

Villagio, Kensington

Calgary, Alberta



Upscale living with superior soundproofing at a competitive price.

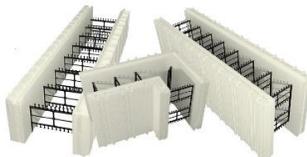
That the Villagio multi-family condominiums in Calgary were constructed with bricks salvaged from a former heritage building is only part of its appeal. The mansard roofs and 10ft. high ceilings, reminiscent of beautiful designs found in Old Montreal or European cities further afield, are a nice touch, as is the fact it's situated in the unique and very walkable neighbourhood of Kensington.

But those features were very much secondary when the 12-unit development was under construction in 2003. The builder was looking to offer prospective homeowners an upscale and tranquil living experience befitting this quaint area, and at a competitive price.

With that criteria in mind, Plasti-Fab's Advantage ICF System® (ICF) was the builder's material of choice for interior and exterior walls, and flooring. Greg Doren, product manager, offers this project was breaking new ground. "The design was unique to Calgary, and the first time in a condominium ICF had been used for the interior walls and floors."

Concrete would be key to the Villagio offering the kind of quiet living that buyers wanted and was so often the downfall of similar buildings.

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ICF meant reinforced monolithic walls with a sound transmission class rating of 50, that, when combined with drywall, would offer the kind of soundproofing typically found in a movie theatre's walls. The 'no-squeak' concrete floors could span up to 30 feet without support beams – a boon to purchasers who wanted to design their own layout with minimal structural limitations.

Calgary winters are as cold as its summers can be hot. Another benefit of Advantage ICF? Superior insulation. With an R-value approaching 23 on a conventional build-out like Villagio's, the condo units could effectively and efficiently regulate internal temperatures regardless of the weather.

Traditional wood building techniques, Doren points out, can't come close to providing that kind of protection. "It would be almost impossible to close all the air gaps that allow sound to travel. The poured concrete walls contained within the ICF system form an airtight barrier immediately eliminating the issue."

Years later, the Villagio stands as a model of how to blend traditional, elegant design with modern techniques and deliver the peace and quiet every condominium owner craves.

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