



Bishop's Manor

Inclusive Affordable Housing in the Heart of Calgary, AB

A dynamic approach to affordable housing, Forward Housing's Bishop's Manor provides housing that not only focuses on affordability but liveability. The challenge was to serve a variety of needs and demographics in one project, from a single senior with accessibility barriers to a multi-generational family. Affordable living options are illustrated through 104 units spread across five-storeys. Several unique amenity spaces were designed, increasing the "liveability" aspect such as a dedicated spiritual space, multi-purpose event space, rooftop patio and offices for the Forward Housing organization. Located in Calgary's vibrant and established inner-city community of Bridgeland, Bishop's Manor will serve as a point of connection, where affordable housing is situated within close proximity to services, employment opportunities, education, recreation, and transportation. Simultaneously, the residents of the development will bring a unique energy to the community, encompassing cultural and generational diversity.

Bishop's Manor delicately plays with the theme of juxtaposition throughout its design. Our team was challenged to design a building that was all things to all people: balancing security with permeability, playfulness with practicality, and supportive of intergenerational living from young children to seniors. As such, our team collaborated closely with the client and the construction management company from project onset to ensure appropriate building programming. Our team also provided landscape architecture services to work within the constraints of an irregularly shaped parcel of land. Due to the unique nature of the site, the building is outstretched to meet each of the three frontages. As a building funded completely via grants and donations, every dollar and minute of the schedule counted. To expedite construction, the above-grade structure was prefabricated enabling the completion of framing construction in six weeks.

True collaborative design and construction resulted in minimal change orders during construction and maximized cost savings for the client. Catapulta, the Construction Manager, and NORR were in constant communication, tweaking the design as new products and technology made their way to the market. The end result translates into a building that achieved high energy targets and will provide adaptability to the client for years to come.

CLIENT	Forward Housing Association
PORTFOLIO	Residential
SIZE	100,287 SF (9,317 SM)
LOCATION	Calgary, AB
DATE	April 2021
SERVICES	Architecture Interior Design 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.

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