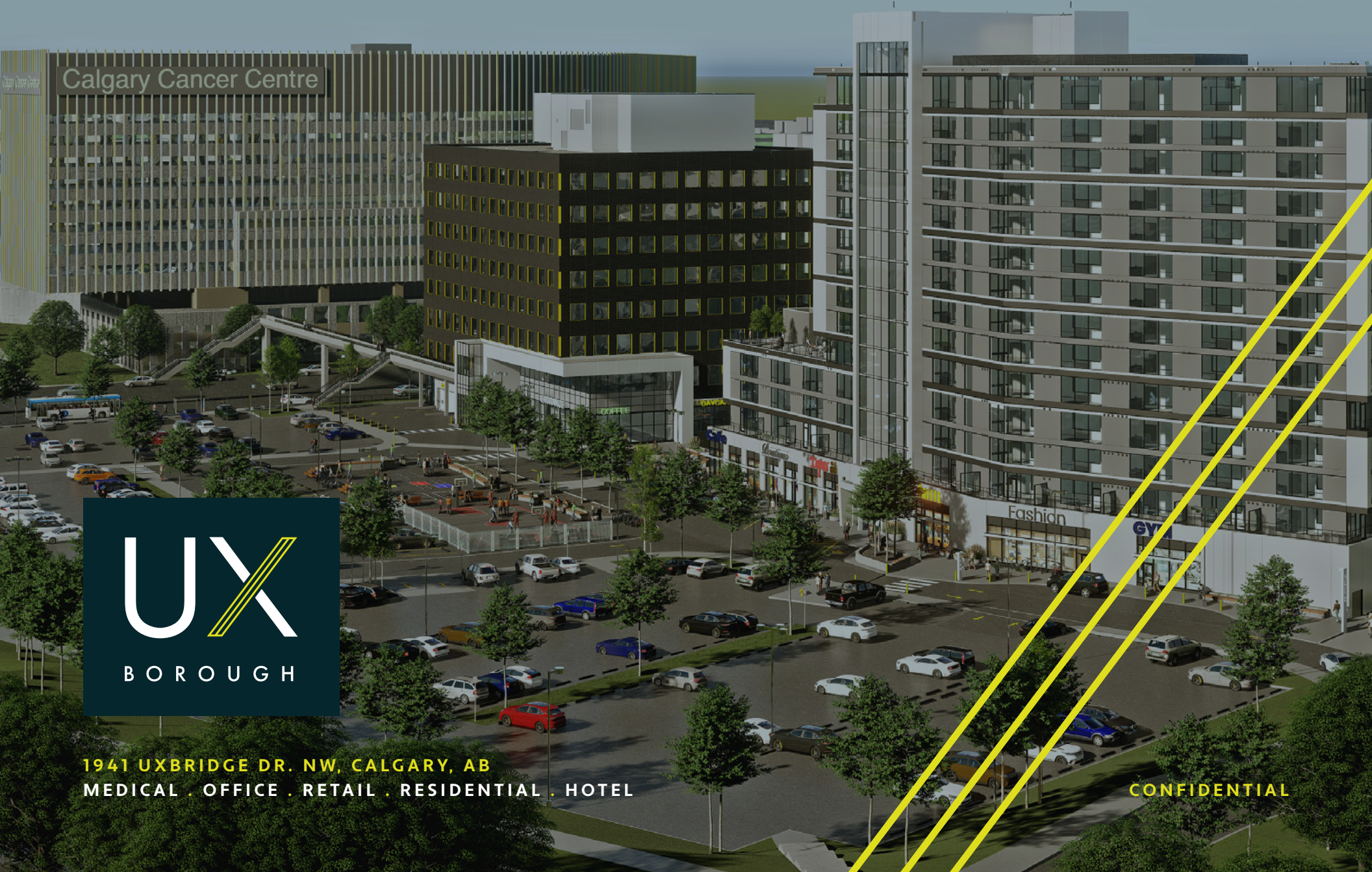


CONNECTING YOUR COMMUNITY



UX

BOROUGH

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

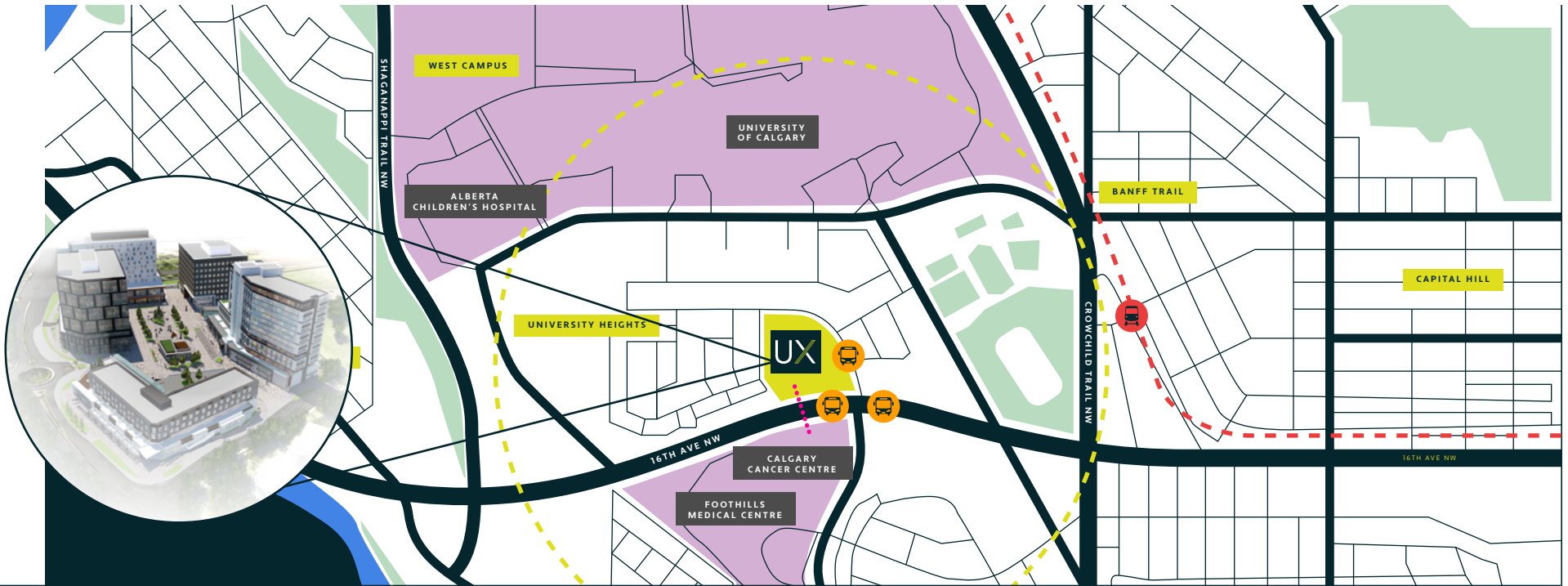
CONFIDENTIAL

UXBOROUGH | 16TH & UXBRIDGE



Calgary Cancer Centre

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 Calgary Cancer Centre and Foothills Medical Centre
- + Strong Connection to University of Calgary and Alberta Children's Hospital



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THE CALGARY CANCER CENTRE



looking west along highway 1



THE CALGARY CANCER CENTRE



COMPLETE DEVELOPMENT



3 MIN
ALBERTA CHILDREN'S HOSPITAL

7 MIN
TO UNIVERSITY OF CALGARY

6 MIN
TO FOOTHILLS ATHLETIC PARK

11 MIN
TO BANFF TRAIL LRT

4 MIN
TO MCMAHON STADIUM

9 MIN
TO DOWNTOWN

54,000 CARS PER DAY
16TH AVE NW

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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COMPLETE DEVELOPMENT

CALGARY CANCER CENTRE & FOOTHILLS MEDICAL CENTRE (ADJACENT SITE)



8. CENTRAL COMMONS

- + Large Central Plaza Area for Site-Wide & Neighbourhood Amenities
- + Year-Round Programming
- + Winter Skating Rink
- + Summer Water Feature Amenity
- + Central Pavilion with Café Use

7. HOTEL

- + Approximately 143,000 SF
- + 11-Storey Building
- + 189 Rooms
- + Select Service (Flag Branded) Main Level Hotel Programming (F&B, Fitness, Pool, Offices, Etc.)
- + Second Level Conference Facility
- + ~8,000sf of Meeting Space

6. OFFICE

- + Approximately 230,000 SF
- + 11-Storey Building
- + Main Level Retail Units, Food & Beverage, and Potential Financial Institution Space

5. GROCERY & RESIDENTIAL

- + Approximately 106,000 SF
- + 75 Residential Units
- + Residential, Grocery and Pharmacy
- + 3 Levels of Residential Above Grocery / Pharmacy
- + Restaurant Animates Project Entrance

1. PEDESTRIAN BRIDGE

- + A Pedestrian Bridge to Directly Connect the New Calgary Cancer Centre and Foothills Medical Centre with the Development

2. MEDICAL OFFICE

- + Approximately 146,000 SF
- + 8-Storey Building Main Level Retail and Daycare

3. RESIDENTIAL

- + Approximately 200,000 SF
- + 14-Storey Building
- + Main Floor Restaurant, Retail Units, Residential Lobby
- + Main Floor Residential Facing Park to the West
- + 203 Residential Units

4. PARKING

- + At full build out +/- 1,100 Parking Spaces of Below-Grade Parking
- + All Building Cores Access Parking Garage Directly

PHASE 1



- + MEDICAL BUILDING
- + RESIDENTIAL TOWER
- + UNDERGROUND & SURFACE PARKING
- + TEMPORARY AMENITY PLAZA

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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

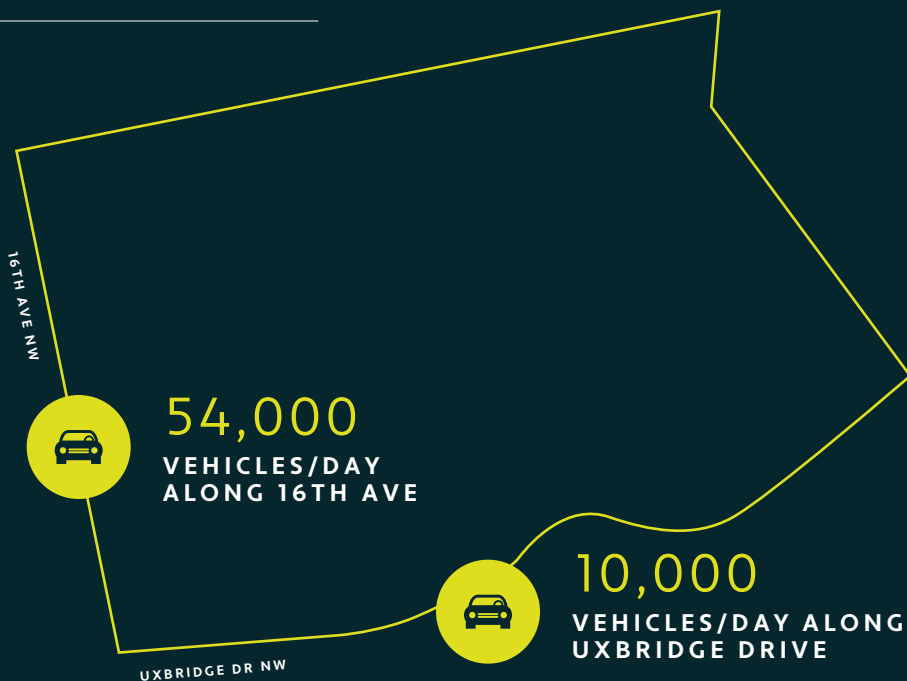
// SURROUNDED BY ON-SITE AMENITIES

TRADE AREA OVERVIEW

// TRADE AREA DEMOGRAPHICS

	3KM RADIUS	CALGARY
POPULATION	59,108	1,306,784
AVERAGE AGE	40.7	37.6
AVERAGE HOUSEHOLD INCOME	\$145,256	\$137,333
POST SECONDARY EDUCATION	81.4%	69.9%

// 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, Calgary 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 2017 & 2021 Calgary Civic Census

PEDESTRIAN CONNECTION



TO CALGARY CANCER CENTRE

ENTRANCE AND PEDESTRIAN CONNECTION TO
THE FOOTHILLS MEDICAL CENTRE AND THE NEW
CALGARY CANCER CENTRE

***Pedestrian connection for illustrative purposes and is subject to change.*

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THE MEDICAL BUILDING FLOORPLANS



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

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

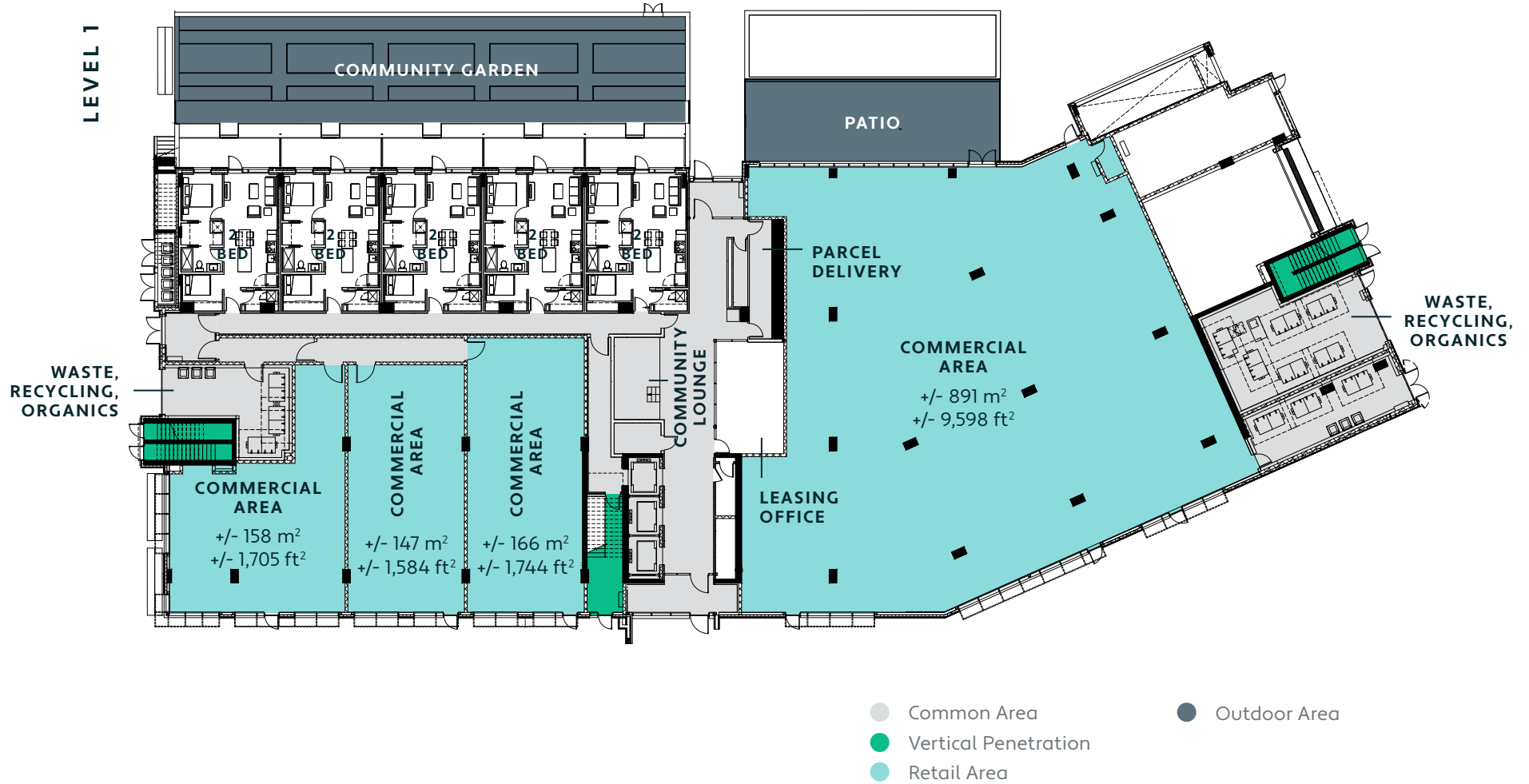
146,000 SF



COMMERCIAL RETAIL &
RESTAURANT/CAFÉ

15,000 SF

LEVEL 1 FLOORPLAN

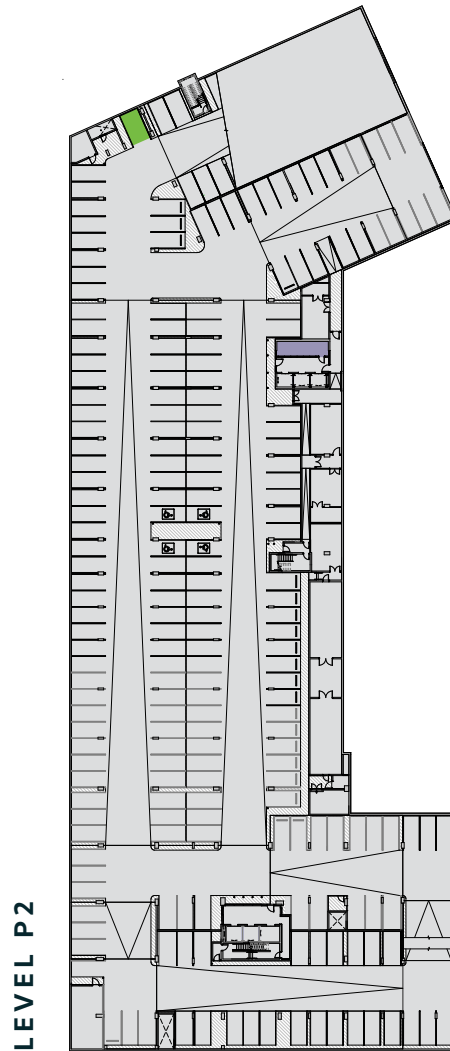
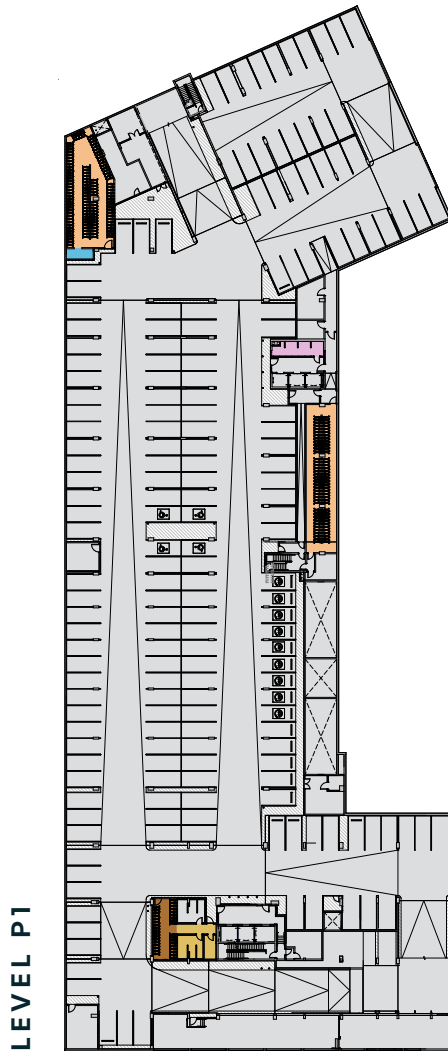


ON-SITE AMENITIES


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

PHASE 1 PARKING PLANS



- RT Bike Parking
- MB Bike Parking
- Bike Wash
- Car Wash Bay
- RT Amenity Workroom
- RT Amenity Storage
- MB Shower/Washroom


N

UNDERGROUND PARKING

STALLS 460

BIKE STALL COUNT

RT	203
MB	35

LEVEL P3

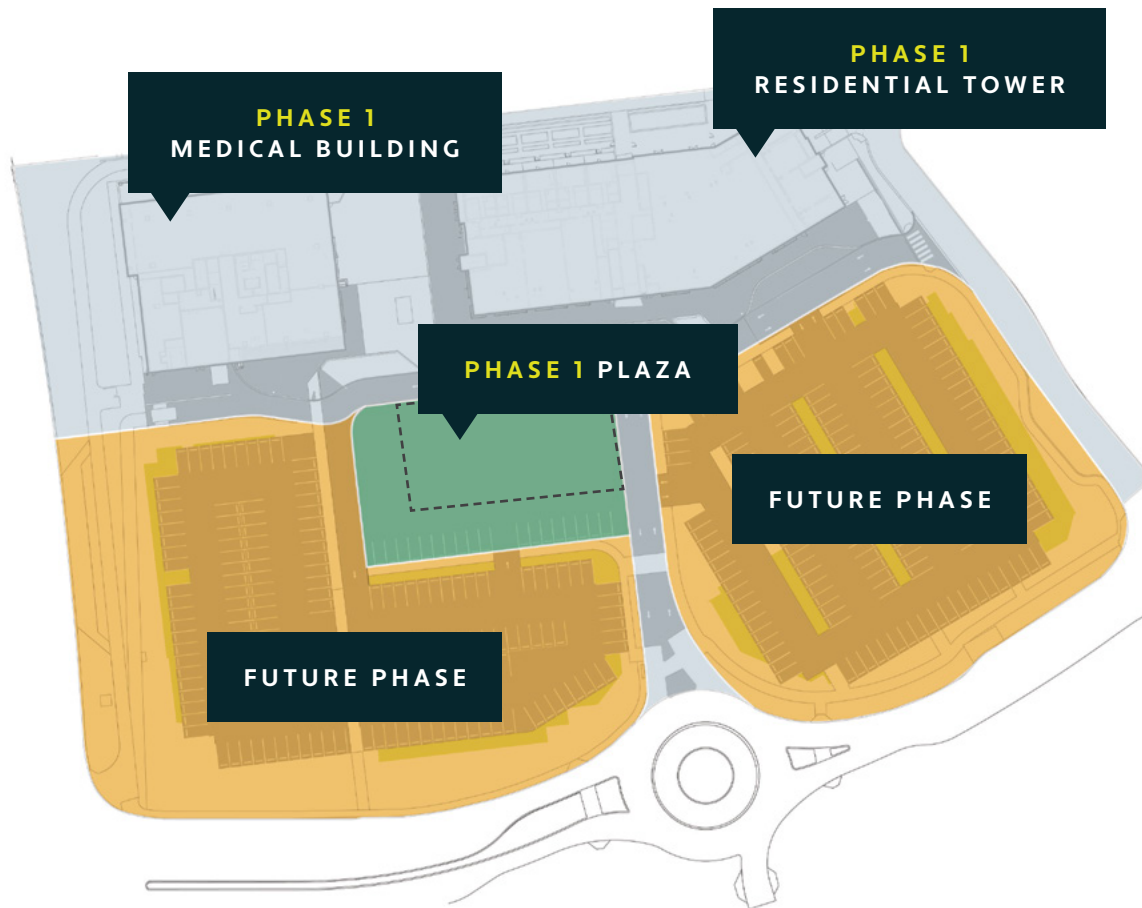
CENTRAL COMMONS AMENITY AREA



THE FUTURE PHASE WILL UPDATE THE PLAZA AREA TO INCLUDE A WATER FEATURE, SKATING RINK AND PAVILION BUILDING WITH CAFÉ TO ENSURE ACTIVATION IN ALL SEASONS OF THE YEAR

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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