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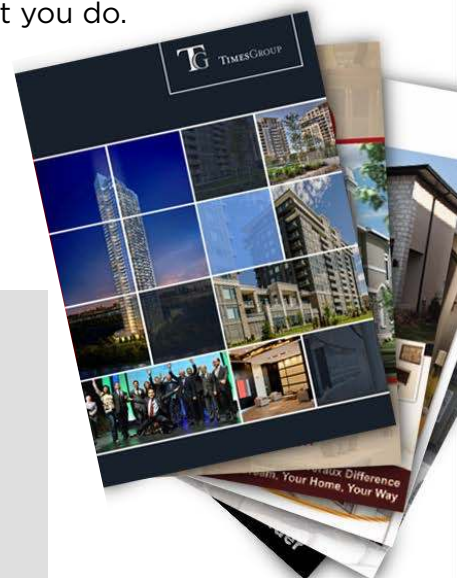


Build Canada Magazine is an online national publication that spotlights the Canadian construction industry.

In each issue, we interview top executives and profile successful and ambitious companies within the residential, commercial, industrial, and civil sectors.

From Vancouver to St. John's, and everywhere in between, Build Canada Magazine shines an engaging light on companies with big stories to tell.

Whether you are an already established leader in the industry or you are an emerging new organization, there is always more your stakeholders need to know about who you are and what you do.



IN THIS ISSUE



elcome to the latest
edition of Build Canada
Magazine.

View, Inc. the leader in smart building technologies, announced its Smart Windows will enclose Carlisle Square, a new large-scale residential development situated in the Downtown core of St. Catharines, Ontario. Built by Nickel Developments, Ltd, the 200,000-square-foot, 18-storey tower boasts 228 residential units, a grocery store, and other accompanying boutique shops, and will help to elevate St. Catharines' status as a leader in wellness and sustainability.

View Smart Windows use artificial intelligence to automatically adjust to control heat and eliminate glare, increasing access to natural light and reducing energy consumption from lighting and HVAC by as much as 20%. The windows will provide residents, patrons, and employees at Carlisle

Square with continuous views of Twelve Mile Creek, Lake Ontario, and the Welland Canal.

Continuing our Building with Excellence series we check in with Steel Creek Developers. The rural-based, family-owned development company, Steel Creek Developers, is not only renowned for specializing in building projects for community needs while providing sustainable investments, but they are also well respected for a number of related endeavours; including developing active adult living apartments, mixed-used buildings, and developing their new line of Blue Crescent Hotels throughout Saskatchewan and Manitoba.

Also, The Ottawa Public Library Board reviewed the designs for the \$192-million project, which is expected to officially open in 2025. The building's design already complied with the LEED Gold standard, states a release, adding funding from the federal government will allow for upgrades to the building's envelope and insulation. The joint Ottawa Public Library (OPL)–Library and Archives Canada (LAC) facility, which will soon take shape in downtown Ottawa, will include significant enhancements to achieve net-zero carbon, the federal government reports in a recent update on the project.

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

JASON ALEXANDER
MANAGING DIRECTOR



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The joint Ottawa Public Library (OPL)-Library and Archives Canada (LAC) facility, which will soon take shape in downtown Ottawa, will include significant enhancements to achieve net-zero carbon, the federal government reports in a recent update on the project.

EVENTS OF NOTE

2021-2022

THE BUILDINGS SHOW

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North America's leading exposition, networking and educational event for design, construction and property management industries returns face-to-face in 2021.

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MARCH 4TH-5TH, 2022

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STRABAG AND WEST END CONNECTORS IN POLE POSITION FOR \$3.5BN TORONTO RAIL PROJECTS

Austrian contractor Strabag and the Aecon-led West End Connectors consortium have been named “first negotiations proponents” to design, build and finance tunnels for two mass transit projects in Toronto by Infrastructure Ontario (IO) and transit operator Metrolinx.

The two schemes are the Scarborough Subway Extension and the Eglinton Crosstown West Extension projects, which are

expected to have a total combined value of about US\$3.5bn. Metrolinx and IO will now work with each team to finalise their request for proposals with the aim of reaching financial close in the spring and breaking ground some time next year.

IO commented on its website: “Of the shortlisted teams invited to submit bids, those chosen were the highest ranked after the proposals were evaluated. Criteria included design



and construction methodology, approach to managing the project and the collaborative behaviours of key individuals of the proponent teams.”

If all goes according to plan, Strabag will undertake the Scarborough Subway Extension project. This is a 7.8km extension of the Toronto Transit Commission’s Bloor–Danforth Line 2. As well as tunnelling, the scope includes the supply of a tunnel boring machine.

The Strabag team includes UK consulting engineer Arup and Toronto engineer Brian Isherwood & Associates. West End Connectors would build the Eglinton Crosstown West Extension, which will add 9.2km to Toronto’s Line 5 and connect Mount Dennis Station to Renforth Drive.

The team is made up of Canadian contractor Aecon (40%), Spain’s Dragados (40%) and Italy’s Ghella (20%).

DELIVERING A SYSTEM SOLUTION: CORTELLUCCI VAUGHAN HOSPITAL

A 40-acre greenfield site, plans for a 1.2 million square-foot hospital with fully integrated smart technology, and a worldwide pandemic. Every project we undertake has a vision and its own unique challenges and solutions, but Cortellucci Vaughan Hospital stands out as a unique testament to the power of collaboration and resilience.

The project, which broke ground in October 2016, is the first hospital to be built in Vaughan, Ontario and the first net new hospital in Ontario in more than 30 years. Mackenzie Health and Infrastructure Ontario selected Plenary Health and an expert team of partners to execute this high-tech, complex P3 project to support Mackenzie Health's two-hospital future. From design development, to topping off and commissioning, PCL and partners hit important milestones and achieved substantial completion on this anticipated project in August 2020, during the COVID-19 pandemic.

The client, Mackenzie Health, identified their Smart Vision for the hospital early on. "Smart devices, or smart technology and applications, are integrated into our everyday lives with smart phones for example, so we asked "How can we bring this technology into the hospital environment and give that kind of experience to our patients and also to our physicians and clinicians," says Felix Zhang, chief technology officer with Mackenzie Health.

To achieve that smart hospital vision required a high level of integration, converging the hospital IT network with the building systems. Together with PCL and teams with expertise in information, communication, and automation technology (ICAT), the client was able to design and develop the necessary converged network backbone that props up the completed smart hospital.

Today a smart build requires digital technology at all stages, and PCL has built a lot of capability around Autodesk's building information modeling (BIM) technology for collaboration on design documentation. The trade

partners can access the 3D BIM model, and then they can pull out and add pieces where required.

According to Mark Sayers, construction manager for Modern Niagara and another industry veteran who has worked on P3 hospitals with these partners in the past, this was the first major project incorporating 3D modeling early on. The construction team took the design-level 3D drawings from the architect and consulting engineers and added the construction level of detail. "That whole process, especially with it being done using the same software model, was unique. It's now becoming more standard in the industry, but definitely at the start of 2017, it was the first job I was involved with that did that," Sayers says.





VANCOUVER ARCHITECT, DEVELOPER PROPOSE WORLD'S LARGEST WOOD TOWER

A mass timber tower slated for West 8th Avenue and Pine Street in Vancouver will be the tallest wood building in the world once complete. Delta Land Development and Perkins+Will Architects, along with Urban One Builders, have unveiled the concept for the tower, known as 8th and Pine. The building is a mixed-use, hybrid Mass Timber podium and tower project designed to be up to 34 storeys tall.

If approved, Pineview would be taller than any other structures in the Burrard Slopes neighbourhood, where most buildings max out at around 15 storeys. The proposed tower is expected to be granted additional height due to its innovative wood construction, as well as the site's proximity to the Broadway SkyTrain extension.

The 18-storey Brock Commons student residence on UBC's Vancouver campus currently holds the title of the tallest wood building in the world.

The building was completed in 2017 and was built at a speed of two floors per week, using prefabricated façade panels, glulam columns and CLT floor slabs. GHL Consultants, Glotman Simpson, StructureCraft, RDH and Integral Group are consulting on the project.

Bruce Langereis, president of Delta Land Corporation, is working with architect Peter Busby from Perkins + Will to design a mass timber building that could revolutionize the way developers build. The tower would be mostly mass timber, likely with a concrete core. The building will use a fraction of the carbon needed to build something similar in steel. According to Langereis, it is worth the risk because time is running out on the environment.

"We're way out there. There's already wood buildings, but we're trying to do a zero-emissions healthy building and a building that generates as much of its own energy [as possible]," he said.

UBC is already home to the world's tallest wood building: Brock Commons Residence, an 18-floor hybrid building that houses hundreds of students on the Point Grey campus. It has two concrete main pillars surrounded entirely by what's known in the industry as "CLT" or cross-laminated timber.

Busby says technology right now will let them reach 35 or 40 storeys, but that lab tests suggest the sky is the limit with this technology.

Architect Michael Green has become one of the leading designers to make use of wood. He says fire risk using mass timber construction is much lower than a typical wood construction using dimensional lumber like two-by-fours. "The big game changer is, for us to live in cities as we do, we need to work with materials that are big materials, gluing together these huge panels that we call mass-timber panels that let us build these huge heights that we're now talking about," he added.





PRODUCT



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Danner, a leading provider of premium, branded work and outdoor recreational footwear, is rolling out the new Caliper work boot. Priced at \$140/\$150 with aluminum toe the The Caliper is designed for job site comfort and safety. The full-grain leather upper is strong and durable, but soft enough to wear right out of the box. The boot is constructed with four layers of cushioning underfoot to give you maximum comfort from clock-in to clock-out.

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Broadway Subway Project: All On Board

Vancouver's \$2.83 billion Broadway Subway Project has now started construction, extending the existing SkyTrain Millennium Line 5.7 kilometers (3.5 miles) and adding six stations.

Vancouver's Broadway Corridor is an important economic, healthcare, and residential centre, and the busiest bus route in Canada and the U.S.A – with more than 100,000 transit trips each day. Over the next 30 years, Metro Vancouver will welcome 1 million new residents and 600,000 new jobs. As the region grows, so do its transportation needs. The new rapid transit service, continuing from the VCC–Clark Station, will run for 700 meters (766 yards) on elevated track before traveling 5 kilometers (3.1 miles) underground to the new Arbutus Station (see map above). From the Arbutus Station, riders can connect with the 99 B-Line bus service to the University of British Columbia; from the new Broadway–City Hall Station, riders can connect with the SkyTrain Canada Line. British Columbia Rapid Transit, on behalf of TransLink, will operate and maintain the line, which is scheduled to open in 2025 and provide end-to-end service in 11 minutes. Additionally, the Broadway Subway Constructors General Partnership (BSCGP) has selected Thales to provide its SelTrac™ Communications-Based Train Control (CBTC) signaling technology. Vancouver's Expo, Millennium and Canada lines are already equipped with SelTrac™.





The 5.7-kilometer (3.5-mile) Broadway Subway Project will extend from the SkyTrain Millennium Line's existing VCC-Clark Station to a new station at Broadway and Arbutus.



**Metro Vanc
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one million
and over 50
SkyTrain to
crucial for o
people, busi
organization
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our econom
and wellbei**

The exterior of Arbutus Station is shown in an artist rendering from the Broadway Subway Project Corporation.

Vancouver will
have more than
10,000 jobs.
UBC will be
connecting
businesses, and
trans across the
region contribute to
economic prosperity
and well-being.

CONNECTING THE REGION

Nearly 80,000 staff, faculty, students and residents are at UBC's Vancouver campus every day: this daytime population is larger than most BC municipalities. Thousands more people visit the campus each year to attend UBC's cultural, recreational and academic facilities as well as enjoy its breathtaking natural surroundings and access the UBC hospital. According to a recent survey, 45 per cent of Metro Vancouverites visited UBC's Vancouver campus in the past six months. The vast majority of respondents who travelled to campus were not attending classes (just 13% said this was the reason), but rather taking advantage of the nearby parks, beaches (19%), museums or cultural amenities (17%). Others were attending a lecture or speech (16%), visiting a health practitioner (13%) or seeing a performance (12%).

UBC already has more jobs and people than anywhere else in the region, except downtown Vancouver and Central Broadway. These numbers will increase as the university grows and nearly 25,000 more people move to the campus in the next two decades. Connecting the university and campus residents with employment centres, health precincts, research centres, innovation and technology hubs, and community partners will enable UBC to continue to grow into one of the most vibrant and desirable districts in the city. In the coming decades, Metro Vancouver will grow by more than one million people and over 500,000 jobs. SkyTrain to UBC will be crucial for connecting people, businesses, and organizations across the region that contribute to our economic prosperity and wellbeing.

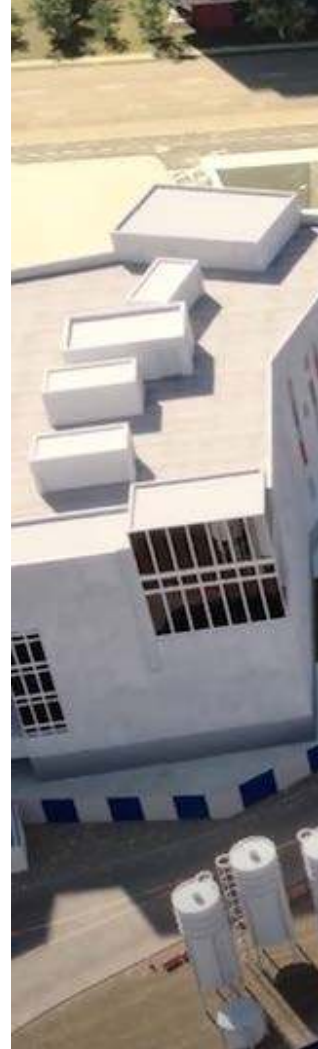


CONNECTIVITY WILL BE MORE SUSTAINABLE

Rapid transit is a key ingredient for UBC to achieve its target of having at least two thirds of trips to and from campus be made by walking, cycling or transit by 2040. It is estimated that the Broadway Subway extension to Arbutus and the further extension to UBC combined will:

- boost regional transit ridership by more than 54,000 new transit trips/day;*
- remove 2,000 peak hour auto trips from the road network;*
- reduce greenhouse gas emissions and air contaminants;*
- contribute to a > 2.3 billion reduction in auto Vehicles Kilometers Travelled over a 30-year lifecycle;*
- reduce lifecycle GHG emissions by 335 kilotonnes; and help achieve local, provincial and federal climate change targets.*

“The Government of Canada is making historic investments in infrastructure projects that create jobs in the short term, create growth in the long term and tackle climate change,” said the Honourable Catherine McKenna, federal Minister of Infrastructure and Communities. “The Broadway Subway Project will introduce a new transportation option along one of Vancouver’s busiest corridors, helping reduce traffic congestion and air pollution, while keeping pace with the city’s growing ridership. Canada’s infrastructure plan invests in thousands of projects, creates jobs across the country and builds cleaner, more inclusive communities.” Rob Fleming, B.C.’s Minister of Transportation and Infrastructure, said, “When completed, the Broadway Subway will transform how people get around in Vancouver. It will mean faster travel to work and school, better access to local business and fewer cars on the road. I’m pleased to see site preparations get underway on this critical project - a key infrastructure investment as we work to restore the economy and invest in a low-carbon future through BC’s Restart Plan.”





Artistic rendering of the Broadway Subway's tunnel boring staging area at the intersection of Great Northern Way and Thornton Street, where Great Northern Way-Emily Carr Station will be located. (Government of BC)



Artistic rendering of the Broadway Subway's elevated guideway in the False Creek Flats. (Government of BC)





View, Inc., the leader in smart building technologies, announced its Smart Windows will enclose Carlisle Square, a new large-scale residential development situated in the Downtown core of St. Catharines, Ontario. Built by Nickel Developments, Ltd, the 200,000-square-foot, 18-storey tower boasts 228 residential units, a grocery store, and other accompanying boutique shops, and will help to elevate St. Catharines' status as a leader in wellness and sustainability.

"With Carlisle Square, we wanted to encompass the vibrancy that people recognize when they think about the Niagara region," said Nick Atalick, President of Nickel Developments. "Being in the heart of Niagara, surrounded by green landscape, it doesn't make sense to cover the scenery with blinds when there is a superior technology that lets us harness those views to improve the health of our residents, while conserving energy. We are thrilled to have discovered View."

View Smart Windows use artificial intelligence to automatically adjust to control heat and eliminate glare, increasing access to natural light and reducing energy consumption from lighting and HVAC by as much as 20%. The windows will provide residents, patrons, and employees at Carlisle Square with continuous views of Twelve Mile Creek, Lake Ontario, and the Welland Canal.

Multiple studies have shown that access to daylight dramatically improves cognitive function and that clear, unobstructed views of green landscape can have a healing effect and positive impact on health and well-being. A recent study found that residents living in buildings with View Smart Windows slept 16 minutes more and experienced 11% less anxiety and 9% less stress compared to those in homes with traditional windows and blinds. These findings were particularly important to Nickel Developments, which built Carlisle Square with both retirees and working professionals in mind.

"View is working toward a future where all buildings are healthy buildings," said Guthrie Cox, View Inc.'s President, Canada. "We're thrilled to work with Nickel Developments to bring the benefits of View Smart Windows to residents of Carlisle Square."

Residents of Carlisle Square will be able to customize the behavior of their View Smart Windows based on personal preferences through an easy-to-use mobile app. The app allows residents to customize tinting schedules for each room in their home and to tint specific windows on-demand.

Carlisle Square offers affordable downtown units and quick access to public transit.



Blue Crescent
HOTELS





STEEL CREEK DEVELOPERS BUILT TO LAST

Since 2015, Steel Creek Developers has stood as a model of success in the construction world through its commitment to client relationships and project efficiency.

There aren't too many things you can build that Steel Creek Developers doesn't have experience doing. The rural-based, family-owned development company, Steel Creek Developers, is not only renowned for specializing in building projects for community needs while providing sustainable investments, but they are also well respected for a number of related endeavours; including developing active adult living apartments, mixed-used buildings, and developing their new line of Blue Crescent Hotels throughout Saskatchewan and Manitoba.

According to VP Sales & Marketing Trevor Rempel, the company's proficiencies with service excellence, efficiency, and client value are interconnected – and are the backbone of Steel Creek Developer's operations that lay the very foundation of how they define excellence on their projects. "All of our core values are related, and we want to constantly drive ourselves to focus on the little details. People deal at the macro-level all the time, but if you address the little details, you avoid major problems on the project management side which can cause timely delays, increased costs that won't match anyone's expectations," Rempel states. "As an example, in our seniors' buildings we removed the need to bend down low by raising the electrical outlets to waist level. This will avoid potential fall hazards. Also, by including both a bathtub and walk-in shower for our aging-in-place guests, we help with their mobility so they can stay in their apartment longer as they age. By focusing on the details, we ensure that we're maximizing guest and client value, while bringing tremendous growth and opportunities to prairies' rural communities."

In an industry where choices are often limited and customers are forced to choose between products that may not be the best fit for their lifestyle, Rempel believes that one of the key factors that make Steel Creek Developers stand out from the crowd is their dedication and commitment to all their existing properties. "We don't just want to design standard hotel rooms when we started Blue Crescent Hotels, we wanted to think about specifically about who are the guest segments that will be using this rural hotel, and how can we design a building that best fits their needs. A lot of our guests are not just families, they are tradespeople, or work colleagues. We have created a unique room design that separates the room into two separate spaces with the bathroom in the middle. This allows guests to share a room and still have privacy."

A FAMILY COMPANY

The Steel Creek Developers story began in 2015 when founder, Ken Rempel saw a gap in the marketplace and had the vision and entrepreneurial spirit to develop and build projects focused in growing rural communities. Equipped with the expertise and acumen from his early development background, and in partnership with his three sons: Trevor, Tim and Andrew, who carry the tradition and commitment that reflects, above all, the experience and values of the Rempel family, the company was born. "I always wanted to start a business with my family. My brothers and I farmed together throughout our university years, so we knew we could all work well together," says Trevor. "At family events my Dad would say from time to time, 'If I was 20 years younger, I would start my own company'. Even though my brothers and I had our own careers and had different skillsets, we knew there was a great opportunity to combine those skillsets. Dad's focus is with business development, my brother Andrew handles the internal marketing for our brands and is leaning into the hotel operations side of the business, Tim is an engineer who prepares our mechanical or digital drawings and construction oversight, while my duties are managing the business side of things and meeting with the clients and managing those relationships."

With the culture at Steel Creek Developers committed to collaboration, personalization, and a dedication to customer service, it allows for all those separate aspects to work together as a team to fulfilling the company's vision, and everyone on board works hard to meet that commitment. "One thing that our clients have noticed fairly quickly throughout the project is how hard working we are and how hands-on we are with our projects," says Rempel. "Our family grew up on a farm and we worked hard all our lives, our parents instilled a very strong work ethic in all of us. Instead of hiring a company to come in and assemble all the furniture for the hotels we all pitch in to help. Mom and Dad, our kids will come out and help unbox, assemble furniture, and set things up. Generally, we will work 18- or 19-hour days behind the scenes for the clients. They appreciate the level of work and effort we put in ourselves."







PROJECT COMMITTED

With so much project diversity, Steel Creek Developers has had great opportunities to get involved with some interesting projects. 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. “The reason we started Blue Crescent Hotels was because a lot of the larger hotel brands don’t want to brand a hotel that’s small or in a rural setting. We recognized the value to our clients, and created an opportunity to deliver urban-style hotels in growing rural areas of the prairies,” Rempel says. “We are currently in the design and construction phase of a new 75 room hotel in Niverville, Manitoba because they have seen a very high rate of growth and development in their community, and they don’t have any hotel accommodations to help further drive the development in the area. The town of Niverville is growing with a Community Resource and Recreation Centre a few blocks away. The addition of a new hotel will only strengthen the area. The hotel will include our differentiated standard split room design, family bunkbed rooms, kitchenette suites, and a waterpark that will feature two large waterslides, a pool, and hot tubs.”

“We are also just finishing up on a 30-room hotel in Carman, Manitoba. Hotel amenities include single, double, accessible suites, a conference room, an exercise facility, with sports equipment storage rooms, a pool and waterslide,” he adds. The hotel is close to a high school, and a short drive to arenas and local golf course. We have also announced two projects, a 30 room hotel in Austin, Manitoba, and another 30 room hotel in Stonewall, Manitoba.”



Proud to have been the General Contractor of Carman's New Blue Crescent Hotel

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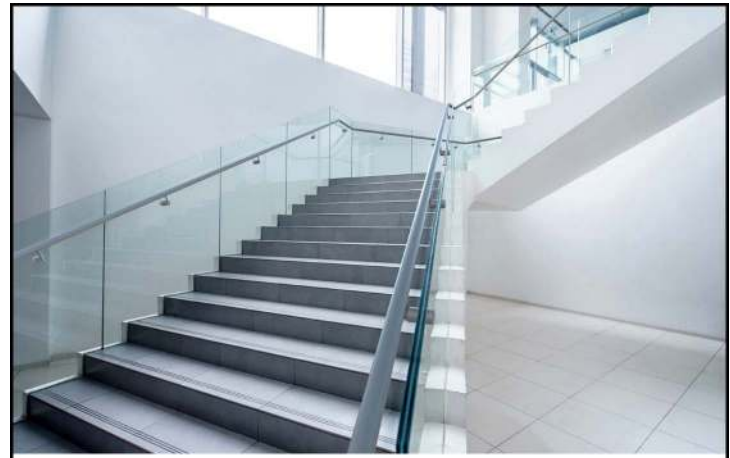
MOVING FORWARD

Steel Creek Developers continues to be committed to honing their expertise and continues to strive for excellence in the industry. This reputation was hard earned and is still very much the focus of the Rempel family and their team.

"We're going to walk before we run, but the highway is wide open, and there is a lot of demand and drivers for us as we engage in several developments that will further build both the Steel Creek and Blue Crescent brands," he says. "When we first started Steel Creek Developers we figured the core of our business would be seniors housing, while hotels and assisted living facilities would be ancillary. It's exciting to see the company expand to other markets as we continue to develop community projects that help drive and support the local economy."

"We receive a lot of calls to build assisted living facilities in these rural communities and we will continue to explore those opportunities and expand our expertise here in Canada and possibly in rural states across the border. On the hotel side, we have a large client that would like to differentiate their portfolio and want to work with us to develop multiple projects. They like the fact that we build in both the residential and hospitality sectors and understand our rural business philosophy. It's going to be interesting to see where we can take the Blue Crescent Hotel brand while we continue to pursue new projects and developments that are aligned with our key beliefs."





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Super Library: Construction set to begin on Ottawa library and archives project

The joint Ottawa Public Library (OPL)–Library and Archives Canada (LAC) facility, which will soon take shape in downtown Ottawa, will include significant enhancements to achieve net-zero carbon, the federal government reports in a recent update on the project.

The Ottawa Public Library Board reviewed the designs for the \$192-million project, which is expected to officially open in 2025. The building's design already complied with the LEED Gold standard, states a release, adding funding from the federal government will allow for upgrades to the building's envelope and insulation; triple-glazed windows; solar panels on the rooftop and embedded in the facade; additional sustainable materials; and an indoor green wall.

The Ottawa Public Library Board received a look at the design for the new Ottawa Public Library main branch and Library and Archives Canada. (Photo courtesy: Diamond Schmitt Architects)

"During the most comprehensive and extensive public engagement process we have taken to date, we heard loud and clear from our partners in the Indigenous community, our Ottawa Public Library customers, the broader community, and stakeholders at all levels that sustainability is key, and the joint facility should set the bar for other public libraries and institutions as well as for the broader development of LeBreton Flats," said Matthew Luloff, chair of the Ottawa Public Library Board, in a statement.

"Thanks to our unique partnership with Library and Archives Canada, we will meet that high standard and build a world-class facility that will be a model for sustainability, and a testament to the power of collaboration between two public institutions. This is something all of us can be very proud of."

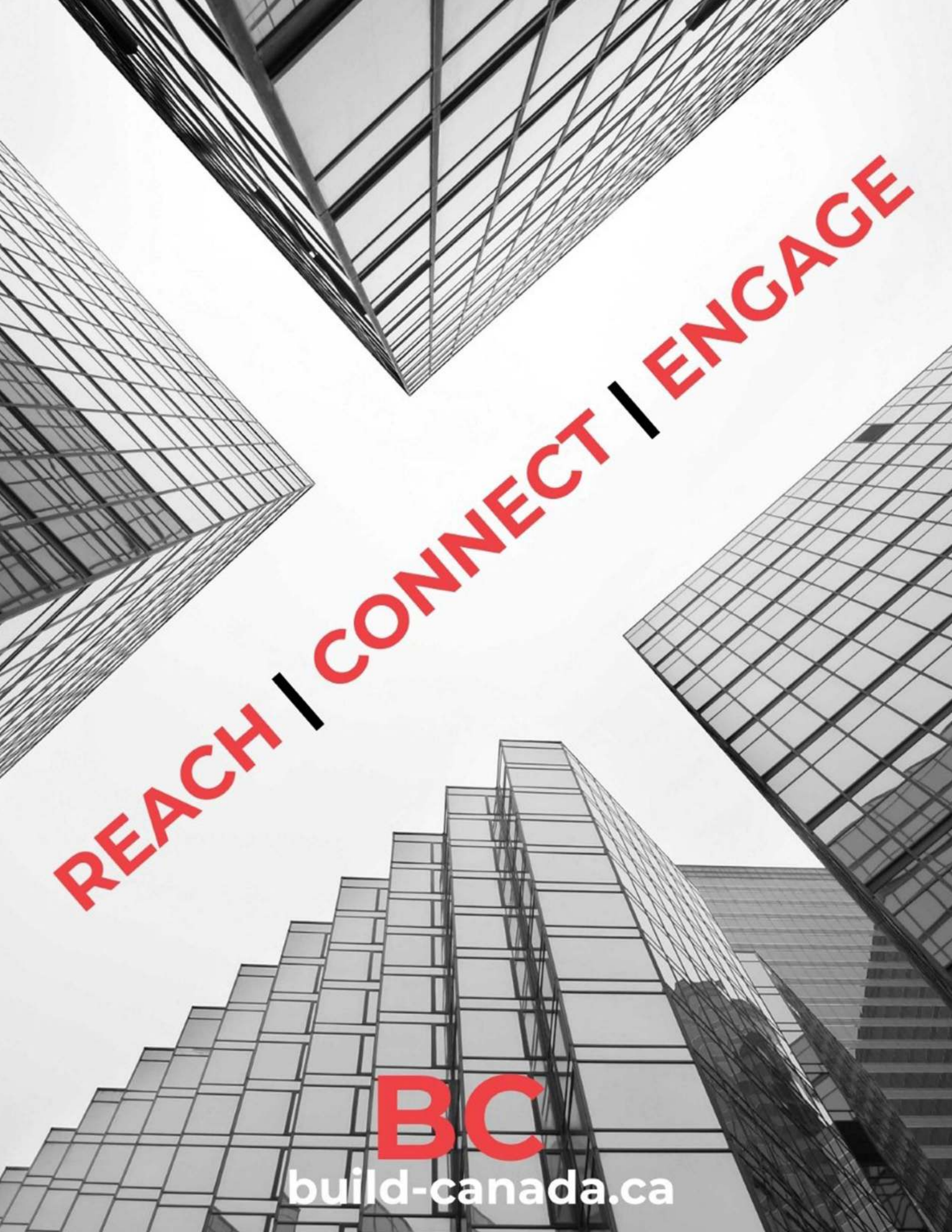


Mayor Jim Watson, Coun. Tim Tierney, chair of the Ottawa Public Library Board, Steven Guilbeault, Minister of Canadian Heritage, Catherine McKenna, Minister of Infrastructure and Communities and MP for Ottawa Centre, with a model of the proposed architectural design for the Ottawa Public Library — Library and Archives Canada Joint Facility. Photo by Errol McGihon /Postmedia





The Ottawa Public Library Board received a look at the design for the new Ottawa Public Library main branch and Library and Archives Canada. (Photo courtesy: Diamond Schmitt Architects)



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