

FROM J1

FAIR: 'Respects the history'

Called Ramsay Exchange, it will rise on a site bounded by Spiller Road and 24th Avenue S.E.

It is to contain more than 2,000 residential units, as well as 600,000 square feet of office and commercial space and 225,000 square feet of retail and restaurants.

The price-tag at build-out is expected to be in excess of \$1.1 billion, says Torode Commercial president Dan Van Leeuwen.

"The residential will be a mix of multi-family with townhouses, lofts, and mid- and high-rise apartments — with some units in a live-work form," says Van Leeuwen. "It will all be done with a dramatic European flavour to the streetscapes."

The conceptual plan for Ramsay Exchange shows five highrise towers running east to west from Spiller Road to Dartmouth Road along what will be called Exchange Road.

The various pods of stacked townhouses will be spot-

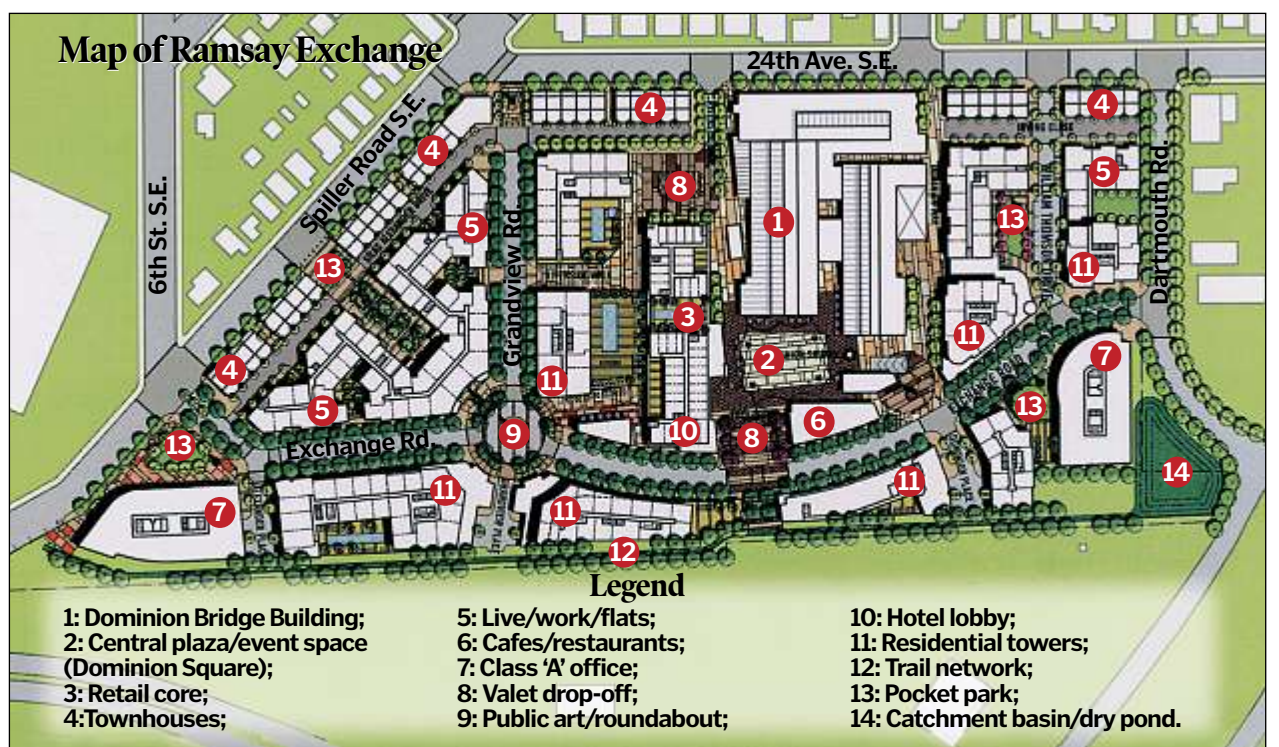
ted along Spiller Road and 24th Avenue, while the live/work lofts will be created further inside the proposed development.

"The redevelopment of the site for mixed use and the preservation of the historical Dominion Bridge buildings honours the history of Ramsay while offering a new and different destination for the future," says Van Leeuwen.

Ramsay Exchange was chosen as the name because it relates to the exchange between old and new, as well as providing an opportunity for the exchange of cultural and artistic ideals and lifestyles, he says.

Torode is awaiting land-use approval from city council and hopes to start work on the property in the fall of 2008.

Van Leeuwen estimates build-out of the phased-in development will be



Courtesy, Torode Commercial Ltd.



A tentative drawing of the Dominion Square portion of the project.

in 2020, with the majority of it completed by 2015.

"We've been able to move right along with our planning because of the great co-operation we're getting from the city and the Ramsay community, who are very open to new ideas," he says.

The first phase of development will involve the renovation of the existing Dominion Bridge buildings and the construction of townhouses fronting 24th Avenue, along with mid-rise lofts and high-rise apartments.

Work will also begin on retail, commercial and restaurant space.

A significant component of the design of Ramsay Exchange will be the creation of Dominion Square, a cen-

tral plaza along Exchange Road, which will serve as a landmark and key meeting place for the whole neighbourhood.

With retail and restaurant space in close proximity, the square will give a "sense of place" to the whole community, says Van Leeuwen.

A sustainable project, Ramsay Exchange adheres to the principles of sustainability developed by city officials at the beginning of this year.

Ramsay Exchange will:

- Create a range of housing opportunities and choices with a variety of price points.

- Create a walkable environment. All parking will be underground, leaving the thoroughfares open for

pedestrian use.

- Create a strong sense of place. There will be a variety of open spaces including parks, plazas, and passageways interconnected by tree-lined streets with wide sidewalks. Dominion Square will be at the centre of these features.

- Provide a variety of transportation options. An existing Calgary Transit route will service the community. There is also the potential for private shuttle bus service around the site to enhance LRT access.

- Preserve and enhance open space. Torode is reclaiming the property and expanding existing open space to provide pathways and trails through the site, linking Scotsman's Hill to the abandoned CPR right-of-way, including the Bow River.

- Create a mixed-use development to increase the level of density.

- Connect people with services and surroundings.

"Ramsay Exchange will be a community where residents can live, work and play," says Van Leeuwen.

- Employ LEED (Leadership in Energy and Environmental Design) for Neighbourhood Development Rating System standards that bring together design and construction elements with smart growth, new urbanism and green building practices.

"What you're going to see here is a comprehensively designed, modern neighbourhood that respects the history and character of the surrounding Ramsay community," says Van Leeuwen.



Dan Van Leeuwen

the patios at NEWS from Broadcast Hill



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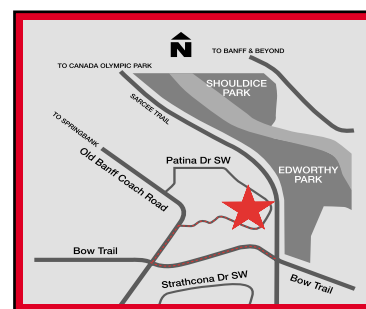
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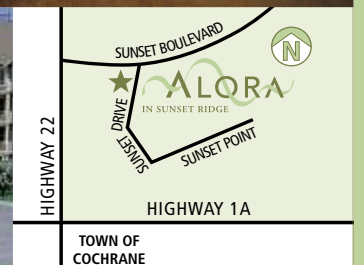
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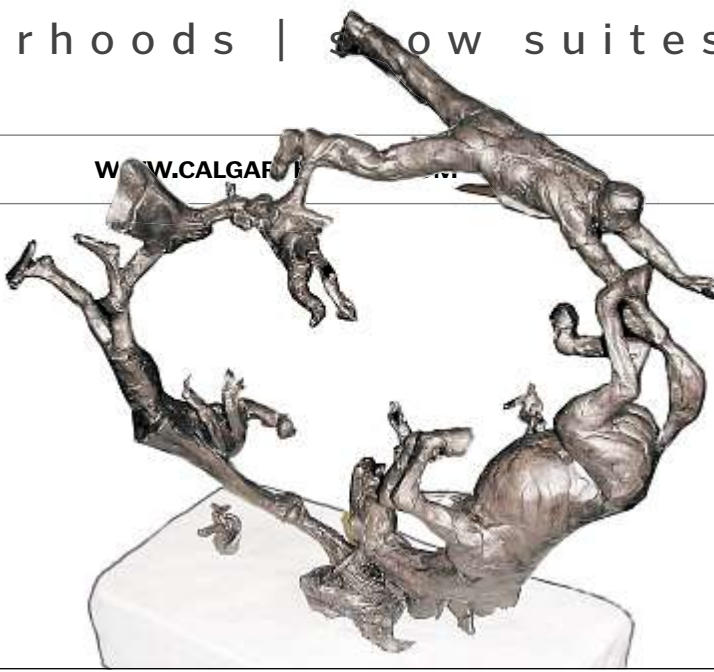
J4



BATTLING 'BLAND'

Developer selects artist for sculpture near condo.

J5



CONDO OF THE WEEK

Design spices things up with SALT.

J6



A fair Exchange

Billion-dollar project to turn ex-industrial land into housing

MARTY HOPE
CALGARY HERALD

An 8.4-hectare chunk of reclaimed industrial land in the city's southeast will undergo a billion-dollar redevelopment that will turn it into a trendy mixed-use neighbourhood.

For more than half a century, the land in the southeast community of Ramsay was home to a steel fabrication firm — first Riverside Iron Works and then Dominion Bridge — until the economic downturn of the early 1980s forced its closure.

Portions of the land were then put to different uses until Torode Commercial Ltd. purchased the property last year, with plans to redevelop it into offices as well as various forms of multi-family housing.

The project, which is to have a distinctive European look, will also have a boutique hotel, retail and commercial space.

SEE FAIR, PAGE J2



Ramsay Exchange as seen in this tentative rendering of Exchange and Spiller roads. Courtesy, Torode Commercial Ltd.

CONDO SHORTS

Buyers take their time

It's taking nearly twice as long to sell used condos than it did a year ago. From January to June, it averaged 27 days for condos to change hands, up from 16 days during the same period last year, says the Calgary Real Estate Board. For the month of June, alone, it averaged 28 days, up from 12 days. Because there was more inventory, people were able to take their time in making their purchase decision.

— Marty Hope

Construction soars

Construction of multi-family housing increased in Alberta compared to a year ago, says a federal agency. Work started from January to June on 8,693 units, nearly 11 per cent higher than the 7,837 units in the same period last year, says Canada Mortgage and Housing Corp. The largest percentage increase surfaced in Grande Prairie, where there were 418 starts at an increase of 72 per cent.

— Marty Hope

Research requested

An Alberta builders group wants to make sure the proper research is done into a proposed building code change for homes with vinyl siding following an Edmonton fire. Canadian Home Builders Association — Alberta is not opposed to the change, but it wants to ensure homes will still perform the same way. Edmonton's fire chief has called for changes to the Alberta Building Code so that a layer of drywall would be put behind the vinyl. Municipal Affairs and Housing Minister Ray Danyluk has said a committee will be formed about the issue.

— Marty Hope

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