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Regency Developments is building a reputation of being a leader as a real estate developer and builder – one that has created a legacy of crafting valued communities that families are proud to call home.



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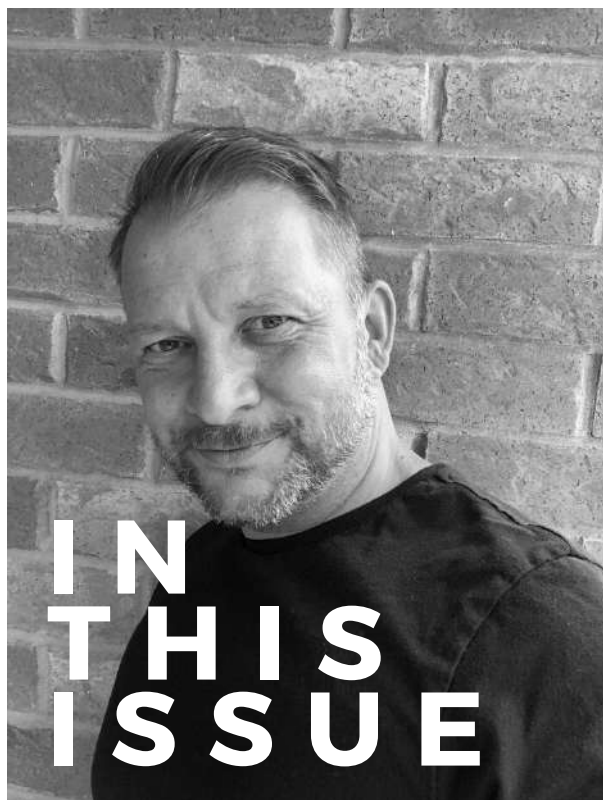


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Welcome to the summer issue of Build Canada Magazine.

Building and maintaining a strong company culture is the key theme in this issue as we spotlight three extraordinary companies. Nick Ainis from North York's Fusioncorp, and how the company's boutique operating model allows it to support every aspect of a project's development journey with trademark reliability and attention-to-detail.

Over in Cochrane, we check in with OcGrow Group's flagship project VERTOS in Greystone: a beautiful new community where small town living meets suburban comfort and style.

We then head to Edmonton and visit Bard Golightly from Urban Pioneer Infill. Golightly discuss why using clever urban design is important to increase densification in Edmonton, and how to provide a broader diversity of housing options and a flexible approach to infill development.

For more great stories of building excellence, keep reading as we continue to Build Canada.


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bc media



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NEWS >

ELLISDON DONATES \$250,000

EllisDon has donated \$250,000 to the Canadian Red Cross Ukraine humanitarian crisis appeal after matching funds raised by the company's employees.

"The situation in Ukraine is urgent and we hope this collective donation to the Canadian Red Cross, achieved through the generous people of EllisDon can help alleviate the grievous suffering the people of the country are facing," said Geoff Smith, President and CEO, EllisDon.

"It is impossible to fathom what they are experiencing, and this is one way we've committed to show our support. We can only hope this unjust invasion ends quickly."

Funds raised by the Canadian Red Cross will allow the organization to respond to the heightened tensions in Ukraine. Support could include preparedness, immediate and ongoing relief efforts, long-term recovery, resilience, and other critical humanitarian activities as needs arise, both in Ukraine and surrounding countries, including supporting populations displaced.



NET ZERO >

WITH CANADA'S NEW BUILDING CODE, WE'RE ONE STEP CLOSER TO NET-ZERO

The building sector contributes a significant amount of greenhouse gases - around 18 per cent of Canada's total emissions - from things like burning fossil fuels for heating and cooling, using electricity in restaurants, and supplying electricity to office towers. According to new building codes from the National Research Council, all new buildings will need to be net-zero energy ready by 2030.

The codes - which are updated every five years - are designed to help new buildings in Canada reach net-zero energy standards through a five-step approach that involves a number of upgrades, such as improving the building envelope and installing more efficient windows. Improved energy efficiency makes buildings more resilient - for instance, an improved building envelope can help them retain heat during a power outage, keep them cool

during extreme temperatures, and keep pollutants from getting inside.

In each step, the level of energy efficiency increases one step at a time, until we reach net-zero energy status by 2030. For example, a building's energy performance would have to be 10% greater than the previous code's minimum requirements. Changes to the building form may be part of higher tiers; measures such as having efficient windows may be part of lower tiers.

"I think the most exciting aspect is that the tiered code framework is here now. It really works as a progressive, performance-based series of steps that start with a familiar building code, much like what we currently have," said Kevin Lockhart of Efficiency Canada, a non-profit based at Carleton University's Sustainable Energy Research Centre. "And then through those steps, the energy performance of the building is raised incrementally and ultimately resulting in net-zero energy ready."



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REAL ESTATE >



AVERAGE RENTS RISE TO 4.4%

The average rent for all Canadian properties listed on Rentals.ca in April was \$1,807 per month, up 4.4 per cent annually. This is the fifth consecutive month average asking rents for all property types were positive year over year based on Rentals.ca listings, following 16 consecutive months of annual decline.



View of Barclay Street and Thurlow Street, showing commercial space. Credit: Perkins & Will Architects

RENTAL APARTMENTS >

BOSA AND KINGSWOOD ADD RENTAL UNITS TO WEST END TOWERS

As part of a reworking of the Barclay Street project in Vancouver's West End, Bosa Properties and Kingswood Properties have added an additional number of rental units. A rezoning application was previously filed for the development at 1040-1080 Barclay Street, and Buro Ole Scheeren designed the architecture. A proposal for 2 towers (49 and 48 storeys) would have included 481 market condominiums, 162 social housing units, and a retail unit on Thurlow Street.

Perkins & Will Architects' design will add 636 rental units in the east tower, ranging from studios to three bedrooms, with 20 percent of those units available at below-market rates. As a result of the additional units, the tower heights have been increased. The east tower is now proposed for 59 stories, and the west tower for 56 stories. A childcare facility with outdoor play areas will be included in the project.

PLANNING >

CANADA PLANS TO DOUBLE HOME OUTPUT

Canada has an ambitious plan to double the pace of homebuilding within a decade but the first big challenge is finding enough skilled workers, as the country grapples with the tightest labor market on record and with construction already at a multi-year high. Building more homes is a key peg of the C\$9.5 billion (\$7.5 billion) in housing spending outlined by Prime Minister Justin Trudeau's Liberal government.

The average selling price of a Canadian home has surged more than 50% in the last two years, driven by record low interest rates and tight supply. Construction has failed to keep pace with immigration-driven population growth.

"It's very ambitious. I would say it's going to be equally challenging to pull it off, simply because the construction sector is already more or less operating at full capacity," said Robert Kavcic, senior economist at BMO Economics. There are nearly 300,000 units under construction across Canada, compared with about 240,000 just two years ago, government data shows.

DESIGN >

A NEW DESIGN FOR VANCOUVER ART GALLERY

A \$100 million donation from Polygon Homes Chairman Michael Audain's Audain Foundation has influenced the design of the new Vancouver Art Gallery to be built at Cambie and West Georgia. Architects Herzog & de Meuron are involved in the project.

Located at the intersection of Cambie Street and West Georgia Street, Larwill Park will be transformed into the first Passive House art gallery in North America and utilize mass timber construction. Vancouver donated the land, and the new gallery will have 330,000 square feet of exhibition space - twice as large as the current venue.

The new art gallery cost is estimated at \$400 million and Audain's donation brings the total raised to \$240 million. The gallery is seeking an additional \$80 million from philanthropic donors and another \$80 million from government and community sources. The updated design features a copper-coloured, woven metal facade with wooden soffits. The veil-like building skin changes appearance depending on the time of the day and the vantage point of the observer.

"The design reveals the complex intelligence of the Coast Salish people, their skill in mathematics and historical knowledge," said artist and art design consultant Debra Sparrow. "The numerous transformations that the weave will undergo as sunlight strikes it at different angles and times of the day are comparable to the transformative abilities of the Coast Salish people."



Interior rendering. Credit: Herzog & de Meuron



ANNOUNCEMENTS >

AECON SELECTED FOR TRANSFORMATIVE GO EXPANSION PROJECT

LARGEST TRANSIT PROJECT IN ONTARIO'S HISTORY

Aecon Group Inc. announced that ONxpress Transportation Partners ("ONxpress") has been selected to deliver the transformative GO Expansion On-Corridor Works project in the Greater Golden Horseshoe Area.

Previously identified as the First Negotiations Proponent, ONxpress has executed an agreement with Infrastructure Ontario (IO) and Metrolinx to deliver the multi-billion-dollar project under a progressive design, build, operate and maintain (DBOM) contract model. ONxpress is a consortium comprised of Aecon, FCC Construcción S.A. (FCC), Deutsche Bahn International Operations GmbH and Alstom. Aecon holds a 50 per cent interest in a civil joint venture with FCC, which is undertaking the construction, and a 28 per cent interest in a 25-year operations and maintenance partnership with Deutsche Bahn International Operations.

The innovative, fully integrated contract begins with a two-year collaborative development phase to finalize the scope, commercial structure, and pricing of various elements of the project, with certain construction and early works activities commencing during this phase.

Operations and maintenance are anticipated to commence upon completion of this period, and further information on the contract value and schedule will be disclosed following the development phase. The project is the culmination of the GO Expansion program and will electrify and transform the GO Rail network into a system that will deliver two-way, all-day service every 15 minutes or less across five core rail corridors in the Greater Golden Horseshoe Area.

"Aecon is purpose-built with the multidisciplinary expertise, preeminent execution capabilities and sophisticated processes to build and operate projects of this magnitude and we look forward to working with Infrastructure Ontario, Metrolinx and our partners to deliver this unprecedented and sustainable project," said Jean-Louis Servranckx, President and Chief Executive Officer, Aecon Group Inc.

TOP SELLING PICKUP TRUCKS

→ GMC SIERRA DENALI ULTIMATE



The GMC Sierra gets a nice update for 2021, bringing a brand new interior, a new ultra-lux Denali Ultimate trim (that GMC says is the most luxurious pickup ever), and support for Super Cruise — that's GM's hands-free driving system and it's the first time it'll be available in a pickup.

→ FORD MAVERICK



The Ford Maverick is an exciting entry in the pickup truck wars. The smallest truck Ford makes, it's aimed at folks who have never owned a truck before (and it's working, according to Ford's spokespeople). Starting at \$21,000 and with a 42 mpg hybrid powertrain standard, the Maverick will probably be largely sold out for all of 2022.

→ FORD F-150 LIGHTNING



Perhaps the most significant new truck coming in 2022, the F-150 Lightning is perhaps most meaningful for its name. Ford didn't have to put the name of its iconic and best-selling truck in the name — it could have just been the Ford Lightning.



\$1.2 MILLION GRANT FOR SKILLED TRADES

the Minister of Labour, Training and Skills Development, Monte McNaughton, visited Niagara College's Welland Campus to announce a \$1.2 million dollar Skills Development Fund (SDF) grant for a partnership between the Niagara Home Builders' Association (NHBA) and Niagara College to help meet the demand for skilled trades workers in the residential construction industry.

"All across our province, we continue to see a shortage of workers in the skilled trades, for many life- long careers that pay six figures with defined benefits and pensions," said Monte McNaughton, Minister of Labour, Training and Skills Development. "These unfilled jobs cost our economy billions in lost productivity and mean families are waiting longer for the goods and services they need. That is why our government is making strategic investments to offer hands-on training and paid work placements for eager job seekers in Niagara, connecting them with local employers in their community who are ready to hire."

With Ontario projected to build 1.5 million homes in the next 10 years, the NHBA and Niagara College are working together to help close the skills gap in the construction industry and the trades. The provincial SDF funding will support the delivery of a customized Construction Skills training program – hands-on instruction through NC's School of Trades followed by an eight-week paid work placement – to individuals who have been unable to pursue a career in the trades due to financial or other barriers.

"Studies show that as many as one-in-five jobs within the province of Ontario will be in the skilled trades by the year 2025," said Richard Lawrence, President of the NHBA. "This program will allow the NHBA and Niagara College to develop and train students with the skills they need in order to be job site ready to work their way into building a stable career, while filling the void of the 100,000 workers our industry needs over the next decade."



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INFILL >

INFILL SOLUTION TO GTA RENTAL WOES

As the pandemic surges on, and affordable rental housing continues to be a pressing need in the GTA, some housing experts believe a solution has been sitting in plain sight all along: infill development. Simply put, it means adding new units to existing rental sites where there is room and opportunity for growth.

Currently, the Federation of Rental-Housing Providers of Ontario (FRPO) estimates there are some 950 rental sites with the potential to add 176,000 new units throughout Toronto and the wider region.

“A lot of the sites are concentrated outside of the downtown core in relatively affordable markets,” says Tony Irwin, president of FRPO. “The other thing that’s important is that over 35 per cent of the potential units are within 800 metres of a current or future transit station.”

According to a recent Urbanation report looking at supply gap and opportunities for developments, Toronto and the Greater Hamilton Area (GTHA) will be facing shortages of up to 200,000 rental units within a decade unless solutions are implemented in the near-term to change this long-term reality.





Lafarge Canada introduces **ECOPact**, the industry's broadest range of sustainable concrete for today's high-performance building and sustainable and circular construction and recycling practices. ECOPact is sold at a range of low-carbon levels, from 30% to 100% less carbon emissions compared to standard concrete. Where regulatory conditions allow, ECOPact products integrate upcycled construction and demolition materials, further closing the resource loop.



 **LAFARGE**

AQUOR WATER SYSTEMS' HOUSE HYDRANTS

STYLISH, LEAK-PROOF, AND FROST-FREE

Changing the way people access water outdoors.

With Aquor water systems, homeowners have the ability to access water in style and convenience. Aquor hydrants are constructed of high-quality materials that will last a lifetime. The hydrants are leakproof, frost free, and they flush against siding. As per the U.S. EPA, a faucet that drips once every few seconds wastes more than 3,000 gallons of water a year. Aquor's hydrant is the first leak-proof outdoor faucet and modernized hose bib introduced to the home building industry. Besides eliminating concerns about freezing pipes, Aquor's hydrant also automatically seals, drains, and winterizes the water outlet once the hydrant is disconnected.

With the Aquor Hydrants connection system, there is no need to struggle with compact threads that can be cumbersome. Just push and twist to engage the hose connector. To disconnect, simply untwist and the water will stop. Homeowners are looking to protect their utilities against theft as the cost of water rises. Most solutions involve using a physical key to open locks, resulting in increased waiting time and trouble accessing water when needed. The Aquor hydrant is leak proof and tamper-resistant. To unplug an Aquor hydrant, unplug the connector. The connector will remain attached until you lose the entire hose.



Conventional spigots have a flawed sealing mechanism. The friction of rotating compressing a rubber washer onto a brass valve seat causes wear, which creates leaks. Aquor's hydrant uses water pressure to keep its valve closed, rather than a screw- tightened assembly. This valve design seals with the same pressure and motion every time. Unlike a standard hose bib, the hydrant cannot be over-tightened.

Freezing temperatures can cause hose bibs to burst, often resulting in costly damage. In cold regions, homeowners must use shut- off valves, drain each faucet, then cover the spigots with foam. Aquor's hydrant stops water deep inside the homes wall for maximum insulation, where traditional spigots are made of brass, a poor insulator- even frost- free brass models fail in cold temperatures. Stainless steel has better thermal insulation compared to brass, so the hydrant does not need to be covered, even when temperatures reach -35C. The hydrant self-drains when unplugged, automatically winterizing.

Typically, brass plumbing fixtures are designed to meet low-cost requirements therefore exhibit basic quality and construction. Every aspect of Aquor's design was taken into account to create the most robust valve possible. The original concept was engineered for use on marine vessel decks and water tanks, then adapted for homes. The hydrant body is composed of marine grade 316L stainless steel and is virtually indestructible. The internal seals are Viton O-rings, commonly used in aerospace and automotive applications, which are renowned for their longevity.

Aquor connectors are molded from a high-tech polymer called DuPont Delrin. Most spigots are a single unit design, welded shut with no access to the valve seat. Only the handle and the stem can be removed or replaced, and it is impossible to visually inspect the point where its seals.

aquor
water systems



THE KING NOW HAS SWING

*JCB Unveils Its Tallest
Telehandler, the
Rotating 512-83R*



Offering a maximum lift capacity of 12,000lbs (5.5-tonne) and a maximum working height of 83ft

The world's favorite telehandler is now available with a 360 degree rotating boom. Introducing the 512-83R with an 83 foot lift height capacity. The new JCB rotating telehandlers are simple to operate and offer all around productivity, versatility, efficiency and safety.

JCB North America, the world's number one telehandler manufacturer, is extending its portfolio, with the launch of a totally new rotating telescopic handler range. Recognizing the growth in popularity of rotating machines with heavier lift capacities across the globe, the North American market will see the introduction of the 512-83R, offering a maximum lift capacity of 12,000lbs (5.5-tonne) and a maximum working height of 83ft (25.5m).

It is powered by a 145-hp JCB EcoMax engine and has a two-speed hydrostatic transmission with a top travel speed of 25 mph. Rapid setup time is assured by Auto one-touch stabilizer deployment, stowage and leveling. The unit features enhanced lift end cycle times and high auxiliary flow rates for efficient winch work. Remote control lift-end operation and the availability of aerial access platforms enable use as a telehandler, crane and mobile elevating work platform. A range of specially developed attachments using RFID technology can be identified by the machine to automatically offer the correct load chart for the operator.

The cab includes a simple to operate, industry standard control layout, a 7-in. display screen with programmable envelop limits and various comfortable seating options. The JCB LiveLink telematics system comes standard with a 5-year subscription.

The low, clean boom design ensures all-around visibility, and a lower chassis-mounted engine layout provides enhanced access and serviceability. Various work light options and camera kits are available, including a boom head camera for precise placement at height.

This first model has a maximum lift capacity of 12,000 pounds (5.5 tonnes) and a maximum working height of 83 feet (25.5 m). According to JCB, the 512-83R meets changing requirements of contractors and rental companies across the world as the trend toward off-site fabrication requires greater lift capacity and additional versatility. ♦



EVENTS OF 2022 NOTE

SEPT 13

CEN-CAN RESOURCE EXPO

CANADIAN LAKEHEAD EXHIBITION, THUNDER BAY, CANADA

If you are associated with Mining, Forestry or Energy you can't miss this show. Suppliers, Manufacturers, Mines, Organizations, Government, Foreign delegates, and Investors will be in attendance. This is the only event for all of central Canada's resource sectors to network and learn from each other.

SEPT 22

INTERIOR DESIGN SHOW

VANCOUVER CONVENTION CENTRE, VANCOUVER CANADA

The Interior Design Show (IDS) brings together the newest and most innovative of international and Canadian design. This show is considered as a Pacific platform for all things design which welcomes individual designers, artists, makers and design-centric brands, to showcase their product and explore more in their fields.

SEPT 27

THE CANADIAN STEEL CONFERENCE

SHERATON - VANCOUVER

The CISC Canadian Steel Conference is recognized as the steel construction industry's premier event that models the best practices of the steel construction industry. The Conference offers the valuable opportunity to all participants to meet, exchange, collaborate and network with industry leaders.

OCT 18

MANITOBA BUILDING EXPO

VICTORIA INN HOTEL & CONVENTION CENTRE, WINNIPEG, CANADA

Manitoba Building Expo premier showcase for all the latest products and technologies for commercial and institutional buildings, and a terrific learning and networking opportunity for industry professionals. This premier event for building-industry professionals in Manitoba.

DEC 5

POOL & SPA EXPO

NIAGARA FALLS CONVENTION CENTRE

Canadian Pool and Spa Conference and Expo is the platform for the pool builders as here they will get the perfect crowd as well as an international arena.

Construction Technology is Reshaping the Industry

CONSTRUCTION TECHNOLOGY

Success in construction requires the highest-quality building materials and methods, faster build speeds, a skilled workforce, and on-site efficiencies that speed up the project and keep workers safe. This increasingly requires the adoption of new technologies, which are often cloud-based and help with scheduling and workflow management, typically in real time.

Technology will continue to see greater adoption as construction leaders deal with improving productivity, eliminating inefficiencies, and adapting to a younger workforce of digital natives that expect to work with technology.

AUGMENTED REALITY

AR can layer certain details and elements onto a building plan so stakeholders can get a better understanding of the project. AR can also be used to showcase 3D models and even provide tours, giving clients a solid idea of what a building would look like before it's built. AR can streamline collaboration in remote environments by letting teams share 3D images and videos with team members who aren't on site.



CONSTRUCTION WEARABLES

Construction is one of the riskiest industries to work in, with accidents like falls and collisions with equipment accounting for hundreds of worker deaths each year. Wearable technology offers the possibility of added safety for workers, potentially preventing injuries and fatalities across the industry. Smart Boots, Smart hard hat, and Power gloves are already available today, and other wearables, like smartwatches, monitors and goggles, improve lone worker safety, check for fatigue and enable contact tracing



EXOSKELETONS

Construction exoskeletons, or exosuits, are wearable machines with motorized joints that provide extra support and power during repetitive movements like bending, lifting and grabbing. While exoskeletons originated in rehabilitation programs, they are gaining attention as a tool to reduce injuries and increase efficiency for construction workers. Some exoskeletons are powered by electricity and others simply redistribute weight throughout the body, but all of them have advantages for workers performing tough jobs. Though exoskeletons are making strenuous jobs easier for construction workers, the industry is also looking toward construction robots to ease the burden even more by offloading certain risky and difficult tasks to machines.



ARTIFICIAL INTELLIGENCE

Artificial intelligence (AI) is the ability for technology to make decisions independent of human input, while machine learning is the ability for technology to “learn” from past experiences and big data analysis. Both of these technologies have massive implications for construction, where efficient and intelligent decision-making has notable effects on productivity and safety. Machine learning and artificial intelligence will soon affect every aspect of a construction project, from planning to project closeout. Additionally, AI and machine learning are improving novel methods of building, like modular construction, which is a growing part of the construction sector.

CONSTRUCTION ROBOTS

Construction robots are still a ways off from completely taking over the industry, but several designs and proposals are on the table as the industry considers ways to deal with a labor shortage and the need for social distancing. While robots like this have not yet been widely adopted in construction, other formerly futuristic technologies are already widespread. For example, drones are now a common sight on construction jobs, performing work that would have been cost-prohibitive just a few years ago. Construction robots may be involved in specific tasks, such as bricklaying, painting, loading, and bulldozing. These robots help to protect workers from a hazardous working environment, reduce workplace injuries, and address labor shortages.



DRONES

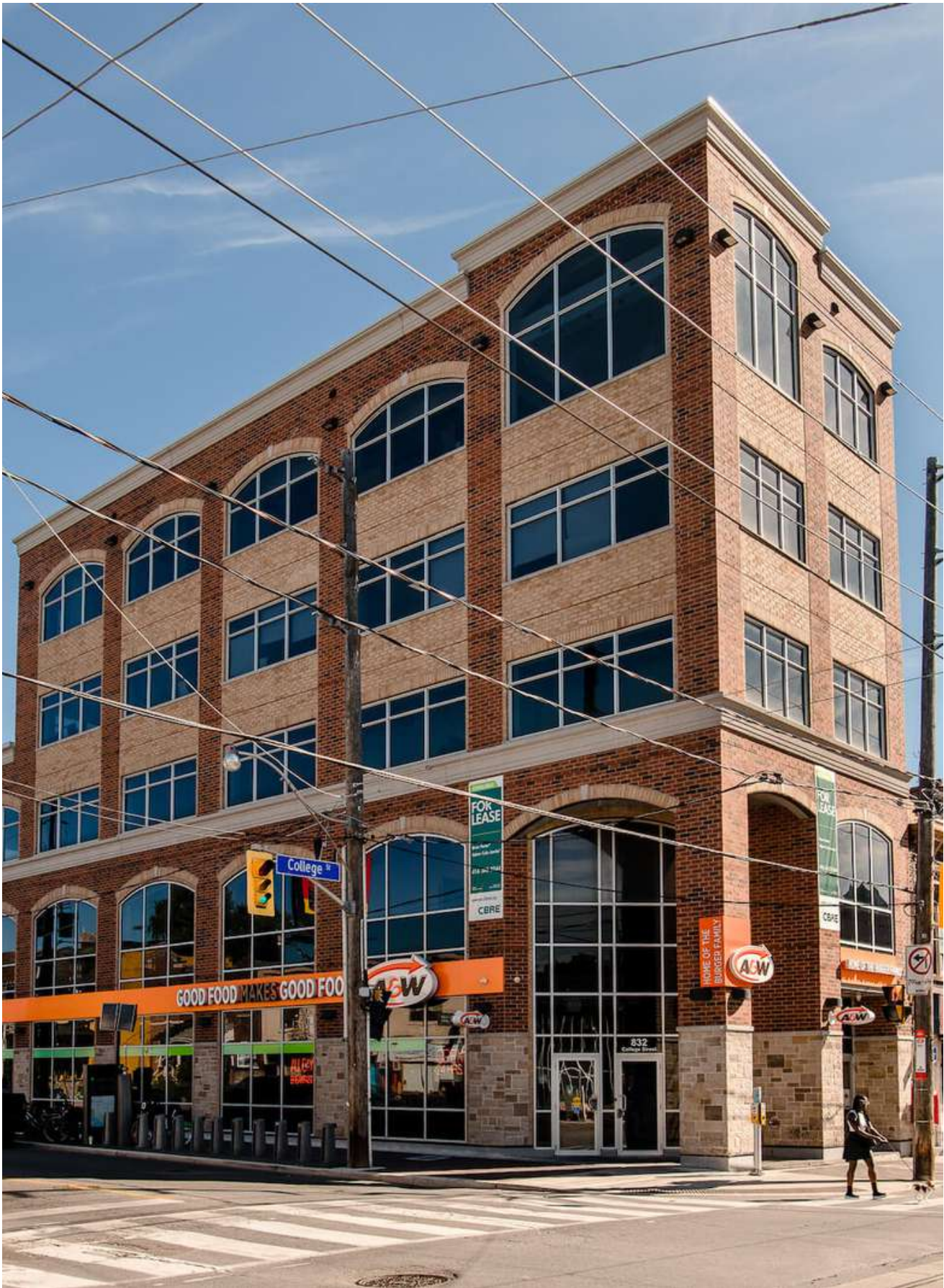
With data and imagery collected via a drone in the air, users can create 2D and 3D maps, orthomosaics, collect elevation data, and gather volumetric measurements to better plan for, build, and develop projects. The high-quality information collected by a drone also give users the opportunity to view a site in real-time as it progresses, to better manage resources and keep projects on schedule. Additionally, drone technology gives those in the industry the valuable ability to view a project from the comfort of their office without having to physically step foot on a site. This way, many different parties can work together to easily track development and collaborate to improve decision-making.

MODULAR CONSTRUCTION

Modular Construction is an alternative building method in which structures are constructed off-site, delivered in pieces and then assembled by cranes. Because construction of the building happens at the same time the site is prepared, modular construction can be up to twice as fast as traditional projects.

Decreased construction waste: Since many buildings are constructed simultaneously in one factory, excess materials from one project can easily be used on another.





Q+A

BUILD CANADA MAGAZINE



IN CONVERSATION WITH NICK AINIS

FOUNDER & CEO | FUSIONCORP DEVELOPMENTS

Setting the Standard

From modern residential condominiums to historic building conversions, Fusioncorp Developments Inc. is bringing to life some of the Southern Ontario's most ambitious developments. From concept to construction, the company's boutique operating model allows it to support every aspect of a project's development journey with trademark reliability and attention-to-detail. We got a chance to catch up with Founder and CEO Nick Ainis to talk about Fusioncorp's dedication to client service, and how they implement innovation and new technologies into their projects.



From the foundation to the final touches, what is the best thing about your job?

Perfecting our process and delivering a product that the client is happy with. The construction industry is challenging, and our objective is to perfect our processes and procedures in everything we do. From business development, concept and initiation, planning, execution, performance/monitoring, and project close. We are trying to continuously improve all aspects of what we do to enhance project efficiency all the while creating a beautiful product.

What is your background, and previous experience before Fusioncorp?

I have a Bachelor of Technology degree in Architectural Science and Project Management, from Ryerson University. In 2000, I worked on my first project with Shiu Pong Developments on their Maxus condominium project in Yorkville. I gained more experience as a high-rise residential project manager working with Intracorp and Cresford Developments. I learned a lot managing those projects and ventured out on my own around 2005.

What are some of the services Fusioncorp offers to clients?

We have an extensive portfolio of services that vary depending on the project type and stage. Everything from concept development, budgeting, development management, preconstruction to construction and project management.

What makes Fusioncorp stand out from other builders in your market?

Being a boutique firm, we have more personable relationships with our clients. It's hard to stand out as a company in a market like Toronto. The only way to really stand out is to do something a little different. Building trust is something we take seriously, and we're always open and transparent with our clients to ensure a streamline build. We're recognized for being a very 'hands-on' company and are very engaged in our projects and take pride in assuring that we are providing great service. Since we have extensive experience in the construction and development of residential midrise buildings, we can bring that knowledge and add value to any project.

Can you tell us about your key team and how you work together to deliver a project on time and on budget?



It's so important to hire the right people for every aspect of the project. You start with your senior project managers that provide team leadership for the project and motivate other team members to meet project goals and meet milestones. Having great site superintendents is vital in managing project schedules and monitoring the trade work and general progress of the overall construction. The quality of the final project depends heavily on the workmanship of the subcontractors. So, it is important to find and hire skilled and reliable subcontractors and to manage them effectively. I personally go to the sites and meet with the site superintendents and subcontractors to identify any challenges or issues and collaborate on how we can solve them.

What are some of the challenges building in the GTA?

Working through the pandemic certainly added to the challenges with labour, material, and supply shortages but we adapted and continued. The challenges we all face in the industry is more with the constraints at all levels of regulating authorities. We need governments and municipalities to work closely with our industry. You hear about the focus on affordable housing, yet they don't contribute to affordable housing and its getting more expensive and difficult to build thus no longer affordable. You see and encounter roadblocks and more challenges in our industry and it's not helping. There's also a need for change and innovation in the industry and some of the construction methods, systems and procedures haven't been changed in decades. The whole system needs to be updated to help make it easier to do our jobs and build.

"The quality of the final project depends heavily on the workmanship of the subcontractors. So, it is important to find and hire skilled and reliable subcontractors and to manage them effectively."

NICK AINIS



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How are you embracing innovation and new technologies into your projects?

We use a number of different programs for the construction process including project management software for accessing our files on the go, or for sharing content with colleagues. BIM has been part of our design process for several years, and we use project management software which enables us to simplify submittals, manage tracking reports and create effective safety management planning. The system helps us to collaborate and unite office and field teams from the design phase to the construction phase and into operations.

The pandemic has pushed the use of technology into the mainstream so we've adopted remote monitoring and working that helps our staff improve quality and work efficiencies.

What are some of your current projects?

We have several projects at different stages of production. We are currently working on a new wood framed panelized condominium project with MacPherson Builders in Collingwood called The View. In Whitby, we are working on the Harbour Ten10 total precast condominium project with Castle Group Developments. We also have the Terrasse Condo project on Kingston Rd. in Toronto with Sunrise Gate Homes. We have a number of projects in the pipeline throughout the province, from the Niagara region, to Belleville, and up to Georgian Bay. There are a lot of emerging markets outside of the city of Toronto and we are encouraged to be a part of some new growth opportunities.



Where do you see Fusioncorp 10-20 years from now?

We are a progressive company, so I see us taking on larger projects in the high-rise residential market. We want to be the company that clients can rely on. We are also looking at several opportunities to build our own projects and have plans to move forward with those. We always plan to be at the forefront of new emerging technologies with a focus on innovation and sustainable construction practices.







IN CONVERSATION WITH MIGUEL TUMANG
SALES MANAGER | OCGROW GROUP

Inspired by Nature, Energized by the City

For over 30 years, Ocgrow Group (www.ocgrowgroup.com) has built and delivered high quality residential and commercial projects that inspire clients and communities across western Canada. They have been a leading owner and developer of wide range of real estate assets, from multi-family condos to mixed use commercial retail centers, from Vancouver to Calgary.

Build Canada Magazine got a chance to catch up with Sales Manager Miguel Tumang, to talk about their upcoming flagship latest project called VERTOS, and the benefits of living in the new waterfront community of Greystone in Greater Calgary.

Using the tagline 'Inspired by nature, Energized by the city', what was the inspiration behind VERTOS?

The approach to VERTOS was to create a new style of waterfront living, reimagined, just west of Calgary to create an amazing urban lifestyle with best of all nature has to offer with all the incredible outdoor living amenities so closely. This new small town vibrancy added with a modern look in the new waterfront community of Greystone in Cochrane. We wanted to incorporate a contemporary trendy lifestyle within minutes of all major attractions, while maintaining that amazing mountain resort luxury lifestyle, while being able to live only steps from the waterfront, at such an affordable price for families.



What does the Greystone community have to offer residents?

The Greystone community is only a 15-minute drive to Calgary and consists of 140 acres in downtown Cochrane and offers everything at your doorstep. The community will have a diverse selection of residential and commercial development, a new hotel, a 10-acre park, a community plaza, and a large pond. A new grocery anchored shopping centre, new retail development & so much more. There's an amazing sense of community spirit and values, and there's also a thriving tech-business scene that will feature a business park. The Spray Lakes family sports centre is within walking distance and the entire community has amazing walking paths and bike trails.



Tell us about your flagship community VERTOS?

As the largest developer in Greystone, Ocgrow Group's VERTOS is a luxury collection of 12 unique buildings with 304 luxury units, consisting of a combination of garden level condominiums and luxury townhomes with amazing views of the Bow River and close to Banff National Park.

We have a selection of spacious 1, 2, and 3-Bedroom Floorplans ranging from 519 sq ft - 1,043 sq ft starting from \$289,900 to \$399,950.

What kind of buyer would be interested in VERTOS?

With VERTOS it's a mixed demographic. From investors, seniors, and young families. Whether the purchasers are first-time buyers growing into a new home or empty nesters ready to downsize, we ensure all their homes are designed with the utmost care and attention to detail.

“Whether the purchasers are first-time buyers growing into a new home or empty nesters ready to downsize, we ensure all their homes are designed with the utmost care and attention to detail. ”

- MIGUEL TUMANG

What are some of the local amenities?

A 30-minute drive brings you to the most breathtaking mountain destinations in the world. The Kananaskis and world famous Banff National parks are just West of VERTOS. Hiking, boating, fishing, and enjoying the outdoors are just a few of the wonderful things the area has to offer. Living along the Bow River at Greystone, will offer lush garden pathways, new playgrounds, many biking & hiking trails to enjoy the best of the outdoors. The Spray Lakes family sports & aquatic centre is only 1 block away to from your doorstep at VERTOS. The Tuscany train station in NW Calgary is only 15 min away, as is the University of Calgary, & all major hospitals, etc. Calgary's international airport only short drive as well. Paradise near the Rockies & truly resort style living are available at VERTOS.

What are some of the interior suite features that will impress buyers?

Some of the home features with VERTOS include open plan interiors with 9-foot high ceilings throughout the entire living space with luxury wide plank flooring. With respect to the opulent style kitchen, we have quartz stone countertops against polished chrome pulls and soft close drawers, contemporary stainless-steel appliances, and the kitchen centre island has extended overhangs that provides extra counter space. Spa inspired bathrooms all include raindrop shower heads with stone tiled flooring throughout.

I assume the private roof top decks with waterfront views will be a selling feature?

Absolutely, share some private time some with friends and family and a BBQ with a beautiful view of the Bow River.

“Living along the Bow River at Greystone, will offer lush garden pathways, new playgrounds, many biking & hiking trails to enjoy the best of the outdoors.”

- MIGUEL TUMANG



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We have built an impeccable and dedicated professional team which will ensure top quality work on all VERTOS projects for our clients.

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Will clients be able to sit down with a design consultant to select interior finishes that suit their taste?

We start with a VERTOS Welcome Presentation for all new buyers or representative realtors to introduce our options and selections. We allow our communication channels to be open for the entire day, just so we can care for anyone who may be buying or investing from outside Alberta or even Canada. Of course, we connect and follow up with everyone on the same day, so we can work as closely with them as possible and respond to any details or updates needed.

Can you tell me about the warranty that's offered to potential clients.?

We're apart of the Alberta New Home Warranty Program – VERTOS offers this for all our buyers. The best home protection in the industry, which covers new home quality and after-possession care. At Ocgrow, we're always thinking about what's best for our customers. To give all homeowners additional peace of mind, we're offering full protection with the Alberta New Home Warranty Program (ANHWP). This warranty covers new home quality and after-possession care. ANHWP has proudly served over 100,000 new homeowners and home builders since 1974. All homeowners and investors of VERTOS, are backed by Canada's most experienced, and most reputable home warranty provider.

How has been the response so far?

The response has been overwhelming. A lot of people are very excited, and we have a lot of locals who are giving this interest who want to get more of a feel of the project because they're looking at it for residential and of course an investment. We are receiving interest from people outside Alberta, in British Columbia, and Ontario, and even getting a lot of interest from potential buyers in Southeast Asia.



Ocgrow Group is a privately held, investment group involved in real estate development and venture capital. For more information please contact info@ocgrowgroup.com



For more information on VERTOS, please contact info@liveatvertos.com







Filling the gaps

URBAN PIONEER INFILL INC.
DELIVERS SMART GROWTH
TO EDMONTON



According to the Edmonton Metropolitan Region Board (EMRB), Edmonton's metropolitan region will grow to between 1.96 million people and 2.24 million by 2044. This is higher than the city's population projection of two million, which was released in its City Plan in 2017. This growth will put pressure on housing supplies, rising prices, and the demand to develop more walkable communities. Having walkable neighbourhoods as part of sustainable urban design yields social, ecological, and economic benefits, and Bard Golightly of Urban Pioneer Infill believes in the approach that building infill projects that foster interconnectivity and well-being at the architectural and urban level.



Golightly brings more than 30 years of experience in the industry; having served as the past president of the Canadian Homebuilder Association (CHBA) and Chief Operating Officer for Christenson Developments.

“My experience particularly with the Christenson Group fed my interest and passion for revitalization. Christenson did a lot of re-development, and I became aware that this was a great way to help the city grow in a more responsible way,” he says. “Over time, with my partner, who also has over 30 years of experience, we decided to start Urban Pioneer Infill with the idea of being able to provide a high quality and environmentally responsible build. My experience with the Home Builders Association exposed me to a lot of good thinking about how housing doesn’t have to be the way it’s always been, which has been focused on continued outward growth. There is substantial housing stock in Edmonton’s mature neighbourhoods that has reached its useful life and needs to be replaced or rebuilt. In doing so, we can capitalize on the existing infrastructure. All these things attracted us to residential infill.”

Pride in the details

Collaborating with their clients, whether for a new home or a renovation is paramount with Urban Pioneer Infill and they work hard to develop a dynamic response to the site and to their client. The company has streamlined the process to the highest degree, ensuring a building experience replete with integrity and a focused delivery.

“We build everything to a high standard, and we are both design and budget driven,” he says. “The collaboration with clients is very important and we spend a lot of time with them up front, working through the design to make sure they get what they want. And the other part is budget. We create very detailed budgets which work hand in hand with all design decisions. By the time we get to the design the client wants, we’ll have a full budget and contract for them explicitly laying out what they’re going to get with their home. We probably take a little longer than some other builders to get to that point, but what we’re trying to do is do our best to minimize surprises for the client.”





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Urban Pioneer Infill takes its leadership duties seriously and is committed to developing communities that are environmentally friendly and energy efficient. “Everything we do is certified Built Green, which is an environmental building system for builders, we made a conscious decision to certify our homes. We use Built Green Canada’s Third-Party Certification to meet the compliance requirements and energy performance. Our homes are more durable and more comfortable. Beyond using less energy, our homes use less water, less electricity, and improves indoor air quality.”

Golightly credits Urban Pioneer Infill’s success to the knowledge, skills, experience, and dedication of the partners, their team and roster of subcontractors they have built long lasting relationships with. “We’re not a big company, we have a very tight team and have a strict set of criteria when we’re designing the spec. We spend a lot of time internally going over the plans and making sure everybody understands what it is we’re doing and what level of quality we want,” he says. “We’re very proud to say we have a very strong team of sub-trades, and we tend to be quite loyal to them. We communicate with our trades frequently about the project to ensure we are all on the same page and that together, we end up delivering high quality homes with every build.”

Architectural approach

For infill sites to achieve both livability and functionality, they need to be designed with great care and imagination. A key component of Golightly’s philosophy is the importance of incorporating design elements within existing neighbourhoods that respect and enhance existing residential patterns and developments while reinforcing the structural and functional relationships of the neighbourhoods.

“When we contemplate buying a lot in an infill neighbourhood, the first thing we look at is the design aesthetics in that area. What’s up and down the street, what’s up and down the block, and what’s in the neighbourhood overall. We don’t copy, we compliment what’s already there with a home offering what today’s home buyer is looking for. After assessing the current surroundings that the spec will be integrated into, we determine the best creative approach that will help the home establish a connection with the surrounding area.”





As an example, Golightly points to a recent duplex build - Fulton Place. Targeted to young professionals and mature adults, Fulton Place is in southeast Edmonton on a well-established residential block of mostly single detached homes built in the mid-to-late-1950s and early 1960s. “Fulton Place is a good example of combining an infill development with a mature neighbourhood. It has an impressive presence due to the treatment of the façade, which incorporates both wood cladding and brickwork that blends naturally into the existing neighbourhood design. That entire area is starting to change and revitalize either with new builds like what we’re doing, or several people that are renovating their home in the neighbourhood.”

Leading the way

Infill construction can be a very challenging process that involves permitting, zoning, demolition, and sometimes, historical preservation challenges along with a good deal of diplomacy when dealing with planning/zoning officials and neighbours. For the process to succeed, it requires builders and local officials to work together to provide a broader diversity

of housing options and a flexible approach to infill development.

“In Edmonton, our city direction is to have a minimum 25% percent infill, so the city really does support and encourage infill development. We work almost exclusively on developing Class A applications required by the Edmonton Zoning Bylaw that centers around; single detached homes, or semi-detached homes, with the purpose of encouraging better construction practices and supports the city’s Infill Roadmap. Part of our advantage is that we have 30 plus years’ experience in this industry, so we have a long-standing relationship with the city. The processing times for infill builds do take longer, however the city is trying to improve the permitting process timelines and consistency. We won’t colour outside the lines regarding pushing the height or the size of the house according to the city bylaw, and we work hard at introducing ourselves to the neighbours and making ourselves available when people have questions throughout the process.”



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Welcoming communities

As Edmonton's urban renewal specialist, Urban Pioneer Infill not only benefits from a streamlined process and commitment to high building standards within the company, but also from a clear and united approach when it comes to their short-term and long-term future. "We have a steady growth plan, and we're increasing our volume over the next 5 years. We have a site in the Inglewood neighbourhood where we're set to build a three-plex development which will be new for us. They will be stylish and affordable homes consisting of 3 two-storey units, 3 bedrooms, 2.5 bathrooms, with over 1500 square feet. With Inglewood, we can bring an outstanding project in a mature community that is very walkable and has easy access to the university area, downtown, and the river valley.

We're also exploring the idea of getting involved in the purpose-built rental market. Edmonton's rental market is experiencing a boom as home prices rise and younger adults look for homes that offer more flexibility and lifestyle options. It's tough, especially for the first-time home buyer to get into the market. So, as we develop our strengths and capacity, one of the things we're looking closely at is how we can deliver a variety of affordable program options to the market."

One thing that is sure to remain constant at Urban Pioneer Infill is the company's approach and clear vision for infill, redevelopment, and revitalization in areas targeted for growth and reinvestment. "We are very excited to be able to contribute to neighbourhood revitalization. Through our work we are creating thoughtful densification. This ultimately brings more people back into our mature areas and that means a positive impact across the community, including increased school enrolments, better use of local parks, as well as bringing in new and diverse clientele for existing and new local shops and services. All of this means more activity on the sidewalks as folks walk their dogs or stroll to the local coffee shop. Not only does this make great environmental sense, it also brings life and energy back into these well-established communities."



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REGENCY DEVELOPMENTS BRINGING COMMUNITIES TOGETHER



Regency Developments was built from the ground up on the foundation of a dream and dedication to hard work. Their story is one of resilience and of unwavering commitment to complete each project to the highest standard possible. As Chief Operating Officer Raj Dhunna says, “We believe in the principles of honesty, integrity and respect with an understanding that we’re building a home for a family that wants to be an active part of the community. Being a family owned and operated business, we are committed to building and maintaining long term relationships with our community, city council, and key partners.”

From their humble beginning, Regency’s story unfolds with its Founder, Rakesh Dhunna, who immigrated to Canada from his native India as they settled in Edmonton. The city they call home was going through a population growth boom, an expanding economy, and an abundance of employment opportunities which attracted people to Edmonton and fueled population-based demand for housing.



“My parents came to Canada in the early 80s with nothing more than a mid-level high school education where English was a foreign language, and they embarked on a new journey in search of a better life for family,” says Dhunna. “They arrived, got to work right away at blue collar jobs and continued doing that for the next decade. In the early 1990’s my dad built his first spec home without any previous knowledge or experience. Even though it was a lot of trial and error, he put the work in and committed himself to the project at hand.”

The senior Dhunna recognized the potential in the market and started building single family homes, townhomes, and small-scale commercial projects while amassing an impressive rental property portfolio over the next two plus decades. In 2009, he expanded his operation to include strategic land acquisitions to tackle larger multi-family developments and around this time the next generation became more involved with Raj Dhunna becoming actively involved in the company. “I was finishing up my MBA from the University of Alberta while getting a crash course in the school of hard knocks of being a project manager and managing our rental multi-family projects at the same time,” Dhunna says. “Balancing time, between school and work wasn’t easy, but going through that I learned the value of hard work and built on my foundation of a strong work ethic that my parents instilled in me.”

BUILDING RELATIONSHIPS

At the heart of Regency Developments’ core values is the Dhunna’s beliefs that building meaningful relationships is directly tied to the success of building better projects. “Delivering quality with a great product is essential in our process, and we take great pride in our ability to remain true to our company values,” he states. “To do that, you need to have the right team in place, and we have a devoted sales, leasing, service and management teams that ensure a positive and seamless experience that our valued clients deserve at our quality developments.” Building meaningful relationships is also important to Regency Developments when it comes to their vendors and sub-contractors – that’s the only way to ensure consistent quality and efficiency. “The relationships we have built with our consultants, trades and suppliers are vital with the scale of projects at hand, and we’ve been working with many of them since the beginning days, so it’s great to have that confidence knowing the work is going to be done right backed with a high degree of trust.”



Regency is also proactive when it comes to the policies and plans city officials have to redirect growth to transforming and rejuvenating built-up areas and intensifying the current urban fabric. The benefits of infill development include bringing more people closer to transit, replacing old, inefficient homes, and utilizing existing community infrastructure. “We felt early on at Regency that infill development was a key opportunity because a lot of people in established neighbourhoods want to downsize but not necessarily move away from the neighbourhood they’ve known their whole lives,” Dhunna says. “Increasing housing options represents a generational opportunity to reimagine Edmonton’s extensive low-rise neighbourhoods as more inclusive places for existing and future residents to call home.”

“Increasing housing options represents a generational opportunity to reimagine Edmonton’s extensive low-rise neighbourhoods as more inclusive places for existing and future residents to call home.”

RAJ DHUNNA



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However, the boom in development has not been without growing pains. “When we started Regency in 2008, we didn’t focus on where Edmonton was at the time, we focused on what the future of Edmonton would look like.

We went into the neighbourhoods that hadn’t seen any new developments in decades,” says Dhunna. “The ‘not in my backyard’ mentality was really strong, and everyone had a seemingly unjust opposition to development projects. Rezoning at the time wasn’t a common thing, but the city was in its infancy when it came to infill developments. It was interesting to build relationships with the city and work with them on rezoning process and policies such as community contributions that they necessarily didn’t even have at the time,” Dhunna says. “These community benefits are built within a new project. Sometimes it’s a financial payment that delivers benefits somewhere in the city; or building bus stops or using excavated dirt to build a toboggan hill for the school nearby. We are proud to have established deep meaningful relationships with the City, as when they want to try something different with a city pilot project for example they don’t hesitate to work with us because they know Regency will deliver every time.”



SHAPING THE SKYLINE

Regency has completed many prominent projects that have left their mark on the Edmonton skyline including: The Pearl, consisting of 36 storey and 128 units; the 700+ rental suites at Edgewater Village, a mix of 2 towers and 2 wood walkups, and the 400 rental suites located in two 10-storey mid-rise concrete buildings at 121 West, just to name a few. Each project is approached with a unique architectural objective, attempting to pin down the economic, social, and environmental value of good urban design.

“When we begin a new project we want to design bold and inspiring spaces for people and reinforce a sense of place in the communities we build. With the Pearl we wanted to build an iconic landmark that the city hadn’t seen before. We wanted to shift the future identity of our city and our vision was to bring something to a vibrant and growing city core,” Dhunna says. “We decided to make it stand out architecturally – sleek and sophisticated with floor-to-ceiling curtain glass walls at 36 stories, at the time the tallest residential building ever built in the city. Our mindset is to bring visionary projects that fit the neighbourhood in terms of its character but brings a modern touch to it.”

Committed to building interconnected communities in thriving neighbourhoods, Regency Developments current master-planned redevelopment in Holyrood fulfills one of the city’s main goals of developing more densely populated neighbourhoods near public transit. “Edmonton has had its challenges with the development of successful transit-oriented developments (TOD) and we look forward to massively shifting that narrative over the coming years. With TOD, we’re not only building the residences, but we’re also building neighbourhood renewal that contributes to the overall sustainability of the city,” Dhunna says.

Holyrood Gardens will consist of 1,200 residential units in eight buildings over 12 acres that will be between four- and 26-storeys tall, located at 8310 93 Avenue Northwest and adjacent to the Holyrood stop on the Valley Line LRT. Fully finished one, two and a handful of three-bedroom suites will be available with 9-foot ceilings, expansive windows, and plenty of common amenity space for residents. “Almost 50 percent of it is going to be green space, or public amenities space which allows residents get to know your neighbours. One of the many things we collaborated on with the city council and the community was their desire to see family-oriented units.

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A LOOK AHEAD

Regency Developments offers unique sensibility with each project they undertake. While each project is distinct, its primary focus is to deliver a common purpose of high quality and value aimed at community and city building, and at the same time, deliver products on time and on budget.

Looking toward the future, Dhunna plans to continue their marketplace expansion throughout Edmonton, while still committing to the original values that made the company successful. “Even though we have had opportunities to build larger scale developments outside of Edmonton, we choose not to. This is our home; we love Edmonton and want to continue to bring iconic projects to the city,” he says. We have three sites in our portfolio that still need to be developed so that will keep us busy from the next 10 years. True focus on diversification, migration and immigration are key for the future and to our economic recovery and long-term city building. ” Overall, this thriving, family-owned company understands and never loses sight of the fact that you need to keep establishing and building on relationships and to build for the community to ensure that the future is bright.

“Even though we have had opportunities to build larger scale developments outside of Edmonton, we choose not to. This is our home; we love Edmonton and want to continue to bring iconic projects to the city.”

RAJ DHUNNA





game changer

Photo via CreateTO.

TORONTO TO BUILD \$250 MILLION STUDIO COMPLEX, MARKING BIGGEST PRODUCTION INDUSTRY INVESTMENT IN TWO DECADES

Courtesy of the City of Toronto

Hackman Capital Partners (HCP) and its affiliate The MBS Group (MBS) will develop and operate the Basin Media Hub; a \$250 million, purpose-built, state-of-the-art film, television and digital media hub to be located on an 8.9-acre waterfront development parcel in Toronto's Port Lands, located at 29, 35, 41 Basin St.

The HCP-MBS proposal approved by CreateTO last month and City Council last week includes eight purpose-built sound stages, production office space, along with workshop and production support space. This \$250 million investment in the development will be one of the most significant contributions to Toronto's film and television production ecosystem in more than two decades. In addition to providing much-needed studio and production space within the city, the proposed development will provide the opportunity for HCP-MBS

to partner with the City to deliver a public promenade along the water's edge, helping to further transform this area of the Port Lands into a healthier and more liveable space for workers and visitors alike. The Basin Media Hub presents an important opportunity to support the ongoing development of Toronto's film industry and the Media City District. After completion of the construction phase, the expected economic impact of on-going film studio operations includes \$280 million in economic activity, \$119 million in net contribution to GDP and \$32 million in tax revenues across all levels of government. After completion of the construction phase, the expected economic impact of on-going film studio operations includes \$280 million in economic activity, \$119 million in net contribution to GDP and \$32 million in tax revenues across all levels of government.



Photo via CreateTO.

The partnership is expected to create 750 jobs on-site as well as 880 indirect or induced jobs in the broader community. Construction is planned to begin on the Basin Media Hub by 2023. Through its proposal, HCP-MBS has committed to establishing a Basin Media Hub endowment for a local training program with a \$1 million initial investment and funding for a Program Coordinator. HCP-MBS will provide training space onsite and support site visits, talks and work experience opportunities for local schools in order to promote a diverse range of careers in the film industry and support training and jobs for people from equity-seeking groups. The training program will be managed by MBS University (MBSu), a division of MBS that has a wealth of experience in creating customized programs for hands-on practical crew training. HCP-MBS has also committed to establishing a \$1 million fund to support and encourage Canadian content creation. The HCP-MBS partnership was selected through a competitive market offering process launched by CreateTO, on behalf of the City, in 2020 and concluded in 2021. HCP is a privately-held real estate investment and operating company that specializes in buying, renovating and re-imagining commercial, vintage industrial and studio properties. MBS is an industry-leading studio operations, production services and studio-based equipment provider.





Photo via CreateTO.

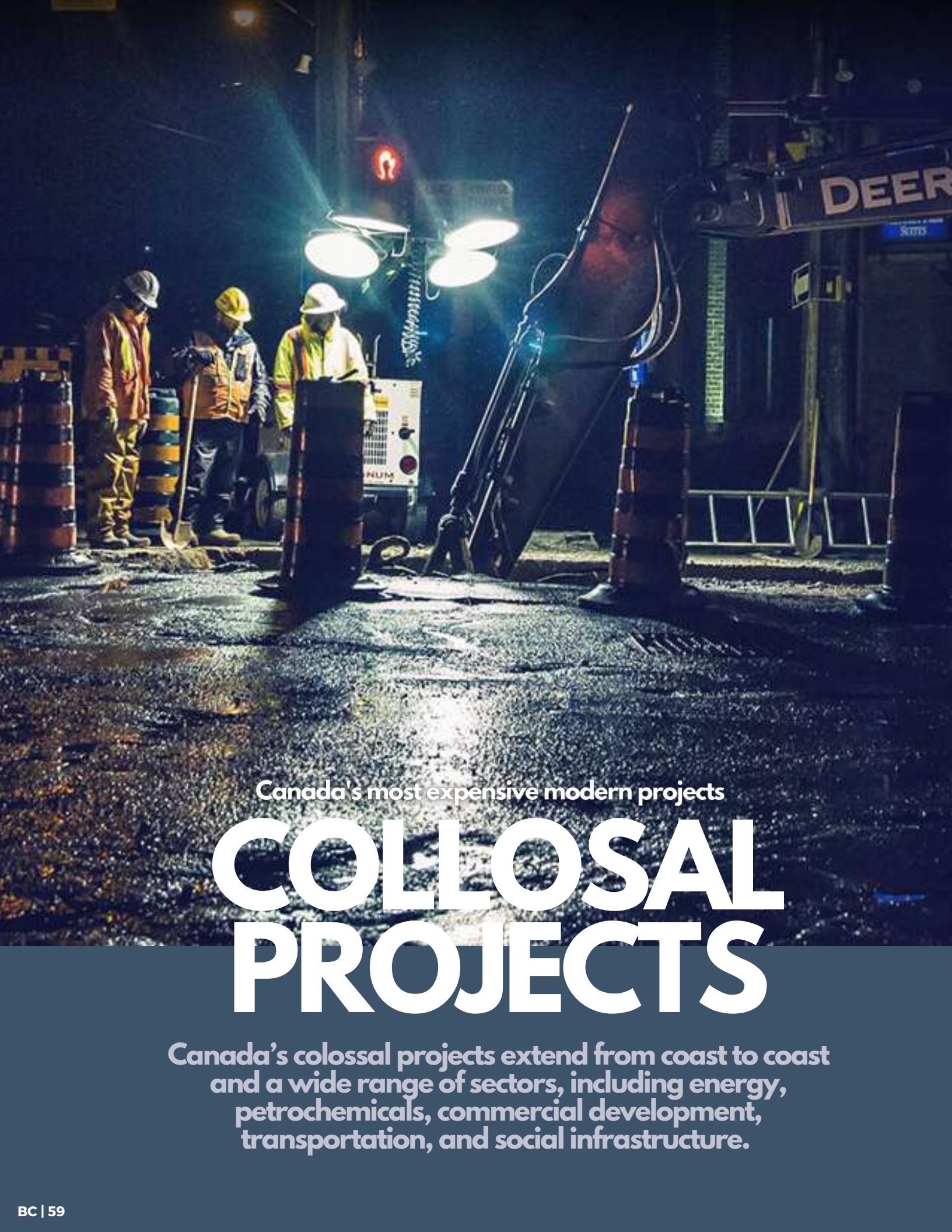
“The development of the Basin Media Hub in the heart of the Media City District will help us increase production capacity in the film, television and digital media sector, create new jobs and employment training opportunities and further enhance our ability to attract and retain production investment from around the world. This is a major investment in the future of Toronto’s screen industry and I look forward to seeing this \$250 million project get underway – it will help ensure that our city comes back stronger than ever,” says Mayor John Tory.

“CreateTO implemented a multi-stage offering process to select the proponent for the Basin Media Hub and the proposal submitted by Hackman Capital Partners and The MBS Group represents a tremendous opportunity for the City. The development of this studio complex signifies a major step forward in the continued revitalization of the Port Lands and is the kind of city building CreateTO is mandated to do. This is an exciting addition to Toronto’s east end and I look forward to its completion,” says Steven Trumper, Chief Executive Officer, CreateTO.



Photo via CreateTO.





Canada's most expensive modern projects

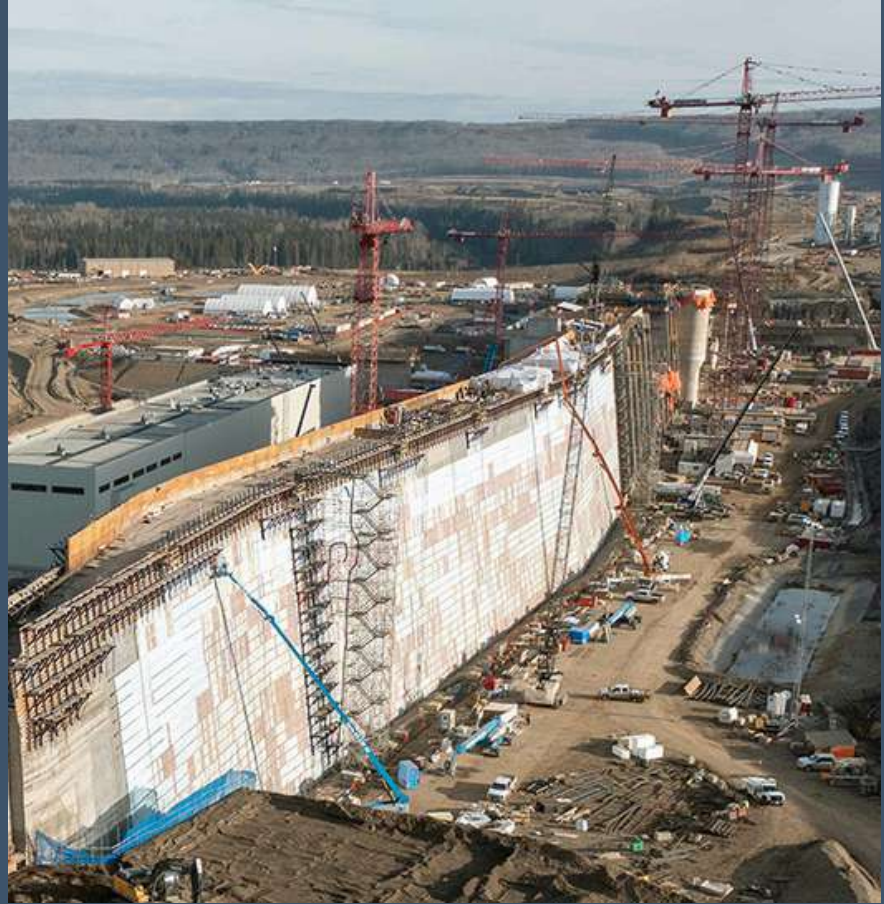
COLLOSA PROJECTS

Canada's colossal projects extend from coast to coast and a wide range of sectors, including energy, petrochemicals, commercial development, transportation, and social infrastructure.

\$16 BILLION SITE C CLEAN ENERGY PROJECT

TBC Hydro's Site C Clean Energy Project will be a third dam and hydroelectric generating station on the Peace River in northeast B.C. It will provide 1,100 megawatts (MW) of capacity, and produce about 5,100 gigawatt hours (GWh) of electricity each year — enough energy to power the equivalent of about 450,000 homes per year in B.C.

As the third project on one river system, Site C will gain significant efficiencies by taking advantage of water already stored in the Williston Reservoir. This means that Site C will generate approximately 35 per cent of the energy produced at W.A.C. Bennett Dam, with only five per cent of the reservoir area. British Columbia Premier John Horgan says completing the Site C dam is in the best interests of residents, despite the project's price tag ballooning to \$16 billion and a completion date stretching to 2025.





\$13 BILLION BRUCE POWER



Bruce Power Refurbishment Project will overhaul all the units of the 6.2GW Bruce nuclear generating station, which is the largest nuclear power plant in Canada. The facility was constructed by Ontario Hydro between 1970 and 1987. Bruce Power Limited Partnership, which consists of OMERS-Ontario Municipal Employees Retirement System, Power Workers' Union, Society of United Professionals and TC Energy (formerly TransCanada Corporation), signed a long-term lease agreement with Ontario Power Generation (OPG) in 2001 to operate the plant.

Bruce Power entered into the Bruce Power Refurbishment Implementation Agreement (BPRIA) with the government of Ontario in 2005 to restart Units 1 and 2, which had been shut down by Ontario Hydro, and refurbish the entire plant in phases. The agreement aims to extend the life of Bruce nuclear generating station's CANDU reactors to 2064.



The refurbishment of the four CANDU reactors at the Darlington nuclear power plant in Canada has now passed the midway point with work beginning at unit 1, Ontario Power Generation (OPG) announced. Unit 2 returned to service in June 2020 following its refurbishment, while work on unit 3 began in September 2020. "The refurbishment team's successful track record on units 2 and 3, combined with detailed planning for unit 1, position us well for continued success," said OPG Senior Vice President for Nuclear Refurbishment Subo Sinnathamby.



\$12 BILLION MUSKRAT FALLS PROJECT

The lower Churchill River is one of the most attractive hydroelectric resources in North America and is a key component of the province's energy resource portfolio. The project's two sites at Muskrat Falls and Gull Island have a combined capacity of over 3,000 megawatts (MW).

With the completion of the Muskrat Falls Project, Newfoundland and Labrador will be a leader in clean energy. It is estimated that power from the project can displace three to four megatonnes of carbon dioxide annually from thermal generating facilities. This will reduce greenhouse gas emissions and the carbon footprint throughout Northeastern Canada and the United States – equivalent to taking almost one million cars off the road for one year.

The Muskrat Falls Project includes construction of an 824 megawatt (MW) hydroelectric generating facility, over 1,600 km of transmission lines across the province and associated electrical equipment. In addition, EmeraNL has constructed the Maritime Link between Newfoundland and Nova Scotia. The province's public utility, Newfoundland and Labrador Hydro, will now borrow \$1 billion. The debt will be guaranteed by the federal government, which means being able to optimize Ottawa's AAA credit rating, at a time when interest rates are already low.



\$11.9 BILLION EGLINTON CROSSTOWN LRT

The Eglinton Crosstown is a light rail transit line that will run along Eglinton Avenue between Mount Dennis (Weston Road) and Kennedy station. This 19-kilometre corridor will include a 10-kilometre underground portion, between Keele Street and Laird Drive. The Crosstown will have up to 25 stations and stops. It will link to 54 bus routes, three subway stations and various GO Transit lines. The Crosstown will provide fast, reliable and convenient transit by carrying passengers in dedicated right-of-way transit lanes separate from regular traffic.

The vehicles will use the PRESTO proof-of-payment system and will have multiple entrances and low floors to ensure fast and accessible boarding. Light rail vehicles can travel as fast as 80km/hr. However, actual speed is determined by the spacing of the stops and the speed limits of surrounding traffic.

The projected ridership of the Crosstown is 5,500 passengers per hour in the peak period per direction by 2031. The capacity of the Crosstown vehicles is 15,000 passengers per hour per direction. Cars can be removed or added easily, thus providing the flexibility to accommodate ridership demands. Light rail transit is a proven technology that is used around the world, including extremely cold places such as Edmonton, Calgary and Minneapolis.



\$16 BILLION GORDIE HOWE BRIDGE

The Gordie Howe International Bridge project is the largest and most ambitious bi-national infrastructure project along the Canada-United States border. It will provide for the safe, efficient and secure movement of people and goods across the Detroit River to support the economies of Ontario, Michigan, Canada and the United States. This project will provide an additional crossing option at one of the busiest Canada-U.S. commercial border crossings. The bridge will be publicly owned by both Canada and Michigan, and delivered by Windsor-Detroit Bridge Authority through a public-private partnership (P3).

The construction of the Gordie Howe International Bridge will directly create thousands of jobs in Ontario and Michigan. It is anticipated that local businesses will supply goods and raw materials during construction, which will provide regional economic benefits and additional employment opportunities in the area. Many permanent jobs will be created for the operation and maintenance of the bridge and Ports of Entry once open. With direct connections to Ontario's Highway 401 and Michigan's Interstate 75, the bridge will provide the capacity to increase trade and encourage investment between Canada and the U.S., supporting the largest bilateral trading relationship in the world.



\$5.6 BILLION HURONTARIO LRT

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\$2.4 BILLION PROJECT HORIZON

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