

A Discussion About Mixed Use From Two Perspectives

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Adaptive Re-Use
Leveraging Heritage

Bard Golightly



Urban Villages
Multi-Family

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Why Mixed Use?

- Municipalities are encouraging/requiring it
- Growing trend in the development industry
 - Increasing market demand

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Design and Development

Development Approvals

- Work closely with municipalities (Gain buy-in on schedule and cost sharing opportunities)
- Engage the community early on in the process
- Balance heritage/planning considerations with market realities

Design

- No design before it's time
- Take your time to rationalize your design
- Ensure coordination between consultant team and contractor/sub-trades

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Financing and Construction

Lenders and Investors

- Pre-Sales (minimum 50%), Equity (holding about 25%)
Underwriting (rates holding, Very Strict Paydowns)
- Cap rates, commercial retail trends

Construction

- Monthly/quarterly cost to complete
- More time coordinating design
- Prepare for the 'unforeseen'

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Lessons Learned

- Market acceptance slow, but growing
- Very location specific
- More expensive to build
- Longer and complex approvals
- Must work closely with municipal administration

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Centre in the Park

Urban Village, Linear Walkways, Public Amenities,
Mixed Use



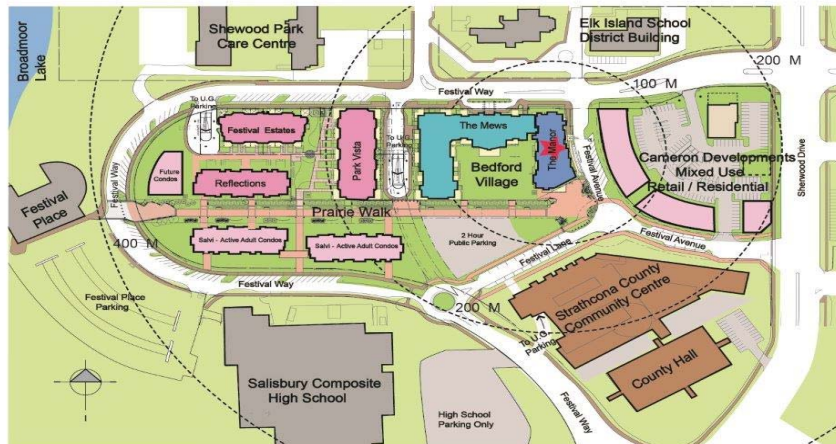
Centre in the Park

Strong connection and integration between the building and exterior spaces



Centre in the Park

Site Plan



CENTRE IN THE PARK - Urban Village



Railtown Site Plan

- URBAN VILLAGE
- FORMER CP RAIL LANDS
- LINEAR WALKWAY
- SAVE ON FOODS STORE ANCHOR
- SENIORS HOUSING
- ADULT CONDOS
- TOWNHOMES



Railtown

Urban Village, linear walkways, mixed use, grocery anchored, seniors care



Crawford Block Heritage adaptive re-use



VIEW NORTH-WEST TOWARDS CRAWFORD BLOCK ALONG GATEWAY BLVD.



VIEW NORTH-EAST ALONG LANES TOWARDS 83 AVE. & GATEWAY BLVD.



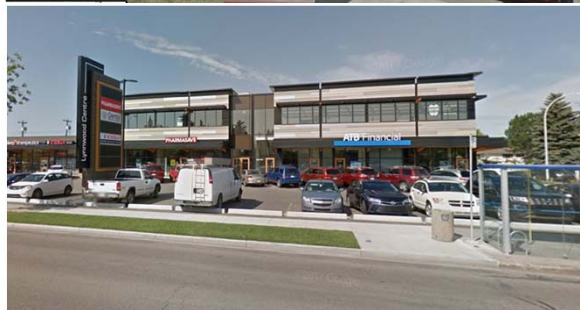
VIEW SOUTH-EAST TOWARDS BACK ELEVATION FROM 83 AVE.



VIEW TOWARDS MAIN RESIDENTIAL ENTRY/ EXIT STAIR AND RETAIL.

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Lynnwood Centre Re-purposed strip mall



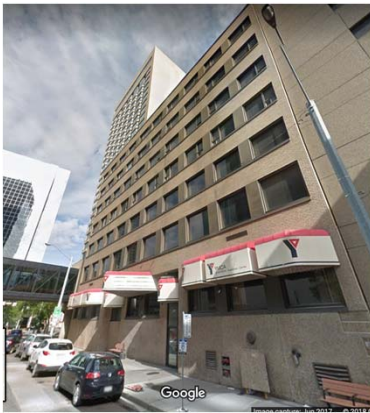
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St. Claire
Brownfield mixed use



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Williams Hall
Adaptive re-use



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“We can’t solve problems by using the same kind of thinking we used when we created them”

Albert Einstein

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