



# Westman Village

*Calgary's first resort-style, lakefront community in the heart of Mahogany*

Located in the new master-planned lakeside community of Mahogany, Westman Village sits on a 13.6-acre site owned by the Jayman Group. As one of the largest real estate undertakings in Calgary for some years, the goal was to create a cohesive, vibrant community that offers diverse housing options for all ages and income levels. This vision is realized through 900 homes spread across 20 residential buildings, including rental units, condominiums, townhomes and seniors housing. At its core are the recreational and social amenities, where residents of all ages can gather and interact.

Designing Westman Village brought forward an interesting challenge for NORR, as its design would reflect the tone for the entire Mahogany community. During the concept development phase, limiting shadow impacts on the surrounding residential and park spaces was an important determinant in distributing the height and density on the site. Using a combination of traditional and contemporary architectural styles, reflected through clean lines, earth tones, wood accents and low pitch roofs, Westman Village appeals to a wide variety of demographics while maintaining its own identity. Accessibility, particularly throughout the winter, is addressed with tunnels and covered walkways to create a resort-quality urban village in a suburban setting. NORR provided services for Reflections, Odyssey Buildings one and two, the Journey Club and the Amenity Centre.

With 90% of Westman Village's parking provided via underground parkades, it maximizes the use of land while minimizing the vehicle impact on the pedestrian realm to create a more harmonious experience between the pedestrian and the streetscape. Seniors with all levels of abilities are provided with housing options ranging from independent living to assisted care. Combined with the rental units, condominiums, and luxury townhomes, Westman Village promotes social integration amongst various demographics, helping to solve the problem of social isolation for seniors.

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| <b>CLIENT</b>    | Jayman BUILT                                       |
| <b>PORTFOLIO</b> | Residential  |
| <b>SIZE</b>      | 359,122 SF (33,363 SM)                             |
| <b>LOCATION</b>  | Calgary, AB  |
| <b>DATE</b>      | April 2018   |
| <b>SERVICES</b>  | Architecture<br>Interior Design<br>Master Planning |

## AWARDS

- BILD Calgary 2019 Awards – Best Multi-Family Community Concept
- BILD Calgary 2019 Awards – Best Multi-Generational Community
- BILD Calgary 2019 Awards – Best Apartment Style in a New Community up to \$249,999 (Calligraphy)
- BILD Calgary 2019 Awards – Best Apartment Style in a New Community over \$380,000 (Reflection)

[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

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