



THE OLIVER

CALGARY, AB

QUICK FACTS

- + Design-Bid-Build
- + Multi-Unit Residential Twin Tower Development
- + ~950,000 square feet
- + NAIOP Calgary REX Awards, *Retail/Mixed-Use Development of the Year Award* (2022)
- + Smith + Andersen Mechanical, Electrical, and Intelligent Integrated Systems



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THE OLIVER

ABOUT THIS PROJECT

- + Development of two luxury residential towers over a parkade and podium; the East tower is 31-storeys and the West tower is 35-storeys.
- + Design team integrated existing infrastructure from a proposed commercial tower that was partially built in 2014.
- + Intelligent integrated systems feature security and telecommunication designs.
- + First level of the parkade has three level-two electrical vehicle chargers, with 37 extra stalls for potential charging in the future.
- + Project scope included mechanical and electrical design for five separate high-end restaurants on the main floor, connected by one central kitchen. The space also includes a pizza place, coffee shop, lounge, and an Italian market.
- + The buildings' overall emissions are 30 per cent lower than required by the National Energy Code for Buildings in Canada (NECB).
- + Sustainability features include LED lights, Energy Star appliances, and motion-activated lighting sensors in 75 per cent of the East Tower's common areas.
- + The development features over 860 residential units as well as an on-site fitness centre, an outdoor garden, and a lounge.
- + Capitalizes on a community-centric design with a number of indoor and outdoor social spaces, an outdoor grilling kitchen, and dog runs.

HOT BUTTONS

DESIGN-BID

DESIGN-BUILD

RESIDENTIAL

MECHANICAL

ELECTRICAL

INTEGRATION

HIGH-RISE

MULTI-UNIT



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LOCATION

Calgary, AB

SMITH + ANDERSEN SERVICES PROVIDED

Mechanical, Electrical,
Intelligent Integrated Systems

KEY TEAM MEMBERS

GGA-Architecture
MTA Interior Design
Centron Group

SIZE

East Tower: ~450,000 sq. ft.
(41,800 sq. m.)
West Tower: ~500,000 sq. ft.
(46,500 sq. m.)

BUDGET

Confidential

AWARDS

NAIOP Calgary REX Awards,
*Retail/Mixed-Use Development of
the Year Award* (2022)

COMPLETION YEAR

East Tower: 2022
West Tower: 2024