

# BC



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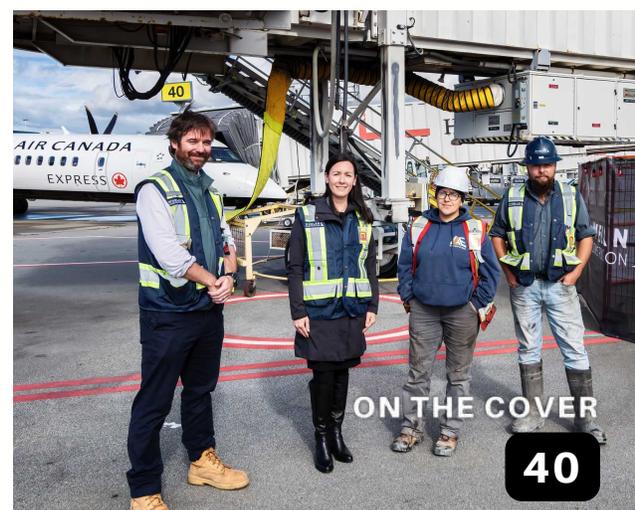
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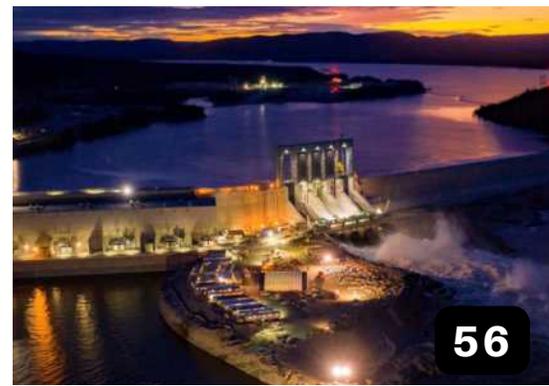
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Welcome to the Fall 2022 issue of Build Canada Magazine.

Building and maintaining a strong company culture is the key theme in this issue as we spotlight some extraordinary companies. In the second of a three-part series discussing the importance of infill development and transformation of existing neighbourhoods, Al Bateman has delivered high-design residential projects that inspire communities. Al joins to discuss 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.

Toronto based Eringate Homes has earned a strong reputation in their pursuit of excellence across the custom home and multi-family markets. In our lead, Project Manager Jack Lewis discusses the company's detailed delivery process, upcoming developments, and their capacity to identify properties and locations that are prime for development.

Our cover feature profiles Brian Whelan and Vancouver's 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.

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

  
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Email editor@build-canada.ca. Letters may be edited or shortened for clarity and space. Include name, city of residence and daytime phone number.

**bc media**



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AGGREGATES >

# CEMENT INDUSTRY FIRST TO JOIN CANADA'S NET-ZERO CHALLENGE

Canada's cement industry is leading the way in the fight to tackle climate change by joining the Net-Zero Challenge. The Net-Zero Challenge is a voluntary initiative led by the Government of Canada that encourages businesses to develop and implement credible and effective plans to transition their facilities and operations to net-zero emissions by 2050.

Adam Auer, President and CEO of the Cement Association of Canada joined the Hon. Steven Guilbeault, Minister of Environment and Climate Change, to announce the first participants of the Net-Zero Challenge, including cement as the first industry-wide participant.

"Concrete is the most used building material on the planet, second only to water. It is found in virtually every class of infrastructure – from bridges to buildings, watermains to hydro-dams, hospitals to schools, sidewalks to subways. Concrete's strength, durability and resilience will play a critical role in ensuring our infrastructure stands up to extreme weather– heat, flooding, wildfires and wind."

HOUSING >

# CREATING NEARLY 17,000 HOMES FOR CANADIANS ACROSS THE COUNTRY

NEWS PROVIDED BY  
Prime Minister's Office

Making life more affordable for Canadian families starts with making housing more affordable. Everyone deserves a safe and affordable place to live and raise their families, but Canadians are finding it challenging to find one. That's why we are making historic investments to put Canada on the path to double housing construction and meet our housing needs over the next decade.

The Prime Minister, Justin Trudeau, announced a major investment of over \$2 billion to support three key initiatives that, together, will help create nearly 17,000 homes for families across the country, including thousands of affordable housing units.

"When people have a home of their own, whether they rent or they own, they are better able to invest in themselves, and invest in their communities," said Trudeau. "Our government understands that it is only by investing in people, that we can grow our economy. Tackling housing affordability is a complex problem and there is no one silver bullet, but announcements like today's give more people a place to call home, and a real and fair chance at success."

This investment, which includes funding from Budget 2021 and Budget 2022, will go toward:

- Creating 4,500 additional affordable housing units by extending the Rapid Housing Initiative for a third round. This will include women-focused housing projects and projects supporting those experiencing or at risk of homelessness;
- Creating at least 10,800 housing units, including 6,000 affordable units, through the Affordable Housing Innovation Fund, which encourages new funding models and innovative building techniques in the affordable housing sector; and
- Creating a new, five-year rent-to-own stream under the Affordable Housing Innovation Fund to help housing providers develop and test rent-to-own models and projects, with the goal to help Canadian families across the country transition from renting to owning a home.



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INFRASTRUCTURE >

## CONNECTING COMMUNITIES

On behalf of the Honourable Jeremy Cockrill, Saskatchewan's Minister of Highways, announced \$2.9 million in joint funding for upgrades to six northern airports. The airports in La Loche, Île-à-la-Crosse, Sandy Bay, Cumberland House, and Pinehouse Lake will benefit from \$1.25 million in combined federal and provincial funding to install All Weather Observation Systems (AWOS). The AWOS provides accurate, uninterrupted, real-time information and reports on airport weather conditions.



ENERGY >

## CANADIAN SOLAR AWARDED 253 MWP SOLAR PROJECT

Canadian Solar Inc. announced it was awarded a 253 Mwp solar plus 1,000 MWh battery energy storage project ("Zaldivar Project") in Chile's public tender CNE 2022/01 held by Chile's Energy National Commission (CNE) in July 2022. The CNE awarded a total of 777 GWh/year of new generation backed by three different new renewable projects, of which the Zaldivar Project will account for 16%.

The Zaldivar Project, located in Antofagasta Region, is currently at mid-stage development. The project is expected to start construction in 2024 and reach commercial operation in 2026. Once in operation, part of the electricity generated by solar will be purchased by a pool of distribution companies under 15-year U.S. dollar-dominated power purchase agreements (PPAs), and the remaining will be purchased by private energy off-takers.

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.

SERIES  
IBC

# CRIMPERS AND CUTTERS CORDLESS CRIMPING TOOLS

**STANLEY**  
Infrastructure

# CRIMPING & CUTTING UNTETHERED

For over 30 years, STANLEY Infrastructure has provided the electric utility industry with the most durable, most user friendly hydraulic tools. Our brand new line of cordless hydraulic tools build on that legacy by continuing to make work safer, less strenuous, and more efficient. This line consists of both 6 and 12 ton tools with application specific handle and head styles. Using extensive user input, these tools were developed to help utility workers complete the toughest tasks they face every day on the job.

## General Features

- Weather-resistant tool bodies, which incorporate an innovative membrane that allows air in to cool the motor while keeping moisture and dust out. Linemen work in every imaginable weather condition, so should the tools they use.
- Critical components such as the controller board, motor switch, and battery connections are protected by additional moisture resistant technologies.
- These new STANLEY tools share into the premium 20v Max battery platform from DeWALT. This means that a single DeWALT battery can power crimping and cutting tools as well as any of the 100+ power tools currently in the 20v Max line.
- InteLED™ system consists of a very bright ring of LEDs to provide worksite illumination as well as intuitive user feedback about crimp quality. During advance cycle, LEDs shine bright white to help eliminate shadows and minimize work errors. When a good crimp is made, LEDs will flash green. If a bad crimp is made, LEDs will flash red. Further functionality notifies user of maintenance status or tool malfunction.
- Tools are balanced at users hand, for reduced fatigue and improved work duration.
- On-board memory that records cycle count and crimp quality information. Users can access this information via USB cable with STANLEY's crimp software.

## Inline Crimper Model IBC600

Time saving rocker trigger system with integrated lockout for safety. 360 Degree rotational head. Easily interchangeable jaws with quick release pin. Cutting jaws available Spring 2018.

## SPECIFICATIONS

6 Tons Crimping Force  
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HTAPS to 4/0-4/0  
Jaws Available: D3+O, D3+BG, Kearney+BG  
Accepts Standard "W" Dies or Kearney Dies  
Available In Kit Form and As Bare Tool



## DESIGN &gt;

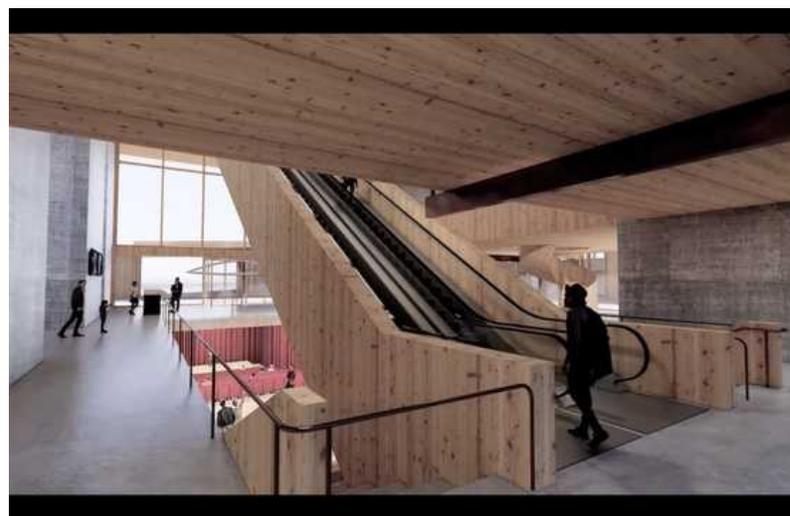
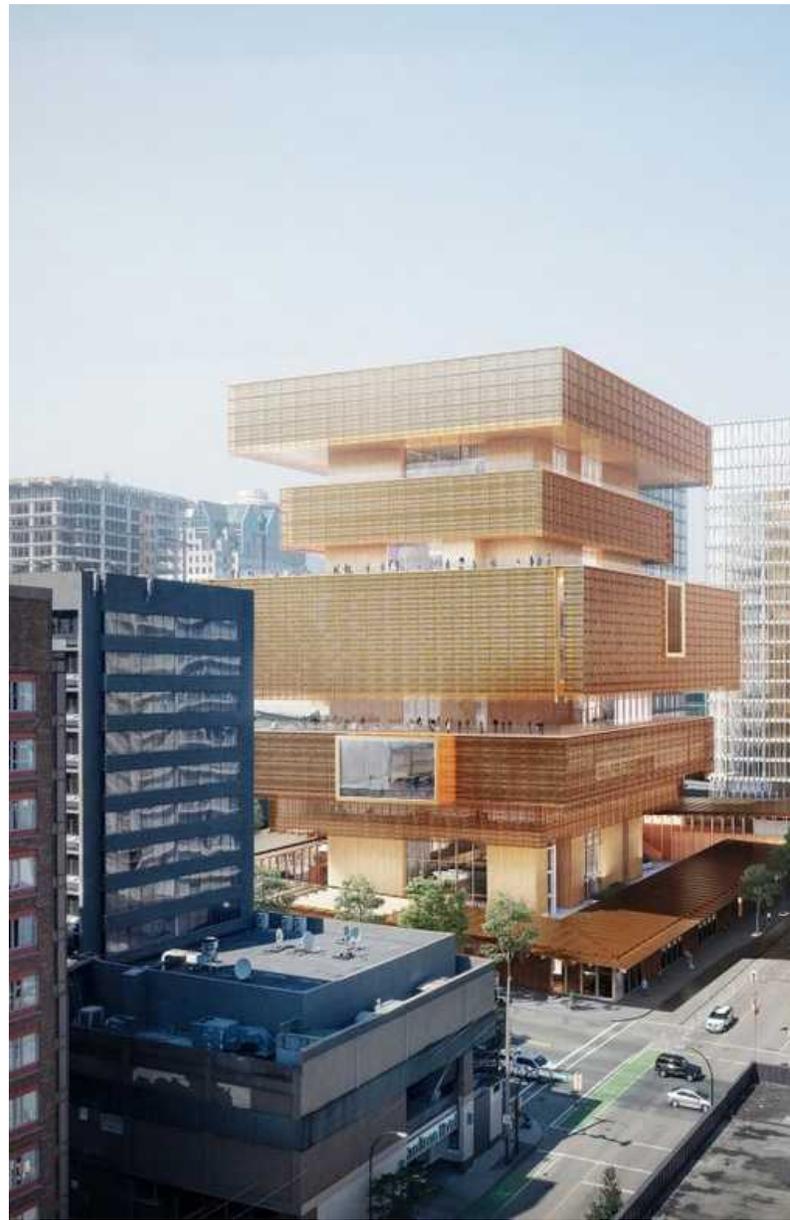
# A NEW DESIGN FOR VANCOUVER ART GALLERY

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



# TIMBER WOLF LEGACY FUND OPENS DOORS FOR NEW GENERATION OF CONSTRUCTION PROFESSIONALS

CFBC - CONSTRUCTION FOUNDATION OF BC

By the age of 17, René B. Delisle had earned his first trade ticket as a saw filer and over the course of a very full life, went on to gain skills as a Carpenter, Plumber, Electrician, Welder and more. His love of learning motivated him to support apprentices and provide encouragement to aspiring entrants to the industry.

Mr. Delisle left this world in September 2021 and to honour his memory, his children have established the Timber Wolf Legacy Fund to provide tuition assistance and training support for those entering or continuing education in the construction trades.

“We established this fund in recognition of dad’s passion for knowledge and the sacrifices he made as a young apprentice and inspired entrepreneur,” shared his children, Roy, Dawn, Connie, and Amanda. “He demonstrated this commitment to learning throughout his entire life - teaching and encouraging others to take up the craft.”

The Timber Wolf Legacy Fund will provide financial support to Indigenous learners of the construction trades helping remove barriers and give them a real and fair chance at success to obtain skills and training in the construction trades. Mr. Delisle’s daughter shared,

“It’s a natural fit to honour our family’s Indigenous heritage and make a real difference to support First Nation, Inuit and Métis applicants across British Columbia.”

The BuildForce Canada 2020–2029 Construction and Maintenance Looking Forward forecast reports that from 2020-2029, the construction industry will need to recruit over 300,000 workers; many from underrepresented groups, including youth, older workers, women, immigrants and Indigenous peoples. The Delisle Family is excited to help generations to come. Eligible applicants will receive up to \$500 per semester to be applied to tuition and training support costs incurred at any qualified institution in British Columbia.

To find out more about the fund, visit.  
[www.constructionfoundation.ca/timberwolf](http://www.constructionfoundation.ca/timberwolf)

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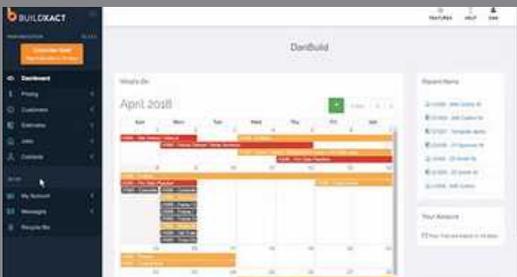
Houzz Pro is a lead and project management solution that streamlines processes for businesses of all sizes by centralizing all needs into one place. Key features include project management, lead management with client dashboards, and individual insights. [www.houzz.com](http://www.houzz.com)

### BUILDERTREND



Buildertrend provides pre-sale tools including a built-in customer relationship management (CRM) system, bid requests, project proposals, plus more. Project management tools include scheduling, budgeting, timesheets, and more. Customer management tools include change order and selection management, warranty requests, and payment processing. [www.buildertrend.com](http://www.buildertrend.com)

### BUILDXACT



Key features of Buildxact include equipment tracking, profit insights, benchmarking, project scheduling and bid management. Businesses can use the dashboards to control, manage and track work schedules by sending automated email and text alerts to subordinates. [www.buildxact.com](http://www.buildxact.com)



### GREEN INNOVATION >

## ALPEN HIGH PERFORMANCE PRODUCTS

Upgrading the performance of existing buildings is a top climate change priority, and many older buildings have leaky single-pane windows. Replacing windows is expensive, and typical interior storm windows can be bulky and hard to handle. Alpen has solved those problems with its WinSert interior panel, made using the same type of super-thin glass used to make smartphones.

The WinSert Lite has just a single thin pane, but adding it can still nearly double the thermal performance of a typical single-pane window. The dual-pane WinSert Plus, which comes with low-conductivity gas fills, such as argon or krypton, can more than quadruple the R-value of the old window. The lightweight additions not only reduce heating and cooling bills, they also improve comfort near the windows, in effect creating more usable space in venerable structures.

“There is a tremendous opportunity to reduce the energy usage of the built environment just by addressing the vast quantity of aging single-pane or otherwise low-performing windows,” said Brad Begin, CEO of Alpen High Performance Products. “We’ve paired our high-performance window expertise with our innovations in thin glass to develop WinSert as a cost-effective retrofit solution that allows building owners to upgrade commercial windows without the massive capital expenditures and business interruptions of window replacement. At Alpen, we take great pride in continuously pushing the envelope to bring new and innovative window technologies to market to improve the fenestration industry,” said Begin. “It’s safe to say that we are extremely honored to have been recognized by such a prestigious and highly regarded organization as BuildingGreen, not once, but three times in the last 15 years.”



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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.



PLANNING >

# LE MODEN: PROJECT BEGINS

A major real estate project, Le Moden, is rising in the eastern part of Ville-Marie borough. Bertone Development Corporation is proud to officially inaugurate yesterday the start of construction on this \$50-million project, which was launched in November.

Built in a single phase, the two towers—one 4 storeys high and the other 10—will feature 126 condo units with a sophisticated design, as well as commercial space on the ground floor. More than 65% of the units have already been sold as buyers take advantage of attractive introductory prices.

Inspired by the principles of TOD—transit-oriented development—Le Moden will offer a living environment structured around urban mobility services and an efficient public transport network. Located next to Frontenac métro station on the green line, a BIXI station, bus stops and a bike path, the project also promotes active mobility around the large Médéric-Martin park and a shopping centre that will soon be completely renovated by Bertone. "The goal is to enrich the life of the neighbourhood and create a friendly living environment for residents, all at the doorstep of a highly accessible downtown core," adds Michael Bertone.



REAL ESTATE >

# AVERAGE RENTS

The average rent for all property types across Canada in September 2022 was \$1,959 per month, representing an annual increase of 11.1%. The average rent is up 1.3% monthly, and 16.8% from the recent market low of \$1,676 per month in September 2021.



INFRASTRUCTURE >

# CITY OF EDMONTON BUILDING TO HOUSE LARGEST ROOFTOP SOLAR ARRAY IN CANADA

The City of Edmonton announced that the Edmonton Expo Centre will soon be home to the largest rooftop solar array in the country. Phase 1 of the \$5.03 million project will see 5,754 solar panels installed across 193,735.5 square feet above Halls D through H.

"The City of Edmonton is committed to becoming an energy sustainable and climate resilient city," said program manager Brad Watson. "This rooftop solar panel array will generate at least 2.8 gigawatts of energy annually, equal to that of about 375 homes."

Based on the design energy models the array is anticipated to yield operational savings in the realm of \$290,000 to \$460,000 per year.

"Our new rooftop solar installation means that we will be producing our own renewable, clean solar energy right here on top of our building," said Melissa Radu, Director, Social & Environmental Sustainability with Explore Edmonton. "It also acts as a reminder, to Edmontonians and visitors to our city, that Edmonton is a leader for innovative energy technologies in our country and that we are working hard to support a transition to a lower-carbon economy."

CIVIL &gt;

# WINDSOR-DETROIT BRIDGE DELAY COULD ENTAIL WEIGHTY PENALTIES

Gordie Howe International Bridge, connecting Windsor and Detroit on the US-Canada border, is facing delays projecting its completion in April 2025, which could result in monetary penalties for the contractor, calculated against the number of days elapsed from the originally scheduled 2024-year end completion.

The analysis for delayed completion date was put forth last year by S&P Global, which stated the U.S. side to be 147 days behind schedule, and the Canadian side to be 136 days so. When the analysis was presented last year, the contractor Bridging North America (BNA)—an equal partnership between global companies including Fluor, Aecon Group, and Dragados Canada—had requested cost compensation and a relief from the current project schedule. Windsor-Detroit Bridge Authority (WBDA), the Canadian federal Crown corporation responsible for overseeing the construction of the bridge on both sides of the border has not yet opened up the contract for redrafting.

According to Windsor Star, Heather Grondin, the bridge authority's vice-president of corporate affairs and external relations said: "The contractor is obligated to meet the contract date specified in the project agreement and make adjustments to their



construction approach to manage any delays they encounter."

WBDA maintained the contractor agreed to a 2024-end completion, which reflected significant leeway for any delays. Grondin also added, "With the COVID-19 pandemic and related safety precautions now at a steady state, we are actively assessing the potential impacts of the pandemic on the project schedule."

WBDA and the Canadian government have been hesitant not to open the agreement for reconstituting due to concerns for further delays resulting from a host of potential new issues.

According to CBC, Jim Lyons, executive director of the Windsor Construction Association, representing Gordie Howe International Bridge contractors: "Since things have opened up, there's just so much volume out there we're trying to catch up to, as are all the material suppliers, so it's been really challenging to get all the materials in a timely manner to run any job, let alone that big bridge job." He added that supplies of steel and concrete are causing the biggest delays.

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 **LAFARGE**

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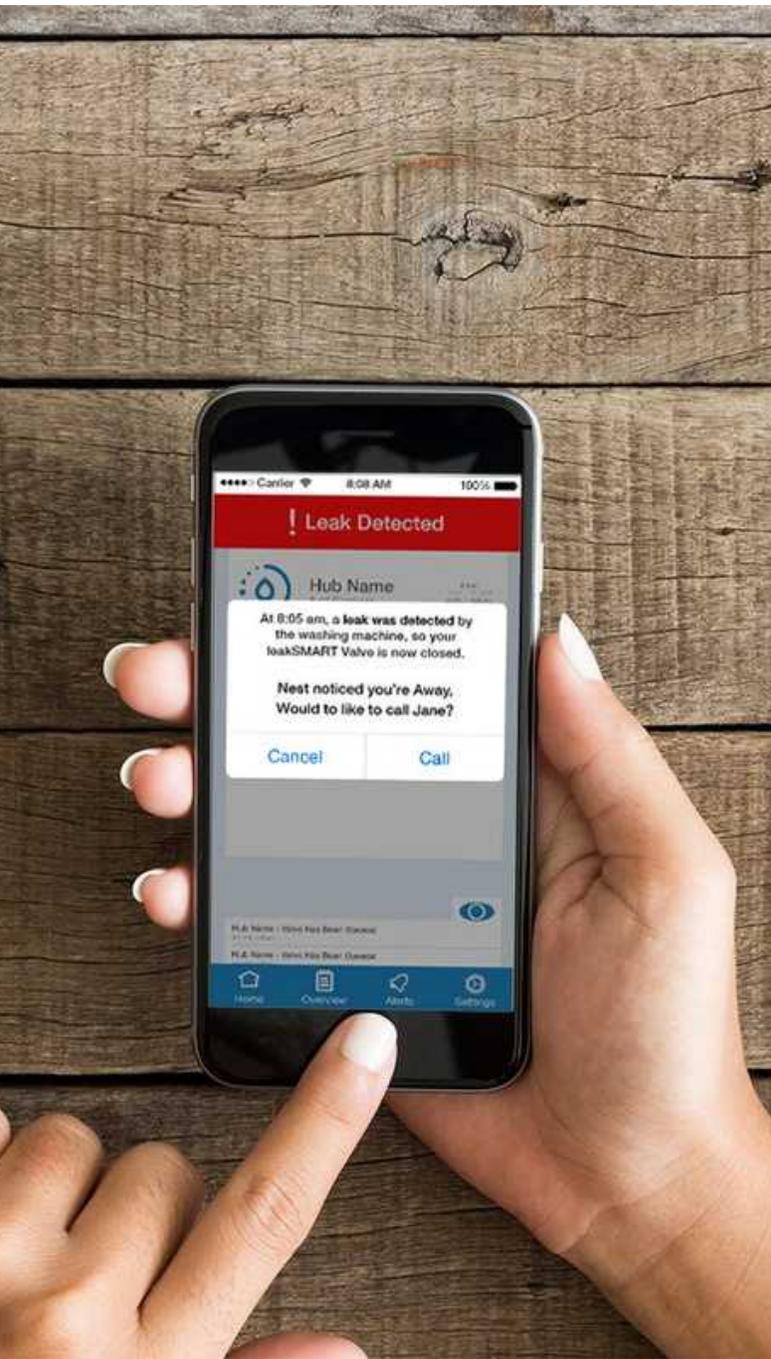
The LeakSmart System detects and protects your property from severe water leak damage all in a matter of seconds. Unlike its competitors, LeakSmart offers a wide range of products that concentrate on leak detection plus protection. The system can simply alert you of a potential leak, alert plus turn off your main water line, or do appliance specific alerts and shut off.

Quickly detect a leak anywhere in your home and get alerted via text message or email whenever a leak occurs for 24/7 monitoring. Whether you are protecting your current home, vacation home or rental property, The Wi-Fi Sensor not only detects leaks but also alerts you of low-temperature areas that may cause freezing pipes and lets you know if there is high humidity that could potentially lead to mold-causing conditions.

Compared to its competitor it's the only Wi-Fi Sensor on the market that alerts you if it is accidentally moved or knocked over by a curious pet, rambunctious toddler or unaware guest or family member.

Use LeakSmart's SensXtend kit to triple the amount of leak detection. SensXtend's patented Tri-Port design can detect leaks in hard-to-reach areas to give you peace of mind knowing a leak won't turn into a flood. For complete home protection choose detect mode on the app for the sensors you only want to alert you of a water leak. Or you can choose protect mode and add your Wi-Fi Sensor to any Valve Controller that attaches to your main water pipe to shut your water off within 5-seconds or less. After the water is turned off, you'll get an alert from your LeakSmart app.





Since its debut a year ago, Protect by LeakSmart with Flow has become the best solution for leak detection with water flow analytics, and to have CEDIA officially recognize it as a Best New Product is very gratifying,” said Larry Waxman, CEO of Waxman Industries, parent company of LeakSmart. “More importantly, we want homeowners to rest assured they have the best product possible to monitor and control their water usage while protecting their most valuable asset – their home – from devastating leaks and floods.”

Additionally, SensXtend by LeakSmart Extension Kit with Water Sensor, introduced this year, pushes leak detection to the next level. This innovative extension kit combines the new SensXtend Dock, Rope Sensor and Extension Cable accessories with a LeakSmart Water Sensor to provide homeowners using LeakSmart systems with additional protection, customization and flexibility. SensXtend covers more ground for optimum protection and detects leaks in tight, difficult-to-navigate spots such as under refrigerators, dishwashers, washing machines or water heaters.

LeakSmart is the world’s most intelligent and reliable leak and flood protection system for the home. It detects water leaks instantly, automatically shutting off a home’s main water supply in five seconds or less to prevent any further damage while immediately notifying homeowners. Developed by a team with over 85 years of plumbing and manufacturing experience, LeakSmart allows homeowners to relax knowing that if there’s a leak, they’ve got the best defense against potentially catastrophic water damage.

To learn more, visit [leaksmart.com](http://leaksmart.com).



**More than  
100,000**  
installs



**More than  
165,000,000**  
square feet protected



**More than  
\$2,750,000**  
in prevented home  
leak damage.

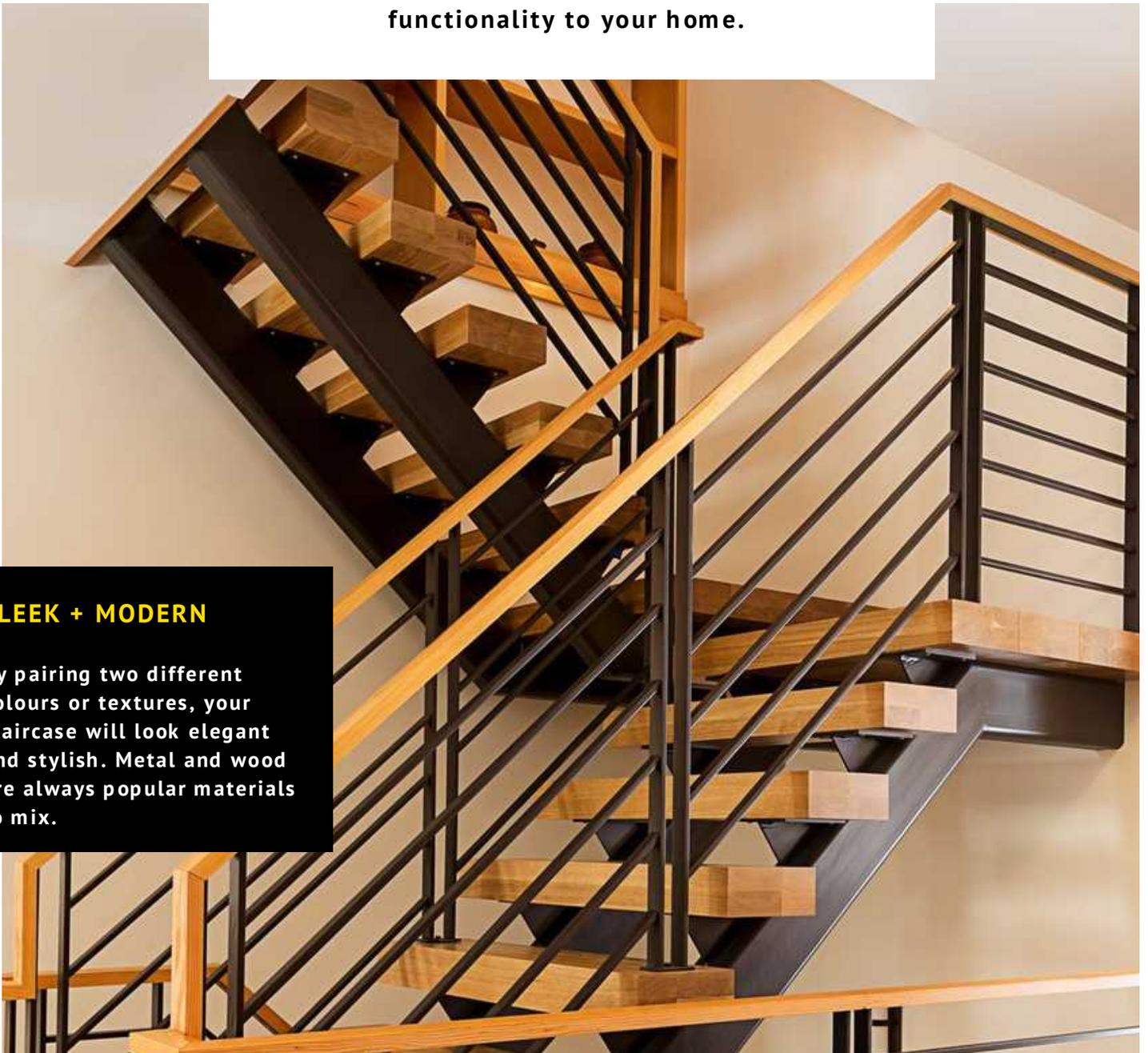
# Step Up

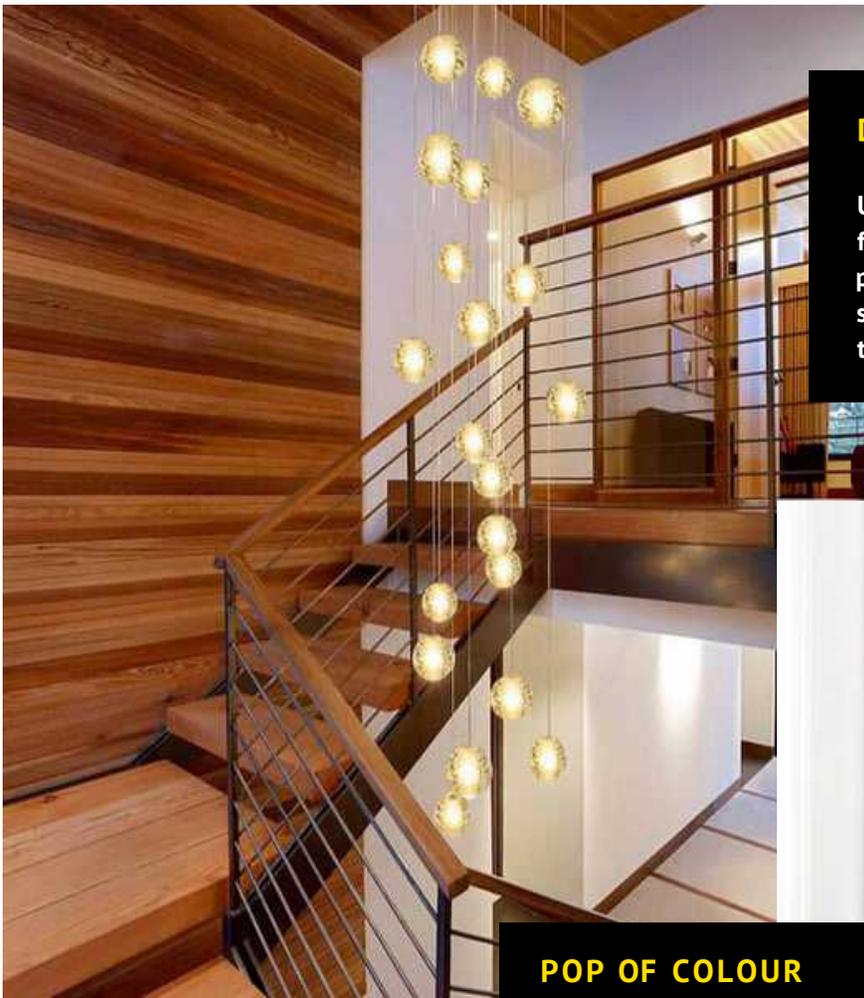
**reach new style heights**

Staircases are the spine of the home. Not only do they bridge together the rooms and stories within a house, but they're often the first space a guest encounters at the entryway. Consider one of these five trends to bring some personality and functionality to your home.

## **SLEEK + MODERN**

By pairing two different colours or textures, your staircase will look elegant and stylish. Metal and wood are always popular materials to mix.





## DRAMATIC LIGHTING

Use hanging light fixtures to fill open space. Explore the possibilities of length, shape, bulb size, and colour to create visual interest.



## POP OF COLOUR

Use bold runners and carpets to add some personality to a staircase. Either traditional or modern will work with textures and patterns.



## LANDING SPACE

Wonderfully designed staircase landing features a white built-in solid timber floating bench.

# TURBO FARMER 65.9

Manulift launches the fast and powerful Merlo Turbofarmer 65.9 telescopic handler in Canada



Source: Manulift

**MANULIFT**

**MANULIFT breaks new ground in the Canadian market with an exceptional new telescopic power equipment for the industrial and agricultural markets: the TurboFarmer 65.9**

**"Considering the lack of manpower availability that we are experiencing these days, it is no surprise that companies are using them more and more."**

**- Martin Drolet**

"Telescopic handlers can compensate and make up for certain productivity deficits. Considering the lack of manpower availability that we are experiencing these days, it is no surprise that companies are using them more and more" continued Mr. Drolet. Thanks to its mixed use, the TurboFarmer 65.9 will meet all the challenges in terms of handling and moving very heavy loads. Michael Waldner of Truss Community in Manitoba, who owned the very first TF65.9 unit long before its official arrival in Canada, said this new piece of machinery will meet the growing needs of his company, which manufactures and stores huge prefabricated roof structures. "This telescopic handler is a tool that will allow us to increase our productivity tenfold on a daily basis," he said.

In an effort to lighten the ever-increasing burden of handling and moving heavy loads in all industries, MANULIFT is establishing itself as a performance gas pedal with the TurboFarmer 65.9 from world-renowned equipment manufacturer Merlo, for which it has exclusive distribution in Canada. The company's president and CEO, Martin Drolet, said that this new product is a piece of equipment that will revolutionize the daily lives of businesses. "The TF 65.9 is truly a unique model, designed to handle the most difficult jobs. Its load capacity of 6,500 kg, in addition to its great maneuverability in tight spaces, makes it one of the most compact and efficient machines for repetitive and robust tasks," said Mr. Drolet in a burst of enthusiasm for its maneuverability and operating speed, which give it almost Formula 1 performance status.





Source: Manulift

Produced for repetitive movements, this equipment has the virtue of being able to ensure very fast movements, in only a few seconds, whatever the axis: vertically, up or down, horizontally, from right to left and vice versa, in retraction or extension mode! Nothing compares to the TurboFarmer 65.9, adds Martin Drolet. For example, the HF (Hi-Flow) models are equipped, as standard, with the new self-revolutionary joystick, developed to improve ergonomics, reduce operator fatigue and increase daily productivity.

"They are equipped with the latest generation of Merlo's hydraulic spool valves, combined with a high flow hydraulic pump. Also, the quick change of attachments, with the hydraulic clamping system called Tac-Lock, greatly improves efficiency as well as the natural comfort of use.

Already present in all spheres of agriculture and construction in Canada, MANULIFT wants to conquer new niche markets with the TurboFarmer 65.9; where companies must

manage large volumes of work, in terms of quantity as well as weight. In addition to the heavy agricultural sector, outdoor yards, recycling, aggregate, energy, lumber, and the entire industrial sector are the main target customers identified.

With a view to making its product line more accessible, MANULIFT also offers its customers adapted financing facilities, taking into account the most advantageous financial structure in terms of tax savings and/or protection of working capital and optimization of cash flow. The president of MANULIFT concluded by saying that the company's products and services are its exclusive trademark, based on proximity to an increasingly large clientele whose complete satisfaction has not wavered over time. ◆



**Maximum load capacity:**  
**6,500 kg / 14,330 lb**

**Capacity at full lift height:**  
**6,500 kg / 14,330 lb**

**Maximum lift height:**  
**8.8 m / 28' 10"**

**Capacity at full forward reach:**  
**2,000 kg / 4,410**



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.



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.



# EVENTS OF NOTE



## 2022-23

**NOV 30**

### CONSTRUCT CANADA

METRO CONVENTION CENTRE WEST, VANCOUVER, CANADA

Construct Canada will leave you with the tools needed to sharpen your skills and continue your professional development. North America's largest annual exposition, networking and educational event for design, architecture, construction and real estate.

**NOV 30**

### GLOBAL PROPERTY MARKET

METRO TORONTO CONVENTION CENTRE, TORONTO, 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.

**FEB 15**

### BUILDEX VANCOUVER

NIAGARA FALLS CONVENTION CENTRE

Buildex Vancouver is the largest forum connecting the holistic building industry. Join to interact, learn and discover the newest innovations from a market in constant transformation. An extensive educational program offers sessions of interest to a range of professionals and provides technical updates relevant to Western Canada's most active development hubs.

**FEB 16**

### CANADIAN CONCRETE EXPO

INTERNATIONAL CENTRE, MISSISSAUGA CANADA

Canadian Concrete Expo is the ideal environment to source out new suppliers, reconnect with multiple current suppliers, find real business solutions, and build partnerships. Canadian Concrete Expo is a must-attend to maintain, build, and be educated in Canada's diverse and changing concrete construction industry.

**MAR 4**

### HOME AND RENOVATION SHOW

PENTICTON TRADE & CONVENTION CENTRE

The 27th Annual Home and Reno Show, produced by the Canadian Home Builders' Association South Okanagan, returns to Penticton. Displays featuring home building, decorating, and renovating products. Exhibitors and attendees agree, this is the biggest and best show in the Penticton.

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# Construction Technology is Reshaping the Industry

*Below we'll walk you through what construction technology is and talk about some of the latest trends in the industry. We'll also go over just how construction technologies are impacting the industry in all its forms.*

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.





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.

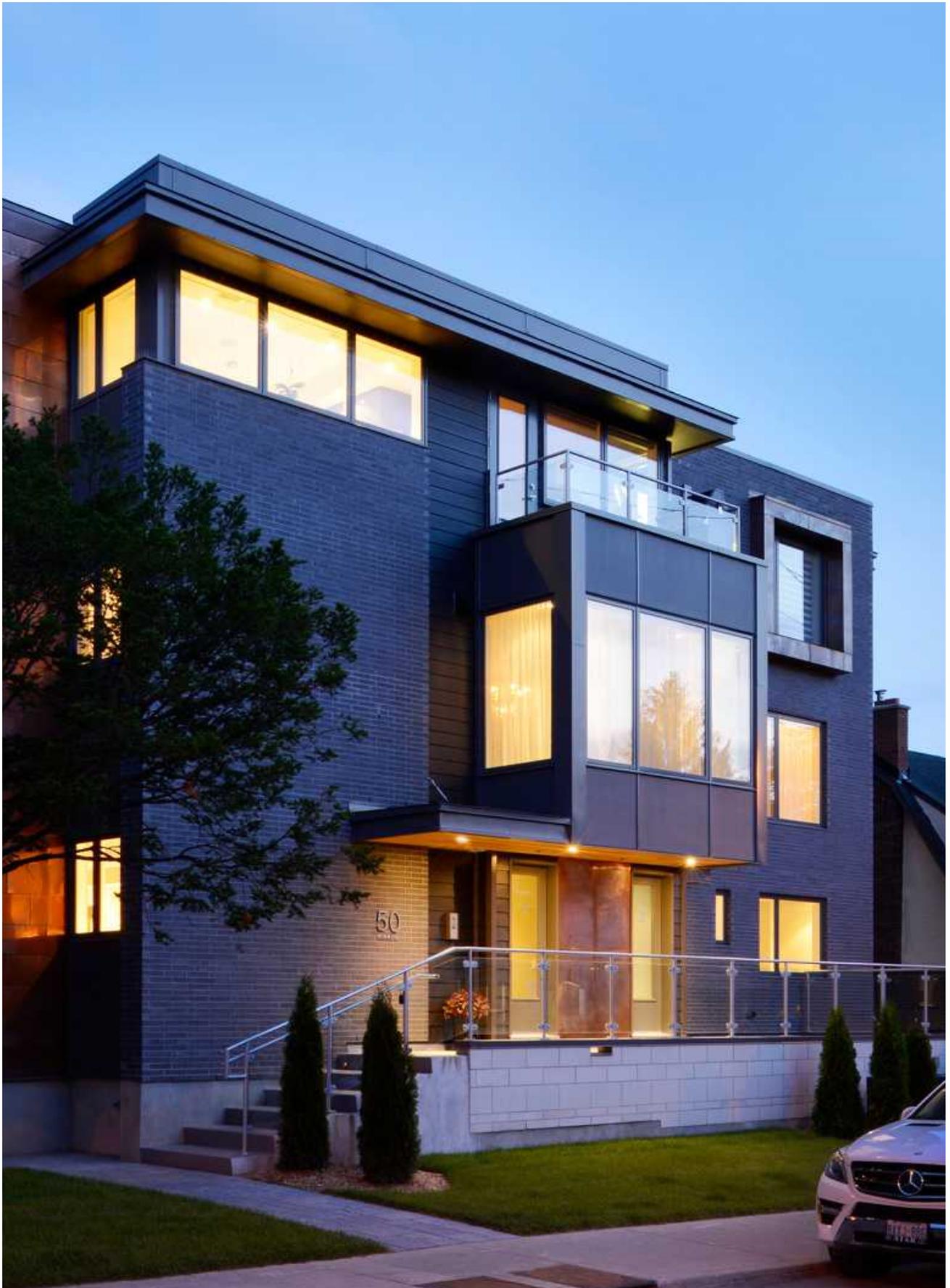
They are high-end properties on a high-end site. We have another property on Bank Street in the Glebe that is currently one storey retail. Our plan is to build a four-storey structure with 12 apartments above the retail space.

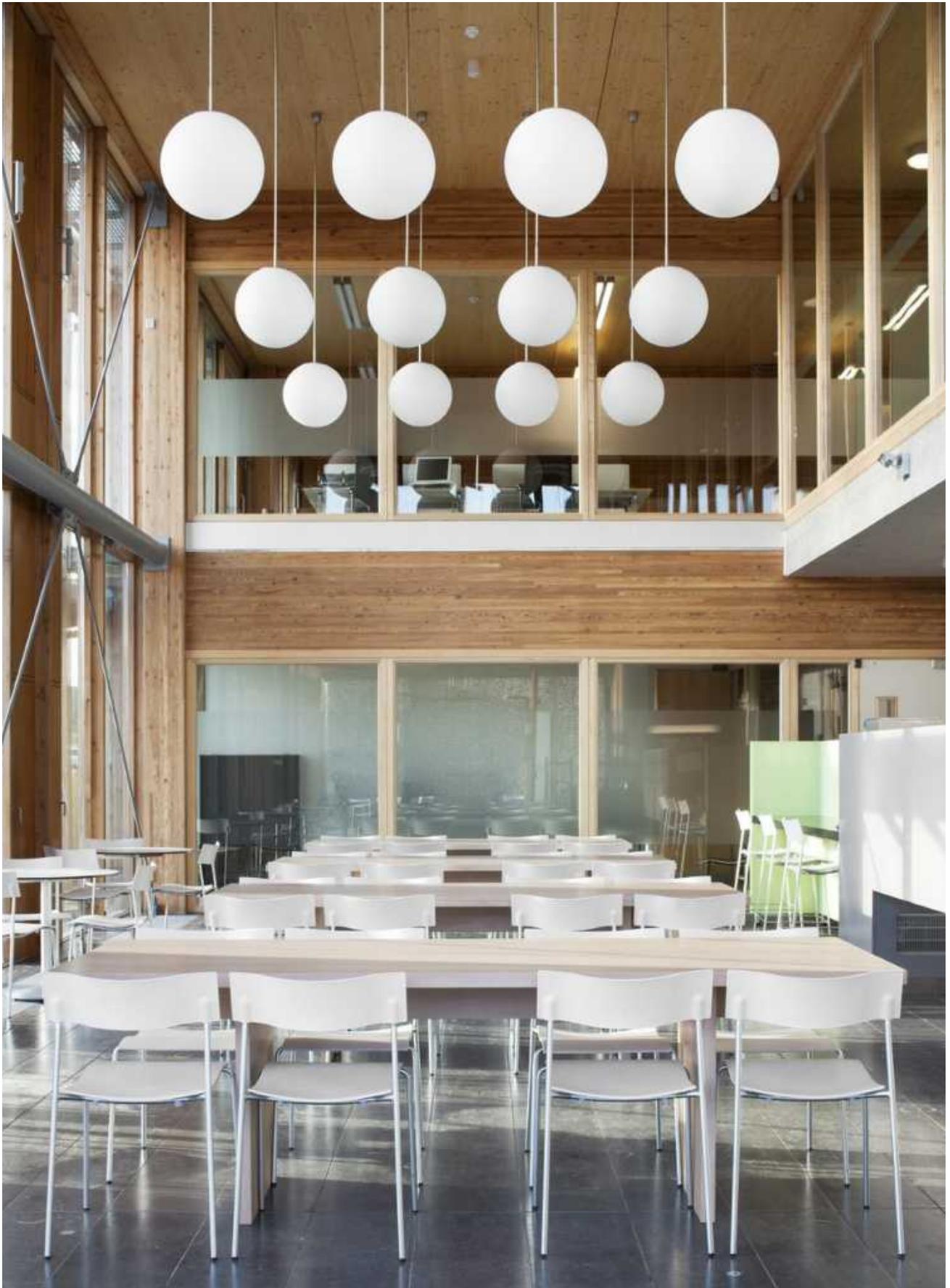
### **After over 40 years of building, do you have any interest in retiring?**

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)







**WHELAN**  
CONSTRUCTION 

# BUILDING TOGETHER

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WHELAN CONSTRUCTION  
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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.

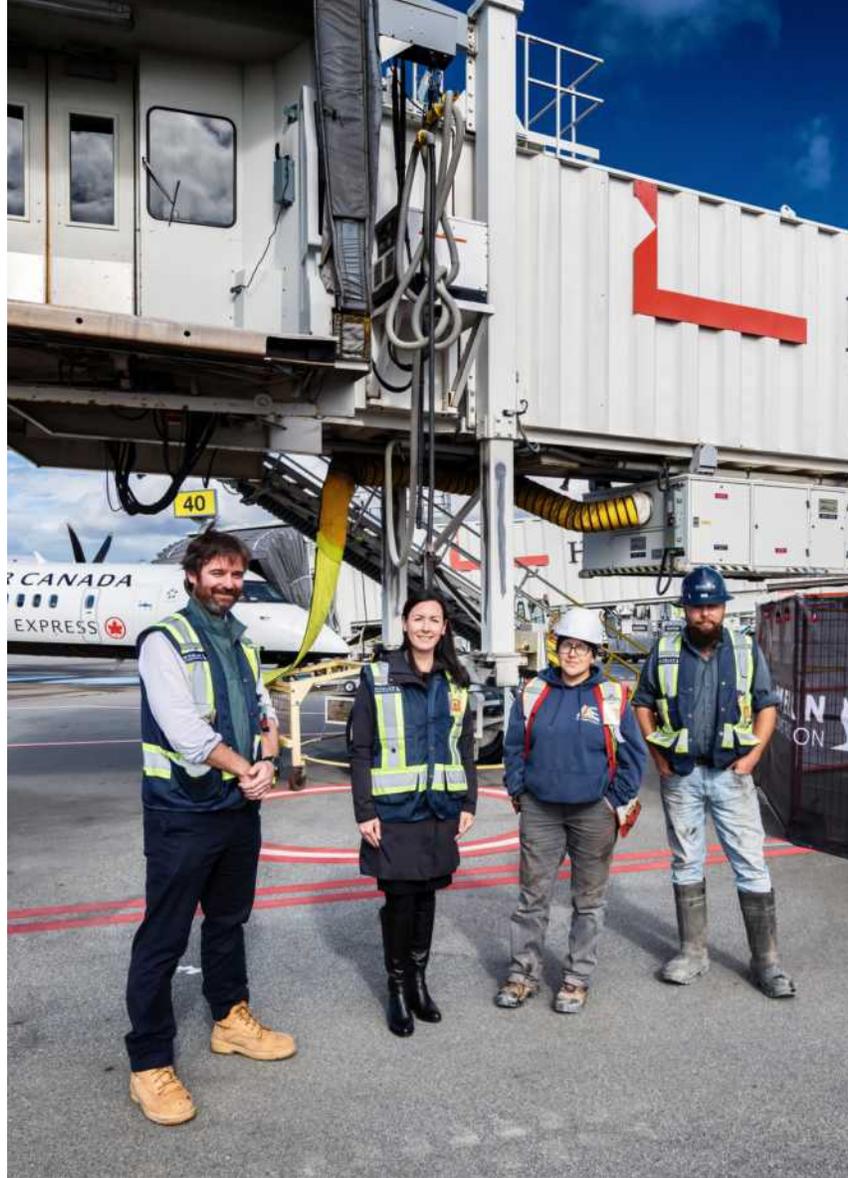
### **Partnering with the best**

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

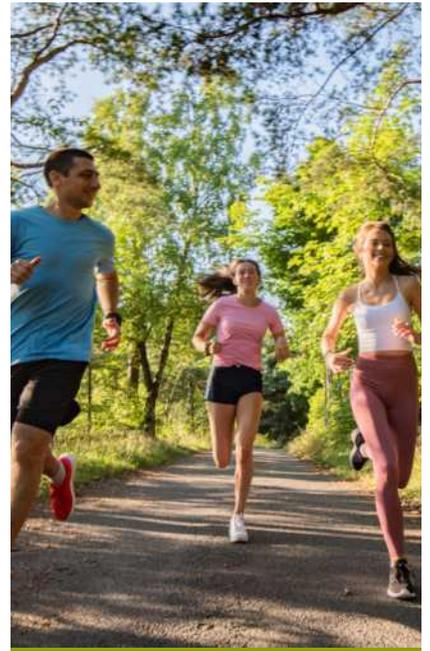
Demand for Whelan Construction's services remains high and Brian is optimistic about the company's future prospects based on its trajectory.

"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."





# living & lifestyle united

Eringate Homes has been garnering a strong reputation across the GTA and surrounding regions in its pursuit of excellence across the custom home and multi-family markets.

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IN CONVERSATION WITH **JACK LEWIS**  
PROJECT MANAGER | ERINGATE HOMES

The company draws on decades worth of experience and is built on a foundation of high-quality construction while offering excellent value and creating a superior standard for clients and investors alike. Build Canada Magazine got the opportunity to speak with Project Manager Jack Lewis about the company's innovative solutions, detailed building process, and their capacity to identify properties and locations that are prime for development.



# client committed

At the core of Eringate Homes continued success is the company's deep commitment to listening to and incorporating even the simplest of needs of their clients. The longevity and sustainability of their company is a true testament to the commitment of many people, and their collective effort to continue to anticipate, meet, and exceed the expectations of their clients.

## What kind of housing is Eringate Homes focused on building?

JL: We are quite a diverse builder, and we specialize in everything from custom homes, townhomes, to mid-rise communities and low-rise subdivisions. Our years of experience allows us to not only be flexible and meet the demands of the market, but it allows us to meet each client's specific needs. We have certainly elevated our capability, and our ability to take on larger projects. We're currently in the process now of expanding our product offering into the high-rise market and we have a few projects in the works.

**Do you feel that having that flexibility allows you to step ahead of its competition?**

JL: Absolutely. Our developments provide a lot of flexibility for different segments of the market, from families starting out, to empty nesters that are downsizing. We pride ourselves on the core value of quality, so it all starts and stops with the quality we put into our projects. We are very meticulous about the details, not only with the craftsmanship throughout the build, but the ability to follow those tight schedules accordingly and deliver the home or project on time.

**What is your project delivery approach, and how do you work together to ensure a positive and seamless experience in creating a quality development?**

JL: Our projects typically go through 2 phases of the construction management process: the preliminary phase and the construction phases, and both are equally important in the overall scope of the project. It is during the preliminary phase where plans and schematics are finalized, construction materials are selected, and the proper permits are filed with the city. We have a team of professionals that include an in-house design team, architects, and engineers that iron out any details or need to make any adjustments before any build moves to the construction phase of the project. The construction team then takes over. This team consists of project managers, coordinators, site staff, and a senior project manager that oversees operations on the ground. We are always in constant communication with one another, all working together to attain the end goal. – a superior final product that is perfect for each client.

**And this collaboration must also extend to your key partners and various trades and subcontractors, how important are those partnerships?**

JL: We have a detailed vetting process with our subcontractors, so we are always working with professional, well-managed companies in all our projects. To continue to drive our success, we develop long-lasting relationships with our trade partners, vendors, and subcontractors. Through their expertise, we receive the highest-quality information about new products and developments in the industry, so we value the relationships we have built with them and it leads to continued success.

**"We are always in constant communication with one another, all working together to attain the end goal. – a superior final product that is perfect for each client."**

- JACK LEWIS



# all in the details

The value of a well-designed custom home can't be overstated. Rather than settling for what a builder thought you might want or what the previous homeowners liked, when you choose to build a custom-designed home you get a unique creation that matches your lifestyle, functional requirements, and aesthetic preferences.

**As a project manager, does Eringate's project delivery model change when you are working on a 6,000 square foot home or a 6 storey, 150 unit mid-rise subdivision?**

JL: The delivery process is generally the same, however, larger scale subdivisions clearly have more moving parts. More schedules and timelines to keep, bigger contracts, an increased amount of trades and subcontractors to hire, more spec selections and finishings to select from, and an entire sales team that markets the project. That's where managing schedules and timelines are important, it keeps everyone on the same page to deliver the final project on time. Building homes in a subdivision is budget oriented, while a custom home is more client focused.

**Can you tell us about your in-house design team and how they work with a new client on a custom home?**

JL: Our in-house design team works closely with each client to provide as much information as possible so we can work through the initial concepts and develop a custom floor plan and feature sheet that meets their wants and needs. We believe in having an open communication so the client can present any ideas, photos, or house plans that can give our design team a starting point. It's during these meetings that we establish what home style you are interested in, budget,



what you like and don't like, and learn about the client's design styles. In the design process, this step can take the longest, depending on the amount of revisions the clients wants to see. Once again, it's important to iron out as many details in the preliminary phase of the project. Some clients may know exactly what they want, and only require a few days of revisions, and others may take months to refine what they would like. After the design review, we will go over costs and finalize the construction budget.

**After a client has finalized design plans, what is the next step?**

JL: We work closely with the clients to select their finishings and work with them on where they want to spend their money. This is where our design team offers value engineering (VE) that provides a clear plan on where to maximize the home's function while minimizing cost. We want to try to get everything that the client needs and wants into a simpler package. It's a balancing act of everything happening at once, so it's important to get selections made early in the process to allow for any manufacturing time or supply delays.



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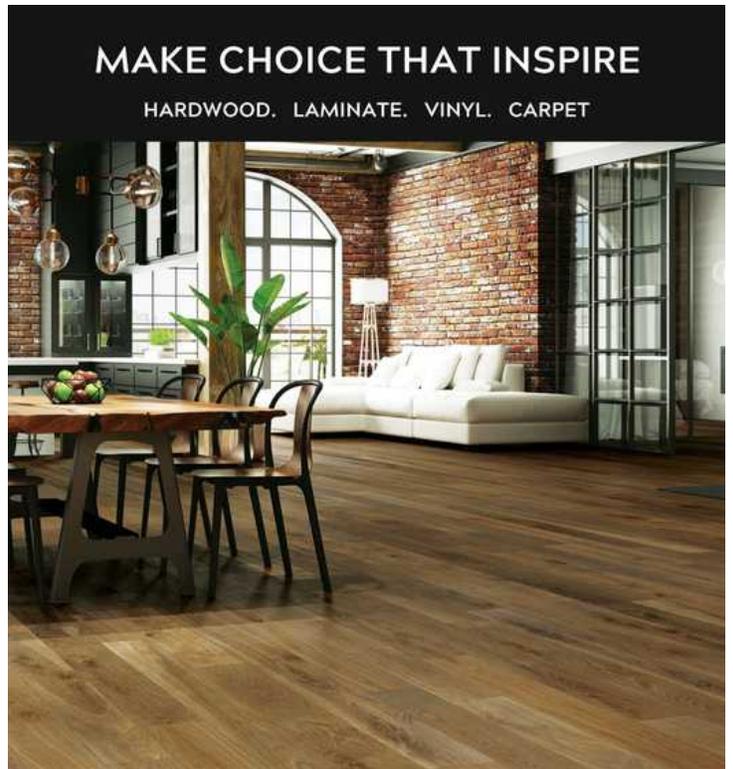
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**Does pre-construction planning lead to post-construction success?**

JL: Yes. The pre-construction phase is an important step in any project. This involves several meetings with designers and clients, as well as a lot of back-and-forth communication. This is where we obtain the necessary permits, finalize an interior finish schedule including all selections and finishes, and develop a detailed construction schedule for both our clients and for our team.

**And when you break ground, what can the client expect during the construction process?**

JL: When all decisions are put into place the house starts to take shape as the foundation is installed and the frame erected. Site inspections and quality control reviews are scheduled on a regular basis, and we keep the client up to date with the process with emails and phone calls from myself or our design team throughout the project to ensure all details are relayed and any issues are properly addressed.

**As the build nears its end, how are you working with the client to prepare them for the post-construction phase?**

JL: We'll arrange a visit with the client to do a thorough walk-through to inspect all the details together. The Pre-Delivery Inspection (PDI) is an exciting stage for the client and allows a chance to comprehensive inspection of the home to identify any deficiencies that may require any correction.

**What type of warranty does Eringate Homes offer?**

JL: All of our homes are protected through the Tarion New Home Warranty, to ensure all of our clients receive coverage they are entitled to under their warranty. All new homes we build will include the PDI inspection, and an opportunity for the client to provide an inspection list at the 30 day mark after closing. Under Tarion, our homes are warranted for a 1 year, 2 year and a 7 year for major structural defects.

# shaping communities

Whether you're looking for a home in a vibrant urban community setting that puts you right in the center of the action, or neighbourhoods that offer more recreational amenities among natural settings, there is no shortage of choice with Eringate Homes' selection of communities. With several communities in development, you'll be sure to find a home that meets desired price points that cater to a variety of lifestyles.

## With many cities across Ontario showing significant population growth, how does building low-rise and mid-rise developments booster the intensification of urban areas?

JL: Since finding prime land with a great location and general scale that works for a high-rise development has become more limited and developers have to become more creative with their site selection. Low-rise and mid-rise homes provide a lot of flexibility for different segments of the market, from families starting out, to empty nesters that are downsizing. Since they are built on smaller lots, they can be tucked into existing neighbourhoods and fit the scope of the area better. They are built around transit lines and all while encouraging a walkable, transit-oriented lifestyle.

## Tell us about some of your current and upcoming projects?

JL: We have a lot of projects on-the-go across Ontario right now, with new phases coming soon released and site preparations being released. We're excited to delivery **Parkville Greens**, a new townhouse and single-family development on Bridge Street & Haig Road in Belleville. Parkville will have 122 units ranging from 1460 to 2355 square feet, 3 bedrooms, 9 ft ceilings, and open concept living spaces. They feature the latest and best finishes and include a wide range of colour palettes that address both contemporary and tradition styles. Travel is quite easy with access to Highway 401 and you will be close to the Bay of Quinte to enjoy the outdoors with several amenities nearby.



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**Georgian Bay Terrace** is another great mid-rise 5-storey condo development currently in construction at Owen Street & Legion Road in Meaford. It's a very well-designed community close to cottage country and will offer 150 units, 1-2.5 bedrooms, ranging from 566 to 1262 square feet. Owners can enjoy a host of amenities with the 8.5 acre Beautiful Joe Park across the street and is situated right on the banks of Big Head River.

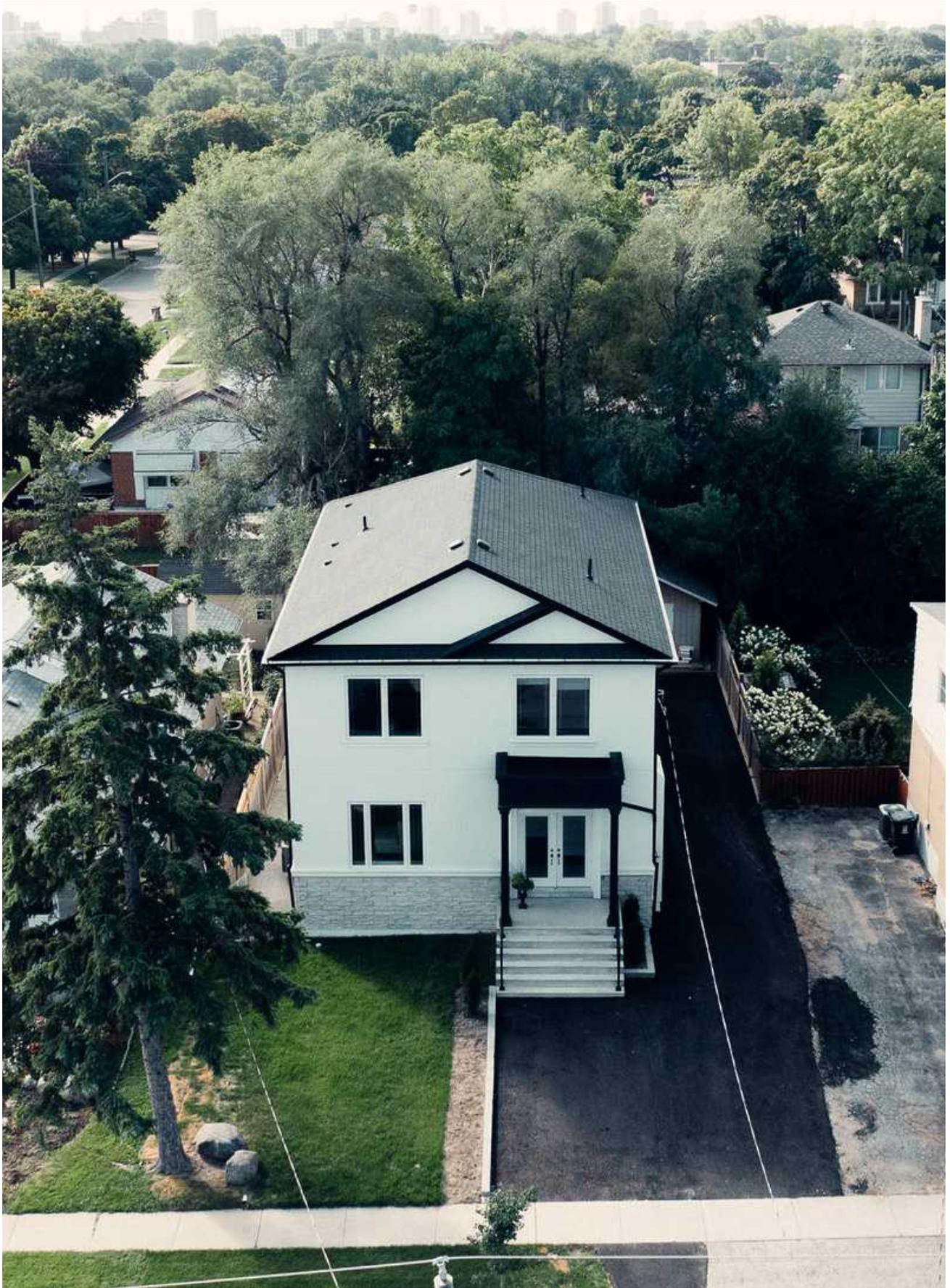
We also have several custom home projects that are in various stages of development right now - some we're ready to break ground on, and some that are waiting on permit approval. We just completed a custom home in Etobicoke that measured in at about 4,000 square feet. We worked closely with the client and delivered the home in 8 months, so it was schedule and budget tight, and we got it done. We have a new custom home project in the early stages in Oakville right now. Permits were just approved and we look to get started in the next couple of months.

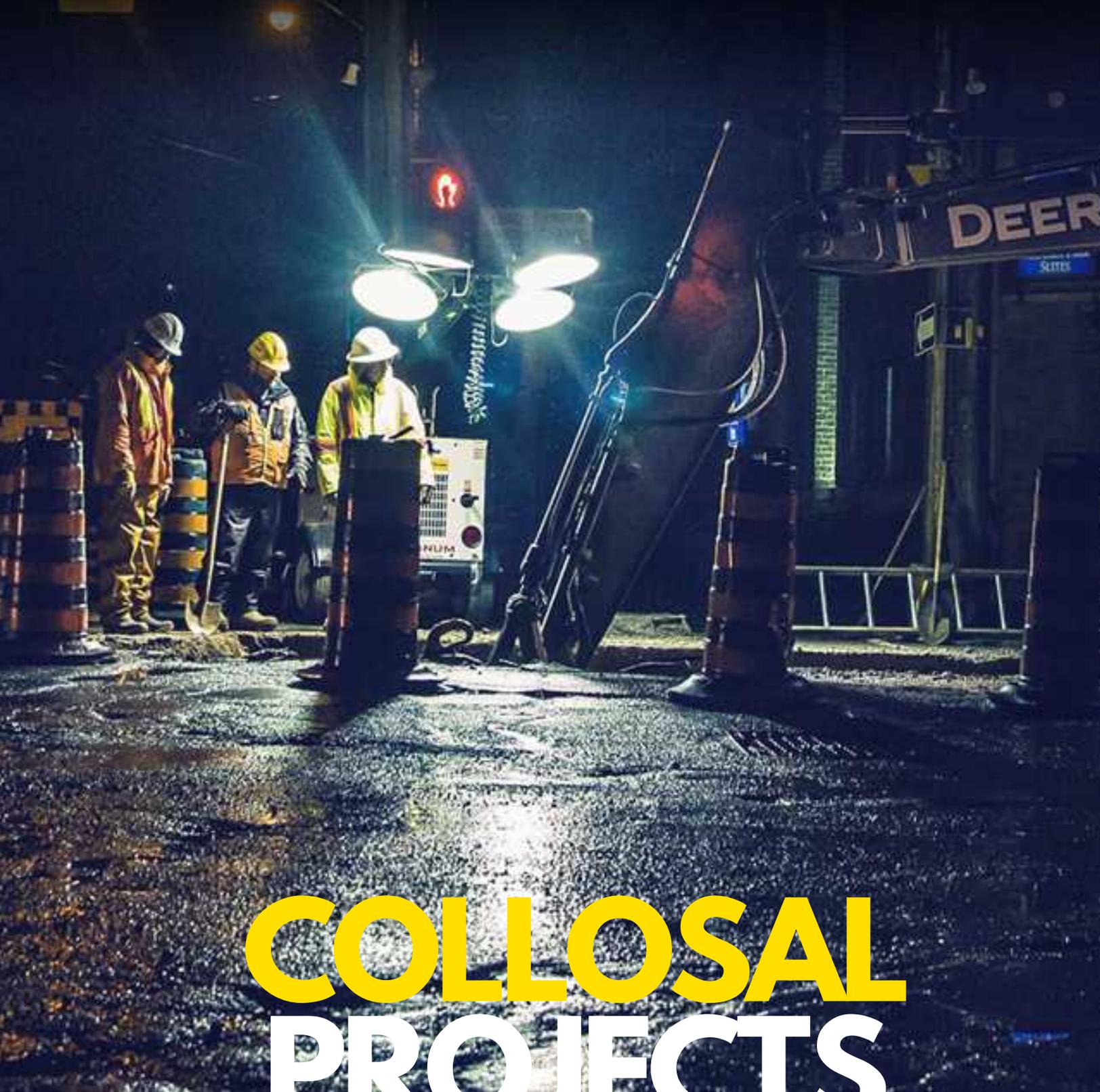


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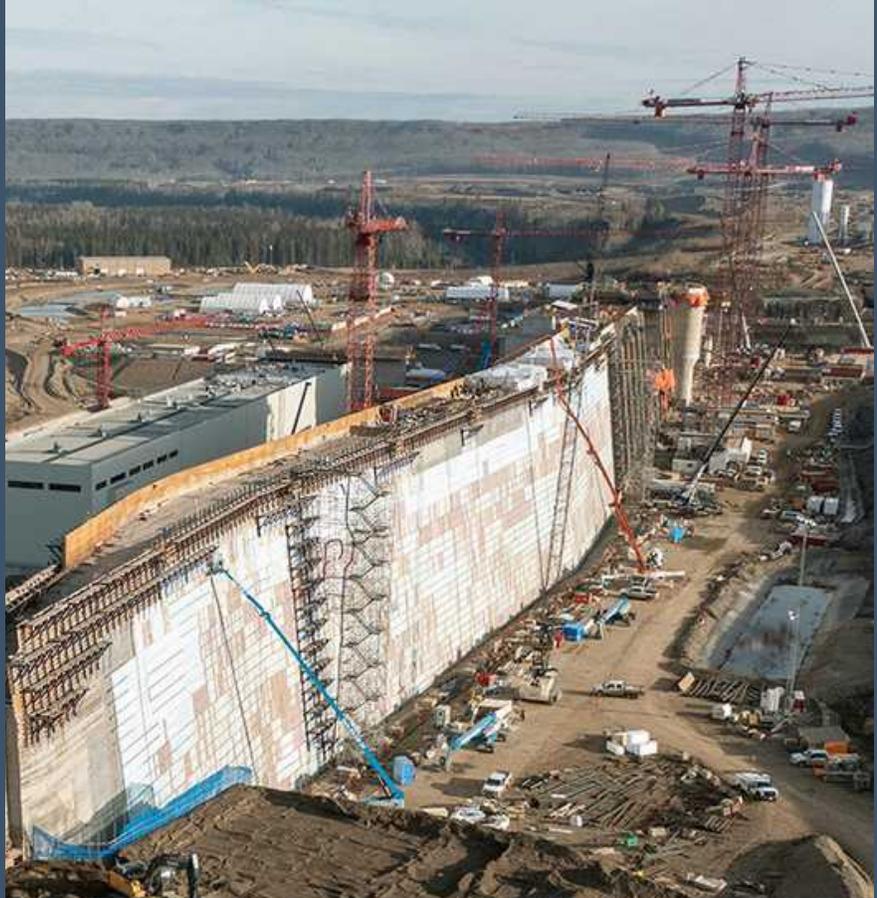


# COLLOSAL PROJECTS

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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 Sinnathambiy.



# \$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

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

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# Innovative Hybrid Timber Floor Systems

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Replacing steel and concrete with wood — which has significantly less embodied carbon — means that tall buildings could be designed to be lower in embodied carbon. The Hybrid Timber Floor System (HTFS) provides greater spans that are ideal for open floorplates or mixed use.



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Canada is advancing toward net-zero through innovations in forestry and construction. The increased demand for renewable building materials is transforming design and architecture from coast to coast to coast. This transformation includes innovations in the combination of cross-laminated timber (CLT) and post-tensioned concrete.

The Honourable Jonathan Wilkinson, Minister of Natural Resources, is pleased to announce a combined Government of Canada contribution of over \$550,000 to the Hybrid Timber Floor System Project led by EllisDon and DIALOG. The project is funded through the Green Construction through Wood (GCWood) Program, a program that encourages the greater use of wood in construction and supports Canada's transition to a low-carbon economy; and the Investments in Forest Industry Transformation (IFIT), a program that supports its recipients in de-risking the implementation of innovation in the Canadian forest sector.

EllisDon and DIALOG's patent-pending Hybrid Timber Floor System is an innovative approach to the existing concept of hybridizing structural materials. The Hybrid Timber Floor System, a mixture of different materials such as concrete and steel combined with mass timber, offers a reduction in carbon and an increase in building design possibilities. As a composite of post-tensioned concrete, CLT and a structurally engaged topping, it also allows mass timber-based floor systems to be used in non-residential long-span construction that had previously been limited to traditional building materials. According to EllisDon and DIALOG's study, this Hybrid Timber Floor System means mass timber can be used to meet the clear spans often desired in the commercial and institutional sectors while delivering exposed finishes. This ability means greener construction options, meaningful use of local natural resources and benefits to the bio-economy.





The EllisDon and DIALOG study is currently underway at EllisDon's modular fabrication facility, located in Stoney Creek, Ontario; the facility is an industrial building of over 27,000 square metres that is fully fit for prefabricated volumetric modules and panelized building components. The project will be completed later this year, with ongoing full-scale and long-term testing planned post-study.

Natural Resources Canada's IFIT program facilitates the adoption of transformative technologies and products by bridging the gap between development and commercialization. IFIT-funded projects help diversify the forest product market through high-value bioproducts such as bioenergy, biomaterials, biochemicals and next-generation building products. The GCWood program supports innovative low-carbon wood construction as part of Canada's goal of reaching net zero by 2050. The program increases awareness of and capacity for innovative tall wood buildings, timber bridges and low-rise wood buildings.

"The hybrid panel presents a unique value proposition allowing for carbon sustainability, the ability for offsite prefabrication and long-span exposed ceilings desired by many commercial tenants. Thanks to the support of the Government of Canada, we are making exceptional progress to move toward a net-zero future by implementing sustainable construction materials in new and exciting applications," states Mark Gaglione, Director, Building and Material Sciences, EllisDon.

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