



TAKING URBAN LIVING
TO THE NEXT LEVEL



320 GRANVILLE | VANCOUVER



PACIFIC GATE | SAN DIEGO



CITY GATE | VANCOUVER

BY BOSA DEVELOPMENT

Think different. At Bosa Development we aim higher. Our plans, designs and quality set us apart.

Building on more than half a century of expertise and leadership, we strive to exceed expectations with every home we build and project we undertake. We are bold, forward-looking, and committed to acting with integrity. We see development potential differently than others. We pursue urban design excellence and are long-term investors in the places we build, making our communities coveted destinations. With every project, we strive to elevate expectations, with livability always at the core.



MAJOR PAST PROJECT: EVOLUTION | CALGARY



MAJOR PAST PROJECT: THE ROYAL | CALGARY



COMING SOON: ARRIS | CALGARY



COMING SOON: CURRIE | CALGARY

CALGARY

Bosa Development is dedicated to enhancing urban communities with architecturally stunning homes that provide an amenity-rich living experience. We have a long-term vision, setting our sights on Calgary's most vibrant neighbourhoods and desirable districts. Every detail of your new home is considered and executed with superior craftsmanship and precision. From conceptual planning to handing over the keys, we treat every phase of our residential development process with passion, care and attention.

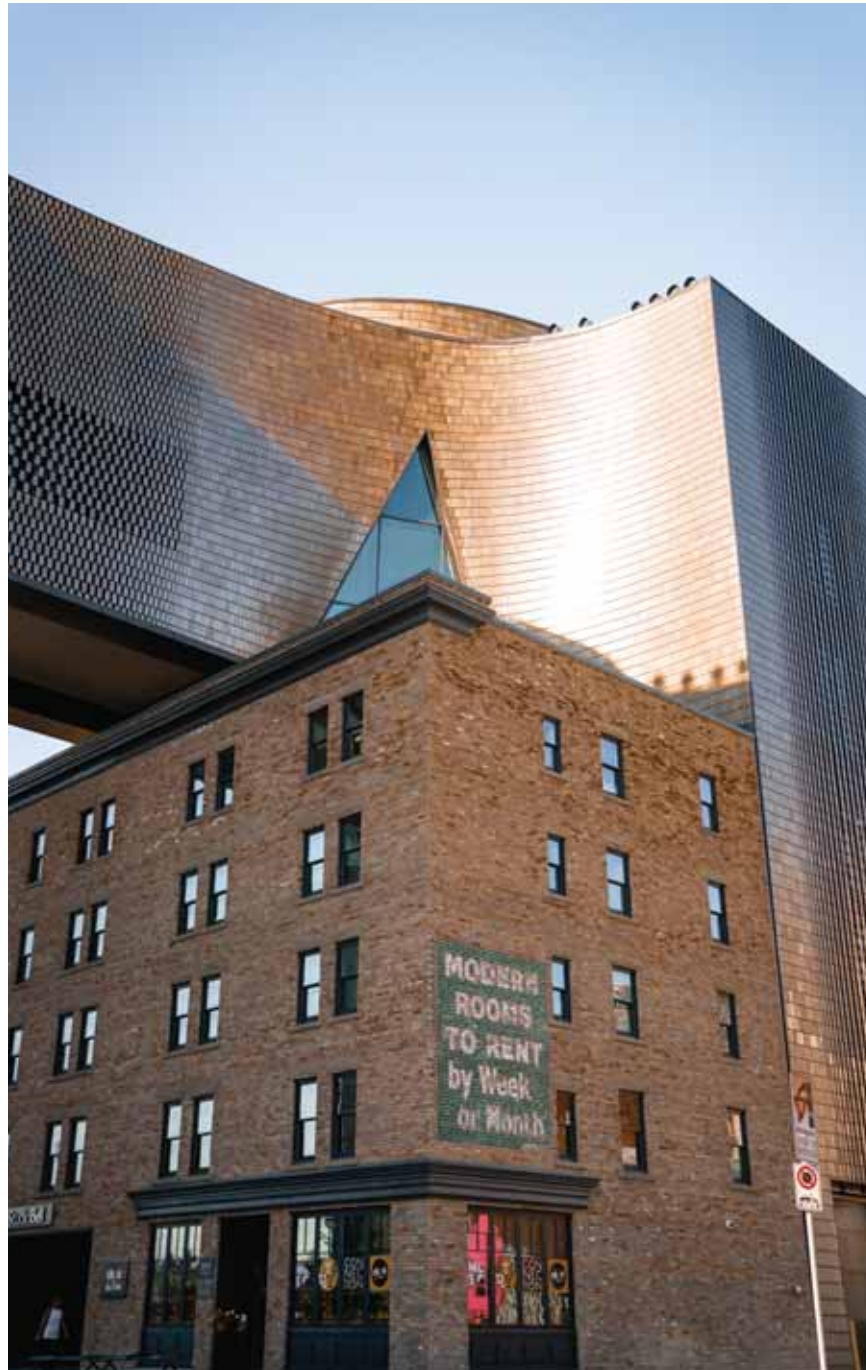


ACTUAL VIEW LOOKING WEST TO DOWNTOWN

WHERE DOWNTOWN MEETS EAST VILLAGE

At the river's edge above East Village, Arris is a stunning new community in a class of its own.

Arris is proud to offer downtown living with no compromises. From the size and quality of your home, to the curated lifestyle-focused services and amenities, Arris delivers an amenity-rich urban experience that will provide everything residents will desire, and without having to leave the building. Arris is a community that reflects your lifestyle and values, in Calgary's most energized urban location.



LIFE IS
HAPPENING HERE

Innovative, forward-thinking businesses and retailers both large and small are moving in here. East Village is where urban life in Calgary is thriving. Where art meets culture, where nature is celebrated and urban life thrives. It is dynamic, creative, optimistic, exciting and alive.



RIVERWALK – EAST VILLAGE



CALGARY CENTRAL LIBRARY



CALGARY BMO CENTRE



CTRAIN LRT – EAST VILLAGE



RIVER FRONT LANE SE

NATURE MEETS URBAN

Award-winning greenspaces like the RiverWalk and St. Patrick's Island offer endless ways to spend time outside. Their juxtaposition beside the new and historic urban architecture of downtown is uniquely Calgary.



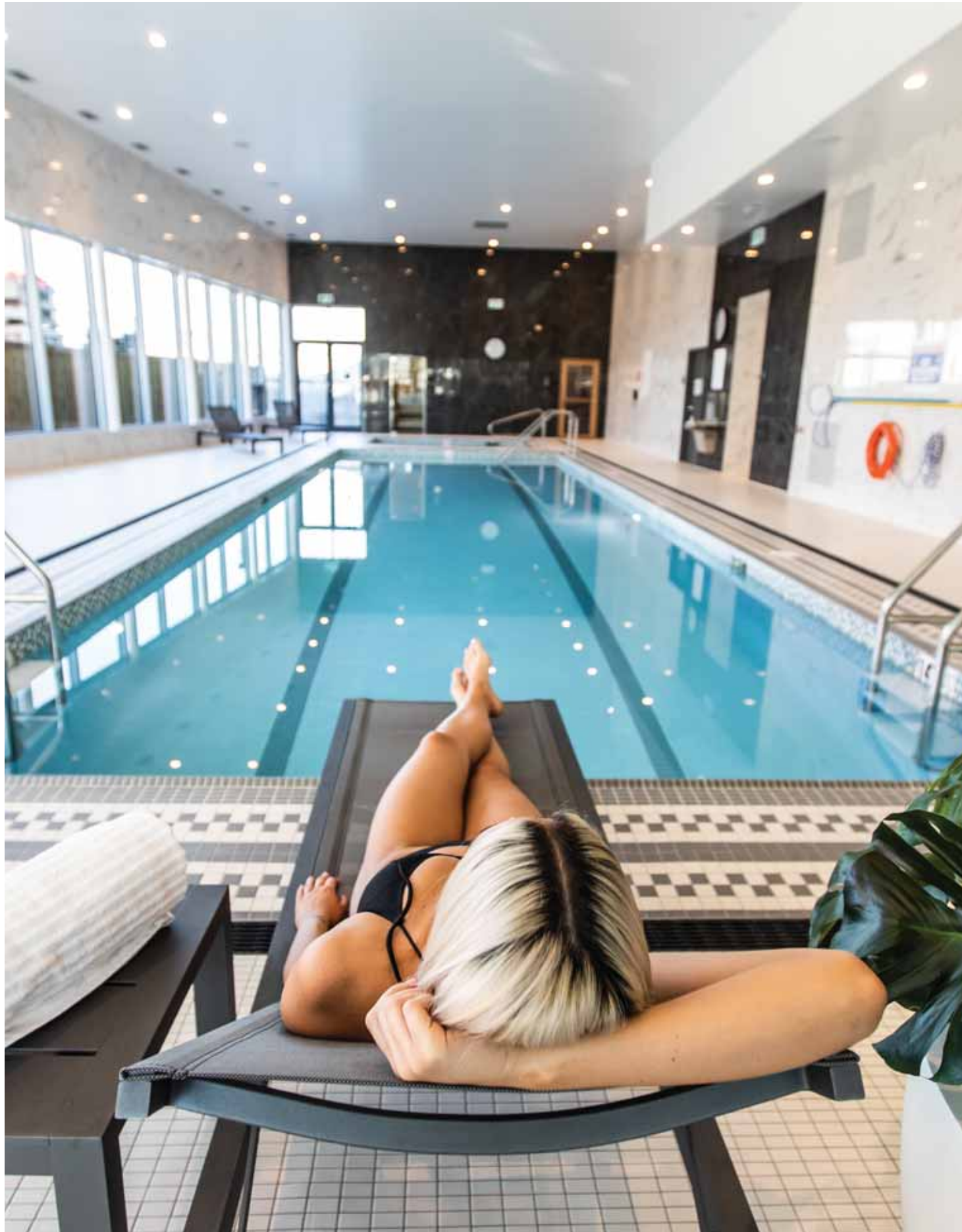
EXPANSIVE SPACES & MODERN FEATURES

Providing ample space to live well, along with technological features to complement your modern lifestyle.

Featuring bright and open floor-plans, with flexible layouts and generous square-footage, these homes were purposefully designed to provide the ultimate livable space. Loaded with distinctive details and modern conveniences, including USB smart plugs, atmospheric lighting, blinds and more, your home is designed for maximum comfort and control.

AMENITIES BUILT IN





JOIN THE CLUB – WORK, WORK OUT OR PLAY

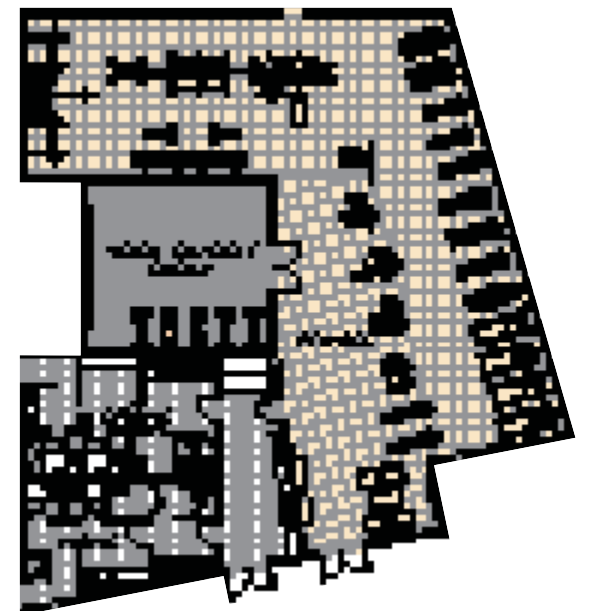
Superior building amenities make Arris THE place to be, offering premium fitness and social spaces that outshine the most exclusive private clubs.

Best-in-class private indoor and outdoor spaces were purposefully designed to create the ultimate landscape to work out, to meet, to create, to relax and to entertain. Whether you want to work up a sweat or host a party for friends and family, Club Arris will offer an impressive mix of fitness facilities and social spaces. From a pool and gym to private dining and separate entertainment lounge – this is a premium residents-only club available 365 days a year that is destined to expand your living space and enhance your free time.



FITNESS FACILITY

Cancel your gym membership now, because this expansive commercial-grade fitness facility is second to none. This space will exceed all of your health and wellness expectations, without ever having to step outside your building.



BEST-IN-CLASS INDOOR AND OUTDOOR SPACES THAT SET THE STANDARD FOR NEXT LEVEL LIVING IN CALGARY.



20 CARDIO MACHINES

- 2 Trueform Air Runners
- 1 Precor Upright
- 2 Precor Recumbent
- 3 Precor Elliptical
- 1 Precor Amt
- 4 Precor Treadmills
- 2 Water Rowers
- 5 Keiser Spin Bikes

4 STRENGTH MACHINES:

- 1 Hoist Roc-it Chest
- 1 Hoist Roc-it Leg Press
- 1 Hoist Roc-it Leg Curl
- 1 Hoist Roc-it Leg Abdominal

6 FREE WEIGHTS / FUNCTIONAL MACHINES:

- Torque X-create 4 Module Functional Wall W' Lifting Platforms
- Torque X-create 7 Module 2-sided Centre
- Torque 2-tier 10 Pair Db Rack

FITNESS ON DEMAND

- Onscreen personal trainer at the touch of a button. Access a library of over 1,000 personalized fitness programs (including HIIT, core-strength, cycling, yoga and other specialty fitness classes) from global, powerhouse fitness brands.

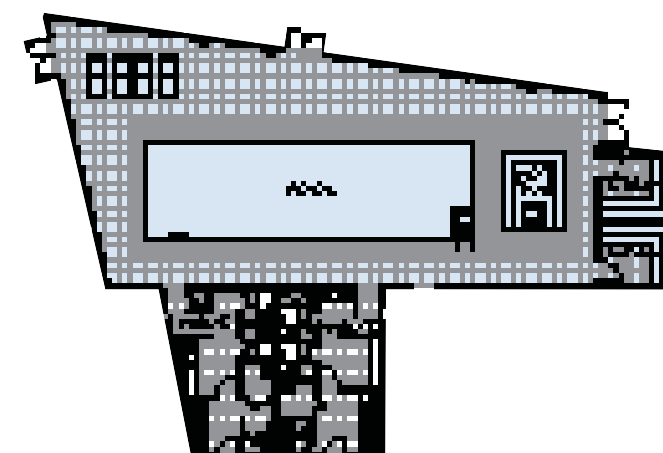
YOGA STUDIO / GROUP EXERCISE SPACE

- Self-contained spacious area with floor-to-ceiling mirrors for self-directed yoga practices or organized group classes.



POOL, SAUNA & HOT TUB

- Four-season indoor heated pool with hot tub, to be enjoyed whenever you desire
- Adjoining outdoor deck and green space, complete with seating in the pet-friendly area.
- Wet steam
- Dry sauna
- Well-appointed men's and women's change rooms, complete with storage lockers, showers, washrooms and changing areas



LUXURY ENTERTAINING AND SOCIALIZING SPACES
TICK ALL OF THE BOXES, WITH NO COMPROMISES.

SOCIAL LOUNGE

- 2 self-contained theatre-style viewing pods provide the ultimate comfortable lounge space. With ample seating and a flat screen TV, this is an ideal spot for meeting friends, watching the big game, or just relaxing
- Make use of the wet bar and communal harvest table or take advantage of the more intimate seating areas available

PRIVATE DINING

- Chef-inspired kitchen, complete with two generous dining tables with seating for 20 people, is the perfect place to entertain any group
- Set-up, clean up and event management can be handled by Arris, which allows residents the convenience of entertaining at home, without the hassle



VIDEO CONFERENCE STUDY ROOMS

- 4 private rooms are available for virtual or small in-person meetings. Designed with privacy in mind, each room is fully wired and Wi-Fi ready to accommodate all of your video conferencing needs
- High-Speed Wi-Fi throughout amenity areas

LUSH OUTDOOR TERRACE

- Curated outdoor spaces provide the ultimate setting for entertaining, overlooking the downtown skyline
- Partitioned into separate inviting spaces with comfortable outdoor furniture
- Well-placed planters provide privacy between lounge areas
- Central BBQ dining area with communal table for the ultimate in outdoor grilling
- Extensive green space throughout
- Grassed area with communal lawn games. Giant Jenga, anyone?

LEVELS 4 – 36

03 SUITE C1
2 BEDROOM · 2 BATH
INTERIOR 968 SF



02 SUITE D3
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,276 SF

04 SUITE C4
2 BEDROOM · 2 BATH
INTERIOR 1,194 SF

01 SUITE B3
1 BEDROOM · DEN · 1 BATH
INTERIOR 701 SF

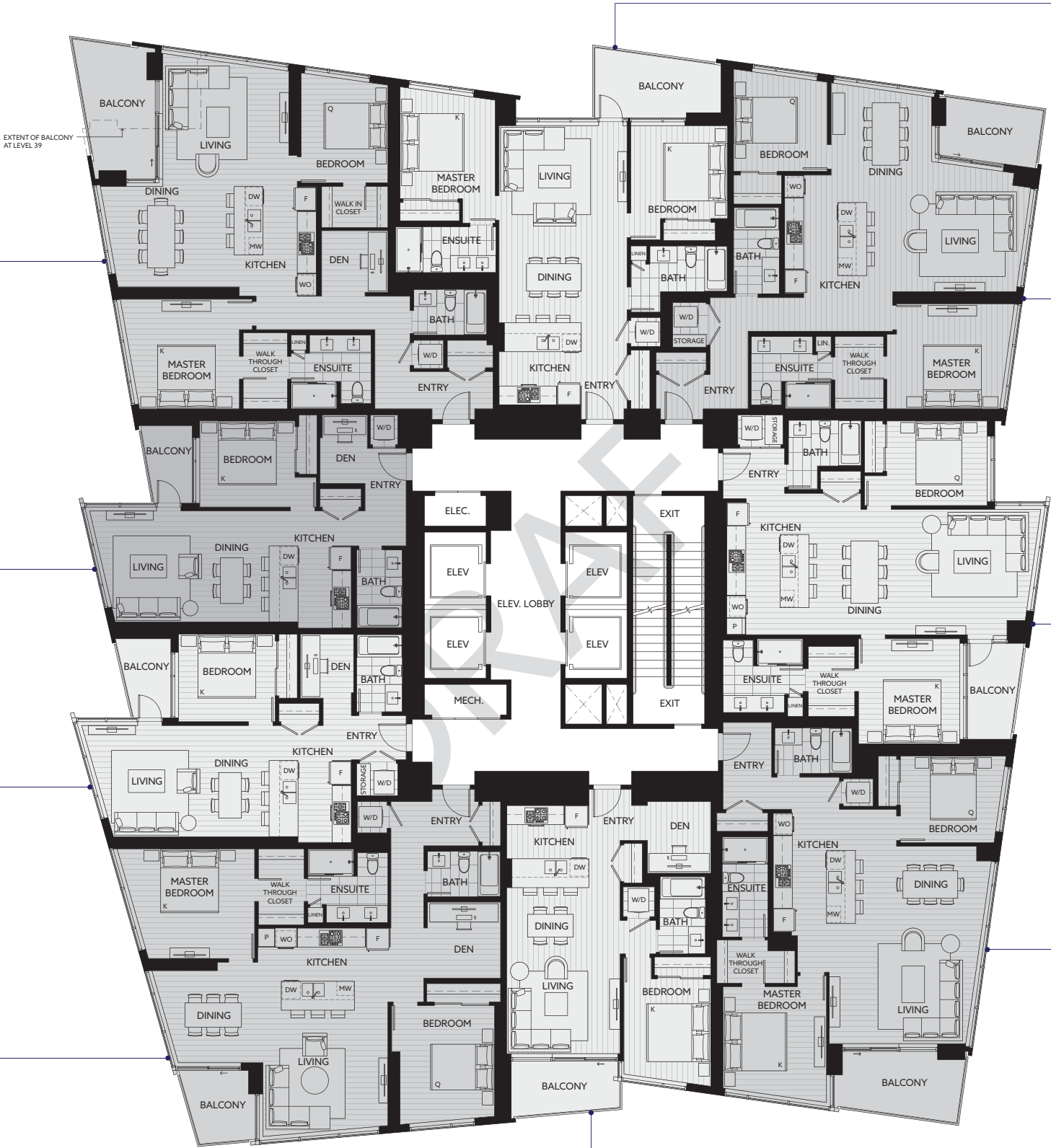
05 SUITE C2
2 BEDROOM · 2 BATH
INTERIOR 1,081 SF

09 SUITE B2
1 BEDROOM · DEN · 1 BATH
INTERIOR 698 SF

06 SUITE C3
2 BEDROOM · 2 BATH
INTERIOR 1,109 SF

08 SUITE D2
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,249 SF

07 SUITE B1
1 BEDROOM · DEN · 1 BATH
INTERIOR 695 SF



LEVELS 37 – 39

03 SUITE C1
2 BEDROOM · 2 BATH
INTERIOR 968 SF



02 SUITE D3
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,276 SF

04 SUITE C4
2 BEDROOM · 2 BATH
INTERIOR 1,194 SF

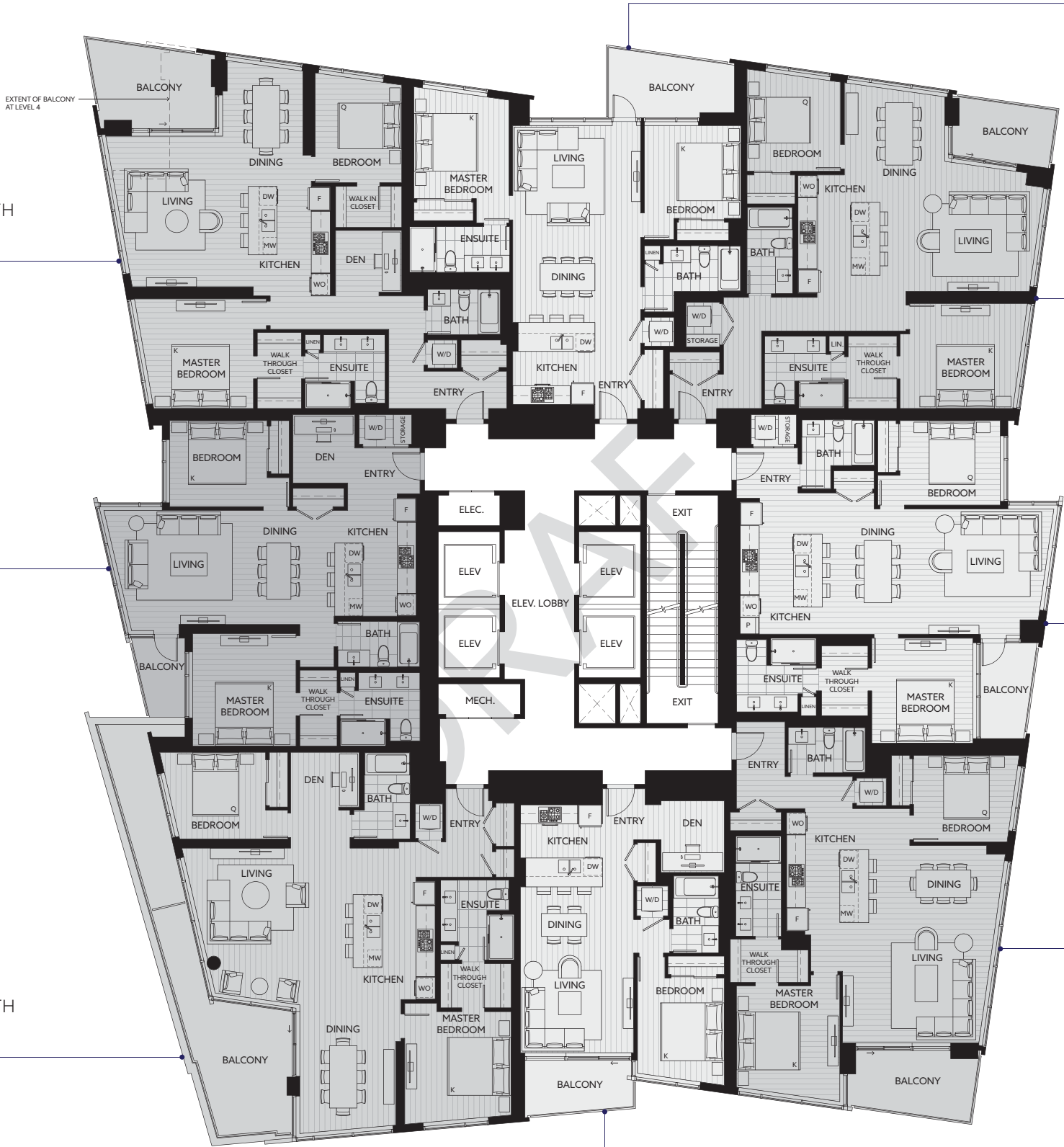
01 SUITE D1
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,089 SF

05 SUITE C2
2 BEDROOM · 2 BATH
INTERIOR 1,081 SF

08 SUITE D4
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,312.6 SF

06 SUITE C3
2 BEDROOM · 2 BATH
INTERIOR 1,109 SF

07 SUITE B1
1 BEDROOM · DEN · 1 BATH
INTERIOR 695 SF



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

LEVELS 40 – 41



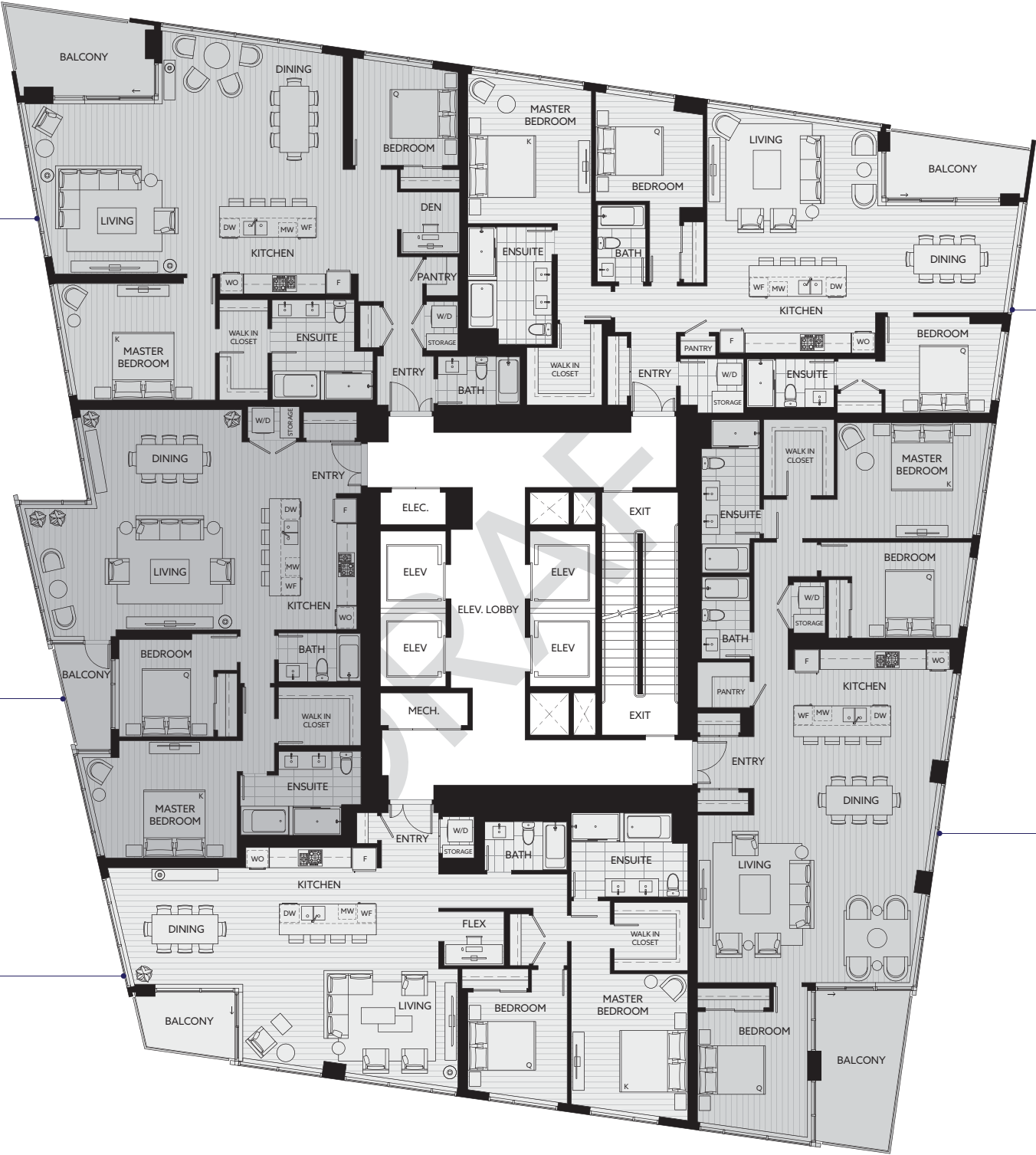
02 PENTHOUSE D2
2 BEDROOM · MEDIA · DEN · 2 BATH
INTERIOR 1,592 SF

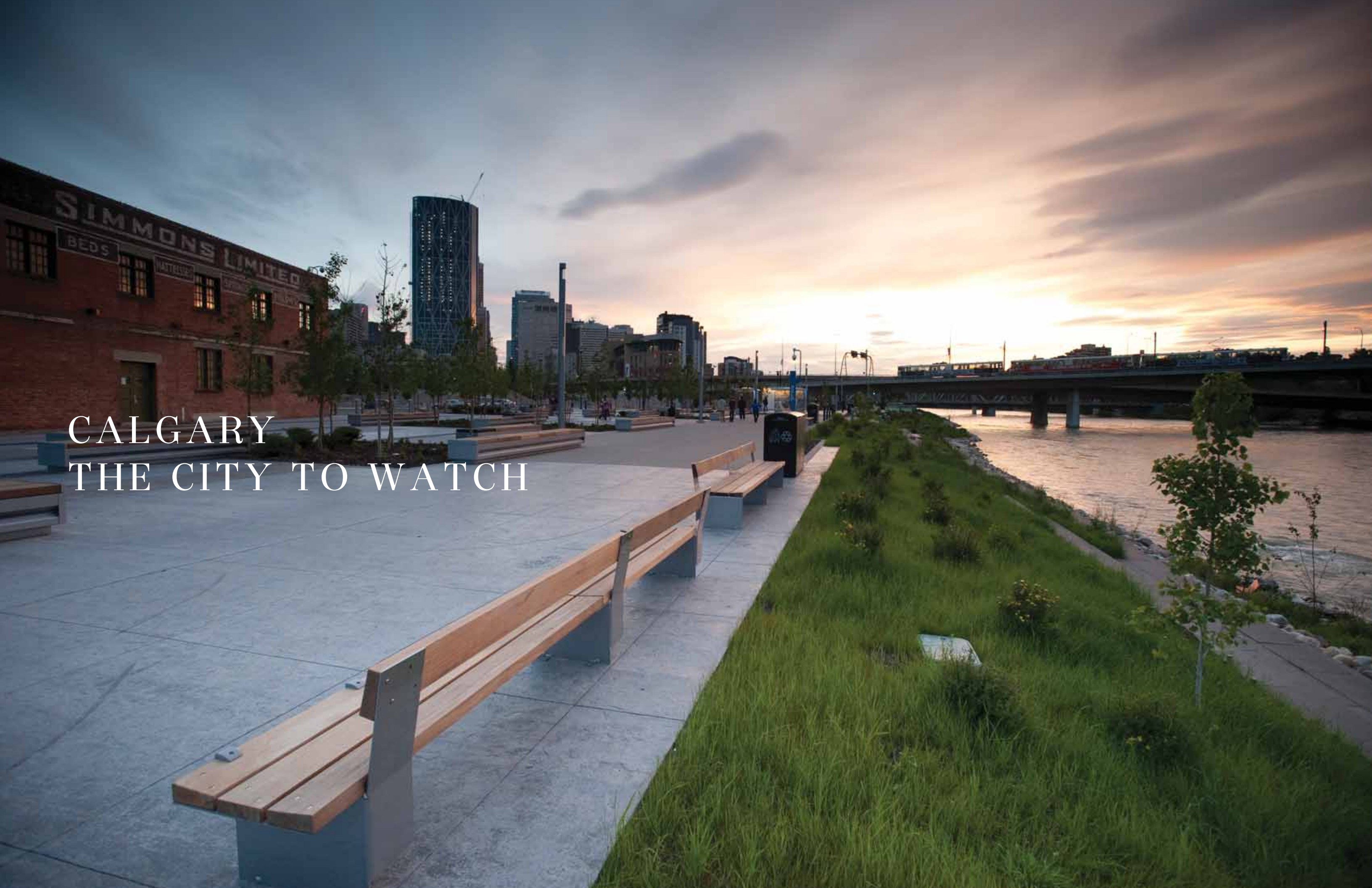
03 PENTHOUSE E1
3 BEDROOM · 3 BATH
INTERIOR 1,646 SF

01 PENTHOUSE C1
2 BEDROOM · 2 BATH
INTERIOR 1,364 SF

04 PENTHOUSE E2
3 BEDROOM · 2 BATH
INTERIOR 1,757 SF

05 PENTHOUSE D1
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,502 SF





CALGARY
THE CITY TO WATCH

CALGARY GROWTH

In the News – Migration

- **Alberta saw the highest net inter-provincial migration in Canada at the end of 2022**
- This growth is the highest on record in a 12-month period in Canadian history
- Alberta attracts both international and interprovincial migrants due in part to the cost-of-living factors; it is one of the more affordable provinces in the country

<https://calgaryherald.com/news/local-news/with-economy-on-the-rise-alberta-leads-country-in-interprovincial-migration#:~:text=The%20number%20of%20net%20interprovincial,was%20Nova%20Scotia%20with%201%2C025.>

CALGARY HERALD



News / Local News



With economy on the rise, Alberta leads country in interprovincial migration

'The Alberta Advantage is not only back, it's booming,' boasted Premier Danielle Smith

Stephanie Babych

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22 Comments



Disclaimer: The data provided is for general informational purposes only and should not be construed as legal, financial, or investment advice. Developer reserves the right to make changes and modifications to the information contained herein without prior notice. This is not an offering for sale. No such offer can be made without a disclosure statement E.&O.E.

CALGARY GROWTH

In the News – Migration

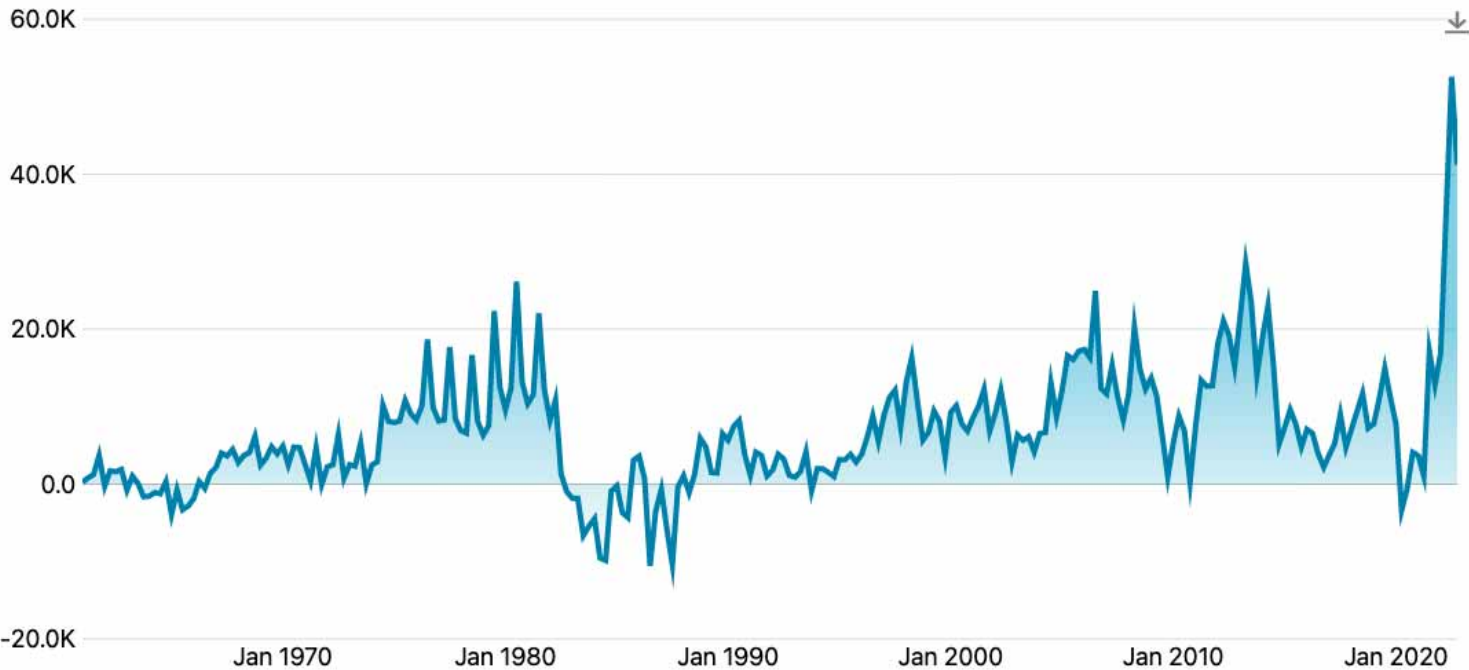
- **Alberta Net Migration:**
 - **Q1-Q4 2021 = 34,657**
 - **Q1-Q4 2022 = 145,500**
 - **% change: +319.8%**
- This increase came from people moving into the province from other provinces and from people immigrating to the province from other countries.
- In Q4 2022, net migration into Alberta was 41,214 compared to 12,823 in Q4 2021, an increase of 221.4%.
- In Q4 2022, there were 29,680 net migrants to Alberta from international origins, 206.0% increased from Q4 2021, while in the same period 11,534 net migrants came from other Canadian provinces, 269.1% up from the year before.
- Alberta ranked second-highest for net migrants among provinces at 41,214 in Q4 2022.

Net Migration

Net Migration	Q4 2021	Q4 2022	% Change	Q1 - Q4 2021 (YTD)	Q1 - Q4 2022 (YTD)	% Change
Net Migration	12,823	41,214	↑ 221.4%	34,657	145,500	↑ 319.8%

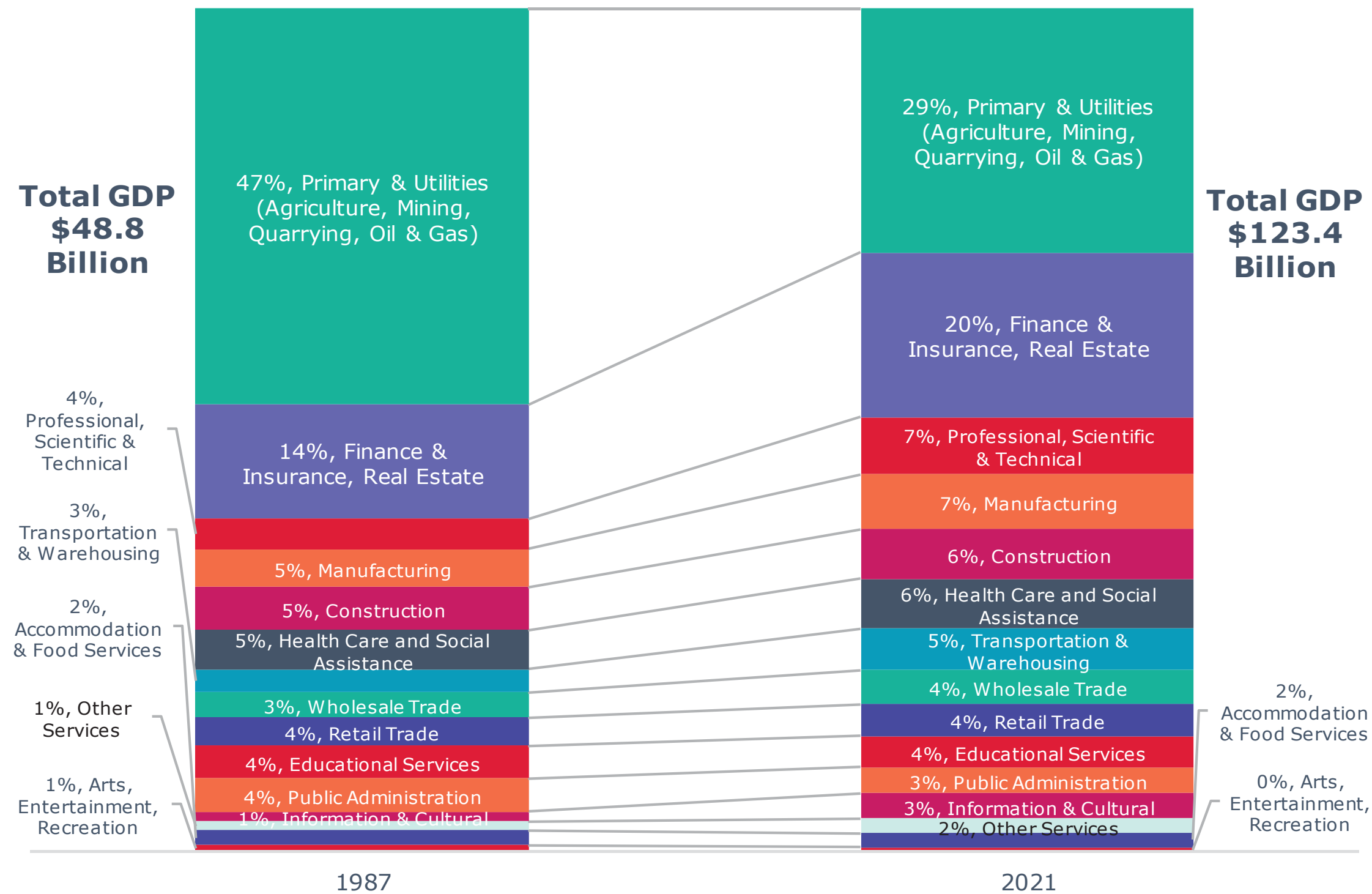
On this page: [Alberta](#) | [By Province](#) | [By Type](#)

Net Migration



DIVERSIFYING ECONOMIES

Calgary Historical GDP by Industry



Source: The Conference Board of Canada, January 2022

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PPSF

National Average (Calgary vs Vancouver vs Toronto)



VANCOUVER

1 BEDROOM
PSF Range: \$1,315 – \$2,092

2 BEDROOM
PSF Range: \$1,444 – \$3,724

CALGARY

1 BEDROOM
Average PPSF Range: \$600 – \$893

2 BEDROOM
Average PPSF Range: \$580 – \$796

TORONTO

1 BEDROOM
Average PPSF: \$1124

2 BEDROOM
Average PPSF: \$981

Calgary: NHS Live; active contemplated. High Rise, Concrete
Vancouver/Burnaby: NHS Live; active contemplated. High Rise, Concrete
Toronto: Condos.ca; Sold, Building age <2 years; High-Rise; Condos/Apartments

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RENTAL RATES

National Comparison (Calgary/Arri vs Vancouver vs Toronto)



VANCOUVER

1 BEDROOM

Average Rent: \$2500 – \$2800 per month

2 BEDROOM

Average Rent: \$3500 – \$3800 per month

CALGARY

1 BEDROOM

Average Rent: \$1900 – \$2200 per month

2 BEDROOM

Average Rent: \$2600 – \$3400 per month

TORONTO

1 BEDROOM

Average Rent: \$2300 – \$2500 per month

2 BEDROOM

Average Rent: \$3200 – \$3500 per month

Calgary: Rentfaster; active listings (May 2023), condos/apartments
Vancouver: Rentfaster; active listings May 2023), condos/apartments
Toronto: Condos.ca; Rented in the last 3 months, Building age <2 years; High-Rise; Condos/Apartments

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CALGARY’S INVESTMENT VALUE

In the News – Headlines

NO PROPERTY TRANSFER TAX	“Alberta is one of two provinces that do not charge a land transfer tax when purchasing or selling a home.”
NO SPECULATION TAX	“Alberta does not have such a tax making the province an excellent place to purchase an investment property without having this additional tax put onto the cost.”
NO RESTRICTIONS ON RENT INCREASES	“There are no restrictions on rent increases” in Calgary.
MIGRATION TO ALBERTA	“In 2022, net migration into Alberta was 145,500 compared to 34,657 in 2021, an annual increase of 320%.”
PROGRESSIVE MUNICIPAL INVESTMENT IN EAST VILLAGE	New Arena: “It’s not a single venue or a single building. This is a district, and one that will serve every member of our community. The completed district will attract new people, more events and greater investment.”
LOW PROPERTY TAX	“Property owners in Calgary saw one of the lowest property tax rates in the Province’s urban centres in 2022.”



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