



## LAND DEVELOPMENT

### QUICK FACTS

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**DEVELOPER:**  
MLC GROUP /  
ANTHEM UNITED

**SIZE:**  
164 HECTARES

**CONSTRUCTION  
VALUE:**  
\$32,000,000

**PROCUREMENT  
MODEL:**  
BID BUILD

**LAFARGE'S ROLE:**  
SURFACE WORKS  
CONTRACTOR

**LANE  
KILOMETRES  
CONSTRUCTED:**  
24 LANE KILOMETRES

**COMPLETION  
DATE:**  
2018

# ALLARD IN HERITAGE VALLEY

EDMONTON, AB

## PROJECT OVERVIEW

Allard is one of the 15 neighbourhoods that make up the Heritage Valley area in southwest Edmonton. The Neighbourhood Area Structure Plan (NASP) was outlined in 2007, and development began in 2009. Allard's residential uses consist of approximately 50 percent low-density housing (single and semi-detached), 35 percent medium-density housing (low-rise and row), and 15 percent high-density housing (medium- and high-rise units). The neighbourhood is still actively under development.

Lafarge's scope spread over the course of 10 years and 26 stages, including all road and alleyway construction. Works were completed for two different land developers throughout the creation of the community.



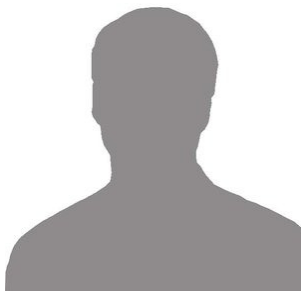
## EFFECTIVE LEADERSHIP

### PROJECT SPONSOR/VP



ANDREW  
MELNYCHUK

### SUPERINTENDENT



FRANK COLOSIMO

and the property developers. The relationship was built through continued excellence in:

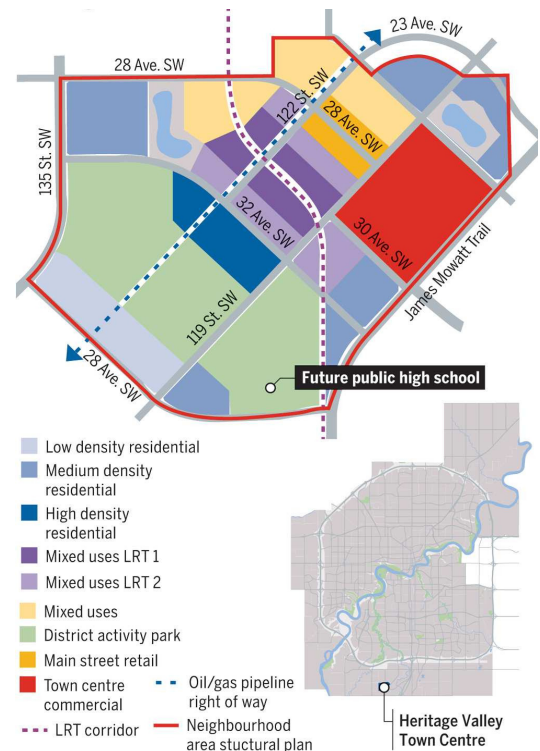
- the complete development and execution of project-specific health, safety, and environmental plans followed by regularly scheduled audits and reviews;
- sensibly designed schedules with slack in critical paths, the coordination of specialized trades, and the flexibility to adjust to external constraints;
- an experienced and knowledgeable team who provided innovative problem solving and adherence to budget, timeline, and specifications; and
- a detailed understanding of and awareness of the final vision set forth by the City, MLC Group, and Anthem United.

## ALLARD IN HERITAGE VALLEY

### LONG-TERM PLANNING AND PARTNERSHIPS

Heritage Valley is a uniquely and masterfully designed new community in the southwest corner of Edmonton. Both the City of Edmonton and the developers, MLC Group and Anthem United, had a multi-use vision for the area. Together, Lafarge helped to execute the Heritage Valley stakeholders' vision of a pedestrian-friendly, transit-oriented and urbanized community based around an accessible social and economic heart called Town Centre.

Today, Allard is a bustling and vibrant community and a reflection of the long-term trust and meaningful relationship between Lafarge



## QUALITY ACROSS SCOPES

- CUSTOMIZED  
QUALITY  
ASSURANCE  
PROCESSES
- ALIGNMENT OF  
QUALITY  
MANAGEMENT  
PLANS WITH  
ENVIRONMENTAL  
MANAGEMENT  
PLANS
- PROJECT SPECIFIC  
HEALTH AND  
SAFETY PLAN
- ONGOING  
COMMUNICATION  
WITH CITY AND  
STAKEHOLDERS



## ALLARD IN HERITAGE VALLEY

### RELATIONSHIP BUILDING

With the Heritage Valley Town Centre a hub for the residents of Allard, Lafarge construction needed to accommodate both existing and long term demands while ensuring the quality of the large arterial roads, smaller collector roads, and alleyways and access routes for residents.

Town Centre will eventually provide access to Edmonton's Ellerslie Station as part of the City's proposed Capital Line South Extension project. With plans underway for a new high school, hospital and future LRT in the area, the fact that Lafarge has been instrumental in properly executing the roadways that will feed these massive undertakings is a reflection of the trust placed in us. Our track record of success shows in a 10 year relationship with two different land development firms.





## UNIQUE CHALLENGES:

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- EFFECTIVE CLOSURE TECHNIQUES
- HIGH VOLUME URBAN TRAFFIC AREAS
- ONGOING PUBLIC ENGAGEMENT



## ALLARD IN HERITAGE VALLEY

### CONTINUOUS EVOLUTION AND UPGRADES

Working over the course of 26 separate phases and 10 years meant that project management - including the importance of risk management alongside ensuring the continuity of project leadership - became key.

The Lafarge leadership team in Allard established a management plan with a focus toward:

- **Collaborative risk assessment:** by bringing together experienced, boots-on-the-ground construction leaders before work begins we create a 360° view of potential risks. From there, we work as a team to generate a broad selection of suitable solutions.
- **Continuous communication:** we know our success is due to the contributions of our entire team, including subtrades and our clients. Allard was managed with regular and ongoing input with United and MLC, via scheduled calls, reports, and site meetings.
- **Value generation:** "good enough" isn't good enough for the Lafarge project managers. They evolve through a variety of roles and positions before tackling large scale development projects like this one. Building on a foundation of high expectations of themselves and their teams ensured that the investment into roadworks at Allard yielded the greatest value for the dollar, reassuring the developers throughout the project. Lifecycle cost management was paired with high quality materials to ensure that every element of the works performed.









## PROJECT IMAGES

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## ALLARD IN HERITAGE VALLEY

