

Applicant Response to UDRP



THE THEODORE

UDRP REPORT

#114782 | MARCH 2019



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The design of the Theodore has been revised and clarified to resolve issues and observations raised by the Urban Design Review Panel. The following items address each item raised by the UDRP.

The design of the urban realm on 10th Street is intentionally turned inward toward the site vs to the street. Within this realm we have incorporated several elements that will enhance the pedestrian and retail experience and create a sense of place from street to building face.

These include:

i. Increased Retail Window Frontage.



In a pre-application meeting held with the City Representatives, we reviewed an overall vision for the project. One element noted was to a preference to develop a more modern look to the retail frontage vs a copy of the typical historic masonry elements. Our approach reinterpreted the historic approach of the older facades in the area and applies more open, visible storefronts broken into 7m +/- modules as outlined in the ARP.



We developed a 2 storey frontage consistent with the Kensington podium line, broken up by masonry and vertical spandrel elements. The 2 storey scheme incorporates a 4.2m high retail frontage at grade and a 3.0m residential unit frontage above included in a single plane window wall element. The façade is broken up with fully glazed projecting balconies serving as amenity for the individual residential units as well as weather protection for the storefronts below. There are 2 masonry clad retail entry elements providing a texture storefront alignment. The entire 2 storey element is framed by a masonry border. In essence we looked to maximize storefront glazing within a masonry portal similar to "The Bridges" and Carscallen Block 2 buildings down 10th street.



The resultant architecture provides a transparent, active, single plane frontage that is broken up with individual projecting elements.

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ii. Masonry Entry Accents

To keep with the vernacular of the Kensington area we have included a masonry element to the urban frontage. As noted above, we developed an open architecture using increased glazing with less masonry and punched windows. We have had input from others that suggested a deep, pronounced masonry bay similar to others in East Village was found to be successful. We have introduced 2 - 1.0m deep portals which provide to bracket 2 retail units providing an animated frontage, opportunities to allow for retail display in exterior realm or opportunities for small seating areas associated with the retail user.

iii. Balcony / People on the Street

We have provided balconies with separations for the residential units located on the 2nd floor which project onto the street. In pleasant times this will give the opportunity to have people, activity on the street on a second level increasing the human interaction in the area.

iv. Differing Signage Opportunities

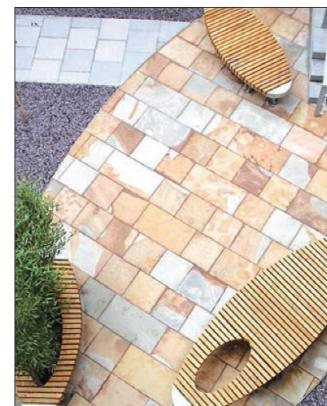
We have provided opportunities for various signage to be applied to the frontage. We have provided sign bars from which signs can be hung from the balcony soffits in a 3-dimensional form vs flat panels. We have provided opportunities for either word based or graphic form signage to the masonry portals. The retailer also has the opportunity to provide window signage within the ample window areas provided.

v. Sidewalk Material Changes

The retail frontage is set back from the property line by approximately 1.8 - 2.0m. Within this space we are proposing to provide an interesting coloured patchwork of sidewalk finish to animate the urban area in front of the individual units. The idea is to create public spaces where retailer have the opportunity to engage the public realm with in "pocket areas".

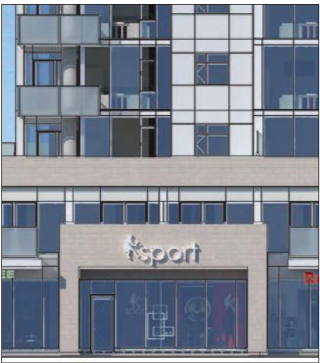
vi. Weather Protection

We have a variety of continuous weather protection elements designed within the retail frontage. These include the storefronts under the residential balconies and recessed storefronts within the masonry entry elements. The soffits of these elements will be finished in warm wood like materials.



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vi. Pocket areas/"rooms" for retail intervention or user sitting

The breakup of the façade noted above provides urban rooms, differing environments along the retail frontage. Some are framed, some open, some with a balcony/canopy cover, some with a heavier masonry arch.

With the generous setback from the property line and the public sidewalk allowance, there is the opportunity to have more than a pedestrian path. We see these "rooms" as allowing for retailers to display goods, create seating and gather spaces which increase the activity and enjoyment of the walk.

We have added wood themed elements and modern LED lighting in the soffits to warm up the experience through colour, texture and light.

EXHIBIT 1



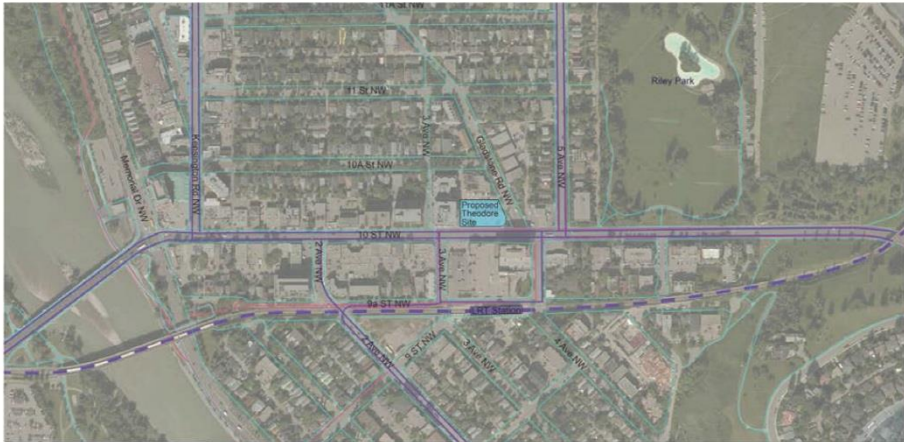
vii. Street furniture turned inward

Accenting and reinforcing the concept of rooms, we have reoriented the uses of the street/sidewalk interface. The street edge is developed with a live edge which separates the pedestrians from the bikes and automobiles providing a protected walking environment.

We have provided two sided public seating giving the public the option to face the retail frontage or the street. These seats are provided with a natural frame of street edge planting and improved street tree canopy. The focus of the experience is turned toward the retail and pedestrian realm vs to the street and automobiles.

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TRANSPORTATION NETWORK STUDY

- Pedestrian Routes
- Bicycle Lanes and Routes
- LRT Line
- LRT Station



ZONING LAND USES

- Mixed Use
- Commercial
- Residential
- Plaza / Park

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We have developed and improved the interface of the development and Gladstone. We have added 4 street trees within the boulevard. It has been recommended by the City to provide simple grass in the boulevard.

Within the site we have developed a porous environment where the public may travel across the corner.

We have developed a distinct realm for the Residential Entry ¹ and Public Space. ²

We have provided an extension of the developed area to include the exposed lane corner. ³ Here we have provided 2 living units at grade which include well landscaped patio areas taking advantage of the street and lot geometries.

In the development of the laneway units ⁴ we had considered the potential future development of the adjacent property. Given the geometry of the lots and the required building setbacks we have found that the 1st unit off Gladstone will be fully exposed and dependant on the final design of the adjacent lot, the 2nd units will have a minimum of 50% exposure to view. The units are set back 6m off the lane to provide separation both from vehicular traffic and also the adjacent building development and to provide a generous outdoor area for the residences to use.

The corner of Gladstone ⁵ and 10th is special in that our proposed plaza development and the plaza development associated with the Hillhurst Baptist Church create a lively public corridor. We are limited in how the two can relate other than being spaces which provide opportunity for pedestrian enjoyment. The two cannot be linked with mid-block crossings. Further development consideration should be applied to the angled south corner of the gas/convenience site to the north to create a comprehensive open space development at the confluence of these 3 corners.

It was suggested that modifications to Gladstone Road be made such as narrowing the carriageway. The City may review this internally and discuss these offsite changes as a general improvement for the site built we do not find these directly applicable to the development proposed.



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i. West Elevation

Similar to the retail frontage we have integrated a single plane glazed façade to the lane units facing west. This provides fully glazed frontages for both the ground and second floor residential units. The 2 storey glazed element is punctuated by projecting glazed balconies. These elements bring animation to the lane frontage.

We have anchored the 2 storey base element through the use of a masonry frame. Together with the fenestration of the vision panels the two floors are liked as one expression of the masonry residential units for the NW corner.

We have also introduced a slot window extending from grade to the 3rd floor integrating the lane and second floor units to Gladstone road.

ii. Patios

The two patios are well landscaped with low conifers to maintain year round greening and colourful hardy annuals maintaining a strong natural environment throughout the seasons. There are taller trees located on the south unit patio to provide a natural screening to the adjacent lane services. Screening, similar to the wood fence shown on the left, will also assist in separating the lane patios from the service areas.

The sidewalk is extended to provide an integrated access feel to the units, versus entering directly off the lane paving. This provides these units with an address.

iii. Relationship to Building

The treatment of the lane architecture is similar to that provided an 10th Street. We consciously did not provide a toned down lane architecture. We have integrated the 2 storey glazing and projecting balconies.

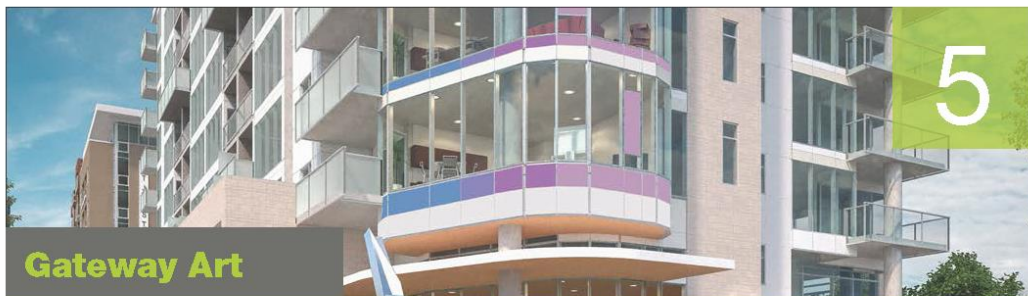
We have integrated the two end units to Gladstone by providing a glazed window slot providing views from the Living Room areas. This integration ties the elevational treatment around the corner.

iv. Rooftop Patio

A patio is also proposed for the roof to provide common area amenity space to host larger groups or community functions for the building.

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We are providing an opportunity for public / semi-public art in the plaza development at the north end of the site. This is currently proposed as part of the project for a portion of the bonusing strategy.



*Oval with Points by Henry Moore
Photo credit: Jynto, at the Henry Moore Foundation*



*Sculpture at Borden Park by Peter Hide
Photo credit: Edmonton Journal*

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We have re-developed the north Plaza area with varied animation and opportunities. Learning from other areas within Kensington we developed smaller gathering and seating opportunities vs an open square. The landscape design provides a meandering path connecting Gladstone to 10th Street. Along the path we have provided individual seat walls connected to the vegetation. We have a larger bench seat/platform. We have added street benches looking into the plaza area from the street edge and a fun lounge type bench for a unique seating arrangement.

Adjacent to the building we have developed two schemes, one allowing for a seated patio development associated with a restaurant, should that spaced be leased for that use, the second with a development allowing public access for a standard commercial unit. Both provide proper usage and animation, neither diminish the public use of the plaza.

We have continued the varied paving patterns used along the 10th Street frontage throughout the plaza area including the public realm.

We have provided an opportunity for the inclusion of public art in the most northern planting bed. This planting bed includes seating and a bleeding of the natural landscape into the sidewalk without a raised curb.



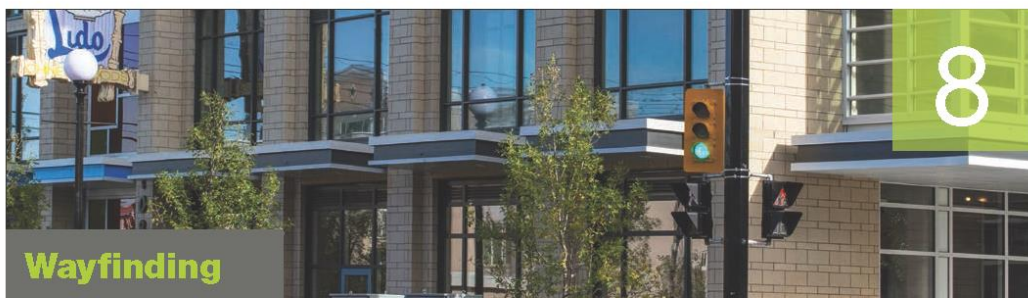
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Within the overall project we will be collecting the majority of the stormwater from the roofs and balconies. This is collected and released as required. We are however proposing to drain the 10th Street runoff into the street edge planting, providing natural irrigation. It has been found in other areas of the city that the proposed Blue Lyme Grass planting thrives in this type of condition.

We are proposing to add 4 new Patmore Ash, a large canopied deciduous tree to Gladstone and replacing the 5 poor condition Elm trees on 10th with 7 Prairie Spire Green Ash, a large canopied conical shaped deciduous tree. These new trees, the Blue Lyme Grass and new plaza landscape will create an enhanced park like environment as the entry to Kensington.



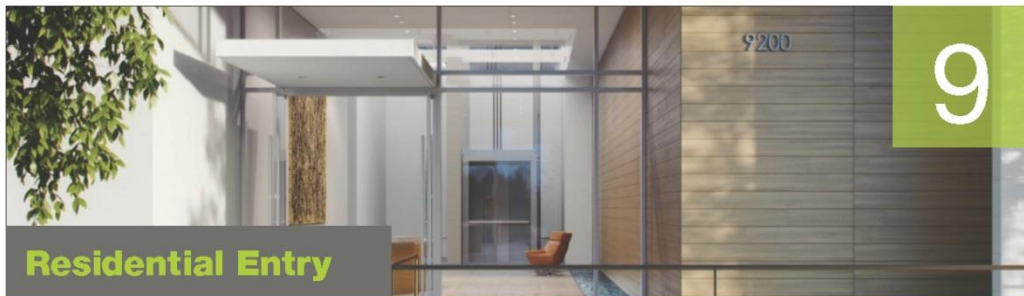
With the revised plaza design and proposed gate way art piece the development looks to anchor the corner of 10th Street and Gladstone road as the welcoming pedestrian space for 10th street north.

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We are providing a distinct break between the Residential Entry and the Plaza to provide separation and security to the residents through the use of well landscaped planting bed including coniferous and deciduous trees. We have intentionally located the entry to the residence off Gladstone, a residential street vs 10th which is primarily commercial.

The front door is protected by a large canopy area. The canopy provides a distinct horizontal element in contrast to the vertical aspects of the north elevation.

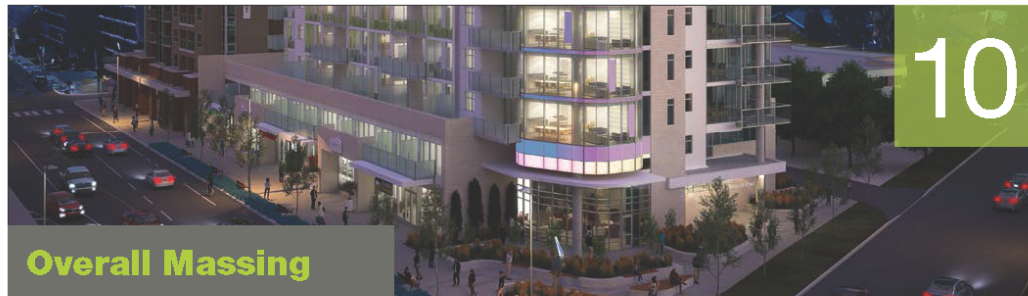
The canopy will be lit on the underside indicating its location. There is an opportunity for a distinctive addressing element on the wall adjacent to the entry doors.

We have incorporated textured and coloured paving to indicate the front door and access.



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We have developed the design of the project to reflect the many critical aspects of the development.

For the project to be viable it needs to be efficiently designed in terms of planning, shape, construction cost and maximizing of the FAR allowed. This is also coupled with the "gateway" aspect envisioned by the neighbourhood and Planning, the odd site with the triangle corner and lane access and how the project relates to the neighbouring site.

i. Urban Streetfront

We have developed a typical 2 storey massing to reflect the Kensington vernacular. This continues as an extended base on the 10th Street and Lane aspects. This is reinforced by the 2 storey glass elements framed by a masonry columns and bands. The massing is animated by projecting elements of balconies and storefront portals.

ii. Gateway Element

We have developed a projecting jewel element on the north corner of the project to accentuate the prominence of the site and Kensington. This element was designed to be somewhat atypical. We refrained from a simple circular column with a "hat" as in the Kensington Pointe and developed an offset ovate plan. This is distinct from any other in the city.

The gem is suspended above the grade at the 3rd floor respecting and providing an antithesis to the extended 2 storey massing on the rest of the building. The jewel is fully glazed to provide a shine, animation and light on the corner. Care has been taken to detail the jewel piece with floor to ceiling vision panel enhanced by and minimal mullion system. The glazing within this element will be without mullion caps to reinforce the smooth surface of the jewel.

We have included a canopy element at the 3rd floor level that both provides weather protection to the uses below but also provides a strong termination and to the design element. This canopy will be lit to provide more strength to the element in the evenings.

We are providing accent glazing panels of dichoric glass. This is a glass type which has a film providing a colour change as one moves around the panel. The glazing changes colour from hues of amber to rose. This glazing will be located on the spandrel panels covering the floor levels and randomly up the verticals of the jewel. This will create an ever changing colour accent as one moves around the site.

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iii. North Elevation

We have developed this elevation with strong slender vertical elements of masonry with punched windows, balconies and a single round column to emphasize the additional height allowed for this site, to emphasize the thinner aspects of the massing and to provide an animated face to the north.

iv. East Elevation

We have developed a simple typical plan for the tower which maximizes the potential for development. We have broken the elevation down in a graphic form to minimize the layer cake aspect of repetitive floors. We have broken the massing of this elevation (and similarly the west) into vertical end elements securing an 8 storey metal panel frame. Within the frame we have inset balconies to provide simple shadowed elements.

These portal elements are detailed to extend past the wall line to produce a shadow line but still reinforces the "portal form that we see on the retail units at grade. We have broken the shadowed elements by projecting 3 levels of balconies creating "postage stamps" within the frame.



v. Colour and Massing

Current styles of architecture utilize dark shades, patchwork colour patterns, faux historic big city massing and colour for colour sake. It is our belief that a simple presentation of elements is a much more successful approach to architecture. We have provided a simple organization of massing with a few specific accent elements. We have presented a lighter colour selection to brighten the project and not darken the environment. We use natural shadowing to accentuate recesses and forms.

We have chosen materials which will use natural / changing elements in development of colour. The metal panes proposed are iridescent. These will pick up shades of colour from the bright sky, from sun rises and sets and changing cloud patterns. The façade is designed with Calgary in mind where the sky touches our feet. We are proposing a relatively light tint in the window glazing to allow for interior colours and lighting to animate the façade.



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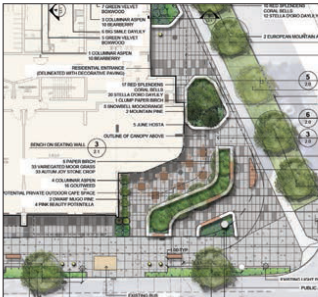
vi. Roof Top

We have reduced the roof top mechanical penthouse and have it set back as far as possible to reduce its appearance and influence on the massing.

vii. Additional Plaza / Building Development

It was suggested that we explore further building development into the north plaza corner. As the projects stands today, we are requesting a reduction in the required landscape area for the site. We cannot extend the footprint of the building any further. We have reserved the majority of the open space to the well landscaped public realms off 10th and Gladstone.

In all we feel we have developed a fine architecture presenting simple elements, massing and colour not relying on unrelated colour for colour, overly detailed or inconsequential elements for form or bold statements for statement sake.



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