

Applicants Submission

Situated on the corner of 10th Street NW and Gladstone Road, the Theodore is a new 10 storey development that looks to infuse the traditions of the Kensington vernacular through a modern translation of material and form to create a gateway building and plaza from the north.

Starting from the North, the public is immediately presented with an animated, prominent public "gateway" plaza. This is anchored by a focal point feature of a semi-public art or theme-works piece. The nature and character of the focal point will be visually striking and reflect the eclectic and creative character of the Kensington neighborhoods. This public space is activated with curving rows of concrete and wood seating benches for the public, visitors to the buildings, residents and employees to mingle, rest and interact. This place presents pleasant and ambient spaces to stop and view art, interact or find a quiet contemplative space to sit.

A spine of vegetation and medium sized Ash or Linden trees with permeable foliage provides shade over the seats as well as green space. This spine creates a subtle separation for the public should an outdoor café be included to public plaza. The plaza provides many opportunities for people in the community just passing or stopping near the street. A unique customized wooden seat/lounger provides visual interest and an ad hoc "stage" for any small gatherings that might occur.

Plaza paving materials articulate the 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. Paving will be concrete - a mix between a grey saw cut (NO tooled joints) sidewalk and decorative paving areas with smaller joint spacing and light sand blasting. This creates a variety of colour and texture while still providing a cohesive and accessible overall treatment of the plaza's hard surfaces. The café/retail area at front of the building under the canopy will also be paved with a surface that differentiates this area from the pathway to the building entrances.

Winter interest will include twinkle/festive season lighting on each of the 5 trees in the plaza (similar to other trees in the Kensington neighborhoods along with up lighting of the trees adjacent to concrete seating walls. These walls can be LED/coloured and add warmth and seasonal interest. Mass plantings of Feather Reed Grass and Lyme Grass also creates winter interest as the pedestrian travels south along 10th Street.

The massing for the podium and tower of the building are based on the two and three storey vernacular of Kensington combined with a light feeling modern tower. Lines are taken from a series of buildings like 19 Carscallen Block II and the adjoining 4 retail Blocks to the south and 120 10th Street (Trend Fashions) beside it to the north. The idea of a masonry portal taken from these buildings forms the precedent for the façades for CRU 2 and CRU 5. The cornice line and floor lines are expressed in the detailing of the 4 inch brick over and under a course of 8 inch brick. The size of brick is also a reflection of the Lido coursing. The use of large symmetrical plate glass storefront is also incorporated into the facades of CRU 1 3 4 and 6 as a reflection of the goal that these Edwardian commercial style buildings wished to achieve more than 100 years ago.

We have incorporated a similar approach used on the 13th Ave SW Greenway - where Blue Lyme Grass is planted to soften the edge. Too many buildings in Kensington with frontage onto 10th St do not have soft edges and space for trees and planting. The generous building setback and the adjacent bike lane allows the frontage here to be different. We are able to include planting in the public realm rather than squeeze planting into the building frontage where it's difficult to grow under a building canopy. Elm Street tree planting has been reworked with better

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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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texture/material also reinforces the start of the private residential entry off Gladstone.

Two laneway flats are provided to the north west of the site elevated slightly above grade. These two units are visually connected to the second level residences with the same floor to ceiling glass system that bypasses the second floor slab on each side of the cantilevered decks. This area will not feel like a back lane/typical servicing driveway but rather a residential frontage that animates the lane. Privacy screens are provided with larger planters that enclose a private patio for each unit, these screens can also serve as trellises for planting to create a "green wall". This will mitigate views of the servicing/waste and recycling and loading areas. The patios are scaled to allow for conversation seating. Additional Elm trees will be planted along the existing grass boulevard in order to increase tree cover along the edge of the street.

Lastly, atop the south end floor is a roof top patio. A modest sized area the roof top patio provides amenity space for the residents and provides outdoor space for the 2nd floor suites. A sectional type seating area around a natural gas table top fire place is provided along with places around a high top counter and two dining areas. The roof top patio is setback from the building edges and will maintain views to the city centre for all residences.