

Lunch and Learn – advanced design in Mid Rise Mult residential building



Great work is being done in Mid Rise in Canada. Blair Davies, P.Eng in the epicenter of this effort. I'm Blair. 20+ years in facades has introduced me to all key topics and would like to share that knowledge in an interactive lunch and learn – way more than those boring sandwiches and 50 charts.

Topics will empower you to make informed decisions on façade choices, detailing, construction that leads to the lowest cost at the highest quality and trends across Canada, and elsewhere

- What makes up the cost decision? Hint not the cost of the finish.
 - I'll share a cost checklist.
- Why aluminum – prices have gone up, so how to react? You are messing with material that is impacted by geopolitical forces, out of the hands of suppliers.
- What is the range of choices for cladding.
 - A focus on fibre cement as a solution, in context of other choices.
- Walk through details in high performance facades, as the codes are coming right at you, or maybe you are seeing this as a business opportunity. Hint 'yes'.
- Case studies: What is happening elsewhere. Hint, It is not happening here, but it will.

The Hive: A Landmark in Calgary's Boutique Living

Project Overview

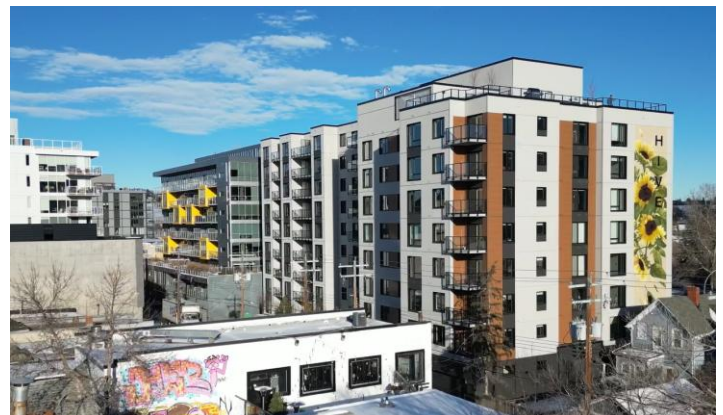
Location: Calgary, Alberta

Developer: Gem Properties

Architects: Lola Architects

General Contractor: Flynn

Exterior Cladding: CERACLAD Rain Screen System



The Hive is a six-story, purpose-built rental in a vibrant Calgary neighborhood, designed to attract young professionals. It combines modern aesthetics, efficiency, and sustainability in a boutique-style residential setting. The project stands out due to its durability, design innovation, and integration of public art.

Innovative Design & Materials

The CERACLAD Rain Screen System was chosen for its low-maintenance, high-performance, and aesthetic appeal, offering a sleek, modern facade that enhances the urban environment.

- **Panel customization** to meet aesthetic and durability needs.
- **Three unique panel textures and colors for architectural depth.**
- Aluminum extrusion corners and trims to **optimize material usage and minimize costs.**

Overcoming Challenges

Despite obstacles such as a **concrete strike, rising material costs**, and a neighbor's lawsuit, The Hive was completed **five months ahead of schedule**. The seamless coordination between the owner, architects, contractors, and suppliers ensured efficient execution without compromising on quality.

Art Integration: More Than Just a Building

A **striking mural** adorns the side of the building, reflecting Calgary's mural festival and The Hive's theme of community and nature. This art piece transforms the building into a **local landmark, reinforcing the idea that buildings can be both functional and artistic.**

Project Success & Future Developments

The Hive's success has led to repeat business for all stakeholders, with future projects like 'The Blues' in development. This project exemplifies how collaboration, innovative materials, and creative vision can redefine modern urban living.