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SUMMER 2025

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3D REALITY CAPTURE

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FACILITY WILL DEVELOP
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SKILLED TRADES
WORKFORCE

PLUS

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SIRAAJ GREWAL

SALES MANAGER FOR MITSUBISHI HC CAPITAL CANADA

Understanding the Long-term Value of Construction Equipment Financing. Sirraaj Grewal, Sales Manager for Mitsubishi HC Capital Canada, has identified six key ways in which manufacturers, dealers and end users can realize value from the strategic use of equipment financing.

ALISON MCNEIL

**PARTNER, INTERIOR DESIGNER
BEDS | MARCH | CIDQ**

Her roster of award-winning work illustrates her belief that all great projects start with understanding the brand's urban, building, and cultural context in conjunction with the market, business aspirations, and client's needs.



PETER J. LAU

PRESIDENT & CEO | FARO TECHNOLOGIES

Peter joined FARO in 2023. He previously served in several senior executive roles for hardware- and software-based businesses: President of Hubbell Electrical Solutions, President of Honeywell Fire and Life Safety, President of Honeywell Security, and CEO of Current, powered by GE International.

SANDRA DE LEEUW

**MARKETING DIRECTOR AT
STARWARD HOMES**

Starward Homes is Canada's oldest home builder, known for constructing thousands of homes in sought-after communities in Southern Ontario, specifically in Cambridge, Hamilton, and Ancaster.



Editor's Note

PAUL JONES

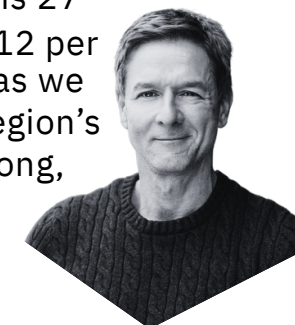


Building the Future

GEORGIAN COLLEGE'S EXPANSION of its Centre for Skilled Trades at the Barrie campus is a pivotal step forward in developing a skilled trades workforce for the Simcoe region's sustainable future. The timing of this investment is critical as the Ontario Ministry of Labour, Immigration, Training and Skills Development estimates one in six job openings will be in the skilled trades by 2026.

The 20,000 square foot expansion will include a new lab for heating, refrigeration, and air conditioning, major renovations to the lab for carpentry and machining programs, a second and third-floor addition with collaborative spaces, energy-efficient designs, and more.

Also, according to Lightcast – a global labour market analytics firm – the growth rate for skilled trades in Georgian's catchment area is outpacing the provincial rate. The Georgian catchment rate is 27 compared to the provincial rate of 12 per cent. Skilled trades will be critical as we tackle some of our country's and region's greatest challenges to ensure a strong, sustainable and green future.



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BuildCanada

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Launching a new product, project or community?
Reach out by emailing jason@build-canada.ca



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A TRADITION OF EXCELLENCE

For more than a 100 years, Starward Homes has prided itself on its history, its family and its people.

10 News From Across Canada National News & Current Headlines about projects, products and people.

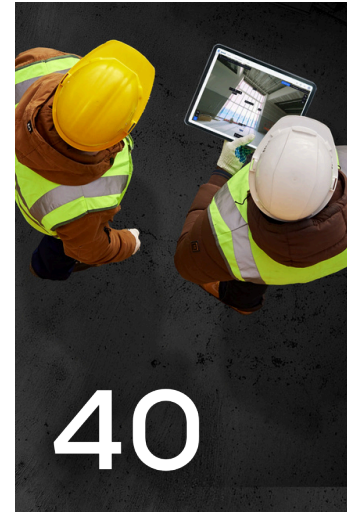
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ON THE COVER

Georgian has outstanding facilities, faculty and employer connections to help you accelerate your career. Story, page 32.





Saskatchewan's Building Construction Growth Tops Provincial Rankings

Province Ranks First for Investment in Building Construction

Statistics Canada numbers show an increase of 29.9 per cent in February 2025 compared to February 2024 for building construction investment in the province. This places Saskatchewan first among the provinces for year-over-year growth. Private capital investment in Saskatchewan increased by 17.3% to \$14.7 billion last year, the highest among provinces. It is projected to reach \$16.2 billion in 2025, a 10.1% increase from 2024, indicating the second-highest growth among provinces.

Employment demands in Alberta rise in the non-residential sector

Growth in the residential sector was significant, with increases in new housing, renovations, and maintenance.

Alberta's construction sector experienced growth in 2024 with both its residential and non-residential sectors recording increases in investment from the previous year. Growth was notable in the residential sector, with increases across all three sub-components: new housing, renovations, and residential maintenance. Activity in the non-residential sector expanded, driven by growth in the construction of industrial, commercial, and institutional (ICI) buildings.



Carney's \$26B Prefab Bet: Real Solution or Just Hype?

Newly announced \$26 billion prefab housing plan, the federal government is betting big on innovation to deliver more homes, faster

According to Kevin Lee, CEO of the Canadian Home Builders' Association, the real strength of prefab housing is productivity. "It allows us to build more homes with fewer people, crucial at a time when we're facing a skilled labour shortage." But Lee also warns that prefab construction can carry higher upfront costs. Large investments in factory space and equipment can be risky, especially in Canada's boom-bust real estate cycles. When the market slows, those costs don't just go away. So, while prefab offers speed, it's not a silver bullet.



Revitalization continues on New Brunswick Museum

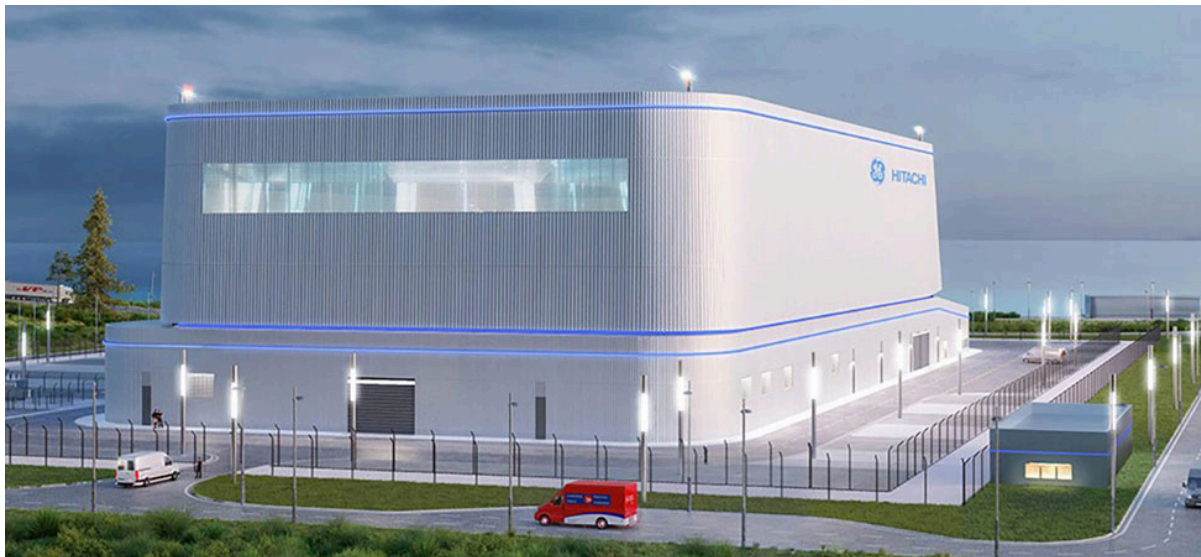
The provincial government is contributing \$58 million while the federal government is providing just under \$50 million. The construction phase involves partially rebuilding and expanding the museum, while maintaining its historical facade. The work is expected to take about 2 1/2 years, with the reopening scheduled for 2027.



THE PROVINCIAL GOVERNMENT IS CONTRIBUTING \$58 MILLION WHILE THE FEDERAL GOVERNMENT IS PROVIDING JUST UNDER \$50 MILLION

Transforming Nuclear Project Delivery in Canada

New strategic partnership formed to jointly pursue and deliver nuclear project opportunities across Canada



Turner & Townsend, the global professional services company, and Nuclear Promise X Inc. (NPX), a nuclear innovation company, have entered into a strategic teaming agreement to jointly pursue and deliver nuclear project opportunities across Canada, and beyond.

The two-year teaming agreement, with the option to extend annually, brings together Turner & Townsend’s global expertise in project management and project controls with NPX’s deep nuclear sector knowledge and technical innovation capabilities. The initial focus will be on Canadian nuclear projects, with the flexibility to expand internationally where it makes sense to do so. This partnership is built to support what the nuclear industry needs next: strong delivery, deep expertise, and a culture of innovation and trust. The collaboration aims to leverage this combined expertise to deliver best-in-class nuclear expertise and transform how nuclear projects are delivered in Canada.

Ontario’s housing crisis spells trouble for Canadians

Failure to increase homebuilding levels in Ontario does more than tarnish the reputation of politicians who make promises they can’t keep

In the first six months of 2025, construction began on only 27,368 new homes in Ontario—a staggering 25 per cent drop compared to the same six-month period in 2024, and 35 per cent below the first half of 2023. In fact, Ontario saw more housing starts in the first half of 2020 (33,588) despite disruptions caused by the COVID-19 pandemic. More broadly, from 2022 to 2024, Ontario averaged 86,650 housing starts each year—far short of the 150,000 starts per year required to meet the Ford government’s target of 1.5 million new homes by 2031.

Saskatchewan Construction Increases 21.7 Per Cent

Province ranks second in month-over-month and third in year-over-year growth

Saskatchewan's building construction investment increased by 5.4 per cent in month-over-month growth from April 2025 to May 2025, ranking second among the provinces. The province saw a 21.7 per cent increase in year-over-year growth from May 2025 compared to May 2024, ranking third among the provinces. Saskatoon led the way in growth with a 40.1 per cent increase from May 2024 to May 2025, ranking fourth out of the 42 metropolitan areas. Residential building construction increased 8.5 per cent from April 2025 compared to May 2025.


Apprenticeship training essential to address labor shortage

Labour shortages in Canada's construction industry are exacerbating the housing crisis and hindering infrastructure development.




In Ontario alone, the industry is short some 20,000 workers in key trades such as carpentry, plumbing and electrical work. Merit Ontario’s Workforce Development Department collaborates with high school guidance counsellors, educators, and community leaders to showcase construction as a viable and fulfilling career choice and simplifies the apprenticeship process, offering guidance and support for both employers and apprentices. Merit’s recruitment teams scans all major job boards and attends career fairs.

Growth in the residential sector was significant, with increases in new housing, renovations, and maintenance.



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**CORNERSTONE
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**Cornerstone Building Brand
names Gunner Smith as its
new Chief Executive**

Cornerstone Building Brands, a leading manufacturer of exterior building products in North America, today named Gunner Smith as its new Chief Executive Officer (CEO), effective Aug. 11.

Gunner was selected after the company’s Board of Directors conducted a comprehensive search to identify its next CEO. His strong commercial background and experience leading high-performing businesses in the building products industry, along with his relentless focus on delivering value to customers, positioned him as the best choice for the role. Most recently, Gunner served as president of Roofing at Owens Corning, a leading building products manufacturer, a position he held since 2018. In this role, he had responsibility for a market-leading roofing

business in the United States and Canada focused primarily on roofing shingles and components that go to market through distributors, home centers and lumberyards. Prior to assuming this role, he served as vice president of sales, distribution and home centers and in other positions leading sales, marketing and pricing for the organization since he joined Owens Corning in 2008.

Before joining Owens Corning, Gunner was a National Sales Manager at PlyGem®, which is one of the two companies that formed Cornerstone Building Brands. Earlier in his career, he served in sales management roles for eight years at Elk Corporation.

City of Maple Ridge surpasses Year One housing target with over 750 new homes completed

The City of Maple Ridge has exceeded the Province’s Year One housing target under the Housing Supply Act — delivering 751 net new homes between July 1, 2024, and June 30, 2025 — 23% higher than the Province’s target of 612 for Maple Ridge. The City’s Housing Target Progress Report, received by Council at its July 29 meeting, marks a significant milestone toward the City’s five-year requirement of 3,954 new homes by 2029. “This is about more than meeting a provincial

“
MEETING OUR
HOUSING
GOALS TAKES
LEADERSHIP
AND
SUSTAINED
EFFORT.”

target — it’s about delivering on Council’s commitment to meeting the needs of our growing

community so young people can find places to rent, families can afford their first home, and seniors have options to downsize,” said Mayor Dan Ruimy. Meeting our housing goals takes leadership, collaboration, and sustained effort. As we work with the development community to deliver more homes, we need senior governments to step up and invest in this growth. Transit, roads, schools, health care, and community amenities must all keep pace with housing delivery.”



Supporting Apprentices with Learning Disabilities in the Trades

New research on an initiative led by SkillPlan, and with the Social Research and Demonstration Corporation (SRDC) as research and evaluation partner, is helping apprentices and pre-apprentices with learning disabilities to succeed in trades training.

Over 1,400 apprentices and pre-apprentices participated in the Supporting Apprentices with Learning Disabilities project from 2021 to 2024, which researched, developed, and tested new ways to provide support in fast-paced, hands-on learning environments.

“Learning disabilities are often undiagnosed or unsupported, especially

especially in the trades,” said Teresa Phillips, Manager of Training and Development, SkillPlan. “Traditional support models can create barriers due to stigma or lack of awareness.” Instead, the project used a Universal Design for Learning (UDL) model: a flexible, inclusive approach that proactively builds in tools and supports for all learners, without requiring

SUPPORTING
APPRENTICES WITH
LEARNING DISABILITIES
WAS FUNDED IN PART
BY THE GOVERNMENT
OF CANADA’S OFFICE IF
SKILLS FOR SUCCESS

a separate pathway or diagnosis. Upon completion, the majority of participants reported a greater awareness of their learning needs, a strong sense of belonging in the trades, and a commitment to continue their apprenticeships. To learn more about the project or to access instructor and research resources, please contact: www.skillplan.ca

Aecon Kiewit Nuclear Partners building first SMR in Ontario

Labour shortages in Canada's construction industry are exacerbating the housing crisis

Turner & Townsend, the global professional services company, and Nuclear Promise X Inc. (NPX), a nuclear innovation company, have entered into a strategic teaming agreement to jointly pursue and deliver nuclear project opportunities across Canada, and beyond. The two-year teaming agreement, with the option to extend annually, brings together Turner & Townsend's global expertise in project management and project controls with NPX's deep nuclear

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LEER UNVEILS BEDSIDE ROLLING TRAY SYSTEM

Designed by Sweeny & Co Architects Inc. for Intentional Capital, at 179.62 m it would be the tallest in the area, 11 storeys and 30 metres taller than the highest approved so far, while closer by the tallest is 19 storeys and 71.7 metres tall. At its base, the proposal would incorporate heritage elements from multiple buildings.

Once an industrial area of factories and warehouses, Liberty Village has transformed over recent decades, first primarily with the industrial buildings renovated as office space, and more recently into a mixed-use neighbourhood. The 147 Liberty Street assembly currently hosts one- to two-storey commercial structures, including early 20th-century brick buildings once housing the S.F. Bowser and Company Factory and Arlington Company of Canada Factory, as well as surface parking.

To preserve Liberty Village's historical character, the project will incorporate key heritage elements. Plans include retaining the existing building at 147 Liberty Street in-situ and preserving the facades of 58-60 and 62-64 Fraser Avenue. However, 54 Fraser Avenue will be demolished to make way for the new construction. *For more information visit www.leer.com*





The Long-term Value of Construction Equipment Financing

Siraaj Grewal, Sales Manager for Mitsubishi HC Capital Canada, has identified six key ways in which manufacturers, dealers and end users can realize value from the strategic use of equipment financing.

Purchase equipment - As well as parts and materials. Financing construction equipment can, of course, be a good option for businesses that can't, or do not find it financially prudent, to buy it outright. Manufacturers also must often move quickly to purchase necessary materials. And today, used construction equipment can be in as much demand as new equipment.

Access the latest technology - Leasing programs can let them upgrade to newer (perhaps more energy-efficient) models more frequently. As equipment obsolescence, and have the right equipment they need to perform more, and more types of jobs.

Improve cash flow - Heavy-equipment financing programs help them obtain funding when the equipment ships, and allow customers to acquire the equipment with convenient construction equipment loans or leases. Spreading the cost of equipment over time means that cash is available for other business needs.

Minimize risk in a fluctuating economy - Leasing or renting financing structures can offer protection from market fluctuations. In a highly dynamic sector like construction, renting and leasing are flexible options that make it easier for businesses to handle the rise and fall of market forces.

Facilitate customer sales - A financing provider will learn what each customer needs to make a purchase work, and will help those customers finance down payments or even provide 100% of the equipment financing. When it comes to working with dealers, offering finance options to help them acquire the equipment they need – on terms that work for them – cements stronger relationships, short- and long-term.

Build out a dealer/distribution network. If a construction equipment manufacturer is looking to build, expand or maintain a distribution network, financing can be an important component.



Siraaj Grewal
Sales Manager
Mitsubishi HC Capital Canada

Saint-Gobain announces acquisition of Interstar Materials

Acquisition will further strengthen Saint-Gobain's Construction Chemicals activities in Canada and the United States.

With this latest acquisition, Saint-Gobain will add over C\$20 million to its revenue and establish a strong presence in the granular pigments industry in North America. The business will continue to operate from its headquarters in Sherbrooke, Quebec, as well as at additional facilities in Calgary, Alberta, and Junction City, Illinois. Saint-Gobain will also welcome 55 new employees, whose expertise will enhance the capabilities of its Construction Chemicals business.

“With this acquisition, we are continuing to strengthen our leadership in the Construction Chemicals segment,” said Mark Rayfield, President and CEO of Saint-Gobain North America. “Interstar Materials, Inc. is an ideal partner for Saint-Gobain, sharing our commitment to innovation and sustainable construction. I am excited to collaborate with the Interstar team and welcome their employees into our business. Together, we will continue to drive progress toward our mission of ‘Making the World a Better Home.’”

Close the Project Loop with the Trimble XR10

Bring the open collaboration of Trimble Connect and mixed reality capabilities of the HoloLens 2 to the field team



The Trimble XR10 combines a certified construction helmet with the Microsoft HoloLens 2, the perfect combination for Mixed Reality on the construction site. Mixed Reality is the merging of a projection and reality: the HoloLens overlays 3D-modellen at full scale onto the environment as desired. It is possible to view together through the HoloLens for remote assistance, where the integrated audio-apparaat uses the bone to transmit sound instead of the ears. This ensures crystal-clear audio, even in noisy environments.

Certified For Worksite Use

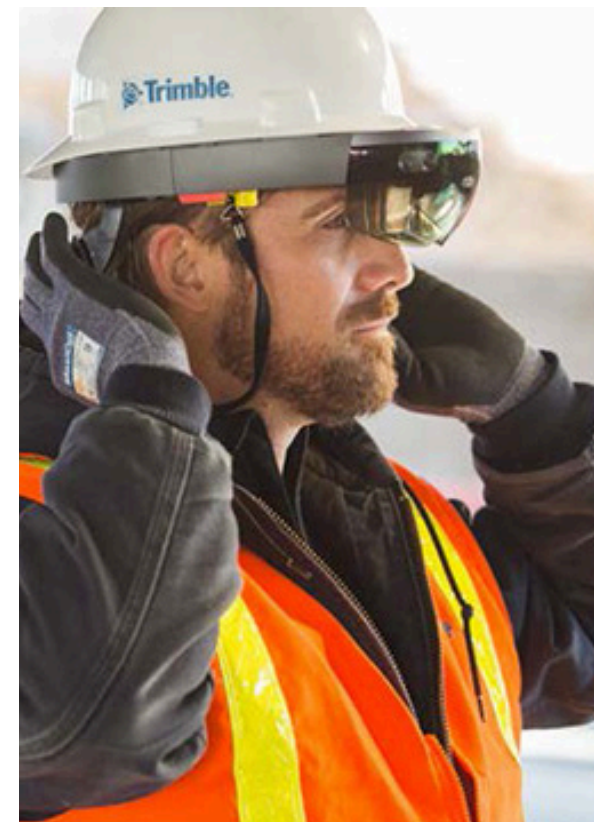
The XR10 is the only HoloLens 2 solution compatible with an industry-standard hardhat and certified for use in safety-controlled environments.

By comparing reality with the model, errors can be quickly detected or prevented. Thanks to communicating via tasks in the model and using live collaboration sessions, better decisions can be made more quickly. construction helmet, it can be safely used on construction sites. Improved weight distribution and flip-up visor for increased wearability.

Field Of View

Leverage the best possible mixed reality experience with an industry leading 43 degree field-of-view. The XR10 is specially designed for use in hazardous environments: because the HoloLens is integrated with a construction helmet, it can be safely used on construction sites.

Improved hand and eye tracking sensors for automatic alibration and instinctual interaction with menus and holograms. Improved hand and eye tracking sensors for automatic calibration and instinctual interaction with menus and holograms.



Trimble XR10

with HoloLens 2

Your data. Your work site. Together, at last.

Close the project loop for stakeholders on-site and in the office by providing enhanced, actionable collaboration through mixed reality with Trimble® Connect for HoloLens® and the XR10 with HoloLens2.

Trimble XR10 with HoloLens 2

- XR10 is the only HoloLens 2 solution compatible with an industry standard hardhat and certified for use in safety controlled environments
- Industry leading 43° field-of-view, for the best possible mixed-reality experience
- Improved hand and eye tracking sensors for automatic calibration and instinctual interaction with menus and holograms
- 5-microphone array and innovative bone-conductive headset to provide crystal clear 2-way communication in high ambient noise environments
- Improved weight distribution and flip-up visor for increased wearability



Trimble HoloTint

Trimble Holo Tint snaps on to the front of the Trimble XR10 with HoloLens 2 in order to improve readability in bright and sunny conditions. This add-on accessory increases the contrast between the environment and the holograms, enabling the use of mixed reality in outdoor condition or in bright environments.

Key Features

- Photochromic Lens: Lens adjust brightness level automatically based on environment. Snap on accessory which can be taken on or off based on the working conditions. Robust design suitable for construction sites.
- Tinted glass: Improves contrast between environment and Holograms and makes Mixed Reality and XR10 usable in bright and sunny conditions.

Trimble Connect for HoloLens

- Put Vision into Context: see the design intention on your project; models are given context when overlaid onto the real world enabling experienced workers and reducing errors
- Increase Productivity: real-time interaction between the field and design files, making quicker and more informed decisions
- Improve Efficiency: visualize, express and interact with 3D data on-site to stay on schedule and avoid rework
- Avoid Disruption: Trimble Connect for HoloLens supports nearly every design file type for contractors



Communication

Only crystal clear communication in high ambient noise environments with a 5-microphone array and innovative bone-conductive headset.

Wearability

Improved weight distribution and flip-up visor for increased wearability.

Trimble FieldLink MR

Trimble FieldLink MR combines the context of the XR10 with the accuracy and precision of Trimble's Layout instruments.

Easy to Use

Improved hand and eye tracking sensors for automatic calibration and instinctual interaction with menus and holograms. QC the job right there on the spot. Check the model to see any issues, and avoid clash.

Trimble Connect

The open collaboration tool that connects the right people to the right data at the right time — enabling informed decision making and enhancing project efficiency.

Trimble Connect AR

Trimble Connect AR gives building construction workers even greater accessibility to 3D models in the field using iOS or Android mobile devices — enabling your project team to detect errors, observe omissions, and visually collaborate to resolve them.

Trimble Connect MR

The perfect solution for Trimble XR10 users looking to visualize 3D designs in the field. It runs on both the HoloLens 2 and XR10 and allows users to perform hands-free work. *For more information visit fieldtech.trimble.com*

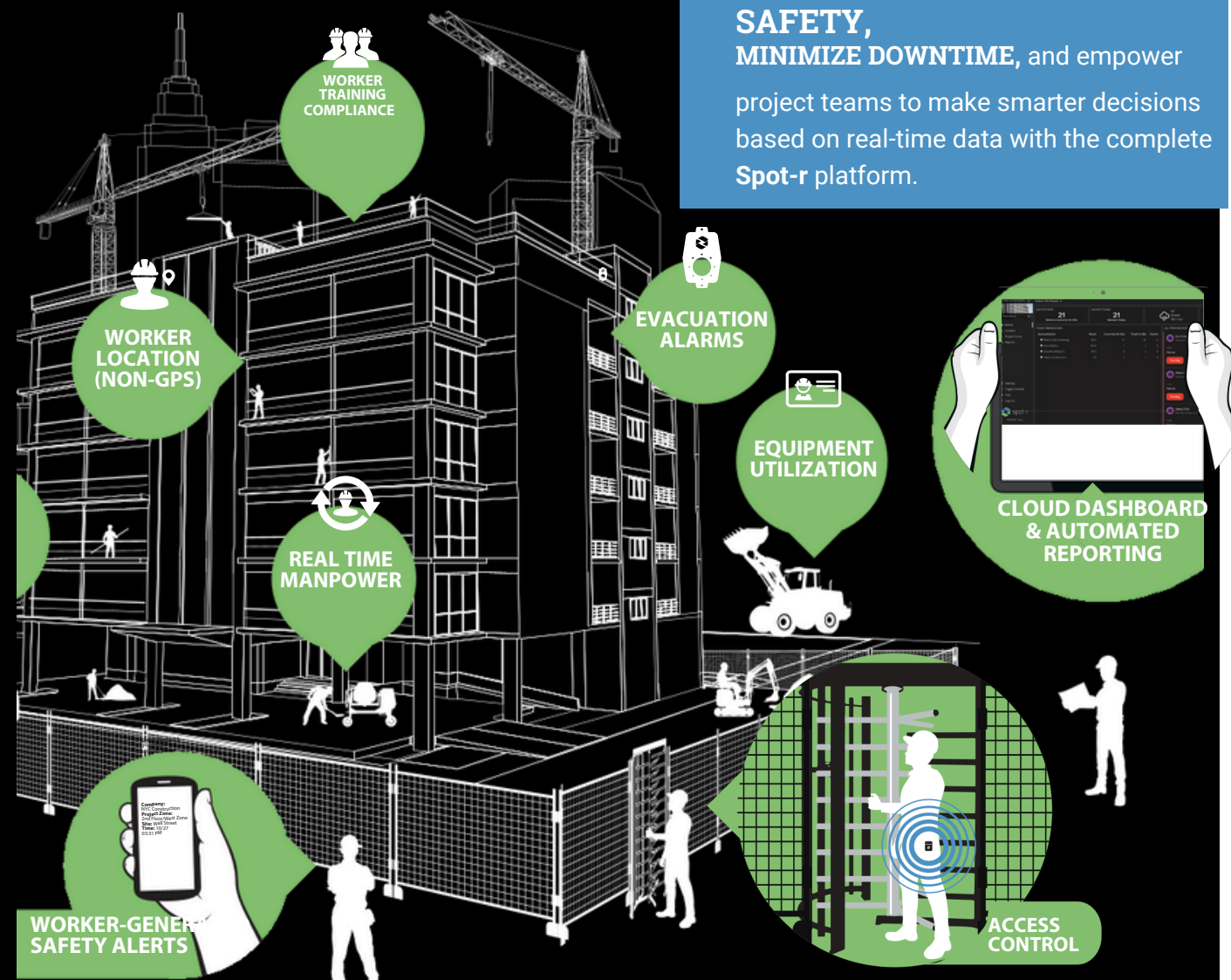


Total Visibility and Control with Spot-r from Triax Technologies

The complete **Spot-r connected jobsite solution** combines a proprietary network, physical turnstiles and compact hardware to control who gets onto your jobsite and provide unprecedented visibility into where they're spending time during the workday. Automated worker time and attendance, equipment and machine utilization, worker-generated safety alerts and real-time location data improves resource allocation, worker safety and site risk.

IMPROVE SECURITY AND SAFETY,

MINIMIZE DOWNTIME, and empower project teams to make smarter decisions based on real-time data with the complete **Spot-r** platform.



Maximize Field Productivity & Safety with Triax

Source: TRIAX

Capture, analyze & act-on field data using IIoT platform and SaaS analytics

Triax is committed to delivering innovative, people-centric solutions that enable industrial sites to be more productive. Triax clients successfully tackle these problems and gain big ROI for their turnarounds. Construction sites are dynamic, fast-paced, and filled with safety risks.

According to the Occupational Safety and Health Administration (OSHA), the construction industry accounted for half of the ten most frequently violated general safety standards in recent years. The demands of coordinating complex projects can be complicated for supervisors. Managing costs and optimizing resource utilization in the absence of data can be nearly impossible.

Construction safety management includes all the processes that proactively identify hazards to improve job site safety. Meanwhile, the Industrial Internet of Things (IIoT) refers to using a suite of wearables, in-field devices, and software in order to achieve safe, effective site operations.

The focus of the Spot-r IIoT technology for construction sites is to keep workers safe and efficient, saving you time and money. Our construction safety management framework includes processes for monitoring the job site to detect mishaps, verifying workers follow safety protocols, and knowing when additional training is required. *For more information visit www.triaxtec.com*

Revolutionize Your Living Space with SKYX

Source: SKYX

Plug your lights right into the ceiling.



In the ever-evolving landscape of smart home innovations, Sky Plug takes the spotlight with its groundbreaking Plug and Play feature. From the wall to the ceiling, connecting fixtures and devices is now a seamless and effortless experience, redefining the way we interact with our living spaces.

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Imagine the familiarity of plugging in a device into a wall socket, now translated to your ceiling. Sky Plug's Plug and Play brings the simplicity of the wall plug experience to your ceiling fixtures, making the once complex task of connecting devices as easy as child's play.

Safe Fixture Integration in Seconds

Say goodbye to intricate wiring and time-consuming setups. Sky Plug allows you to plug in fixtures safely within seconds. Experience the ease of installation without compromising safety or efficiency.

All-In-One Smart Platform Technology

SKYX Platforms is proud to introduce its game-changing patented All-In-One Smart Platform technology that enables new and existing homes to become smart as a standard instantly. The All-In-One Smart Platform significantly saves lives – time – cost as well as simplifies the process of making a smart home.



Voice Control

Through Siri, Alexa, Google, Cortana, Smart Things and others. Controlling light colour changing, music, and overall system settings.

SkyHome App: Future updates will offer a subscription service to notify the fire department.

Eco/Energy Saving Mode: Intelligently reducing energy consumption and automatically adjusting lighting to minimize electrical usage when not in use. *For more information visit* www.skyxplatforms.com

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Georgian to enhance its centre for Skilled Trades

Source: Georgian College

Expansion of skilled trades hub for a sustainable, green future

The initiative has received backing from the County of Simcoe, which announced a substantial funding commitment of \$1.5 million to of \$1.5 million to make this project a reality. This endeavor aligns with the County's regional economic development strategies aimed at enhancing and supporting the skilled trades while addressing the workforce needs in Simcoe County.

The college plans to add around 20,000 square feet of new space. Upon completion, the cutting-edge facility will nurture the development of a skilled trades workforce that is well-versed in robotics, artificial intelligence, and advanced digital technologies. This investment comes at a crucial time, as the Ontario Ministry of Labour, Immigration, Training and Skills

Development predicts that one in six job openings will be in the skilled trades by 2026. Furthermore, Lightcast, a global labor market analytics firm, highlights that the growth rate for skilled trades in Georgian's catchment area is surpassing the provincial average, with a rate of 27 percent compared to the provincial rate of 12 percent.

THERE'S A SKILLED TRADES SHORTAGE IN CANADA AND GEORGIAN IS INVESTING IN OUR PROGRAMS AND FACILITIES TO DRIVE SOLUTIONS TO THIS LABOUR MARKET CHALLENGE.

"For almost 60 years, Georgian has been an experienced and trusted workforce development partner, and we know how important the skilled trades are to a variety of sectors in our region," said Kevin Weaver, President and CEO, Georgian College. "The skilled



LEFT: From left: Dr. Yael Katz, Vice President Academic, Georgian College; Dan Ferko, President, Sirco Machinery Co Ltd. - Warden Basil Clarke, County of Simcoe; Kevin Weaver, President and CEO, Georgian College; Jeanette McCron, Cabinetmaking Techniques student; and Steve Loftus, Board of Governors Vice Chair, Georgian College, and CEO, Innovative Automation Inc.

trades are one of our areas of strength and to continue being responsive to industry needs and to offer our students an unrivaled skilled trades learning environment, we need to modernize our centre to meet the challenges of Industry 4.0." The expanded Centre for Skilled Trades will include a new lab for heating, refrigeration, and air conditioning, major renovations to the lab for carpentry and machining programs, a second and third-floor addition with collaborative spaces,

Continued on page 34

"TO ENHANCE OUR STRONG SKILLED TRADES PROGRAM AND RESPOND TO INDUSTRY NEEDS, WE MUST MODERNIZE OUR CENTER TO ADDRESS THE CHALLENGES OF INDUSTRY 4.0."

KEVIN WEAVER
PRESIDENT AND CEO
GEORGIAN COLLEGE



energy-efficient designs, and more. County of Simcoe Warden Basil Clarke discussed why this is important to the region.

“Our \$1.5 million investment in Georgian College’s Centre for Skilled Trades isn’t just building up local infrastructure – it’s engineering our future,” said Clarke. “We’re laying the foundation for generations of skilled professionals who will continue to build up and strengthen Simcoe County, right here at home.”

The Warden’s announcement brings the County of Simcoe’s total investment in Georgian College to more than \$10 million over the past decade. Georgian currently offers over 39 skilled trades programs across its Barrie, Midland, Muskoka and Owen Sound campuses, including a mix of diplomas, certificates and apprenticeship training.



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CREATE DIVERSE PATHWAYS THAT
WILL ENSURE THE OPTIMAL TALENT
PIPELINE FOR THRIVING
COMMUNITIES.



The facility in Barrie alone will support approximately 1,000 students each academic year, with capacity to welcome more.

Programming decisions are made in close consultation with industry representatives who sit on Georgian’s program advisory committees to help ensure programs are designed to support the evolving workforce, today and into the future.

Industry partners are also supportive of this expansion project. The Gene Haas Foundation also announced a generous \$1 million grant toward the largest immersive learning space within the future expanded Centre for Skilled Trades – an advanced machining lab.

“The Gene Haas Foundation has a long history with Georgian College, aligned with our foundation’s mission to introduce and educate individuals to the field of

Continued on page 38

THE COLLEGE PROJECT WILL MODERNIZE THE EXISTING BUILDING AND ADD ABOUT 20,000 SQUARE FEET. THE UPGRADED FACILITY WILL PREPARE A SKILLED TRADES WORKFORCE PROFICIENT IN ROBOTICS, ARTIFICIAL INTELLIGENCE, AND ADVANCED DIGITAL TECHNOLOGIES.



THIS PAGE: Renderings of Georgian College's expansion of the Centre for Skilled Trades at the Barrie Campus showcase its modern design, cutting-edge learning spaces and innovative labs. Architectural renderings, subject to change.





AT PRESENT, THE MACHINING LAB SUPPORTS STUDENTS FROM FIVE POSTSECONDARY PROGRAMS AND THREE APPRENTICESHIP PROGRAMS.

manufacturing technologies, specifically CNC machining,” said Kathy Looman, Director, Education Grants, Scholarships and Sponsorships, Gene Haas Foundation. “We are so proud to be partnering with Georgian on this amazing space to increase the capacity and the advanced technology for more students to receive a phenomenal launch into their futures.”

At present, the machining lab supports students from five postsecondary programs and three apprenticeship programs. Georgian is recognized internationally for its excellence in machining and CNC training, a reputation built on the dedication of its exceptional faculty and the success of its students. Recent alumnus Ethan McCallum competed at the 2024 WorldSkills Competition in Lyon, France and achieved record-breaking success for Team Canada. The Centre for Skilled Trades expansion has been designed by Diamond Schmitt Architects Inc. ♦

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Reality Capture, Reimagined for **SPEED and SIMPLICITY**

FARO® Blink™ Imaging Laser Scanner is a reality capture solution designed for simplicity and accessibility.

It brings high-quality visualization and automated workflows into the hands of designers, builders, surveyors, and operators, helping teams capture, view, and share data seamlessly, regardless of expertise. With Blink, anyone can take control of reality capture on-site and move projects forward efficiently.



FARO Technologies launches unique reality capture solution

SOURCE: FARO

FARO Blink, marking an important milestone in its mission to streamline and democratize the process of 3D reality capture



PETER J. LAU
PRESIDENT & CEO

A software-driven solution, Blink combines stunning visualization with automated workflows via the FARO Sphere XG Digital Reality Platform, all while ensuring intuitive operation to unlock quicker and more valuable insights.

‘Blink is a ground-breaking innovation designed to break down the barriers to 3D data, facilitating better insights from job sites through straightforward and user friendly workflows,’ said FARO President & CEO Peter J. Lau. ‘By automating complex tasks and prioritizing simplicity, we’ve

Continued on page 42

Blink is an innovative tool that simplifies access to 3D data, enabling better insights from job sites with easy-to-use workflows.

developed a cost-effective solution that enables anyone, regardless of their expertise, to achieve professional-quality data insights. The release further expands our product set and addressable market, offering 3D scanning to everyone, and is a continuation of our commitment to developing innovative technology that makes a real difference to how our customers work.”

The new reality capture solution delivers quality visualization and streamlined workflows for designers, builders, surveyors, and operators. Its modern design – already winning prestigious recognition, including the Red Dot Design Award and taking home the silver at the New York Design Awards – and effortless functionality allow teams to easily capture, view, and share data, that will acilitate smoother project progress.

Continued on page 44

Your DATA in a BLINK





Start Your Journey to a Digital Jobsite Today

Blink is an imaging laser scanner that's easy for anyone to use in creating a fully digitized, efficient jobsite. Whether you're capturing as-built conditions, progress documentation, or visual context for stakeholders, Blink makes it possible without extended training periods.



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With the introduction of Blink, FARO equips the construction, real estate, and geospatial markets with a new tool designed to streamline data processing and analysis for everyone, from project managers and surveyors to 3D scanning service providers.

For more than 40 years, FARO has provided industry-leading technology solutions that enable customers to measure their world, and then use that data to make smarter decisions faster. FARO continues to be a pioneer in bridging the digital and physical worlds through data-driven reliable accuracy, precision, and immediacy.

For more information, visit www.faro.com

SCANNING for Everyone

Blink is designed for a wide range of professionals who need to capture data and make quick, informed decisions without the hassle of complex technology. From project managers to facility operators, Blink makes reality capture accessible to all.

GUIDED SCANNING with Real-Time Feedback

The scanner itself provides you with real-time feedback and guidance. If you've never scanned before, Blink will tell you if you've moved out of position or if you're about to scan in the wrong location. This intuitive, guided scanning process was designed to make laser scanning easy for everyone

Project Managers

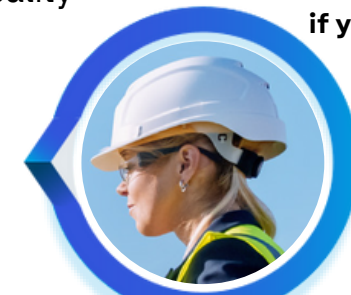
Blink provides a single source of truth with high-quality visuals, empowering field teams to confidently capture every detail more often on more jobsites, without needing to bring in a reality capture expert.

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Accelerate digital transformation with a tool that requires minimal training but delivers maximum ROI.

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Speed up your data capture offering and provide high-quality deliverables with Blink.

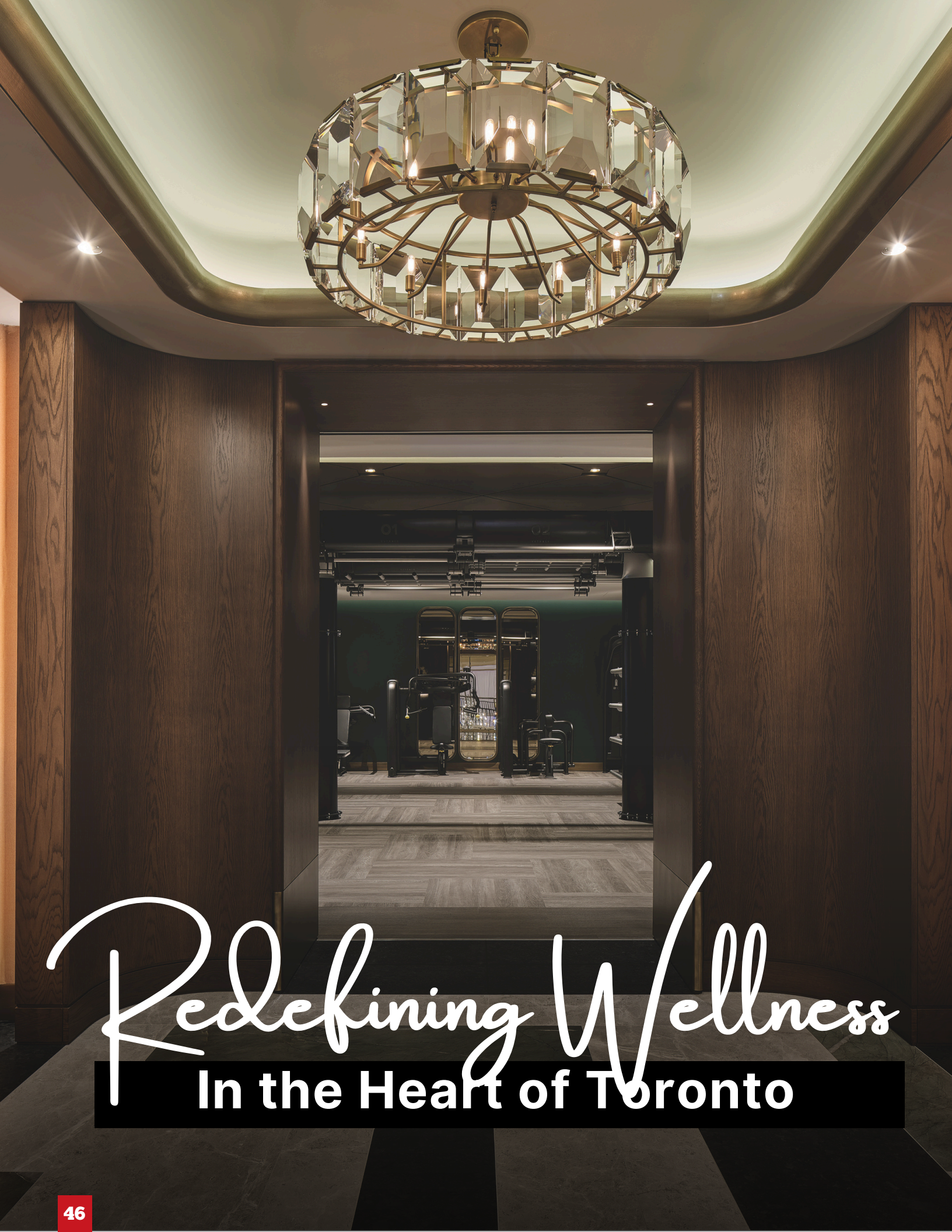


Superintendents

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Redefining Wellness

In the Heart of Toronto

1929 ART DECO ORIGINS WHILE INCORPORATING ADVANCED, HIGH-PERFORMANCE EQUIPMENT TO MEET MODERN FITNESS NEEDS.

Fairmont Royal York’s newly reimagined fitness centre, designed by DIALOG, redefines wellness in the heart of Toronto. Located at 100 Front St. W, within the iconic “Grand Dame of Toronto Hotels,” This space merges the buildings storied Art Deco heritage with contemporary design and cutting-edge fitness amenities.



Interior Designer Alison McNeil

The centre offers an intimate, serene atmosphere, transforming guests’ at-home routines into a world class hotel experience that emphasizes both physical in mental well-being. Alison McNeil, DIALOG’s lead design partner, and her team used thoughtful material choices and spatial organization to craft a harmonious environment, preserving the elegance of the hotels 1929 art deco origins while incorporating

Continued on page 48



advanced, high-performance equipment to meet modern fitness needs. The centre's 'room upon a room' layout, defined by segmented cove lighting and grad columns, fosters a personal and tranquil experience, elevating the traditional gym into a refined sanctuary. The space introduces innovative features that set it apart from conventional fitness centres. A geometric crystal chandelier greets guests at the entrance vestibule, a nod to Art Deco's bold design. ♦

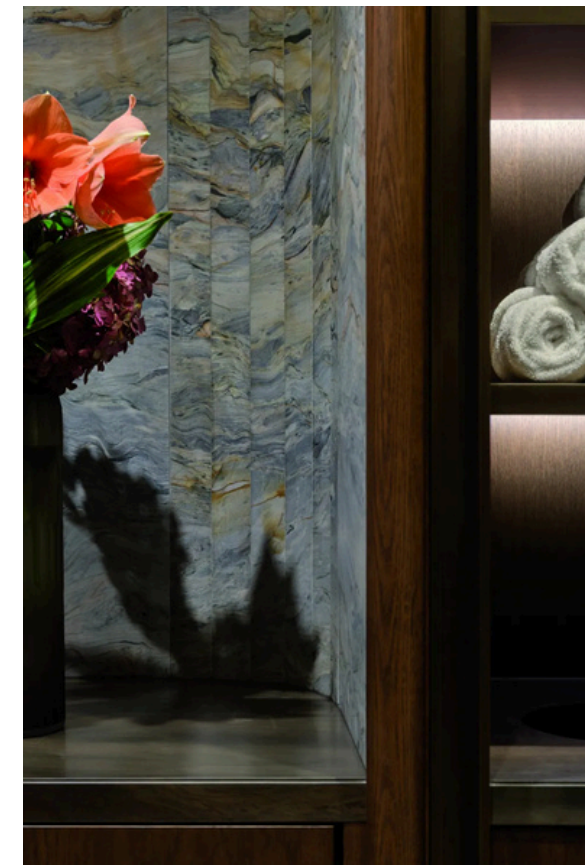
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CLIENT
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York Hotel

COMPLETION
2024

COLLABORATORS
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DIALOG SERVICES
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EXCELLENCE IN CONSTRUCTION MANAGEMENT

Building on Genuine Care

How a family-owned Manitoba company is redefining construction management through transparency, innovation, and community partnership.

In an industry often characterized by cost overruns, delays, and communication breakdowns, Superior Projects stands as a beacon of how construction management should be done. Founded in 2016 by Evan Schinkel, P.Eng., this family-owned company has built its reputation on a simple yet powerful foundation: genuine care for clients, team members, and the communities they serve.

Headquartered in Steinbach, Manitoba, Superior Projects has evolved from humble beginnings—starting with a father-son apartment renovation—into a respected construction management firm specializing in hotels, multi-family developments, commercial buildings, and institutional spaces across Manitoba and Ontario.



EVAN SCHINKEL
PRESIDENT



ROD PENNER
PRE-CONSTRUCTION
MANAGER



Maplewood Phase 2
Steinbach, MB

THE SUPERIOR ADVANTAGE:

Three Pillars of Excellence

What sets Superior Projects apart isn't just their craftsmanship or timelines—its's their value-added service philosophy built on three foundational principles:



TRANSPARENCY

Building Trust Through Open Communication

Superior Projects practices radical transparency in an industry that often operates behind closed doors. Their clients receive real-time cost tracking that shows actual spend versus budget, enabling informed decision-making at every stage. “We practice open-book pricing where subcontractors and suppliers share their markup, eliminating hidden fees that eat into your profit margins,” says Rod Penner, Pre-Construction Manager. This approach includes weekly photo documentation, progress reports accessible to all stakeholders, and honest reporting on challenges before they become major problems. The company’s commitment to transparency extends to difficult conversations. “If something doesn’t work for you, we’ll find a creative way to make the improvements needed to allow the project to move forward,” Penner notes. This approach has earned them exceptional client retention and referrals.



CREATIVITY

Innovation Beyond Aesthetics

Creativity at Superior Projects means finding better ways to build. Their value engineering approach uncovers opportunities to reduce costs while maintaining quality, layout effectiveness, and functionality. They explore alternative materials and construction methods that can accelerate timelines and help projects stand out. Recent innovations include strategic scheduling techniques that maximize crew efficiency, minimize downtime between trades, and creative financing and delivery models that make ambitious projects feasible even with challenging budgets or timelines.



PARTNERSHIP

Aligned Success Through Integration

The company’s partnership approach goes beyond traditional contractor-client relationships. Through integrated project delivery, they share risk and reward with all team members, ensuring everyone is invested in project success. Weekly coordination meetings keep trades synchronized and work flowing smoothly, preventing costly delays. They utilize shared digital platforms like REVIT to resolve design conflicts before they reach the field, and engage suppliers early in planning to anticipate material issues before they impact critical timelines.



"We practice open-book pricing where subcontractors and suppliers share their markup, eliminating hidden fees that eat into your profit margins."

ROD PENNER



Pineridge Hollow
West Pine Ridge, MB



HOTEL EXPERTISE:

A Specialized Advantage

Superior Projects brings unique expertise to hotel construction, rooted in their connection to Schinkel Properties’ portfolio of seven award-winning hotels across North America. This operational understanding of hotel functionality translates into construction decisions that support long-term operational success.

Recent hotel projects include the \$9.6 million Studio 6 Hotel in Fort Frances, Ontario (32,226 sq ft, completed in 2025), representing their expansion into out-of-province markets. Their hotel portfolio also includes projects in Hornepayne, Kenora, and Sioux Lookout, demonstrating their capability to deliver hospitality projects across diverse markets.



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Community Impact Through Construction

Superior Projects’ commitment to community value extends beyond individual projects. Their hotel developments create jobs, support local tourism, and boost regional economies. The Studio 6 Hotel in Fort Frances, for example, represents significant economic investment in a smaller Ontario community, providing both construction employment and long-term hospitality industry jobs.

The company also contributes to institutional projects that serve community needs. Their work includes healthcare facilities, educational institutions, and community centers that enhance quality of life for residents across Manitoba and Ontario.



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LOOKING FORWARD:

Continued Growth and Innovation

As Superior Projects continues to grow, they remain committed to their founding principles while expanding their capabilities. Their recent move to a new joint office with Schinkel Proper- ties in 2025 reflects their commitment to supporting continued growth while maintaining their collaborative culture. The company's expansion into Ontario markets demonstrates their ability to scale their successful model while maintaining the personal attention and genuine care that defines their brand. They continue to invest in team development, technology adoption, and process improvement to ensure they can deliver exceptional results regardless of project scale or complexity.


Sustainable Building Practices

While focused on practical construction solutions, Superior Projects incorporates sustainable practices throughout their projects. Their approach includes waste reduction, energy-efficient building systems, and sustainable material selections that provide long-term value to clients and communities.

Their pre-construction planning process includes sustainability assessments that help clients understand the cost-benefit relationship if various green building technologies and practices.



Traditional Craftsmanship.

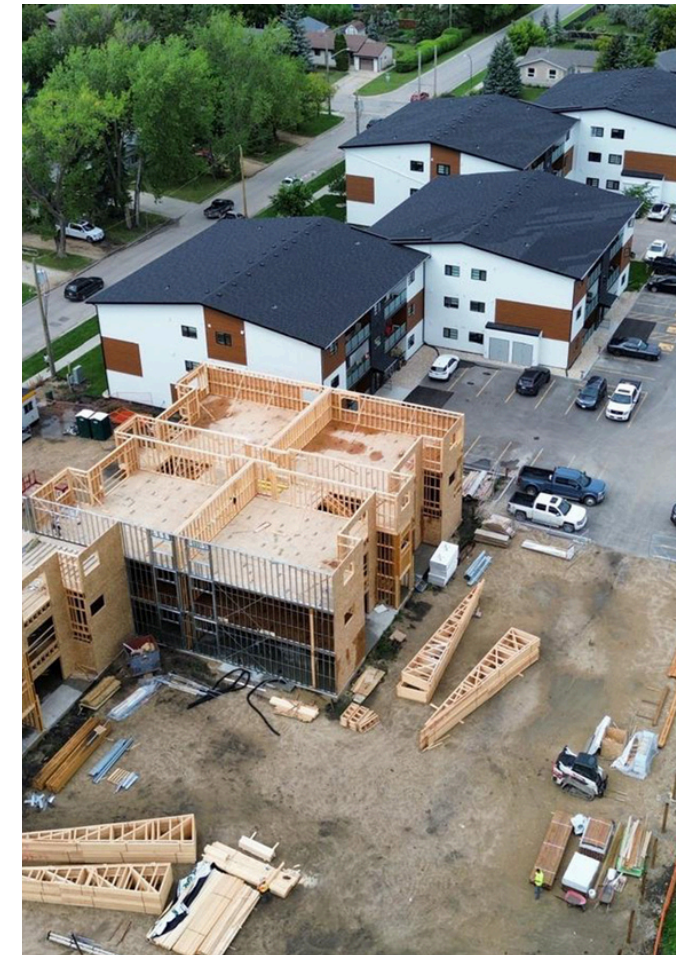


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A Tradition of Excellence

Bolstered by their core values of integrity, customer service, and teamwork, Starward Homes are the benchmark for quality and value demonstrated by a responsive and professional homebuilder

IMAGES COURTESY OF STARWARD HOMES

For more than a 100 years, **Starward Homes** has prided itself on its history, its family and its people. As a leading residential builder and developer based in Hamilton, Ontario, Starward Homes specializes in single family homes, condominiums, and sophisticated lifestyle townhomes.

The company has built a strong reputation for quality homebuilding based on inspired craftsmanship and sound construction experience. When speaking with Director of Marketing Sandra de Leeuw, she doesn't hesitate to express the core value that separates Starward from the rest of the competition. "As a leadership principle, the importance of integrity

cannot be overstated. It's what this company was built on," she states. "We have tremendous pride and compassion for our home owners and we have always incorporated integrity into the core fabric of our company. It's a collective effort; from our clients, our team, our trade partners."

A PROUD LEGACY

It all started when Edward Ratcliffe emigrated to Canada from England and took advantage of Hamilton's emergence as an industrial city. Housing was a priority, and Ratcliffe built his first house on Cannon Street in the north central section of Hamilton under E.B. Ratcliffe Builder in 1906. As Edward developed a name for himself, it became evident that his personal commitment to the building industry would



ABOVE: Executive Team Vice President Carley Campbell, President Brandon Campbell and Ward Campbell. **ABOVE RIGHT:** Director of Marketing Sandra de Leeuw. **RIGHT:** 153 Wilson Street West and has 76 condo units. Spread out over 4 stories, 153 Wilson West Condominiums has suites ranging in size from 652 to 2075 square feet, with many different layouts and exposures.



SANDRA DE LEEUW
DIRECTOR OF MARKETING

be unsurpassed. His vision for honesty and dedication were continued by his daughter Bettina and her husband Charlie Campbell, who became leaders in their own right under the name Abbotsford Homes.

Today, the family business spans four generations under Brandon Campbell who carries the tradition and commitment of building homes the only way they know how – with a complete and total focus on turning dreams into reality.

Continued on page 52



TEAM WORK IS THE LINCHPIN OF EVERYTHING, SO IT'S A VERY COLLABORATIVE APPROACH.



The Ridge at River Mill Rendering

Collaboration is Key

At the core of Starward Homes continued success is the company's deep commitment to listening to and incorporating even the simplest of needs of their customers. 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 homeowners.

"Team work is the linchpin of everything, so it's a very collaborative approach," de Leeuw says. "Every company needs to have a great team that strongly believes in the vision. We have a bi-weekly project meeting with all the heads of our departments in

attendance. We make sure that the entire company understands what's going on, from the genesis of the idea, to the marketing and sales, and production and delivery."

This type of efficient pre-planning avoids delays at future points in the building process. That extra dedication is almost unheard of and is certainly one of the key factors that make Starward Homes stand out from the crowd. Building valuable and lasting relationships is important to Starward Homes when it comes to their trades and sub-contractors – that's the only way to ensure consistent quality and efficiency. Our trades are key to our success, we have carefully chosen all of our

Continued on page 54



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153 Wilson West
Amenity Party Room

partners and believe we have some of the best quality trades that can be found. They are loyal to us, and we are loyal to them and we always work together to create a plan that makes sense for everybody involved,” says de Leeuw.

Building for the Modern Family

Starward Homes strives for balance between the design and the needs of the market, making sure that while the designs remain unique and creative, they do not infringe on the fabric of the neighbourhoods and skyline of the city. The firm does not simply focus on providing singularly best, most original and lavish designs, but considers the skyline as a whole,

introducing suitable designs into the fabric of the city and each community.

“We definitely tailor the architecture to the specific project we are working on,” de Leeuw states. “With a contemporary and modern approach, we design functional homes for those customers looking for something different and sophisticated.”

New and Exciting Communities

Starward Homes recognizes that each and every individual, or family has particular preferences and needs for their living space and has created a uniquely customizable purchasing process to ensure that customer’s homes are built to their satisfaction and suit their particular

Continued on page 56

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The Ridge at River Mill Interior Rendering

preferences and needs for their living space and has created a uniquely customizable purchasing process to ensure that customer’s homes are built to their satisfaction and suit their particular lifestyle. The company offers several developed communities, each with their own look and feel. In addition to changes in design, each community is located near unique resources and recreational opportunities.

One of the Starward Homes’ projects that seems to be generating a lot of buzz is the new community – **Parkview at River Mill** in Cambridge. This exclusive collection of two-storey townhomes will consist of 82 units ranging from 1400-1800 sq. ft. starting at \$439,999. River Mill, the master-planned community, is designed to celebrate and

honour the landscape it graces with an emphasis on healthy living and connections to nature.

“We always get excited about developing an entire community and River Mill is a combination of new homes, an adult lifestyle community and a mixed-use area,” says de Leeuw. “This will be a connected community with schools, restaurants, and several parks and green spaces that support the outdoor lifestyle with biking and walking trails.”

Maple Grove Rivermill consists of an exclusive collection of finely crafted Bungalow Towns in as part of the master planned development. Experience economical, family living just minutes from downtown Hespeler. Located in Southern Ontario’s picturesque rural landscape, River

Continued on page 60

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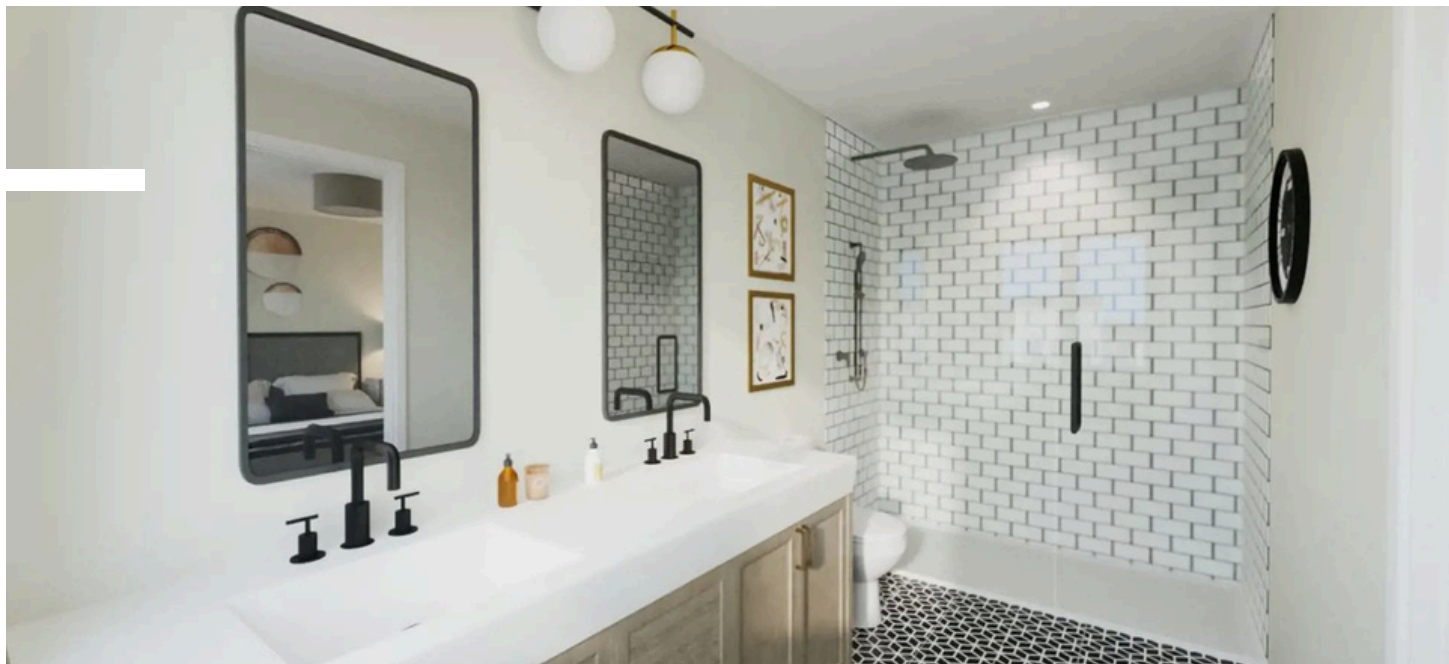
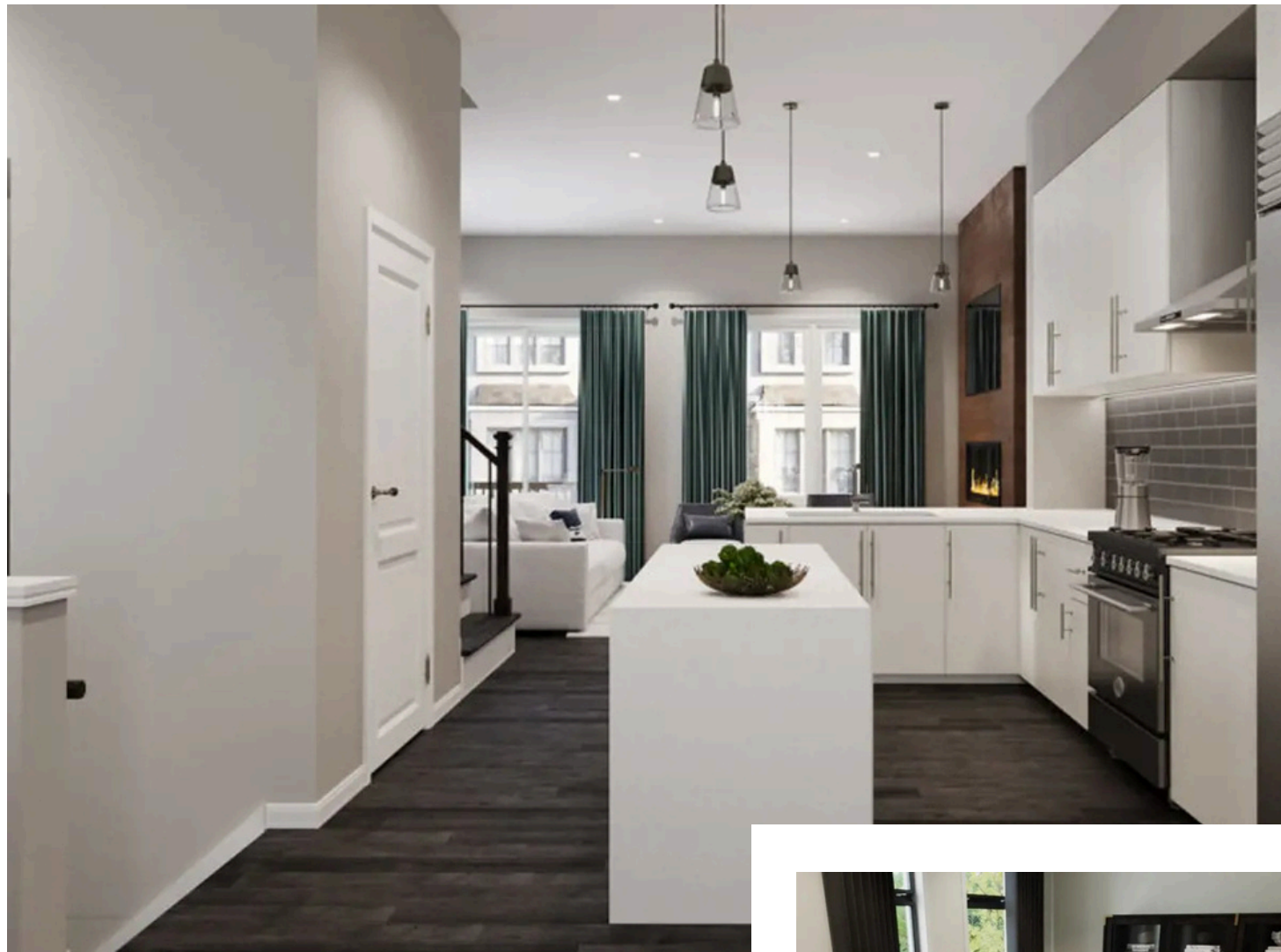
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THIS PAGE: Interior and exterior renderings of The Ridge at River Mill



The Ridge at River Mill Interior Rendering

Mill offers the quietude of small-town living with the convenience of the city. Situated in front of the peaceful background of a woodlot, this friendly community offers a relaxed lifestyle with easy access to Cambridge and Hespeler via Highways 401 and 24.

Recently completed **153 Wilson West** rounds out the lifestyle choice for retiring couples and downsizing families. As a new luxury low-rise development with 76 one and two-bedroom condo suites, the building is designed to highlight the

architecture that makes the Ancaster Village so sought-after. Starward put emphasis on designing a building that provides lifestyle options, from 652 sq. ft suites to 2075 sq. ft.

With a reputation as a remarkable historic landmark, the Ancaster Village is a dream setting for those looking to initiate their carefree condominium lifestyle. This luxury condominium boasts a sophisticated charm with contemporary details, using a range of high-end modern finishes resulting in an elegant home that feels unparalleled.

Continued on page 64

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OPEN AIR LIVING

Nestled above the Ancaster Valley, 153 Wilson West will offer panoramas of its breathtaking location. Take in the views or enjoy family time on the Rooftop Lounge. This unique entertaining space features manicured gardens, outdoor kitchens, built-in BBQs, lounge seating and fireplaces. This extraordinary space is a real breath of fresh air.





153 Wilson West Exterior Rendering

NEVER STOP MOVING

Starward Homes continues to be committed to honing their expertise and continues to strive for excellence in the home building industry. This reputation was hard earned and is still very much the focus of the Campbell family and their team.

“We are really proud of our strong past and excited about where we’re headed,” says de Leeuw. “We’re not just looking behind us, we’re seeing what’s changing in the world and how can we deliver what the

current and future modern family is looking for in a way that doesn’t make them just like their home, but love their home and the community they’re living in.”

Moving forward, de Leeuw says the company will continue to pursue new ideas and innovations aligned with their key beliefs. “We’ve invested in a lot of land and we’re excited by the opportunity to plan, develop and create communities that will not just meet but exceed the needs of today’s modern family,” she states. ♦

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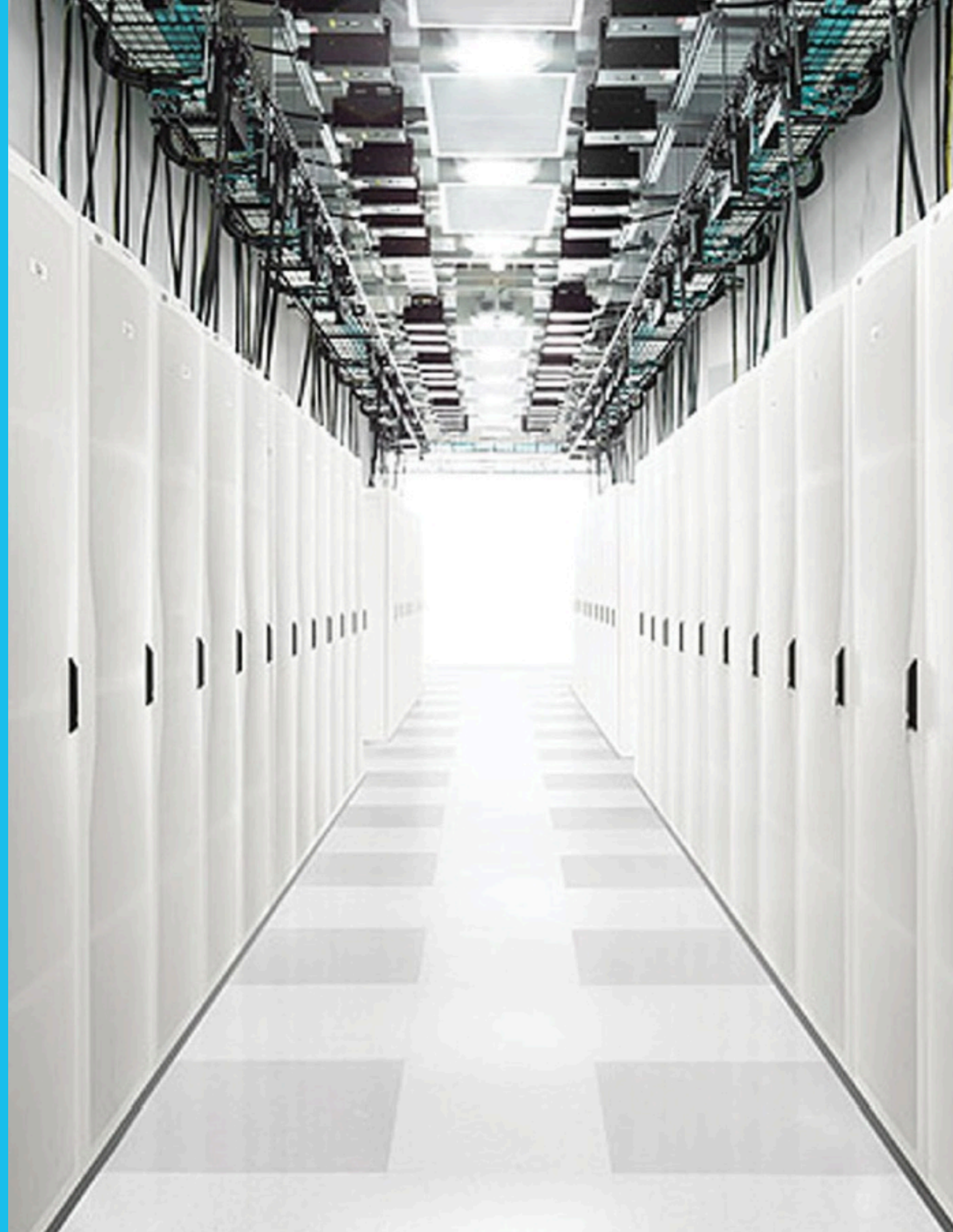
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O2 proves a healthy lifestyle is the ultimate luxury

O2 by Keltic Development, a 32-storey residential highrise homes represent a significant step forward in the quest to create healthier, happier, and more sustainable communities.

IMAGES PROVIDED BY KELTIC DEVELOPMENT



MIKE WURN
DIRECTOR OF CONSTRUCTION

Drawing inspiration from the WELL Building Standard, Vancouver's Keltic Development's latest project O2 is tailored to enhance the balance of work and life by developing a sustainable, modern, and healthy wellness development.

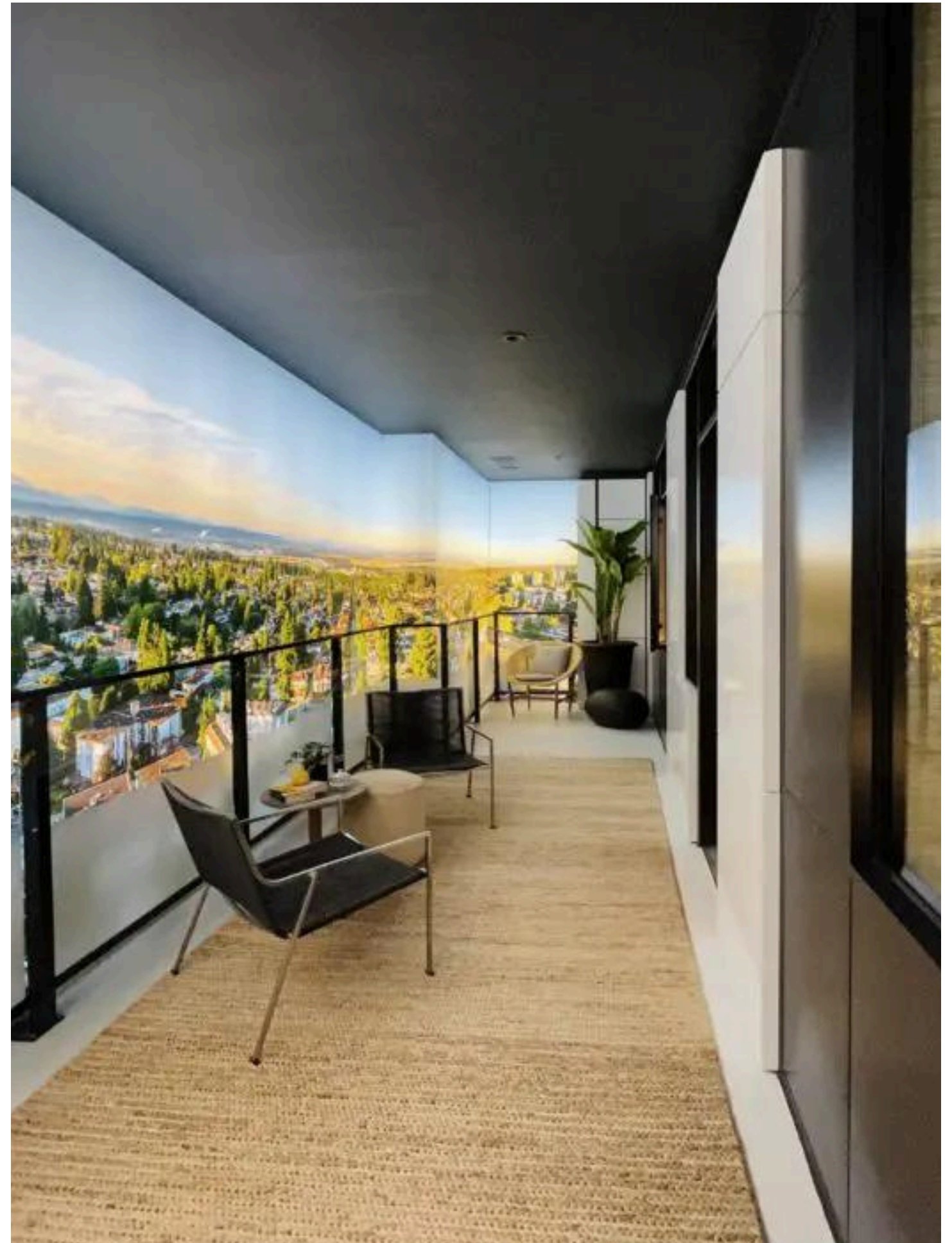
With that goal in mind, wellness has been placed at the core of the building's design. This commitment includes everything from infrastructure — air purification, water filtration and heating and cooling system — to 7,200 square feet of amenities like rooftop gardening, outdoor courtyard, and a health & fitness centre. Mike Wurm, Director of Construction, joins us to discuss Keltic's company guiding principles, dedication to smart growth, and collaborations that went into building the O2 in Metrotown.



Build Canada: What other fundamental aspects of Keltic's company culture play a role in shaping the organization?

Mike Wurn: There are several pillars that lay the foundation for what we do. The main value is integrity – we hold ourselves accountable to our colleagues, partners, homeowners and consistently perform in an honest and professional manner. With integrity comes respect that is extended across our team.

We build solid and long-lasting relationships through collaborations with our partners and consultants, leading to better results, and we hold ourselves to the highest standards of excellence with the quality materials and craftsmanship we provide to our clients and communities. We embrace innovation. We are constantly exploring innovative technology and better ways of working to enhance our projects and set the curve.





dys architecture Vision of Wellness Comes to Life in Burnaby with O2

With O2, our approach was deeply rooted in drawing inspiration from the surrounding neighbourhood and its context. The proposed building form seamlessly integrates into the existing high-rise typology prevalent in the area.

Throughout the design process, we prioritized respecting and honouring the community which served as a guiding principle shaping the overall architectural approach.

We deliberately embraced a mixed modern architectural vocabulary, reflecting the diverse urban fabric of the neighbourhood. By blending natural features of the cityscape into our design, we aimed to create a harmonious transition between the built environment and its surroundings. For instance, the varying vertical and horizontal expressions of the exterior walls and balconies abstractly mirror the dynamic cityscape. The design of the balconies, converging to form horizontal banding, pays homage to the layers of low-rise apartments and single-family homes characteristic of the neighborhood. Similarly, the shifting verticality of window arrangements and balcony grouping invoke the modern density increased observed in urban centres. In essence, our development embodies a sense of pride in the evolving urban landscape, weaving together elements of both traditional and innovation to create a cohesive architectural statement.

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MOVING TOWARDS URBANIZATION

CONNECTING COMMUNITIES

The O2 is situated on Sussex Ave in South Burnaby where transit connectivity, vibrant parks, pedestrian-friendly walking trails and elevated amenities support a healthy, intentional lifestyle.

BC: What was it about the Metrotown neighbourhood that caught your attention when developing O2?

MW: Metrotown is a growing urban centre that is known for reliable public transportation, dining, and shopping options. The area has a lot of existing two and three storey walk ups, and those are all in the process of redevelopment right now. Our O2 development in Metrotown is in prime location on Sussex Avenue providing an outstanding walk score of 96, 3 minute walk to the Metrotown Skytrain Station allowing you the convenience of being in downtown Vancouver in 15 minutes.

There are multiple shopping centers in Burnaby, such as Metropolis, the largest mall in British Columbia and the second largest mall in Canada, only a 4 minute walk from the O2. It's also close to Metrotown's 220-acre Central Park made up of dozens of trails, ponds, and green spaces within a two-block area tying into O2's health and wellness development, which is inspired by the WELL Building Standard concepts.

Steps from everyday convenience

Walking distance to BC's largest mall, Metropolis at Metrotown which features over 450 shops and services. Your daily needs are conveniently located within walking distance in this neighborhood, from shops to fitness studios and theaters.

Community trails to explore

Central Park in Burnaby spans 220 acres and offers various amenities like an outdoor pool, tennis courts, fitness circuit, pitch and putt, children's play area, and Swangard Stadium. Residents at O2 can walk to nearby cafes and restaurants—Burnaby's downtown core will see significant changes, including a new Convention Centre, Art Gallery, office space, outdoor plaza, and park areas.





BC: An efficient team is crucial for delivering successful projects. How does the Keltic team cultivate and strengthen a company culture that embodies a high-performance environment?

MW: There's certainly a desire to exceed and to do better than the rest of the development companies here in Vancouver. Our ownership expects quality and commitment in everything we do, from materials in our builds, craftsmanship in our art projects, and our level of service for our clients. We have a great HR program and internal staff here, and we take pride in building an inspiring workplace, with an agile and high-performance culture. We all work well together, and all member's contributions make a significant impact on every project we take on.

BC: The best results come from trusted collaborations and cooperation among all parties. How crucial is the collaboration between your building partners in your delivery process?

MW: Successful development projects like O2 rely on talented individuals who understand the big picture and the importance of collaborative teamwork to achieve market success and exceed expectations. Collaboration is key. We work close with our partners, consultants, trades, and suppliers as a team that yields better results and builds the foundation of strong, long-lasting relationships. We are a very hands-on developer and carefully oversee the project and work closely with the contractors to ensure that everything stays on track and is progressing according to the schedule.

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HIGH-PERFORMING ENVELOPE

DESIGNING A SUSTAINABLE BUILDING FROM THE GROUND UP

The O2’s building envelope serves a greater purpose beyond aesthetics; it is key to the performance of the design in terms of energy codes and efficiency.

BC: Can you discuss the importance of the primary operating systems that drives the sustainability and performance of the O2’s building envelope?

MW: Keltic has environmentally sustainable building practices that are built into our operations, our homes, and our building amenities. Real estate developers in Vancouver and the Lower Mainland learned the hard way during the Leaky Condo Crisis in the early 1990’s that was deemed a catastrophic failure of building envelopes.

This has led to higher standards in the real estate development industry that include design, engineering, and building codes. The O2 will be built with a with an efficient tight building envelope to better regulate the movement of air, moisture, and heat flow move through the structure. This approach minimizes uncontrolled air leakage, decreasing the need for energy-intensive heating and cooling systems. Having an effective integration of all components such as waterproofing, air

barrier, roofing systems, electrical, and mechanical systems are crucial for a building’s functionality and energy efficiency. Coming off our recent project The Paramount condominium in Richmond, it’s been a pleasure going through the warranty periods and seeing just how successful and trouble free the mechanical and electrical systems have been.

BC: Could you explain how O2’s façade design enhances building performance by prioritizing comfort and energy efficiency?

MW: The facade plays a key role in shaping a building’s architectural aesthetics while impacting both its energy efficiency and functionality. It protects the building from the elements, ensures proper ventilation, acoustic insulation, and makes the most of natural light. We maximized the design and performance of the building envelope system through our collaboration with Alutec, a leading building façade and envelope experts in Qatar.



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O2 has been engineered with evidence-based building techniques and is a first-of-its-kind living experience: The 30 Storey, 285 one-to-three-bedroom homes where health is at the forefront and wellness is integrated into every aspect of the design.

BC: The WELL Building Standard takes a more holistic and people-led approach to achieving social sustainability, health, and wellness. What was Keltic’s approach to becoming certified and how will clients benefit from WELL Building Standard concepts?

MW: The WELL Building Standard is gaining traction as a prominent green building certification. Although it shares some similarities with the long-standing LEED standard, WELL sets itself apart by placing stronger emphasis on health and well-being. Several of our building values like innovation and growth align with the creation of the WELL Building Standard and its intent to support wellness through a performance-based certification system.

It focuses on ten specific areas where improvements can be made: air, water, nourishment, light, movement, thermal comfort, sound, materials, mind, and community.

BC: What are the some of O2’s health-first features being incorporated into every suite that improves client’s wellbeing?

MW: Every suite in O2 has a commercial-grade air purification system that removes up to 135% more particles than an average building. Keeping the air clean and safe is a priority for us post COVID-19. Our purification system uses proven commercial-grade technology that is high-performing and quiet.

Each suite also has an advanced water filtration system that is designed and programmed for the purpose of removing bacteria, pyrogens and other contaminants from the water thus ensuring the supply of clean, fresh water. O2 also contains a state-of-the-art variable refrigerant flow (VRF) heating and cooling system that’s controlled by a smart, Wi-Fi-connected thermostat that accurately identifies the requirements of each zone and sends the precise amount of refrigerant needed to each air handling unit.



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Product Innovation

Wellness is about air quality, water quality and health-first thinking. Sophisticated features at O2 support your wellbeing in tangible ways—with innovative designs that improve your health.

Holistic Design

The aesthetic of our living space has a measurable impact on our mental wellbeing. Holistic design considers how layouts, features and finishes come together to create an elevated, enhanced experience of home.

Healthy Spaces

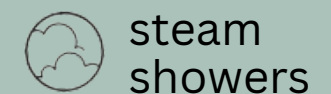
Access to indoor and outdoor amenities supports our bodies and minds. O2 features a fitness centre with designated children's play area, a spacious yoga studio with an infrared salt sauna and a connecting fresh air courtyard.

Connectivity

Proximity to everyday necessities and access to the outdoors mean greater ease in your day-to-day. A walkable, transit-oriented location at O2 brings connection and convenience home.

Sophisticated Wellness Features at O2

Evidence-based building techniques inspired by the WELL Building Standard help improve your health at home



Ensuites feature premium, fully enclosed steam showers, reducing stress and enhancing wellbeing



Advanced water filtration systems in every home remove 99.9% of toxins and impurities from drinking water



Commercial-grade air purification systems in every home remove 135% more particles than a typical building - including airborne viruses

ALSO PROUD TO SELL:



BC: What are the some of O2’s health-first features being incorporated into every suite that improves client’s wellbeing?

MW: O2 spans over 7,200 sq ft of indoor and outdoor amenity space. Residents of O2 will enjoy the use of an outdoor courtyard and indoor amenities located on the first, second, and 30th floors. The rooftop terrace will feature urban agricultural social space with a focused garden supporting the WELL Building Concept of nourishment with edible planting and native fruit trees. O2 has a multi-purpose room off the lobby that can be used as a space for hosting, dining, and social entertaining. It features a chef-inspired kitchen and media area with a large television and seating with direct access to an outdoor kitchen and BBQ area.

The Mind Concept, in the WELL Building Standards promoting mental health through strategies that influence well-being, will be implemented at O2 by integrating local nature, art and culture.

We are very honoured to collaborate once again with Musqueam artist Thomas Cannell, who will be unveiling his new art piece on the grounds of O2. Thomas previously created a 6-storey mosaic glass installation piece called “Sea to Sky” that features traditional iconography of the Pacific Northwest for our Paramount development in Richmond.

BC: Modern home designs keep pushing the limits to find creative methods to combine functionality and style. What can clients expect from O2’s interiors?

MW: The interiors of the homes at O2 are designed with purpose and function with open-concept floor plans, expansive windows with roller blinds, chic colour palettes and high-end finishes. There are chef-inspired kitchens features such as quartz countertops and stainless-steel appliances, and under-cabinet storage with high-end custom cabinetry by Vesta Cucine. There are dedicated office spaces and workspaces, and engineered flooring throughout kitchen, living and bedroom spaces. All homes with 2 bathrooms comes with a fully enclosed steam shower that includes an aromatherapy reservoir allowing essential oils to be incorporated into your everyday wellness routine in the primary ensuite.

BC: Given the locations you have acquired land at, will you continue with this direction?

MW: Absolutely. We will continue to set new benchmarks in delivering environment friendly projects across Vancouver and the Lower Mainland. ♦

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