood exterior finish. The main floor, ideal for a large restaurant or similar business, will benefit from a widened sidewalk allowing for a 70-seat patio.

The four storeys above will house 34 rental apartment units from 530 to 630 square feet.

Before proceeding with the detailed design, Arlington Street engaged the ward councillor, the BRZ and the local community association to discuss the kinds of development they would like to see on the tight space.

In further discussion with prospective tenants, it was decided to forgo small balconies in favour of an expansive roof deck complete with installed furniture, barbecue and kitchen for all to use.

Construction is scheduled to begin in late July and take 14 months to complete.

The portion of 17th Avenue between 5th Street and 11th streets S.W. is expected to be closed this summer due to necessary city road work. But when all of the dust clears, this development will give the area a unique urban asset.

New development in this city has been hampered by the stress on our economy, meaning that to be successful in this market one has to be agile in thinking and re-thinking.

Windsor on Elbow Drive was originally planned as a mixed-use retail/office building, but Arlington Street commissioned Norr Architects to redesign the upper floors as rental apartments.

The main floor will still be available for retail businesses, where Blush Lane Organic Market will offer its fresh produce, grocery, meat and health and beauty products from 10,000 square feet on the corner of Elbow Drive and 50th Avenue S.W.

Arlington Street held four focus groups with potential renters, and the result is five storeys of 104 amenities-rich apartments. Clark Builders has completed the underground parking structure that will contain 270 stalls. The above-ground construction will commence in September.

News and notes

- Robert Ollerenshaw, chairman of Section 23 Developments, and company president Chris Plosz have added to their executive team with the appointment of Marion Murray as senior vice-president. Murray was most recently senior vice-president sales and marketing with Hopewell Residential.

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