



# Hat @ Elbow River

*Luxury rentals in Calgary's largest mixed-use residential building*

The new Hat @ Elbow River will be at the heart of south Calgary's gateway to downtown. The three towers, 40, 50 and 56 stories, span one full city block, and will be the largest single mixed-use residential project ever approved in Calgary at one of the highest densities ever achieved in the Beltline (11.5 FAR). The towers sit above a 9-story podium consisting of commercial, retail and restaurant use. The development will infuse new life to its 3.3-acre footprint with studio, one, two, and three-bedroom homes showcasing design and functionality at its highest level.

Located on the banks of the Elbow River, the building needed to refer to this location and no other, therefore it is designed with a nautical theme with the SE corner representing the prow of a boat, the podium representing the boat itself and the three towers representing the funnels. The water table was a key factor in the design, meaning the podium had to incorporate above-ground parking, making its design aesthetic paramount. The parkade is screened with dark gray metal panels with staggered glazed openings and vertical glazing breaks to avoid large horizontal masses. The podium also incorporates many of the building's amenities, including a running track, dog walking area, outdoor seating, retail and restaurants. NORR had to navigate the difficult approval process through the City, which proved to be one of the most intense approvals ever tackled because of its sensitive location adjacent to the Floodway (post-2013 flood).

Accessible via two main roadways and adjacent to the Victoria Park Stampede Train Station, the HAT @ Elbow River offers easy commuting options to its residents. It is also conveniently located across the street from the Scotiabank Saddledome and the world-famous Stampede Grounds. Walkthroughs to the Elbow River and stunning views of the city and mountains, together with extensive amenities, including running track, pet park, outdoor exercise and yoga areas along with indoor lounge and gym, will provide an urban living experience unlike any other in the city.

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<b>CLIENT</b>	Cidex Group of Companies
<b>PORTFOLIO</b>	Residential
<b>SIZE</b>	1,600,000 SF (153,000 SM)
<b>LOCATION</b>	Calgary, AB
<b>DATE</b>	March 2030
<b>SERVICES</b>	Architecture Landscape Architecture

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## 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

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