

An Ideal Location for Restaurants With Sidewalk Dining

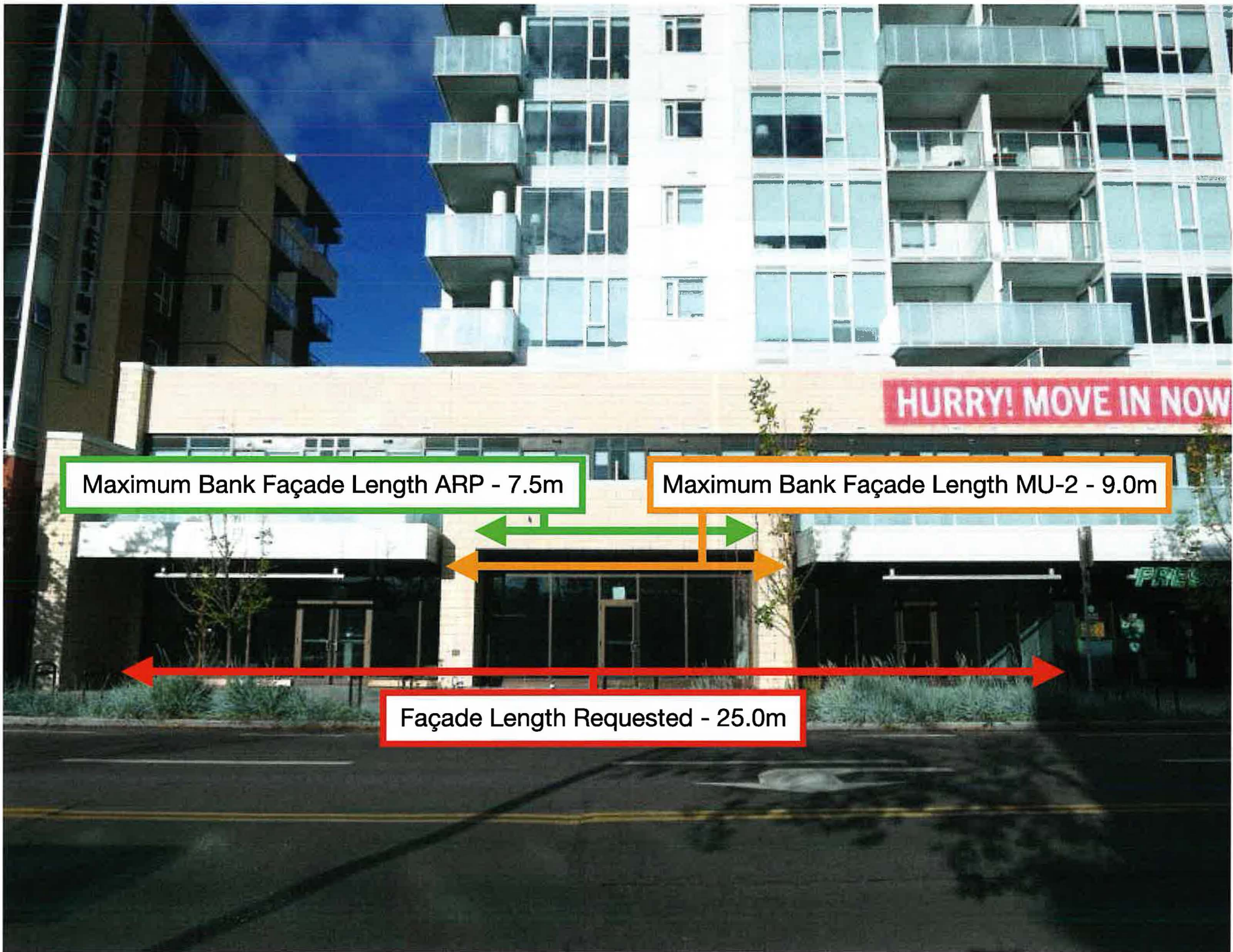
Street Edge
Planting

Canopy

Wide Sidewalk

Wide Setback





Maximum Bank Façade Length ARP - 7.5m

Maximum Bank Façade Length MU-2 - 9.0m

Façade Length Requested - 25.0m

Three Businesses Replaced By One

HURRY! MOVE IN NOW



A photograph of a modern TD Bank building. The building features a light-colored stone or brick facade. A prominent green horizontal band runs across the front, serving as an awning for the entrance. On either side of the entrance, there is a green square sign with the white letters 'TD'. The entrance itself is a large set of glass doors. Above the entrance are two large, dark-framed windows. To the left of the entrance, there is a small planter box with some greenery. In the foreground, the rear of a white car is visible on the left, and the front of a dark blue car is on the right. A black metal bike rack stands on the sidewalk in front of the bank. The sky is overcast.

**TD Bank's Current Location Two Blocks
South at 280 10 Street NW**



bank

1430 9 Ave SE
Calgary, Alberta
 Google Street View
Jun 2023 [See more dates](#)

Ave SE
 Monki Breakfast Bistro Inglewood
 Good News Coffee
STATE

bank

← 1204 11 Ave SE
Calgary, Alberta
Google Street View
Jun 2023 See more dates



Cold Garden Company
Plant
2 Street SE
10 Ave SE

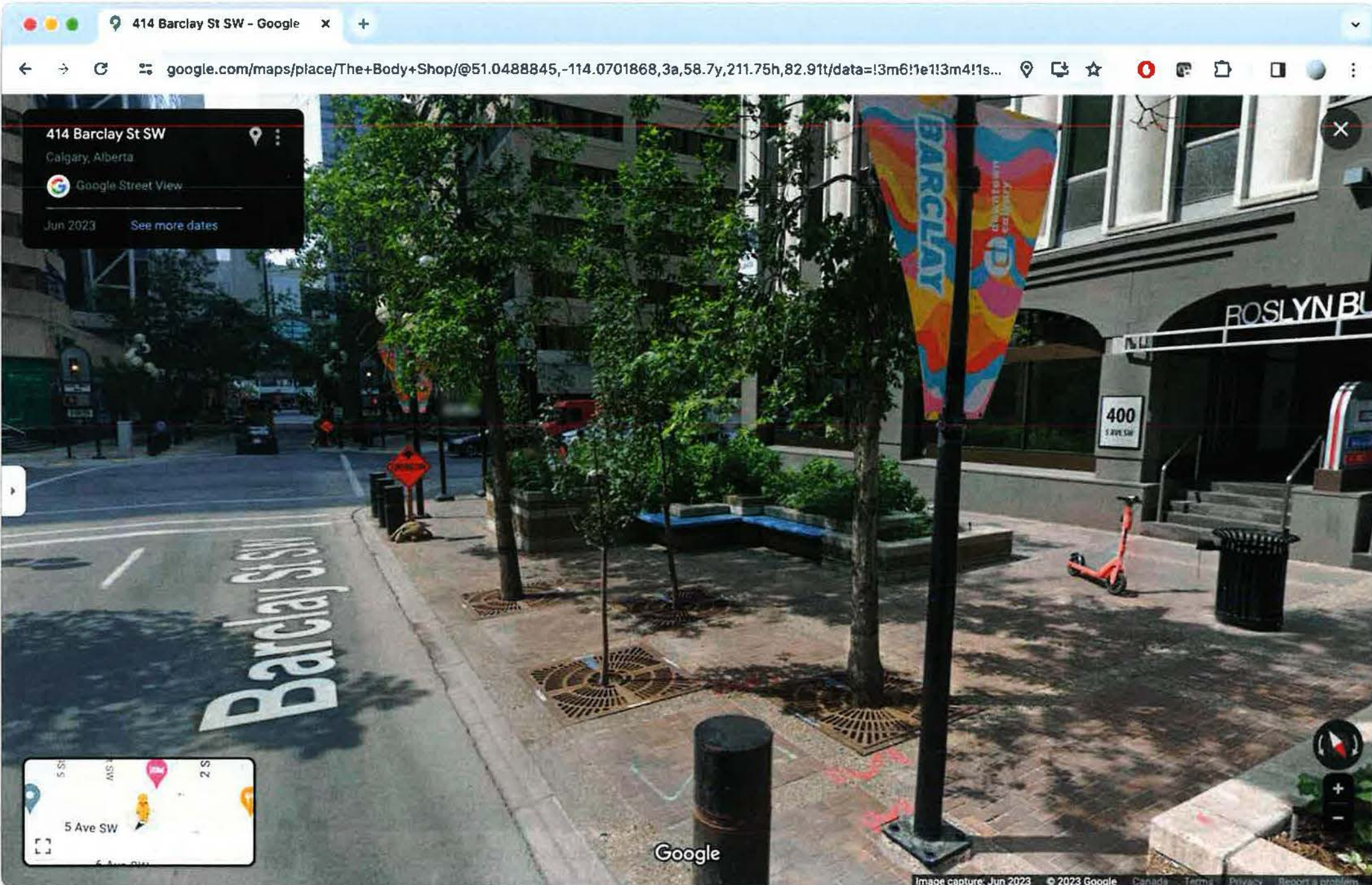
Google



409 Barclay St SW
Calgary, Alberta
Google Street View
Jun 2023 See more dates



Google



414 Barclay St SW
 Calgary, Alberta
 Google Street View
 Jun 2023 See more dates

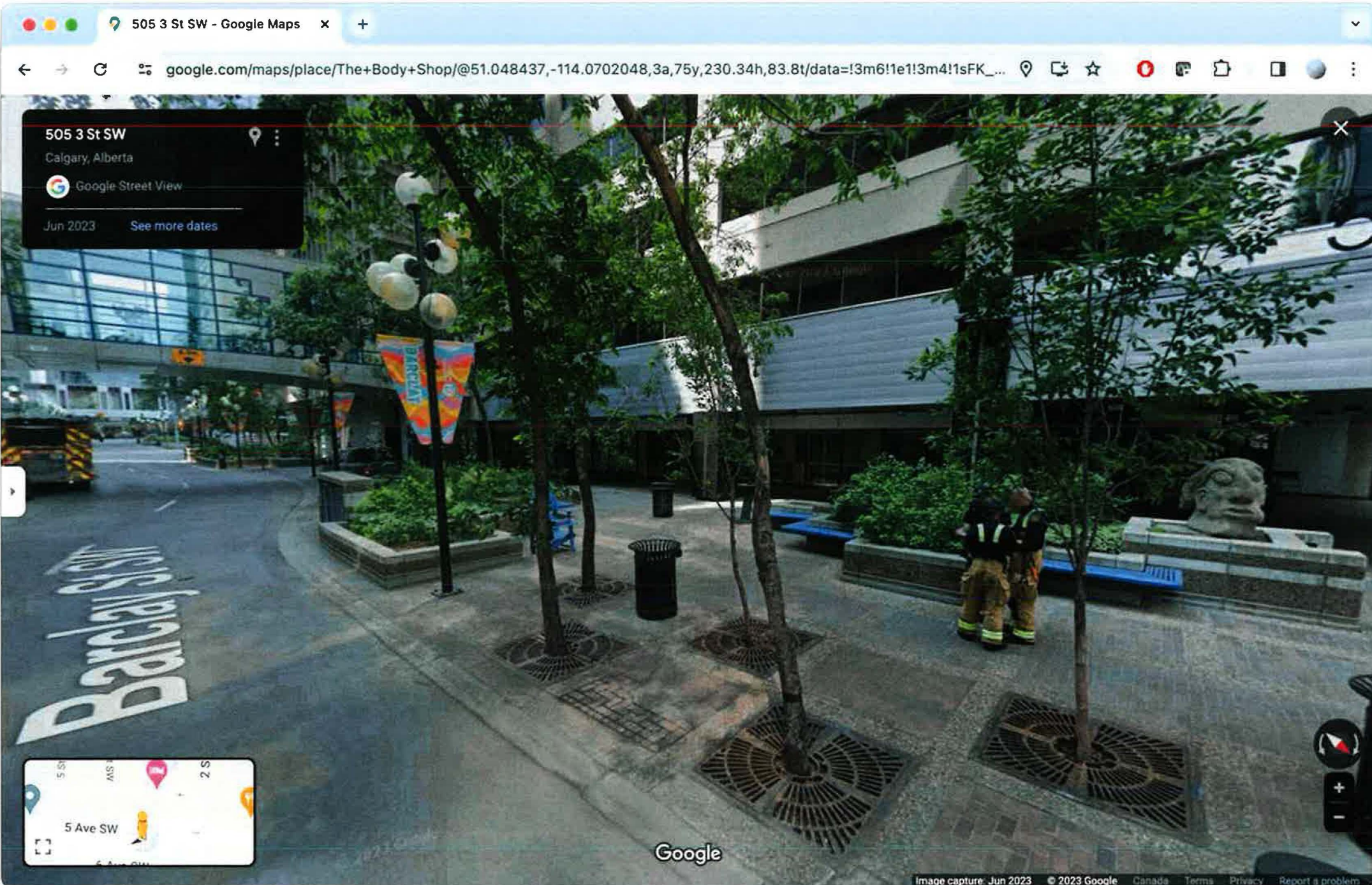


Google

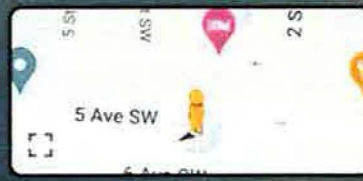


459 Barclay St SW
Calgary, Alberta
Google Street View
Jun 2023 See more dates





505 3 St SW
Calgary, Alberta
Google Street View
Jun 2023 See more dates

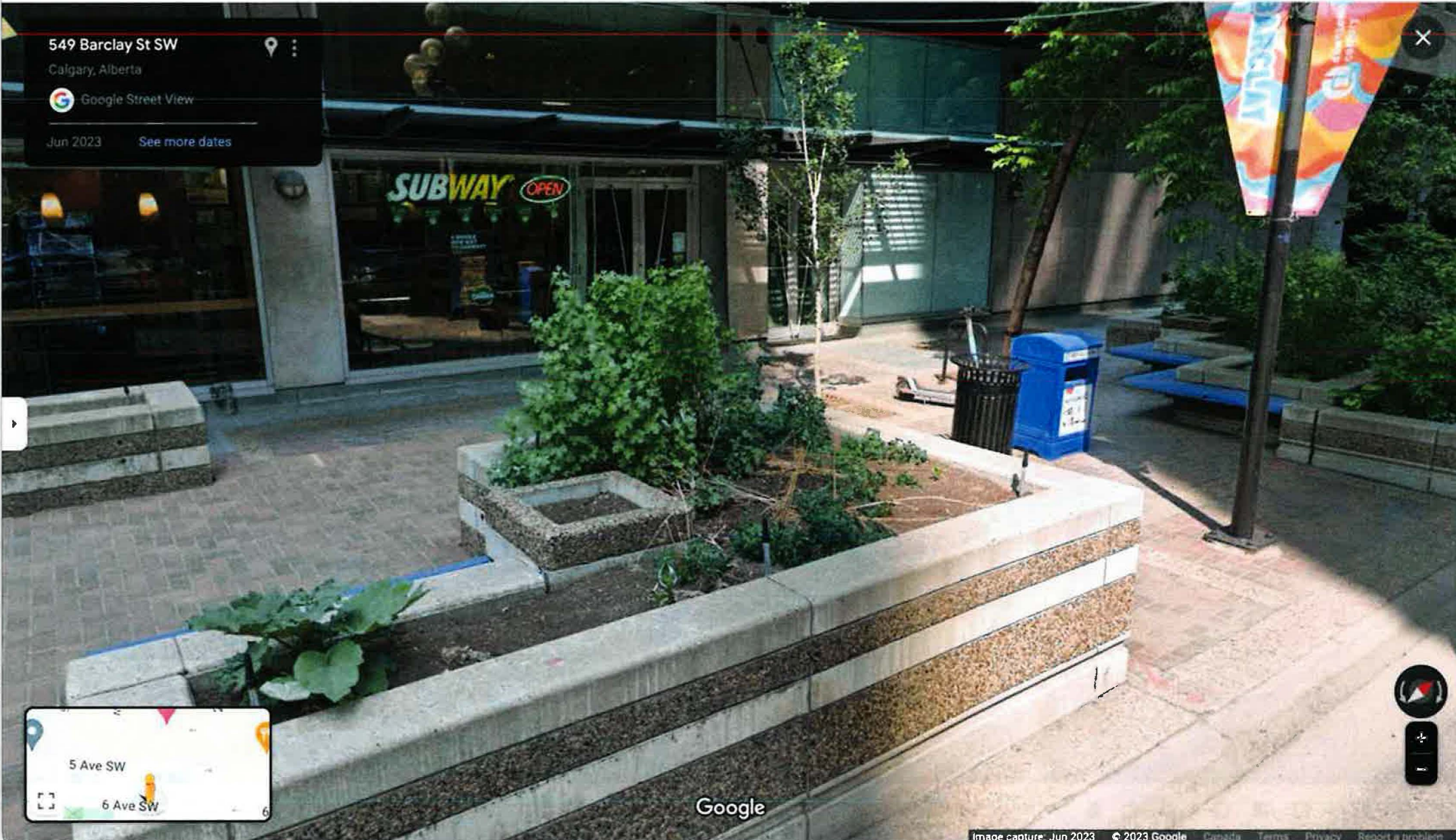


Google

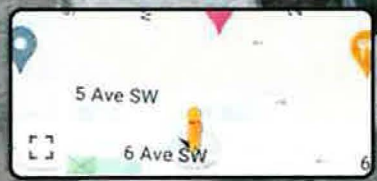
547 3 St SW
Calgary, Alberta
Google Street View
Jun 2023 See more dates



Google

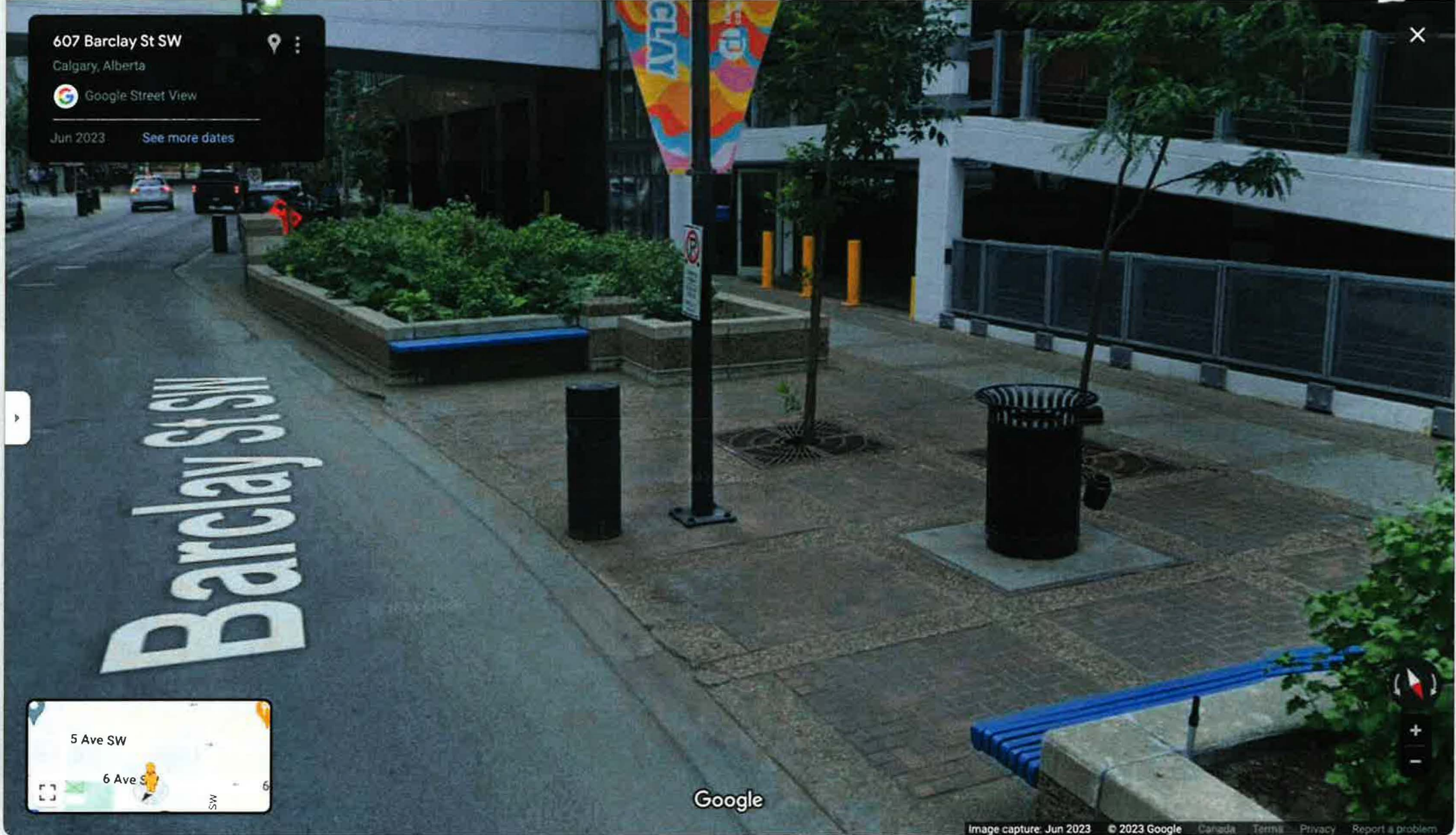


549 Barclay St SW
Calgary, Alberta
Google Street View
Jun 2023 See more dates

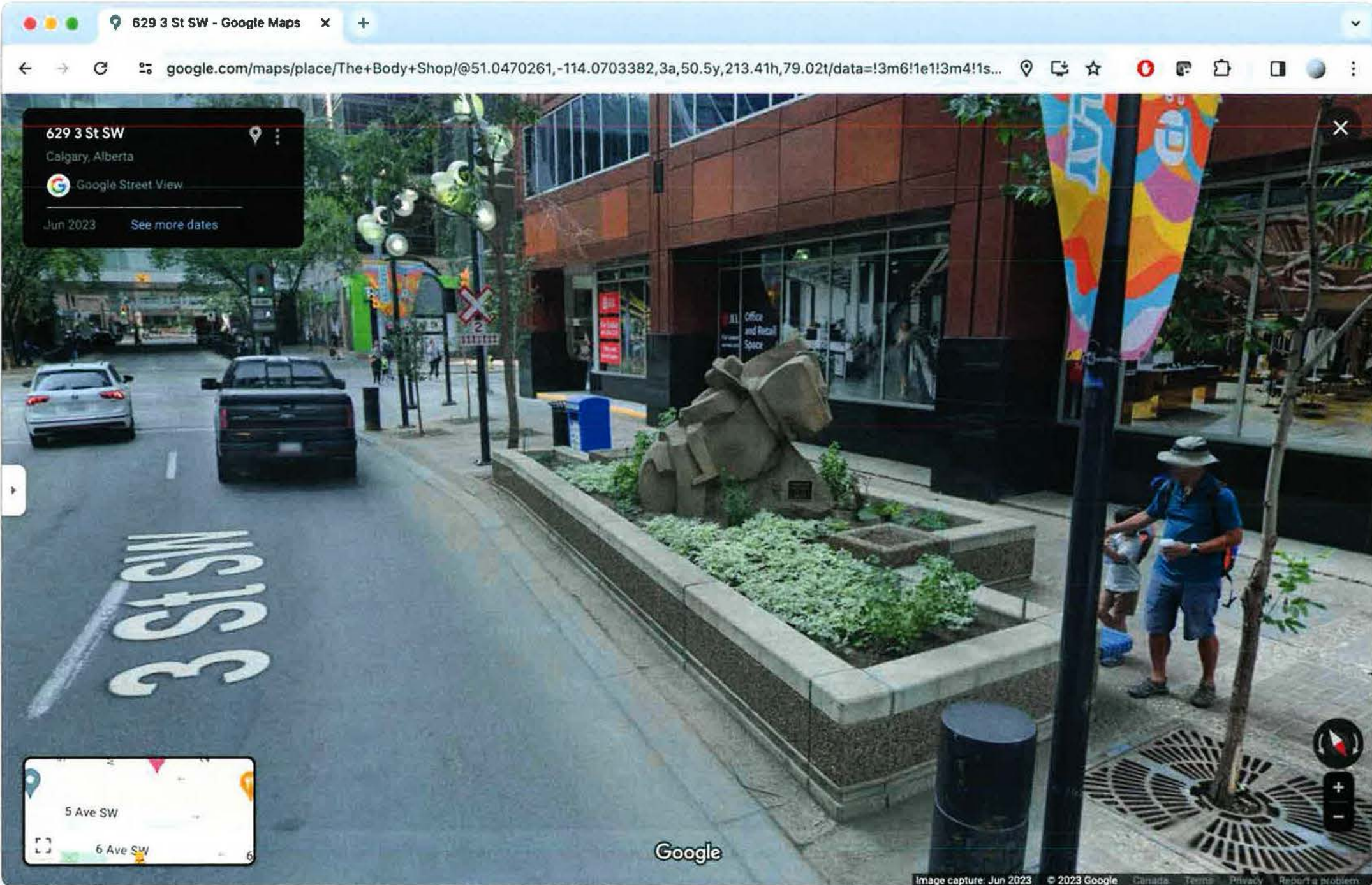


Google

607 Barclay St SW
Calgary, Alberta
Google Street View
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Google



629 3 St SW
Calgary, Alberta
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665 3 St SW
Calgary, Alberta
Google Street View
Jun 2023 See more dates



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

NOV 14 2023

ITEM: 7.2.8 CPL2023-0944
Distrib: Jonathan Klein
CITY CLERK'S DEPARTMENT



Applicants Submission

spacing to better align with design elements. The strip of Blue Lyme Grass will allow for a continuous soil trench and better tree establishment, better than the existing condition. The existing Kensington "standard" Maglin benches can be recycled and moved from their existing positions facing out towards a busy 10th Street and positioned within the Blue Lyme Grass strip facing inwards along with the other furniture thus framing urban spaces.

Paving materials define public and private space and extend into the public sidewalk to highlight seating areas and entrances making the development feel integral to the overall public realm.

Cantilevered canopies are hung below the decks above and are clad with a wood veneer soffit to warm the streetscape and provide a unique space from which to hang tenant signage. These canopies form a semi-public space that can be used by retailers to display merchandise or product or be used as limited seating areas for café or coffee shops to activate the public realm.

The second level decks of the residences are expressed in relationship to the CRU units below in brick or frosted glass. The added 1.8m set back to 10th Street and the landscape boulevard allow a connection to the pedestrian level below while being guarded against street traffic with the landscaped buffer.

The corner commercial unit is designed to relate and provide spatial transition to a semi-public plaza to the corner of 10th Street and Gladstone Road. The glass at the CRU level is a storey and a half tall in height and provides for ceiling that flows out in the same plane as the exterior canopy allowing for inside and outside spaces to blend together. Following the line of canopy above are landscape planters that define the exterior edge of the semi-public space thought of as an outdoor café.

Above the canopy is the jewel of the project where highly detailed glass and white spandrel flow up from the third floor to the top of level 10, This free curved glass element expresses a strong vertical element on the corner as it directly addresses the corner of 10th Street and Gladstone Road. It is flanked by a masonry vertical element to the west and by the typical white metal panel and glass façade to the south.

The residential floors from 3 to 10 are stepped back from the podium level on 10th Street and on the lane. The tower itself is comprised of durable and long lasting metal panel for the bedroom areas and window wall for the living areas. The west and east façade incorporates this metal to create portals at the higher levels to reflect the ideas at the podium level and encapsulate the window wall living areas. Decks are recessed in between the living areas to create a depth in the tower breaking up the mass with four "postage stamps" inserts. These set back exterior areas are large enough to create conversation areas for residences. The larger white metal panel from the 3rd to 10 floors creates a single frame element facing 10th Street. The window wall uses clear glass and aluminium mullions and metal panel are white to allow the building to pick up the colour of the light from Calgary's blue skies or the flashes of red from our spectacular sunrises and sunsets.

The raised planter on the NE corner of the building creates a subtle barrier between public realm and the residential entrance. The entrance to the residences is located off Gladstone Road on the north side of the building. A strong horizontal metal panel canopy addresses the street and provides protection from the elements. Two masonry walls flank the residential entry with the west wall providing space for the Theodore name and address branding. Planters also align both sides of the walk from Gladstone to the front doors. The design is asymmetrical but remains a well-balanced composition scaled to the residential users. A change in paving

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