



## BACKGROUNDER – THE TORODE GROUP OF COMPANIES

Originally established as a commercial real estate brokerage, the TORODE Group of Companies have evolved into a full-service, vertically integrated real estate developer. The firm's expertise encompasses land acquisitions, property management, sales and marketing, leasing, construction, and strategic financing and investments.

The Group of Companies is comprised of:

- TORODE Realty Advisors Ltd.
- TORODE Commercial Ltd.
- TORODE Residential Ltd.
- TORODE Construction Ltd.
- TRL Management Inc.
- TRL Capital Inc.
- The Hotel Arts Group

TORODE's development portfolio includes:

- Hotel Arts (designer boutique-style hotel)
  - Raw Bar Restaurant
  - Retail Gallery at Hotel Arts (commercial and retail)
  - The Residences at Hotel Arts (residential condominium with retail)
- Kensington Riverside Inn (luxury inn)
  - Chef's Table Restaurant
- arriVa (residential condominiums with commercial and retail)
  - Olives Restaurant
  - Vista Restaurant
- Viva (residential condominiums)
- 8 West (commercial office)
- Ramsay Exchange (mixed-use development)

Detailed information on current and future development projects can be found on the following pages.





## HOTEL ARTS BLOCK

### + **Hotel Arts** (undergoing expansion)

Hotel Arts is the ultimate urban escape, providing discerning travelers with luxurious accommodations, personalized service and sumptuous dining options. Located in downtown Calgary at the corner of 1st Street and 12th Avenue SW, Hotel Arts completed a \$10 million renovation project, transforming the 185-room hotel into Calgary's first designer boutique-style hotel. Featuring 12 floors of luxury rooms, two award-winning restaurants (Raw Bar and Saint Germain) and Calgary's hippest outdoor pool patio, Hotel Arts has quickly become the hotel of choice for visitors to downtown Calgary seeking a chic, unique hospitality experience.

*Stats:*

12 storeys  
185 guest suites  
10,500 square feet of conference space  
2 restaurants (Raw Bar & Saint Germain)

### + **The Retail Gallery at Hotel Arts** (under construction)

The tremendous success of the opening of Hotel Arts in Calgary's beltline district has become the catalyst for the first phase of an 80,000 square foot expansion, which will include approximately 24,000 square feet of retail space below two levels of office called The Retail Gallery at Hotel Arts. The development will front onto 1st Street and 13th Avenue SW, and will include a Starbucks and a host of new fashion boutiques, high-end spa and salon services, a new 6,000 square foot ballroom adjacent to the Hotel's existing meeting space and a 250-stall underground parkade.

*Stats:*

*Architect:* BKDI Architects (Calgary, Alberta)  
*Retail:* 23,780 square feet, street level  
*Office:* 55,000 square feet, 2nd & 3rd level

### + **The Residences at Hotel Arts** (proposed development)

Comprising the last phase of the Hotel Arts block improvements, The Residences at Hotel Arts will occupy the eastern half of the block between 12th and 13th Avenue SW. The proposed 39-storey tower will make a striking impression on the downtown skyline, with its unmistakably modern circular design in addition to upscale commercial office and retail elements at street level.

*Stats:*

*Architect:* Turner Fleischer Architects Inc. (Toronto, Ontario) and Poon McKenzie Architects (Calgary, Alberta)  
39 storeys, 275 units  
4-level underground parkade





## **CURTIS BLOCK**

### + **Curtis Block** (proposed development)

Located just steps away from downtown Calgary at the corner of MacLeod Trail and 12th Avenue SE, the proposed Curtis Block development is a high-quality mixed-use project that incorporates a 10-storey office building and two condominium towers reaching 26 and 28 storeys tall, respectively, with 360 residential units connected by a retail podium. The Curtis Block plan pays special attention to the pedestrian realm as a gateway to the downtown core.

*Stats:*

*Architect:* RTKL (Los Angeles, California)

*Retail:* 20,000 square feet

*Office:* 145,000 square feet, 10 storeys

*Residential:* 26 and 28 storeys, 360 units total

## **300 BLOCK**

### + **300 Block Phase 1** (proposed development)

This urban mixed-use project, located between MacLeod Trail and 3rd Street and 11th and 12th Avenues SE, comprises of a 10-storey boutique hotel, a 10-storey residential tower, and approximately 37,500 square feet of retail space in its first phase. A landscaped terrace over the retail podium creates a common courtyard space between the towers, and an underground parking garage will accommodate approximately 400 vehicles.

*Stats:*

*Architect:* ka (Cleveland, Ohio) and Abugov Kaspar (Calgary, Alberta)

*Retail:* 37,500 square feet

*Boutique hotel:* 10 storeys, 161 suites

*Residential:* 10 storeys, 90 units





## ARRIVA

### + arriVa (Tower 1 completed, Towers 2 and 3 under construction)

arriVa's three soaring glass towers of upscale urban residences comprise a full city block between 3rd Street and Olympic Way and 11th and 12th Avenues SE, breathing new life into the historic Victoria Park neighbourhood. The architects of arriVa have masterfully struck a balance between historic and contemporary, preserving the two heritage school buildings built in the early 1900s, and designing a brick and sandstone podium that seamlessly blends with the historic character of the neighbourhood. Residents are already living in the first 34-storey tower, and with the next two towers planned to reach an unparalleled 43 storeys, arriVa will be the perfect accent to a newly defined Calgary skyline and signify a magnificent celebration of past and future in our city.

#### *Stats:*

*Architect:* BKDI Architects (Calgary, Alberta)

*Tower 1:* 34 storeys, 164 units

*Towers 2 & 3:* 43 storeys, 213 units each

### + The Retail/Commercial Podium at arriVa (completed)

arriVa's retail and commercial amenities are instrumental in the exciting transformation of the Victoria Park district into a lively, trendy inner-city neighbourhood with a true sense of urban vibrancy. Its 59,000 square feet of ground and second-level commercial retail units are home to a smart mix of upscale services and amenities, which include:

- Olives, a 229-seat restaurant featuring a deli for fresh to-go selections
- Vista, a 249-seat restaurant with a rooftop patio and panoramic views of the city
- Liv Spa, an 8,000 square foot luxury day spa and wellness centre featuring Calgary's first mineral pool
- Pulse Executive Medical Services, a 14,500 square foot personal medical concierge and health assessment service
- Pinnacle Dental, Calgary's newest dental practice
- italinteriors, serving Calgary's design community
- Zia's Enoteca, an authentic wine bar featuring the tastes and culture of Italy
- 100 Wines by David Walker, a new and unique experiential wine store





## VIVA

### + Viva (Tower 1 under construction)

Perfectly situated between the hustle and bustle of the downtown core and the tranquillity of the Elbow River, Viva offers the very best of both worlds. The 19- and 16-storey towers on 12th Avenue SE between 5th and 6th Streets SE face the historic Rundle Ruins and present impressive views of the river, the mountains and the downtown skyline.

*Stats:*

*Architect:* Turner Fleischer Architects Inc. (Toronto, Ontario) and Poon McKenzie Architects (Calgary, Alberta)

*Tower 1:* 19 storeys, 162 units

*Tower 2:* 16 storeys, 123 units

## 8 WEST

### + 8 West (under construction)

A multiphase development, Phase I is currently under construction and will offer 143,000 square feet of Class AAA office space located in the west end of downtown and is slated for completion in 2008. Phase II is currently in the conceptual design stage, by globally recognized architecture firm, RTKL out of Los Angeles. Phase II proposes a single high-rise mixed-use tower, integrating residential condominiums, a boutique hotel and retail podium at grade.

*Stats:*

*Architect:* BKDI Architects (Calgary, Alberta) and RTKL (Los Angeles, California)

*Phase I:* 146,343 square feet, 10 storeys

## RAMSAY EXCHANGE

### + Ramsay Exchange (under construction)

Ramsay Exchange is a dynamic and creative mixed-use development in the heart of Calgary's progressive inner city, incorporating a philosophy of smart growth and long-term sustainability. By integrating the adaptive reuse of historical buildings, Ramsay Exchange's 21 acres of former industrial lands will embrace mixed-use living with a variety of residential environments, high densities, offices and retail employment opportunities, and open pedestrian-oriented design, while respecting the history and character of the surrounding community.

*Stats:*

*Architect:* RTKL (Los Angeles, California)

*Retail:* 225,000 square feet

*Office:* 600,000 square feet

*Residential:* 2,000 townhouse, loft, and condominium units





## **KENSINGTON RIVERSIDE INN**

### + **Kensington Riverside Inn** (undergoing renovation)

The Kensington Riverside Inn is a AAA Four Diamond, Canada Select Four Star boutique inn designed to meet the needs of discriminating business travelers, tourists and urban romantics. The Inn has recently been selected as a member of Select Registry, an association of the finest country inns, B&Bs and unique hotels in North America. The Inn provides an atmosphere of privacy and relaxation in a beautiful environment, a wide variety of room types to choose from and a high standard of personalized service. It is located in Calgary's trendy Kensington area, a short walk from the downtown business centre.

*Stats:*

19 suites

1 restaurant (Chef's Table)

## **LEESON & LINEHAM**

### + **Leeson & Lineham** (for lease)

George Leeson and John Lineham, significant businessmen of their time, financed the construction of the Leeson & Lineham Building, which was completed in 1910. The Building was a focal point for various business ventures over the decades that followed. In 1997 it was purchased and meticulously restored over the later part of 1997 and early part of 1998, receiving various accolades and awards for the attention to historical details. Today, some of Calgary's leading oil industry entrepreneurs call it home; relishing in the substantial historic character and its tremendous location.

*Stats:*

6 storeys

30,276 square feet

## **PACIFIC PLACE**

### + **Pacific Place** (for lease)

Pacific Place Mall is located on 36th Street, the hub of shopping in Calgary's northeast. The centre is anchored by T&T Supermarket, an Asian-inspired food store that lends a prevailing ethnic theme to the mall. In addition, the varied mix of independent retailers creates a unique market-like atmosphere.

*Stats:*

181,000 square feet

