



Hat @ Five Corners

A sustainable purpose-built rental in a revitalized neighborhood

Hat @ Five Corners is one of the first new mixed-use developments that is part of the revitalization of the Quarters Area, directly east of downtown Edmonton, AB. The 25-story tower consists of a two-storey podium with commercial uses at grade and 199 residential units above. It is a strategic development that respects the mix and growth opportunities of the neighborhood at the intersection of the five corners.

The design of the sustainable development relates to the context of the site, streetscape and river valley. The building orientation and design responds to the urban context, solar patterns in order to create opportunities for passive solar heating and shading for cooling, as well as improving efficiency of mechanical systems by maximizing natural ventilation and day light. In addition to in-suite metering and energy efficient fixtures and appliances, 50 per cent of the energy needs of the building is achieved through grid-source renewable energy. NORR led the process to secure the development permit that also incorporated a landscape architecture plan for the public realms that includes roadways, sidewalks and transit connections to a 40-block future private development lands.

The result: A sustainable purpose-built rental in a transforming neighborhood offering studios, one, two and three-bedroom suites with stunning views of the downtown core and spectacular river valley. The amenity spaces provide an urban living experience that features an outdoor forecourt that is a hard-surfaced urban oasis, along with a private social terrace for residents on the podium rooftop.

CLIENT	CIDEX Group of Companies
PORTFOLIO	Residential
SIZE	219,103 SF (20,355 SM)
LOCATION	Edmonton, AB
DATE	Spring 2020
SERVICES	Architecture Landscape Architecture

[View Online](#)

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.

CONTACT

Bruce McKenzie, Vice President
T 403 538 3389
E bruce.mckenzie@norr.com
norr.com

