



Ezra on Riley Park

Luxury condominium in one of Calgary's most popular neighborhoods

Birchwood Properties envisioned a condominium building offering premium amenities in the heart of the popular Hillhurst-Sunnyside community of Calgary, AB. Located directly adjacent to Riley Park, this eight-story design includes a mix of single-story flats and two-story grade-accessible townhouses. Luxury amenities feature a wine tasting room, digital concierge and private gym. The penthouse units feature large rooftop patios with views of downtown Calgary and Bow River valley.

There were challenges in keeping the space maximized in terms of footprint while ensuring that the building mass fit into the community in a complementary manner. The floor-to-floor height is minimized using a flat plate system for all the floors with reinforced concrete. The design of the townhouses engages and enforces the activity and vitality of the neighborhood by providing both a playful, rhythmic aesthetic and amenities that bridge between the private living spaces and the public sidewalks along the street.

NORR delivered the luxurious quality that the client required, without compromising the aesthetics of the local community. The underground parkade is concealed, and the ground level townhomes offer a welcoming feel to the neighborhood. The low-water propagation landscaping gives residents a place to relax and connects the building to the adjacent park. The result was a premium condominium that provides benefits to the client, residents and community.

CLIENT	Birchwood Properties
PORTFOLIO	Residential
SIZE	113,021 SF (10,500 SM)
LOCATION	Calgary, AB
DATE	2017
SERVICES	Architecture MEP Engineering Structural Engineering

Residential

At NORR, our residential architecture portfolio spans decades and project types. We provide design, master planning and landscape architectural services to create sustainable multi-family communities across Canada, the US and UK. From urban centers to luxury residential apartment complexes, townhomes and rental housing, our residential experts work to design built environments with long-term value.

Designs For Life

Our design team applies market strategy, demographic research and competitive analysis to develop a holistic view of the project's target market. We assess the lifestyle desires of the end user and the business goals of the client to create communities that will attract and retain residents for years to come. As the demand for rental housing increases for millennials and empty nesters, we respond to our clients' changing marketplace with designs that feature multiple unit layouts, comprehensive amenity spaces, mixed-use elements and interconnections to the community that command top rental rates.

Fit With the Community

Our residential design portfolio includes both high density and low density projects. The lower density multi-family projects are designed with careful regard for the surrounding community. Because they're often adjacent to single family homes or located in exclusive urban settings, attention to streetscape and landscape architecture is essential. We're adept at designing spaces that include the elements that specifically increase marketability and long-term sustainability and value—no matter the project size, scope or density.

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