



Project No. NCCA22-0192

West Village Towers - Phase 3

CPC Presentation | December 21st, 2023

NORR

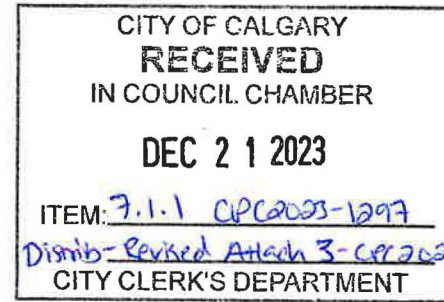
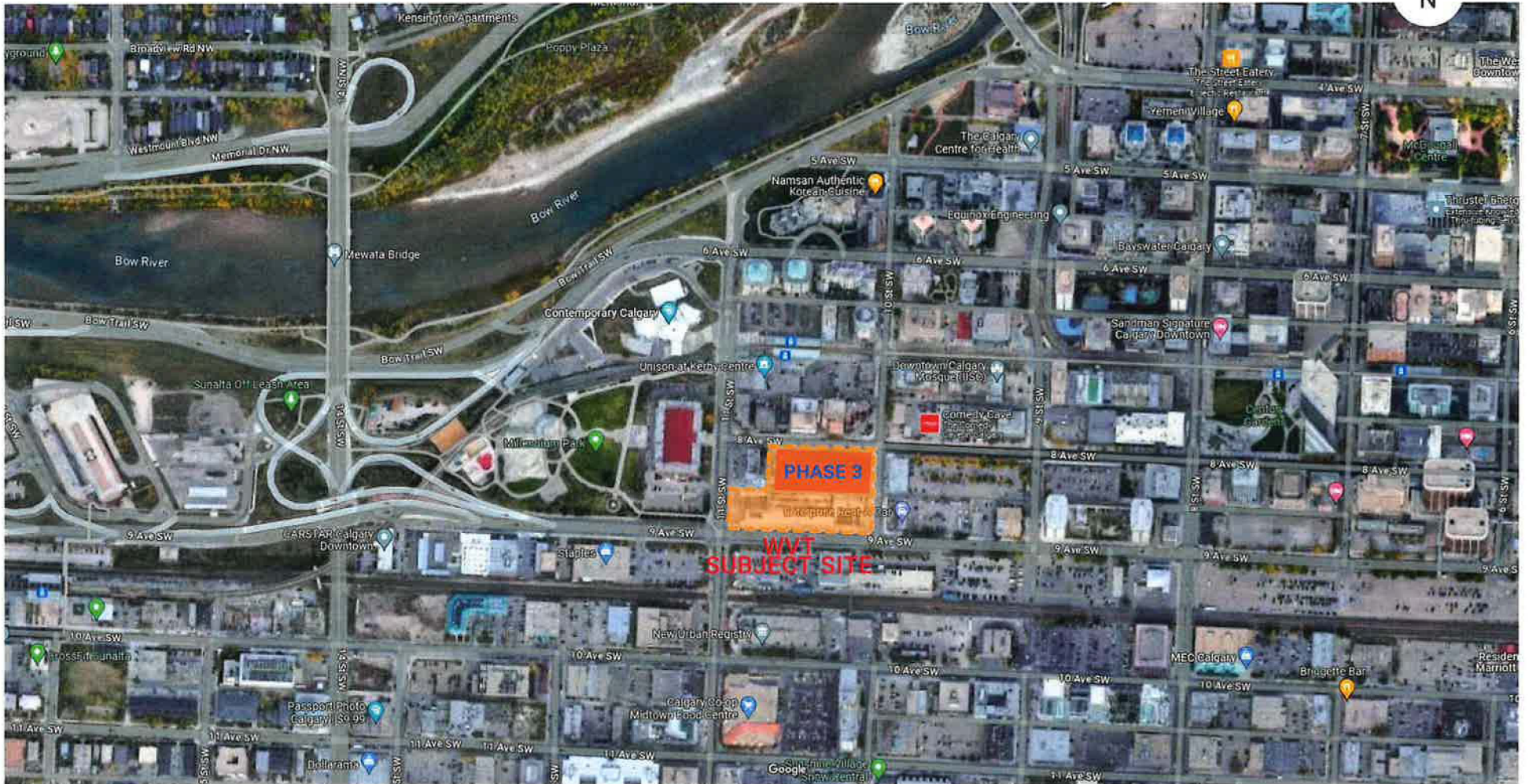


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Site Location / Context

Aerial View

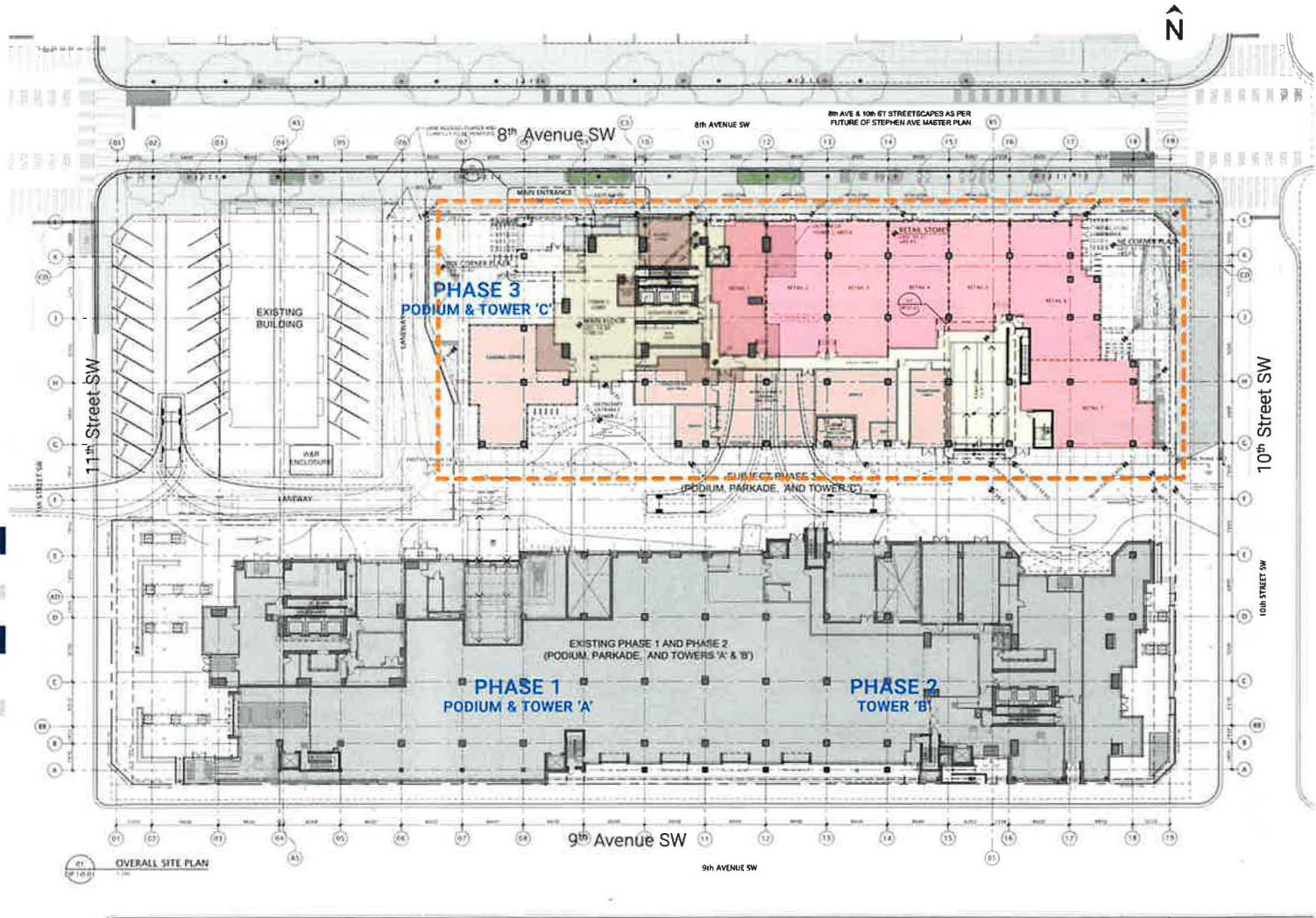


Overall Site Plan

FAR Calculation / Phase 3 Scope

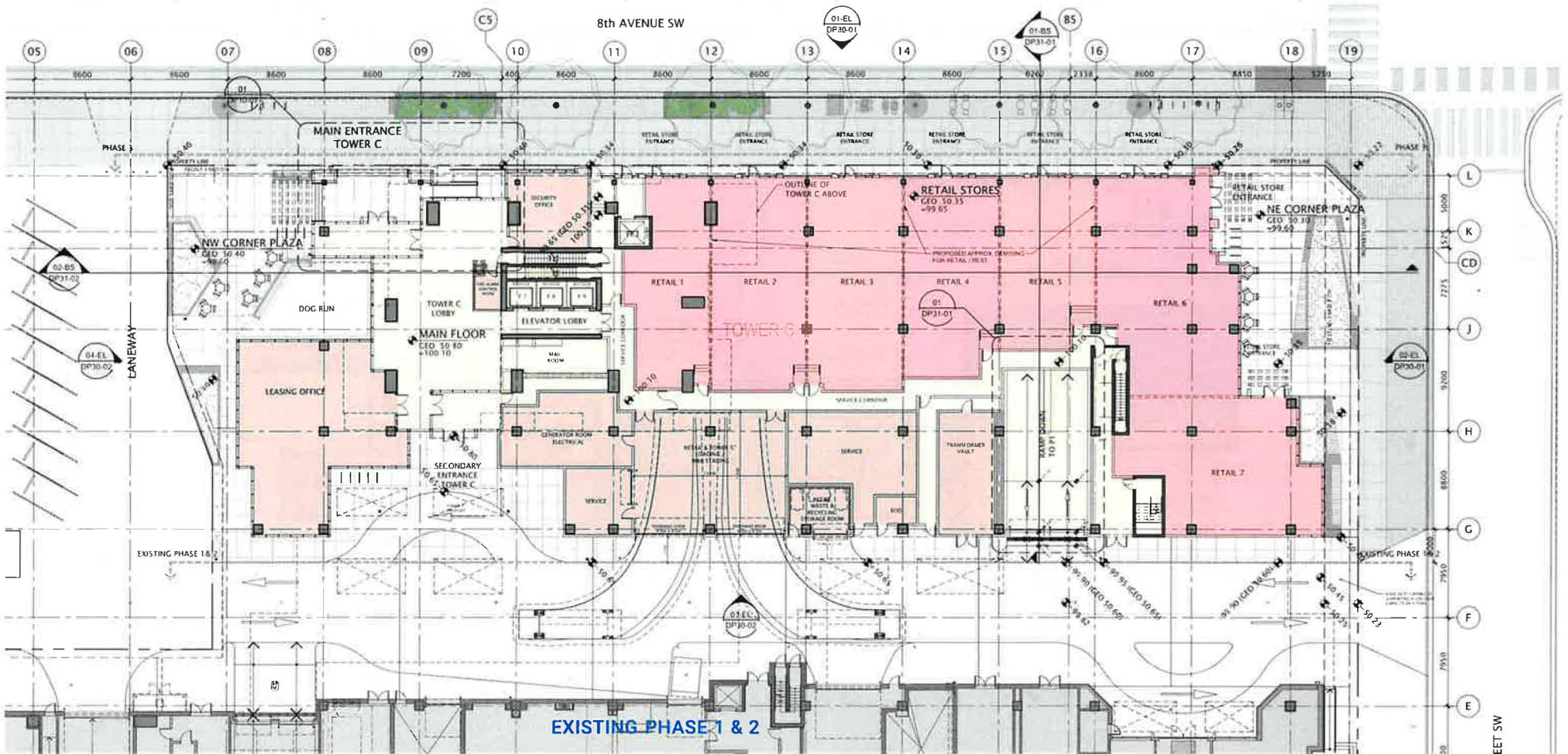
SITE AREA				
	m ²	sq ft	H ₆	NETR
TOTAL	10,378.73	111,716.68	1.04	2.56
NET	10,378.73	111,716.68	1.04	2.56

FAR CALCULATION				
BY-LAW BASE FAR	7.00	72,651.08 m ²		
MAXIMUM FAR	9.00	93,408.53 m ²		
TOTAL FAR PROPOSED	8.99	93,279.06 m ²		



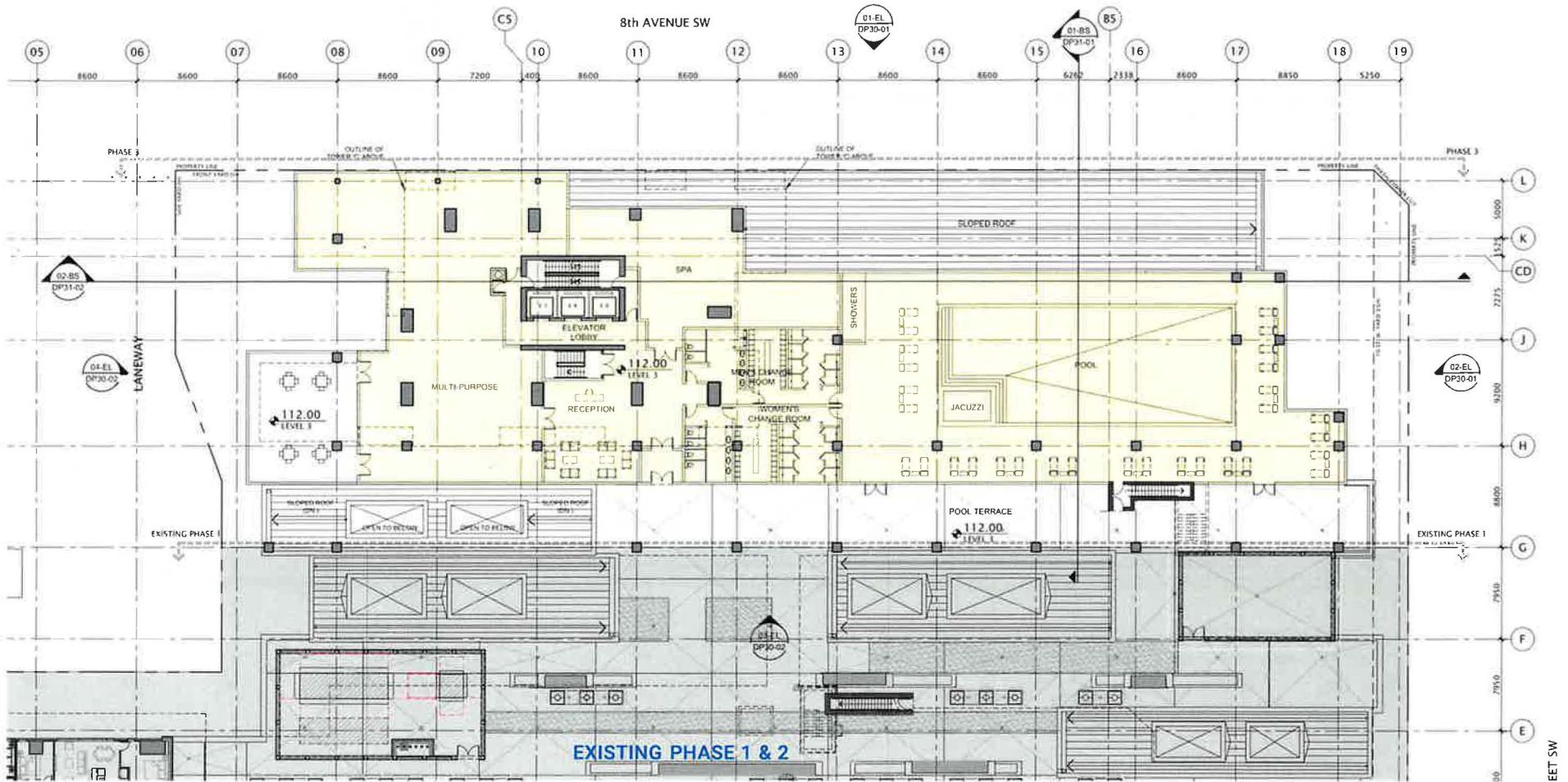
Floor Plan - Phase 3

Level 01 - Main Floor / Retail / Residential Lobby / Service



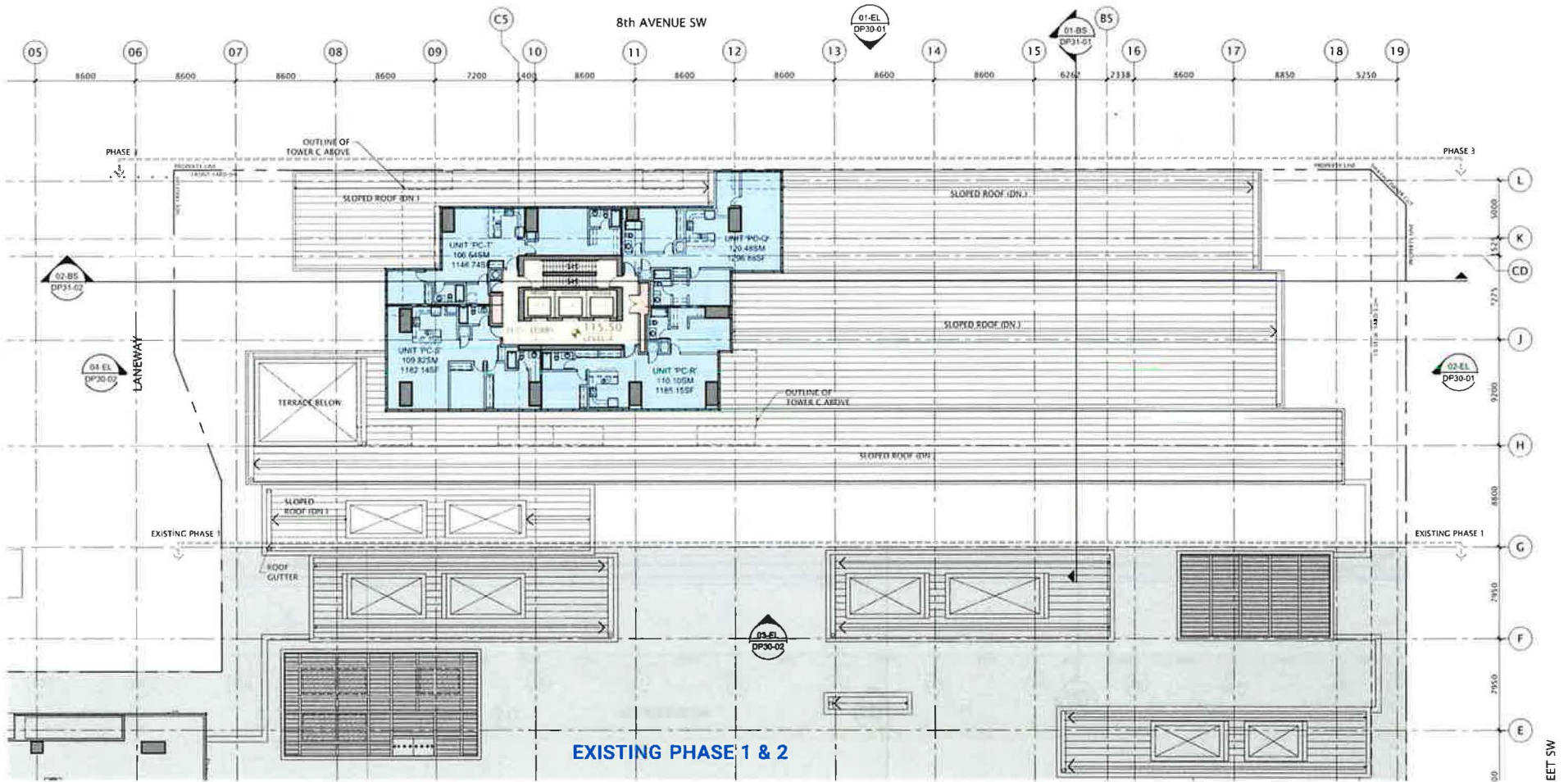
Floor Plan - Phase 3

Level 03 - Amenity / Pool



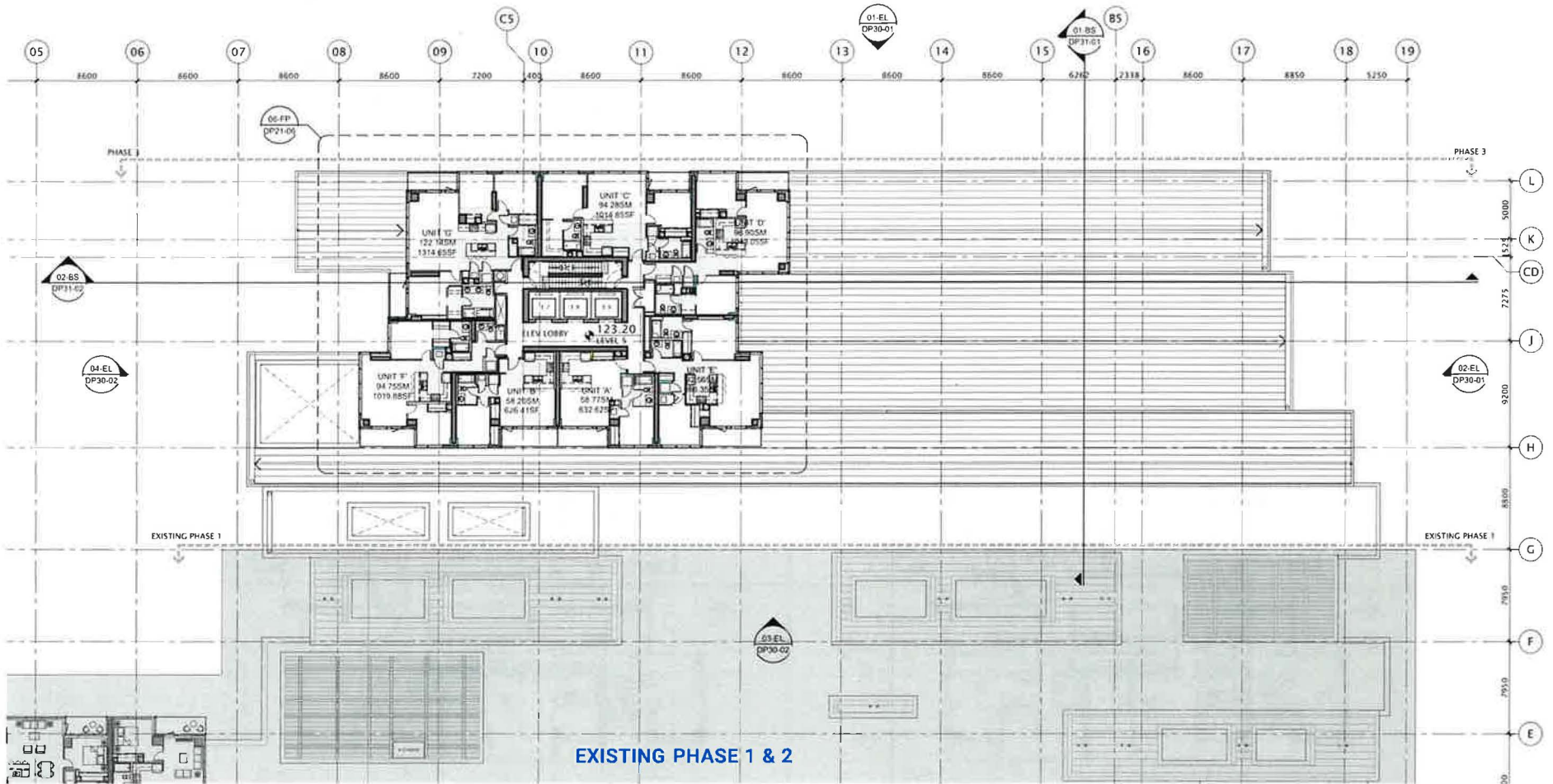
Floor Plan - Phase 3

Level 04



Floor Plan - Phase 3

Level 05 to 35 - Typical

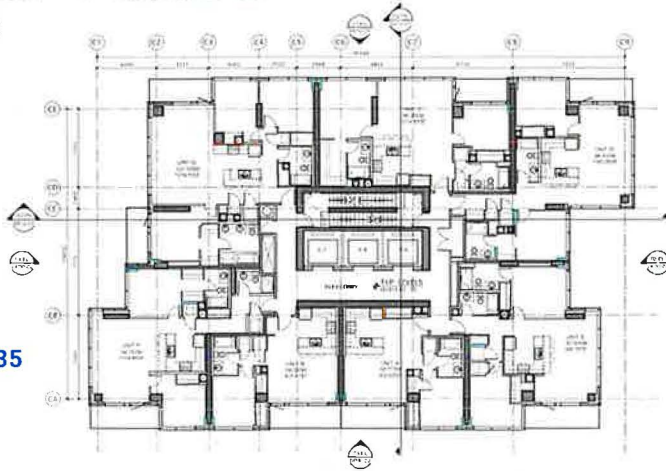


Floor Plan - Phase 3

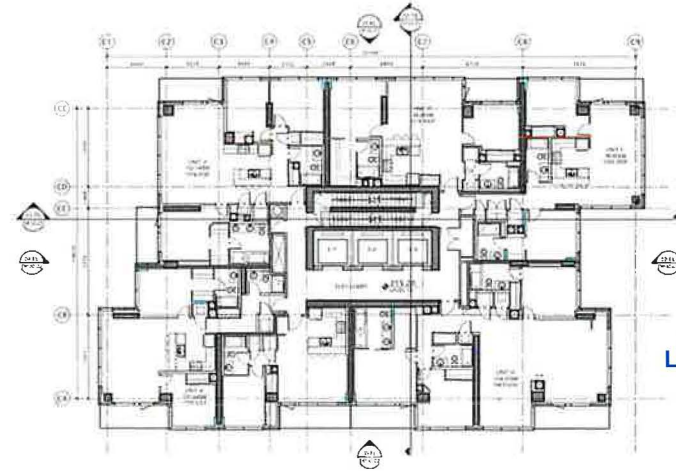
Level 05 to 38



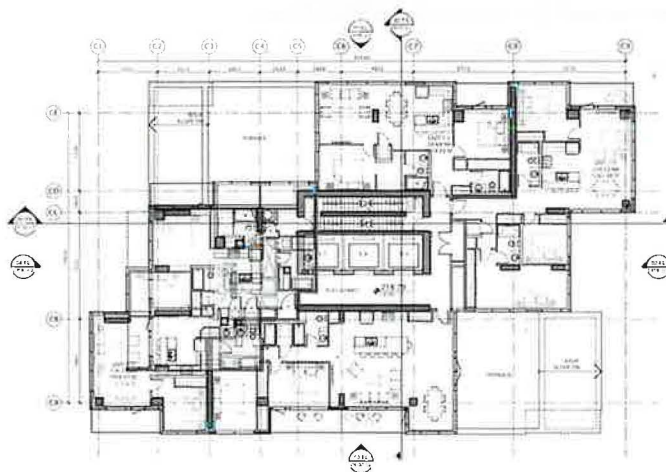
LEVEL 05-35



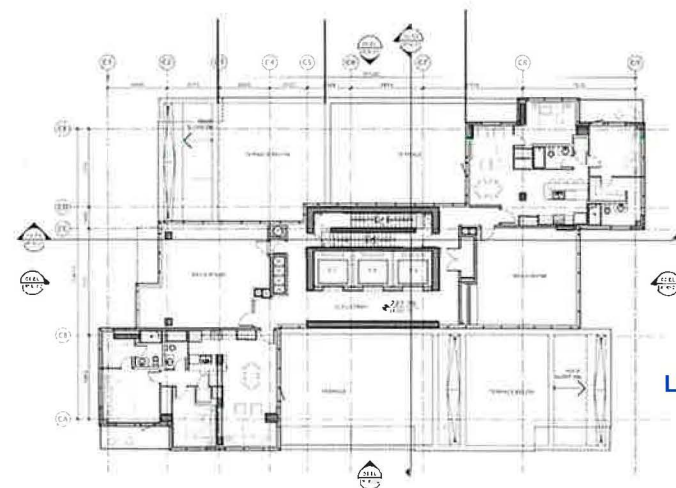
LEVEL 36



LEVEL 37



LEVEL 38

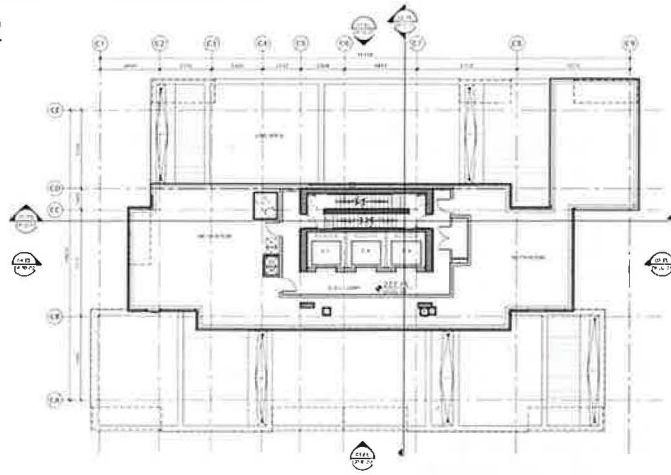


Floor Plan - Phase 3

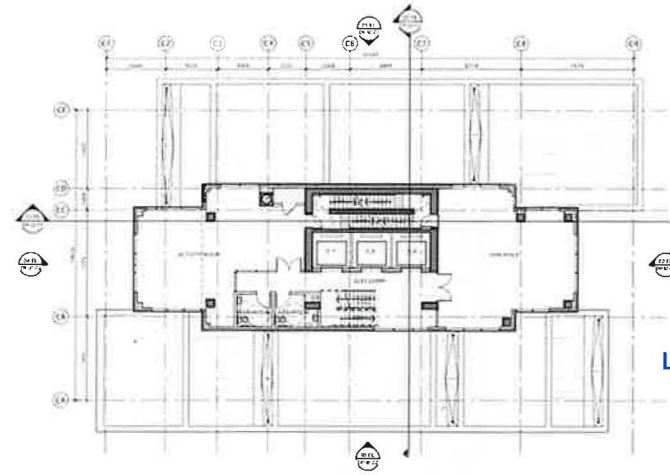
Level 39 to 42



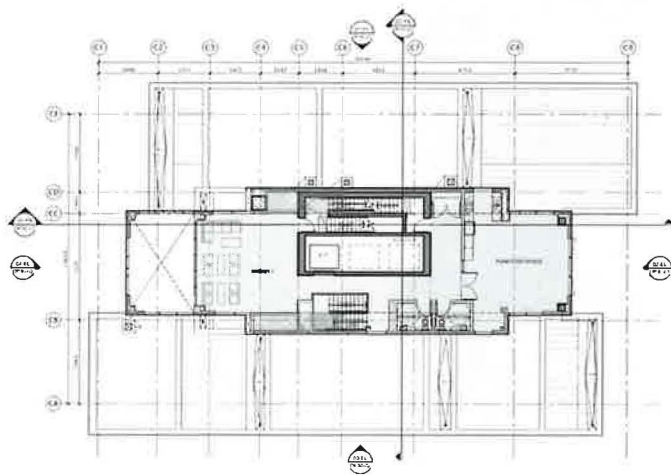
LEVEL 39



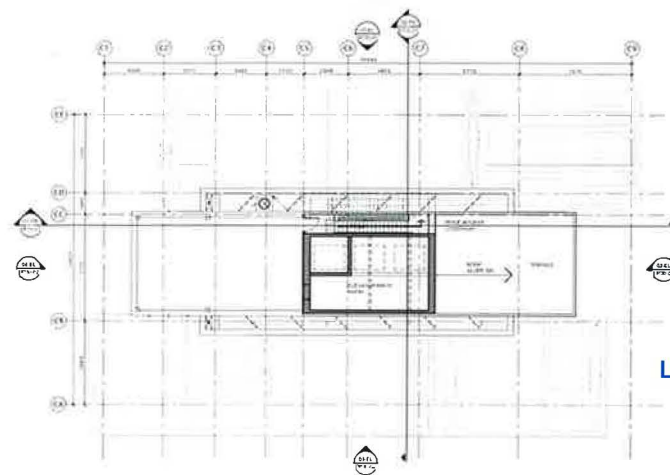
LEVEL 40



LEVEL 41

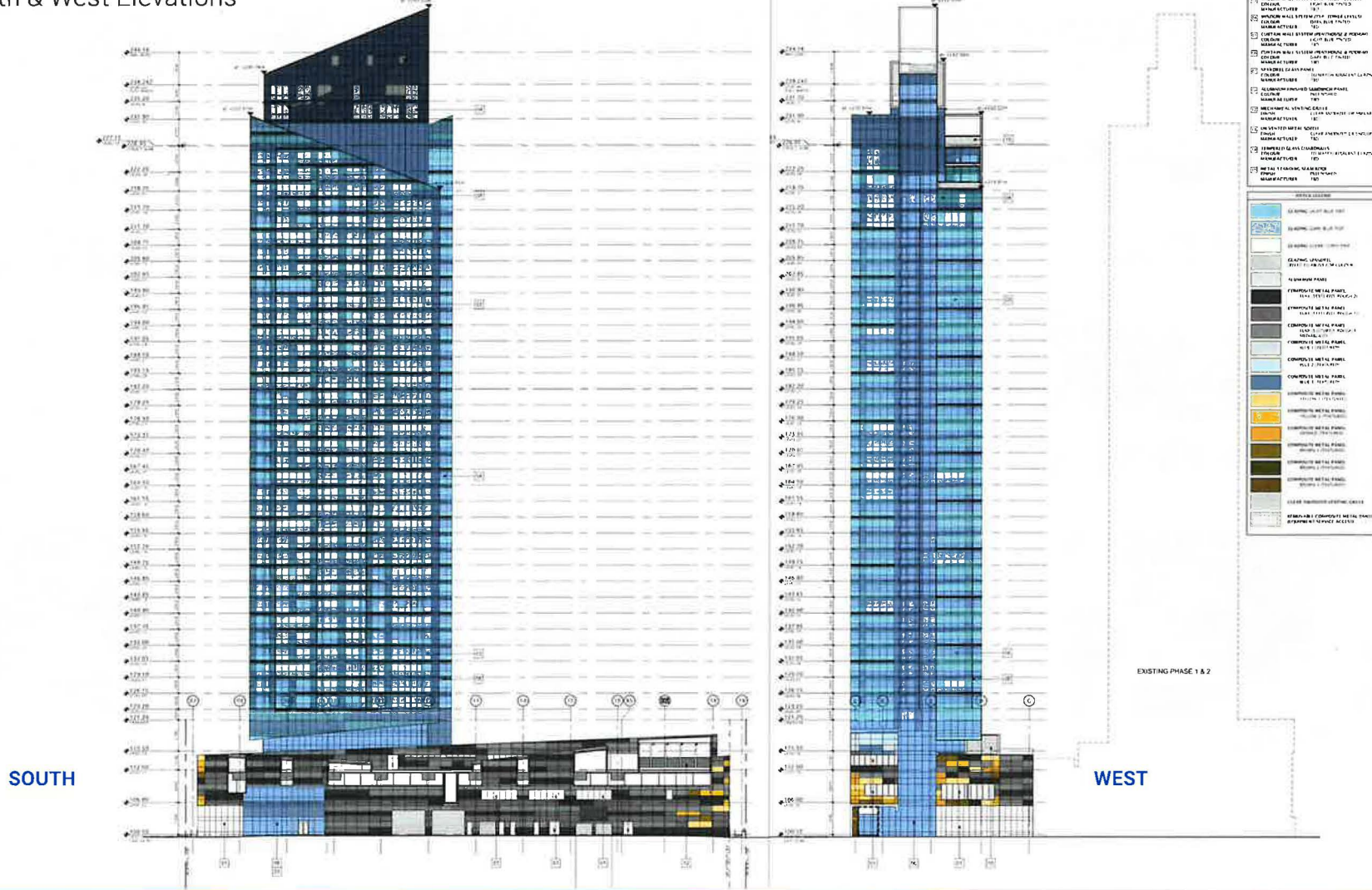


LEVEL 42



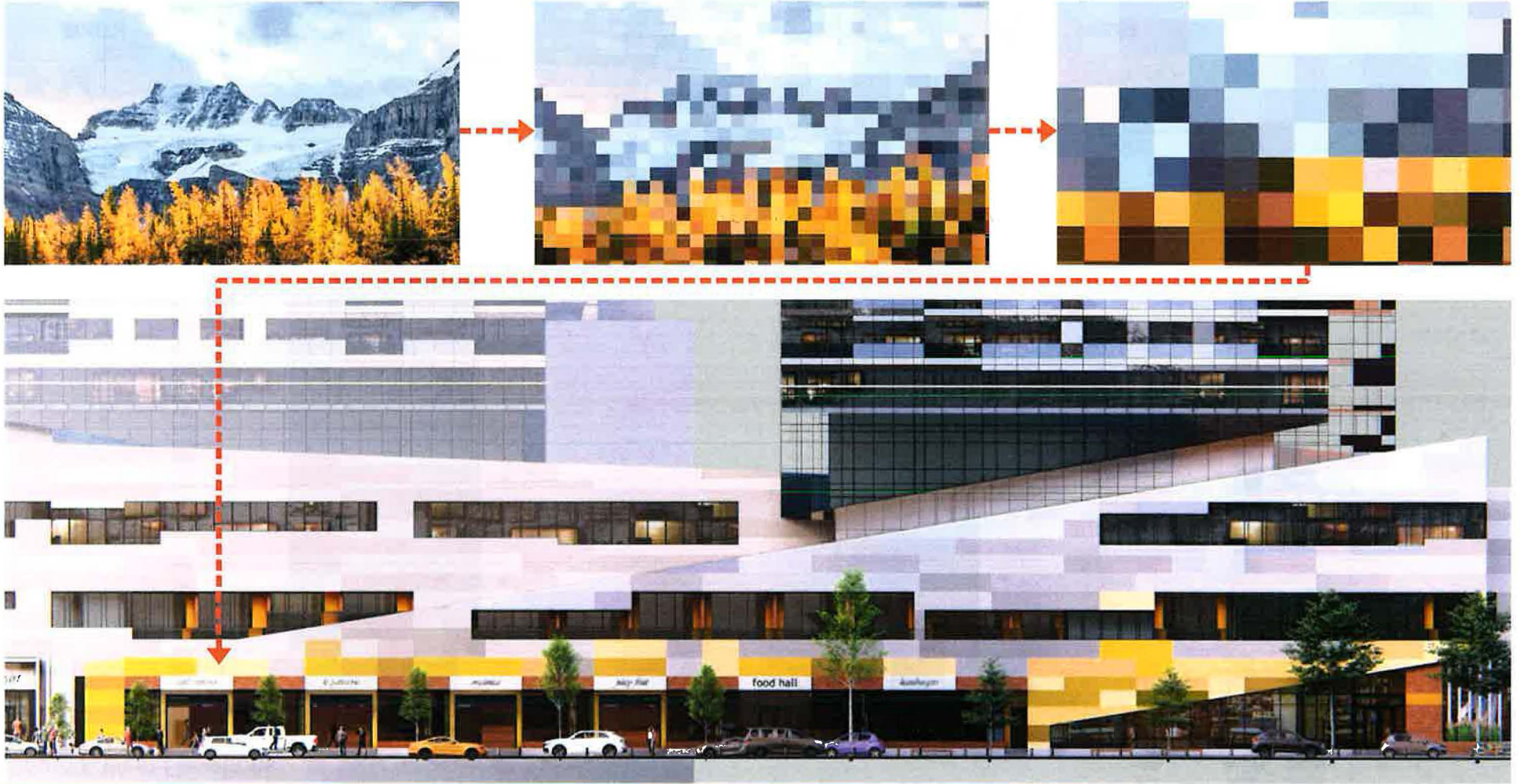
Elevations - Phase 3

South & West Elevations



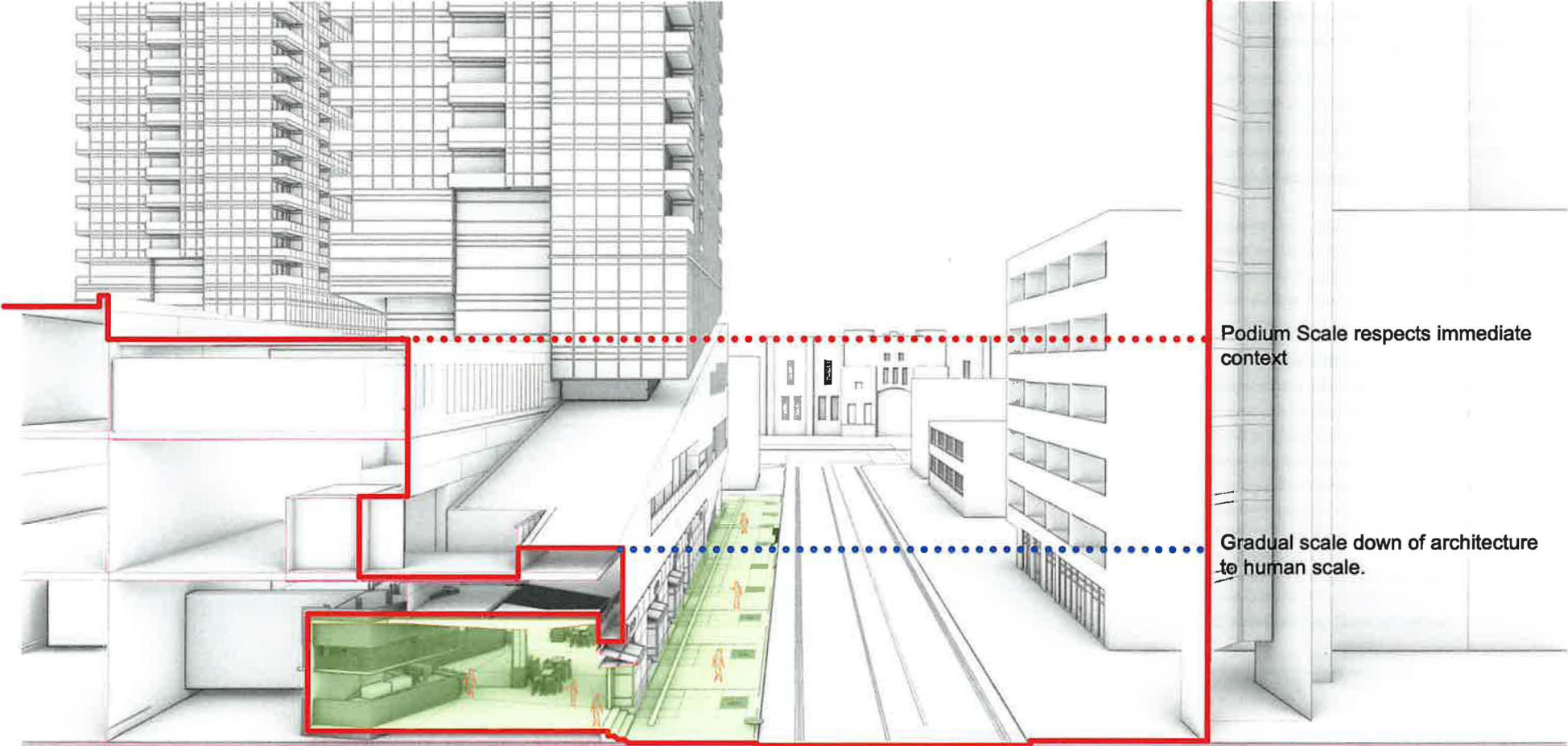
Reflecting Alberta's Landscape

The podium connects the development to Alberta's vibrant context reflecting the colours enhancing public realm and street activity through durable and timeless materials



Street Spill

The building becomes an extension of the street as it integrates visually with the interior promoting the Interaction with the public sidewalk and to be perceived as a larger public realm at more human scale



Enhancing Public Realm

NE and NW plazas are stimulus for public realm and activity providing vibrant ends to an active public street
Retail activity on street level connects the two nodes

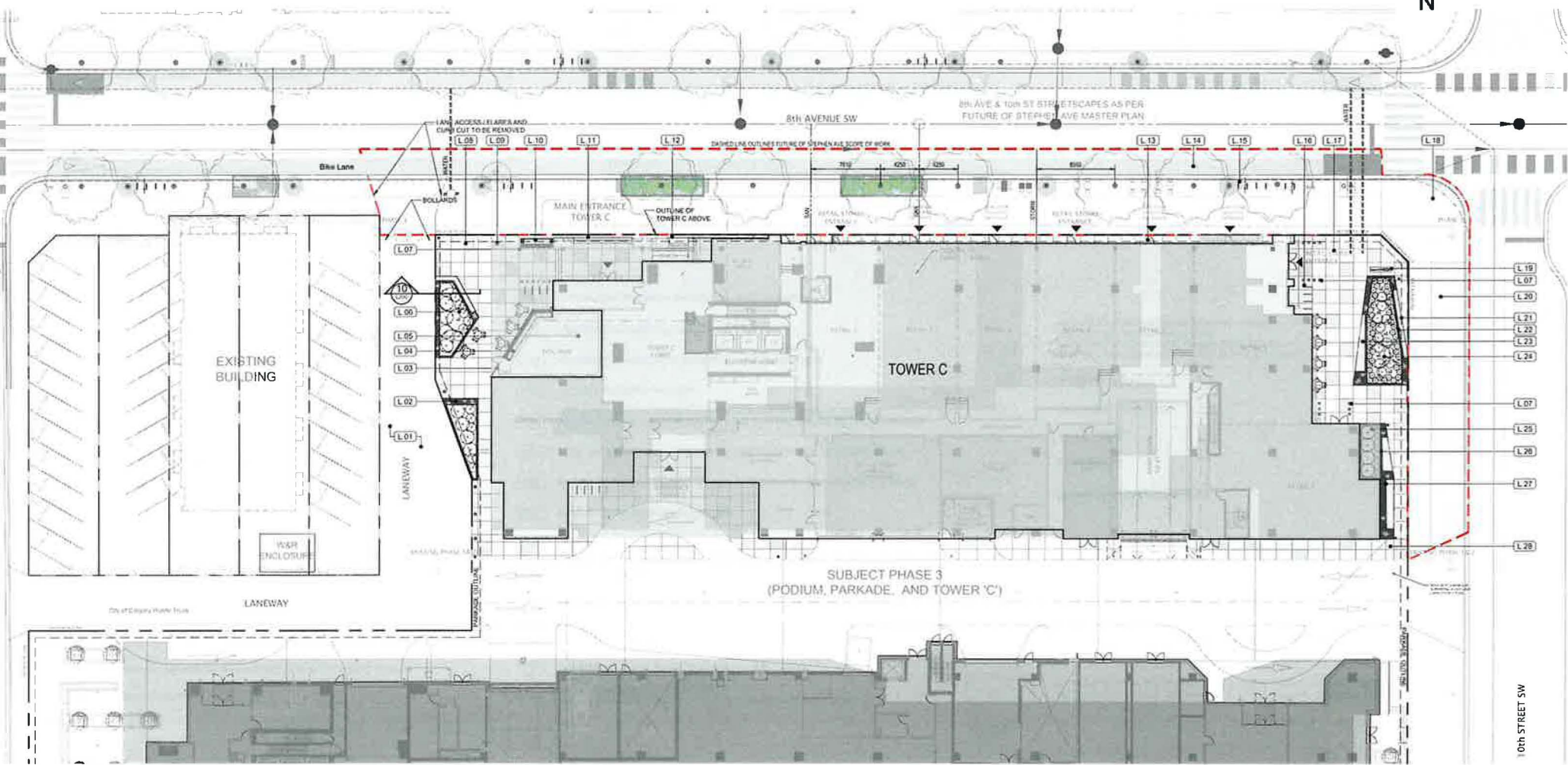


Principles of urban design

- **Connectivity, Orientation and context**
This development connects beyond its extents and ties the intersections seamlessly through the animated street on 8th Avenue.
- **Integration, Accessibility and Flexibility**
The proposed building provides an anchor to the area while maintaining the character of the community. The boulevard style sidewalks, pedestrian orientation and scale are all integrated into the community. The improved pedestrian connections around the site are complimented by both visitor and resident bicycle parking to support residents and visitors
- **Sustainability & Diversity**
The proposed development will positively affect the community as it transforms an underutilized site in a prime location into a vibrant node within the downtown Calgary. The mixed use development introduces a variety of commercial uses on street level in order to attract a variety of demographics to the
- **Creativity and Animation, Safety**
Articulation of podium, and permeability of street into the building enhances the public realm and safety. This also contributes to the concept of eyes on the street and animates the public corridors.
Corner plazas are emphasized on both NW and NE corners of site. These nodes trigger the activity between them along 8th Avenue and also 10th street.

Landscape Plan - Phase 3

Plan View



Landscape Plan - Phase 3











Legend and Notes



LABELS

- L.01** EXISTING LANEWAY
- L.02** 450MM HT CONCRETE PLANTER W/ SEATING EDGE FACING LANEWAY
- L.03** 4' HT DECORATIVE METAL INFILL PANEL FENCE, MAGLIN FLEXX - REFER TO 6/L200
- L.04** 450mm HT SEATWALL W/ COMPOSITE WOOD SLAT BENCH + LED LIGHTING
- L.05** ENCLOSE DOG RUN OVER SYNTHETIC TURF
- L.06** 450mm HT PLANTER W/ INTEGRATED COMPOSITE WOOD SLAT BENCH + LED LIGHTING; CONCRETE TO HAVE PAINTED DECORATIVE ORIGAMI GRAPHIC STENCIL
- L.07** WALK-THROUGH OVERHEAD FEATURE W/ RECESSED LINEAR LED LIGHTS - REFER TO ARCH
- L.08** OPEN PLAZA TO ALLOW PEDESTRIAN MOVEMENT FROM LANEWAY + STEPHEN AVE
- L.09** DECORATIVE CONCRETE PAVING W/ SEEDED GLASS AGGREGATE. COLOUR TO MATCH STEPHEN AVE FOR INTEGRATION BETWEEN STREETScape + PLAZA
- L.10** CONCRETE BENCH W/ HDPE COMPOSITE WOOD SLATS
- L.11** PRINCIPAL ENTRANCE TO RESIDENTIAL SUITES
- L.12** BARRIER FREE RAMP - 8% SLOPE MAX
- L.13** AT GRADE ACCESS TO MAIN FLOOR RETAIL UNITS. PAVING TO MATCH FUTURE OF STEPHEN AVE PAVING
- L.14** PROPOSED RAISED BIKE LANE BY OTHERS
- L.15** PROPOSED TREE ALIGNMENT + STREET FURNISHING ZONE BY FUTURE OF STEPHEN AVENUE DESIGN TEAM
- L.16** CLASS 2 BIKE RACKS WITHIN DEVELOPMENT PROPERTY
- L.17** DECORATIVE CONCRETE PAVING W/ SEEDED GLASS AGGREGATE. COLOUR TO MATCH STEPHEN AVE FOR INTEGRATION BETWEEN STREETScape + PLAZA
- L.18** CORNER BARRIER FREE ACCESS W/ ENHANCED PAVING - MATERIAL AND DETAILS TO BE DEFINED BY STEPHEN AVE PROJECT TEAM
- L.19** POTENTIAL ART/SCULPTURE LOCATION
- L.20** FUTURE OF STEPHEN AVE PAVING TO EXTEND ALONG 10TH STREET SW
- L.21** OUTLINE OF UNDERGROUND PARKADE
- L.22** STREET FACING INTEGRATED COMPOSITE WOOD SLAT BENCH W/ LED LIGHTING
- L.23** PLAZA FACING INTEGRATED COMPOSITE WOOD SLAT BENCH W/ LED LIGHTING
- L.24** 450mm HT CONCRETE PLANTER W/ TREES, SHRUBS, AND ORNAMENTAL GRASSES CONCRETE TO HAVE PAINTED DECORATIVE ORIGAMI GRAPHIC STENCIL
- L.25** SHRUB + PERENNIAL PLANTER
- L.26** CONCRETE PLANTER WITH STENCILED ORIGAMI GRAPHICS
- L.27** INTEGRATED WOOD SLAT BENCH + LED LIGHTING
- L.28** PEDESTRIAN CONCRETE WALKWAY TO BACK OF BUILDING

LEGEND

-  DECORATIVE CONCRETE, COLOUR TO MATCH STEPHEN AVE CONCRETE PAVING W/ RECYCLE GLASS AGGREGATE SEEDED INTO CONCRETE + LIGHT SANDBLAST FINISH
-  DECORATIVE CONCRETE, COLOUR TO MATCH STEPHEN AVE CONCRETE PAVING W/ RECYCLE GLASS AGGREGATE SEEDED INTO CONCRETE + HEAVY SANDBLAST FINISH
-  STANDARD GREY CONCRETE W/ LIGHT SANDBLAST FINISH
-  K-9 SYNTHETIC TURF
-  08 - RENAISSANCE BIRCH - 50MM CAL.
-  FALSE SPIREA
-  OSTRICH FERN
-  LITTLE REBEL DOGWOOD
-  TUFTED HAIR GRASS
-  CUSTOM CLASS 2 BIKE RACKS 13 RACKS 26 STALLS TOTAL
PROPOSED BIKE RACKS NOT WITHIN PUBLIC REALM,
LOCATION WITHIN PROPERTY LIMITS,
BIKE RACKS SHOWN ON STEPHEN AVE BY OTHERS

PLANT LIST: DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
Bp	Betula papyrifera 'Rencé'	RENAISSANCE REFLECTION BIRCH	75mm CAL. B&B, MIN 500mm wd x 400mm DEPTH ROOT BALL	08

PLANT LIST : SHRUBS + PERENNIALS

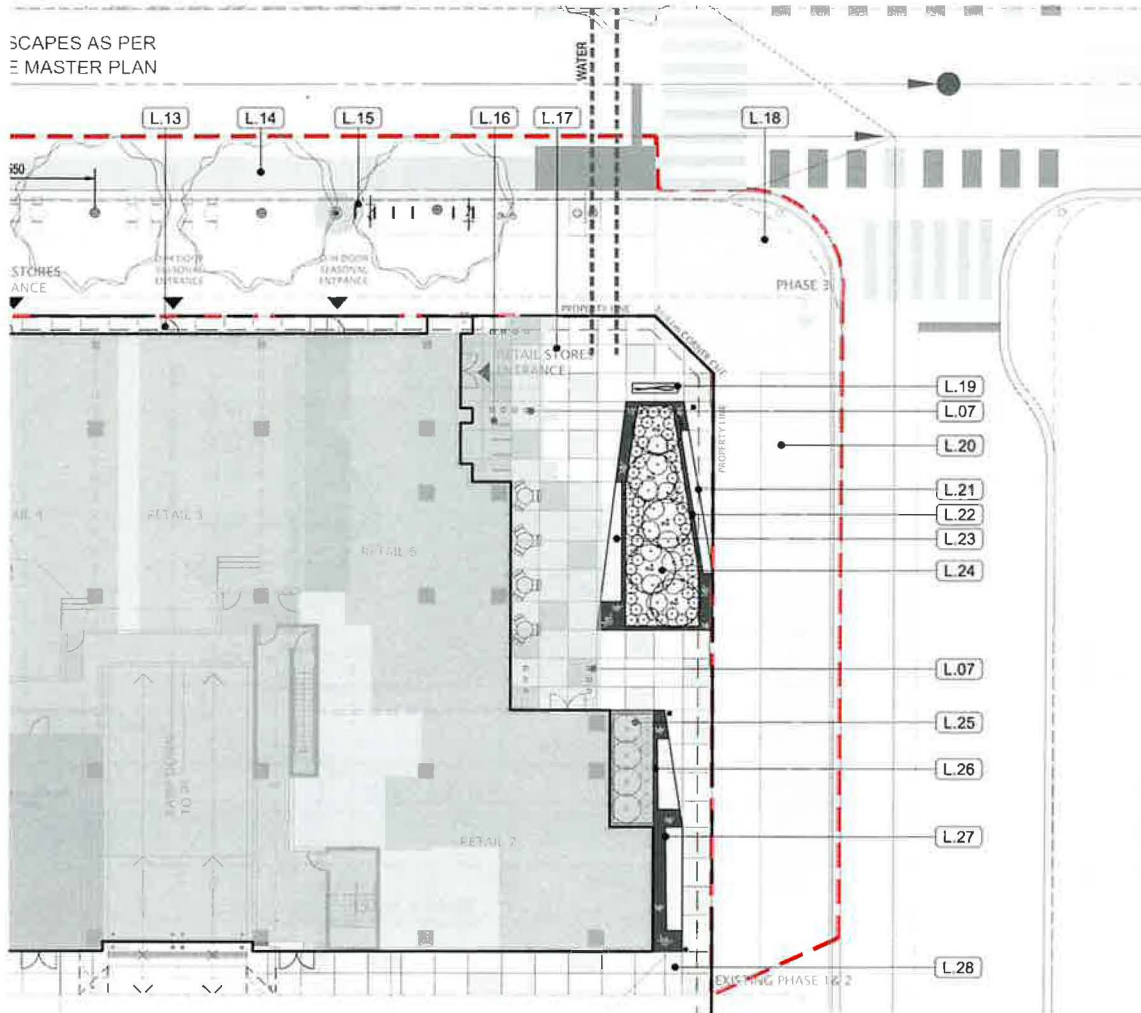
KEY	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
ca	Comus alba 'Jefreb'	LITTLE REBEL DOGWOOD	#5 CONT, MIN 600-1000mm ht, MIN. 4 MAJOR BASAL STEMS.	13
ss	Sorbaria sorbifolia	FALSE SPIREA	#5 CONT, MIN 800-1000mm ht, MIN. 4 MAJOR BASAL STEMS.	11
bn	Deschampsia cespitosa	TUFTED HAIR GRASS	#3 POT	56
rns	Matteuccia struthiopteris	NATIVE OSTRICH FERN	#3 POT	19

GENERAL NOTES

- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION (CNTA) AND BE TRUE TO TYPE AND SPECIES.
- ALL PLANT MATERIAL SHALL BE LOCALLY GROWN ALBERTA NURSERY STOCK.
- ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM SPECIMEN GRADE SINGLE STEM STOCK UNLESS OTHERWISE NOTED
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL PRIOR TO INSTALLATION FOR NURSERY DEFECTS, TRANSPORT DAMAGE & ROOTBALL SIZE
- THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS ON SITE TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL SHRUBS TO BE A MINIMUM OF 600mm IN HEIGHT OR SPREAD AT THE TIME OF PLANTING.
- TREE TOPSOIL DEPTH TO BE 1200mm DEPTH MINIMUM
- SHRUB TOPSOIL DEPTH TO BE 600mm DEPTH MINIMUM
- ALL SHRUB MATERIAL AND CONIFEROUS TREES TO BE LOCATED WITHIN MULCHED BEDS.
- MULCH TO BE CLEAN CONIFEROUS TREE MULCH AND SHALL BE INSTALLED NO MORE THAN 75mm DEPTH AND SHALL BE PULLED AWAY FROM TREE AND SHRUB CROWNS
- ALL LANDSCAPED AREAS WITHIN DEVELOPMENT PROPERTY ARE TO BE IRRIGATED BY A LOW WATER IRRIGATION SYSTEM
- STREET TREES ARE NON IRRIGATED

Landscape Plan - NE Plaza

Plan View

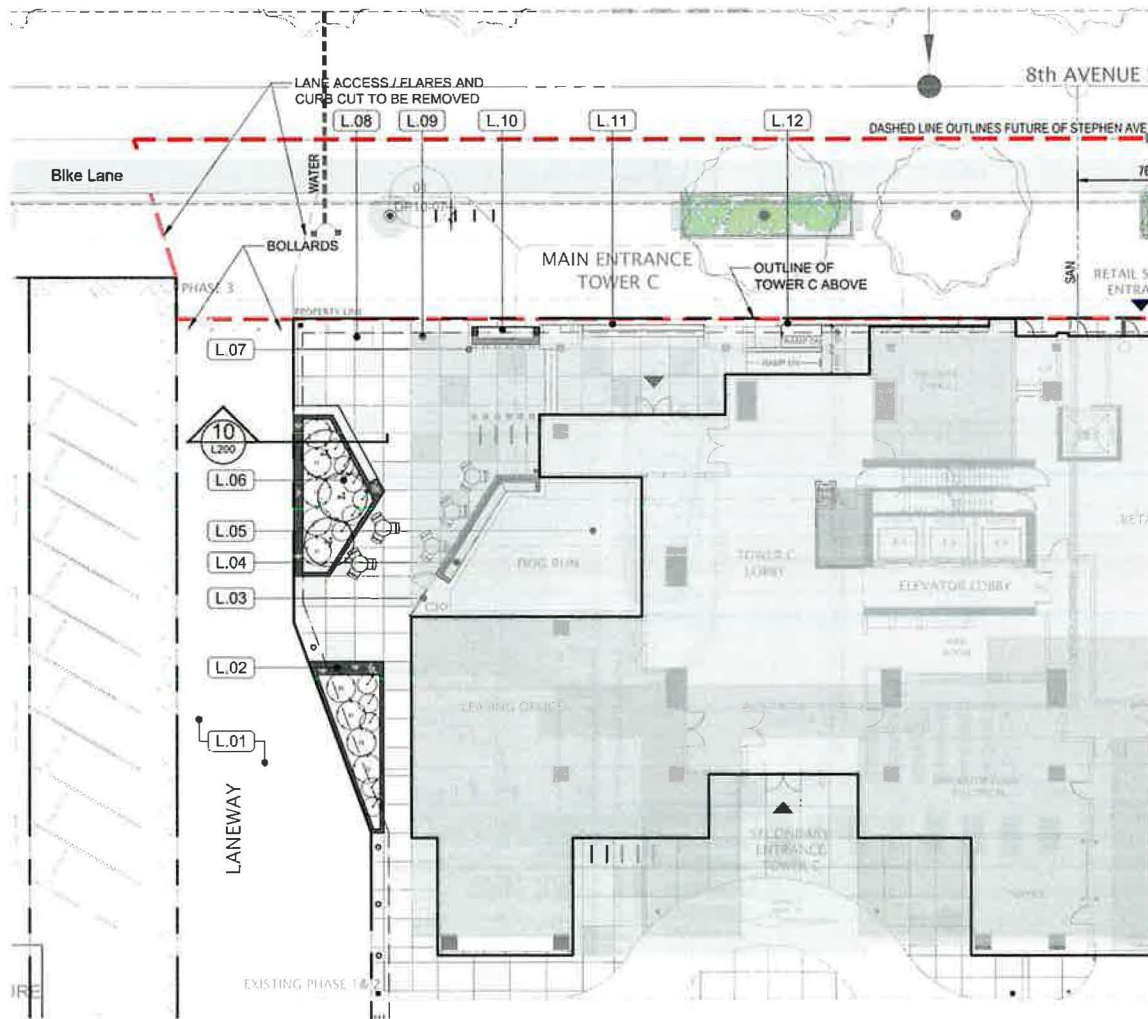


STRATEGIES

- Clear glazing at grade.**
 Visual permeability to interior retail.
- Street edge definition.**
 Plaza defined by materials and textures, definition by planters and planting (hedges and/or shrubs).
 Wind protection provided by raised planters and vegetation
 Openness of plaza will attract people to stay and use
- Wayfinding & Entry definition.**
 Use of colored pavers and colored concrete to define paths at grade
 Use of arches/frames to define entrances
- Color and Animation.**
 Potential of art piece as central focus in plaza
- Lighting.**
 Light poles at pedestrian scale for public use
 Edge/strip lighting at planter height
 Defined lighting at entry points and at arches/frames
 Animated strip lighting on main wall, featuring color changes
- Barrier Free Access.**
 Plaza is at same sidewalk grade and ramps minimized to fully access building lobby, plaza and retail stores

Landscape Plan - NW Plaza

Plan View

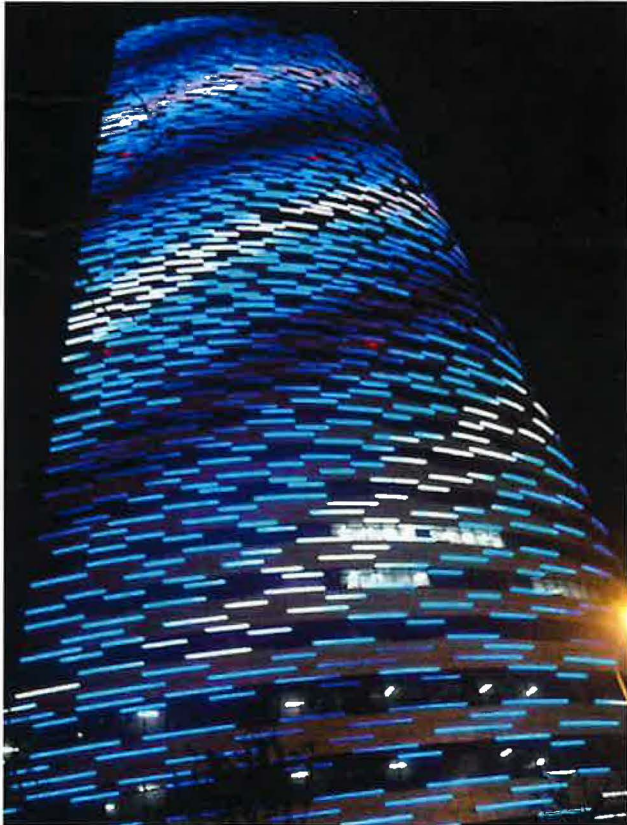


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Precedents

Proposed



NE & NW Plazas

3D View



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NE & NW Plazas

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NE & NW Plazas

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NE & NW Plazas

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NE & NW Plazas - Option 1

3D View



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Street Interface

Indoor / Outdoor Visual Permeability



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Street Interface

Visible Residential Entrance

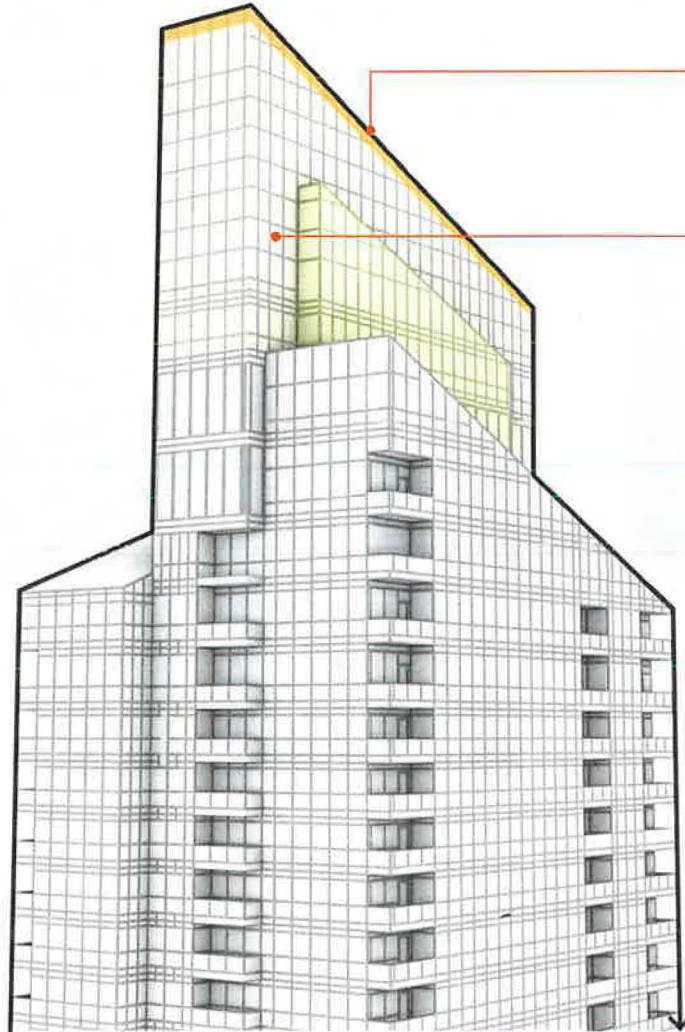


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Articulated Building Top

Lighting as architectural feature and beacon for wayfinding and increased visibility



Light band along the articulated sloped top of the buildings helps enhance the form. This development contributes greatly to Calgary's downtown skyline and emphasizes vibrance

The top floors of the building are shared amenity spaces with enhanced lighting and transparency. This improves the visibility of the top triangular masses even further making the architecture of the development stand out in the context.

3D View - Aerial



3D View



West Village Towers - Phase 3 | Calgary, AB

3D View



3D View



Project Statistics

Gross Floor Areas

GFA PER FLOOR																			
		PODIUM			TOWER 'A'			TOWER 'B'			TOWER 'C'			USE	TOTAL GFA		UNIT COUNT		
		m²	sq.ft.	unit count	m²	sq.ft.	unit count	m²	sq.ft.	unit count	m²	sq.ft.	unit count		m²	sq.ft.			
LEVEL 1	R1	4,057.65	43,676.17								LEVEL 1	2,613.84			RETAIL	6,671.49	71,811.28		
LEVEL 2	R2	4,060.86	43,710.73								LEVEL 2	2,399.83		19	MIXED	6,450.69	69,434.66	19	
LEVEL 3	T1			4	510.95	5,499.78	5	LEVEL 3	1,359.55	14,634.08	6	LEVEL 3	1,803.12	19,408.67	0	RESID.	3,673.62	39,542.54	15
LEVEL 4	T2			0	602.63	6,486.63	3	LEVEL 4	1,096.75	11,805.32	4	LEVEL 4	545.32	5,869.77	4	RESID.	2,244.70	24,161.72	11
LEVEL 5	T3				713.62	7,681.36	7	LEVEL 5	713.62	7,681.36	7	LEVEL 5	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 6	T4				713.62	7,681.36	7	LEVEL 6	713.62	7,681.36	7	LEVEL 6	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 7	T5				713.62	7,681.36	7	LEVEL 7	713.62	7,681.36	7	LEVEL 7	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 8	T6				713.62	7,681.36	7	LEVEL 8	713.62	7,681.36	7	LEVEL 8	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 9	T7				713.62	7,681.36	7	LEVEL 9	713.62	7,681.36	7	LEVEL 9	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 10	T8				713.62	7,681.36	7	LEVEL 10	713.62	7,681.36	7	LEVEL 10	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 11	T9				713.62	7,681.36	7	LEVEL 11	713.62	7,681.36	7	LEVEL 11	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 12	T10				713.62	7,681.36	7	LEVEL 12	713.62	7,681.36	7	LEVEL 12	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 13	T11				713.62	7,681.36	7	LEVEL 13	713.62	7,681.36	7	LEVEL 13	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 14	T12				713.62	7,681.36	7	LEVEL 14	713.62	7,681.36	7	LEVEL 14	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 15	T13				713.62	7,681.36	7	LEVEL 15	713.62	7,681.36	7	LEVEL 15	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 16	T14				713.62	7,681.36	7	LEVEL 16	713.62	7,681.36	7	LEVEL 16	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 17	T15				713.62	7,681.36	7	LEVEL 17	713.62	7,681.36	7	LEVEL 17	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 18	T16				713.62	7,681.36	7	LEVEL 18	713.62	7,681.36	7	LEVEL 18	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 19	T17				713.62	7,681.36	7	LEVEL 19	713.62	7,681.36	7	LEVEL 19	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 20	T18				713.62	7,681.36	7	LEVEL 20	713.62	7,681.36	7	LEVEL 20	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 21	T19				713.62	7,681.36	7	LEVEL 21	713.62	7,681.36	7	LEVEL 21	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 22	T20				713.62	7,681.36	7	LEVEL 22	713.62	7,681.36	7	LEVEL 22	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 23	T21				713.62	7,681.36	7	LEVEL 23	713.62	7,681.36	7	LEVEL 23	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 24	T22				713.62	7,681.36	7	LEVEL 24	713.62	7,681.36	7	LEVEL 24	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 25	T23				713.62	7,681.36	7	LEVEL 25	713.62	7,681.36	7	LEVEL 25	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 26	T24				713.62	7,681.36	7	LEVEL 26	713.62	7,681.36	7	LEVEL 26	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 27	T25				713.62	7,681.36	7	LEVEL 27	713.62	7,681.36	7	LEVEL 27	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 28	T26				713.62	7,681.36	7	LEVEL 28	713.62	7,681.36	7	LEVEL 28	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 29	T27				713.62	7,681.36	7	LEVEL 29	713.62	7,681.36	7	LEVEL 29	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 30	T28				713.62	7,681.36	7	LEVEL 30	713.62	7,681.36	7	LEVEL 30	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 31	T29				713.62	7,681.36	7	LEVEL 31	713.62	7,681.36	7	LEVEL 31	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 32	T30				713.62	7,681.36	7	LEVEL 32	713.62	7,681.36	7	LEVEL 32	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 33	T31				713.62	7,681.36	7	LEVEL 33	713.62	7,681.36	7	LEVEL 33	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 34	T32				713.62	7,681.36	7	LEVEL 34	713.62	7,681.36	7	LEVEL 34	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 35	T33				713.62	7,681.36	7	LEVEL 35	713.62	7,681.36	7	LEVEL 35	722.09	7,772.46	7	RESID.	2,149.33	23,135.19	21
LEVEL 36	T34				693.29	7,462.51	5	LEVEL 36	693.29	7,462.51	5	LEVEL 36	722.09	7,772.46	6	RESID.	2,108.67	22,697.48	16
LEVEL 37	T35				571.67	6,153.36	4	LEVEL 37	571.67	6,153.36	4	LEVEL 37	564.21	6,073.12	4	RESID.	1,707.54	18,379.83	12
LEVEL 38	T36				466.35	5,019.75	2	LEVEL 38	466.35	5,019.75	2	LEVEL 38	407.88	4,390.33	2	RESID.	1,340.57	14,429.83	6
LEVEL 39	T37				268.07	2,885.53	0	LEVEL 39	268.07	2,885.53	0	LEVEL 39	330.48	3,557.27	0	RESID.	866.63	9,328.93	0
LEVEL 40	T38				268.07	2,885.53	0	LEVEL 40	268.07	2,885.53	0	LEVEL 40	272.57	2,939.94	0	RESID.	808.72	8,705.00	0
LEVEL 41	T39				257.76	2,774.48	0	LEVEL 41	257.76	2,774.48	0	LEVEL 41	261.70	2,816.88	0	RESID.	777.21	8,365.85	0
TOTALS		8,118.51	87,386.90	4	25,761.07	277,289.84	236	27,103.80	291,742.89	238	32,295.67	293,748.70	252		99,279.05	1,004,047.51	730		

Project Statistics

Overall Areas Breakdown per Phase / Overall Retail Areas

AREAS BREAKDOWN PER PHASE: OVERALL GFA				
		m²	sq ft	UNIT COUNT
PHASE 1				
Podium	Level 1	4,057.65	43,676.17	
	Level 2	4,060.86	43,710.73	
Res. Units	Level 3	1,870.50	20,133.87	9
	Level 4	1,699.38	18,291.95	3
4 units are TH				
Tower 'A'	Level 5 - 41	24,647.50	265,303.43	228
PHASE 2				
Tower 'B'	Level 5 - 41	24,647.50	265,303.43	238
PHASE 3				
Podium	Level 1	2,613.84	28,135.10	
	Level 2	2,389.83	25,723.93	
	Level 3	1,803.12	19,408.67	
	Level 4	545.32	5,869.77	
Tower 'C'	Level 5 - 41	24,943.56	268,490.26	252
TOTAL		93,279.05	1,004,047.31	730

TOTAL PER PHASE ABOVE GRADE	
m²	sq ft.
PHASE 1	36,335.88 391,116.15
PHASE 2	24,647.50 265,303.43
PHASE 3	24,943.56 268,490.26
TOTAL	85,926.94 924,909.84

COMMON AREAS GFA		NET AREA (UNITS GFA)	
m²	sq.ft.	m²	sq ft.
1,666.11	17,933.90	2,391.54	25,742.27
833.20	8,968.49	3,227.66	34,742.24
476.96	5,133.97	1,393.54	14,999.90
199.26	2,144.85	1,500.11	16,147.10
4,059.28	43,693.77	20,588.21	221,609.66
4,059.28	43,693.77	20,588.21	221,609.66
1,447.91	15,585.13	1,165.93	12,549.98
686.24	7,386.67	1,703.59	18,337.26
72.08	775.88	1,731.04	18,632.79
100.60	1,082.83	444.72	4,786.94
4,092.99	44,056.62	20,850.57	224,433.65
17,693.93	190,455.87	75,585.12	813,591.44

PHASE 1	36,335.88 391,116.15
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PHASE 2	24,647.50 265,303.43
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PHASE 3	24,943.56 268,490.26
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TOTAL	85,926.94 924,909.84
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PARKADE UNDERGROUND GFA				Parking Count
	m²	sq ft		
PHASE 1 & 2				
Level P1	6,100.55	65,665.73	120	
Level P2	6,100.55	65,665.73	141	
Level P3	6,100.55	65,665.73	143	
Level P4	6,100.55	65,665.73	148	
Phase 3				
Level P1	3,785.34	40,745.09	89	
Level P2	3,785.34	40,745.09	102	
Level P3	3,785.34	40,745.09	102	
Level P4	3,785.34	40,745.09	100	
TOTAL				945

TOTAL PER PHASE UNDERGROUND	
m²	sq ft.
PHASE 1 + 2	24,402.18 262,662.91
PHASE 3	15,141.37 162,980.37
TOTAL	39,543.55 425,643.29

PHASE 1 + 2	24,402.18 262,662.91
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PHASE 3	15,141.37 162,980.37
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TOTAL	39,543.55 425,643.29
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WWT - RETAIL GROSS USABLE FLOOR AREAS			
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PHASE 1/2			
	LEVEL	m²	sq ft.
GROCERY STORE	LEVEL 1	2,093.07	22,529.57
	LEVEL 2	2,598.53	27,970.34
	TOTAL	4,691.60	50,499.92

RETAIL 1	LEVEL 1	61.46	661.55
RETAIL 2	LEVEL 1	237.01	2,551.16
RETAIL 3	LEVEL 2	378.59	4,075.12
RETAIL 4	LEVEL 2	250.54	2,696.77

TOTAL PHASE 1/2		5,619.20	60,484.51
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PHASE 3 - TOWER 'C'			
	LEVEL	m²	sq ft.

RETAIL 1	LEVEL 1	128.36	1,381.64
RETAIL 2	LEVEL 1	167.10	1,798.65
RETAIL 3	LEVEL 1	167.10	1,798.65
RETAIL 4	LEVEL 1	153.56	1,652.91
RETAIL 5	LEVEL 1	131.44	1,414.81
RETAIL 6	LEVEL 1	223.85	2,409.47
RETAIL 7	LEVEL 1	194.53	2,093.85

TOTAL PHASE 3 RETAIL		1,165.93	12,549.98
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OVERALL RETAIL AREAS		6,785.13	73,034.49
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Project Statistics

Parking Calculations

PARKING REQUIRED VS. PROVIDED (BY-LAW) OVERALL 3 PHASES						
		AREA / UNITS	# STALLS	TOTAL REQ.	MAXIMUM	TOT. PROV.
LEVEL 1 & 2 - CRU	1 stall per 100m ² GUA	6,785.13	1.00	68	68	68
Level 2 - 41 - Resid units	0.5 to 1.0 stall per unit (small)	615	0.50	308	615	574
	0.5 to 2.0 stall per unit (large)	115	0.50	58	230	250
0.1 Bylaw - Visitor	0.10 stall per resid. unit	730	0.10	73	73	73
TOTAL PARKING REQUIRED				637	966	945

PARKING DEFICIENCY			
	MIN. REQUIRED	PROVIDED	MAXIMUM REQ.
	507	945	966
DEFICIENCY	NO		41

PARKADE						
	PARKING STORAGE LOCKERS	PARKING EFFICIENCY		PARKING RATIO		PARK. COUNT OVERALL
		PARKING FLOOR PLATE AREA sqm	sq ft	# STALL PER sqm	sq ft	
P1	0	9,885.89	106,412.85	47.30	527.14	209
P2	259	9,885.89	106,412.85	40.88	437.60	243
P3	270	9,885.89	106,412.85	40.35	434.33	245
P4	295	9,885.89	106,412.85	39.86	429.08	248
824						845

BICYCLE PARKING OVERALL 3 PHASES						
		AREA / UNITS	# STALLS	BIKE PARKING		
				CLASS 1	CLASS 2	TOTAL
CRU	NOT REQUIRED	0.00	0.00	0	0	0
	1 per 250m ² GUA	1.00	6,785.13	28	28	28
RESIDENTIAL	0.5 per unit (1.0 per unit P13)	0.50	730	491	506	506
	0.1 per unit	0.10	730	74	74	74
TOTAL				CLASS 1	491	506
				CLASS 2	102	102

BIKE COUNT			
	FLOOR MOUNT	WALL MOUNT	TOTAL BIKES
P11 - ROOM 1	0	91	91
P11 - ROOM 2	0	95	95
P11 - ROOM 3	0	51	51
P11 - ROOM 4	0	53	53
P12 - ROOM 1	0	34	34
P13 - ROOM 1	70	49	119
P13 - ROOM 2	38	4	42
P13 - ROOM 3	21	0	21
TOTAL		129	377

PARKING REQUIRED VS. PROVIDED PHASE 1				
UNITS / GUA	MINIMUM	MAXIMUM	REQUIRED	PROVIDED
5,619.20	57	57	246	
198	154	198	198	
42	21	84	84	
240	24	24	24	
TOTAL			556	552

PARKING DEFICIENCY PHASE 1		
	REQUIRED	PROVIDED
	256	552
DEFICIENCY	NO	

PARK. COUNT	
Phase 1 & 2	Phase 3
120	89
141	102
143	102
148	100
652	393

PARKING REQUIRED VS. PROVIDED PHASE 2				
UNITS / GUA	MINIMUM	MAXIMUM	REQUIRED	PROVIDED
5,619.20	57	57	57	
399	200	399	289	
79	40	138	158	
478	48	48	48	
TOTAL			346	623

PARKING DEFICIENCY PHASE 2		
	REQUIRED	PROVIDED
	345	623
DEFICIENCY	NO	

BIKE PARKING - PHASE 2 ONLY				
	AREA / UNITS	BIKE PARKING		
		CLASS 1	CLASS 2	TOTAL
CLASS 1	0	0	0	0
CLASS 2	0.00	0	0	0
CLASS 1	238	119	119	119
CLASS 2	238	24	24	24
TOTAL		CLASS 1	119	119
		CLASS 2	24	24

BIKE PARKING - PHASE 3 ONLY				
	AREA / UNITS	BIKE PARKING		
		CLASS 1	CLASS 2	TOTAL
CLASS 1	0	0	0	0
CLASS 2	1,165.93	5	5	5
CLASS 1	252	252	267	267
CLASS 2	252	26	28	28
TOTAL		CLASS 1	252	267
		CLASS 2	31	33

Project Statistics

Unit Mix

UNIT MIX		PODIUM				TOWER A'				TOWER B'				TOWER C'				UNIT COUNT	
		1 BRDM	2 BRDM	3BRDM	TWNHOUSE	TOTAL	1 BRDM	2 BRDM	3BRDM	TOTAL	1 BRDM	2 BRDM	3BRDM	TOTAL	1 BRDM	2 BRDM	3BRDM	TOTAL	TOTAL
LEVEL 1	R1					0				0				0				0	
LEVEL 2	R2					0				0				0	12	6	1	19	19
LEVEL 3	T1	0	0	0	4	4	3	2	0	5	0	6	0	6	0	0	0	0	15
LEVEL 4	T2	0	0	0	0	0	1	1	1	3	2	2	0	4	0	4	0	4	11
LEVEL 5	T3					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 6	T4					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 7	T5					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 8	T6					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 9	T7					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 10	T8					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 11	T9					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 12	T10					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 13	T11					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 14	T12					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 15	T13					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 16	T14					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 17	T15					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 18	T16					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 19	T17					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 20	T18					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 21	T19					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 22	T20					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 23	T21					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 24	T22					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 25	T23					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 26	T24					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 27	T25					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 28	T26					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 29	T27					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 30	T28					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 31	T29					0	2	4	1	7	2	4	1	7	2	5	1	7	21
LEVEL 32	T30					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 33	T31					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 34	T32					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 35	T33					0	2	4	1	7	2	4	1	7	2	4	1	7	21
LEVEL 36	T34					0	0	1	4	5	0	1	4	5	1	3	2	6	16
LEVEL 37	T35					0	1	1	2	4	1	2	4	0	2	2	0	4	12
LEVEL 38	T36					0	1	1	0	2	1	1	0	2	0	2	0	2	6
LEVEL 39	T37					0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 40	T38					0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 41	T39					0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS		0	0	0	4	4	68	130	38	236	66	135	37	238	75	141	36	252	730

TOTAL UNITS PER # OF BEDROOMS TOTAL

1BRDM	2BRDM	3BRDM	TWNHOUSE	TOTAL
209	406	111	4	730
28.63%	55.62%	15.21%	0.55%	100.00%

Bonusing Study

Phase 3

BONUSING STUDY BASED ON SCHEDULE B - PHASE 3

ITEM	DESCRIPTION	FACTOR	SM	FAR	BONUSING ITEM TO BE USED		OTHER ADDITIONAL BONUSABLE ITEMS (RESERVED & NOT USED FOR BONUSING)	
					SM	FAR	SM	FAR
11.00	EXCEPTIONAL DESIGN	1.00	10,378.73	1.0				
14.00	DWELLING UNIT MIX	2.00	7,465.50	0.7		5,039.21	1.4	
TOTAL					23,033.59	1.7	5,883.56	1.5

NOTE: TOTAL ALLOWED BONUSING NOT TO EXCEED 2.0 FAR IN TOTAL

| Contact Us

West Village Towers - Phase 3

Project No. NCCA22-0192

2300, 411 – 1st Street SE
Calgary, AB, T2G 4Y5

T 403 538 3389
bruce.mckenzie@norr.com

norr.com