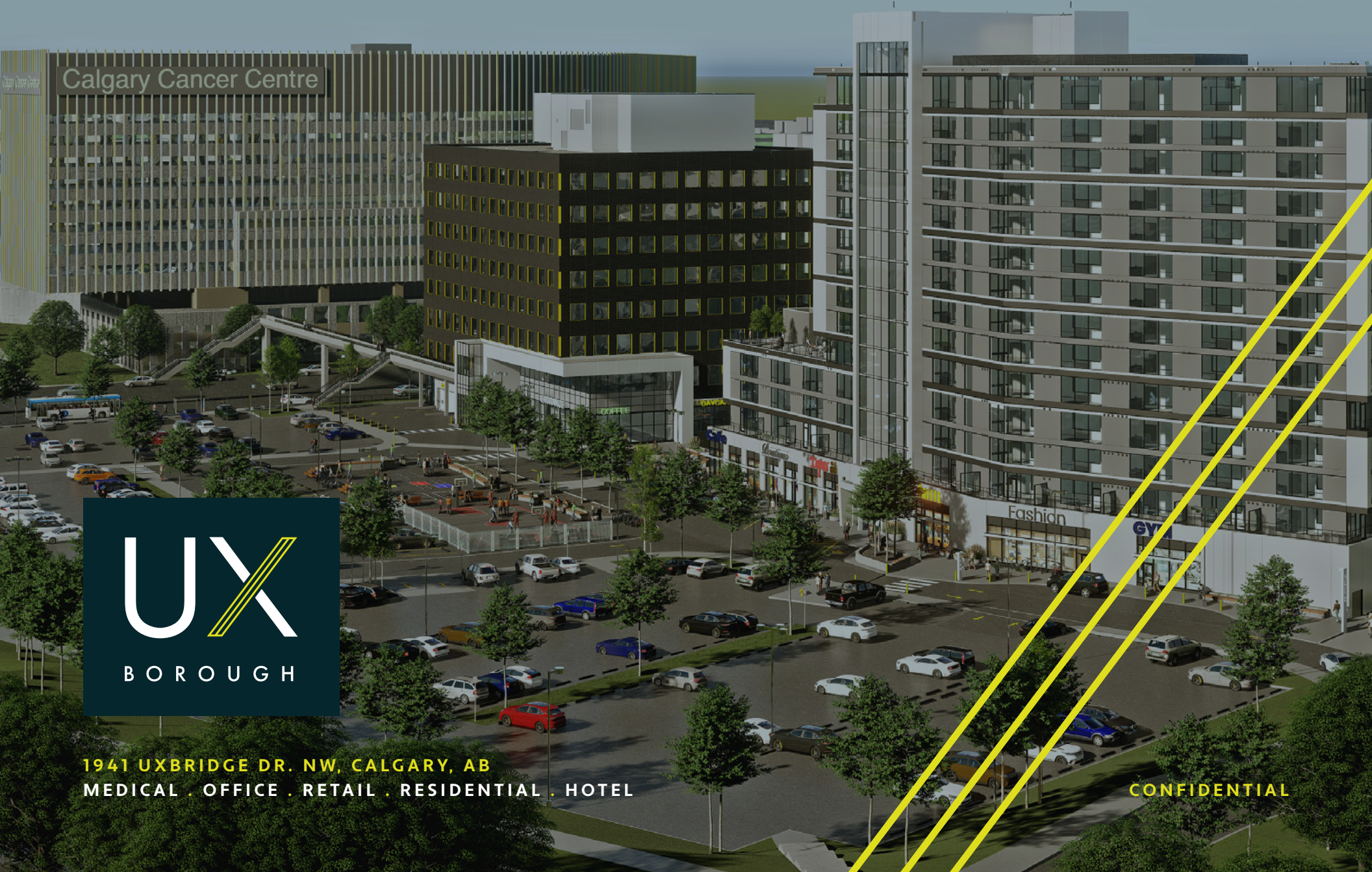


# CONNECTING YOUR COMMUNITY



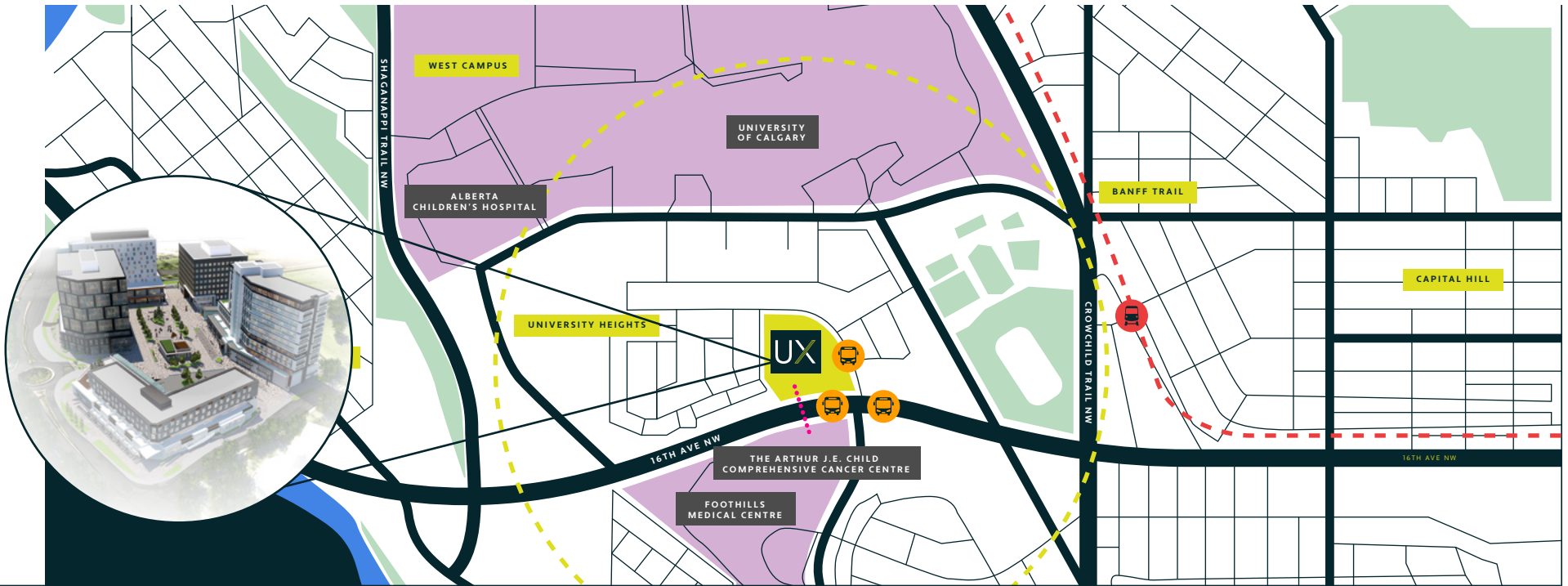
UX

BOROUGH

1941 UXBRIDGE DR. NW, CALGARY, AB  
MEDICAL . OFFICE . RETAIL . RESIDENTIAL . HOTEL

CONFIDENTIAL

# PROPERTY LOCATION



## + LOCATION

1941 Uxbridge Dr NW, Calgary, AB

## + SIZE

6.53 Acres

## + DEVELOPMENT

+/- 830,000 sf

+/- 1,100 underground parking stalls



10 MIN  
WALK



LRT



BUS  
STOP

- + Sustainable LEED-ND V4 Pursuit
- + Transit Oriented
- + Surrounded by a Major Activity Centre as defined in Calgary's Municipal Developmental Plan

- + Embedded in the heart of 5 Northwest Communities Adjacent & Connected to the new Arthur J.E. Child Comprehensive Cancer Centre and Foothills Medical Centre
- + Strong Connection to University of Calgary and Alberta Children's Hospital



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# THE ARTHUR J.E. CHILD COMPREHENSIVE **CANCER CENTRE**



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# THE ARTHUR J.E. CHILD COMPREHENSIVE **CANCER CENTRE**



## **DIRECT LINK TO THE NEW \$1.4B CALGARY CANCER PROJECT.**

DIRECT LINK VIA OVERHEAD PEDESTRIAN AND BIKE WALKWAY TO THE NEW PROJECT THAT COMMENCED CONSTRUCTION IN 2017 AND IS SET TO OPEN TO THE PUBLIC IN 2024.

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# COMPLETE DEVELOPMENT



**7 MIN**  
TO UNIVERSITY OF CALGARY

**6 MIN**  
TO FOOTHILLS ATHLETIC PARK

**11 MIN**  
TO BANFF TRAIL LRT

**4 MIN**  
TO MCMAHON STADIUM

**54,000 CARS PER DAY**  
16TH AVE NW

**9 MIN**  
TO DOWNTOWN

## PHASE 1

- + +/- 346,000 sf
- + +/- 460 underground parking stalls
- + Medical office, residential, retail and restaurant

## FULL PROJECT

- + +/- 830,000 sf
- + +/- 1,100 underground parking stalls
- + Hotel, office, grocery, pharmacy, retail, restaurant and residential

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# PROPERTY RENDERINGS



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# PROPERTY SUSTAINABILITY

**WESTERN SECURITIES IS COMMITTED TO CREATING AN ENVIRONMENTALLY AND SOCIALLY-AWARE LEGACY THROUGH PLANNING AND DESIGN TO ENSURE INNOVATION, GROWTH, ECONOMIC BENEFIT, JOB CREATION AND THRIVING COMMUNITIES.**

Pursuing multiple LEED certifications (Leadership in Energy and Environmental Design) through innovative and sustainable initiatives:

- LEED for Neighbourhood Development certification (LEED-ND V4) for the entire development
- LEED Building Design and Construction: Core and Shell certification (LEED BD+C) for the Medical Office Building

The Medical Office Building exceeds the energy performance of the National Energy Code for Buildings reducing energy costs below industry standards resulting in lower tenant operating costs and greenhouse gas emissions.

Sustainability initiatives include:

- Improved air quality measures
- Designing for abundant natural light
- Robust waste management plan pre- and post-occupancy
- Reduced paving with increased vegetation and active public spaces
- Storm water runoff reduction through improved landscape
- Mixed dwelling types and residential density to reduce urban sprawl
- Diverse commuting options include transit, bike, electric charging stations and pedestrian access pathways
- Public gathering spaces to promote social connections



# PROJECT TEAM

A SIGNIFICANT AMOUNT OF TIME AND RESOURCES HAVE GONE INTO THE PLANNING OF THIS REDEVELOPMENT.

Western Securities is working with a team of over 25 consultants to progress the project design and planning for this 830,000 square foot development.



BLKWTR



ENTUITIVE



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# PHASE 1



## MEDICAL OFFICE

- + 146,000 sf
- + 8 Storeys
- Main level Retail, Restaurant & Childcare*

UNDERGROUND PARKING

UNDERGROUND PARKING

## RESIDENTIAL TOWER

- + 200,000 sf
- + 14 Storeys
- + 203 Units
- Main level Retail & Restaurant*

## PHASE 1 PLAZA AREA

BRT STOP

PRIMARY TRANSIT STOP

# THE MEDICAL BUILDING OVERVIEW

8 STOREYS

146,000 SF

The Medical Office Building is sustainably designed to accommodate LEED V4 for Core and Shell certification (LEED BD+C). Items such as increased electrical capacity, larger plenum space for heavier and more flexible mechanical loads and a greater floor loading capacity are just a few of the design features included to accommodate the increasing demands of medical tenancies. The main floor is planned to house a daycare facility with a designated separate entrance and drop-off/pick-up area to ensure minimal interruptions and increased comfort and convenience for the buildings main tenants.



MEDICAL OFFICE

127,000 SF



DAYCARE

11,000 SF



COMMERCIAL RETAIL &  
RESTAURANT/CAFÉ

2,800 SF



PARKING RATIO

3/1,000 SF

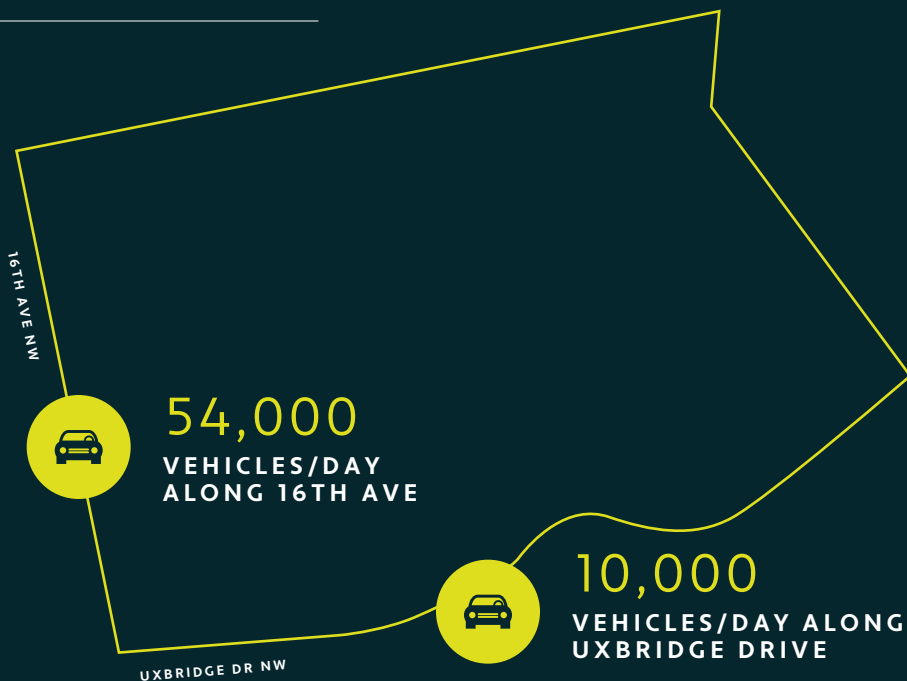
// SURROUNDED BY ON-SITE AMENITIES

# TRADE AREA OVERVIEW

## // TRADE AREA DEMOGRAPHICS

	3KM RADIUS	CALGARY
TOTAL POPULATION	59,108	1,306,784
AVERAGE AGE	40.7	38.8
AVERAGE HOUSEHOLD INCOME	\$136,913	\$129,000
POST SECONDARY EDUCATION	82.1%	71.0%

## // TRAFFIC COUNTS



## // TRADE AREA INFORMATION

- + High concentration of daytime workers and visitors in the area
- + Higher than average household spending and income in the area
- + Foothills Medical Centre employs 12,000 daytime workers immediately across the Trans Canada Highway from the site
- + More than 60,000 daytime workers in the surrounding area
- + Foothills Medical Centre, The Arthur J.E. Child Comprehensive Cancer Centre, Alberta Children's Hospital, University of Calgary, and Foothills Athletic Park are all in close proximity to the site

\* Trade area information collected through 2021 Calgary Civic Census

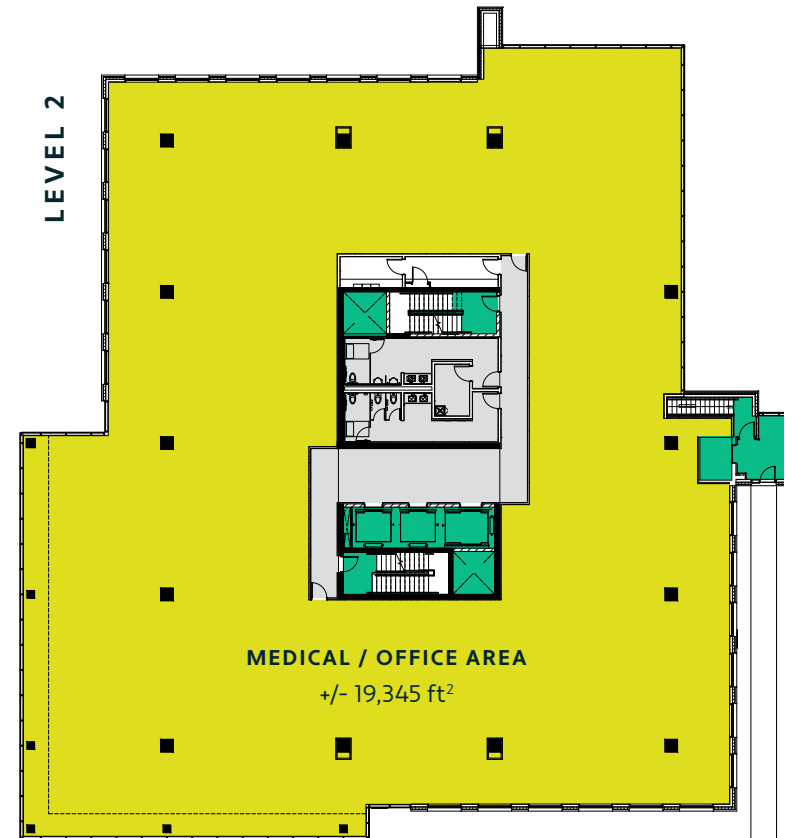
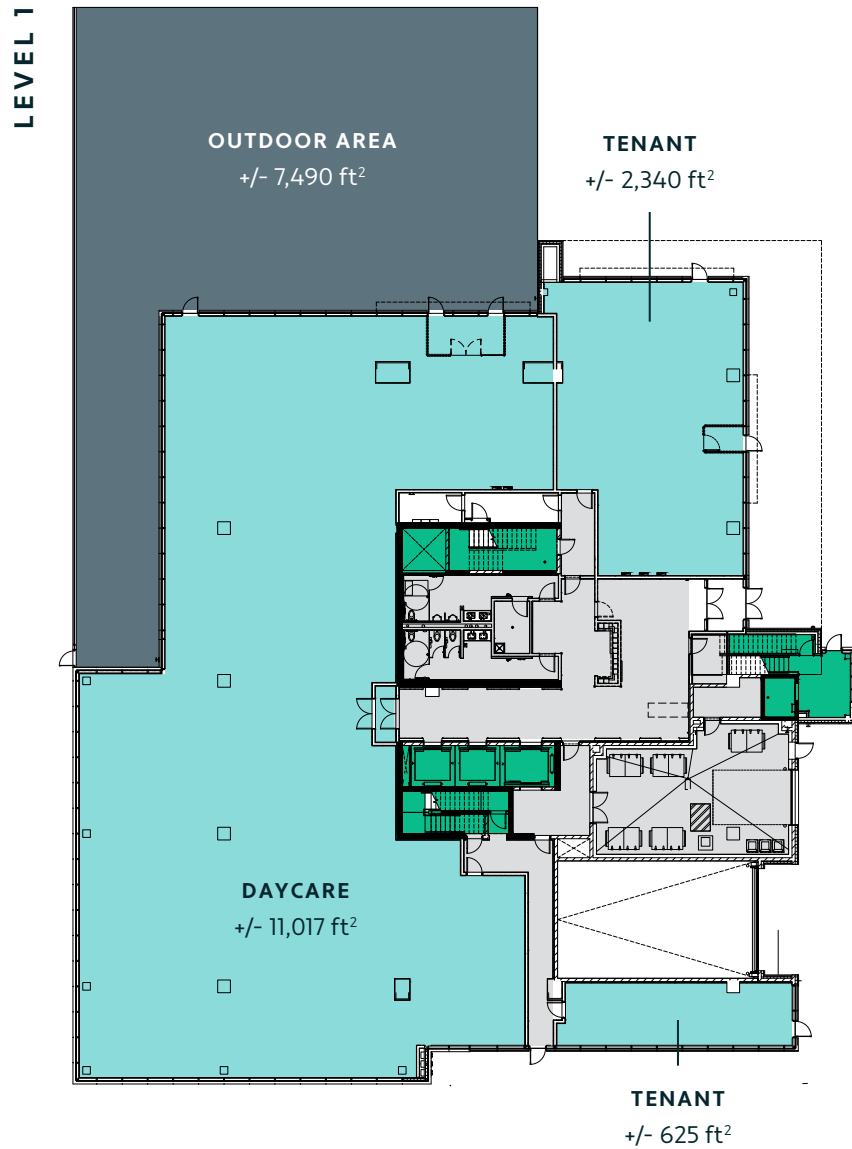
# THE MEDICAL BUILDING LOBBY



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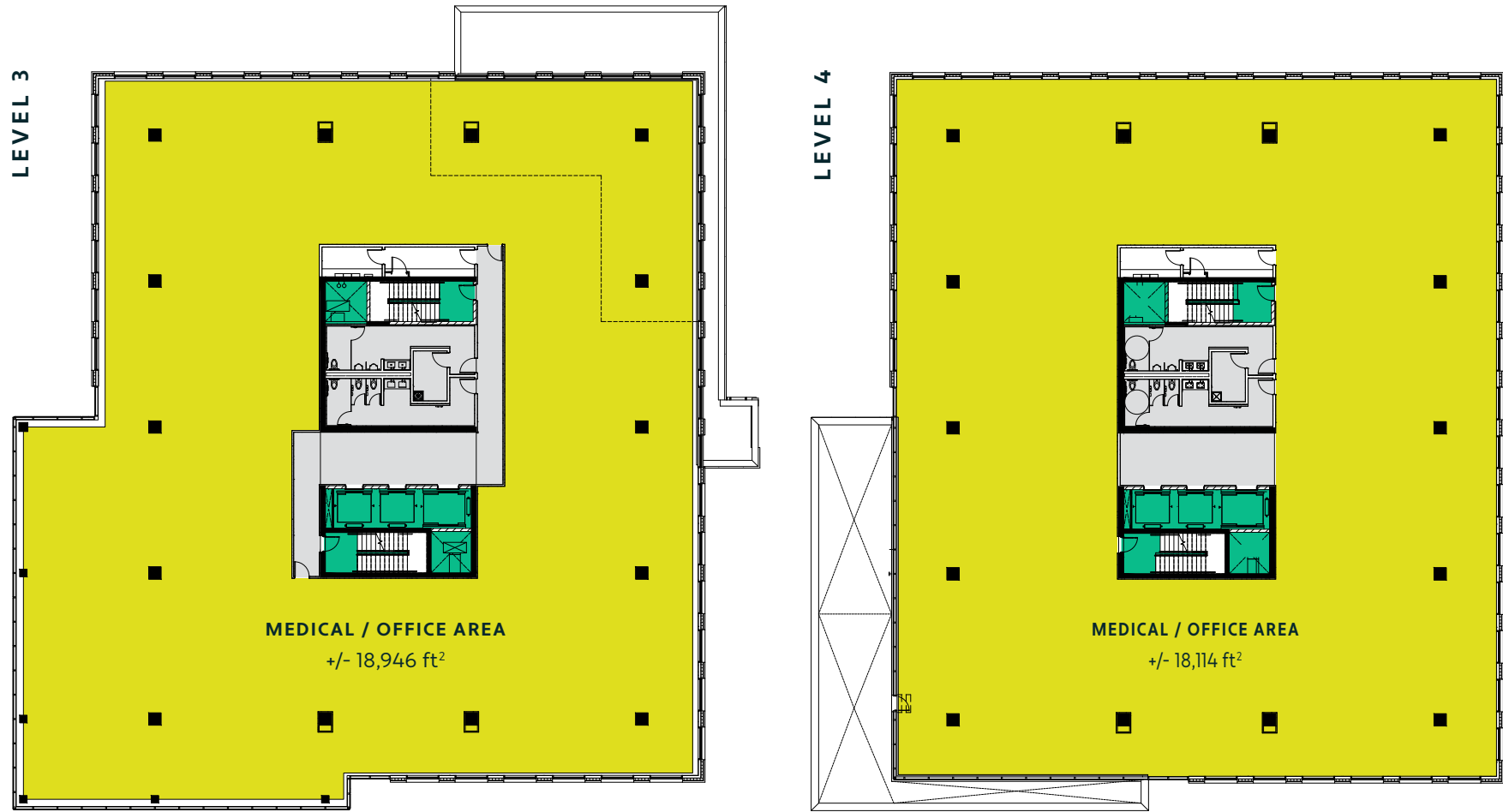
# LEVEL 1 & 2 FLOORPLANS



- Common Area
- Vertical Penetration
- Retail Area
- Outdoor Area
- Office Area

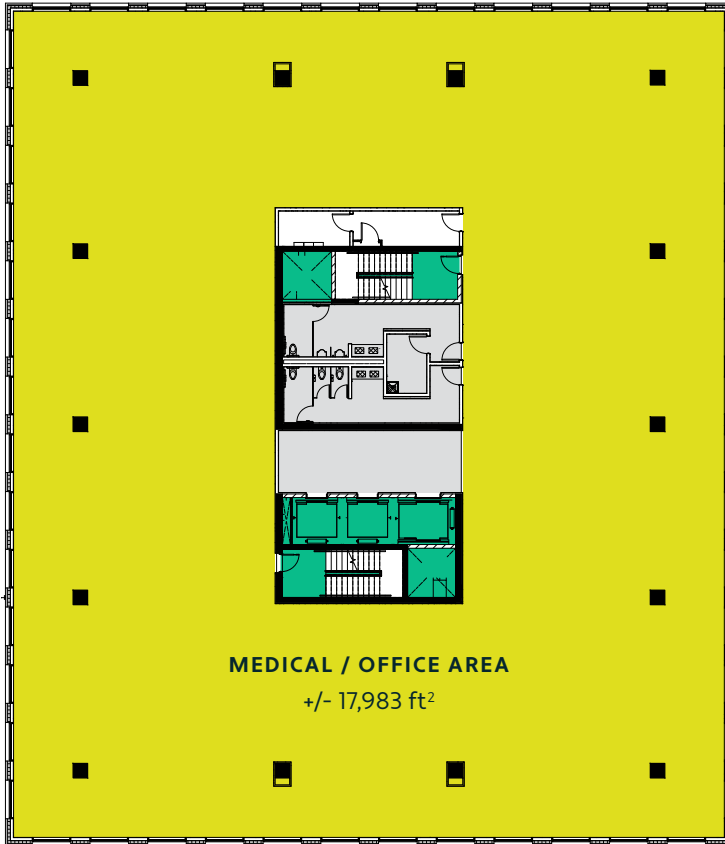
TO THE ARTHUR J.E. CHILD  
COMPREHENSIVE CANCER CENTRE  
& FOOHILLS MEDICAL CENTRE

# LEVEL 3 & 4 FLOORPLANS

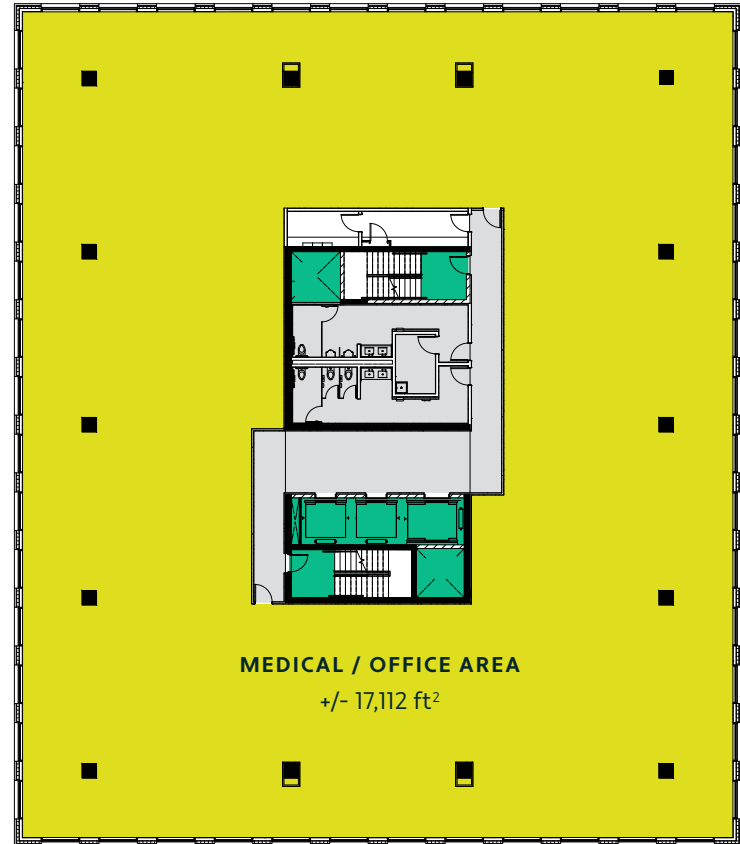


# LEVEL 5, 6, 7 & 8 FLOORPLANS

LEVEL 5/6/8



LEVEL 7





# THE RESIDENTIAL TOWER OVERVIEW

14 STOREYS

203 UNITS

200,000 SF

This mid-rise residential tower houses a modern design with a mix of 1, 2 and 3-bedroom suites as well as retail and restaurant on the main floor. Several amenities are unique features in the building including a dog run accessible by all tenants on the property. The large rooftop terrace has an outdoor cooking and eating area as well as comfortable gathering spaces that promote a sense of community. Located on the west side of the property are a handful of townhouse-style homes that face the park and the adjacent site-wide community garden.



RESIDENTIAL

146,000 SF



COMMERCIAL RETAIL &  
RESTAURANT/CAFÉ

15,000 SF

# THE RESIDENTIAL TOWER LOBBY



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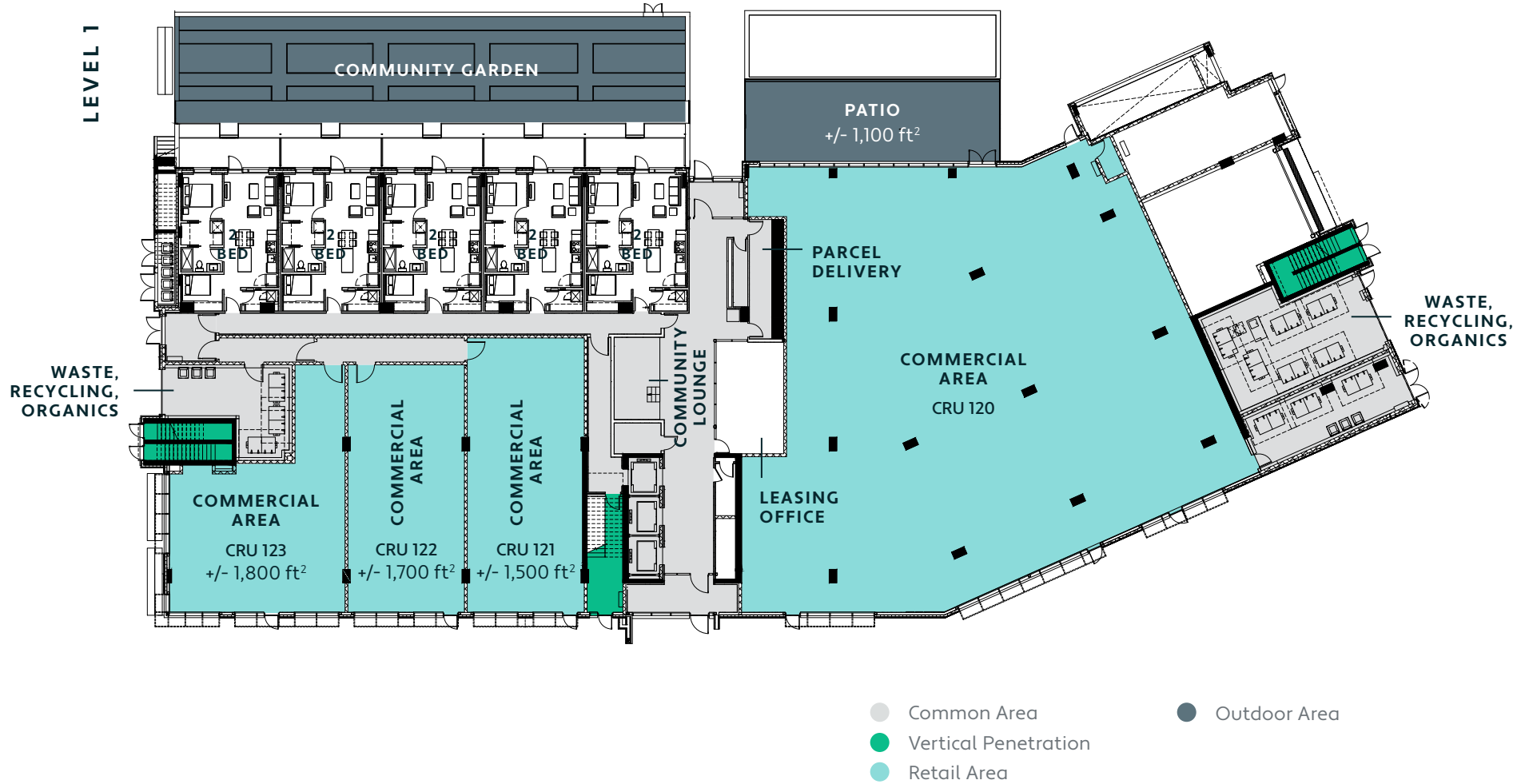
# THE RESIDENTIAL TOWER INTERIOR



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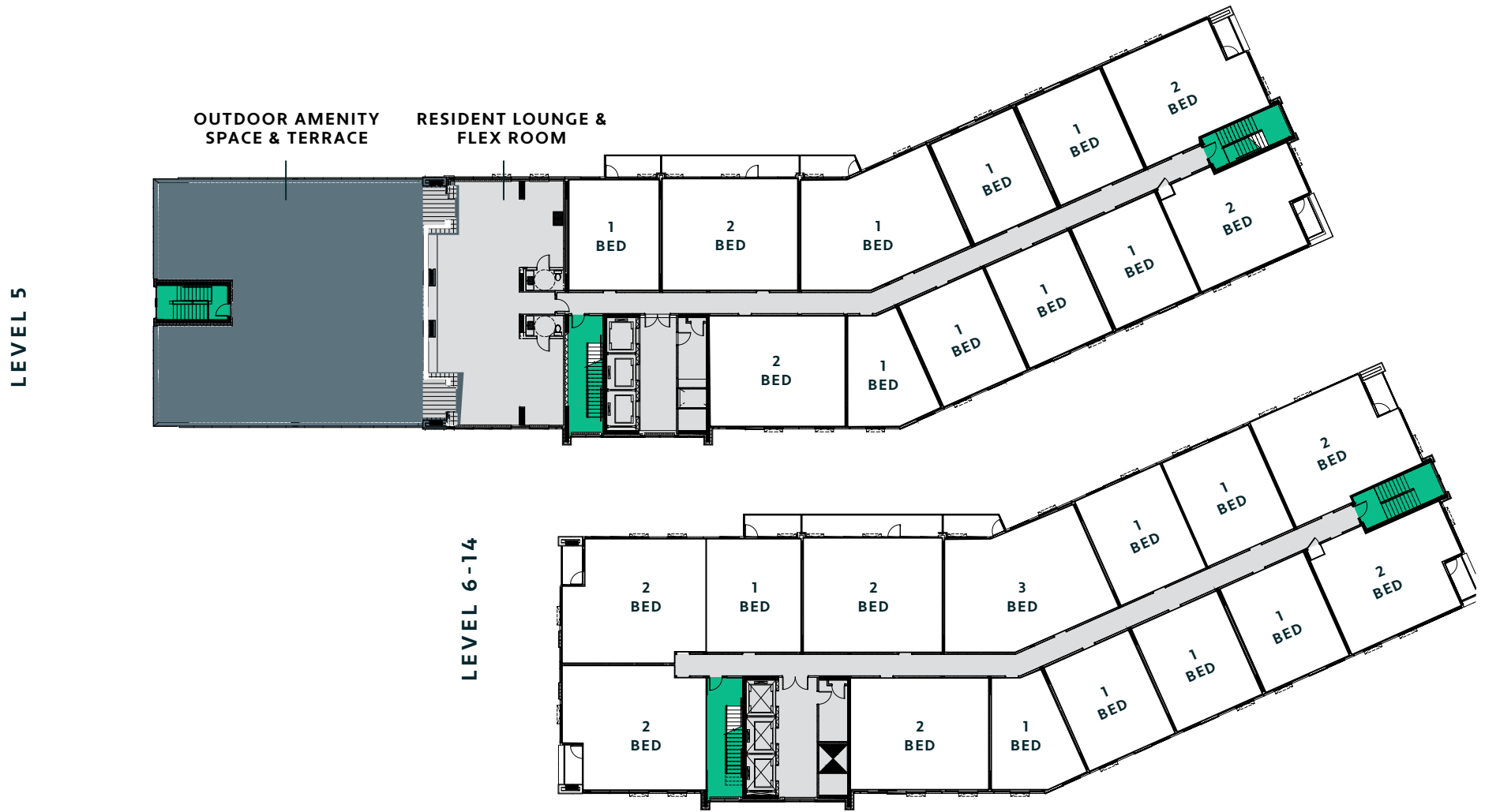
# LEVEL 1 FLOORPLAN



# LEVEL 2 & 3/4 FLOORPLANS



# LEVEL 5 & 6-14 FLOORPLANS

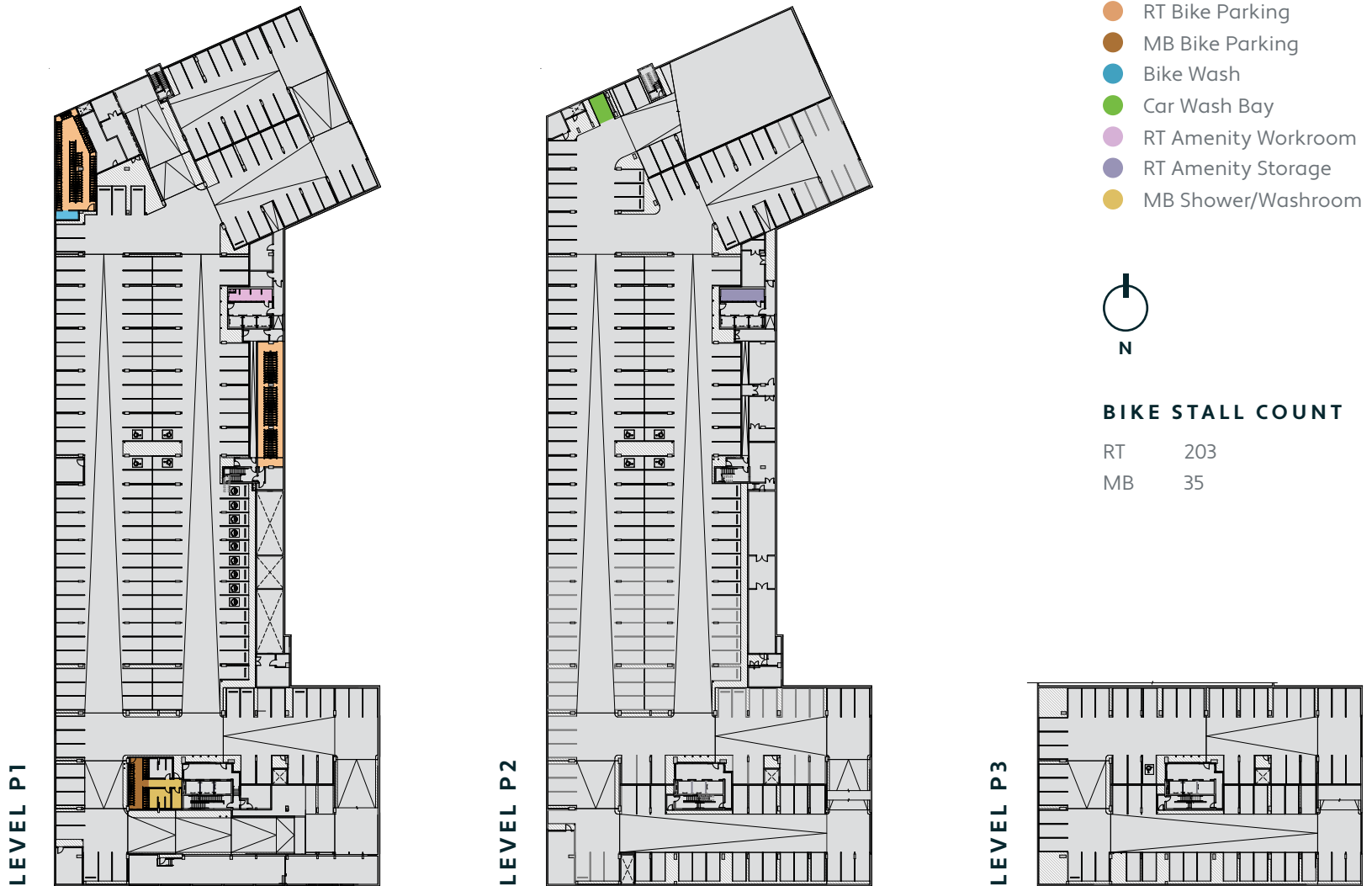


# ON-SITE AMENITIES

On-site project amenities are a focus of the UXBorough development and will be unmatched by any other development in the city. In the spirit of place-making and building a truly integrated community, many of the amenities may be spread throughout the site; however, accessible by all tenants and residents.

PHASE 1		<b>UNDERGROUND SECURED BIKE STORAGE &amp; SHOWERS</b>		<b>LIFESTYLE FITNESS CLASSES</b>		<b>WORK BENCH / TOOLS ROOM</b>		<b>INDOOR RESIDENT COMMUNAL LOUNGE</b>
		<b>BIKE REPAIR STATION</b>		<b>ROOFTOP TERRACE &amp; OUTDOOR LOUNGE</b>		<b>READING AREA</b>		<b>RESIDENT PARTY / FLEX ROOM</b>
		<b>PET WASH / GROOMING STATION</b>		<b>OUTDOOR PLAZA COMMUNITY AREA</b>		<b>COMMUNITY GARDEN</b>		<b>FREE WIFI SITE WIDE</b>
		<b>OUTDOOR SEATING</b>		<b>PARCEL DELIVERY</b>		<b>LIFESTYLE CURATOR</b>		<b>CAR WASH &amp; VACUUM STATION</b>
		<b>ELECTRIC CAR CHARGING STATIONS</b>		<b>BBQ GRILLING STATIONS</b>				
FUTURE PHASE		<b>POOL</b>		<b>SOCIAL LOUNGE WITH WET BAR</b>		<b>FITNESS FACILITY</b>		<b>OUTDOOR WINTER SKATING RINK &amp; SUMMER WATER FEATURE</b>
		<b>PLAYGROUND</b>		<b>MEDIA LOUNGE</b>		<b>GIFT WRAP STATION</b>		<b>COMMON BOARD ROOM</b>

# PHASE 1 PARKING PLANS





# CENTRAL COMMONS OVERVIEW

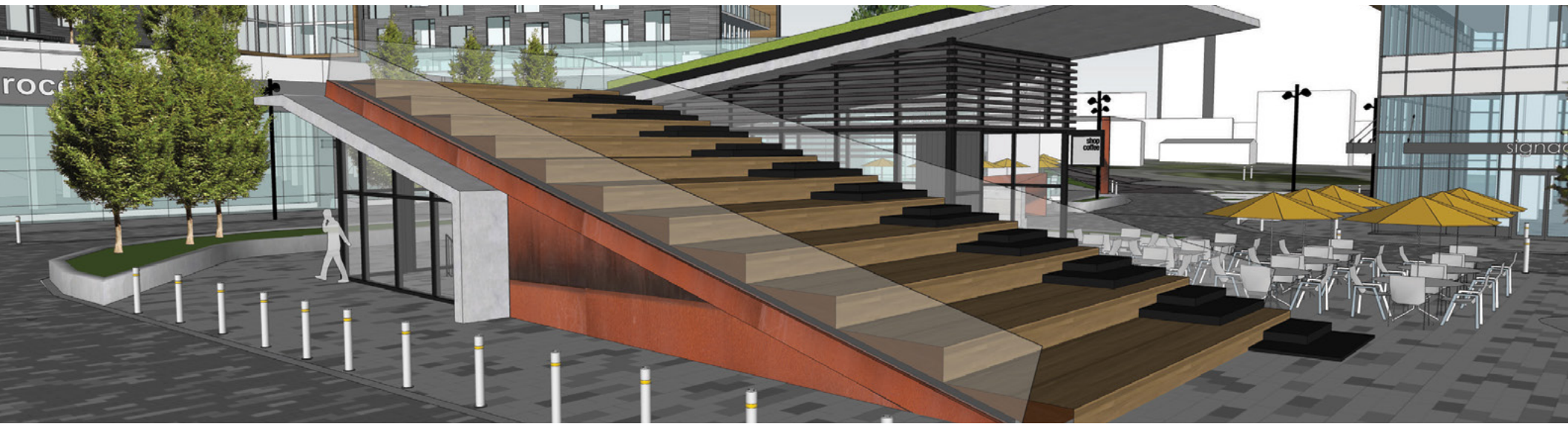
## PHASE 1 PLAZA AND FULL BUILD OUT PLAZA



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# PAVILION & CAFÉ RENDERINGS

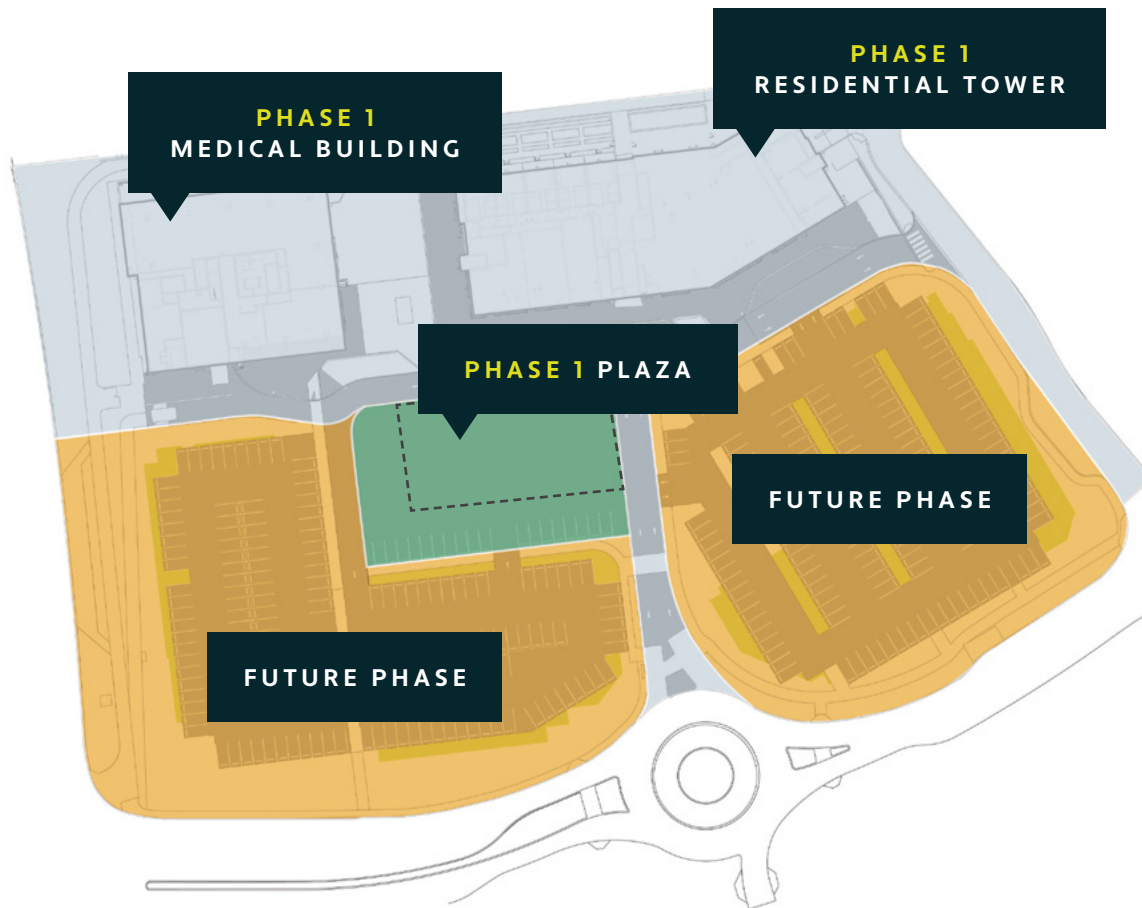


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# PHASE 1 CONSTRUCTION PLANNING

CAREFUL PLANNING AND CONSIDERATION HAVE GONE INTO THE PHASING STRATEGY FOR THE DEVELOPMENT. EACH PHASE CAN BE DEVELOPED ON ITS OWN WITH MINIMAL DISRUPTION TO THE EXISTING PHASES OF THE PROJECT.



## PHASE 1 PARKING

+ Surface	353 Stalls
+ Underground Parkade	460 Stalls
+ Total Parking	813 Stalls

## MEDICAL OFFICE BUILDING

+ # of Storeys	8
+ Gross Building Area	146,100 SF
+ MOB Parking Ratio	3 per 1,000 SF

## RESIDENTIAL TOWER

+ # of Storeys	14
+ Residential Units	203
+ Units Gross Building Area	200,000 SF

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