



## LAND DEVELOPMENT

### QUICK FACTS

---

**DEVELOPER:**  
CANADA LANDS  
COMPANY

**SIZE:**  
78 HECTARES

**TOTAL  
PROJECT VALUE:**  
\$150,000,000

**CONSTRUCTION  
VALUE:**  
\$6,600,000

**PROCUREMENT  
MODEL:**  
BID-BUILD

**LAFARGE'S ROLE:**  
SURFACE WORKS  
CONTRACTOR &  
DEEP UTILITY  
INSTALLATION

**COMPLETION  
DATE:**  
2017

# CURRIE

## CFB PHASE 3, 4 & OFFSITES

CALGARY, AB

### PROJECT OVERVIEW

Located in the southwest of Calgary, AB, Currie is the third phase of the redevelopment process of the original Currie Barracks Canadian Forces Base. With the base's closure in 1998, developer Canada Lands Company dedicated resources to the creation of a multi-use community based on the principles of smart growth and sustainable community design.

Currie is an integrated neighbourhood with a mix of land use, housing types, and servicing innovations. This includes traffic-calmed streets and pedestrian networks.

Concurrently, the protection and rehabilitation of historically meaningful structures from Calgary's largest military base means that works are completed with an eye toward caution and care in all operations.

Lafarge's scope included the construction of surface improvements, as well as deep and shallow utility construction.



## EFFECTIVE LEADERSHIP

### PROJECT MANAGER



**GREG MATHER**

### CONCRETE/ UNDERGROUND SUPERINTENDENT



**RICK THIESSEN**

### PAVING SUPERINTENDENT



**TYLER HIGH**

### BASE & GRADING SUPERINTENDENT



**BRIAN POW**

## CURRIE

## COMPETENT AND TRANSPARENT CONSTRUCTION MANAGEMENT

Building in an area of dense existing development - institutional, commercial, and residential - is a challenge. It's essential to maximize resources, timelines, and teams in order to ensure that the project adheres to a schedule without compromising the priorities and goals of all stakeholders.

With Currie, a dual pronged approach ensured minimal disruption to the communities, businesses and operations nearby while using care and foresight to execute carefully for CLC.

Relationship building was essential and was created by ensuring that:

- a culture of transparency was maintained throughout the project via supporting CLC's information sessions, phone lines, websites, and signage. Lafarge was an active participant in updates to the community and provided a resource to supplement the information the developer needed to share with stakeholders.
- the complete development and execution of project-specific health, safety, and environmental plans followed by regularly scheduled audits and reviews; and
- a thorough awareness of the unique challenges posed by building on a historically meaningful site.



## QUALITY ACROSS SCOPES

- UNIQUELY ARCHAEOLOGIC APPROACH TO WORKS
- ALIGNMENT OF QUALITY MANAGEMENT PLANS WITH ENVIRONMENTAL MANAGEMENT PLANS
- PROJECT SPECIFIC HEALTH AND SAFETY PLAN
- ONGOING COMMUNICATION WITH EMERGENCY SERVICE STAKEHOLDERS



## CURRIE

### PROTECTING STORIES, DRIVING INNOVATION

Currie's developer was committed to memorializing the historical legacy of the site, which in turn translated to on-site awareness among all the team members from management through to subcontractors. Paired with the varied interests of communities nearby, utility operators, and the municipality of Calgary, a holistic management style was translated into a rigorous quality control plan.

Especially important in the QC plan was ensuring the existing structures, dating back to the 1930s, were protected from roadworks.

Concurrently, Lafarge needed to ensure that the neighbours of the project - Mount Royal College, Clearwater Academy, communities such as Rutland Park, Altadore, and Garrison Woods were shielded as much as possible from noise and dust pollution. A strict watering schedule was followed to mitigate dust collection, while schedules were shared with the community well in advance to provide notification of potential sound pollution.

Located near one of Calgary's major thoroughfares, Crowchild Trail, traffic management was key to ensure that access for emergency vehicles to the Rockyview General Hospital wasn't limited (5km away.)



## UNIQUE CHALLENGES:

- COMPLEX REMEDIATION
- HIGH VOLUME URBAN TRAFFIC AREAS
- EFFECTIVE CLOSURE TECHNIQUES
- ONGOING PUBLIC ENGAGEMENT
- MULTI-USE CONSIDERATIONS THROUGHOUT EXECUTION



**CURRIE**

## BUILDING ON EXISTING FRAMEWORK



### Proposed Plan

- Modified Residential
- Modified Collector
- Modified Activity Centre Street
- - - Private Street
- Lane

## MATERIALS & WATER MANAGEMENT

- PROTECTION OF FISH AND WILDLIFE HABITAT
- EROSION CONTROL
- MINIMIZING AIR EMISSIONS
- NOISE MITIGATION
- QUALITY MATERIALS



## CURRIE

With connections to significant arteries for existing residents as well as neighbouring communities, the roadworks scope evolved to consider future demands and growth. Water management design paired with Calgary's yearly temperature fluctuations meant that quality materials needed to be paired with quality performance.

Lafarge staged road closures carefully to minimize disruption, while our top notch logistics team scheduled material and equipment deliveries during off-peak hours.

A rigid schedule of road closures was communicated to stakeholders. Lafarge adhered to this schedule which included the concurrent opening and closing of 10 different roadways over the course of six days.

## QUALITY ENSURES LONG TERM PERFORMANCE

Works at Currie were both fast paced and required strong linkages to adjacent neighbourhoods, surrounding road networks, and existing facilities and institutions. The entire project is very high density, with Phase 3 bringing an additional 5,100 multi-family units, 225,000 ft<sup>2</sup> of retail space and 625,000ft<sup>2</sup> of office space.

In addition to construction of all roadworks, Lafarge supplied:

- 6,300 metric tonnes of asphalt
- 27,700 metric tonnes of granular material
- 1,400 m<sup>3</sup> of ready mix concrete
- 7,500 lineal metres of deep utility installation

