



# SPECIAL 8-PAGE SUPPLEMENT

# RETAIL STORES

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SHOPPERS DRUG MART FLAGSHIP STORE, TORONTO, ON PHOTO: SCOTT NORSWORTHY

## Dollars & Sense – Wood Use in Retail Stores

The retail landscape changed dramatically with the onset of COVID-19. The days of quickly stepping out to a store to buy something, or leisurely perusing the aisles with a coffee in hand, were temporarily replaced with an upsurge in online shopping; but as the saying goes, “this, too, shall pass.” While it will take time for the “normal” that we once knew to resume, when it does, most people will welcome some in-person retail therapy.

This magazine insert features retail stores throughout Canada that have embraced the benefits and aesthetics of wood construction. The shopping experience can be a sensory overload, with bright lights, loud music and flashy signage. Exposed wood offers a naturally calming effect and contributes to an enjoyable shopping experience overall. Wood, forests and their comforting characteristics are intrinsically interwoven. Studies have found that humans gravitate towards natural-looking surroundings because this is where we feel most at ease.

Wood in retail construction makes sense!

As consumers become more conscientious about the environmental impacts of the products they purchase, awareness about where we shop also should be a consideration. A retail store made of wood from sustainably managed forests offers holistic benefits that are enduring. Reducing the negative impacts on our environment is a shared responsibility. We encourage you to consider this shared responsibility the next time you plan your commute to the store, package your purchases and look at the building materials of the store that you are in – change does not have to be big to be impactful.

To learn more about Wood *WORKS!* visit [www.wood-works.ca](http://www.wood-works.ca), and get engaged with your regional program.

Etienne Lalonde  
National Director  
Wood *WORKS!*

This Wood *WORKS!* magazine insert was created to help inspire design professionals throughout Canada. Do you have a project that features wood as a primary building material? Take advantage of our Wood *WORKS!* magazine insert and get featured today! Contact Natalie Tarini at [ntarini@cwcc.ca](mailto:ntarini@cwcc.ca), and share your story.

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The 2020 Virtual Wood Solutions Conference Wood *WORKS!* annual wood design and building event is going virtual this November.

SAVE THE DATES: Nov. 16-20, 2020

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## QUICK FACT

Tsawwassen Mills is located on Tsawwassen First Nations land, in Delta, B.C. The mall features 1.2 million sq.ft. of retail space and a 1,100-seat food court.

## BRITISH COLUMBIA

# TSAWWASSEN MILLS SHOPPING CENTRE

*Tsawwassen, BC*

**Owner:** Ivanhoe Cambridge

**Architect:** Stantec Architecture

**Structural Engineer:** Read Jones Christoffersen Ltd.

**Construction Manager:** Ledcor Construction

**Wood Supplier:**

Macdonald & Lawrence Timber Framing Ltd.

**Photography:** Michael Sherman

Tsawwassen Mills utilizes natural wood accompanied by an abundance of natural light to create a feeling of warmth and comfort for its visitors, and a sensation of awe in its spectacular open areas. The structure's two feature spaces showcase heavy timber framing as the primary element.

Visitors are welcomed through a 35-ft.-high entry of faceted glazing, which floods the space with light. The extraordinary, heavy timber-framed roof is comprised of five-inch nail-laminated timber and a 5/8-in. top plywood sheathing. The texture of natural wood is emphasized by the impressive 42-in.-deep, steel rod-tied heavy timber beams which support the laminated roof and span up to 123 ft. across the column-free hall. Generous skylights and clerestory windows enhance the natural illumination in the space. The Tsawwassen Mills Food Court is a 32,000-sq.ft. space featuring a three-inch nail-laminated timber roof with plywood sheathing supported on glulam beams framing in two directions, on 44-ft.-high forked glulam columns. The inclined beams and columns were designed to give a sense of movement and liveliness to the area.

The use of wood in the project led to cost savings, which were achieved through the application of the long-span beams featured in the Promo Court by utilizing an innovative pin connection. This allowed for the use of four shorter beams instead of one longer beam, resulting in simpler transportation methods to the project site. The use of heavy timber as a material choice for the display spaces provides both aesthetic and environmental benefits, and adds to the thematic West Coast design for those areas. Thoughtful consideration was taken throughout the design to increase the environmental efficiencies, along with the intent to achieve a level of LEED Core and Shell for the project.





# PETERS' DRIVE-IN COMMERCIAL DEVELOPMENT

Edmonton, AB

**Architect:** Berry Architecture + Associates

**Structural Engineer:** LEX3 Engineering

**General Contractor:** Premier Building Solutions

**Photography:** Berry Architecture + Associates

This wood-framed commercial development consists of a fast-food drive-in restaurant for the popular Peters' Drive-In chain as well as commercial retail units for six other businesses, including Starbucks and Edo. The project size over three buildings is 13,826 sq.ft. Wood-framed construction was chosen because it provides a variety of benefits. For this particular project, these included schedule maintenance, cost-effectiveness, ease of construction and sustainability. The site work was particularly challenging because it was a very rainy, wet summer, and site work was delayed by over a month. Wood construction made it feasible for the walls to be prefabricated and shipped to site, which helped to recover time in the schedule.

Wood is a very cost-effective material compared to traditional steel construction, and the wood trusses were sloped to save additional costs on the insulation package. In terms of ease of construction, the structural connections were easier to design and build because they were all wood-to-wood connections. Perhaps most importantly, the use of wood as opposed to steel is a much more environmentally friendly product choice. Wood is a renewable resource and production of wood products is more environmentally responsible than steel production. The wood also provided a higher insulation value and reduced the insulation required to meet the National Energy Code of Canada requirements. Overall, wood was an excellent choice for this small but high-profile commercial development.

## QUICK FACT

Wood was a versatile, cost-effective and sustainable choice for this small-scale commercial development.



## QUICK FACTS

The Shoppers Drug Mart Flagship Store is Toronto's first commercial mass timber building and a revitalization of two historic 1889 facades at a prominent urban intersection.

## ONTARIO

# SHOPPERS DRUG MART FLAGSHIP STORE

*Toronto, ON*

**Owner:** H&R REIT/Loblaw Companies Ltd.

**Architect:** Brook McIlroy Inc.

**Retail Architect:** Petroff Partnership Architects

**Heritage Architect:** ERA Architects Inc.

**Structural Engineer:** Blackwell Structural Engineers

**General Contractor:** JMC Building Developments

**Photography:** Scott Norsworthy

The Shoppers Drug Mart Flagship Store measures over 22,000 sq.ft. at Yonge and Charles Streets, one of downtown Toronto's busiest areas. The four-storey building features a sophisticated system of Douglas fir/larch glulam columns and beams, and spruce-pine-fir CLT floors, roof, core partitions, guard walls and shaft assemblies. "Mass timber was chosen as a commitment to sustainability, as it sequesters carbon and is a sustainable construction material," explains Calvin Brook, principal of Brook McIlroy and the lead architect on the project. This structure serves as an inspiring example of the possibilities of modern mass timber technology.

A trendsetter among commercial buildings, the Shoppers Drug Mart Flagship Store features beautifully exposed wood columns and beams. It is the first mass timber project in the city and pioneered Toronto's first use of all-wood CLT shafts for the fire-rated elevator shafts and stairwells. The grandeur of the exposed wood framing is further highlighted through the design, which incorporates a feature triple-height CLT staircase and a completely open, double-height second floor naturally lit by a large, central skylight. The mixed-use building also features two exterior terraces, a green roof and leasable spaces for office tenants.

The project also incorporates facades from an existing heritage-designated building, integrating the rich character of the original structure with contemporary, historically sensitive infill. A detailed metal cornice has been reinstated, and the exterior wooden sign for the historical "R. Barron Groceries" storefront has been fully restored to link the new retail experience with the memorable past of the site. Exposed wood elements create an enjoyable experience for shoppers and demonstrate a progressive vision of what is possible for modern mass timber construction in the retail sector.





## QUEBEC

### TANGUAY

*Trois-Rivières, QC*

**Owner:** Groupe AMT (Groupe Immobilier Tanguay)

**Architect:** Coarchitecture

**Structural Engineer:** Les Consultants S.M. Inc.

**Wood Supplier:** Nordic Structures

**Photography:** Stéphane Groleau

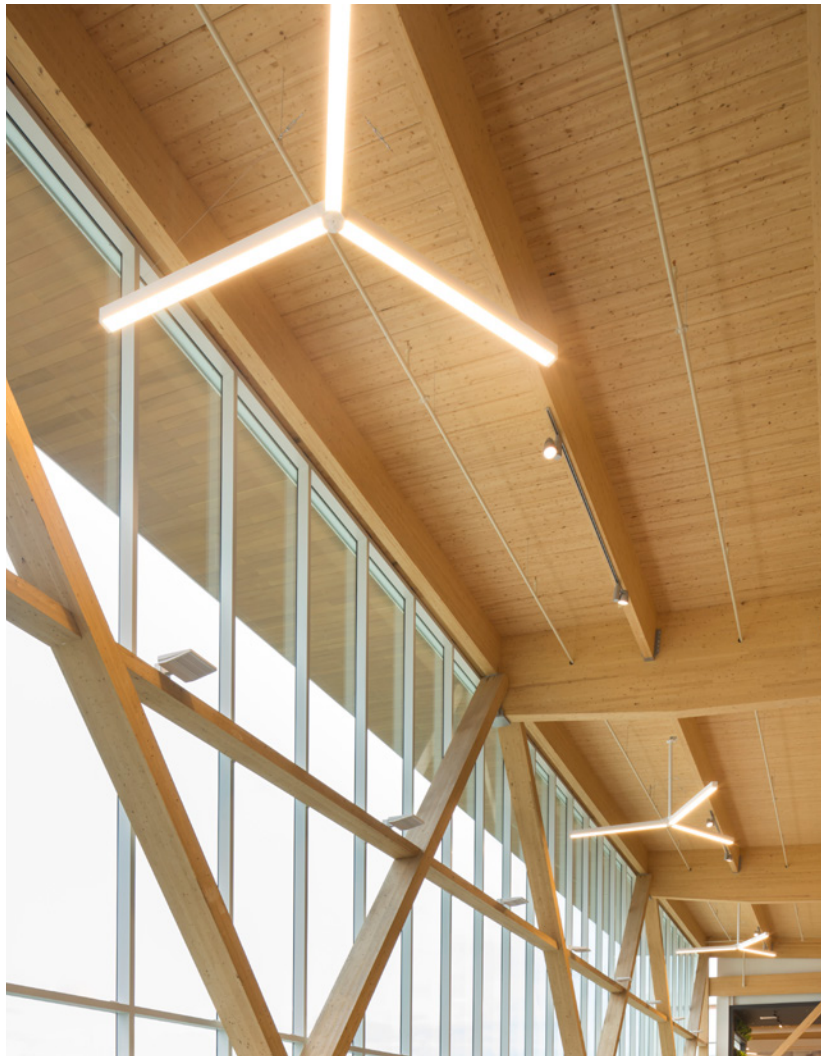
This magnificent showcase for wood construction has been exhibiting its chic and understated beauty near the entrance to the Laviolette Bridge in Trois-Rivières since 2016. It has become a model of its kind and has inspired some of Groupe AMT's most recent stores, including two new Brault & Martineau locations. For this first project in Trois-Rivières, the owners opted for wood because of its charm and its warmth, as well as for environmental reasons and as a nod to its importance in the Mauricie region. The modern, innovative and "green" aspects of wood subsequently prompted the group to use this material for their other stores.

This first location is the largest retail space in North America built entirely from engineered wood. "It's pretty much only the interior partitions that aren't made of wood," explains Nicolas Maltais, Associate Vice-President of Groupe AMT. This means that virtually the entire structure, including the roof and the ceiling, is built from glulam, made of black spruce.

The structure was left exposed. A particularly distinctive feature of the building are its imposing floor-to-ceiling wood columns that create giant "V" shapes. These are visually enhanced by natural light in the daytime and by artificial lighting in the evenings. The space is left uncluttered, free of any unnecessary decorative elements, allowing the structure and its immense glass facade to be the main focus of attention. The designers cleverly hid the building's mechanical elements behind large triangular planks fixed to the ceiling.

### QUICK FACTS

With a surface area of almost 80,000 sq.ft., the store required 33,550 cu.ft. of wood, which helped to sequester 712 tonnes of carbon. This good environmental record has been further improved upon with the opening of other similar locations, including a Brault & Martineau in Sainte-Rose (Laval).



## QUICK FACTS

The wooden structure of this building is holding up the steel wings. The timber bents were erected first, and the steel roof beams of the wings attached to the wooden beams. Normally, a structure would be made of steel and clad in wood, but in this building, wood is the hero.

## ATLANTIC

### QUALITY INN & SUITES AMSTERDAM EXPANSION

*Hantsport, NS*

**Owner:** Glooscap First Nation

**Architect:** T. A. Scott Architecture + Design

**Structural Engineer:** Geoff Axell, CBCL Ltd.

**Wood Supplier:** RCS Construction

**Photography:** Julian Parkinson

Glooscap Ventures invited T. A. Scott Architecture + Design and CBCL Ltd. to create a visual gateway into their community. The 4,500-sq.ft. building contains a communal atrium, coffee franchise, gas bar and convenience store. The structure was designed to pull the surrounding landscape inside with its use of timber framing, a tree-structured colonnade and expansive glazing.

The tree structures are a prominent feature of the building. They expand upwards into the atrium, creating a heavy timber canopy that conjures the strength and comfort of the surrounding woodlands. The natural light from the clerestory illuminates the Douglas fir beams, making it clear that a tree was the original column. The roof decking is made of local Nova Scotian spruce. The tree structures extend under the exterior canopies, providing some cover, and the entire building is clad in wood siding. All of this makes wood an integral part of Glooscap Landing.

Michael Peters of Glooscap Ventures remarked on the importance of wood in this project. He says, "The Glooscap First Nation community promotes the use of building materials that are low in carbon and are sustainable. A lot of energy is used to produce both concrete and steel, so wood was a great alternative. For an Indigenous community, the environment is an important aspect of all of our decisions. One thing for Glooscap was we want our buildings to be 'of the earth,' such as wood and stone. We wanted to avoid overly manufactured products whenever possible."





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