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“We expect excellence in all that we do. We believe that the cost and budget are not exclusive of safety and quality, and while we aren’t perfect, we do expect the entire team to be striving for excellence in their contribution to the overall effort. The way to do this is to bid only to the best-in-class contractors in New York—those with values that parallel with ours,” says Richard Santosky, President of Skycore Builders.”

SKYCORE BUILDERS

P 10

FORD LAND

Large-scale campus redevelopment set to create true innovation center with flexible and interconnected workspaces

EXPEDIA GROUP

Expedia Group puts finishing touches on its new, state-of-the-art, waterfront campus in Seattle



Railroad Exterior Northeast

Breathing Life into Historical Spaces

Toronto developer builds luxury apartments on Brampton's historic Dominion Skate Factory

Redwood Properties

VICE PRESIDENT OF DESIGN,
DEVELOPMENT & CONSTRUCTION
Richard Aubry

LOCATION
Vaughan, Ontario

Redwood Properties has joined forces with Boardwalk Equities to create its latest Brampton, Ontario, project, 45 Railroad. Redwood Properties is in charge of the design, development and construction management of the high-rise apartment building featuring two towers that sit on the site of the historic Dominion Skate Factory. 45 Railroad will complement the Brampton skyline by mixing traditional and modern architecture.

45 Railroad is classified as affordable luxury, offering 365 units with a choice between one, two or three bedrooms. The spacious suites cover an average of 1,000 square feet, which makes them some of



STUDIO 8 DESIGN

We were thrilled to be the Interior Designers for 45 Railroad, and are honoured to have a longstanding relationship with Redwood Properties. We feel they are a best-in-class developer because they put the time and attention into getting every detail right, and truly care about the quality of the communities they are creating. Our focus is on creating exceptional interior spaces that define lifestyle and elevate quality of life. Every detail of the interior is carefully considered and those decisions shine through in the end result. We feel great design is an important component of any successful development, and are proud to have been part of the incredible team that brought this beautiful community to life.

the larger multifamily homes available in Brampton. Residents will have access to full-sized kitchens and appliances along with large windows that provide sprawling views of the city.

The entire project totals approximately \$200 million. Construction is well underway, and Redwood Properties expects to top off both towers in fall 2021. Brampton residents can start making 45 Railroad their new home in summer 2022.

HISTORY WITH A MODERN TWIST

45 Railroad is anything but the typical high-rise apartment building. It has a special feature no other residency possesses, which is the legacy of the Dominion Skate Factory. The factory has long since been out of operation and now provides a classic red brick façade for the 45 Railroad podium. Richard Aubry, Vice President of Design, Development and Construction for Redwood Properties, says a main goal of the project's design was to blend the old with the new.

"We have a two-story, 10,000 square-foot heritage building, which is an old Dominion Skate Factory, and the Copeland Chatterson Factory, which made binders, so there's a lot of rich heritage there..." Aubry says. "The double-height, first-phase lobby will be integrated with this heritage façade, which is being fully restored with new windows and repairs to the masonry and so on. It's going to be quite a dynamic space [with] a lot of character."

Even the modern elements pay homage to the building's historical significance. Above the brick podium, both towers are constructed with sleek glass that has reflective

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patterns mimicking skate marks on an ice rink. This architectural feature allowed the design team to give Dominion Skate Factory a modern facelift while paying respect to Brampton's cherished piece of history.

"One of the elements that we've done is using the [glass] as a design tool. And through using a glass frit, [we] created an imagery that is reminiscent of the previous use of the site...which used to manufacture skates," Aubry says. "So, the slashes or swoops that go across the elevation represent skate marks on a pond or an ice surface. It's a nod to the past use—we see ourselves as another layer of history on this site."

GIVING RESIDENTS WHAT THEY NEED


In addition to embracing history, another key goal for the project was to figure out what residents were missing in Brampton and fill that gap. Redwood Properties didn't want to develop a carbon copy of what already existed in Brampton—they wanted to create something residents had never seen before. The amenities foster a sense of community and comfortable living that will make 45 Railroad feel like home.

The design includes countless lounges and a double-height main lobby. Suites are available for guests, and residents get to enjoy a fitness center and party rooms. Nestled between the towers is a roof terrace complete with landscaping, a swimming pool, play areas for children, a grill station and dining areas.

Some key features of 45 Railroad double as initiatives for sustainability. It's right across the street from a major railway station, allowing residents to get where they need to go without a car. The property is also a walkable distance from retail and businesses, and residents will have direct access to a bike trail. Besides its prime location, 45 Railroad's architecture is inherently sustainable.

"We're using very energy-efficient windows systems," Aubry says. "We're actually implementing hot water tanks within each suite, which is pretty unique. So, only cold water is running through the building. It's really just the actual demand at the point of contact that is utilizing the hot water. And it also, from a long-term perspective, means that there'll be less maintenance and less heat loss to the building."

Redwood Properties made these designs come to life with a bit of help. City officials helped rezone the site, expedite the acquisition of building permits and even offered financial relief through the Downtown Intensive Development Charge Incentive Program. The City's support stems from a shared belief that 45 Railroad is going to transform Brampton for the better.

"We are raising the bar when it comes to purpose-built rental and when it comes to understanding the day in the life of the members of our community as they live in a building," Aubry says. "It's not just about fitting a suite in a building—it's about creating a home in a community, and they need to be integrated together." 

Railroad Exterior Southeast

