

# URBAN CAPITAL MAGAZINE

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CONTAINER ARCHITECTURE  
TORONTO'S NEW INNER SUBURBS  
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A VERY SMART KITCHEN  
AZURE'S AZ AWARDS



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 **URBAN CAPITAL**  **TAMARACK**

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# UP NEXT

UNLIKE ANYTHING ELSE,  
RIVER CITY  
PHASES 1 AND 2  
BY MONTREAL-BASED  
SAUCIER+PERROTTE  
ARCHITECTS  
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ARCHITECTURAL  
LANGUAGE  
IN TORONTO.  
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FOR PHASE 3,  
30 STOREYS  
OF EXTREME  
ARCHITECTURE.  
COMING 2014.





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Welcome to the third edition of Urban Capital Magazine, our annual “breather” where we get to step back and look at what we’ve been up to over the last year, and also what’s been happening all around us.

This year finds us completing two key developments in Toronto – **River City Phase 1** and **Trinity Towns** – while also moving into new markets, both nationally and within the GTA. Nationally we expanded west to Winnipeg and east to Halifax, launching trail-blazing developments in both cities (**Glasshouse** and **Southport**, respectively), while breaking our previous rule of only working in cities serviced by Porter directly from T.O. In the GTA we started work on three large developments outside our traditional stomping ground, the downtown core (see “**The Inner Suburbs, Redux**”, page 32). These developments are part of the revisioning of our 1950s suburbs, a significant new trend in Toronto development.

As in the past, this year’s edition looks at a number of subjects only tangentially related to Urban Capital. So we investigate **container architecture** (page 29), the inspiration for our Southport development, and also the very innovative **ALT Hotel** chain (page 35), another creation of the Germain family (and the reason we’re developing Glasshouse). We also give you a round-up of our favourite winners from the **AZ Awards** (which we sponsor), the design awards of our favourite magazine, **Azure** (page 40); and take a look at **Underpass Park**, recently completed next to River City (page 45).

This year we adopted the corporate tag-line “**Forward-Thinking Development**”, which is not just something thought up by our marketing folks, but rather reflects our approach to both new markets and also continuous design innovation. And the development in 2013 that most represents this second point is **Smart House**.

Developed in partnership with Malibu, Smart House pushes the envelope in terms of design, introducing into the Toronto market micro-condos with extremely high functionality based on design innovation. You can see an example of that innovation in “**One Small Smart Kitchen**” (page 42), our super high-function, “right-sized” kitchen for the 300 square foot Smart House units.

Smart House was also innovative in its marketing, from its “say-it-like-it-is” name to its crisp Arunas Kacinskas designed graphics (see **Illustration**, page 47), and the fun small smart icons we collected for it (see “**Small and Mighty**”, page 16).

Lastly, 2013 was a big year for us because, after much cajouling, we finally agreed to have our photos taken together. The result, below, was the only way we could think of representing our two very different styles.

As with our other editions, we need to thank our two main collaborators on this project: **Austin Macdonald**, who wrote “Container Architecture” and “ALT’s Different”, and **the Walsh Group**, our corporate marketing firm, who designed the whole thing.

Happy 2014 and see you next year.



David Wex



Mark Reeve



**Runner Up Cover** for this year’s Urban Capital Magazine: shipping containers (the inspiration for Southport, Urban Capital’s new Halifax development) being stacked in Halifax’s north end. Instead, this year’s cover is a close up of shipping containers found in the Port of Halifax, adjacent to the Southport site.

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COMING SOON

# THE RAVINE

CONDOMINIUMS ON YORK MILLS

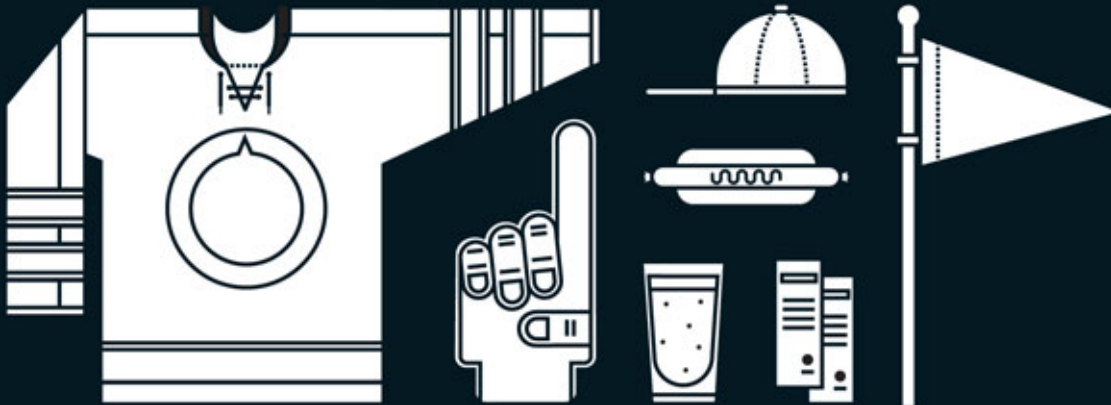
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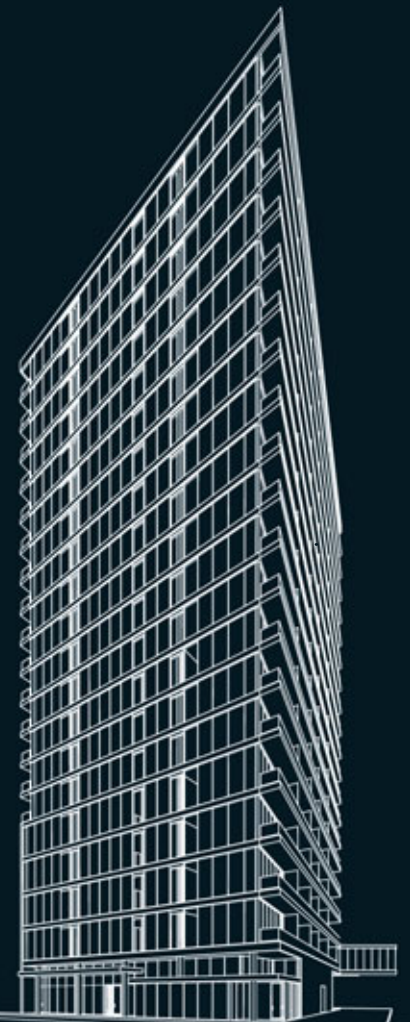
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 URBAN CAPITAL





# A YEAR

## IN URBAN CAPITAL'S LIFE

DECEMBER

JANUARY

### DECEMBER 2012

#### Urban Capital's Naughty or Nice Party, Version 2

Urban Capital's second annual Christmas party was a huge success and definitely naughtier than the year before! The office never looked better than with our very agile pole dancer, great food, drinks and music, and 250+ of our closest friends packed in and ready to party. Check out all the photo booth pics on our facebook page.



### JANUARY 4, 2013

#### Tableau hits bottom

In January we reached a big milestone at our Tableau site as we hit the P5 parking level and finally got to erect the crane to start building back up.



### JANUARY 15, 2013

#### New Owners on the Block

Also in January, the first of 45 owners at Trinity Bellwoods started to occupy their townhouses. With move-ins scheduled weekly until July, the neighbourhood never looked so good.







## MARCH 2013

### Construction starts at River City Phase 2

River City keeps moving along. With Phase 1 well on its way to completion, we cleared the Phase 2 site and started to get it underway. The structure of the “in-and-out” white mini-towers that make up this phase should be up by spring 2014. Next stop: Phase 3. [www.rivercitytoronto.com](http://www.rivercitytoronto.com)

## MARCH 20, 2013

### Two new sites and a very busy month

With two new Toronto sites in our roster (Queen & University, and Dufferin & Sheppard), one project about to be launched (Glasshouse, in downtown Winnipeg), five projects under construction (River City Phase 2, Tableau, Nicholas, Central Phase 2 and Hideaway), and two projects receiving their first residents (River City Phase 1 & Trinity-Bellwoods), the days of winter ski trips seem far behind us! Hello Spring...

FEBRUARY

MARCH

## FEBRUARY 15, 2013

### Central 2 tops off & Hideaway breaks ground

On February 15th, Central and Hideaway purchasers raised a rock glass to celebrate two big new milestones in Ottawa – the topping off of Central Phase 2 and the start of construction of Central Phase 3 – Hideaway. Everyone mingled around the scotch tasting table to get a first look of what is to come at the boutique style LCBO going in on the ground floor of their building. We expect this to be the start of a beautiful relationship.

## MARCH 15, 2013

### River City gets its first occupancies!

After thirty years of false starts at redeveloping the huge West Don Lands neighbourhood, the first residents finally got to move in to the first building to be completed in the district – River City Phase 1. A huge accomplishment for Waterfront Toronto and Urban Capital, if we do say so ourselves.





**APRIL 2013**

**Our first "pop-up" store**

"Pop-ups" have been the craze all over the world and if top fashion houses, restaurants and clubs can do it, why can't we? With an aggressive construction schedule and all hands on deck, we spent much of the month whipping together Winnipeg's first pop-up store for the launch of Glasshouse.



**JUNE 2013**

**The AZ Awards light up the Brickworks**

We collect Azures like they're National Geographics, so being a sponsor of their awards show was a natural evolution. For the third year in a row, the AZ Awards honoured the best from around the world in architecture and interior design. It was a night to remember and we look forward to continuing our support as a key sponsor in 2014.

APRIL

MAY

JUNE

JULY

**MAY 9, 2013**

**Winnipeg lines up to get down**

Our Glasshouse launch weekend started with a media lunch, followed by a VIP party complete with DJ, food and drinks from Pizzeria Gusto, (local) paparazzi and a Kartell give-away. But most importantly it ended after two days of line-ups for our first 400+ registrants waiting to get through the door to buy. We left knowing that they like us, they really like us.



**JUNE 22, 2013**

**Lisa Rochon lists River City as one of five great Toronto condos that give back to the city**

"Expressive architecture with volumes that fold and bend is a rarity in Toronto. Now the east side of downtown has scored a pure vision of liberated design at River City, a three-phase development produced for the West Don Lands by the Montreal art-architects Gilles Saucier and André Perrotte. The stunning complex at River and King Streets would not have been possible without the attention and indulgence of developer David Wex and strong support from Waterfront Toronto. Rising like monumental rocky outcrops next to the Don River – one black, one white – and butting up against an elevated Gardiner Expressway ramp, River City is a powerful north gateway to the Pan Am Athletes' Village which is currently under construction." – Lisa Rochon, *The Globe and Mail*, June 22, 2013



## AUGUST 21, 2013

### The Paparazzi Arrive

It took 15 years and a bit of kicking and screaming, but we finally got a picture of Mark and David together. The yin and yang of Urban Capital looked pretty dapper at Underpass Park, posed beside their most prized possessions, their own quintessential BMWs. Proof that opposites do attract.



AUGUST

## OCTOBER 7, 2013

### First occupants move in to Central Phase 2

It's fair to say that with the 2,500+ units we have already delivered, we have grown accustomed to last minute hiccups in occupancies. Trades going on strike, manufacturers going bankrupt, buyers going awol, floods, we've seen it all. So to be halfway through occupancies and to have had no real issues, could this just be our easiest project yet? Or have we just tempted fate?



## SEPTEMBER 18, 2013

### Toronto Gets Smart

As kids across the city were getting settled in to a new school year, we hosted a private event at Shangri La to teach a class about what makes our newest project, Smart House, so ingenious. For those who didn't want to take notes, we made a nifty video to sum it all up quite nicely. Check it out at [smarthousetoronto.com](http://smarthousetoronto.com)

SEPTEMBER

OCTOBER

## JULY 2013

### A new inspiration coming soon to Halifax

A Dutch painter, a dining room table, a chandelier - our past muses may not have been supermodels, but they're pretty sexy. Our current inspiration is big, strong and well travelled, and with our first east coast project now in the design stage, set to be unveiled this fall.



## SEPTEMBER 28, 2013

### Urban Capital checks out Winnipeg's Nuit Blanche

Blanket - check.  
Flashlight - check.  
Beer - check.  
And just like that we were ready to take on Nuit Blanche. It wouldn't be an all night art fest without an all night party, so we invited our Glasshouse purchasers to meet their future neighbours and hit the streets (with customized Glasshouse survival kits!) to check out the installations just steps from their future home.



## OCTOBER 2013

### Nicholas pops its head above Yonge Street

After two years of digging down five levels and then manoeuvring through the complicated ground floor (including the reconstruction of the heritage Planing Mill Building), Nicholas finally appeared above the Yonge Street frontage. Things will take off now and the building is expected to be completed in 2014.







**OCTOBER 28, 2013**

**Hey Banksy, here are five Canadian buildings that aren't as "vanilla" as One World Trade Center**

"Banksy is a troublemaker – and this week the anonymous-but-famous British artist was poking a stick at both New Yorkers and ... Canadians", complaining that One World Trade Center is "vanilla" – "it looks like something they would build in Canada." Well, Alex Bozikovic of the Globe didn't take that sitting down, citing River City as one of five buildings that prove Canadian developers "can go a little wild". River City, in his words, was "varied and gutsy, the first one black and jagged like a Stealth Bomber flying sideways, the next a cluster of three white circuit boards linked by bridges." – Globe and Mail, October 28, 2013

**NOVEMBER 16, 2013**

**UC Launches - Maritime Style**

Awesome restaurants, underground bars, some of the best live music in Canada, and the ocean. What's not to love about Halifax? In quite possibly our coolest little sales centre yet, we launched Southport and were greeted with an overwhelming response. At the end of the whirlwind weekend we left for the airport with sore feet, a bit of a hangover and a building 80% sold out. A weekend in Vegas would have been less exciting.



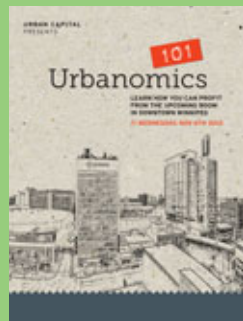
**OCTOBER**

**NOVEMBER**

**OCTOBER 8, 2013**

**NYC meets TO**

If you know of Ted Talks (the global "ideas worth spreading" conferences), then chances are you know of Graham Hill. His video "Less stuff, more happiness", in which he explains how he lives simply, efficiently, and quite happily in a 420 sf loft in NYC, has garnered close to 2 million views. Sound smart? We thought so, and as a proponent of innovation and functional design, Graham was an instant fan of our Smart House project as well. With the love affair well underway, the only thing left was a meet and greet in person for us and 100+ of our favourite friends at our Smart House launch on October 8th.



**NOVEMBER 6, 2013**

**Urbanomics 101**

Early Adopter. Forward Thinker. Pioneer. For those who get in at the beginning of a trend, the potential to profit can be huge. It was with this in mind that we held Urbanomics 101 at the Winnipeg Convention Centre on November 6th, an evening to discuss how individuals can profit from the upcoming boom in that city's downtown, based on Urban Capital's experience in other Canadian cities. King-Spadina in the 90s? Byward Market in the 2000s? Change happens and it pays to see when it's coming. See more at [urbanomics101.com](http://urbanomics101.com)

**NOVEMBER 17, 2013**

**LCBO opens its doors at Hideaway**

The ultimate amenity – your very own boutique liquor store – opened its doors for Urban Capital's Central and Hideaway residents on November 17th. From what we've been told, this is the first LCBO to open on the ground floor of a condominium building – ever! Now why would a brilliant idea like this take so long?





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# TWELVE HOURS

TORONTO • OTTAWA • WINNIPEG • HALIFAX

What would you do if you had a free day in one of Urban Capital's current markets? We tracked down some locals we'd want to hang out with, and found out.





9:00 AM

**1 Funnies**

Straight away to cartoons for a good one hour session of Saturday morning "funnies" (what my bubbie and zaidie call it) on the tele. I'm talking Bugs Bunny, Tom & Jerry, Looney Toones.



10:00 AM

**2 Cantine**

Ladies, kick on your high heels and head off to breaky at Cantine in Yorkville. Order the famous "Blackstone" eggs benedict with awesome coffee and other yummys.

1:30 PM

**4 Bowie at the AGO**

Hop into the AGO to see the BOWIE exhibit and take a good 1.5 hours to get super inspired.

12:00 PM

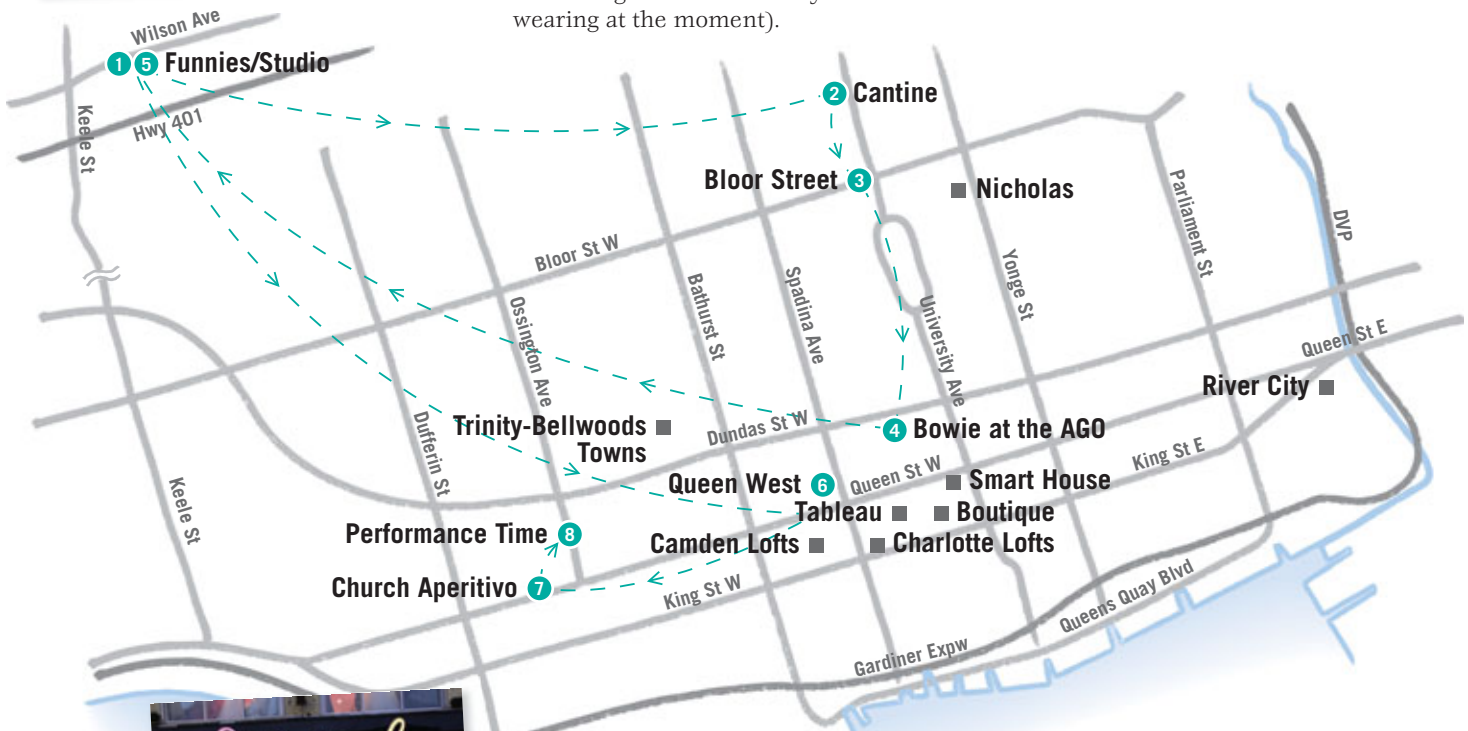
**3 Bloor Street**

Stroll casually down Bloor St. and stop at whatever catches your eye; many colourful and interested things to look at as well as SHOPPING (not too shabby a neighbourhood to update or add something random to what you're wearing at the moment).

3:00 PM

**5 Studio**

For my perfect day, I go back to the studio: got painting on the brain and need to express the goodness of the day. I line up four large 4' x 6' canvases and go to happy land in the glory of painting and creation.



6:00 PM

**6 Queen West**

Caravan down to Queen St. West where you can then hunt for odds and ends of textural ornaments and of course pop over to "Original" for a glamour pair of studded shoes and dress.



8:30 PM

**7 Church Aperitivo**

Meet a crew of pals at Church Aperitivo at the corner of Dovercourt and Queen. This place used to be an actual church, the owners have left some stained glass windows as well as wooden planking in a boat shape along the ceiling. Authentic Italian cuisine in the heart of the city with great music (often a DJ) and ambiance!

12 HRS

in **TORONTO**

with Jessica Gorlicky

10:00 PM

**8 Performance Time**

Walk to the comedy club where two of my talented friends are performing a show called "The Sal and Sandy Show". Always a sold out show and actually the highlight of my month, it has you leaving with some seriously hurting facial muscles because you laughed SO hard! I'd have a performance at 11pm so I have just enough time to enjoy a good hour of pure laugh-out-loud goodness.



**Jessica Gorlicky**  
Toronto born artist Jessica Gorlicky (JESGO) has been creating artwork since she can remember. Her canvas and creations are inspired by life, culture, travel and music the world has to offer, inspiration is everywhere. Jessica's artwork hangs throughout Canada and around the world in various galleries and collections. Her performance art which has exploded can be found at [www.youtube.com/user/jeroby32](http://www.youtube.com/user/jeroby32).





10:00 AM

**1 Breakfast at Maxwell's on Elgin**

Known for its incredibly delicious coffee, Maxwell's is worth stopping by for a big ol' breakfast. It's fresh, welcoming, and has completely reasonable prices. Every week they have yummy specials that are inspiring and tasty all at the same time.

2:00 PM

**3 Sussex Drive in Byward Market**

Once you're in the Market, make sure you walk down Sussex as it's a street full of fashionable boutiques, art galleries, home decor shops and so much more! And while you're shopping, make sure you pop into Social for a drink or two.



12:00 PM

**2 A walk along the Canal**

From Elgin Street take a walk up to Parliament Hill and the Byward Market alongside the canal. It's a spectacular walk that's perfect for anyone who appreciates nature.



# TWELVE HOURS

TORONTO • OTTAWA • WINNIPEG • HALIFAX

12 HRS in **OTTAWA**  
with Erica Wark



6:00 PM

**5 The Market**

We have so many incredible restaurants in the city that it's impossible to narrow it down... Clarence in the Market offers a mix of everything: Italian, Spanish, Mexican, Indian, Mediterranean, Pub Food... the choices are endless. Whatever your taste buds are telling you, you're sure to find it within walking distance in the Market.



4:00 PM

**4 Rinaldo's**

Spoil yourself and enjoy the hair and spa services at Rinaldo's at 90 George St. The amenities are incredible and they treat you like a Queen. For the guys, it's attached to Real Sports Bar – so really, it's a win-win. Boys get their beer and sports, while the ladies get their hair blown out and nails done.

9:00 PM

**6 Wine Bar in The Glebe or Gazellig in Westboro**

For the rest of the evening, you can head to one of our fabulous wine bars, like Wine Bar on Fourth Street in the Glebe, or perhaps a night cap at Gezellig in Westboro. No matter how you end the night, it's sure to be one to remember.



**Erica Wark**

Erica Wark is a stylist, TV personality and fashion blogger. Her styling aesthetic is all about marrying unexpected pieces, and inspiring others to look at fashion in new and unique ways. As a regular expert on CTV's The Social, The Marilyn Denis Show and ET Canada Erica is all about having fun, pushing the boundaries and ultimately helping men and women find their true-style selves. [ericawark.com](http://ericawark.com)

# TWELVE HOURS

TORONTO • OTTAWA • WINNIPEG • HALIFAX

10:00 AM

## 1 Breakfast at Stella's

Stella's cafe opened its first location in 1999, and I don't find it surprising that in under 14 years they now have 5 locations in the city. There's almost always a line up to get a table, but it's well worth the wait. Their concept is simple: quality fresh ingredients at reasonable prices. They also make all their own breads and jams. Mmmmmm breads and jaaaaaammmms.



12:00 PM

## 2 Fort Whyte Alive

If you ate breakfast at the Stella's on Grant Ave, then you're a mere stone's throw from Fort Whyte Alive. It's a 640-acre nature preserve right in the city! You can watch buffalo roam freely, during migration season you can walk the wetland boardwalks and see bazzillions of geese taking off and landing, and in the winter you can go snowshoeing!

2:00 PM

## 3 Into the Music

Head down to the Exchange District and go record shopping at Into the Music. They have the biggest and best collection of new and used records in the city, without the snobbery.



4:00 PM

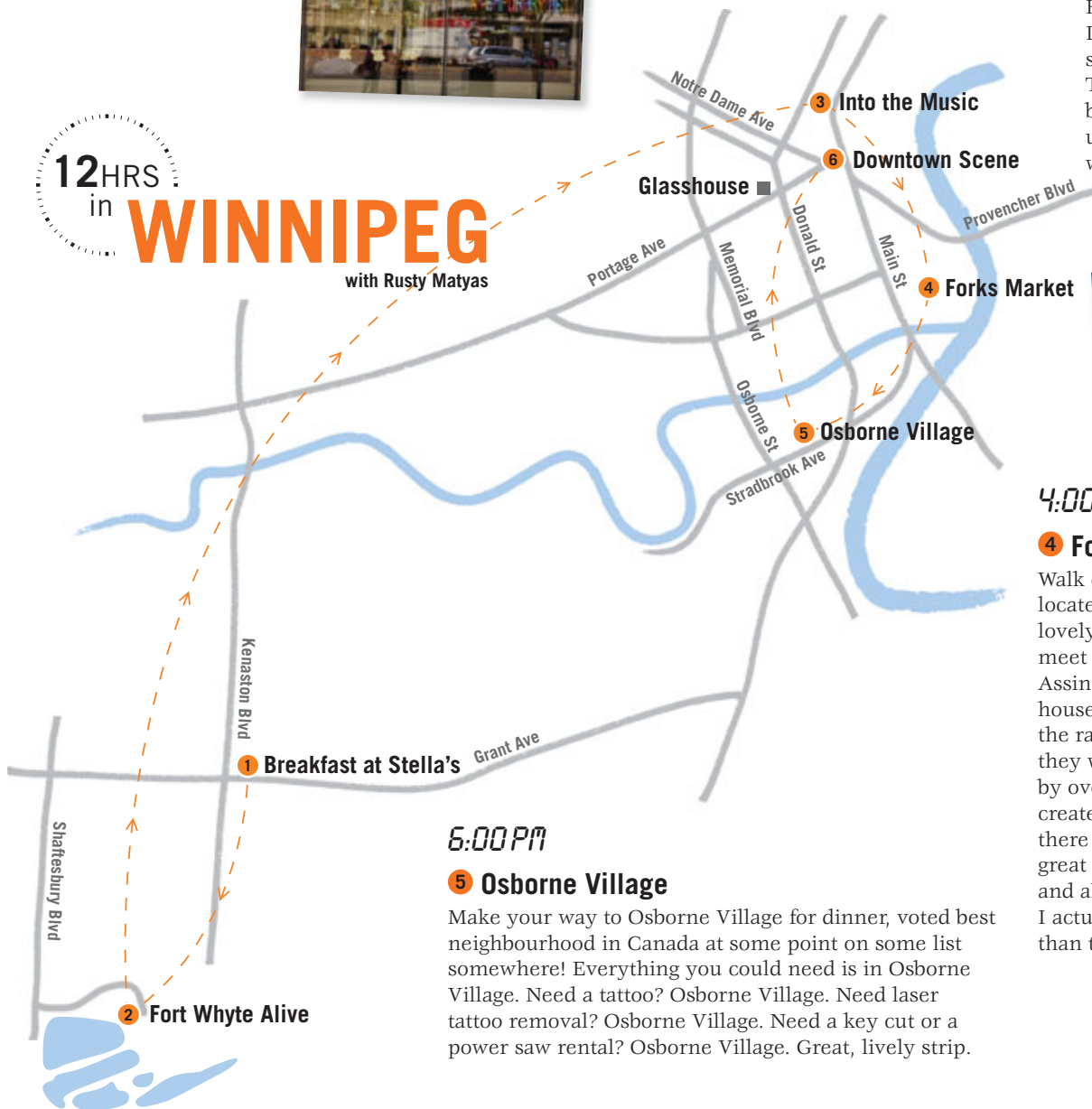
## 4 Forks Market

Walk over to the Forks. It's located right where our two lovely and kind of gross rivers meet - the Red and the Assiniboine. It originally housed two horse stables for the railway companies, and they were eventually joined by overhead walkways to create the market we have there today. There's lots of great local shops and food, and also a children's museum. I actually think it's way better than the grown up museum.

12 HRS  
in

# WINNIPEG

with Rusty Matyas



6:00 PM

## 5 Osborne Village

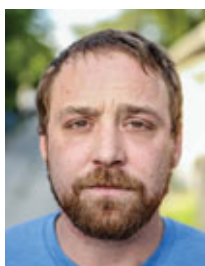
Make your way to Osborne Village for dinner, voted best neighbourhood in Canada at some point on some list somewhere! Everything you could need is in Osborne Village. Need a tattoo? Osborne Village. Need laser tattoo removal? Osborne Village. Need a key cut or a power saw rental? Osborne Village. Great, lively strip.

10:00 PM

## 6 Downtown Scene

For your remaining day in Winnipeg, I suggest catching a band at one of our many music venues like Union Sound Hall or the Pyramid Cabaret. Winnipeg's music scene's Dad can totally beat up your music scene's Dad! OR you could also enjoy Winnipeg's booming and hilarious comedy scene.

Almost every night of the week there is live comedy to enjoy, whether it be stand up at the Rose n' Bee, or a live taping of variety show Week Thus Far. They have live musical guests, pre-recorded skits and funny jokes that make you laugh. Also it's at the King's Head Pub so there's beer.



### Rusty Matyas

Rusty Matyas is a songwriter, multi-instrumentalist and producer in the vibrant Winnipeg music scene. He's traveled all over the world as a member of the Waking Eyes, the Weakerthans and most recently with Imaginary Cities, who were picked to open for legendary band the Pixies on two of their North American tours. He currently lives in Winnipeg with his wife, and has no intention of moving any time soon.



9:00 AM

### 1 Point Pleasant Park

A walk through Point Pleasant Park is a good way to start the day off. If you're up early enough you can catch the sun rise over Halifax Harbour. Point Pleasant is a beautiful treed park with many trails and is right on the ocean. It's also within walking distance of downtown.



10:00 AM

### 2 Breakfast on Quinpool

I love The Greek Village on Quinpool for breakfast. Everyone's got their own little greasy spoon but this is mine I guess. The owners work there pretty much all the time, it's a real ma and pa business with real people. One of those places you can walk into and they greet you by name.

11:30 AM

### 3 Seaport Market

The Halifax Seaport Market is a great place to pick up locally farmed food. People on farms from around the province come into the market to sell fresh veggies, organic meat and fish and there are quite a few crafts as well. It's a beautiful space and it's right next to Pear 21 which holds a lot of history for this town.



1:00 PM

### 4 Pre-Surf Bite at Local Source

Local Source is a great place for a quick pre-surf bite. My staple is a nest egg brioche, apple and a bliss ball. They are opening a place upstairs soon as well which I am pretty excited to try, Lion and Bright Cafe Bar.

2:30 PM

### 5 Surf or Sail

I'm an avid surfer so I would probably try to get out to Lawrencetown Beach at some point during the day. A 20 minute drive from downtown will land you on a scenic ocean-side drive, small houses and old fishing communities line the windy coast road until you hit the surf. Even if you're not brave enough for the waves it's still a blast watching the surf role in and enjoying the views of the Atlantic Ocean. If surfing's not your thing, then the Northwest Arm is a great place for a canoe, kayak or sail.

12 HRS in **HALIFAX**  
with Nico Manos

7:00 PM

### 6 Wooden Monkey

The Wooden Monkey is my favourite dinner spot. The entire menu caters to vegan, gluten free and other dietary restrictions and the vibe of the place is great. From there, nightlife is steps away, the Neptune Theatre in one direction and a hockey game at the Metro Centre in the other.

10:00 PM

### 7 Night Out

There are more drinking establishments per capita in Halifax than anywhere else on earth; the streets are lined with little pubs that offer great beer to pre prohibition cocktail bars to doors with a "secret code" for those in the know. With live music and all of the options the nightlife can be all-time. The mornings, not so great, but hey, the Greek Village is right around the corner.



**Nico Manos**  
Nico Manos is a professional surfer from Halifax, Nova Scotia. He has spent the last 10 years traveling and competing around the world but chooses to live in the town where he grew up ... for the people, culture, sights and occasional epic surf.





## AUSTIN MINI

**DESIGNER: SIR ALEC ISSIGONIS**  
**1959 - 2000**

Considered the British design icon of the 1960s, the Austin Mini is the “small smart” icon extraordinaire. Because of its revolutionary front-wheel drive design, 80% of the car’s floor area was freed up for passenger and storage use. This layout influenced a generation of carmakers, and the Mini was voted the second most influential car of the 20th century (after Ford’s Model “T”), in 1999.



## NAPOLEON

**1769-1821**

A human incarnation of small and mighty, Napoleon Bonaparte was one of the most shrewd military and political leaders, rising to power during the latter stages of the French Revolution. A bit grandiose, but undeniably smart and mythicized for his small size, the first emperor of France revolutionized military organization and sponsored the Napoleonic Code, a prototype of later civil-law codes.



## SWISS ARMY KNIFE

**DESIGNER: KARL ELSENER**  
**1890s**

Developed in the 1890s by Victorinox and Wenger for the Swiss Army, this compact pocketknife was multifunctional enough for soldiers to use as a screwdriver, a can opener and even a tool for disassembling rifles. Exhibited for its sleek design in New York’s MoMA, the Swiss Army Knife has today become an everyday staple and a metaphor for small-sized usefulness and adaptability.

SMALL AND

**MIGHTY!**

Urban Capital and Malibu’s **Smart House** is all about being very smart even if (or maybe because) you’re a bit small. These icons of small, smart things, displayed at the Smart House sales office, bring the point home.

## KODAK INSTAMATIC CAMERA

**DESIGNER: DEAN PETERSON**  
**1963**

Kodak’s revolutionary Instamatic cameras were based on easy-loading film cartridges, which eliminated the film backing plate and exposure counter from the camera itself, reducing the camera’s complexity and cost. The Instamatic’s price, together with its portability and ease of use, made it a huge commercial success, with over 50 million produced between 1963 and 1970.



## CHARGEX CARD

**1968-1977**

Canada’s first full-service credit card was launched in 1968, replacing each of the individual retailer cards that people previously had to carry around. Four banks were on board, allowing consumers to make small monthly payments with interest. Now consumers could use this one, wallet-sized ChargeX card to purchase everything from clothing to cars, changing the consumer world.

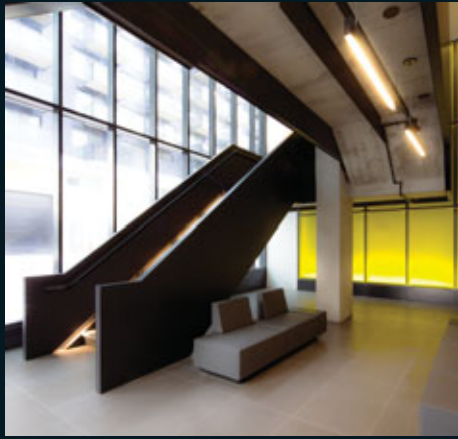
## SONY WALKMAN

**DESIGNER: NOBUTOSHI KIHARA**  
**1979**

Conceived as a prototype so the Chairman of Sony Corporation could listen to operas on transcontinental flights, Sony’s portable cassette player revolutionized the way people listened to music, giving them a device small enough that they could carry their personal music collection with them wherever they went. Over 220 million units were sold between 1979 and 2010.





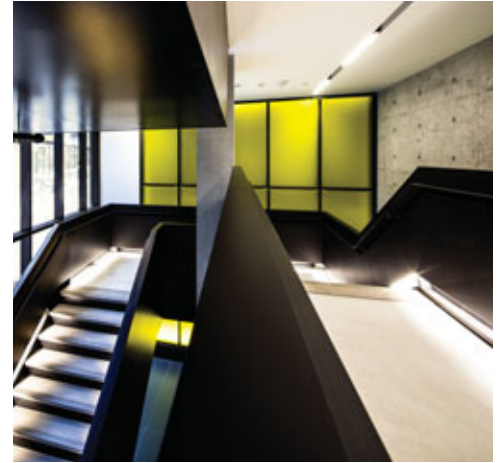
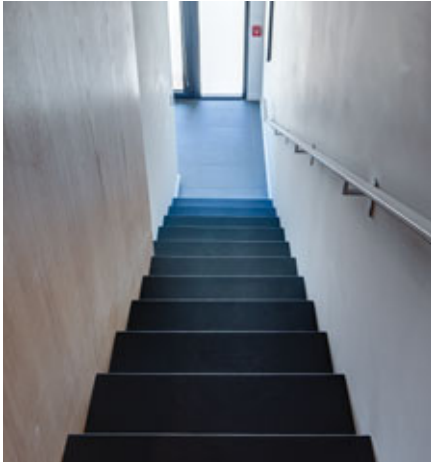


**OUR PORTFOLIO**

2013

# RIVER CITY





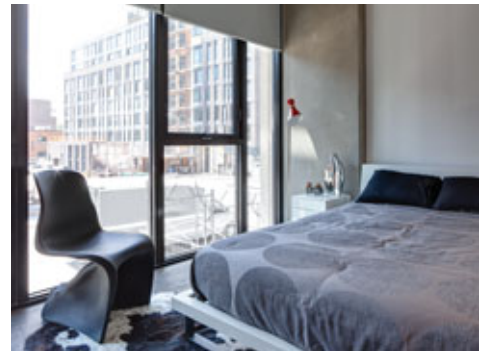
**SNEAK PREVIEW:**

## RIVER CITY PHASE 1

What started in 2006 with Waterfront Toronto selecting Urban Capital (against eighteen national and international developers) to develop the first group of residential buildings in its portfolio, has now, with the near-completion (at the time of printing) of the first phase of River City, reached a major milestone. Designed by Montreal-based Saucier + Perrotte Architects, winners of multiple Governor General Medals in Architecture, the four phase, 1,100 unit River City development was promoted as being “unlike anything else”, and with the first buildings now on show (albeit with some final touches still to come), it’s pretty clear that that statement was not unwarranted.

### RIVER CITY PHASE 1, TORONTO

<b>PROJECT DESCRIPTION</b>	First phase of the 1,100 unit, Saucier + Perrotte designed LEED Gold and carbon neutral River City development
<b>SIZE/PROGRAM</b>	16 storey and 7 storey buildings, connected by a four storey bridge, containing a total of 349 units, plus approximately 4,500 square feet of retail
<b>LOCATION</b>	West Don Lands, Toronto
<b>DESIGN TEAM</b>	Architecture: Saucier + Perrotte Architectes with ZAS Architects Interior Design: Saucier + Perrotte Architectes
<b>COMPLETED</b>	2013
<b>WEBSITE</b>	<a href="http://rivercitytoronto.com">rivercitytoronto.com</a>







RICHMOND  
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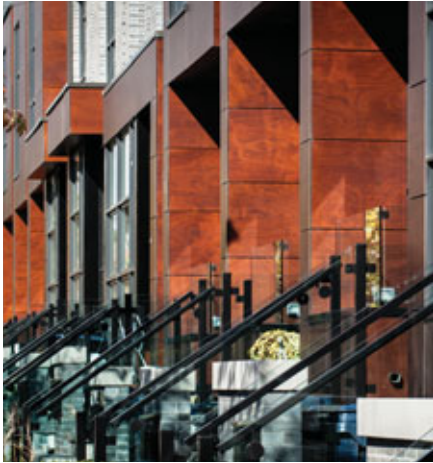
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PARKING





# TRINITY BELLWOODS





## TRINITY BELLWOODS TOWN+HOMES

Described in the 2012 Urban Capital Magazine as having the design of a “horizontal skyscraper” (see “High Rise Design Goes Low”), Trinity Bellwoods Town + Homes merges condo-inspired interior design with the more traditional townhouse typology (reinterpreted as contemporary architecture), creating a new alchemy. The solution is now ready to see.

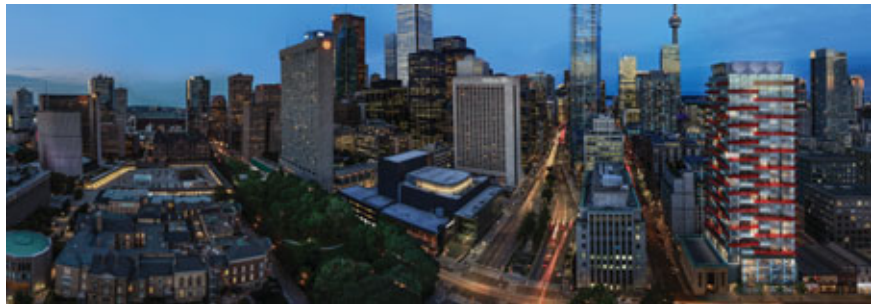
### TRINITY BELLWOODS TOWN+HOMES, TORONTO

<b>PROJECT DESCRIPTION</b>	Contemporary designed freehold townhouse development
<b>SIZE/PROGRAM</b>	45 townhomes ranging in size from 1,900 to 2,650 square feet
<b>LOCATION</b>	Little Italy, Toronto
<b>DESIGN TEAM</b>	Architecture: Richard Wengle Architects Interior Design: Cecconi Simone
<b>DEVELOPMENT PARTNER</b>	Shram Homes
<b>COMPLETED</b>	2013
<b>WEBSITE</b>	trinitytowns.com

# SMARTHOUSE

## PRE-CONSTRUCTION // TORONTO

<b>PROJECT DESCRIPTION</b>	Toronto's first purposely-designed "micro-condo" development, focusing on "smart" design to deliver highly functional space at an affordable price
<b>SIZE/PROGRAM</b>	25 storey tower containing 251 micro-condos and 25,000 square feet of retail and office space
<b>LOCATION</b>	Queen and University, Toronto
<b>DESIGN TEAM</b>	Architecture: architects Alliance Interior Design: II BY IV Design
<b>DEVELOPMENT PARTNER</b>	Malibu Investments, Toronto
<b>ESTIMATED COMPLETION</b>	2017
<b>WEBSITE</b>	smarthousetoronto.com



# SOUTHPORT

## PRE-CONSTRUCTION // HALIFAX

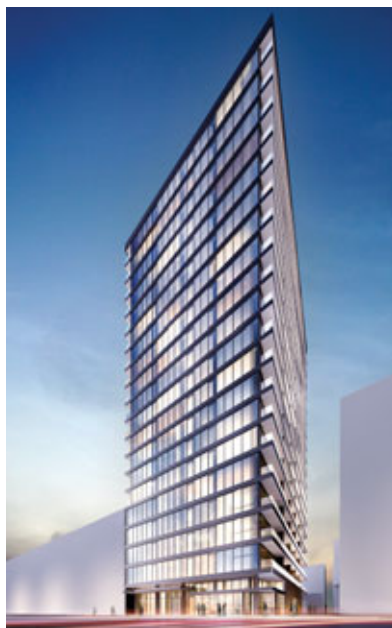
<b>PROJECT DESCRIPTION</b>	Urban Capital's first development out east, designed as an architectural nod to the shipping containers located in the adjacent port area
<b>SIZE/PROGRAM</b>	6 storey mid-rise building containing 142 loft-style units
<b>LOCATION</b>	South End, Halifax
<b>DESIGN TEAM</b>	Architecture and Interior Design: RAW Design
<b>DEVELOPMENT PARTNER</b>	Killam Properties, Halifax
<b>ESTIMATED COMPLETION</b>	2016
<b>WEBSITE</b>	southporthalifax.com



# GLASSHOUSE

## PRE-CONSTRUCTION // WINNIPEG

<b>PROJECT DESCRIPTION</b>	A component of the Centrepoint development (also containing an Alt Hotel, office space and 2 restaurants), and the first glass condominium tower in downtown Winnipeg
<b>SIZE/PROGRAM</b>	21 storey tower containing 195 loft-style condominiums
<b>LOCATION</b>	Downtown SHED District, Winnipeg
<b>DESIGN TEAM</b>	Architecture and Interior Design: Stantec
<b>ESTIMATED COMPLETION</b>	2016
<b>WEBSITE</b>	glasshousewinnipeg.com







# RIVER CITY 2

## UNDER CONSTRUCTION // TORONTO

<b>PROJECT DESCRIPTION</b>	Consisting of three "mini-towers" connected by glass bridges, the second phase of Urban Capital's 1,100 unit LEED Gold "River City" development is also a glossy white counterpoint to the matte black of Phase 1
<b>SIZE/PROGRAM</b>	Three 12-storey mini-towers containing 249 units
<b>LOCATION</b>	West Don Lands, Toronto
<b>DESIGN TEAM</b>	Architecture: Saucier + Perrotte Architectes with ZAS Architects Interior Design: Saucier + Perrotte Architects
<b>ESTIMATED COMPLETION</b>	2015
<b>WEBSITE</b>	rivercitytoronto.com



# NICHOLAS

## UNDER CONSTRUCTION // TORONTO

<b>PROJECT DESCRIPTION</b>	Residential glass tower located on cobblestoned St. Nicholas Street just south of Toronto's premier shopping district, and incorporating the heritage Planing Mill Building at its base
<b>SIZE/PROGRAM</b>	35 storey tower containing 308 units
<b>LOCATION</b>	Immediately south of Bay/Bloor Area, Toronto
<b>DESIGN TEAM</b>	Architecture: CORE Architects Interior Design: Cecconi Simone
<b>DEVELOPMENT PARTNER</b>	Alit Developments, Tel Aviv
<b>ESTIMATED COMPLETION</b>	2014
<b>WEBSITE</b>	nicholasresidences.com



# TABLEAU

## UNDER CONSTRUCTION // TORONTO

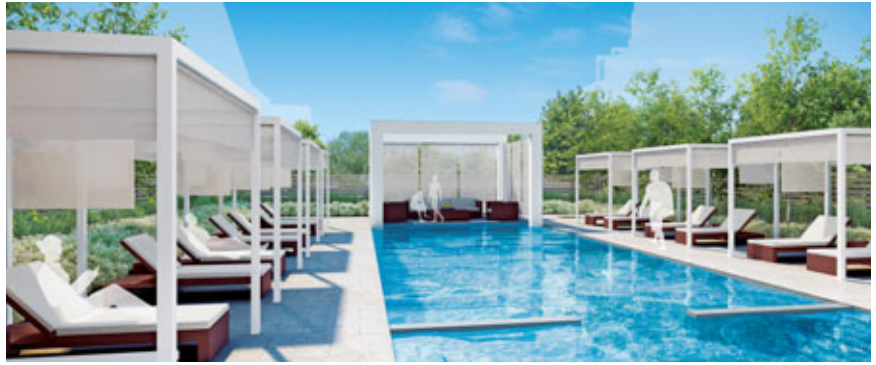
<b>PROJECT DESCRIPTION</b>	Mixed-use development centred around a 3 metre structural "table" at the fifth level, with residential suites "above" the table; condominium amenities "on the table", and commercial and retail space, plus a public plaza featuring a 30 m high art piece "below the table"
<b>SIZE/PROGRAM</b>	26 storey tower containing 410 units and 25,000 sf of commercial space
<b>LOCATION</b>	Entertainment District, Toronto
<b>DESIGN TEAM</b>	Architecture: Rudy Wallman Architects Interior Design: Cecconi Simone Landscape Architect: Claude Cormier Artist: Shayne Dark
<b>DEVELOPMENT PARTNERS</b>	Malibu Investments, Toronto Alit Developments, Tel Aviv
<b>ESTIMATED COMPLETION</b>	2015
<b>WEBSITE</b>	tableaucondos.com



# HIDEAWAY

## UNDER-CONSTRUCTION // OTTAWA

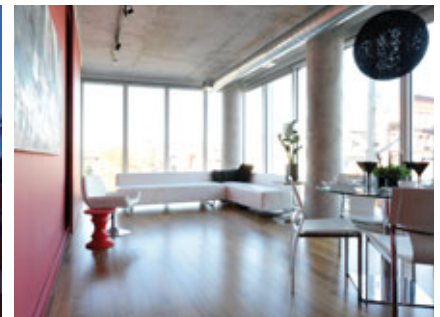
<b>PROJECT DESCRIPTION</b>	Phases 2 and 3 of Urban Capital's 540 unit mixed-use LEED Gold "Central" development. Hideaway continues Urban Capital's portfolio of high-design urban living buildings in the nation's capital
<b>SIZE/PROGRAM</b>	9 storey mixed-use building containing 141 units (Phase 2) and 162 units (Phase 3), and a 7,500 square foot LCBO retail outlet
<b>LOCATION</b>	Centretown, Ottawa
<b>DESIGN TEAM</b>	Architecture and Interior Design: CORE Architects
<b>DEVELOPMENT PARTNER</b>	Taggart Group, Ottawa
<b>ESTIMATED COMPLETION</b>	2014 (Phase 2) and 2015 (Phase 3)
<b>WEBSITE</b>	hideawayatcentral.com



# CENTRAL 1

## COMPLETED // OTTAWA

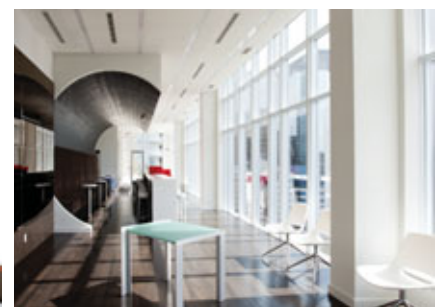
<b>PROJECT DESCRIPTION</b>	The first phase of Urban Capital's 540 unit LEED Gold "Central" development, located in a formerly vacant strip of Bank Street between downtown and the Glebe
<b>SIZE/PROGRAM</b>	10 storey building containing 239 units and approximately 20,000 square feet of retail space
<b>LOCATION</b>	Centretown, Ottawa
<b>DESIGN TEAM</b>	Architecture and Interior Design: CORE Architects
<b>DEVELOPMENT PARTNER</b>	Taggart Group, Ottawa
<b>COMPLETED</b>	2012



# BOUTIQUE

## COMPLETED // TORONTO

<b>PROJECT DESCRIPTION</b>	Two phase urban condominium development at the nexus of the Entertainment and Financial Districts, offering a combination of condominium features and boutique hotel-style amenities
<b>SIZE/PROGRAM</b>	35 storey tower and 16 storey mid-rise building containing a total of 637 units
<b>LOCATION</b>	Entertainment District, Toronto
<b>DESIGN TEAM</b>	Architecture: CORE Architects Interior Design: Cecconi Simone
<b>DEVELOPMENT PARTNERS</b>	Malibu Investments, Toronto Alit Developments, Tel Aviv
<b>COMPLETED</b>	2011







# MONDRIAN

## COMPLETED // OTTAWA

<b>PROJECT DESCRIPTION</b>	Glass tower with red glass panels interspersed among the linear window system, as an homage to Dutch painter Piet Mondrian
<b>SIZE/PROGRAM</b>	23 storey building containing 249 units, sitting atop a five storey public parking podium enclosed in a glass screen
<b>LOCATION</b>	Downtown Ottawa
<b>DESIGN TEAM</b>	Architecture and Interior Design: Core Architects
<b>DEVELOPMENT PARTNER</b>	Taggart Group, Ottawa
<b>COMPLETED</b>	2011



# MCGILL OUEST

## COMPLETED // MONTREAL

<b>PROJECT DESCRIPTION</b>	Two phase glass and brick building, Urban Capital's first Montreal development
<b>SIZE/PROGRAM</b>	9 storey midrise building containing 244 units
<b>LOCATION</b>	West of Old Montreal
<b>DESIGN TEAM</b>	Architecture and Interior Design: Core Architects
<b>DEVELOPMENT PARTNER</b>	Metropolitan Parking, Montreal
<b>COMPLETED</b>	2008



# EAST MARKET

## COMPLETED // OTTAWA

<b>PROJECT DESCRIPTION</b>	Urban Capital's first foray outside of Toronto, introducing the company's signature architecture, interior design and affordable loft-style units to the Ottawa market and becoming the catalyst for the city's subsequent condo boom
<b>SIZE/PROGRAM</b>	420 residential units over three phases
<b>LOCATION</b>	Byward Market, Ottawa
<b>DESIGN TEAM</b>	Architecture and Interior Design: Core Architects
<b>DEVELOPMENT PARTNER</b>	Taggart Group, Ottawa
<b>COMPLETED</b>	2008



# ST. ANDREW ON THE GREEN

**COMPLETED // TORONTO**

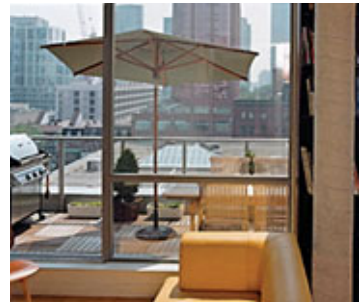
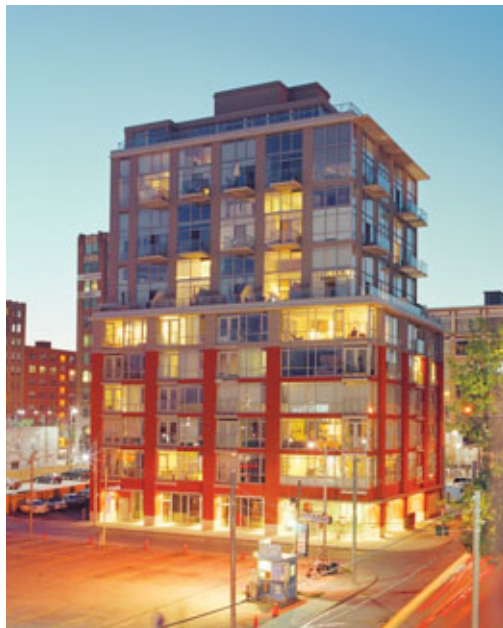
<b>PROJECT DESCRIPTION</b>	Finely proportioned terraced building overlooking the Islington Golf Club
<b>SIZE/PROGRAM</b>	9 storey building containing 108 units
<b>LOCATION</b>	Etobicoke, Toronto
<b>DESIGN TEAM</b>	Architecture: Turner Fleischer Architects Interior Design: Bryon Patton
<b>DEVELOPMENT PARTNERS</b>	Malibu Investments, Toronto Alit Developments, Tel Aviv
<b>COMPLETED</b>	2006



# CHARLOTTE LOFTS

**COMPLETED // TORONTO**

<b>PROJECT DESCRIPTION</b>	Urban Capital's second development in the King-Spadina area, designed with a brick base and a lighter stepped back upper portion in order to relate to its historic warehouse neighbours while remaining true to its modern design
<b>SIZE/PROGRAM</b>	13 storey building containing 66 units
<b>LOCATION</b>	King-Spadina, Toronto
<b>DESIGN TEAM</b>	Architecture and Interior Design: Core Architects
<b>DEVELOPMENT PARTNER</b>	Chard Developments, Vancouver
<b>COMPLETED</b>	2002



# CAMDEN LOFTS

**COMPLETED // TORONTO**

<b>PROJECT DESCRIPTION</b>	This is the building that started it all. Launched when residential development was not actually permitted in the area (the project required special city council approval), this seminal development created a precedent for the subsequent residential projects that ultimately redefined the neighbourhood
<b>SIZE/PROGRAM</b>	9 storey building containing 48 units
<b>LOCATION</b>	King-Spadina, Toronto
<b>DESIGN TEAM</b>	Architecture: Core Architects and Oleson Worland Architects Interior Design: Cecconi Simone
<b>DEVELOPMENT PARTNER</b>	Dundee Realty, Toronto
<b>COMPLETED</b>	1999







# CONTAINER ARCHITECTURE

## A peek at three iconic examples of the various forms of container architecture from leading European designers

**F**reight containers are the jetsam of full-throttle globalization. To wit, there are approximately 30,000 of them floating just under the surface of the oceans, like tipless icebergs.

Since their standardization in the 1970s and the ensuing “container revolution” in freight transport, the shores of post-industrialized countries with growing trade deficits are

now also increasingly awash in a surplus of these 12-meter-long by 2.4-meter-wide by 2.9-meter-high shipping containers.

For the most avant garde designers, these marooned, inexpensive and readymade modules of trapezoidal sheeting and rolled profiles of steel alloy, represent a unique opportunity—upcycling them for architecture.





Seoul's Platoon Kunsthalle, by Berlin-based GRAFT, is a multi-purpose event-space, venue and residence made out of 28 shipping containers. (Photos: PLATOON.org)



## Freight Containers

"Container architecture plays off of 'rough luxury.' You are a pioneering sort of spirit if you live in one," explains Wolfram Putz, a founding partner of GRAFT, the Berlin-based architects behind Seoul's Platoon Kunsthalle, a three-story, 905 square-meter "artist hall," exhibition space, nightlife venue and residence made out of twenty eight shipping containers.

Circa 1998, as a recent Master's graduate, Putz first heard of container architecture as the stuff of Los Angeles urban legend: "On outskirts, people were using shipping containers for storage sheds on empty lots, so the idea of making rudimentary human shelter out of them wasn't that far-flung. Why not buy a cheap desert property, put up a couple of containers and call it the next Arcosanti or creative village?"

On paper, containers seem best suited for building cost-effective, short- to mid-term

structures, making them the darlings of the growing "pop-up" trend in consumer culture (restaurants, museums, hotels, retail, etc). Yet, in practice, they sometimes act like Trojan horses. Once in place, they take on lives of their own and often outlive their planned life cycle.

## Building Containers

Rotterdam-based MVRDV's VUmc Cancer Centre Amsterdam is an example of a second type of container architecture, made from a system of building containers. The elevated, 5-storey cuboid of rectangular pixels in a riot of blue and red represent oxygenated and unoxygenated blood cells. The windowed ends of the building container modules also allude to cells structure.

"In 2005, the cancer institute's head researcher needed a facility as soon as possible to continue his critical research," explains MVRDV partner Jacob van Rijs, "The planning authorities were much

more relaxed and easy with the building so that it could be completed as quickly as possible, but stipulated that it could only be there for five years. And it has already been there longer."

MVRDV planned the VUmc Cancer Centre Amsterdam in three months, completed it in six. Today, it is still a hive of cancer-research. A recently completed university hospital now houses a permanent cancer research centre but it took several years to finish and was delivered behind schedule.

"The fact that the building was there quickly and that it's been there longer than the five years shows that the professor had a point," van Rijs muses, "It may last another five."

## Container-Look

Public outcry from NIMBYists and overly-cautious urban planners remain the biggest challenges to architects hoping to



# CONTAINER ARCHITECTURE

Sculp(it)'s office and home in Antwerp looks like it's made of stacked containers, but is in fact constructed of a steel skeleton. (Photos: Luc Roymans)



MVRDV's VUmc cancer centre in Amsterdam, made of building containers, was completed in six months. (Photos: Rob't Hart)



design permanent structures with reused shipping containers. Some might opt instead for a third type of container architecture, called "container-look," a structure built with traditional construction methods but finished to look like shipping containers.

Live/Work Space is an apt example. "We are in the middle of Antwerp, and the building regulations make it very difficult," says Sculp(it)'s co-founder Pieter Peerlings, "If you propose a building made of actual containers, it's a no go."

The dramatic townhouse facade has four identical floor-to-ceiling openings of unmistakable proportions. At first

glance, they seem to be a stack of freight containers on an impossibly narrow plot of land. "In photos, people think so but it's actually a steel skeleton with wood floors. We scaled and spaced the wooden support beams to look like a shipping container's corrugated ceiling," Peerlings explains.

Along with his wife and Sculp(it) co-founder, Silvia Mertens, Live/Work Space was the duo's first project, completed in 2007. Since then it has been the couple's "dream house" and includes a ground-floor office and a rooftop hot tub.

Peerlings believes that the origins of container

architecture are elemental. "I think it's a bit like Lego blocks. Containers have the perfect dimensions, the smallest room volume that you can think of. And when architects design most of them, I believe, they think in volumes. It's a design block," he offers.

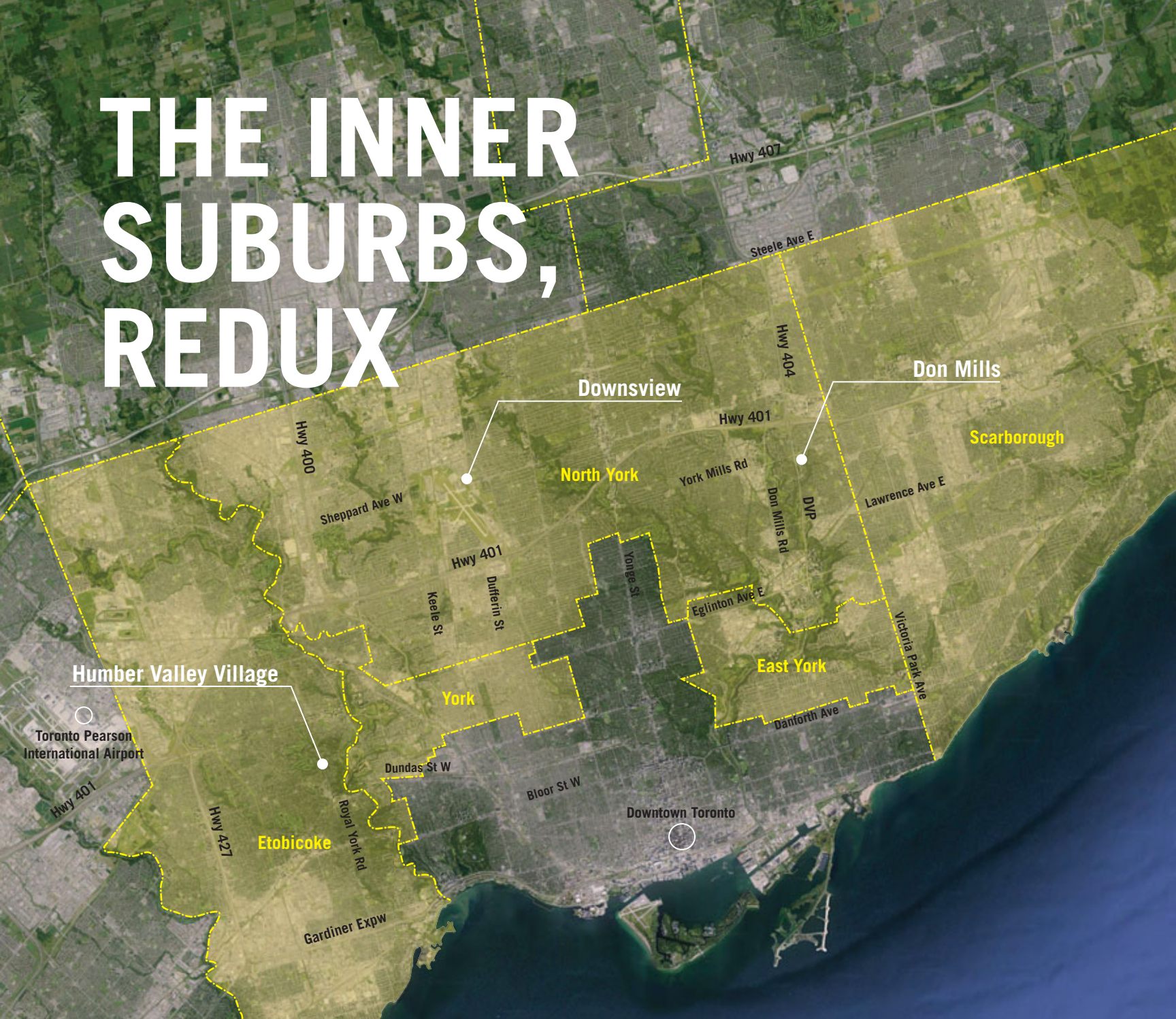
As for container architecture's longevity, GRAFT's Putz remains sanguine about the future. "I think we're still at the peak of it but in the last couple of years, the secret's out."

Urban Capital's Southport development adjacent to the Port of Halifax is an example of "container-look", incorporating the colours, texture, and modularity of shipping containers, a dominant form in the local urban context.





# THE INNER SUBURBS, REDUX



## The transformation of Toronto's "Inner Ring" is the city's next big thing, and Urban Capital is poised to be a major player

As anyone who lives in Toronto knows, the GTA is one of the fastest growing cities in North America. Expanding at the rate of almost 100,000 people a year, Canada's largest metropolis hit 5.6 million people in 2011, and is expected to grow to more than 9 million in the next 25 years.

But the supply of undeveloped "greenfield" land is limited by both public policy and the impracticality of commuting. Downtown Toronto? The parking lots are gone and many of the former industrial areas have already been transformed. Downtown land prices have gone through the roof.

So where are people expected to live affordably without spending three hours a day in a car?

Toronto's "inner ring" of low-density suburbs is destined to accommodate a significant share of the city's upcoming growth. Developed more than 50 years ago, these original suburban communities offer close proximity to downtown, better affordability, and some the best public transit in the GTA, with significant improvements underway.

These areas are going to be the GTA's most important source of future intensification, and Urban Capital is now actively developing projects in three of them.



## THE INNER SUBURBS, REDUX



### DON MILLS, VERSION 2

The transformation of Toronto's first major master planned suburb, Don Mills, is well underway.

Unveiled by Businessman E.P. Taylor in 1953, Don Mills, at 850 hectares, was one of the largest new suburban developments in the world at the time. It was founded on the principles of the Garden City movement that promoted the creation of planned, self-sufficient communities surrounded by ample green space. Taylor had plenty of land and the community was planned at densities far below what is considered sustainable by today's standards.

As Toronto grew quickly around Don Mills, land values and redevelopment activity escalated. Don Mills Centre, the focal point of the community, morphed a number of times. Starting off as an outdoor strip plaza in the mid 50's, it grew to become one of Toronto's largest enclosed malls. Ultimately displaced by even larger regional malls, Don Mills Centre was reinvented yet again to become the Shops of Don Mills, self-described as "Ontario's first open air mall" and now one of the city's most exclusive shopping centres.

Not far from The Shops, Urban Capital has been working with partner Alit Developments on another major transformative project.

The site, an eight-hectare property located at the intersection of Valley Woods and York Mills Roads, immediately east of the Don Valley Parkway, was originally developed in the early 1960's at very low densities, with only 254 rental townhomes that are now showing their age. Last year Urban Capital and Alit successfully completed a complicated approvals process to allow the area to be redeveloped.

The original 254 homes will be replaced with 1,800 units of new condominiums and rental housing, in a variety of built forms from townhouses to mid-rise and hi-rise towers. The development will take full advantage of the property's location overlooking the Don Valley ravine, with spectacular views of abundant green space surrounding the site and long views along the Don Valley.

The benefits of suburban intensification on this property are substantial. Today's more efficient use of land will allow for the creation of significant new park space and the preservation of additional valley land, while the original 254 out-dated rental units will be replaced with 270 new ones and 1,500 units of new market housing.

Urban Capital and Alit's Valley Woods development snakes along the east side of the Don Valley Parkway. By the time it is completed, 1,800 condominium and rental units will replace 254 currently out-dated rental townhouses.

### THE NEW HUMBER VALLEY SURVEYS

On the other side of Toronto, another inner suburban community is starting to undergo significant transformation.

The Kingsway and Humber Valley Village neighbourhoods were developed from the 1930s to the 1960s as part of Home Smith and Company's Humber Valley Surveys, which comprise 3,000 acres of prime real estate stretching along the Humber River from the Queensway to Eglinton, and today include such storied neighbourhoods as Baby Point, Old Mill, Princess Anne Manor and Princess Margaret Gardens.

These locales benefit from the area's distinctive rolling topography and abundance of mature trees, a byproduct of the Humber River Ravine, as well as its two dominant landmarks – the St. George's Golf and Country Club, and James Gardens, a picturesque park located along the banks of the Humber River.

Humbertown Shopping Centre is the area's retail hub. Partially enclosed, it is anchored by a Loblaws and an LCBO, and includes 50 smaller stores and businesses. The property is controversially slated for a major redevelopment, with approximately 230,000 square feet of proposed commercial space, and 550,000 square feet of residential.

Around the corner from Humbertown is the mixed-use corridor that runs along Dundas Street West from Royal York Road to the Humber River, designated for reurbanization in the City's Official Plan. Today this corridor is a mix of strip plazas, small office buildings and smaller scale residential redevelopments.

Urban Capital is working with partners Northam Properties on the largest undeveloped track on this strip, a 4.75 acre site presently occupied by a small Rona Depot. Plans are underway to redevelop this property for a major mixed use project incorporating town houses, retail space, a mid-rise residential building and a 21-storey tower.



## THE INNER SUBURBS, REDUX



Site plan for Urban Capital and Northam Properties' proposed redevelopment of a 4.75 acre site on Dundas Street West.

### DOWNSVIEW

In the middle of the City similar redevelopment forces are in play, accelerated by significant transportation improvements.

For more than one hundred years Toronto's Downsview was a thriving agricultural community located well outside of the city, with its own general store, schoolhouse, and post office. Downsview began a new chapter in 1928 with the opening of the De Havilland Aircraft Company plant. The Canadian Armed Forces followed De Havilland to Downsview, establishing an important military base during World War Two. Once the war was over Downsview experienced a building boom that saw it fully evolve as a Toronto suburb with low-density residential and industrial subdivisions.

Infrastructure changes have since played a major role in Downsview's evolution, including the Allen Road extension (the first leg of the aborted Spadina expressway), completed in 1982, and the 1996 Spadina Subway extension that added the Downsview station at Allen Road and Sheppard Avenue.

In the last 15 years Downsview has become an intensification hot spot and it is easy to see why. It sits at the geographic centre of Toronto, in close proximity to both York University to the north and Yorkdale Mall to the south. It has excellent highway and public transit access and the extension of the Spadina subway line north to Highway 7, now well under construction, will make it even more desirable. And at the heart of Downsview is Downsview Park, a major portion of the original airport lands

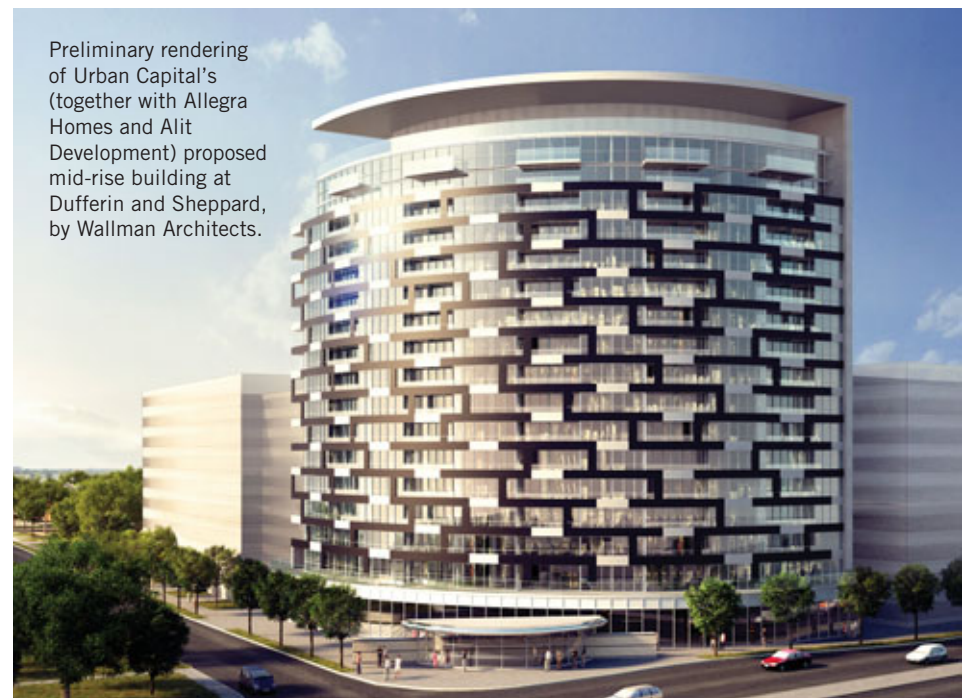
dedicated to park use by the Federal government.

Given Downsview's obvious locational advantages, unbelievably there still remains a used car lot at the doorstep of the north entrance of the Downsview subway station. Urban Capital is now working on redevelopment plans for this amazing property with partners Allegra Homes and Alit Developments.

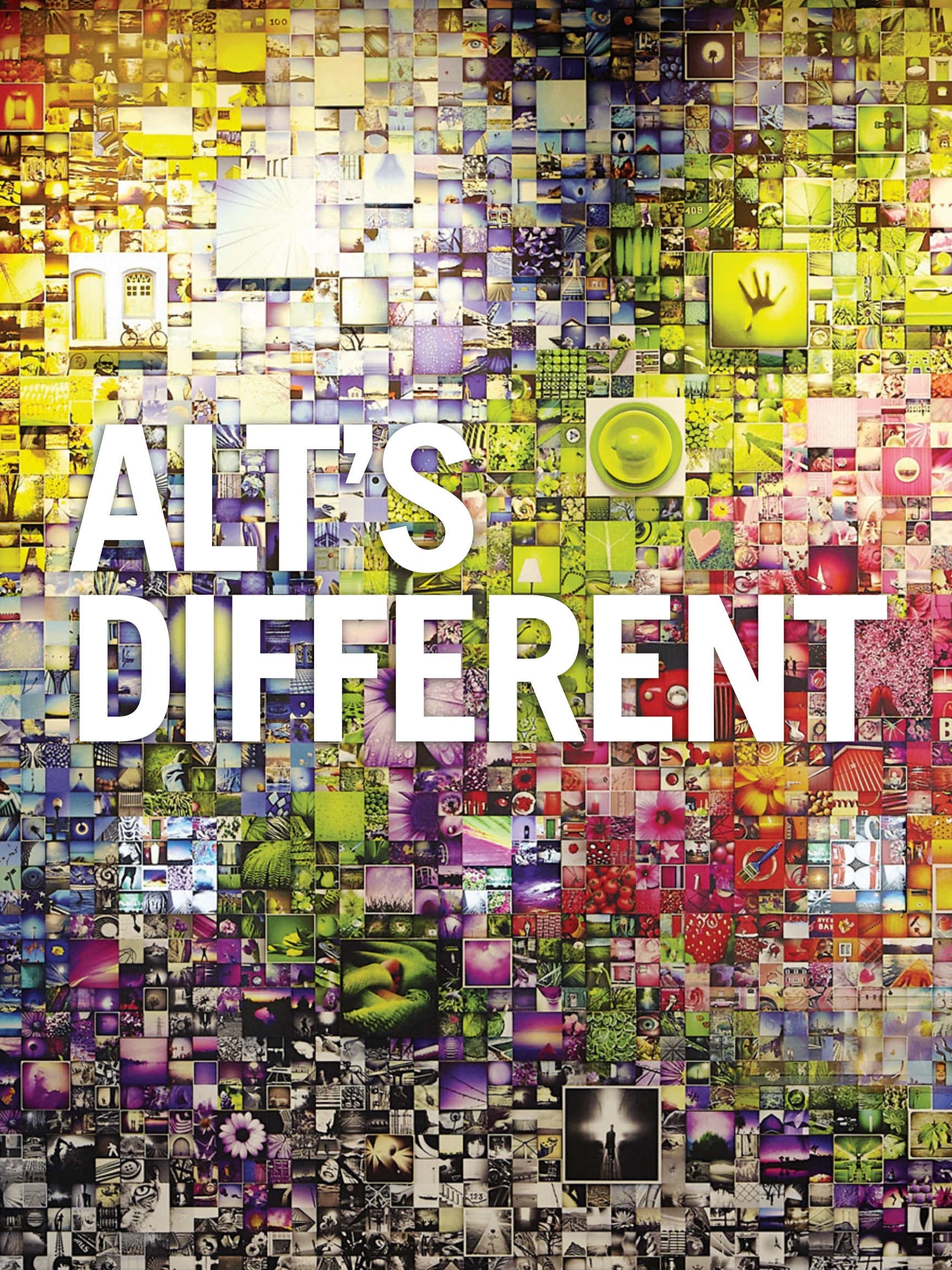
More than 200 condominium units in a modern 15-storey, mid-rise building with subway access at its front door will soon replace fifty used cars. The location surely deserves a much taller building with many more units, but Downsview's heritage airport is still used by

Bombardier, operating a state of the art manufacturing and testing facility, and airport height restrictions remain in effect.

Where will Toronto grow in the future? The transformation and intensification of Toronto's inner suburban ring has just begun. An abundant supply of well-located properties developed at very low density remains throughout the inner ring. Government authorities are certainly banking on inner ring intensification, with massive investment in public transportation infrastructure now well underway through Metrolinx and the TTC. Expect to see many more Urban Capital inner ring projects in the years ahead.



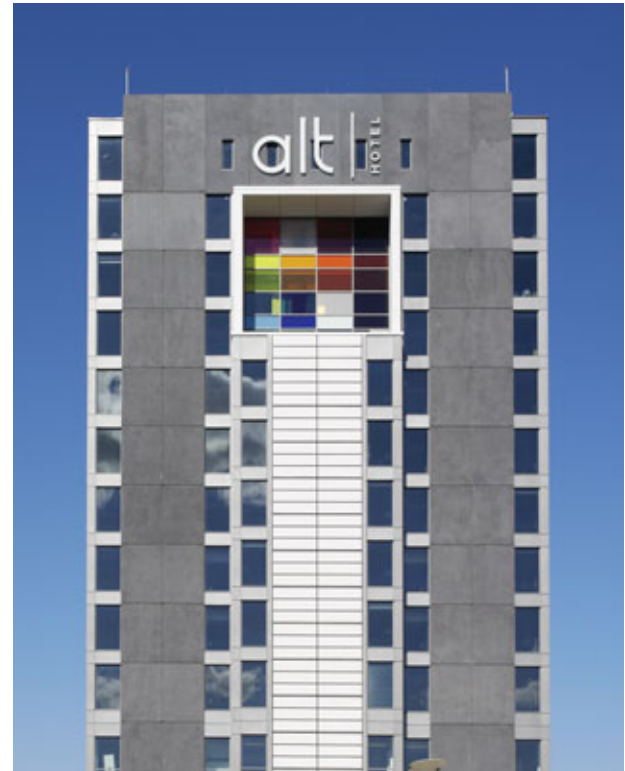




# ALT'S DIFFERENT



## ALT'S DIFFERENT



**A component along with Urban Capital's Glasshouse in Winnipeg's Centrepont development, Groupe Germain's ALT Hotel is a total rethink of the hotel experience.**

**A**LT is different. That's exactly what the creators of this new hotel brand intended. ALT Hotels take aim at a new type of business traveler: smart-phone-wielding, media-savvy, design-forward, value-seeking, frequent-fliers. The Porter set.

ALT Hotels offer a unique and utterly contemporary hotel experience where these modern travelers feel more at home amid the sleek decor and prefer the streamlined yet personalized service that matches their "Like"-and-go lifestyles.

For instance, every ALT Hotel invites guests to share their Instagram photos, by tagging them with "#altexpo." This adds the images to signature, interactive, art installations in the hotels' lobbies. The large, colourful, floor-to-ceiling kinetic mosaics of still images have several embedded flat screens that play slideshows of guest-generated content.

To be sure, the bonds created by such new media magic, the sharing and publishing of pictures, run deep in this new breed of traveler. Vaguely street-artsy and somewhat culture jammy, guests get to leave their mark.

But, is ALTexpo art?

It's a social media thing. It's also a positive brand experience and loyalty building thing. It may even be a conversation thing.

### **#fasteasyfriendly #nofrillschic #oneprice**

"There's a lot of people in this world today who would say that time is money and they don't want to wait in line-ups to check out, for room service or for anything for that matter," says Nicolas Lazarou, General Manager of the ALT Hotel-Toronto Airport, which opened in mid-2012 and within a year climbed to the rank of 5th best hotel in Mississauga on Trip Advisor. "The ALT fits this type of clientele: business people from far and wide who are looking for simplicity, comfort and service. We're fast, easy and friendly," he says.

Groupe Germain Hospitalité, a Quebec-based, third-generation family business celebrating its 25th year in the Canadian hotel industry, created this "no-frills chic" concept by distilling the family's collective hospitality wisdom. ALT Hotels focus on a tight list of "essential luxuries:"

transparent pricing, comfort, connectivity, strategic location, slick design, efficient service, environmental responsibility, gourmet grab-and-go grub, and an inviting lobby for lounging.

ALT was a total rethink. The experienced hoteliers mothballed much of the rest, the underused amenities and Byzantine employee hierarchy of traditional hotels. All the refinements and efficiencies, whether in the planning, construction or operations of the ALT Hotels, underwrite another unique feature: maintaining a single, affordable, published, year-round price per night.

### **#familybiz #innovativeconcept #porterfliesthere**

In 1988 the Germaines opened the first boutique hotel in Canada, Quebec City's Germain Des Prés, which evolved into Le Germain, a successful, four-star boutique-hotel chain. Yet, just two decades later they would reboot their flagship property as an ALT.

It was cousins Hugo and Marie Pier Germain, the youngest generation and





new guard of this family business who masterminded the Groupe Germain's latest hotel concept. The first Alt Hotel—Quartier Dix-Trente opened south of Montreal in 2005.

In 2008, the young Germain's ALT Hotels gained international recognition, winning "Best Innovative Concept in Midscale Brands" at the Worldwide Hospitality Awards.

That same year Groupe Germain relaunched the Germain des Prés as ALT—Quebec City. The move demonstrated the family's long-term commitment to the ALT concept and was a testament to Groupe Germain's innovative corporate culture and continual willingness to reinvent themselves.

Currently there are four ALT Hotels: Quartier Dix-Trente, Quebec City, Toronto Airport, and Halifax Airport. By 2015, the Germain's plan to have a total of seven, spanning from Halifax to Winnipeg.

**#moreboutiquehotel #lessmotel**

Many traditional, business-travel hotels seem barely a notch above Interstate motels. Mercifully, ATL Hotels look and feel like efficient boutique hotels – very European.

Price-wise, ALT Hotels' most direct competitors would seemingly be three-

star, limited-service hotel brands, but, Hugo Germain, ALT's Director of Development, is hip to a broader hotel landscape rap.

"ALT's not easy to categorize. I don't like working with stars because they're not representative. We have an extremely minimalist product, that would score very few stars but still features extremely high quality service, materials and finishing. Our simplicity is aesthetic and functional," he says, "At the same time, the hotel business is extremely competitive; with the amount of information that's available to people via the Internet, we're not just competing against hotels in a segment but instead against everybody."

Perhaps designating the ALTs as niche, lifestyle hotels is most apt, given their singular focus on the needs of today's new business traveler.

**#design #build #operate**

Designing, building and operating a reinvented and refreshing hotel concept such as ALT didn't happen overnight.

The making of the ALT Hotels required meticulous planning, a steadfast commitment to considerable upfront investment, newfangled cost-saving construction techniques, rejigging room layouts, and staffing a capable,

enthusiastic and multi-tasking team of employees for daily operations.

"We've received lots of calls wanting to know how we came up with the building techniques," remarks Michel Aubé, Partner at LEMAYMICHAUD and Lead Architect on the ALT Hotels, "These collaborations with Groupe Germain have been remarkable, in a way, because of the Germain's willingness to plan ahead and innovate in doing so. They certainly didn't take the easy road and it shows in the results."

Typically ALT Hotels feature smaller rooms on a compact floor plate, just 7,000 square-feet in all. "That's not a big piece of land which is efficient in itself but we end up using every inch," Aubé says. "During the planning stages we made mock-ups and paid attention to every detail. It's very expensive to make changes once construction has started, so it was very important to make sure that we resolved all the design constraints beforehand."

All this planning required rigorous follow through. During construction, a high-stakes game of supplier coordination ensued. "The rooms are very tight so I did the site reviews myself. In the beginning, I met with all the trades and subcontractors to emphasize the need to follow the drawings millimetre by millimetre," Aubé continues, "If you take



## ALT'S DIFFERENT



too much space, don't start in the right way or don't do it well, we'll have problems: the millwork won't fit and the room won't work."

The diminutive floor plates house 16 rooms each, with the majority being just 250 square-feet in size with one queen sized bed. "The core is very efficient, there are three elevators, and two sets of single-flight stairs," the architect explains, "It's not a crossover staircase, which gave us more space for the rooms." Two strategically placed linen closets per floor help speed up the daily housekeeping too.

In designing the hallways, Aubé emphasized short corridors with windows for natural light, which also helps save on electricity. Little known fact: motion sensors in the hotels' corridors switch off the lights when no one's around. Card readers inside the rooms act as master kill-switches for the rooms' lighting (plugs stay on for laptops and such).

### #geothermalizethis

Hugo Germain is bullish on environmental building solutions for the new ALT Hotels, in particular geothermal heating. "Yes, you're investing some money at the beginning of the project, but usually there's a return on the investment because you're saving quite a bit on energy," he says.

"With the geothermal system we save

close to 45% on our heating and cooling costs. We are able to pass on the savings to guests on a yearly and recurrent basis, that's part of ALT's business model!" says Germain. "By dramatically saving on energy costs, we're able to keep our one price for rooms low."

### #roominabox

Groupe Germain uses unique, cost-saving building techniques to build ALT Hotels. During construction, as soon as workers have poured a floor's concrete slab, large waterproof crates containing the entire contents of the rooms arrive onsite. A crane distributes them along the new floor before workers build any of the demising or exterior walls.

"It's like a Trojan Horse routine," marvels GM Lazarou, "all the elements of a room are unpacked from the crate. It's quite impressive."

Germain and Aubé developed this building technique together, opting for a high degree of prefabrication. "It's very efficient because we do everything at the manufacturer's, once the boxes are on site, the workers can build two to three rooms per day, finishing a whole floor in a week," Aubé explains, referring to the room in a box as "the Ikea spec."

"It's a huge box, typically eight by four by six feet, so the only way to deliver it is before we close the exterior walls. Once

we've built the room's demising walls we open the box and install the custom millwork and door that separates the room from the bathroom."

### #layout #composition

The resulting rooms are greater than the sum of the parts contained in the crates. The ceilings are three-meters high, which gives the compact rooms an unexpected sense of volume. There's another twist: the beds at ALT Hotels face the exterior walls, rather than being perpendicular to the front entrance. This provides unencumbered sight lines directly out the room's floor-to-ceiling windows. Something's different, Aubé hints, "When you come in, you don't feel the room's walls and you don't feel like it's a standard washroom."

There's a silver lining to ALT's small yet spacious rooms, Germain says. "We spend the same amount of money we would spend on a larger, 350-square-foot room. In 250-square feet we can pay much more attention to detail, like adding a beautiful designer chair that you wouldn't typically see in this price range, extremely silent mechanical systems, high quality showers and possibly the best bed in the limited-services segment."

### #lobby #loungingguests #lungingstaff

In the lobbies of the Toronto and Halifax airport hotels, Groupe Germain pioneered





yet another first for the Canadian hotel industry: self-check-in kiosks.

"We have the same hotel employee greeting the guests, they'll assist them navigating the kiosk's screen if necessary," Germain explains. "What's interesting is that the kiosks along with a smaller front desk and the orientation of the lobby change the initial contact between hotel and guest," Germain explains.

The new ALT Hotels concept required new procedures and practices. ALT encourages their multi-tasking staff to step out from behind their front desks into the lobby's main space and beyond. They wear many hats, moving from area to area, in and out of different roles, like that of proud ambassadors welcoming new guests.

The Toronto and Halifax properties also have ALTceteras in their lobbies – funky, convivial canteens with 24-hour grab-and-go counters, solving a common problem for business travelers who arrive late and get stuck eating junk. ALT Hotels teamed up with local caterers to stock their fridges, and guests help themselves to the dishes. "You can have a warm meal that you heat in the microwave in three minutes and it's just as good as homemade," Germain explains. There's even a panini press.

Otherwise the ALT Hotels' lobbies are large and have two-story ceilings, creating an airy and ample space with various intimate seating arrangements for small groups with Gervasoni-designed furniture. "They're Italian, stylish, lots of wood but look a little old fashion, and that contrasts well with other parts of the lobbies like the exposed concrete walls," says LEMAYMICHAUD's Aubé.

#### #incidentalcontact

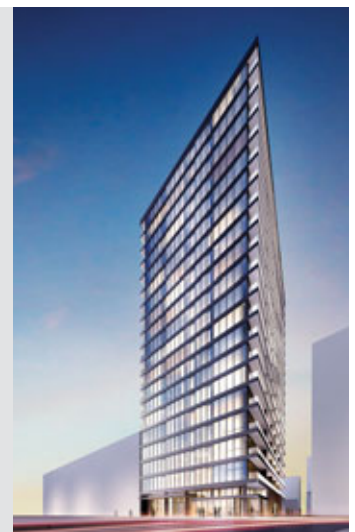
The grandeur and appointment of the ALT Hotel's lobbies is no coincidence given the smaller rooms. "We encourage people to spend time in this comfy, social

environment. Our goal is to get guests out of their rooms to mingle and share their experiences by spending some of their stay in the lobby," says the budding hotelier, "Personally I quite enjoy getting work done, watching the movement, and seeing what people are up to."

The young Germain is convinced there are legions like him as well as others eager to share their Instagram snaps. "It's much more fun, contemporary and in-tune with today's business travelers who are always connected but also open to making new contacts through casual conversations. At ALT, that's what we're trying to create."

### Glasshouse and ALT

How did Urban Capital end up in Winnipeg? It started in mid 2012 with a call from Hugo Germain, asking whether UC might be interested in developing the residential component of the mixed-use Centrepoint development, which includes an ALT Hotel, an office building and three street-related restaurants. After several trips to the Peg, the deal was struck. Glasshouse's site, right across the street from the MTS Centre and connected to Centrepoint, was perfect for Urban Capital, and construction of the 195 unit building is slated to start in 2014. See more at [glasshousewinnipeg.com](http://glasshousewinnipeg.com).

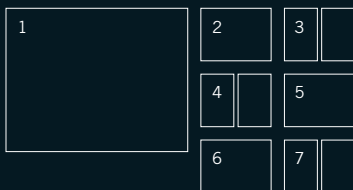




# AND THE WINNER IS



**Winner / Best Architecture > 1,000 sm** // UBC Faculty of Pharmaceutical Sciences / Vancouver CAN // Saucier + Perrotte Architectes, Montreal, and Hughes Condon Marler Architects, Vancouver



- 1 UBC Faculty of Pharmaceutical Sciences, Vancouver
- 2 Stadel Museum, Frankfurt
- 3 Vitrites Habitées, Montreal
- 4 Elevator B, Buffalo
- 5 Haffencity University Subway Station, Hamburg
- 6 Hygge House, Winnipeg
- 7 RMIT Design Hub, Melbourne

**A**zure Magazine is a Canadian rarity: a commercially viable Toronto-based architecture and design magazine with an international breadth. For over twenty five years Azure has been publishing boldly designed journals that scour the world for the latest in design innovation.

And since 2011 it has been running the AZ Awards, an international design competition

that is garnering increasing attention. In 2013 Urban Capital jumped on as a sponsor, serendipitously, as that year's Winner for Best Architecture over 1,000 square meters was no other than Saucier + Perrotte (for their Faculty of Pharmaceutical Sciences at UBC, above), the "art-architects" (as described by Lisa Rochon in *The Globe and Mail*) behind Urban Capital's very own River City development.

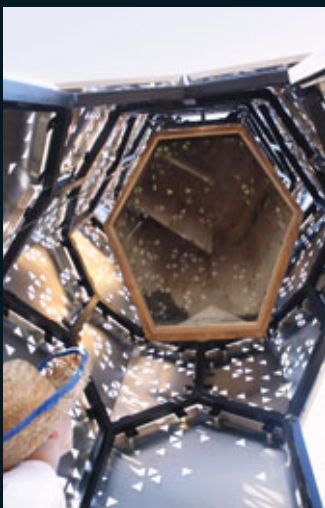
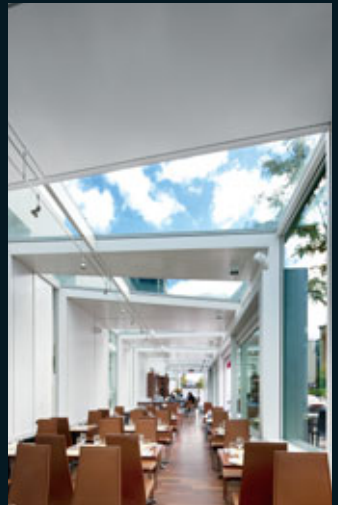




**Winner / Best Lighting Design** // Stadel Museum / Frankfurt GER // Scheider + Schumacher, Frankfurt, and Licht Kunst Licht, Bonn



**Winner / Best Architecture < 1,000 sm** // Vitrynes Habitées / Montreal CAN // Daoust Lestage, Montreal



**Winner / Best Student Project** // Elevator B / Buffalo USA // Courtney Creenan, Kyle Mastalinski, Daniel Nead, Scott Selin and Lisa Stern, University of Buffalo School of Architecture



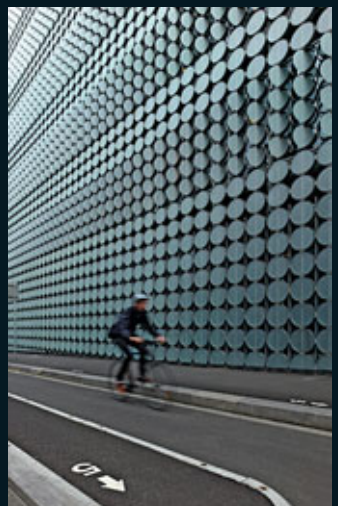
**Winner / Best Commercial Interior** // Haffencity University Subway Station / Hamburg GER // D-Lightvision, Design Stauss GrillMeier, Pfarré Lighting Design and Raupach Architekten, Munich



**Winner / Best Temporary Architecture** // Hygge House / Red and Assiniboine Rivers, Winnipeg CAN // Plain Projects, Urbanink and Pike Projects, Winnipeg



**Award of Merit / Commercial Architecture > 1,000 sm** // Royal Melbourne Institute of Technology (RMIT) Design Hub / Melbourne AUS // Sean Godsell Architects, Melbourne





# ONE SMALL SMART KITCHEN

**O**ver the last ten years, condominiums (especially in Toronto) have become smaller and smaller in order to stay affordable. One bedroom units that were once 625 square feet became 575 square feet and now today are typically less than 500. And yet the design and size of condominium kitchens, with their full size appliances, and also condominium bathrooms have not really shrunk in tandem, and so have ended up “eating up” most of the remaining interior space.

That all changed with Smart House. Urban Capital and Malibu’s “micro-condo” development at Queen and University has taken urban living to another level, introducing to Toronto the “micro-condo” concept found in New York, Tokyo and London. Focused on highly functional design, Smart House makes 300 square feet feel like much much more. And probably the biggest move in doing so was to step back and look from scratch at the kitchens and bathrooms, making sure these elements were designed to be “right sized” from the get-go.

On this page, then, Smart House’s very clever kitchen, a collaboration of II BY IV Design, Aya Kitchens, Urban Capital and Malibu, and photographed (in nine segments to be stitched together!) by Jose Uribe.

What makes Smart House’s kitchen “smart”:

## **1 INTEGRATED APPLIANCES**

Individual appliances that are fully integrated within the space so your kitchen doesn’t need to look like ... a kitchen.

## **2 FAN HOOD**

Tucked away so you don’t even notice it, an integrated architectural fan hood.

## **3 VALENCE LIGHTING**

Under-cabinet mood lighting... well, technically called valence lighting but you get the idea.

## **4 EXTRA-DEEP COUNTER SPACE**

By reclaiming the typically empty pipe chase behind the kitchen, Smart House frees up space for extra deep counters, and uses it for handy niche shelving.



## **5 COOKTOP**

A two-burner cooktop to save counter space (when have you ever used four burners at once?).

## **6 PULL-OUT CUTTING BOARD**

Your retractable countertop/cutting board can be stashed away when you don’t need it! That’s what we call smart design.

## **7 DISHWASHER DRAWER**

A novel concept in North America, a space efficient, easy-to-use, integrated dishwasher drawer.





Smart House kitchen open

Smart House kitchen closed



**8 GARBAGE BINS**

Built-in source-separated wet and dry garbage bins, designed from the start for a more environmentally conscious world.

**9 MICROWAVE**

An all-in-one microwave/convection oven — it's roomy enough to cook a turkey in.

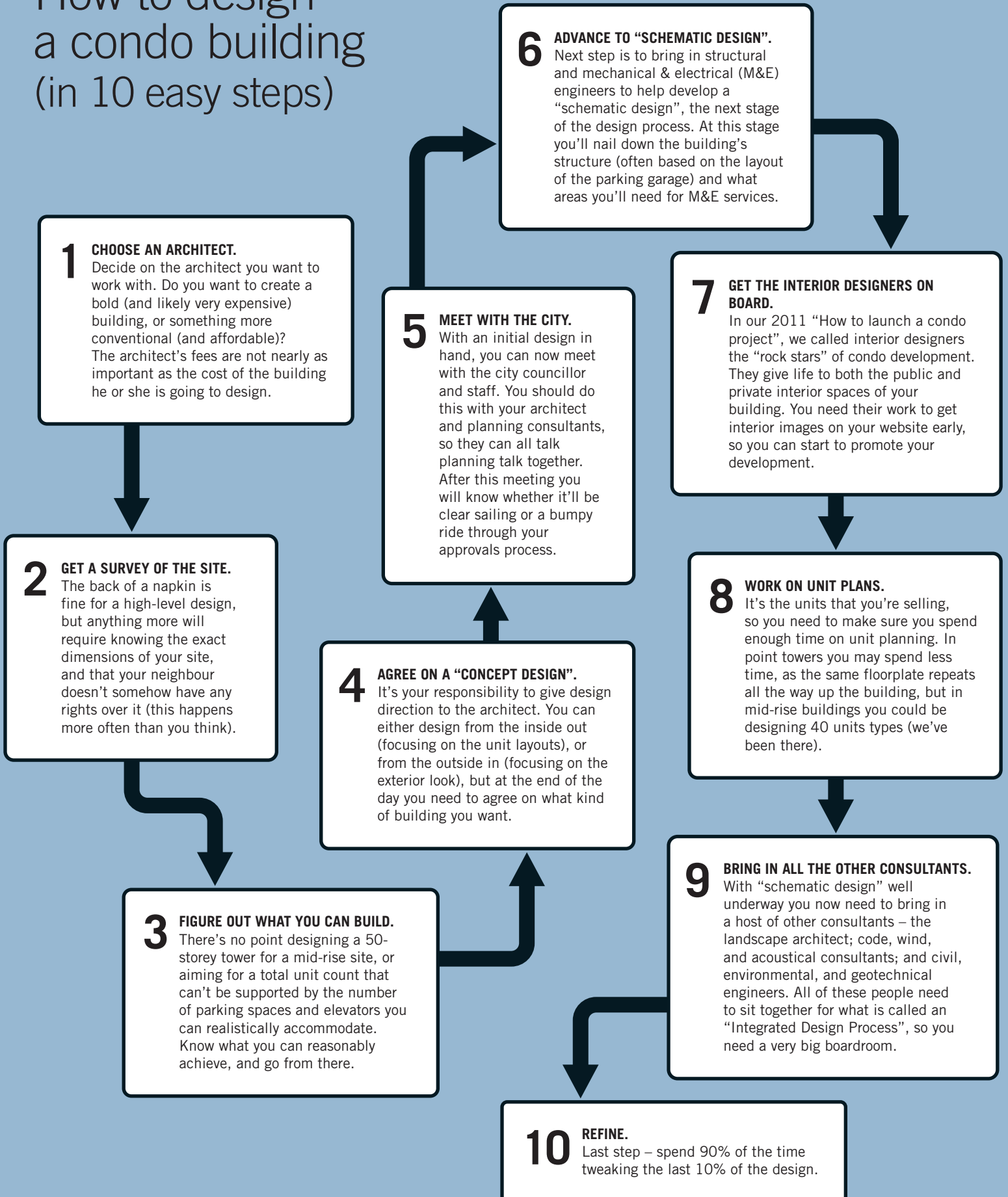
**10 WASHING MACHINE**

Spin and dash with this all-in-one washer/condensing dryer. Your laundry will be done by the time you're home from work.



# CONDO DEVELOPMENT 101

## How to design a condo building (in 10 easy steps)





# LANDSCAPE

Paul Raff's "Mirage" hangs from the Richmond Adelaide ramps, enlivening Toronto's new Underpass Park



## Underpass Park



It was once a dark empty scar running through the north leg of Toronto's West Don Lands district, but today Waterfront Toronto's "Underpass Park" is an urban gem under the Richmond Adelaide ramps. Connecting the north and south portions of River City (and the bulk of the West Don Lands with the Corktown community to the north), this \$5 million urban park by Vancouver-based Phillips Farevaag Smallenberg with Planning Partnership of Toronto is the most extensive park ever built under an overpass in Canada, and the first ever in Toronto.





# URBANOMICS 101

## How to Profit from a City's Upcoming Development Boom

**Urban Capital's Glasshouse development offers Winnipeggers the opportunity to "get in on the ground floor" of their city's downtown rejuvenation. The company's condominium investment seminar, Urbanomics 101, showed them how.**

Over the past ten to fifteen years savvy Canadians have profited by being "early adopters" under the right condominium market conditions.

Condominiums are taking a larger role in new home development across Canada. The effects of condo booms in Toronto, Vancouver, Montreal and Ottawa are rippling out to smaller cities, including Winnipeg and Halifax, creating investment opportunities in these centres that could rival their predecessors for performance.

"In many places across the country, condo rental demand is growing faster than new supply," said Eve Lewis of Urbanation at the Glasshouse investment seminar, Urbanomics 101, held at the Winnipeg Convention Centre on November 6th. "Increased population growth, primarily through immigration; entry level home prices that are out of reach for first-time buyers; low vacancy rates in rental markets and a senior population that is downsizing all contribute to increases in demand. These are some of the economic and demographic factors investors should be looking for."

Once you determine that the market you're considering has strong investment potential, the project you select will have an impact on your ROI as well.

An increasingly large segment of the Canadian population is moving back to their urban centres for the convenience, the environmental impacts or the lifestyle. This is increasing the value of properties in well-selected urban areas.

So whether you're considering a kick-start project in an underserved neighbourhood or a concept that's new to a city, the same principles apply. Here are some pre-construction factors to look for when considering investing in new condominium real estate:

### 1. High Appreciation Neighbourhoods

Look for locations that are in the process of rejuvenation or have the potential to develop into vibrant communities. Getting in on the "ground floor" of an area's renaissance is a sure way to ensure higher appreciation later on. Think Toronto's King-Spadina in the late 1990s, or Ottawa's Byward Market in the 2000s.

### 2. Design and Quality

Design is important, as is construction quality. Be sure to look for developers who are design-focused and have solid reputations. This will ensure your condominium will hold its value over time.

### 3. Positive Cash Flow

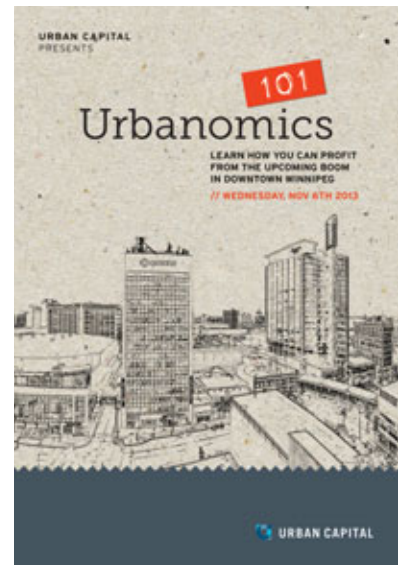
The rental market is incredibly strong in most Canadian cities, with demand exceeding supply. Look for opportunities where rents will cover your carrying costs, including principal repayment of your mortgage. That way renters will pay down your mortgage and build equity for you, with capital appreciation on your unit being an added bonus.

### 4. Mortgage Leverage

When you purchase a condo in pre-construction, you generally put down a 15%-20% deposit, meanwhile your property is appreciating at the full 100% value. This means that by the time you get the keys to your condo, you've already seen a return on your investment.

Any investment should be approached from a risk/return perspective. Investing in condos in Canada can be a safe long-term investment with a historical increase in property values that has been significantly above inflation.

To learn more go to [urbanomics101.com](http://urbanomics101.com).



### Urbanomics 101 Speakers



Bill Morrissey  
LEADER AT YES!  
WINNIPEG



Jino Distasio  
UNIVERSITY  
OF WINNIPEG



Eve Lewis  
MARKETVISION  
REAL ESTATE CORP.  
AND URBANATION



Susan Joshi  
ROYAL LEPAGE  
DYNAMIC  
REAL ESTATE

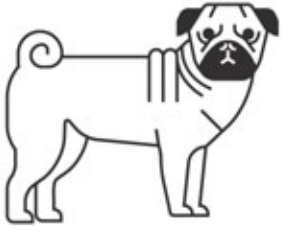


David Wex  
URBAN CAPITAL



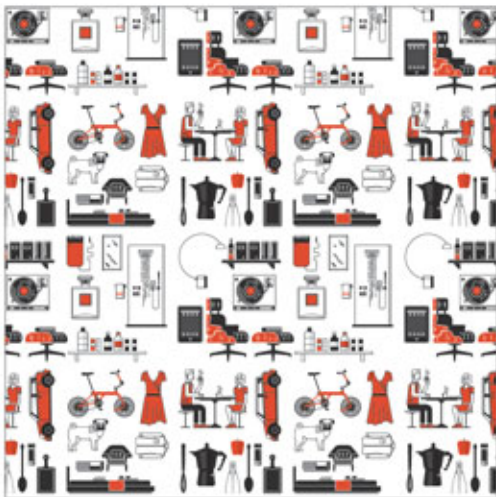
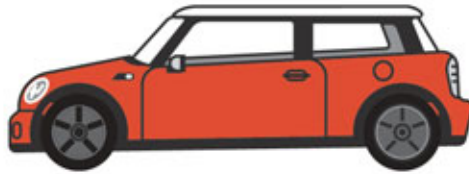
# ILLUSTRATION

## Arunas Kacinskas



**A**runas Kacinskas is a 25 year old London-based illustrator whose work has graced the pages of Modus Magazine and Dwell. His bold, minimalist style of graphics was the perfect match for Smart House, which itself is all about minimalist living.

To see the complete set of graphic icons Arunas produced for Smart House, check out [smarthousetoronto.com](http://smarthousetoronto.com).



The cover of Smart House brochure by 52 Pickup Inc.





## Michael Dickey 1959 - 2013



Michael Dickey and I were partners in our McGill Ouest development in Montreal, but over the years we grew from being simply good business associates to being close friends.

On September 13, 2013, Michael died of cancer, at the early age of 54. But while Michael may have passed away in the prime of his life, he accomplished a lot in his relatively short number of years.

In honour of his passing, here is a précis of the eulogy I gave at his funeral in this year's Rear View.

David Wex

*Michael was born in North Bay in 1959 as a twin with his brother Stephen. The two boys were tragically orphaned when they were 5, and were then brought up by their aunt and uncle.*

*Michael went to high school and college in North Bay, where, from my ten years of reading his emails, I'm pretty sure he never passed spelling.*

*After college Michael moved to Ottawa and together with his wife at the time, Tracy, had Matthew, who is now 18 and off to university.*

*In 1999, while still in Ottawa, Michael met Peggy, and two years later he moved to Montreal to marry her. In 2003, they adopted Evelina, now 10 years old, and four years after that Angela. Today all three children are bright, engaged and lovely, a real testament to Michael and Peggy.*

*Now I have been talking about Michael's personal life, but what I really know best about Michael is, not surprisingly, his business accomplishments.*

*For many people, work is the thing you do to afford life, but for Michael his work was his passion.*

*I've always known this, but it was brought home to me vividly two weeks ago when my business partner, Mark Reeve and I visited Michael. Michael was somber, but as soon as Mark mentioned how happy he was to see that Icone, Michael's latest project, was under construction, he perked up and became super animated, talking non-stop about the project.*

*I won't go over all the details of the buildings that Michael developed, but I would do him a dishonour if I did not mention the Demetrius, Lofts McGill Ouest (which is the project we developed together), the luxury hotel-condo development Crystal de la Montagne (a huge project I never thought he'd get off the ground), and now Icone.*

*All of these buildings are a testament to Michael's tenacity, determination, drive and just plain ability to get things done.*

*Now, Michael wasn't all work and family. While the two seemed to consume most of his time, he also had other interests.*

*So I can tell you from personal experience that Michael was a) a very good tennis player, b) a quite lousy skier, and c) a huge patron of art.*

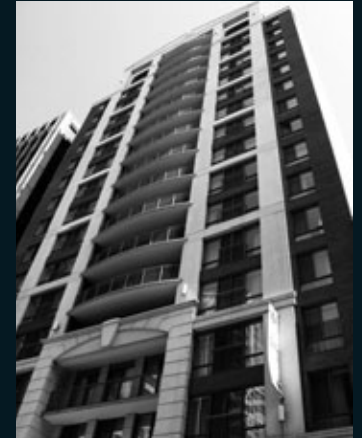
*I'd like to wrap up with two big things that I learnt from Michael Dickey:*

*The first was to relax. In business Michael was a big proponent of not responding right away to everything that came your way. So in our office today in Toronto we have the "Michael Dickey Rule", which is that if you let a problem sit for a day or two, nine times out of ten it will go away.*

*And the second was to make a decision and not look back. Michael was an action guy, he went with his gut and he didn't over-think things.*

*Michael Dickey was a great guy; a loving father, husband, brother and son-in-law; and a very fun business partner. I will truly miss him.*

The buildings Michael Dickey developed in his career



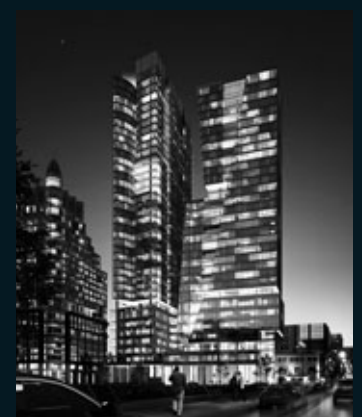
LE DEMETRIUS



LOFTS MCGILL OUEST  
(with Urban Capital)



CRYSTAL DE LA MONTAGNE



ICONE



A Condo-Collaboration of Art,  
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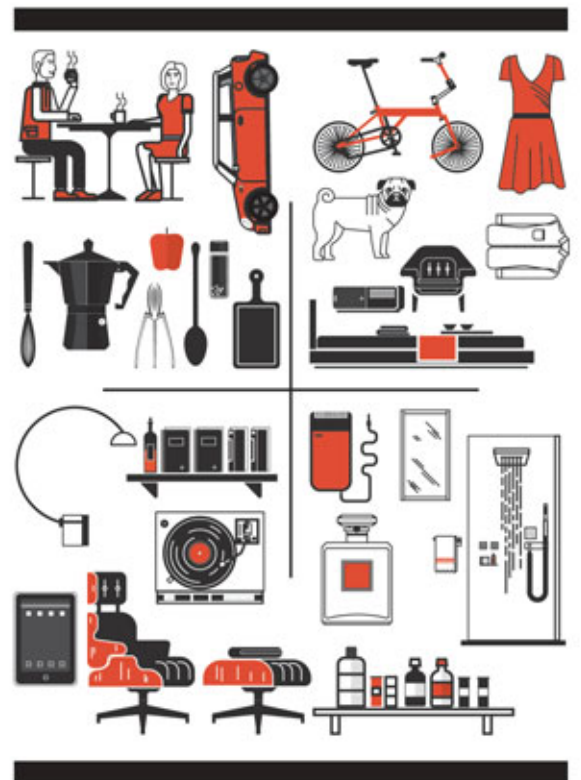
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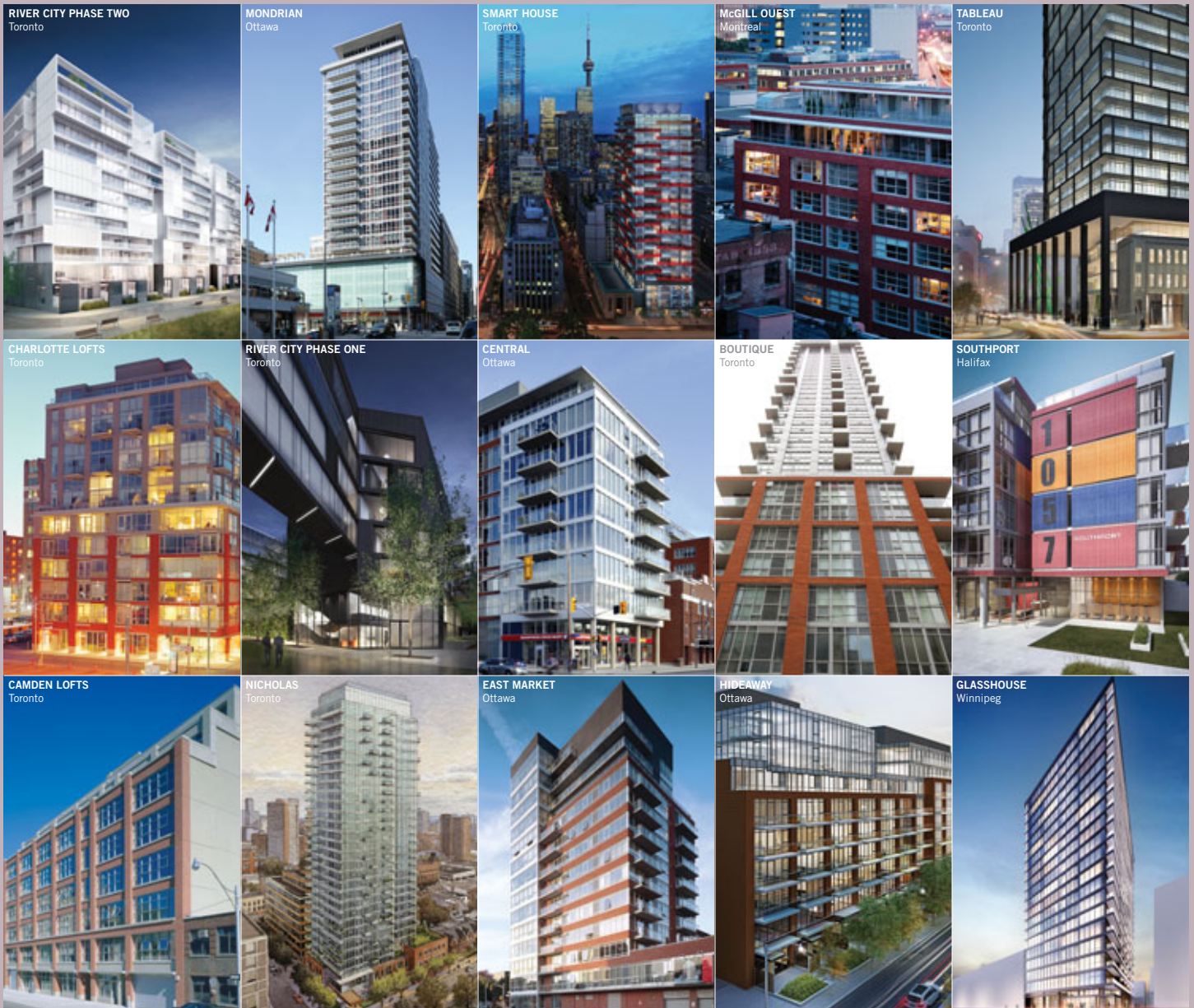
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# FORWARD THINKING DEVELOPMENT

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