



BLOCK 23

CALGARY, AB



QUICK FACTS

- + CM Delivery
- + Mixed-Use Development
- + Retail, Parkade, and Cinema Complex
- + LEED® Platinum (Target)
- + ~278,000 square feet
- + \$55-Million Budget
- + Consulting Engineers of Alberta (CEA) Awards, *Award of Merit (2023)*
- + Smith + Andersen Mechanical





BLOCK 23

ABOUT THIS PROJECT

- + Mixed-use development located in the City's rapidly growing University District.
- + Scope includes two mixed-use buildings: a four-storey West Building and a five-storey East Building atop a common parkade.
- + Features restaurants, retail, and office spaces, as well as a five-theatre Cineplex cinema, designed to act as a central hub and public gathering space.
- + Adjacent to Central Park, which features an outdoor skating rink with western Canada's first CO2 ice plant.
- + Leveraged a central mechanical system that serves both buildings, linked through the parkade, for maximum flexibility and future re-demise.
- + CO2 ice plant includes a connection to the cooling system leveraged by both Block 23 buildings. In the summer, when the rink is off, the ice rink chiller is used for the base building systems. In the winter, when the ice rink is running, the cooling demands of the buildings are lower.
- + This approach allowed us to reduce the overall chiller plant size, reducing capital cost on the system by not duplicating or oversizing building equipment.
- + Utilized a variable air volume system with perimeter radiation for the office spaces, and fan coils for the retail spaces, in order to provide flexibility for tenant types (such as food, merchant, lifestyle stores, etc.).

LOCATION
Calgary, AB

SMITH + ANDERSEN
SERVICES PROVIDED
Mechanical

KEY TEAM MEMBERS
GGA-Architecture

SIZE
Block 23 Above Grade:
165,000 sq. ft. (15,329 sq. m.)

Block 23 Parkade:
93,000 sq. ft. (8,640 sq. m.)

Block 23 Cineplex Fit-Up:
20,000 sq. ft. (1,858 sq. m.)

BUDGET
\$55 Million

COMPLETION YEAR
2021

SUSTAINABILITY
LEED® Platinum (Target)

AWARDS
Consulting Engineers of Alberta
(CEA) Awards, *Award of Merit*
(2023)

HOT BUTTONS

POST-SECONDARY	PUBLIC SPACES	OFFICE SPACES	RETAIL
CM DELIVERY	MECHANICAL	SUSTAINABLE	LEED

