

# BC



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Building and maintaining a strong company culture is the key theme in this issue as we spotlight three extraordinary companies. Bard Golightly from Urban Pioneer Infill joins us to 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.

Over in Vancouver, we speak with Brian Whelan from Whelan Construction, a general contracting and construction management firm. Whelan has worked on many notable and challenging projects over his 22 years in the industry, and he's here to share the importance of having a streamlined construction process that meets the client's expectations.

We then head to Ottawa and feature Bateman Development. For over 35 years, Al Bateman has created unique and exclusive properties in the capital city, and his high-design residential projects have inspired communities and clients alike. Tune in for our Q&A.

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

  
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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.

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.



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.

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 &gt;

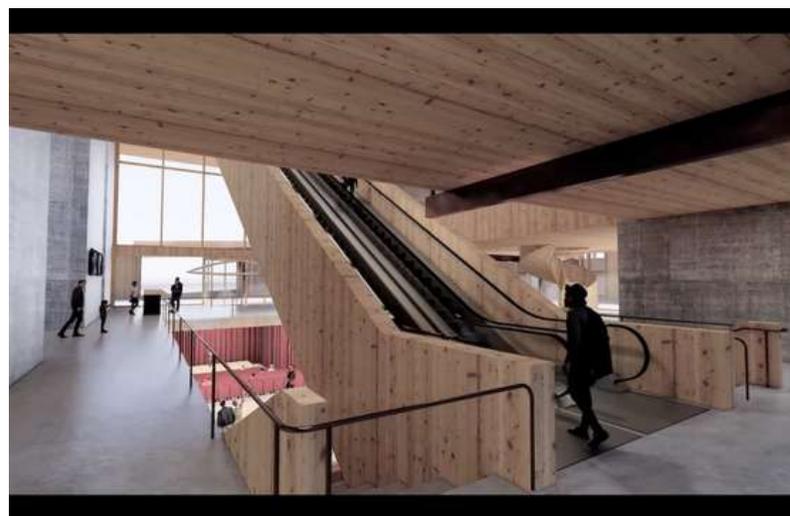
# A NEW DESIGN FOR VANCOUVER ART GALLERY

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 &gt;

## 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**

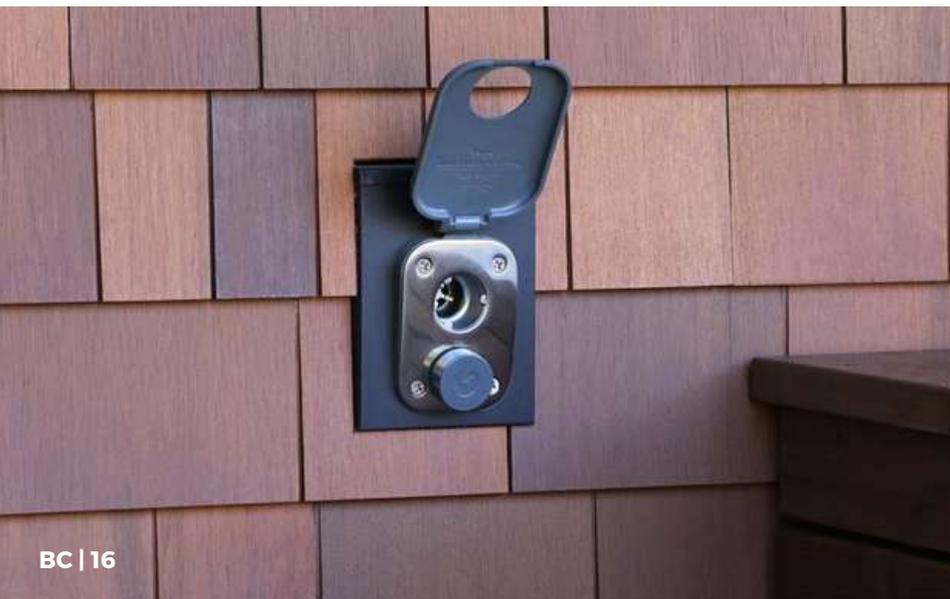
# AQUOR WATER SYSTEMS' HOUSE HYDRANTS

## 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 home 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.

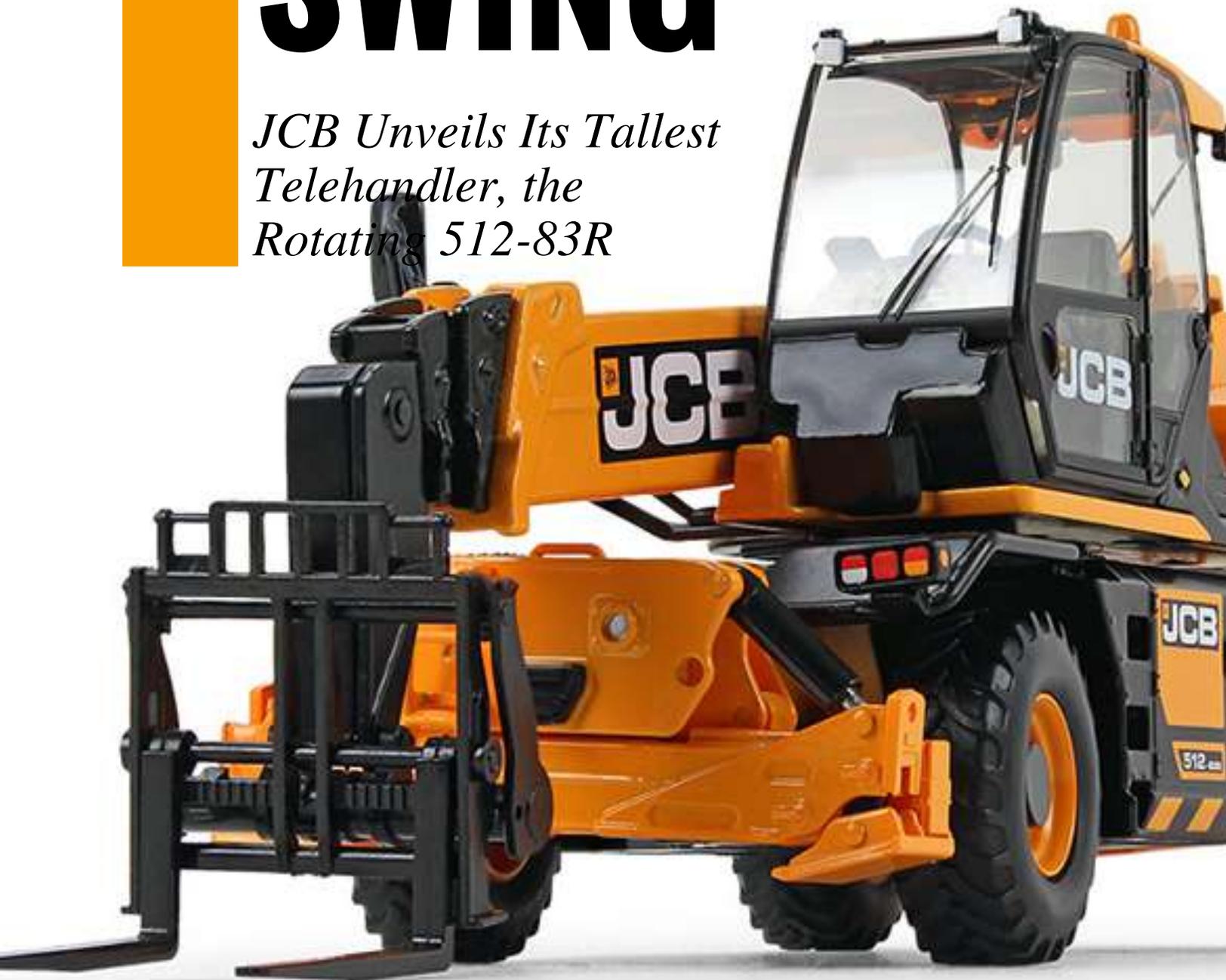
Aquor connectors are molded from a high-tech polymer called DuPont Delrin. Most spigots are a single unit design, welded shut with no access to the valve seat. Only the handle and the stem can be removed or replaced, and it is impossible to visually inspect the point where it seals.

**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



**JUNE 7**

**ISSA SHOW**  
TORONTO, ONTARIO – MTCC

ISSA Show brings together Distributors/Wholesalers, Building Service Contractors, In-House Service Providers, Environmental Services Supervisors, Infection Control Professionals, Residential Cleaners, Manufacturers' Reps and etc.

**JUNE 21**

**GLOBAL PROPERTY MARKET**  
PARK HYATT TORONTO, TORONTO, CANADA

The annual Global Property Market is an intimate and informative opportunity for strategic information and networking on investment, capital flows, and development in tier one countries, growing economies and emerging markets around the world.

**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.

**OCT 18**

**MANITOBA BUILDING EXPO**  
VICTORIA INN HOTEL & CONVENTION CENTRE, WINNIPEG, CANADA

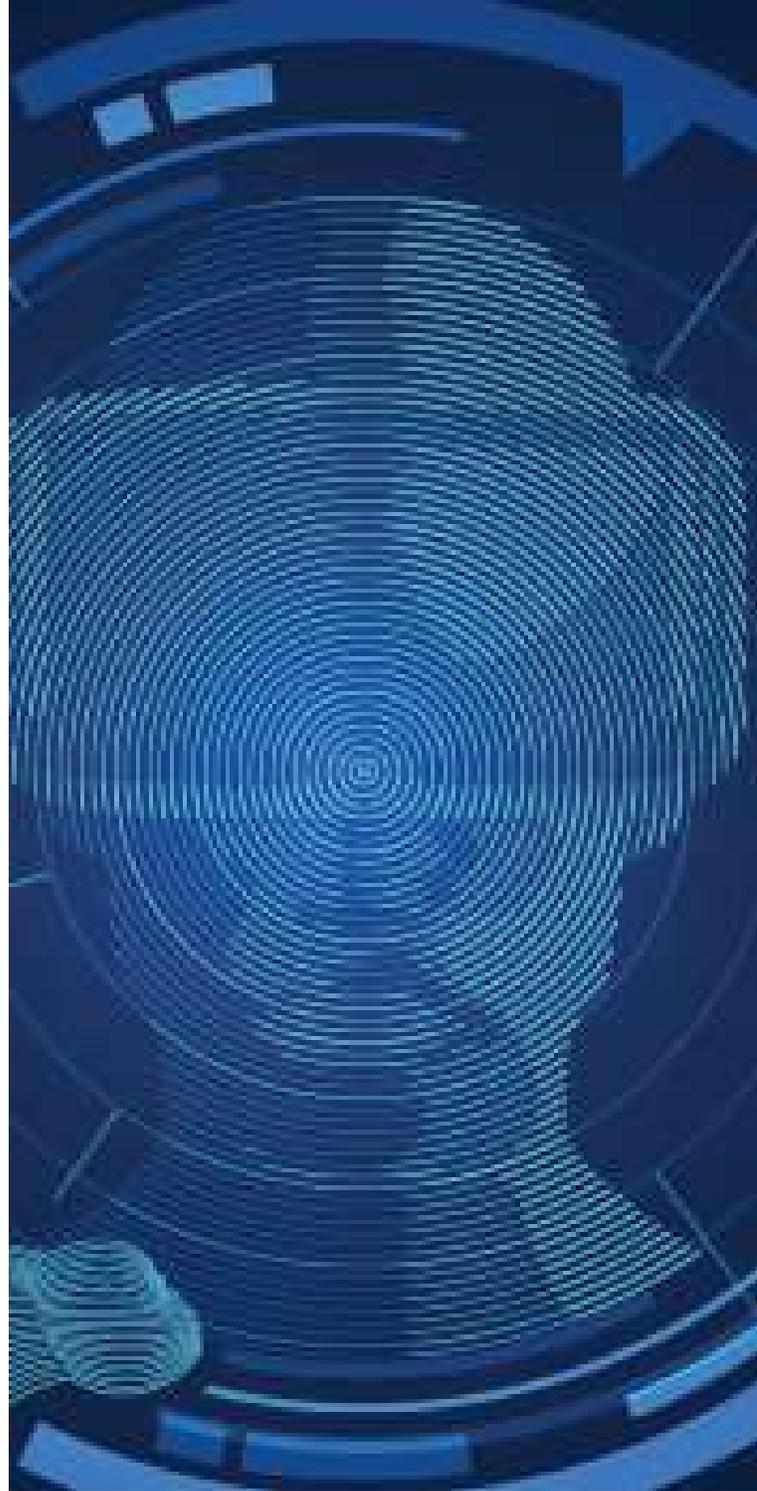
Manitoba Building Expo premier showcase for all the latest products and technologies for commercial and institutional buildings, and a terrific learning and networking opportunity for industry professionals. This premier event for building-industry professionals in Manitoba.

# 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

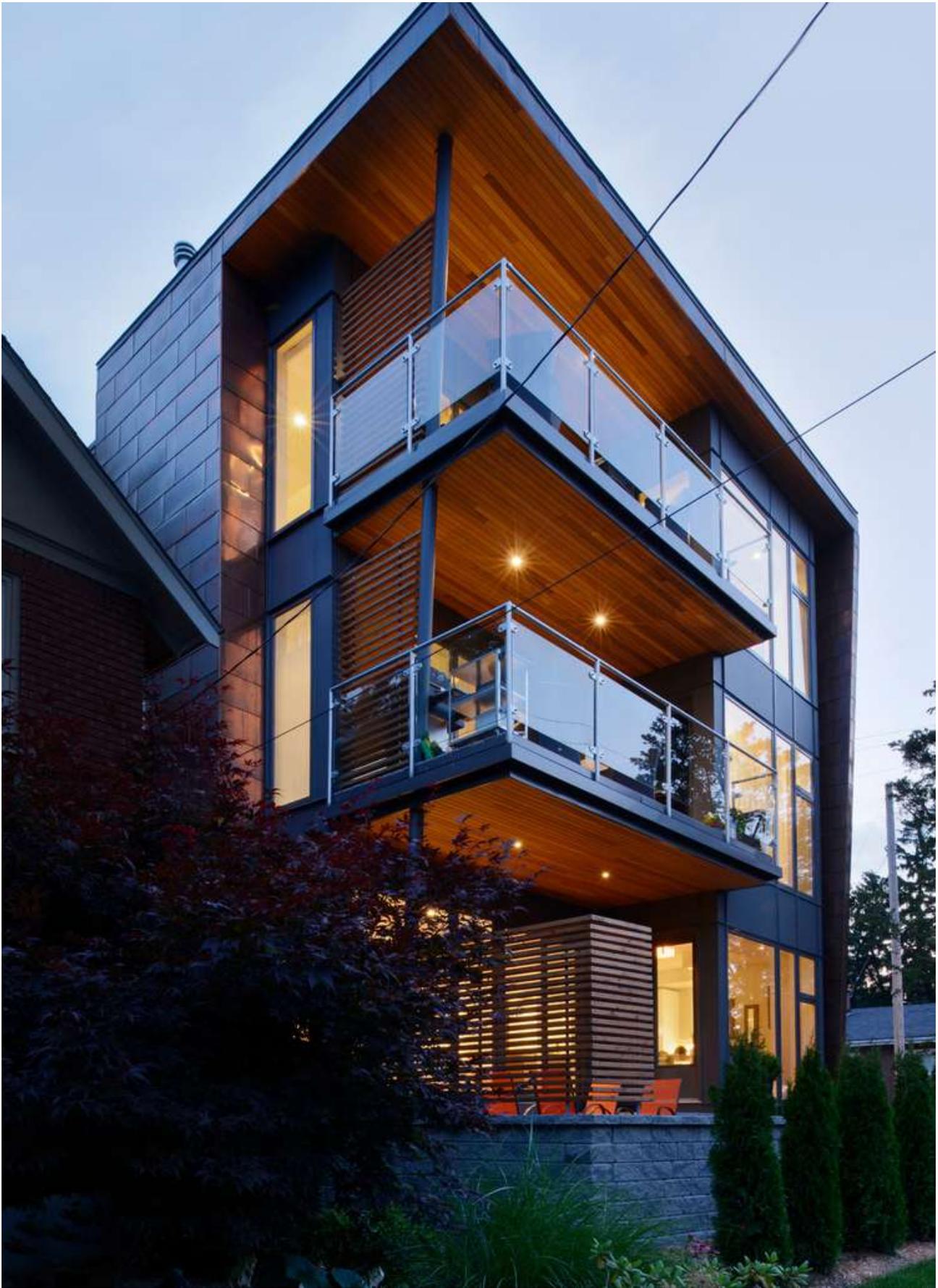
With data and imagery collected via a drone in the air, users can create 2D and 3D maps, orthomosaics, collect elevation data, and gather volumetric measurements to better plan for, build, and develop projects. The high-quality information collected by a drone also give users the opportunity to view 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.

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IN CONVERSATION WITH AL BATEMAN  
PRESIDENT | BATEMAN DEVELOPMENT

# Building Inspiring Spaces

Al Bateman is a builder at heart. As owner of Bateman Development, he knows a thing or two about creating unique and exclusive properties in Ottawa. For over 40 years, he has delivered high-design residential projects that inspire clients and communities. We got a chance to catch up with Bateman to talk about Ottawa's robust housing market, the benefits and challenges on infill development, his latest project on Lyon street, and the journey to find the missing middle.

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

I enjoy the creative process. You have to be creative with infill developments in particular since every project is a prototype and you never do the same thing twice. Municipalities have moved towards a more efficient use of land, and it is up to developers, designers, architects, planners, and all those involved to continue to make it happen as it moves forward. Over the years infill has provided people with the opportunity to live and experience the inner city. It is a great feeling to hear people compliment you about a project that you did 30-40 years ago.



## What is your background, and why did you go into home building as a profession?

I was born and raised on a farm in Southwestern Ontario. My father, brothers and I would build drive sheds, corn cribs, and any other farm buildings. In 1963 our family built a Service Centre on 401 highway when the highway opened between Windsor and Toronto. In 1970, our family built a 43 unit motel on the property across the highway from the Service Centre. I was fortunate to gain experience in a variety of projects at a young age and I like it. I went to school at Western University from 1969 to 1974. Every summer I came back into the building business. I started my own company after my third year in university, doing renovations and additions. I went to York University to get an MBA in 1975. After graduation I went back to run my construction company. In 1981, I moved to Ottawa to expand my business and that is when I started building infill projects.



**What are the hallmarks of a Bateman Development? What is it that helps you stand out from other builders in your market?**

With Bateman Development you're going to get a well-built and well-designed product. We have a great reputation for quality and service. Our projects speak for themselves. We have been at it for a long time. It takes a team of architects, subcontractors, engineers, consultants, and material suppliers to produce a quality home. We have some companies that have continued to work with us for over 30 years.

**How could you define your architectural approach?**

Our architectural approach depends on the site, the neighbourhood and community that we are working in. We use several talented architects who are able to do any type of architectural design that feels right for the site. Compatibility is important but the architectural style should fit the era. A neighbourhood where all the homes look the same isn't very exciting.

**What's the average time your team takes to build a home?**

Typically it takes anywhere from 12-18 months for the actual construction. The approval process can take the same length of time once you purchase the property, retain an architect, and obtain the necessary permits. It is a process that can take two to three years from idea to completion.

**What type of warranty does Bateman Development provide?**

Warranties are overseen by the regulatory body of Tarion in Ontario. Every builder of new homes must be registered with Tarion, so there is a standard warranty for every homeowner. Bateman Developments has an outstanding service record.

**Is Bateman Developments an energy conscious builder?**

We are an energy conscious builder. If you aren't you will be left behind in our industry. Buyers are demanding energy efficient homes. You need to build beyond the building code to match the competition.

**Does building in the Capital Regional District have any challenges?**

It does. Like most cities there are numerous obstacles to overcome to build infill housing. I am sure it is not unique to Ottawa, but we have had numerous senior officials within the planning and permit departments retire over the last several years. The new generation doesn't have the experience, nor were given sufficient mentoring to take over so it is taking much longer to get approvals. As a result, the time spent waiting costs money, and adds to the short supply of housing.

**Are you happy with the progress the city has made in developing areas of high density over the past few years?**

It's an ongoing process. On one hand the city wants to increase density because it is significantly cheaper to build homes in existing neighbourhoods. On the other hand, the neighbours and communities don't want things to change. Planning departments must answer to politicians and councillors which is typical of the process. Infill development has surged over the past two decades in Ottawa and communities feel bombarded by the changes. The good infill builder communicates with neighbours and builds exemplary homes. It is remarkable when you look back and see what can be accomplished when communities and developers work together.

**What was the biggest challenge a project gave you, and how did you handle it?**

Our last project completed in 2020 was challenging because of the site conditions. The lot was sloped to such a degree that the back of the property abutting our neighbours was 20 feet higher than the front. We had to shore the entire back of the site to be able to build the 4-unit project. A number of trades and engineers participated in the design and construction. It was quite a challenge to say the least.

**What is a common misconception about infill?**

That increased density is not good for neighbourhoods. The majority of infill projects get pushed back because most people do not want to see their neighbourhood's change. Change is inevitable and healthy for all communities. Successful infill can be accomplished when communities, developers and city planners work together.

**Why are infill homes important for the Ottawa community?**

Infill homes are important for the benefits that they bring to communities. It is the most efficient way to increase the number of homes for any municipality. Existing infrastructure is used. Water, sewer, hydro, streets, are already in place. While there is a place for suburban development the benefits of infill are substantial. By bringing new families into existing neighbourhoods, infill not only revitalizes the physical built infrastructure, it also supports the social well-being of the area. Over the 40 years that we have been doing it we have seen older neighbourhoods transition to diverse, vibrant communities. It is a natural cycle that continues from generation to generation. We have seen tired, rundown neighbourhoods with poor housing stock greatly improved through infill developments.





**What do you think are some of the top benefits of infill?**

The benefits of infill are widespread. From an economic perspective it is very efficient. Infill uses existing services that are already in place. From a supply perspective it is much faster to provide homes in these neighbourhoods for the same reasons. From an environmental perspective it is much more environmentally friendly because it doesn't take architectural land out of circulation and people aren't dependent on their cars for transportation. A City's downtown and inner-city communities can be revitalized with infill homes. Infill provides better transportation systems and public health improvements when integrated with good city planning.

**What are some of Bateman Development's current and upcoming projects?**

We are just finishing up 2 semi-detached luxury units in the Glebe on Lyon St. The main living floor is an open concept with the kitchen at the core of the room. We installed elevators for an aging population to be able to live comfortably. We are marketing the units at 1.8 million. Our next project will be two single family homes on the Rideau Canal in the Golden Triangle neighbourhood of Ottawa. They are high-end properties on a high-end site. We have another property on Bank Street in the Glebe that is currently one storey retail. Our plan is to build a four-storey structure with 12 apartments above the retail space.

**After over 40 years of building, do you have any interest in retiring?**

Absolutely not. There's a group of us, all in our 70's that are still working in our industry. I won't take credit for it but one of our group when asked about retirement replied "if you do something that you have been doing for 40 plus years, you must be good at it because you've been able to make a living out of it, and you must like it, so why would you quit." Besides, as long as I've been doing this, I'm continuously learning because nothing ever stays the same in this industry.



For further information or to make your personal appointment, call Al Bateman at 613-859-0933 or email at [prestwick24@gmail.com](mailto:prestwick24@gmail.com)



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# Filling the gaps

URBAN PIONEER INFILL INC.  
DELIVERS SMART GROWTH  
TO EDMONTON

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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.”





# Ardent

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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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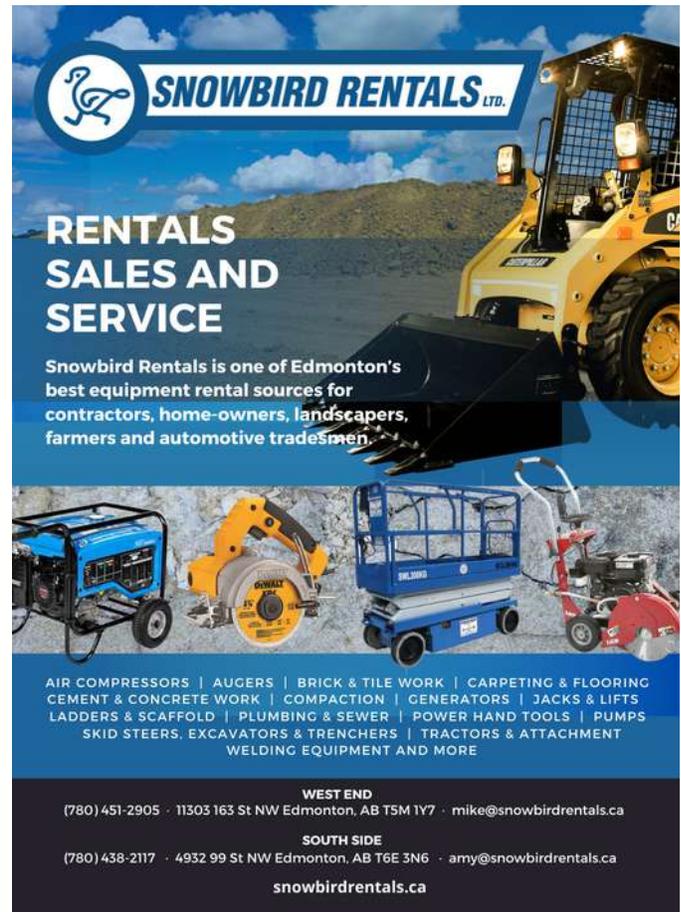
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## Welcoming communities

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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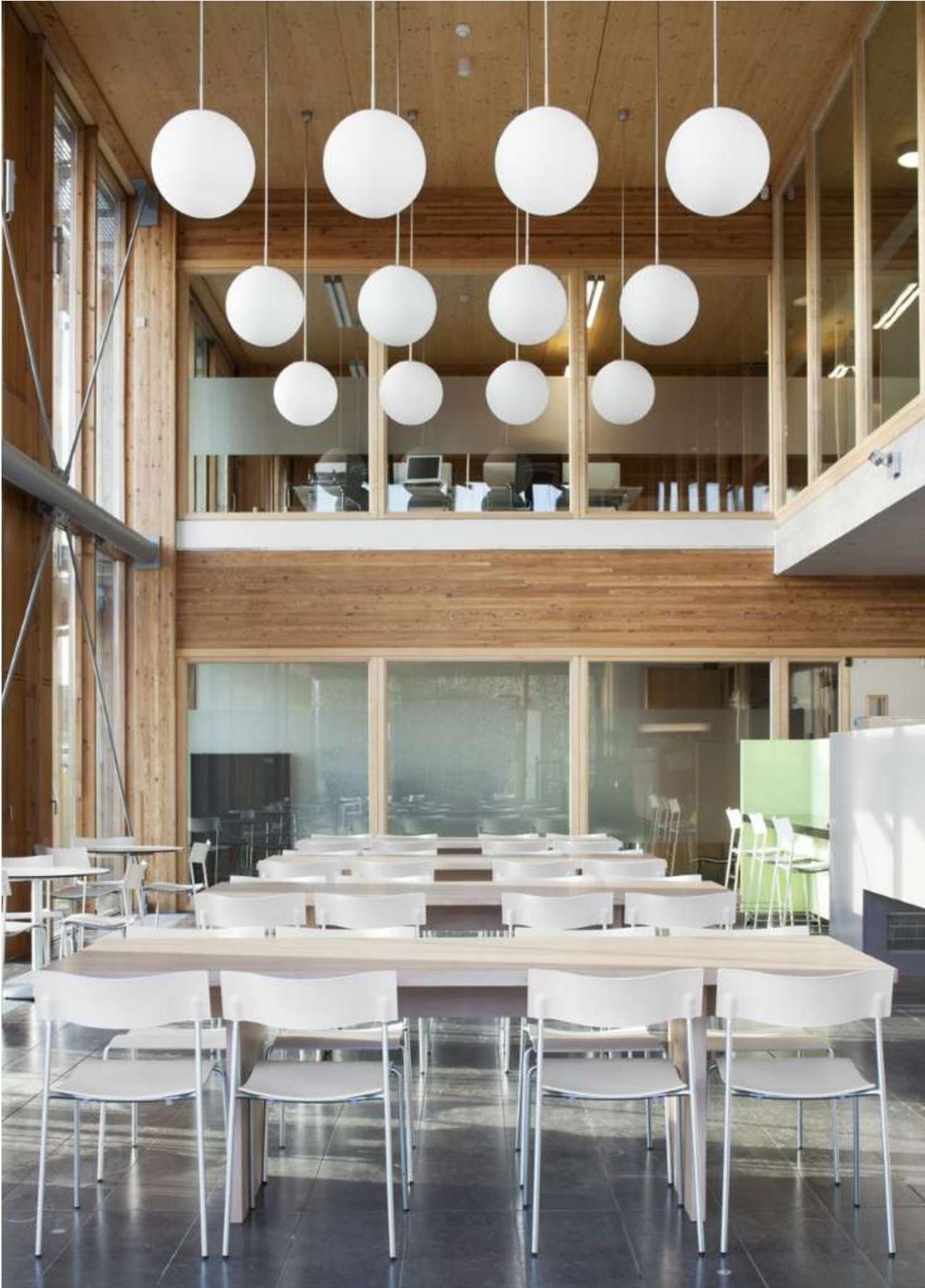
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**WHELAN**  
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# BUILDING TOGETHER

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WHELAN CONSTRUCTION  
LAYS THE GROUNDWORK AS  
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With any construction project, project management is crucial. The process of communicating, strategizing, and planning from the beginning to the completion of a project can be an overwhelming task. To keep a project on track, metrics and project goals must be properly managed to meet each client's unique requirements. Enter Vancouver-based Whelan Construction, a general contracting and construction management firm that operates across multiple market sectors including institutional, healthcare, light rail, airport, renewable energy and building performance upgrades.

A cursory scroll through past projects—from the 100-bed community nursing unit in Loughrea, Co. Galway, Ireland to the Pier D Expansion project in Vancouver—demonstrates how Whelan's founder, Brian Whelan, has been engaged in many notable and challenging projects over his 22 years in the industry. "I've enjoyed both the successes and challenges of working on complex projects in Ireland and Canada. Our experience has given us a clear vision of what a client needs from a contractor and construction management company," he states. "We consider ourselves a proactive, problem-solving business, with a focus on consistent delivery and quality of service."

The company's proficiencies of quality, service excellence, and due diligence are interconnected. This is particularly evident in Whelan's safety management system which lays the foundation for how the team defines excellence on their projects. "Safety is, without a doubt, a key core value for us. It's something that we've pushed to the forefront of our approach. We want to educate, coach, and model the correct way to ensure we improve efficiency and performance while keeping everyone safe," explained Brian.

Communication is essential. The lack of it is one of the fundamental problems when it comes to safety. There's a lot of planning, risk assessments, document management and safety training management required before each project begins. Whelan ensures all trade partners are completely aligned with its safety procedures throughout the entire project.

### **Partnering with the best**

Whelan values partnerships as the team recognizes that a best-of-breed approach delivers the best possible outcome for clients. "One important thing that separates us from other contractors is that we have a model whereby we price projects with our trade partners. We don't tender it out to five different trades like other general contractors. Instead, we carry the people who are best suited for the project. It's a perfect model for us and we've been successful to date with it."

### **Building solid foundations**

After graduating from the Technological University of Dublin and spending some time at ABM Design and Build in Ireland, Brian Whelan moved to Vancouver with his family in 2013, where he continued to hone his skills and expertise working on a variety of project types, many of which were based at Vancouver International Airport.

He started Whelan Construction in 2021 and extended its reach into the Metro Vancouver, Fraser Valley, and Squamish-Lillooet regions. Whelan highlights their approach to be open and transparent with clients as a differentiator, and he gave an example of this in action.



"A US-based general contractor, Lease Crutcher Lewis, approached us about a large structural seismic upgrade package for an existing office building in the heart of Gastown," he said. "They asked us for recommendations with regards to constructability and asked for a turnkey proposal given our experience in the field. We highlighted some solutions and constructability recommendations given the design was at 75% and we made recommendations to provide them a streamlined turnkey proposal that better suited their needs. Whelan was successful in being awarded the structural seismic upgrade project. The project will increase the existing cable capacity which allows for higher bandwidth services, further enriching Vancouver's position as a growing global tech hub."



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Whelan underscores the importance of having an organized construction process and ensuring the client's expectations are met during every step of the process. "There are various building models out there and it can be confusing for clients. We simply have a construction management model and a general contracting model. For all our contracting jobs, whether it's a lump sum contract or construction management contract, we use the same simplified model to keep things transparent for the client.

Considering the highly technical and complicated nature of its work, it's no surprise that Whelan embraces technology across its own operations. "We built Whelan as a next-generation construction company with the best-in-class technologies to give us a competitive edge. Everything is cloud-based and we've automated some manual, repetitive back office tasks to save time and reduce the risk of human error. Our system unites office and field teams from the design phase to the construction phase and into operations."

### **Exciting projects**

Growth is crucial in the early stages of any business. Whelan Construction has it covered with several outstanding community projects ongoing across Vancouver and the Lower Mainland. "We recently finished phase one civil scope of works of the Vancouver International Airport bridge replacement project. We conducted all the excavation, demolition, new deep utility work and the installation of utilities to rehabilitate and upgrade the infrastructure to meet current and future needs. We were awarded phase two of that project which consists of the installation of 6 new bridges at the terminal gates in both domestic and international buildings. We are completing the base building, as well as all the mechanical and electrical scope of work, so we're excited to start that," said Brian.

Whelan also just finished a pre-construction seismic upgrade for Vancouver Airport Property Management and has been awarded the Air Canada Jazz refurbishment project.



## The road ahead

Demand for Whelan Construction's services remains high and Brian is optimistic about the company's future prospects based on its trajectory.

"We will be focusing on a lot on structural upgrade projects in Vancouver and surrounding areas and hopefully we will have an opportunity to partner with Fraser Health Authority to assist in building and equipping their hospitals with new buildings, more operating rooms, and expanding their specialized care options to meet the needs of our communities," said Brian.

In the long term, Whelan plans to invest in offsite modular construction. "Coming from Ireland, where we use a lot of system-build solutions for health care facilities, schools, and social housing, I see a big market for it here in Vancouver," explained Brian.

"One of the big things for us is to grow slowly and deliberately. We want to bolster and grow what we have built so far so having the right people on the team is a priority for us," he says.

In the next five years Whelan plans to have 30-40 people operating in the field to meet demand for its services. Brian concluded, "We're excited to see where the future takes us. Our people—including our valued trade partners—will ensure Whelan continues to build successful, sustainable projects across Vancouver for decades to come."



Photo via CreateTO.

# game changer

## 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.





“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.



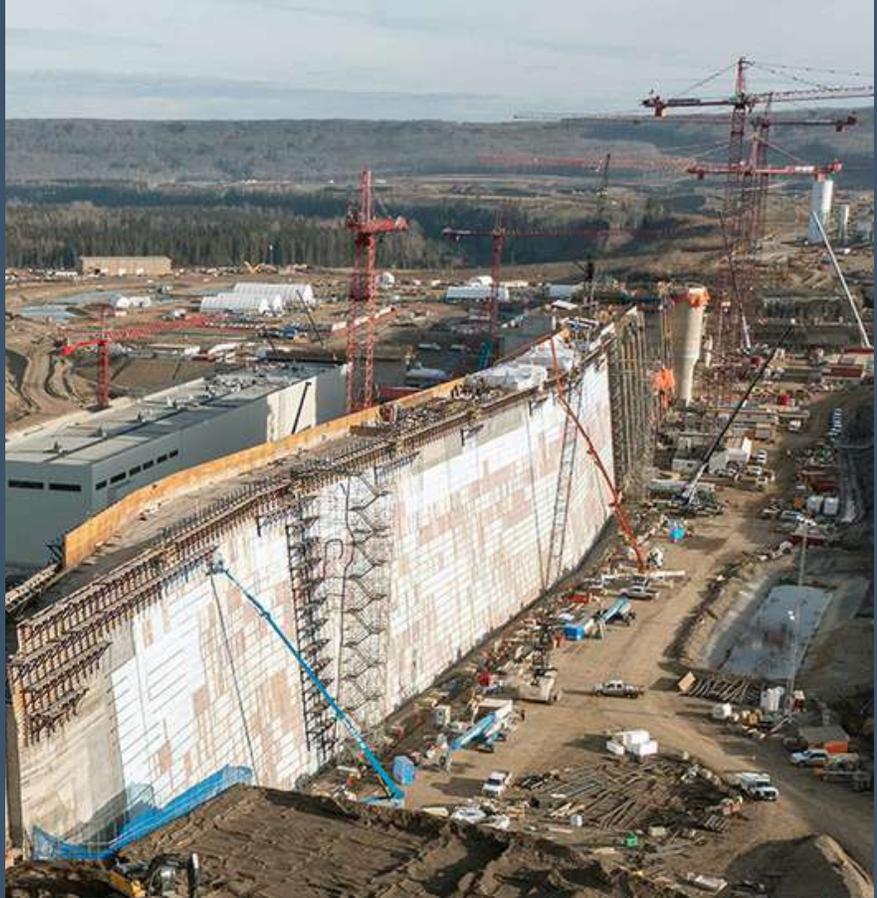


Canada's most expensive modern projects

# COLLOSAL 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

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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

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 ongoing 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. 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.



# \$2.4 BILLION PROJECT HORIZON

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 ongoing 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. 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.

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