



# Aria in University District

*Luxury Apartments in a Platinum Certified LEED® Neighborhood Development*

Gracorp Capital had a bold vision to build a large mixed-use project consisting of residential, commercial and retail space. Although these projects are common in many areas, they are a relatively new building form for Calgary, AB and reinforces the demand for urbanization and the ability to live, work and play within the immediate community. Aria consists of five stories with 288 purpose-built rental units, 10 retail units, a major food store as well as a 200-person childcare facility on the ground floor. Located in the vibrant, new master-planned University District, it is close to the University of Calgary as well as hospitals, stores and malls.

Each element of the building’s design considered the adjacent communities to create an inclusive, inviting and vibrant space. It was important to offer rental units due to the proximity to the university and the hospital. Students, staff and health care workers would be a significant proportion of the tenant occupancy, recognizing their often transient and short-term nature, rental met those needs. Vigilant attention to the potential needs of a broad and diverse grouping of potential residents, pedestrians, neighbors and consumers was crucial. Priority was placed on creating a sense of community for residents by offering a variety of gathering spaces and amenities. Indoor amenities feature a fitness center, yoga room, games room, lounge and kitchens. NORR provided landscape architecture services to make the outdoor courtyard a one-of-a-kind with BBQ stations, fire pits, fountain, dog play area complete with fake fire hydrants, pickleball court, bocce court and, taking center-stage, a 1973 Airstream Excella 500 Land Yacht which offers alfresco bistro dining and seating.

The master-planned community of University District (UD) is a unique amenity-rich neighborhood connected to the active and engaged community at the University of Calgary. The community is LEED® ND Platinum certified, the first of its kind in Alberta and the largest in Canada. Aria has been designed to Built Green Canada standards with sustainability in mind.

[View Online](#)

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<b>CLIENT</b>	Gracorp Capital
<b>PORTFOLIO</b>	Residential
<b>SIZE</b>	312,153 SF (29,000 SM)
<b>LOCATION</b>	Calgary, AB, Canada
<b>DATE</b>	Fall 2020
<b>SERVICES</b>	Architecture, Interior Design

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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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