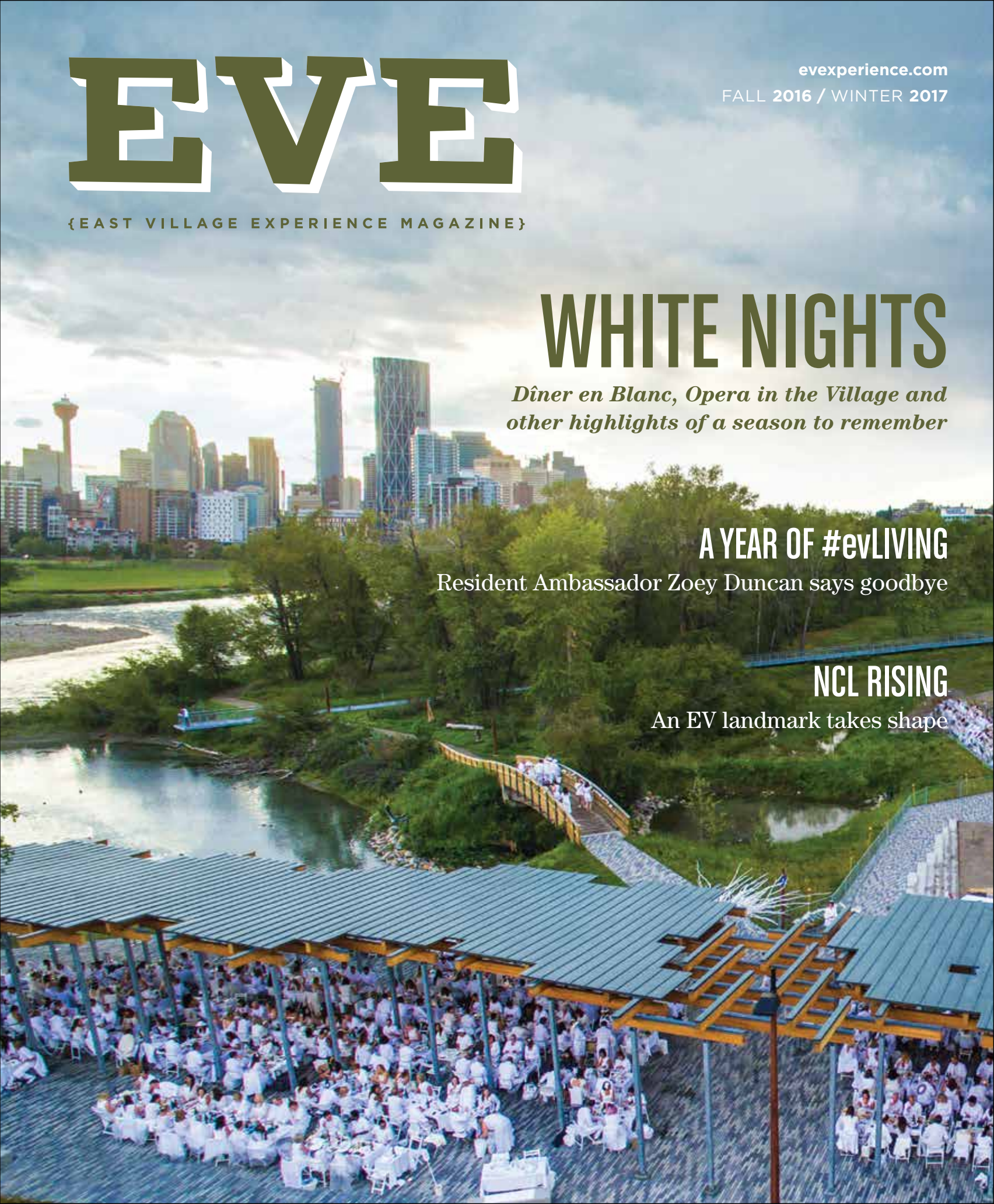
# EVE

{EAST VILLAGE EXPERIENCE MAGAZINE}

evexperience.com
FALL **2016** / WINTER **2017**



## WHITE NIGHTS

***Dîner en Blanc, Opera in the Village and other highlights of a season to remember***

## A YEAR OF #evLIVING

Resident Ambassador Zoey Duncan says goodbye

## NCL RISING

An EV landmark takes shape



# Discover an island treasure in the heart of the city

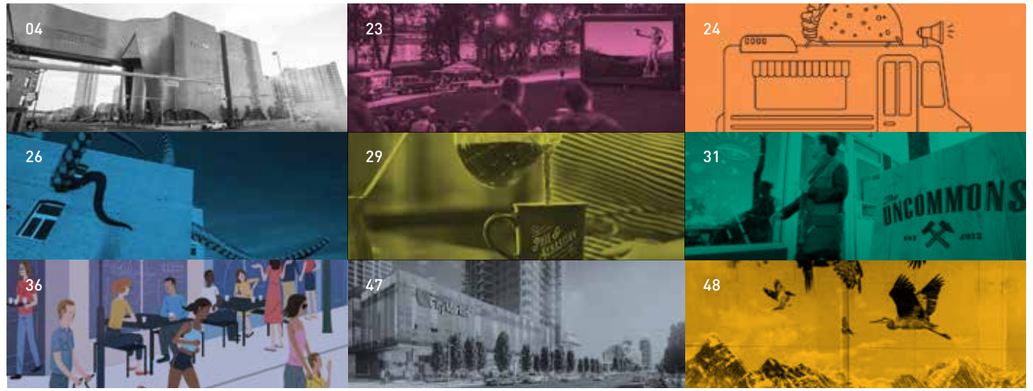
St. Patrick's Island is a true natural treasure in the Bow River between the reborn East Village and neighbouring Calgary Zoo. A five-year revitalization has brought the 31-acre island park back to life for all Calgarians: you'll find pathways winding between the trees, a Playmound and a Picnic Grove, a beach where you can dip your toes into a calm Seasonal Breach, and a grassy nine-metre Rise with a fire pit on top, along with innovative seating, performance spaces, public art and lots of events. It's a beautiful breathing space in the heart of the city and a natural destination for everyone. Come explore Calgary's new must-see island treasure today!

**calgarymlc.ca/patricks-island**

CMLC | St. Patrick's ISLAND™


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*Fall 2016 / Winter 2017*





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## ON OUR COVER




The leafy and welcoming St. Patrick's Island was a spectacular setting for 2016's *Dîner en Blanc* – one of a hundred unforgettable summer moments in East Village.

### ABOUT CMLC
*EVE Magazine* is published twice per year by CMLC, the Calgary Municipal Land Corporation. We are independent, for-profit developers owned by the City of Calgary, and our mandate is to help the City achieve its objectives for urban densification and community renewal, infrastructure investment and placemaking. Since 2007, we have worked to execute the Rivers District Community Revitalization Plan; today, we are working to make many neighbourhoods of Calgary better places to live. Always, we are passionate, experienced placemakers and city-builders who bring new energy to old neighbourhoods, create credibility and confidence, and inspire communities to build, grow and believe.

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LETTER FROM THE EDITOR

# EAST VILLAGE, URBAN ENGINE



During our nine years as master developer of East Village, we've come to appreciate that neighbourhoods, districts and cities are living things – not merely streetscapes and infrastructure, but growing, constantly evolving ecosystems with impacts that go far beyond what we believe are their borders. Never has this truth been more obvious to our team than in 2016, when the City of Calgary expanded our mandate. Our responsibility has grown from implementing the EV master plan to something much larger. Officially, "CMLC, created and owned by the City of Calgary, exists to achieve the City's objectives for urban densification and community renewal, infrastructure investment and placemaking."

CMLC earned this mandate by helping the City achieve the rather daunting goal of rejuvenating East Village by implementing an Infrastructure Development Plan in the Rivers District. Using the tools of master planning, engineering, architecture and infrastructure – and by applying the science and art of placemaking – our team helped turn a neglected and unloved neighbourhood into the newest, oldest, coolest, warmest place in town. If infrastructure is the hardware of a neighbourhood, placemaking is its software – the programming and experiences, atmospheres and sensations made possible by the new promenades, bridges, homes, retail shops, parks and streetscapes. For more about CMLC's role as placemakers, turn to page 37.

As East Village grows with new residents, visitors, activities and experiences, its dynamism is being felt in neighbourhoods beyond our borders. Restaurateurs and shopkeepers in Inglewood and Bridgeland are welcoming the stimulus brought by EV urban explorers keen to discover the flavours and offerings of nearby neighbourhoods. Read about the EV Effect on page 29.

As we grow into our new mandate, we're sharing our experience with our neighbours to the south in Victoria Park, working with teams to refine and realize the master plan for the area. On a site that's been a key city entertainment venue for a century, we're imagining and planning for a future – one in which the attractions of western culture, sport and recreation – along with the experiences of East Village – begin to form an entirely entertaining, master-planned Rivers District. Read more about our work in Victoria Park and our vision for the future on page 38.

On the subject of vision, ecosystems and the like, this issue features an interview with Mary Anne Moser, president and co-founder of Beakerhead, an organization and celebration that could only have been born in Calgary. In 2017, the Beakerhead team has plans to turn the city into a larger-than-life game of Snakes and Ladders that mirrors the ups and downs of life in Calgary while facilitating a thoroughly innovative exploration of the cityscape. Read more on page 26.

Beakerheads are profoundly optimistic about Calgary, and we're absolutely with them in our passion for helping to grow and build our living, breathing neighbourhoods, districts and city – including creating employment opportunities for people like Chris Schneider (page 39) – and, especially, for turning the places in which we work into the places you're proud to call home.

**MICHAEL BROWN,**
*President & CEO, CMLC*

# 1 A YEAR FOR THE BOOKS

IT HAS NOW BEEN ONE YEAR SINCE THE OFFICIAL GROUNDBREAKING FOR CALGARY'S NEW CENTRAL LIBRARY. AND WHAT A PRODUCTIVE YEAR IT HAS BEEN!

**The New Central Library seen from 7th Ave. SE**

"It's pretty remarkable to see how much has been achieved in one year," says Carson Kotnyek, project manager at Stuart Olson. That's an understatement. A year after the remarkable encapsulation of the LRT line that bisects the site, the New Central Library – a $245-million, 240,000 sq. ft. project led by CMLC and the City of Calgary – is right on track for a grand opening in 2018.

A lot of the (literal) heavy lifting on the project has been done, with most of the steel already installed, but those gigantic onsite cranes still have some bicep flexing to do. In October, massive load-bearing steel trusses connected the southern block (where the library's back-of-house operations will be located) to the main part of the building. "These trusses are integral to connecting two sides of the site to form one beautiful library while creating an open pedestrian archway and access to the entry level," says Kate Thompson, vice-president, projects at CMLC. "The trusses will span from level two right up to the roof, and once they are all in place, the distinct curves of the NCL will be clearly visible."

Just as visually striking to NCL webcam watchers and passersby is the library's exterior cladding, which started to go up just after Labour Day. The cladding is being hung as a curtain wall, with each glass panel connecting to the next. Ranging in size from 1.2 x 3.7 metres (4 x 12 feet) to 2.7 x 9.1 metres (9 x 30 feet) and weighing between 900 and 2,200 kilograms (2,000 to 5,000 pounds), the panels have been designed to fit together like a giant jigsaw puzzle over the building's steel and concrete framework.

"The glass panels will provide texture to the building because they have a clear, glazed or fritted finish, but their function is by no means purely aesthetic," says Thompson. "We'll strategically place the panels to help prevent heat build-up in the building."


1



2



"We found that a lot of people are really interested in learning what's happening and how it's happening and why it's being done the way it is. So we're taking the opportunity to show people the thought processes and explain how we are actually building the library." Carson Kotnyek, project manager, Stuart Olson

Yes, the LEED Gold environmental certification is exciting. And so is the fact that if you look at the construction site from 9th Ave. SE, you would swear the library is already finished.

It's still a bit premature to grab your book bag and library card and step inside the NCL. You can, however, through the magic of Facebook Live, get a sneak peek behind the hoarding wall to learn about some fascinating construction details and gain an appreciation for what goes into such a complex build. About once a month, CMLC joins a member of the project team for a live video walk-through with explanations about mechanical and electrical rough-ins and the difference between, say, regular everyday concrete and architecturally exposed concrete.

"We found that a lot of people are really interested in learning what's happening and how it's happening and why it's being done the way it is," says Kotnyek. "All of these aspects have involved hundreds of thousands of hours by really skilled professionals, so we're taking the opportunity to show people the thought processes and explain how we are actually building the library."

**FOLLOW THE NCL PROJECT ONLINE AT YYCNEWCENTRALLIBRARY.COM AND CHECK OUT ALL THE FACEBOOK LIVE VIDEOS AT FACEBOOK.COM/YYCNEWCENTRALLIBRARY TO LEARN MORE ABOUT WHAT'S INSIDE THE WALLS AT NCL.**

**1. Detail of a panel of the NCL's exterior glass cladding**
**2. Cladding hung on the east facade of the NCL**
**3. The curved arc of the NCL's west side**

# THE ART OF STEEL


3

Construction of a complex building like Calgary's New Central Library calls for an almost unfathomable amount of steel. The installation of a 45,000-kilogram (100,000-pound) steel cross-member for the Truss 4 System in October 2016 was one for the record books.

Measuring 23 metres (75 feet) in length, the enormous steel cross-member is the single largest truss yet to be hoisted into place. The principal element of the building's Truss 4 support system, the huge cross-member is composed of four-inch steel plates bonded together to form a solid piece. A total of 13 such cross-members will eventually be positioned and welded into place to make up the system, but this particular one takes the heavyweight title.

In all, five load-bearing truss systems will form NCL's structural framework and allow for its unique design. Because of the pedestrian pass-through that bisects the building between 3rd St. and 8th Ave. SE, these massive trusses are critical for connecting the north and south blocks of the library into one integrated structure. As they extend from the second level of the library up to its roof level, the steel trusses establish NCL's most iconic features, its graceful curves.

Lifting the steel requires mighty machines. Crews from Stuart Olson and subcontractor SuperMetal of Québec worked together to perform a tandem lift manoeuvre to hoist the 45,000-kilogram cross-member into place. A mobile crane and a tower crane, whose combined lifting capacity was a whopping 250 tonnes (275 tons), were engineered to perform a graceful yet powerful ballet to raise the colossal cross-member into position.

**To find out more about the NCL's steely skeleton, pick up a copy of the new NCL newsletter at your library.**

# 2 DRIVE-THROUGH CECIL

**IT MAY LOOK LIKE IT'S CURRENTLY IN HIBERNATION, BUT THE VACANT LOT WHERE THE NOTORIOUS CECIL HOTEL ONCE STOOD IS ACTUALLY GEARING UP TO SERVE A USEFUL CIVIC FUNCTION. ONCE THE 4TH AVE. SE PROPERTY GETS A NEW SURFACE OF RECYCLED ASPHALT AND A PARK PLUS SOLAR STATION, IT'LL BE PRESSED INTO ACTIVE SERVICE AS A DOWNTOWN PARKING LOT.**



1

The Cecil lot's tour of parking duty is expected to last for the next few years, where it will add temporary parking to an area that's currently seeing a great deal of construction traffic. When road-raising work is completed along the 3rd St., 4th Ave. and Macleod Trail corridor, the Cecil lot will be sold to a suitable buyer and begin a new life in East Village.

If you're wondering what became of the Cecil Hotel's famous roof sign, rejoice! It was salvaged when the blighted structure was torn down in December 2015 and is enjoying new life as a temporary art installation on the main floor of the newly restored St. Louis Hotel. Future owners of the Cecil lot will be encouraged to take over stewardship of the sign so that it can once again rise above the landscape it long called home.

# 3 HOME SWEET (AFFORDABLE) HOME

**THE RECENT ACQUISITION OF EAST VILLAGE PLACE BY CALGARY HOUSING COMPANY (CHC) IS KEEPING EV AFFORDABLE FOR SOME OF ITS MOST VULNERABLE RESIDENTS.**

The acquisition of East Village Place – an apartment complex on 5th St. SE – means the tenants of the 163-unit building, a majority of whom have lived in East Village for many years, will secure long-term affordable housing. The tenants, many of them seniors or people with mobility challenges, maintained their leases and existing rent levels when CHC took over building operations in June. Just as important, residents will have input into plans for the ground floor and second floor levels, which have stood vacant since the closure of the Golden Age Club in the spring of 2015.

Over the summer, CHC and the City of Calgary held community engagement sessions with local residents and the East Village Neighbourhood Association to understand residents' needs and priorities and to develop plans for the space. The results will be shared with CMLC, which has offered to share design and planning expertise to ensure creation of a community space that supports the people who need it most.


2

**1. The iconic Cecil signage, safe and warm**
**2. East Village Place from 5th Street Square**
**3. 3rd St. SE becomes a people place**



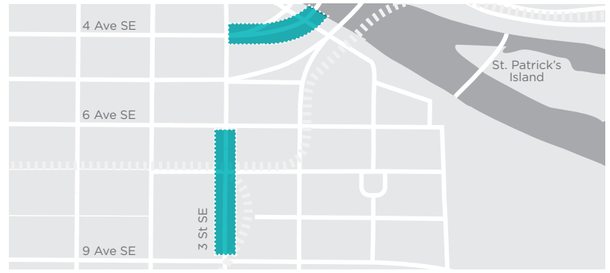
# 4 UP-LIFTING STREET-SCAPE

**ADJACENT TO THE BUSTLING CONSTRUCTION SITE OF THE NEW CENTRAL LIBRARY, WORKERS ARE DIGGING DEEP (LITERALLY) TO RESTRUCTURE THE 3RD ST. SE STREETSCAPE.**

From 9th Ave. SE northward to the Bow River, plans are underway to not only improve vehicular movement along 3rd St. SE but to create a pedestrian-friendly public pathway that's long been missing from the area.

The deep utility work – a timely water main upgrade – will be completed in fall 2016, laying the groundwork for the redesign of the east sidewalk, which is scheduled to begin in spring 2017. When completed in the fall of 2017, the south portion of 3rd St. – the section that runs from 9th Ave. to 6th Ave. SE – will barely be recognizable.

"We tasked the designers with *not* reinventing the wheel, but instead pulling in elements from all over EV," explains Nicholas Dykstra, CMLC project manager, development. Taking inspiration from the design of the NCL, which it borders, the 3 St. SE streetscape will mirror other elements of East Village, using the same plant species and seating options found along Jack and Jean Leslie RiverWalk™ and in EV's parks. Picture a spacious sidewalk where you can catch up with friends or get an early start on your library books.




"We tasked the designers with *not* reinventing the wheel, but instead pulling in elements from all over EV."
Nicholas Dykstra, CMLC

This work is known in CMLC circles by the catchy name of Phase 11 (because we've completed 10 other phases of streetscape work in East Village). Phase 12 of the 3rd St. SE restructuring gets a bit more complicated. Because it involves a portion of downtown Calgary where the roadway is currently below the 100-year floodline, the road needs to be raised two metres above its present level. Raising the road is more than just a matter of piling a few truckloads of dirt upon it; below ground, both the deep and shallow utilities – water, sewer, cable, gas and telephone – need to be lifted as well.


3 *Artist's rendering*

# 5 HOSPITALITY: AN EV EVOLUTION

**CALGARIANS HAVE LONG BEEN WELCOMED TO EAST VILLAGE. THE STORIED KING EDWARD (NOW PART OF STUDIO BELL, HOME OF THE NATIONAL MUSIC CENTRE) AND THE NOW-REFURBISHED ST. LOUIS (WATERING HOLE TO POLITICAL CELEBRITIES AND HOME OF THE FAMOUS INDOOR HORSE RACES) BOTH BEGAN AS HOTELS.**

Built around the turn of the 20th century, Calgary's two most legendary hospitality venues served the burgeoning railway traffic disembarking in Calgary. The modest, working-class hotels didn't offer anything fancy to the rail-weary traveller, but they were affordable, comfortable and close to the train station.

Fast forward to 2016. With a dual-branded Hilton Garden Inn and Homewood Suites opening in the fall, and with ground ready to break for construction of a brand new Alt Hotel, EV's history of hospitality is about to open a new chapter. A stylish new chapter. In a neighbourhood that's still, a century later, in the heart of it all.

Guests staying at the Hilton on 7th Ave. and 4th St. SE will have a choice between well-appointed rooms designed for stays under five nights or full suites that will feel like home for longer periods. Throw in a full-service restaurant, pool, fitness centre, banquet room, and spectacular rooftop terrace – plus an easy walk to anywhere downtown – and you can understand why visitors may want to stay longer. Much longer.



1



2



A little closer to the Bow River – at Confluence Way and 6th Ave. SE – construction is set to start on Groupe Germain's 155-room Alt Hotel Calgary. It will offer large, loft-style windows in a modern, eco-friendly design that's easy on the eyes...and the pocketbook.

Designed by LEMAYMICHAUD Architecture Design and constructed in partnership with local builder Homes by Avi, the hotel will offer 5,000 sq. ft. of meeting space, retail spaces on the first floor and three floors of underground parking.



3 *Artist's rendering*



5

Comfort, location, a warm welcome, good times and a place for the ambitious to rest their weary heads. Yes, the more hospitality changes in East Village, the more it stays the same.



4

**1. Light wood and reclaimed lettering in a revamped St. Louis**
**2. Ghost signage recalls the Eddy's origins**
**3. Alt's contemporary cool is coming to East Village**
**4. Fresh new/old St. Louis sign**
**5. Dual-branded Hilton offers short and long stays**

# 6 STUDIO BELL WELCOMES THE WORLD

JULY 1, 2016 WAS SHOWTIME FOR STUDIO BELL. THE NEW EAST VILLAGE HOME OF THE NATIONAL MUSIC CENTRE, ALONG WITH PREMIER FOUNDING PARTNER BELL CANADA, CELEBRATED A CANADA DAY GRAND OPENING WITH A FREE (AND PACKED) OPEN HOUSE.






5,600 curious music lovers visited the cultural institution on Canada Day, marvelling at the stunning architecture, exploring five floors of interactive exhibitions, and tuning in to the music that spilled from every corner of the building. Fast-acting early birds (the first 500 people to preregister online) even bypassed lineups with guaranteed early entry and a sweet bag of swag.

Canada Day at Studio Bell was chock-full of live entertainment, with programming that featured everything from First Nations drumming to brass bands to a rousing all-hands-on-the-heart rendition of "O Canada" at high noon. Visitors learned from knowledgeable NMC educators about the building's 225,000 glazed terracotta tiles that change with the light, explored interactive stages housing NMC's extensive collection of instruments and memorabilia,




and checked out three Canadian Music Halls of Fame. And, of course, everybody was wowed by the fabulous panorama from the East Village Skybridge spanning 4th St. SE.

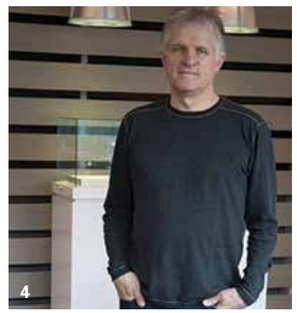
After a busy July, during which Studio Bell welcomed Calgarians and tourists from all over the world, East Villagers were invited to a rather more private up-close-and-personal encounter with their newest neighbourhood landmark. On August 7, National Music Centre and CMLC offered a day of free admission to Studio Bell for all neighbourhood residents, and a full house of excited EV neighbours – 127 long-time residents and 155 newcomers – showed up on a rainy Sunday for an exclusive tour of the stunning new facility.

A recently launched ATB Storytellers Exhibition, with a storefront presence in Studio Bell's Drop-In Zone, explores Alberta's rich musical history, with artifacts and recorded oral histories of famous Alberta musicians. The free and publicly accessible exhibition (which runs until January 8, 2017) keeps time with the rhythm of Calgary's loud, proud Year of Music.

**1. Studio Bell's dramatic interior, with views four stories high**
**2. A discreet entry into a grand landmark**
**3. The Studio Bell complex straddles 4th St. SE**
**4. Jeweller Ian Davidson in his new digs**

# 7 EV SPARKLES PLENTY

THE EAST VILLAGE SHOPPING EXPERIENCE IS LOOKING BRIGHTER (AND MORE ELEGANT) EVERY DAY. DAVIDSON & CO. JEWELS IS THE LATEST RETAILER TO SET UP SHOP IN THE BASE OF EVOLUTION. THE BOUTIQUE JEWELLERY DESIGN GALLERY IS ADDING A DISTINCT GLOW TO THE NEIGHBOURHOOD.



Acclaimed goldsmith Ian Davidson, who has been creating stunning custom-designed jewellery since 1969, loves the concept of street-level shopping that is such a defining part of EV life. "I'm old enough to remember when most retail was done at street level," he says. "East Village has an almost village-like feel to its streetscape, and it's nice to have a window on that world. I find the whole concept really exciting."

Clients will certainly be excited by the design studio and showroom – located at 533 Riverfront Ave. SE – where old-world craftsmanship meets cutting-edge technology. Display cases lay out a collection of exquisite custom-crafted jewellery. At a desk nearby, Davidson uses computer models to demonstrate design possibilities and to incorporate the client's vision. When he prints out 3D models to make sure the proportions of the piece are perfect for the person's hand, neck or wrist, it's like Michelangelo meets the Jetsons.

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(Closed Fridays)

*The Developer reserves the right to make revisions it deems appropriate in its sole discretion, to floorplans, unit configuration, and finishings. Unit sizes are estimates only and subject to revisions by the Developer. All units are subject to GST. Biria bike may not be exactly as shown.*





# ME & EV: A YEAR IN THE LIFE

*By Zoey Duncan*

*Being an East Villager for the past year has been an opportunity that doesn't happen often in life. I loved being part of this community, watching it evolve during a pivotal year and hearing from visitors to the neighbourhood, who are delighted at what it's grown into.*

I split my East Village year between two gorgeous condos. First, my partner, my cat and I lived in FRAM+Slokker's FIRST. I was immediately smitten with the place: the walk-in closet, the glass-walled shower (watching the sunrise while shampooing is an epic start to the day) and the movable kitchen island that served equally well during parties and as a desk during the week. The condo's bright, fully appointed gym got me started with great workout habits.

In the spring, I carted my boxes across the street and moved into Embassy BOSA's Evolution. The stunning two-bedroom I was suddenly living in pretty much blew my mind. I started daydreaming about firing up my gas stove in the open kitchen, where it was easy to imagine gathering with loads of friends.

My sprawling balcony quickly became my favourite place to sip coffee (and cocktails). It was excellent for growing tomatoes, too. On cooler days, the heated bathroom floors and deep soaker tub kept things cozy. Again, I was able to take advantage of the condo's gym – two gyms, in fact – and steam room and dry sauna.

Both units have floor-to-ceiling glass windows and face east with a breathtaking view of St. Patrick's Island and the Bow River.

But the charms of East Village extend beyond personal living space. Despite the proximity of delicious baked goods at nearby Simmons, I've never felt as fit as I have while living here. I've gotten hooked on the free outdoor fitness classes featured on the East Village Experience Centre deck and on St. Patrick's Island throughout the summer. Living right on RiverWalk and so close to the cycle track system kept me biking to do things I used to use my car for, like, getting groceries and going to the movies. I learned to keep vegetables alive in the East Village community garden and ate a startling amount of homegrown kale.



**Another day in the 'hood: a crowd makes itself comfortable at the Saturdays in C-Square concert series**

"I love that so much happens in East Village, and that so much of it is free. Local bands play C-Square on weekends. Festivals set up here. The Calgary Marathon and Stampede Parade came through."

I love that so much happens in East Village, and that so much of it is free. Local bands play C-Square on weekends. Festivals set up here. The Calgary Marathon and Stampede Parade came through. Beakerhead landed an alien vessel on RiverWalk. I got to meet Santa at 5th Street Square. Throughout the summer, neighbours and friends met over bingo, sketching classes, printing demonstrations, dance lessons, board games, beach parties and outdoor movies. That doesn't even begin to count the ways that people make their own fun, like cooking dinner on the grills at St. Patrick's Island, floating down the Bow or checking out the shops and services that have opened this year.

I got to watch East Village welcome some new landmarks with a lot of history. The National Music Centre opened to huge crowds on Canada Day. The fully rebuilt King Eddy was a hub of music during the Calgary Stampede before it became the comfortable new home of CKUA radio in September. The century-old St. Louis Hotel has already played host to several events following its artful – and extensive – makeover.

I can only imagine what the next 12 months will hold for East Village. Residents will begin to move into the Knightsbridge N3 condo – perhaps best known for its car-free credo – next spring. More retailers will throw open their doors to the neighbourhood. The Hilton Garden Inn & Homewood Suites welcomes its first guests for short stays and longer ones this fall. The New Central Library, although under construction through 2018, will start to look even more like its future world-class self as its dazzling exterior goes up.

East Village has been growing up with Calgary from the city's earliest days. I hope Calgarians keep getting familiar with it.









# EVENTFUL SUMMER

*East Village has a knack for bringing the city together. Virtually every day in the summer of 2016, we invited Calgarians to take part in events and activities for everyone from runners to white-clad diners and from opera, movie and theatre buffs to urban staycationers.*

# A NIGHT IN WHITE

Post-dinner sparklers, repurposed wedding dresses and the traditional twirling of napkins above impeccably coiffed heads transformed Calgary's newest regional park, St. Patrick's Island, into a Parisian terrace during *Dîner en Blanc* on August 11. The fourth annual Calgary celebration of the globe-sweeping picnic drew 1,254 fabulously attired participants, all of them dressed, of course, entirely in white.

By charter bus, by CTrain and by stylishly shod foot over the George C. King Bridge, guests carried all-white tables, chairs, picnic baskets and linens onto the island. "Many people had clever little shopping dollies that they just strapped their tables and chairs onto," says Joanna Pesta, CMLC manager, programming and events. "They all looked very classy and put together while rolling their accoutrements onto Confluence Plaza."

The secret St. Patrick's Island location was revealed only hours before the dinner, but guests were as well-prepared as they were well-dressed. When a sudden downpour hit mid-soirée, unruffled diners simply unfurled white umbrellas and continued sipping and noshing. When the glamour moved from the bistro table to a Confluence Plaza turned dance floor – where revellers laid down some serious moves to the groove of local Calgary bands – St. Patrick's Island became a magical wonderland of twirling white under a clear night sky full of stars.


1



2

**1-3. Diners in various states of all-white merriment on St. Patrick's Island. Photos courtesy of Le Dîner en Blanc - Calgary**


3

# OPERA IN THE CHAUTAUQUA

Calgary Opera's Opera in the Village 2016 was truly opera for the people, by the people.

A community-embracing Chautauqua Tent along RiverWalk embodied the mood of Opera in the Village 2016. Relaxed and intimate – and created in the tradition of travelling shows from the turn of the 20th century – the Chautauqua Tent hosted 11 performing arts groups under the big tent along the Bow.

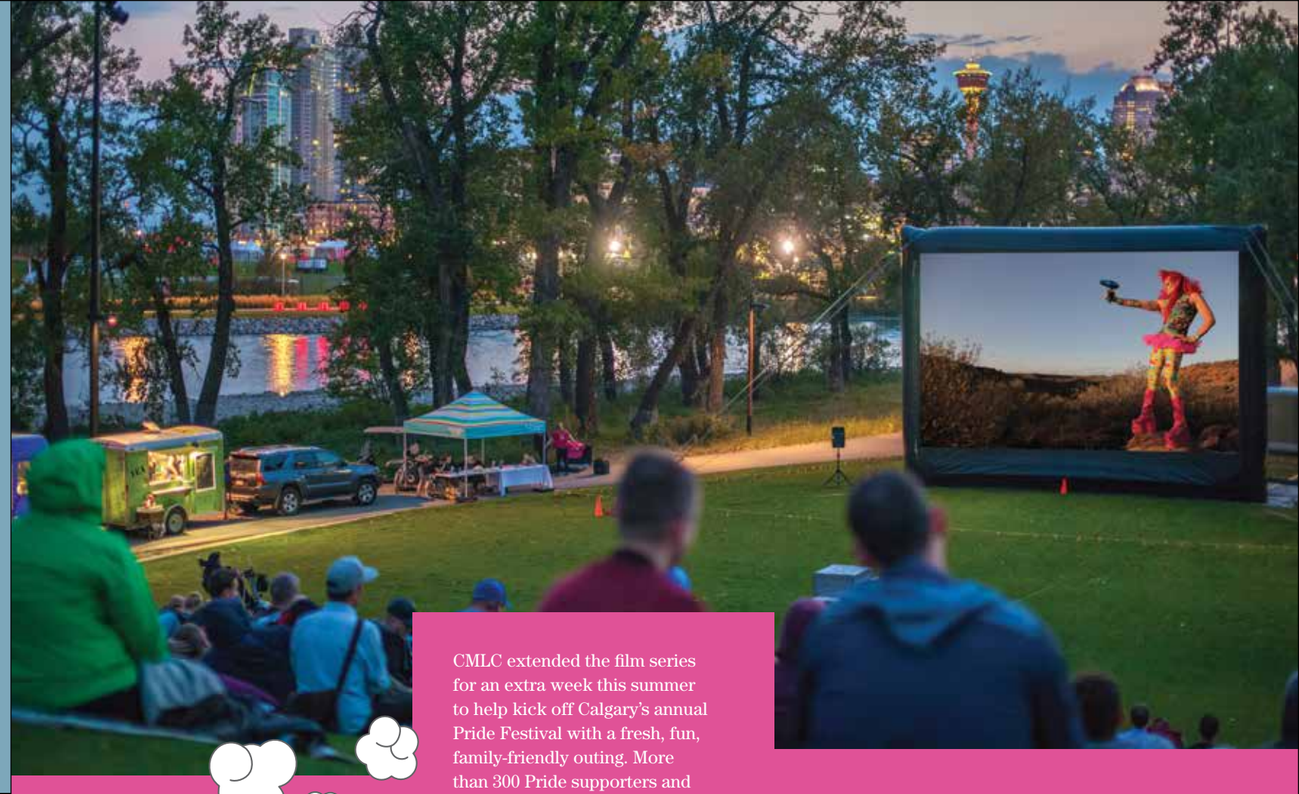
Over the two weekends of Opera in the Village, Calgarians enjoyed fiddlers and brass quintets, Broadway musicals and Ukrainian tangos, children's choirs and Stampede Outriders' bands. Opera in the Village 2016 was opera for the people, by the people, laughing at the stilted antics of the Green Fools roving performers, munching popcorn and enjoying the shows. From free-to-all performances all afternoon to ticketed productions of children's matinees to slightly ribald adult operas in the evenings, Opera in the Village 2016 offered everything except mosquitos and sunburns. Bravo!

Calgary Opera was inspired by the tradition of 19th century travelling musical shows.







# PRIDE ON THE RISE

East Village has a long tradition of screening movies under the stars. From the early days of RiverWalk Plaza, when films were projected onto the wall of the then-empty Simmons Building, to the more recent late-summer screenings of SPI's Movies on the Rise, fresh-air celluloid has always been big in EV. (Really big, actually: five summertime screenings on The Rise attracted more than 1,000 popcorn-munching movie buffs.)

CMLC extended the film series for an extra week this summer to help kick off Calgary's annual Pride Festival with a fresh, fun, family-friendly outing. More than 300 Pride supporters and film buffs flocked to the natural amphitheatre in the centre of St. Patrick's Island on September 1 for a special presentation of *The Adventures of Priscilla, Queen of the Desert*. "We thought it was a great idea," says Craig Sklenar, director of government affairs with the Pride Calgary Planning Committee. "We're always looking for opportunities to expand programming to families and to allow people to celebrate Pride in a variety of ways. Showing the history of gay culture through a free movie is a really exciting opportunity, especially a movie that younger generations have probably never seen." While Calgary Pride curates three events during Pride week, another 40+ celebratory events are created by other community members like CMLC.



"We're always looking for opportunities to expand programming to families and to allow people to celebrate Pride in a variety of ways." Craig Sklenar, Pride Calgary Planning Committee

# SUMMER BY THE NUMBERS



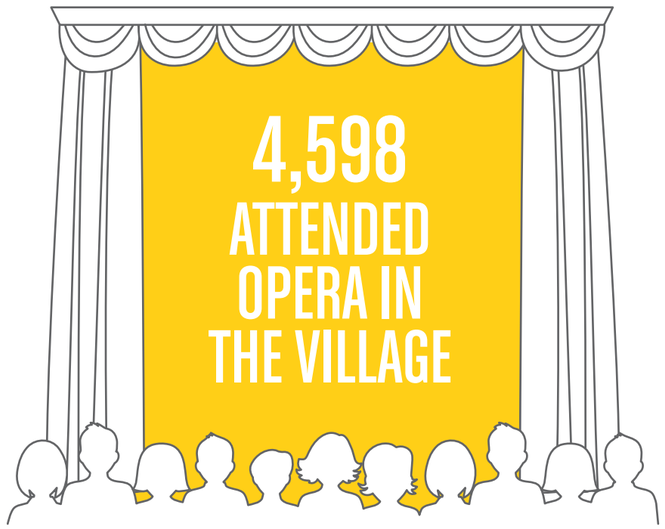
**1,010 MOVIE-WATCHERS AT** MOVIES ON THE RISE

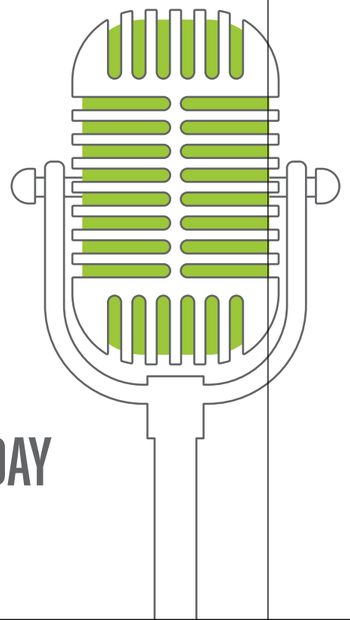


**20,000** CALGARIANS CELEBRATED CANADA DAY IN EV




**RUNNERS** PASSED THE MARATHON SPIRIT HUB



**5,600 VISITORS** TO STUDIO BELL ON OPENING DAY



**888 WHITE CARNATIONS** HANDED OUT AT DÎNER EN BLANC

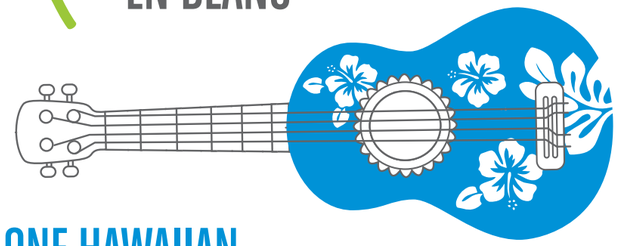




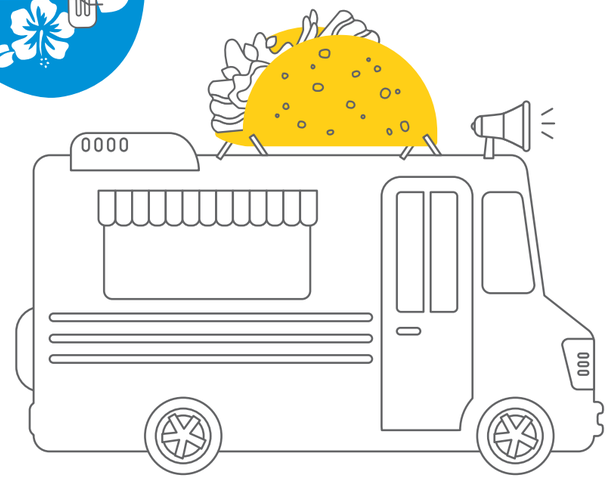

**21 DAYS** OF BARRE FITNESS

**91,562 VISITORS** TO EV IN 2016



**ONE HAWAIIAN-STYLE UKULELE PLAYER** AT THE ALOHA FUN RUN



**23 VENDORS** AT ROCK THE ’WALK

# 2017: BEAKERHEAD x CANADA 150

*From St. Patrick's Island to RiverWalk, from 5th Street Square to The Riff, East Village is a stage for events of every kind and an urban laboratory for experiments in city experiences. In the summer of 2017, EV will be one of a dozen Calgary locations in an interactive, larger-than-life, city-wide game of Snakes and Ladders created by our friends at Beakerhead. Get ready to play!*



Photo by: Denise Kitagawa

1

Ups and downs. People have them; places do, too. In the boom and bust, Snakes and Ladders game of life, it's what people and places do in the peaks and valleys that reveals their character.

For Mary Anne Moser, president and co-founder of Beakerhead, Calgary's character is clear – especially right now, when you could say the city has collectively slid down a few snakes. "We've got this," she says. "Calgary is a solution-oriented city. We'll figure this out."

Moser has been thinking about Calgarians and their ups and downs since Beakerhead decided to participate in Canada 150, the celebration of a centennial and a half of Confederation that begins in 2017. The year-long celebration is focused on recounting Canadian stories and defining just what it means to be Canadian – whether Calgarian or Torontonian, Vancouverite or Nova Scotian, fourth generation or recent arrival.

To celebrate Calgary, Calgarians and Canada 150 in Beakerhead style, the team hit on the Snakes and Ladders metaphor. "We have good fortune and bad. Calgarians are ingenious and we're not discouraged by obstacles. If there's a rock in our way, we figure out a way around, over, under or through it. We work with it."

For Canada 150, Beakerhead will collaborate with creatives of many kinds – historians, community builders, cultural advisors, engineers, artists and performers – to set up figurative Snakes and Ladders installations around the city. Beakerhead is currently soliciting for 12 to 15 locations and will request proposals from groups in early 2017.





Photo by: Michelle Hoger

2



3

Moser says Beakerhead won't be literal about things being precisely snakish or ladder-like and that the idea is to create an interactive 3D gameboard as big as the city. "It might be a play or an art installation. It might have to do with the river escarpment." It might also, she says, be inspired by experiences like the much-Instagrammed installation in Amsterdam that created a stairway of piano keys people would 'play' as they ascended. It made taking the stairs preferable to standing passively on a nearby escalator, thereby encouraging healthy choices and connecting down with up all at once. Very Beakerhead.

**For Canada 150, Beakerhead will collaborate with creatives of many kinds – historians, community builders, cultural advisors, engineers, artists and performers – to set up figurative Snakes and Ladders installations around the city.**

While the Snakes and Ladders project will begin in 2017, Moser sees it as a long-term addition to the cityscape, part of the story Calgary tells itself and visitors – a bit like the Freedom Trail in Boston, a 4-km path with 16 locations that tell the city's story in the context of American history. "Calgary doesn't have a narrative to experience and learn about the city," Moser says. "We want to use the power of story to talk about Calgary's can-do attitude and to build our reputation here and abroad."

Beakerhead is already adding to Calgary's cool factor internationally: the team advertises aggressively overseas and hosts journalists, makers and other influencers from as far away as Vienna and as near as San Francisco. The visitors, expecting a cowtown, are consistently impressed with the city's progressive vibe, its food scene and its people.

Locally, Beakerhead has become synonymous with 'cool factor' thanks to huge creations that are, simply put, out of this world. Like the Fabulist – you know, Canada's first artificially intelligent inflatable designed for I-Come-in-Peace interplanetary exploration, which landed on The Rise on St. Patrick's Island in 2015. And BASS Ship, which descended on RiverWalk Plaza in 2016. And any of their other creatures and creations – great, small, mechanical, adorable or otherwise.

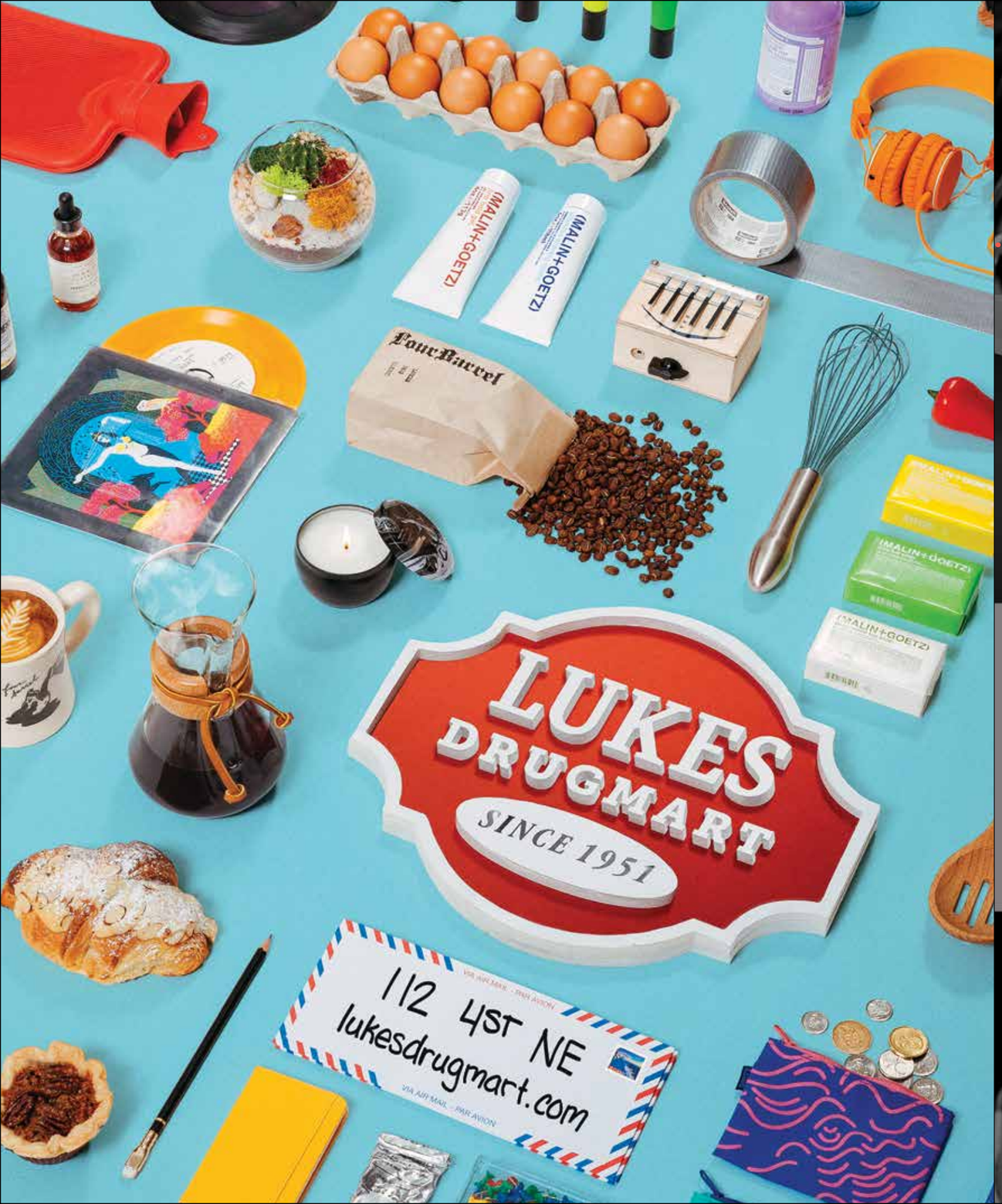
Longtime Calgarians have seen dips in the city's fortunes before. "People would flood into Calgary for the riches, then they'd flee when the economy turned down," Moser says. "Now it's evolving into a place where people stick together. It's not just cultural topsoil that blows off when the economic climate changes."

For Moser, Calgarians are 'walk, don't talk', 'show, don't tell', action-oriented doers. "As Thomas Edison said, 'Ideas originate in the muscles.' You have to actively explore. After all, you can't tell if you're on the right path when you're standing still," she says.

As has become abundantly clear in our city, it's not a straight line from small to big or bad to good. Calgary has slid down snakes before. But there's always a ladder just ahead. See it?

**Interested in collaborating on Beakerhead's Canada 150 project? Get in touch at beakerhead.com/snakesandladders**

1. **Octopus invasion of the McGill Block in Inglewood, aided and abetted by UK artists Filthy Luker and Pedro Estrellas**
2. **Kryoman at Beakernight, an evening of quirk and surprise in the streets of Bridgeland**
3. **I Come in Peace: Fabulist, Canada's first artificially intelligent inflatable designed for interplanetary exploration, on St. Patrick's Island**




RETAIL

# THE EV EFFECT

ALL ROADS LEAD TO EAST VILLAGE, AND EV BRIDGES AND PATHWAYS LEAD TO NEARBY NEIGHBOURHOODS AS WELL. SINCE THE GREAT EAST VILLAGE MOVE-IN OF 2015, EAST VILLAGERS HAVE BECOME EXPLORERS, CUSTOMERS AND REGULARS IN NEARBY NEIGHBOURHOODS. SHOPKEEPERS AND RESTAURATEURS AGREE – EAST VILLAGE IS THE BEST KIND OF NEIGHBOUR. →

VILLA FIRENZE

**WHEN SOME 800 NEW RESIDENTS MOVED INTO EAST VILLAGE IN THE SUMMER OF 2015, IT HAD AN IMPACT NOT ONLY ON OUR IMMEDIATE SURROUNDINGS BUT ALSO ON THE FORTUNES OF BUSINESSES IN NEARBY NEIGHBOURHOODS, FROM OLYMPIC PLAZA TO VICTORIA PARK. EV'S THRIVING COMMUNITY HAS ACTED LIKE AN ECONOMIC ENGINE FOR ALL OF EASTERN DOWNTOWN. JUST ASK TONY NICASTRO AND IAN DAVIES.**

# THAT'S AMORE

## VILLA FIRENZE RESTAURANT, BRIDGELAND

Just a short appetizer of a stroll over the Bow River from East Village (a 10-minute walk, eight if you're really hungry), Villa Firenze restaurant in Bridgeland has gone from neighbourhood secret to dining destination in one short year.

'Round about the time that the first new wave of EV residents began unpacking their boxes last summer, Villa Firenze's third-generation owner Tony Nicastro started noticing a steady increase in dinner reservations. He remarked that the increase in bookings on the OpenTable reservation system were coming mostly from diners new to the restaurant.

Pleased and curious, Nicastro started asking questions, soon discovering that most of the new diners oohing and aahing over Villa Firenze's signature portobello mushroom appetizer had recently moved into East Village.

**"IT'S NICE TO SEE THE YOUTHFUL CLIENTELE AT VILLA FIRENZE MIXING WITH PEOPLE THAT MY PARENTS HAVE MADE FRIENDS WITH OVER THE YEARS. IT BRINGS A GREAT DEAL OF DIVERSITY TO THE AREA AND RESTAURANT."** TONY NICASTRO, VILLA FIRENZE

As new EV residents settle in and begin exploring their surroundings, nearby Bridgeland – with its unique character and distinctive style – has become a natural draw. Urban explorers from across the river wasted no time in making meaningful connections with the shopkeepers and chefs of the neighbourhood.

"It's nice to see the youthful clientele at Villa Firenze mixing with people that my parents have made friends with over the years," says Nicastro. "It brings a great deal of diversity to the area and restaurant."



1

By all accounts, East Villagers and Villa Firenze's established clientele, many of whom have been dining there for the past quarter century, share similar tastes. East Villagers were quick to appreciate the pride that the family of restaurateurs takes in their offerings, all of them made by hand. "It's not just another restaurant," says Nicastro. "It's like eating at someone's home."

It's a home that East Village loves being invited to.



# UNCOMMONLY FRESH SHOPPING

## THE UNCOMMONS, INGLEWOOD

Inglewood's artisan shops and studios – just a pleasant meander along RiverWalk, past Fort Calgary and over the Elbow River Traverse – are also a natural draw for East Villagers.

"We've noticed quite a bit more traffic since East Village started to get more populated," says Ian Davies, co-owner of The Uncommons on 9th Ave. SE and its nearby sister store Fresh Laundry. "We like to engage with our customers, and typically in conversation we find out that they've just moved into East Village. They're generally checking out their new neighbourhood, getting to know the area and shopping within Inglewood because it's so close."

**CURIOUS EAST VILLAGE SHOPPERS ARE DRAWN IN BY HOUSEWARES AND BARWARE SOURCED FROM DESIGNERS – AND THE FREQUENT ART SHOWS HOSTED IN THE BACK ROOM.**




2

Nestled in a beautiful heritage building, The Uncommons is a little like an old-time general store with eclectic design objects instead of sacks of flour and tins of molasses. Curious East Village shoppers are drawn in by the unusual artwork, housewares and barware directly sourced from designers and by the frequent art shows, featuring local artists, hosted in the back room.

While The Uncommons has been an Inglewood fixture for more than four years, Fresh Laundry – on the other side of 9th Ave. SE and down a block – opened in June 2015, just in time to be discovered by the first wave of new EV residents. A wall of live green moss in the store's entrance hints at the fresh organic bath, body and home products lining the shelves. The most popular product among East Villager customers? The eco-friendly green formula home cleaning products, sold in refillable containers that can be topped up at the filling station at the back of the store. East Villagers live large in their neighbourhoods – and they live green, too.

THE UNCOMMONS

**1. Joe Nicastro, Chef at Villa Firenze**
**2. Succumbing to temptation at The Uncommons**

# SHOP TALK

BY BARBARA BRUEDERLIN








A steaming mug of Phil & Sebastian's finest in hand (current favourite: Pancho Rodriguez Honduran pour-over) and a little something-something from Sidewalk Citizen Bakery tucked away in my bag for later, I pause on the sidewalk to watch the steady flow of people coming and going from the Simmons Building. It's hard to believe it only reopened a little over a year ago; it feels as though "Simmons: the Culinary Destination" has always been the beating heart of East Village, dispensing life-affirming java, bread and prime cuts to hungry Calgarians.

The rebirth of Simmons was just the beginning of a new wave of noshing and shopping locales to hit my favourite take-the-day-off-work-and-head-downtown neighbourhood. The Merle Norman studio at 608 6th Ave. SE was the first new retail to move into the base of FIRST. I've been booking mani-pedis (and the occasional facial) there since owner Wendy Tong opened her stylish doors in March. She knows how to make these hardworking hands and feet look and feel their very best (Okay, so I'm a writer, but still) so she's kind of a lifesaver. I'll be heading there next week, but today, I've got hair on my mind.

This will be my first time visiting EV's new high-end full-service hair salon, and I could not be more thrilled to get these unruly locks professionally cut. I've peeked in the door a few times since RedBloom Salon opened its FIRST location at 542 Riverfront Ave. SE in June. I have to admit that I'm as excited by the edgy artwork, swinging '60s polka dot wall and that divine tufted divan as I am for a new do. This is one sophisticated salon.



As soon as my hair looks fabulous, I need to pop across the street to Evolution to check out the first street-level retail to open in that condo building. Liz & Lottie Gifts, which opened at 537 Riverfront Ave. SE this summer, is chock-full of one-of-a-kind treasures. Owners Nikki and Heidi (Liz and Lottie's granddaughters) carry everything from sunglasses and jewellery to paper goods, handbags and everything in between. I'm looking for a baby gift for a friend but may just pick up something for the Spousal Unit and Fur Baby while I'm in the store. Based on what friends have told me, I should be able to find everything I need and – with luck – a few treasures I didn't even know I needed.






I won't be stopping by the new East Village Dental office today – just steps away at 526 Riverfront Ave. SE – but it's comforting to know that my pearly whites can get top-notch care right in East Village. Drs. Broyde and Dhaliwal and their dental team seem so caring and gentle; I notice that they even offer dental sedation. I will definitely have to tell my dental-chair-shy sister about that.

Later this year, even more shops and services will move into East Village. And, with a full-sized (82,000 square foot!) Loblaws City Market being built right now at 5th & THIRD, it won't be long before I can bring home the bacon (and the eggs).

*Barbara Bruederlin is a freelance writer obsessed with urbanism, architecture and dark twangy guitars. When she's not scribbling with ink-stained fingers or getting lost in the rhythm of her feet on the sidewalk, she is a member of Studio Bell's Visitor Services team.*



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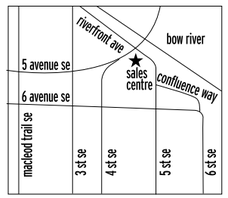
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# THE EAST. THE HEART.

*When the City of Calgary created CMLC in 2007, the tiny team, which was charged with executing the Rivers District Community Revitalization Plan, had an oversized ambition: to become Calgary's go-to placemaker. Now, almost a decade later and with the success of East Village under its belt, CMLC has taken huge strides toward that goal – and is setting new ones.*

With East Village, CMLC – the City of Calgary's team of independent, for-profit developers – has really started something. Not just a neighbourhood, but also a new way of thinking about and living downtown. Now the group has been officially tasked with helping advance the City's objectives for community renewal through densification, infrastructure investment and placemaking.

While the mandate gives CMLC the freedom to work across the city and with a variety of financing models, the team's principles are the same. And placemaking is at their core.

Placemaking is a planning idea based around creatively connecting people with the places in which they live. The Project for Public Spaces, a well-known American non-profit that teaches placemaking best practices



**Artist's conceptual illustration of a rejuvenated 4th St. south of 11th Ave. SE**

The Rivers District has been a place of gathering and celebration since its earliest times, when First Nations tribes met at the confluence of the Bow and Elbow rivers. Later, Fort Calgary was the heart of the city, and as the railroad pushed through in the early 20th century, East Village was the lively hub – home to the hotels, restaurants and bars that sprang up around the train station.

around the world, says that "with community-based participation at its centre, an effective Placemaking process capitalizes on a local community's physical, cultural, and social identities – its assets, inspiration, and potential – and it results in the creation of quality public spaces that contribute to people's health, happiness, and well being."

CMLC agrees, calling placemaking the kind of planning that puts people at the heart of the process – and turns communities into homes. Over the years, engaging Calgarians to discover their wishes for East Village, St. Patrick's Island and the New Central Library has made East Village the unique 'place' it is today. "We do what we do because places – communities and neighbourhoods – will one day be your home," says Susan Veres, senior vice-president, strategy and business development for CMLC. "We think of it as 'community sweet home.'"

While that can involve creating or renovating or restoring infrastructure, it also means working to create a feeling of home – an atmosphere of comfort and stimulation that turns the bricks and mortar of a neighbourhood into a place you want to live. That means programming and activities to attract and engage people, public art that sparks conversation, and retail to provide the services that make life easier and more enjoyable. "Sidewalks and bridges are crucial, but people don't look at a sidewalk and say 'I have to live here!'," says Veres. "You don't choose a home because of its furniture. You choose a place because you feel at home there. Because you belong. It aligns with your lifestyle and your values."

Practitioners of the science and art of placemaking like CMLC don't think of neighbourhoods as just pieces of a puzzle. They think about them as a cohesive whole. That's the way CMLC sees the entire eastern end of downtown Calgary – not just as the master-planned neighbourhood of East Village, but as an entire planned district that stretches west to east from Olympic Plaza through EV, and south to the far edges of Victoria Park and the Calgary Stampede grounds.

So what kind of a district – a place – is it?

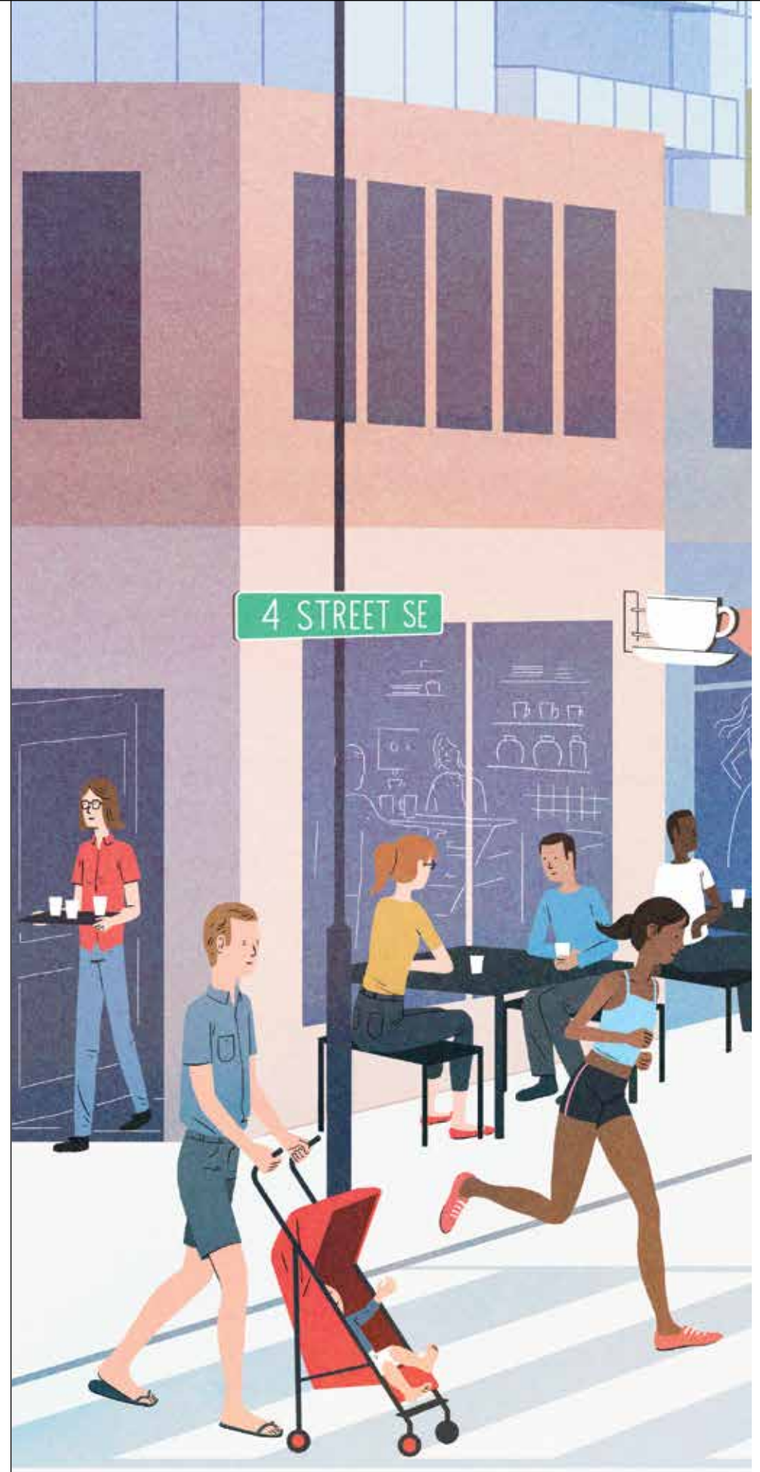
The Rivers District has been a place of gathering and celebration since its earliest times, when First Nations tribes met at the confluence of the Bow and Elbow rivers. Later, Fort Calgary was the heart of the city, and as the railroad pushed through in the early 20th century, East Village was the lively hub – home to the hotels, restaurants and bars that sprang up around the train station. Then, a century ago, came the little party known as The Greatest Outdoor Show on Earth, and then the Olympics, the Calgary Flames and the BMO Centre, which together cemented the district's calling as a place of gathering, celebration and entertainment.

Today, the neighbourhoods of the Rivers District – East Village and Victoria Park – along with our neighbours in Inglewood and Ramsay and attractions like the Calgary Zoo and TELUS Spark are slowly – both organically and by design – being woven into an entertaining and celebratory whole: a district made up of everything from third-generation Italian restaurants and cutting-edge bistros to the Stampede and Studio Bell, multi-family homes and historic landmarks, live music venues and food trucks, art and opera, bicycle pathways and transit, islands and rivers, parks and playgrounds, markets and haircutters and lots and lots of excellent coffee, of course. In short, the entire district is becoming "a modern community that meets the needs of a modern Calgary," says Veres.

In 2009, when the first issue of *EVE Magazine* was published, a story imagined the future of East Village in 2020 as "the newest, oldest, coolest, warmest neighbourhood in town" at a time when it was, at best, the oldest. In it, people were walking a riverfront pathway, taking part in activities from yoga to music festivals, getting together at the Simmons, shopping for groceries, putting up friends in a neighbourhood hotel, checking out a spectacular new library, and yes – drinking coffee. If that now sounds familiar, it's because the vision of East Village laid out in 2009 has very much come to life. Imagining and master-planning it came first. The infrastructure, engineering, implementing and programming followed. The 'feeling' of East Village – its unique atmosphere – is the result.

Now, imagine the idea of an entire planned Rivers District in 2035 – a place so entertaining and artistic, so interesting, connected and walkable, so deliciously varied and comfortable – that the notion of living there is simply irresistible!








# SPARKY

*Chris Schneider is an apprentice electrician who's been watching East Village grow from high atop Evolution Phase 2. After he watched our "EV Builds the City" digital campaign (youtube.com/EastVillageCalgary) and tweeted that he'd spent all of 2015 working on our sites, he caught our eye. East Village builds the city, and people like Chris build EV.*

**Where are you from?**

I was born in Vancouver but have basically split my life half and half between southern Alberta and Vancouver. I graduated from Sundre High in 2006, moved to Vancouver in 2008 and then moved to Calgary in December 2014 to start a career in the trades.

**Describe your work as an electrician.**

I spent the first eight months of the year on the slab crew. We prepared all the conduit that runs through the concrete between floors and in the walls. I endured everything from -20°C in the dead of winter to +37°C during the peak of summer. I was directly exposed to the elements, with no windows and nothing to block the downtown wind gusts.

**What part of the work did you like best?**

If there's one thing I'll always remember from my time working in East Village, it's all the awesome views! The super orange and pink sunrises…the river only a few hundred metres to the north… the view of the Stampede grounds…listening in on events and concerts at Fort Calgary during the summer…and of course the downtown skyline!

*Follow Chris' adventures on Twitter @schneidz*

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ACTUAL PHOTO OF EVOLUTION, AUGUST 2016

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# BUILDING A VILLAGE, A NEIGHBOURHOOD, A CITY

*N3 gets ready to welcome owners, developer Embassy BOSA plans Arris and ponders neighbourhood life in the Think Tank, FRAM+Slokker builds on The Riff, RioCan digs deep to prepare for Loblaws, and Cidex preps for a groundbreaking.*

# N3: A VILLAGE TO CALL HOME

At first, Brett Bergie, Béatrice Aucoin and their son Sam had a weekend love affair with East Village. They'd find themselves drawn to the neighbourhood from their home in Coach Hill, a considerable distance for a family that didn't have a car. "Every weekend, we'd pass about 15 parks on the way, but Sam always wanted to get to St. Patrick's Island," says Brett.

> It really made sense to us; it's in line with our lifestyle. You see every kind of activity in East Village. It inspires people to get out and enjoy the theatre of colour, fashion and recreation. It's a very compelling destination." Béatrice Aucoin



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Still, the couple – lifelong renters who never thought ownership was a necessary part of putting down roots – didn't think about EV as a place to live. "We were intrigued by the master plan. I'm an avid cyclist and we like public gathering places and spending time outdoors," says Brett. "But we always thought it was out of our price range."

Enter N3. No parking, but for a family without a car, that was hardly a hardship. In fact, it appealed to their environmental sensitivities with a smaller carbon footprint and an urban bike and lifetime car2go membership, both included as part of the N3 owner purchase agreement package.

Then there was the space – a 620-square-foot two-bed, two-bath, with lots of windows, an eight-foot balcony and a rooftop patio, all of which felt roomy enough for a family that values living closely together in open, inviting, multi-purpose spaces. Especially with the world that's coming to life on their soon-to-be doorstep. "Our home doesn't begin and end in our suite," says Brett. "We don't need a dedicated work space with a desk and a computer. The New Central Library is going to be a great place to work when we want to."

And Sam-favourite St. Patrick's Island is a great year-round place to play when he wants to. Calgary's newest regional park offers a playground and The Breach for dipping toes. Crossroads Plaza – home of the EV community garden and more play areas – is another of Sam's destinations just a few blocks away. The Simmons Building and Sidewalk Citizen Bakery are a fixture on the family tour: the brownies appear to have a magnetic effect on the youngster.

Better still, Brett works at Bow Valley College. Working late is considerably less onerous when the commute is four minutes.

And the price was right: N3 starts at $199,000 for a furnished one-bedroom.

"It really made sense to us; it's in line with our lifestyle," says Béatrice. "You see every kind of activity in East Village. It inspires people to get out and enjoy the theatre of colour, fashion and recreation. It's a very compelling destination."

Construction on N3 is ahead of schedule and most units are now sold. In October, builder Knightsbridge/Metropia announced the topping off of the tower, and residents are expected to start moving in early in 2017. Retail in the podium level will arrive shortly after.

**1. L-R: Brett Bergie, Béatrice Aucoin and Sam on RiverWalk**
**2. The Think Tank, complete with interactive stations, from the inside**



# FRESH FROM THE THINK TANK

As citizens, Calgarians have proven themselves a proud, thoughtful and engaged bunch. East Village master developer CMLC saw that when we asked for input about St. Patrick's Island, and some 6,000 people responded with their ideas. A similar enthusiasm was evident in public engagement around the New Central Library. Urban Explorers – people of all ages who love city life – know what they're looking for in the urban landscape.

Now developer Embassy BOSA has discovered that Urban Explorers are interested in having their say about their neighbourhoods and even their condominium buildings. Since June 2016, Embassy BOSA has been connecting with locals in an interactive Think Tank in the East Village Experience Centre, inviting visitors to share opinions and provide input on both their ideal home and community. Residents of every neighbourhood from Chinatown to the airport to Victoria Park chimed in – and the initial results were highly revealing.

"By far, Calgarians put the greatest importance on walkable areas, whether for a casual stroll, to access stores and restaurants, or to access transit," says Robert Marchand, Embassy BOSA's VP of sales. "A pedestrian-centric approach is becoming more important than ever. Even simple things like paths and sidewalks can make a difference." And, perhaps not surprisingly, having a large home on an acre or more was close to the bottom of the list.

Marchand says that when respondents described their ideal community, the words that resonated most were Active and Vibrant. Central and Connected followed, then Green, Paths and Parks, and Family, Friendly and Community.

If you think this sounds a lot like East Village, you're right – many of the ideas parallel the principles that informed East Village and are loosely based on the tenets of smart growth – walkability, vibrancy, transit, diversity and community.

Marchand maintains that places like East Village change the way people live. "We are a product of our environments," he says. "When you don't have an irritating commute – or any commute – you're less stressed when you come home. When you can walk



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along the river, it centres and grounds you. There's something about East Village that makes people want to talk to you, want to engage and yet it makes them relax. EV makes us more *human*."

Think Tank results will help shape Arris, Embassy BOSA's next residential offering, as well as the amenities, floor plans and finishings of future developments. Of course, the largest building amenity has already been decided upon – RioCan's 5th & THIRD development, which includes a major grocery store. Easy access to great ingredients and everyday essentials is one of the things Urban Explorers consider essential to neighbourhood life. Construction on Arris' below-ground parking is moving along, with excavation down to P2 in October.

In the meantime, Embassy BOSA recently opened a brand new show home in its other East Village development, Evolution. A limited collection of move-in ready homes are available, and according to Marchand, they're decidedly more exciting in real life than they are on a floorplan. Come see for yourself! The new Evolution show home is open Saturday and Sunday from 12-5 pm or by appointment at 403-290-0992. 127 Confluence Mews SE.

**The interactive Embassy BOSA Think Tank will be open through winter 2016/2017 at the East Village Experience Centre.**

# LIVING THE RIFF

A riff is a wonderful thing. You've heard hundreds of riffs in rock music; in iconic songs, they're the short, rhythmic guitar phrases repeated again and again until you can't get them out of your head. Think the Kinks' "You Really Got Me," Nirvana's "Smells Like Teen Spirit" and the White Stripes' "Seven Nation Army," among countless others. A riff is also as an inventive or clever commentary, or an improvisation on an idea.

> To live in close proximity to this exciting animated ground play of community uses – the amenities that make for a great neighbourhood – is going to be pretty exceptional."
> Ralph Giannone, Architect



1 *Artist's rendering*

In East Village, The Riff is all that – music, inventiveness and clever improvisation.

The Riff is a pedestrian street that cuts a bold diagonal through downtown Calgary's square street grid. The inventive bit of streetscaping starts at 9th Ave. SE and 4th St. SE – the location of Studio Bell, home of the National Music Centre – and draws a line up to Crossroads, where it intersects RiverWalk. There's nothing else like The Riff in East Village – or in all of Calgary, for that matter.

This improvisation on the traditional cityscape is as stimulating as it is challenging for East Village developers FRAM+Slokker, who will build four multi-family condos along The Riff. The Riff will offer nodes at either end that invite passersby to enter and a central gathering place that will suggest, with a variety of seating options, that it's a comfortable place to sit. Varied retail – boutiques, cafés and restaurants – and public art, along with firepits for winter warmth, will make The Riff even more of an intimate retail experience and a sheltered and welcoming destination.

Architect Ralph Giannone, who's working with the FRAM+Slokker team, told the *Calgary Herald* that "to live in close proximity to this exciting, animated ground play of community uses – the amenities that make for a great neighbourhood – is going to be pretty exceptional."

Verve, the first residential building on The Riff, is nearly sold out and is under construction. "Working off the spirit of The Riff, we were led to the word 'Verve,'" Giannone told the *Herald*. Verve is made up of a six-storey podium and a 25-storey tower with balconies that have a dynamic "serrated" edge. An outdoor terrace crowns the roof. Interiors are simple and contemporary, with clever storage.

VIBE, the second residential building on The Riff, is now in the planning stages.

FRAM+Slokker's buildings shape The Riff as much as The Riff shapes the buildings. So far, Verve and soon VIBE will be a beautiful frame for The Riff, an inventive variation on a thoroughly inspiring neighbourhood.

**1. A cozy Riff in winter**
**2. Live, work, play, groceries**
**3. Hat's high-style rentals**



# RIOCAN: FOOD-FRIENDLY EV

It's a simple but elusive dream: walking from home to a great grocery store, stocking up and strolling home, bags in hand. This spring, the dream came one step closer to reality when we celebrated the groundbreaking on RioCan's 5th & THIRD, EV's $500-million mixed-use retail hub. RioCan CEO Ed Sonshine joined Mayor Nenshi, Councillor Druh Farrell, CMLC's Lyle Edwards and Embassy BOSA's Ryan Bosa to symbolically start work on a Loblaws CityMarket and Shoppers Drug Mart – along with Arris, the pair of residential towers that will crown the site.

RioCan, the largest real estate investment trust in the country, is undeterred by the current economic uncertainty, citing the advantages of available skilled labour, the shortage of retail space and the resiliency of Albertans. The urban retail centre will bring 188,000 square feet of leasable retail space to the neighbourhood's street level.

As it fills the growing need for a full-service downtown grocery store, the Loblaws CityMarket will also be within easy grocery-carrying distance of anywhere in East Village and just steps away from the City Hall CTrain station. It will also be readily accessible from Inglewood, Bridgeland, Victoria Park and the rest of the east end of downtown. Underground parking will accommodate both grocery shoppers and residents of Arris.



2 *Artist's rendering*

# CIDEX: ARTFUL RENTALS

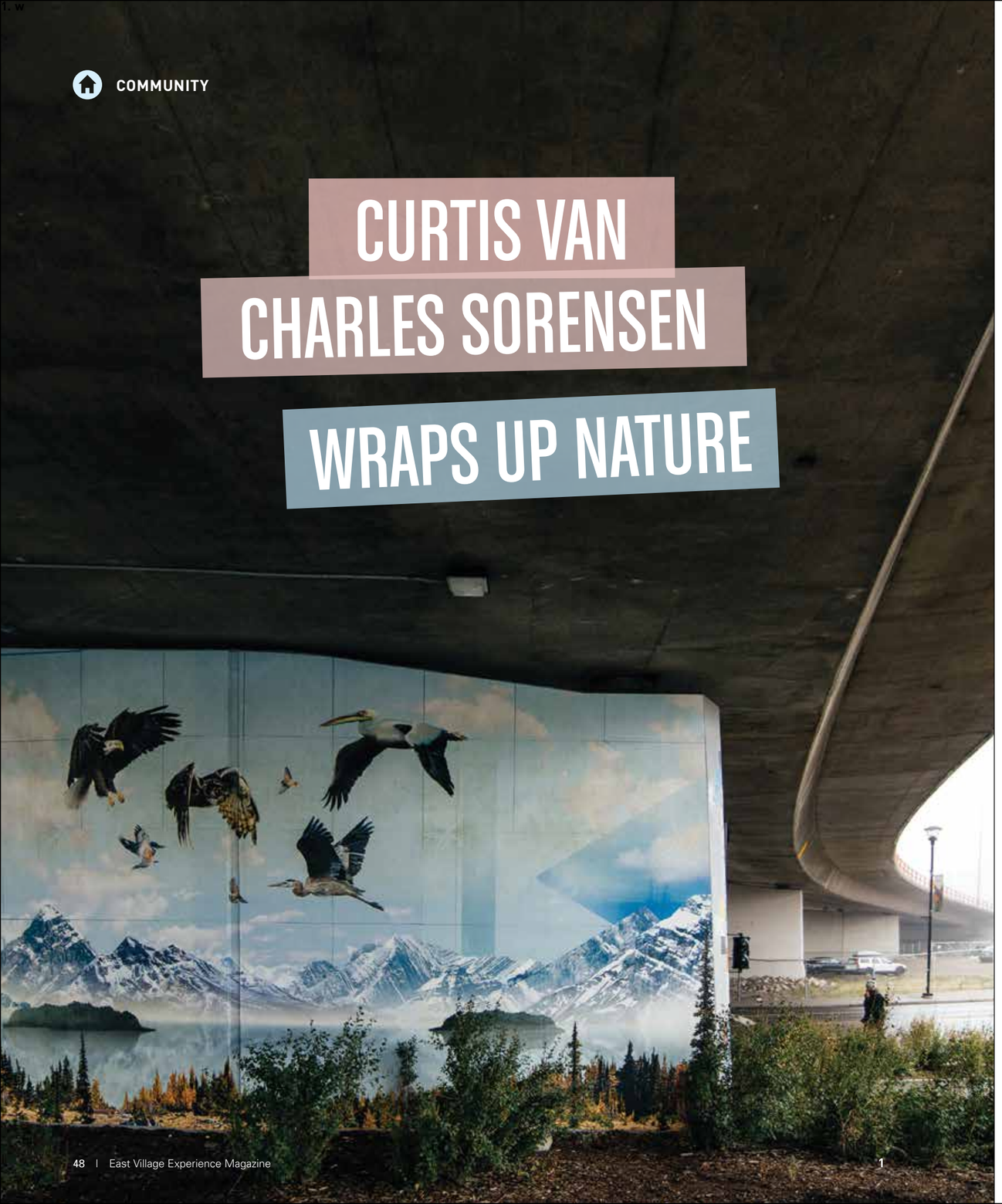
Some people want the commitment of condo ownership, and some want a more casual relationship with their lodgings. If you're in the latter camp, East Village's first new rental tower, Hat @ East Village, is for you. It comes with all the perks – but without some of the cares and costs – of ownership. The 28-storey, 221-unit highrise, to be built by Cidex Developments, will be located on 7th Ave. and 5th St. SE, right beside 5th Street Square. Groundbreaking on the project is expected in late fall 2016.

Suites in the Hat come with features like nine-foot ceilings, hardwood floors, open-plan kitchens and in-suite laundry. Amenities include a green roof, gym, common room and underground parking. In other words, it's a great looking place that redefines rental for modern times. Young families that want an urban lifestyle will have more than 30 three-bedroom units to call home, as well as the ultimate luxury in a busy life: an onsite daycare with space for 100 youngsters.

To top it all off, Hat @ East Village gives renters a home of artful style, with a quirky hat sculpture that will greet renters at the front door. EVE tips our hat to our first rentals.


3 *Artist's rendering*

# CURTIS VAN CHARLES SORENSEN WRAPS UP NATURE



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Despite the large scale of Sorensen's RiverWalk installation, the level of accuracy is painstaking. By using a size 00 paintbrush (that's seriously tiny), he imparts an almost unimaginable degree of detail to the animals he showcases.

*There's a new Mother Nature taking over RiverWalk, and she's putting Calgary's normally shy urban wildlife on centre stage.*

**1. An improbable flock of feathered friends on the 5th Avenue Flyover**
**2. Mallards cleared to land**

*Window to the Wild* – the third temporary installation in CMLC's Art in the Public Realm program – now adorns three bridge abutments, two washrooms and a maintenance shed. The artist, Curtis Van Charles Sorensen, is renowned for his hyper-realistic depictions of wildlife in nature. "My goal is to create a really immersive environment, so that when you stand in front of it you feel like you're part of the environment," says Sorensen. His large-scale mixed media creations are so intricately detailed that you could easily believe you're bushwhacking through the Alberta backcountry instead of strolling the banks of the Bow River in the heart of Calgary.

Sorensen's seamless environment of wildlife and natural settings, which is vinyl-wrapped around the RiverWalk outbuildings and wheat-pasted onto the bridge abutments, was inspired by the interwoven ecosystems that make up East Village. "In East Village, there is a really wonderful integration of urban and natural environments that flow into one another," he says. "What I did with this project was flesh out the wildlife. I put the animals that you don't often see – the owls and the bald eagles and the foxes – right up there on stage, in front of you."

Sorensen uses a mix of sketches, photography and paint – as well as an intense appreciation of nature and a background in graphic design – to construct a layered, almost three-dimensional, natural world. He begins with a sketch, which becomes the blueprint for the piece.

"Starting with a sketch helps to maintain the human touch," he explains. "It gives a looser feel to the underlying structure, even though the final piece is about 50% photography-based."



**Foxes in spectacular free-fall**

He then superimposes images, photographed during treks deep into the wild, over those sketches and enhances them with hand-painted details. The result is stunningly realistic artwork. It's hard to tell where the photograph ends and the finely-nuanced painting begins.

Despite the large scale of Sorensen's RiverWalk installation, the level of accuracy is painstaking. By using a size 00 paintbrush (that's seriously tiny), he imparts an almost unimaginable degree of detail to the animals he showcases. Wings blur slightly, so that birds appear to be in flight; meticulous layers of depth create a foreground that is crisp and warm against a dreamscape background that recedes into blue tones.

"Artists and Calgarians win with this curated art program," says Jessa Morrison, CMLC senior manager, marketing and communications. "CMLC promotes local talent and the RiverWalk experience stays fresh. It's like visiting a museum with rotating art exhibits every two years."

*Window to the Wild* will be part of RiverWalk until September 2018.

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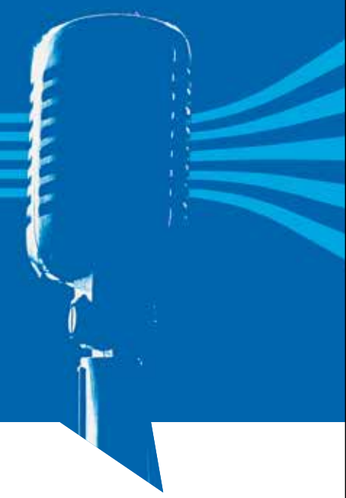
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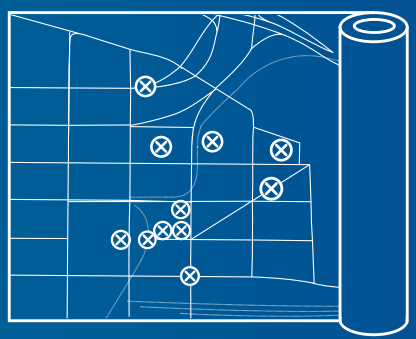
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