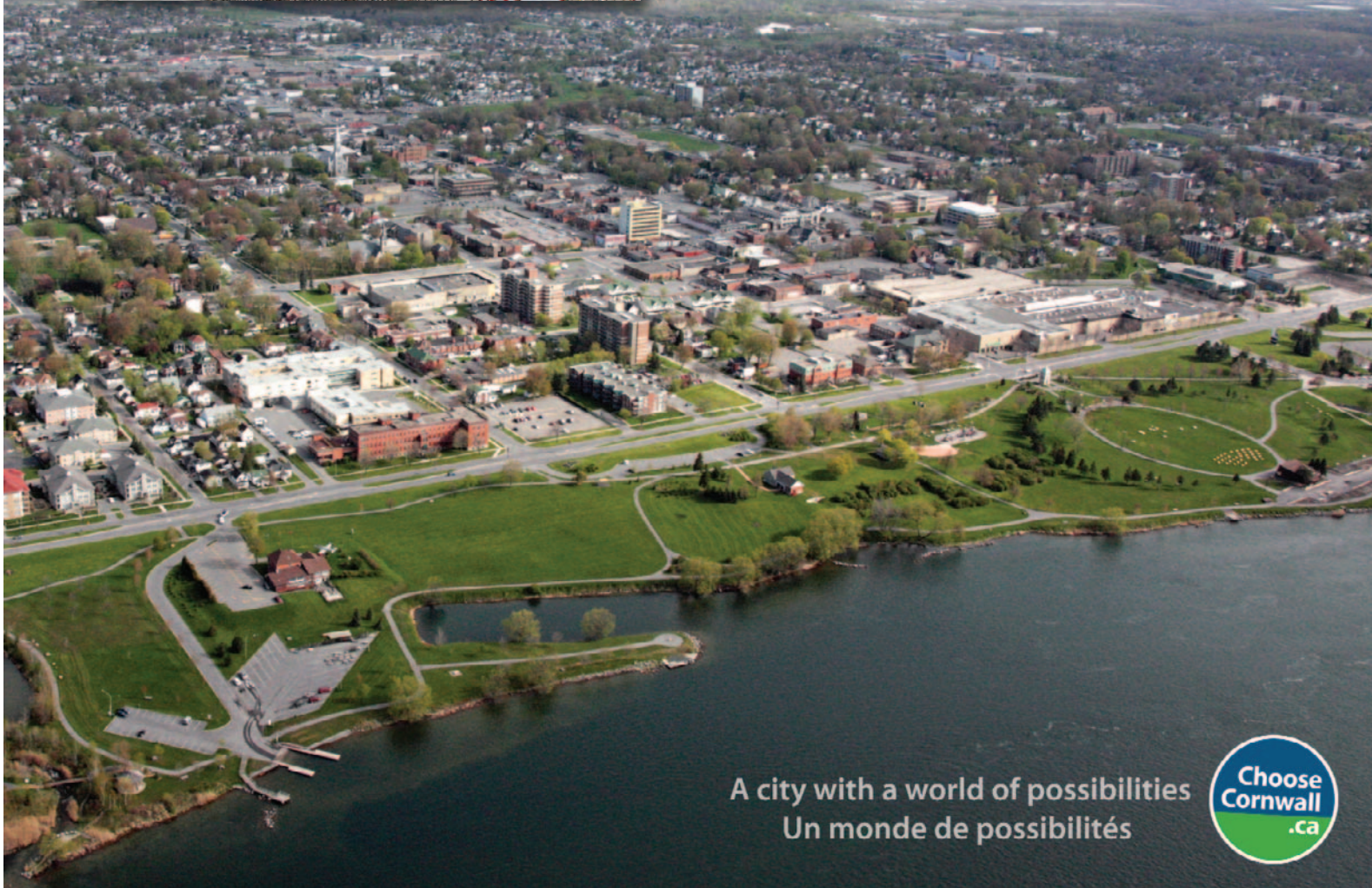


Cornwall construction activity continues at record pace

Private and public sector projects bring building permits to record levels



A city with a world of possibilities
Un monde de possibilités



Benson Centre receives awards for design and green building excellence



STAFF WRITER – The Ontario Construction Report Special Feature

A U.S. company has recognized Cornwall's \$32 million Benson Centre for design and environmental excellence, following a competition that attracted 115 entries.

American Buildings Company also selected the project as Green Building of the Year and granted the project runner-up honours in the competition's overall Building of the Year category.

The centre, which includes three NHL-sized rinks, a field house with a walking track, and a tennis court, received financing through a joint effort between the City of Cornwall, provincial and federal funding and a significant community fundraising initiative.

Chris Markell of Bourgon Construction Ltd. nominated the project, designed by Barry • Bryan Associates Limited, architects and engineers. Bourgon worked with general contractor Pomerleau.

"Having worked on the project I know first-hand

how much thought went into the design and construction of the Benson Centre," said Markell. "Cornwall is very fortunate to have such an excellent facility to meet the needs of both residents and visitors."

American Buildings Company's annual Excellence in Design competition celebrates the ingenuity and creativity of builders and roofers. "Our thanks go out to Mr. Markell for nominating the Benson Centre," said Mayor Bob Kilger. "This award not only recognizes the hard work of dozens of professionals who worked on designing and building the facility, but it also showcases Cornwall to the world."

The Benson Centre's design and construction involved a multi-year project overseen by a group of senior city administrators: Stephen Alexander, Richard Bourdeau and Christine Lefebvre. "At the time, this was the largest building project ever undertaken by the City of Cornwall," says Alexander. "Community input was essential to designing a building that has been immedi-

ately embraced by everyone – it has become a popular gathering spot for many citizens."

Judges from American Buildings Company reviewed more than 115 entries this year in the categories of Agricultural, Church/Religious Centre, Commercial, Government/Institutional, Green Building, Manufacturing/Industrial, Office, Recreation, Retail, Retrofit Roofing, Roofing, Self Storage, Transportation and Warehouse/Distribution. Then judges considered nominees for Building of the Year and Roof of the Year.

"We appreciate the hard work and dedication of our network of builders and roofers," said Ron Kuenkler, president of American Buildings Company. "We are honoured to work with such a talented group and were impressed with the many deserving projects that were entered in this year's Excellence in Design competition."

The Benson Centre is in the process of being certified as a LEED building.

Private and public sector projects bring building permits to record levels

STAFF WRITER – The Ontario Construction Report Special Feature

The level of development activity in the City of Cornwall remains very high and shows little sign of slowing down. Private sector investments in logistics, commercial retail and residential projects have been joined by significant public sector projects, pushing the value of municipal building permits to record levels.

The city issued 476 building permits in the first nine months of 2012, with a value of more than \$65 million in construction costs. Forecasts suggest 2012 building permits could reach as high as \$100 million, which follows more than \$150 million in permits issued in 2011. The average value of building activity is typically \$56 million per year.

“Our office continues to be busy as activity remains strong across industrial, commercial and residential sectors,” says chief building official Chris Rogers. “We continue to assist developers and contractors with projects ranging in size from small residential renovations to large industrial projects.”

Several large projects have boosted development activity in Cornwall over the past few years.

The city recently completed construction of the Benson Centre, a \$32 million multi-sports facility, and St. Lawrence College has also completed a \$14 million renovation of its Cornwall campus. Across town, the Cornwall Community Hospital is concluding work on a \$120 million redevelopment, while the Federal Bridge Corporation is halfway through a five year, \$79 million project to replace the Seaway International Bridge.

This year, work began on a \$55 million expansion of the Cornwall Wastewater Treatment Plant – the largest construction project ever undertaken by the City of Cornwall. The project will upgrade the treatment process to include secondary treatment and will increase the plant’s overall capacity.

“This project will give Cornwall a state-of-the-art facility with increased capacity to accommodate future growth and development,” says Norm Levac, general manager of municipal works. “City engineering and environmental services staff are working very closely with the contractor to ensure this technologically demanding project is successful.”

A key growth area of the Cornwall economy has been the logistics sector. In 2009 Shoppers Drug Mart built a 600,000 sq.ft. distribution centre beside the 1.4 million sq. ft. distribution centre for Walmart Canada in the Cornwall Business Park. Work is now wrapping up on the construction of a brand new 1.3 million sq.ft. distribution centre on 169 acres for Target. The retailer is expected to take possession of the building from builder Broccolini before the New Year.

One notable project has been a major facelift of the NAV CENTRE Conference Centre overlooking the St. Lawrence River. In addition to several key interior design upgrades, NAV CENTRE has also completely overhauled its fitness centre, restaurant and opened a new spa facility.



Cornwall Wastewater Treatment Plant



Broccolini's Christie Stewart and Cornwall's Mark Boileau outside of the new Target distribution centre

The building permits also reflect approximately 100 new residential dwellings and a sizable amount of commercial development including an expansion of the commercial plaza at Brookdale and Tollgate to accommodate three new retailers. Brookdale Ave. and downtown Cornwall have also seen a busy construction season with redevelopment of local restaurants, offices and commercial enterprises.

“We are confident building activity will continue throughout the remainder of 2012 and into 2013,” said Mark Boileau, manager of economic development. “There are a number of projects about to break ground, such as the Kings Landing residential development on Montreal Road, which will add to these figures.”

Target Distribution Centre

Broccolini Construction Inc. has completed the construction of a 1.3 million square foot distribution centre for Target in Cornwall. The state-of-the-art building is situated on 169 acres in the Cornwall Business Park. Eleven Points Logistics will operate the building for Target and has begun to recruit for new positions as the building becomes operational in early 2013.



Riverdale Terrace celebrates completion with open house

An Oct. 21 open house wrapped up the development phase of one of the most unique residential projects in Cornwall's history.

A lodge-style retirement residence overlooking the St. Lawrence River on the banks of the Cornwall Canal, the architectural elements of Riverdale Terrace feature a mix of wood beam and stone on the exterior, and interior luxury finishes.

The project was constructed by Tri-Star Living Inc., a company with a 25-year history of custom-home building, commercial development and retirement

homes throughout Eastern Ontario. "There is nothing like this in Cornwall," says Tri-Star owner JC Godard. "We paid special attention to every detail, adding design flourishes where you would not necessarily expect them."

Riverdale Terrace offers 95 units ranging from studio to one-bedroom apartments with each featuring either a balcony or terrace and common rooms overlooking the St. Lawrence River on each floor. The building boasts a large dining room on the main floor and a large rock pond with waterfall in the courtyard.

The recreation floor features a movie theatre, bowling alley, indoor mini-putt course, pool room and fitness room. Residents have access to housekeeping services, on-site banking and postal services, a chapel, and a hair and nail salon.

Godard also plans to bring in live music every month. "Our commitment was to create a home atmosphere people will want to share with their family and friends," he says. "It is our hope that our staff will become our tenants' extended family."

North Channel Bridge

A four-phase effort, the \$80 million North Channel Bridge project is expected to be completed in 2016 and will replace an older structure connecting Cornwall and Cornwall Island. Bob Peters, the city's senior development officer, reports the North Channel span will require 3,475 cu. m. of concrete poured over 440 tonnes of reinforcing steel bar, and will use 1,600 tonnes of structural steel. "The bridge also must cross the Cornwall Canal, and that construction has required the use of 830 cu. m. of concrete and 100 tonnes of reinforcing steel bar."

The bridge deck incorporates new concrete and reinforcing technology developed in partnership with the National Research Council (NRC) and the design team. The next major step will take place in March when the formworks will be prepared for casting the bridge deck.



Cotton Mill Lofts

RMP Construction Ltd. is beginning construction of the next phase of the Cotton Mill Lofts residential development project. Plans call for an additional 141 residential units in three different buildings overlooking the St. Lawrence River. Earlier this year a \$12 million 54-unit condo building was completed with the help of City of Cornwall's CIP programs.

There are a number of condo options, including one and two-bedroom plans as well as penthouse suites overlooking the river. Prices will range from roughly \$160,000 to \$470,000.

Development Opportunity

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The City of Cornwall is inviting offers on a 2.25 acre downtown site with 184 feet of frontage overlooking the St. Lawrence River. Site can accommodate a variety of uses. Incentive programs may apply.

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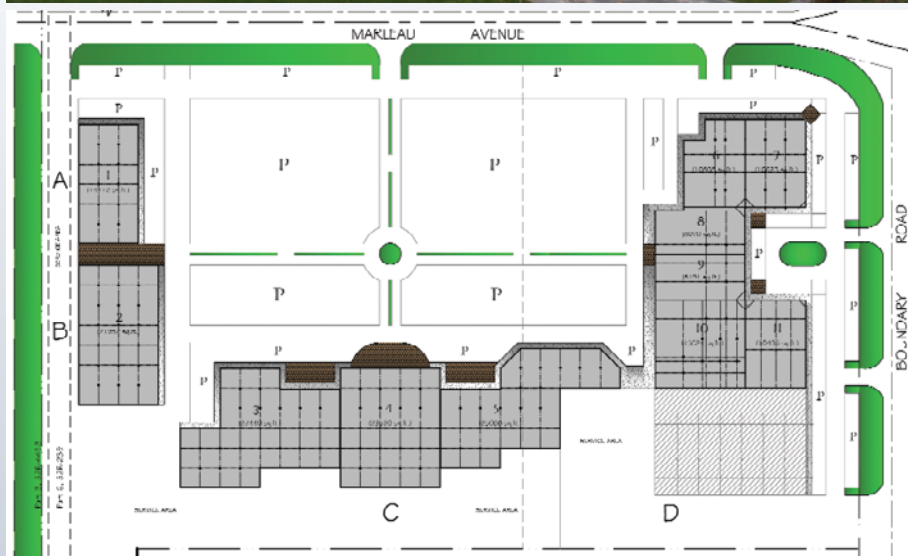


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New commercial plaza proposed for Cornwall Business Park



STAFF WRITER – The Ontario Construction Report Special Feature

A new commercial plaza is being proposed for the Cornwall Business Park. The project is being spearheaded by BTB Real Estate Investment Trust, which currently owns more than one million sq. ft. of warehousing/manufacturing space in Cornwall.

The project would entail the development of a 15-acre parcel of land strategically located at the intersection of Marleau and Boundary Road. The property is only one km south of the Boundary Road Highway 401 interchange, and is near the Walmart, Shoppers Drug Mart and Target distribution centres.

The proposed development calls for a significant redevelopment of an existing 106,000 sq. ft. building, and the construction of five new buildings which would add another 110,000 sq. ft. to the building.

“The site would be ideal for service industrial or wholesale operations,” said Terry Landon of Re/Max Cornwall. “Units would range in size from 8,000 to 27,000 sq. ft., making it a very versatile property to market.”

The existing building currently houses the regional distribution centre for Canada Post, which will remain there.

BTB REIT is an unincorporated open-ended Real Estate Investment Trust (REIT) which began its real estate operations in 2006. To date, it has acquired over 50 income-producing office, industrial, and retail properties. The majority of its properties are located in Quebec, although it also maintains an Ontario real estate portfolio in Cornwall and Ottawa.

BTB owns several strategically-located properties in the Cornwall Business Park, which has seen a significant amount of development activity over the past five years. Shoppers Drug Mart and most recently Target have built large regional distribution centres in the park. This activity has created other positive spin-offs, and the provincial government is currently completing a redevelopment of the Highway 401 interchange at Boundary Road.

Landon says he believes the timing could not be better for BTB’s proposed development.

“We have just begun to talk to the City about the necessary steps regarding re-zoning and site plan approval,” he said. “Initial reaction has been positive and we are looking forward to moving ahead with this project.”

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Cornwall's Seaway Centre to get major facelift



STAFF WRITER – The Ontario Construction Report Special Feature

One of Cornwall's busiest intersections is about to get a facelift with a major redevelopment of the Seaway Centre commercial plaza at the intersection of Brookdale and Vincent Massey.

The Seaway Centre is a 12.6 acre site that is home to three commercial buildings totalling more than 155,000 sq. ft. Major tenants include Metro, Value Village, Dollarama and Pet Valu. The property has more than 750 parking spaces.

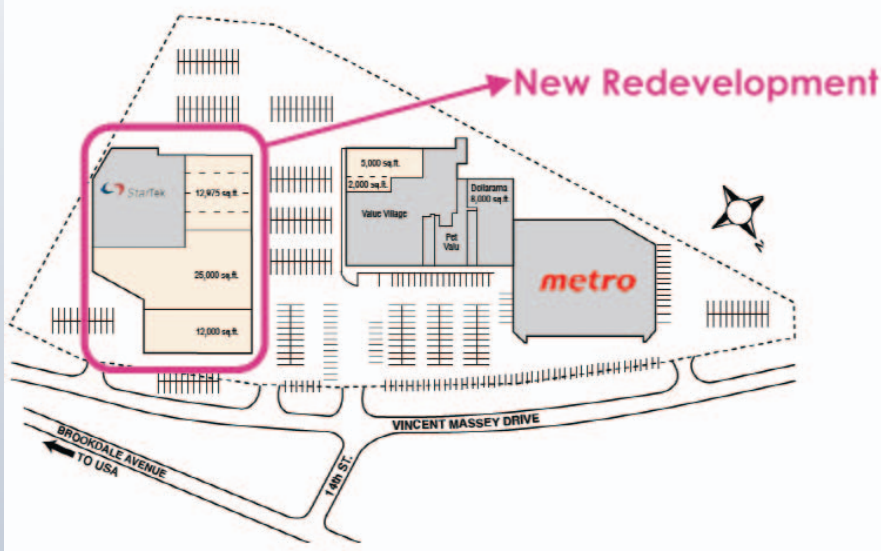
The proposed development calls for a significant reworking of the existing 75,000 sq. ft. building on the eastern portion of the property which currently houses the StarTek call centre. A new facade would be built, allowing for the creation of new retail units ranging in size from 2,500 to 25,000 sq. ft. The StarTek offices would remain in the rear portion of the building, which was formerly home to a department store.

"We are excited about this project as it will create the optimal use of this well-established and popular shopping destination" said Edward Goldberg of Diamond Trust Seaway Inc., the property's owners. "We work closely with our tenants to give them the best opportunity for success and this investment will benefit the entire area."

Goldberg is already in talks with potential tenants who are excited at a chance to get frontage on the very busy Brookdale Avenue.

Brookdale connects Highway 401 to the Seaway International Bridge. It is Cornwall's busiest commercial street, and retail locations are hard to come by and much sought after. The Seaway International Bridge is currently being rebuilt and the new bridge is scheduled to open in late 2013.

Goldberg expects to begin construction in the next several weeks. "We have confidence in Cornwall's economy over the next several years," he said. "New employers are setting up in the city, attracting new residents. Cornwall also offers some very attractive and affordable residential options, and baby boomers are choosing the city as a place to retire. This all bodes well for commercial properties such as the Seaway Centre."



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Cornwall becoming a model for downtown revitalization with Community Improvement Plan (CIP) support

STAFF WRITER

— The Ontario Construction Report Special Feature

The revitalization of Cornwall's urban core is in full swing and the signs of renewal are hard to miss.

In the heart of the city, the restoration and upgrading of several buildings is complete. Business owners and landlords are reinvesting in their properties, giving these properties a fresh new look in the process. Joining them are a growing number of entrepreneurs buying their own properties or renting a space and turning it into something new.

Michael Galvin and Jeff Allaire are two such entrepreneurs. They recently relocated their computer retail business, Computer Sense, to a newly-renovated building they purchased in the Le Village business district.

With new residential development occurring in the east end of the city, including new lofts planned for the Cotton Mills district next door, Galvin believes they are right in the middle of Cornwall's next big development area. The lure of owning property was also a big factor in the decision to relocate. "We were at a point where it made more sense to pay ourselves rather than pay someone else (for rent)," he says.

A few short blocks away, Shawn Maloney also reinvested in his business - a Ford dealership that has been a Cornwall landmark for more than 50 years.

"Reinvesting where our customers live and work makes good business sense," says Shawn Maloney, dealer principal at Miller Hughes Ford Lincoln.

Both Galvin and Maloney received assistance through the City of Cornwall's Heart of the City Community Improvement Plan (CIP).

The CIP is designed to assist property owners by offering financial incentives such as tax increment grants and interest-free building restoration loans for property improvements. Community improvement plans are a key tool in stimulating downtown revitalization efforts, and many municipalities have established similar programs, but few have been as successful as Cornwall's.

Since 2006 more than 150 projects in Cornwall have been approved through the Heart of the City CIP. All told, approximately \$3.1 million in CIP assistance has been approved, generating an estimated \$13 million in private sector investment in Cornwall's urban core.

The city has a separate CIP program focused on the redevelopment of brownfields. The Brownfield CIP helps fund the rehabilitation of contaminated lands and has re-



Shawn Maloney outside of Miller Hughes Ford Lincoln

sulted in several acres of clean land now available for development. Since 2005, 24 projects have been funded, leveraging investments of more than \$34 million.

The assistance offered by the city through its CIP programs is generated through a special reserve fund dedicated to downtown revitalization efforts, which avoids a direct impact on the property tax base.

Beyond the hard numbers, there are other measurements of success - new businesses and jobs being created and supported, more traffic and activity in the downtown and Le Village areas and a more appealing and inviting atmosphere for workers, residents and visitors to enjoy.

"The program is working. It's bringing people to the downtown and Le Village areas who weren't there before," said Dana McLean, planning programs administrator.

McLean said the CIP is creating spin-off effects throughout the two historic commercial areas. Often, she receives calls from business owners after a neighbouring property has tapped into the CIP to help complete some upgrades.

"The health of a community's urban core is often looked at as an indicator of a community's overall health and we're in a pretty healthy state," said Mayor Bob Kilger. "The city will continue to support the revitalization of our commercial areas wherever possible. Not only does it generate new jobs and activity, but it also helps to build a sense of pride among our residents. As we have seen over the last several years, it's an investment that pays huge dividends."

Downtown revitalization projects underway

Major residential and commercial development in the historic Cotton Mill district, including 155 new condos overlooking the St. Lawrence River

Remediation of key brownfield sites, including a 22-acre site at Brookdale and Ninth, a former OLCO gas station near St. Lawrence College, and ongoing work at the 95-acre former Domtar site

Redevelopment of two downtown car dealerships, Cornwall Volkswagen and Miller Hughes Ford Lincoln, totalling more than \$1.5 million.

The redevelopment of several restaurants including St. Hubert, Kelsey's, Shoeless Joe's, Dish Real Food and the newly reopened Truffles Burger Bar.

Pommier Jewellers has created a beautifully-landscaped courtyard at the corner of Pitt and Second, which will be used as a venue for special events on evenings and weekends.

A new two-storey commercial building has been built on Montreal Road.

A renewal of the historic St. John's Church on Second Street to celebrate its 200 year anniversary.

A \$1 million renovation of the Your Credit Union building on Second Street.

Several buildings in the downtown core have undergone makeovers, including a new dentist office at the corner of Sydney and Second, the McLennan Building on Pitt and the historic Snetsingers building on Pitt.

Information on the above projects and the City CIP programs can be found at www.ChooseCornwall.ca

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NAV CENTRE

Air traffic training centre transitioned into comprehensive conference and meeting facility



Close to home . . .
far from the ordinary

STAFF WRITER – The Ontario Construction Report Special Feature

Cornwall's NAV Centre has been redeveloped to provide exceptional training and conference resources – the largest of its kind in eastern Canada.

NAV Centre has 50,000 sq. ft. of meeting space in 70 state-of-the-art rooms, 550 guest rooms, dining and banquet halls, a refurbished 19th century stone farmhouse, pool, fitness and spa facilities and outdoor sports playing fields.

These standards obviously exceed the original training function for NAV Canada, Canada's civil navigation and air traffic control service. NAV Centre has become a competitive venue for special events, trade shows, training and corporate meetings from five to 500 participants.

"In today's market event organizers can be challenged to meet budget restraints and the high level of participants' expectations," says general manager Kim Coe-Turner. "NAV Centre takes those hurdles away through complete meeting planning and the ability to keep everything under one roof," she says.

The centre is central and accessible on 70 acres of parkland adjacent to the St. Lawrence Seaway. "We offer shuttle service between Ottawa and Montreal – just over an hour in either direction – so we're more accessible than people may think," she says.

Creating the vision

The new centre has been designed to reflect its setting's natural beauty and tranquility. "Throughout the facility there is a great deal of natural light and unique spaces so the idea of bringing the outdoors in was easier to achieve," Coe-Turner said.

Interior designers Marianne Dupont and Marcus Laver, partners with [in]tempo design studio, made conceptual decisions about design and on finishes such as flooring to achieve a seamless and natural flow. "In the north and south dining halls for instance carpet tile - part of the centre's environmental strategy – was chosen with a 'twig/branch' pattern to reflect the picturesque location and bring some of the outside...inside," says Laver.



Dupont says the air traffic control training facility has been progressively transitioning into a hospitality centre to serve a whole new clientele, while maintaining its traditional functions. "The centre has a diverse clientele so the finishes had to be versatile but sensitive to all end users," she says. "They had to be upscale but neutral so they would equally suit a special event or a trade show."

Dupont says the centre's amenities, including a new enhanced upscale dining lounge, are outstanding while Laver says the centre is more like an upscale hotel than anything. "You have this beautiful, functional, self-contained space in this beautiful setting and it is very much an all-inclusive oasis."

The project's biggest challenges have been meeting tight deadlines while the centre remained in round-the-clock operation.

NAV Spa

Creative planning and attention to detail transformed a former recreation and meeting room space into a tranquil and welcoming spa.

NORR Ottawa operations manager Mike Swayne says designers had special challenges in working within existing structural columns and electrical elements in designing the 2,600 sq. ft. renovation. "We had a small footprint but specific minimum requirements to adhere to in making the space meet the client's functional program," he says. "Fitting up the HVAC and plumbing to meet the needs of the spa treatment and massage areas was another requirement."

Bourgon Construction was general contractor and project manager for the spa. Vice president Chris Markell says shoe-horning a fully functional spa into a pre-allocated space presented challenges but also opportunities for the trades. "Unlike other environments, here you have people sitting for periods of time, or laying, and actually looking at the spaces around them," he says. "That's both a challenge and a great opportunity to show real craftsmanship and attention to detail."

The spa's Zen-like entrance includes a large circular floor tile pattern to create a focal access point and a

Please see page OCR E4



We are proud to be a design partner with the NAV Centre and wish them continued success !

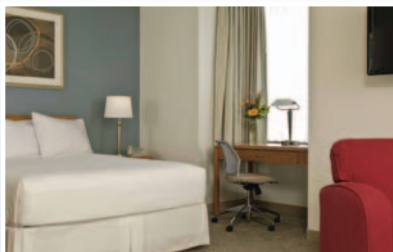
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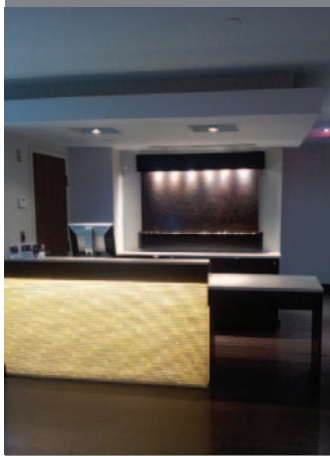
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sense of harmony between the spa treatment area on one side of the corridor and salon on the other. "The organic curves of the entrance and use of translucent material creates a sense of flow and relaxation," Swayne said. "Designers used hardwood floors to provide a warm and comfortable environment, natural light where it was appropriate and water treatments, including a water fountain, to set the mood."

Markell says many of the finishes, including a water treatment sourced from the United States and glass lockers sourced from Britain, added scheduling challenges. "These high-end finishes add layers of beauty to the surroundings," he says. "Things like a wave feature cast into the wall, glass in non-traditional elements like the lockers and toilet partitions and a real cedar sauna added layers of complexity but are part of creating the right environment."

Markell says both management and the spa operator – Linda's Esthetics – were excellent partners.

The spa also features a sauna, hair salon and space for manicures and pedicures, and was completed under an expedited design and delivery framework. "The client wanted to be open by the summer so extra people were assigned to the project to get the work done on time," says Swayne.

NORR met the client's high sustainability requirements through efficient mechanical and electrical systems, a heat pump HVAC design, LED lighting, and low flow plumbing fixtures. "We do a lot of this type of work but this was a fun project and we en-

Please see page OCR E5



NAV CENTRE

joyed being involved with NAV Centre as our client,” says Swayne.

NAV Canada construction manager Brian Lafleur worked on the spa, as well as other renovation aspects including hallways and guest rooms. “The spa was outside the realm of what I am normally involved with so there are aspects I don’t normally get to see which made it interesting and it was great to be part of the flow and vision.”

Lafleur says various project stakeholders had competing interests. “Aesthetics and functionality are not necessarily complementary so there was a balance between the visual appearance and functional use of space to be balanced,” he says. “Add to that the logistics side of facilities management and the mechanical workings and you begin to see some of the complexities.”

NAV Fit

Genivar led the complete pool-area renovation including new lighting and ventilation upgrades.

Marc Lafleur, another NAV Canada construction manager, oversaw the work. “With the constant humidity in pool spaces the HVAC needed upgrading and in the process of that we opened up the ceiling, painted and took care of the roof drains and other maintenance issues,” he says. “In the pool itself we also did a re-grouting and upgraded the filtration system.”

NAV Canada, preferring to use local trades where possible, relied on Perras Distefano Construction and Design Services Inc. and Genivar for this part of the project. “Both firms were great to work with,” says Lafleur. “Perras Distefano did a phenomenal job of

Please see page OCR E6



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Cornwall
ONTARIO CANADA

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moving things along, adjusting timelines as new challenges were identified. Their project manager and site supervisor were both excellent.”

Lafleur says the space has been consolidated and renovated.

“The old reception desk was well inside the space,” says Genivar’s architectural technician Marc Gauthier. “The desk has been relocated to an outside wall so it provides better security and the old space has been transformed into a cardio room.”

Gauthier says the pool, a focal point for the fitness centre, has been given a fresh look and new life. “In opening up the ceiling we exposed beautiful galvanized steel joists and metal decking. Now painted white, the space is brighter and more open and the original colours, which dated the space, are gone,” he says. “Austin Carroll Pool Construction Ltd. replaced all the pool equipment, filter systems and piping so you essentially have a new pool good for another 30 years.”



**NORR is a proud partner for the NAV Centre Spa.
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Lafleur also credits staff at the NAV Centre for their daily co-ordination, hands on implementation and communication which he called crucial in achieving the tight timelines required.

Gauthier says it was a pleasure to be involved in the project and all of the local trades were proud to be part of the work that has gone on here.

Today the NAV Centre is a complete, self-contained destination on the St. Lawrence River perfect for any conference, meeting retreat or special event.

About PBK Architects Inc./Genivar Inc.

PBK Architects Inc./GENIVAR Inc. (under a previous name) partnered with Ron Thom Architects to design and engineer the original facility in 1978. The firm continues the relationship with NAV Centre and has taken part in many projects and upgrades over the years including:

- Exterior façade upgrades;
- Revitalization of banquet and conference rooms, office spaces, change rooms and washrooms throughout the facility;
- Renovations to the restaurant and pub;
- Renovations to the residence rooms;
- Cooling upgrades to the server room and IT room;
- New laundry facilities; and
- Cooling tower upgrades.



GENIVAR



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The United Counties of Stormont, Dundas and Glengarry

Growth opportunities abound in high-quality rural and small town communities

STAFF WRITER – The Ontario Construction Report Special Feature

Located along the St. Lawrence River and stretching to the City of Ottawa's borders, the Counties SDG (Stormont Dundas Glengarry) offer a truly balanced lifestyle - all the pleasures of country or small town living, without sacrificing modern conveniences.

Despite its tranquility though, a current of growth and expansion runs beneath the calm. From major health care centre investments to a myriad of residential subdivision developments and commercial construction throughout the counties, growth is evident in all sectors. Among the likely catalysts: A lower cost of doing business, no development charges, low-priced serviced industrial/commercial land, quality educational facilities and progressive municipal and regional governments.

The Centre of Excellence for Rural Health and Education

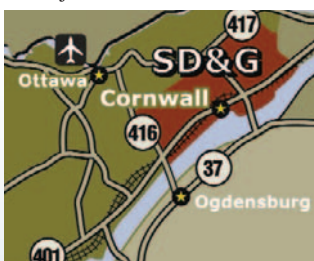
The Winchester District Memorial Hospital (WDMH) has developed a *Centre of Excellence for Rural Health and Education* – bringing together local health and social services on one campus for care close to home. It includes 'virtual highways' to link with regional providers and provides education and research opportunities for long-term local benefit.

"The Centre of Excellence is not just a building," notes Cholly Boland, CEO. "It is a collaborative effort bringing the services local communities need together in one location."

The Centre of Excellence encompasses Winchester District Memorial Hospital, seniors' care including Dundas Manor Long-Term Care Home, a core primary care workforce of family physicians and specialists, extensive teaching programs supporting more than 300 students each year, and research programs.

Community health and social service agencies are also part of the collaborative. A community care building will open in early 2013, housing the Eastern Ontario Health Unit; the Champlain Community Care Access Centre; Job Zone d'emploi; and the Ontario Early Years Centre – organizations key to keeping communities healthy.

The new one-storey building will blend in with the local neighbourhood and complement the hospital's architecture. It is being built to LEED standards, for maximum efficiency. The general contractor for the project is Laurin General Contractors in Ottawa and many local businesses are involved with the project, including A.L. Blair Construction, St-Lawrence Structures, D&H Fenc-



ing, W.J. Johnston Surveying, Slavko Concrete Finishing and Viscount Glass.

"We want to ensure our local communities have the care they need, close to home," adds Boland. "Our Centre of Excellence is an example of the future of health care, particularly for rural communities." North Dundas Mayor Eric Duncan says, "We are fortunate to have this Centre of Excel-

lence for Rural Health and Education in our community. Health care and education are critical to our community's overall health and quality of life – and this commitment from the Winchester District Memorial Hospital is highly appreciated. We will continue to work with all partners involved to showcase their efforts to existing and future residents."

For more information visit wdmh.on.ca.

Glengarry Regional water supply project

The Township of North Glengarry spearheaded an important regional capital infrastructure project - the \$50 million Glengarry Regional Water Supply Project (GRWSP) – to address concerns over the quality and quantity of the community's drinking water source for decades to come.

Currently, the nearby Village of Maxville has no municipal drinking water source and local wells have serious quantity and quality issues and in Alexandria, the community's drinking water source (Garry River watershed) is costly to treat and not in the best interests of the community for the long term.

The regional water project will take treated drinking water from the St. Lawrence via the City of Cornwall's water system and transport it north through South Glengarry to service Maxville and Alexandria with a system designed with the potential to service other communities along the main route in the future.

A fall 2012 update stated research was ongoing in the areas of geo-technical, surveying, environmental and archaeological assessment with a public report to be delivered in November 2012. A final design – awarded to CH2M Hill and JL Richards – is expected to be in place by the spring of 2013 and completion of the project is projected as a potential for 2015, depending on provincial and federal funding availability.

"From an economic development and overall quality of life perspective, this project will be of great benefit to the Township of North Glengarry as well as other communities in the future," says North Glengarry mayor



Chris McDonnell. "Residential development and business investment opportunities will be much more likely with a water supply that is both abundant and safe."

Cairnview Estates development

The Cairnview Estates development project in South Glengarry is expected to create 280 new homes in the area and hopes to draw in as many as 20 businesses.

Project spokesman Andy Menard says the first two phases of the large development between the 401 and the St. Lawrence River include highway commercial zoning, and general commercial zoning, which permits residential spaces on upper floors and at the rear of retail spaces, and the potential for single family home construction. "There is already a Tim Horton's, a strip mall with a new jewellery outlet and additional retail space for rent, a stand-alone kayak outlet and a lot sold which will be a Thai restaurant. Eight semi-detached homes have been built and there are 12 more lots for single family homes, with four backing onto a man-made waterway that leads to the St. Lawrence."



Menard says additional commercial investment will likely include restaurants and retail and future plans call for a municipal park and seniors' home. "A new Flying J Travel centre was opened nearby and that is already pulling people off the highway and into the village," he says. "We seem to be getting a lot of interest from people currently living in Quebec and we expect to continue to attract more people and more services."

South Glengarry mayor Ian McLeod is optimistic about the future of his township with developments such as Cairnview in the works. "We are thrilled to see this investment in our community – adding new employment opportunities as well as valuable services to our residents. The residential component will allow us to welcome new families to South Glengarry and we look forward to the new energy and vitality they will bring to our township."

Menard says a committee has been put into place to look at a downtown revitalization program so development and expansion can continue.



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