



The New Horizon Mall is under construction near Balzac, north of the city. The 320,000 square foot Asian-themed mall has more than 500 retail units which are being sold to individual investors who can then lease them to others or take over the space themselves. ROBERT MOROTO

Multicultural mega-mall on track for May opening

Finishing touches going on exterior of Canada’s second-largest shopping centre

SHAWN LOGAN

Calgary’s newest megamall, which with 500 shops will make it the second largest in Canada, is on track to open the doors of the \$200-million multicultural shopping centre this summer.

New Horizon Mall, located across the road from CrossIron Mills in Balzac, has sold 98 per cent of its 500 retail units and will cater to the area’s diverse clientele with a decidedly international flavour.

Eli Swirsky, president of the Torgan Group, which is developing the 320,000-square-foot mall alongside MPI Property Group, said the shopping centre is modelled after Toronto’s multicultural Pa-

cific Mall — another Torgan Group project — and should nicely fit in with Calgary’s rich cultural mosaic, about a third of whose population are immigrants.

“People are going to get a totally different shopping experience,” Swirsky said of the two-floor shopping centre that will be more akin to a marketplace than a traditional mall.

“The difference between this and, say, CrossIron Mills, is every time you go you’re going to see something different.”

While Toronto’s Pacific Mall is targeted at a largely Chinese clientele, Swirsky said New Horizon will cater to a variety of ethnicities, including the city’s Indo-Canadian

and Middle Eastern communities.

First launched in 2014, the project broke ground in 2016 and is now putting the finishing touches on the exterior before preparing for its new tenants, who will almost entirely be owner-operators through a condominium-style ownership model.

Swirsky said developers are aiming to release the retail units to their owners in May, at which point the mall will be ready to welcome the public, though he notes it may take some time for all the boutiques to open.

With merchants able to acquire units for between \$190,000 and \$750,000 (ranging in size from 285 square feet to 855 square feet), Swirsky said they create an attractive opportunity for business owners who won’t have to worry about fluctuating lease prices and other factors.

CANADA’S LARGEST MALLS

- West Edmonton Mall, Edmonton — 800 stores
- New Horizon Mall, Calgary — 500 stores
- Metropolis at Metrotown, Burnaby — 362 stores
- Square One Mall, Mississauga — 360 stores
- Bramalea City Centre, Brampton — 342 stores

“For the most part, this isn’t an option that’s available for most small businesses,” he said.

“People like to be the master of their own fate.”

In addition to the shops, the mall will include a modern food court with 26 restaurants and room for 300 diners, a main stage that will feature multicultural entertainment, and underground parking.

Its 500 stores easily eclipse Chinook Centre’s 250 and CrossIron Mills’ 192. The developers estimate the mall will create some 1,400 jobs at full occupancy, and will boast about twice as many shops as a normal city mall.

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AROUND TOWN

AXIOM TOPS OFF HALF OF TWO-TOWER PROJECT

Vancouver-based firm has become major local force since opening office here in 2012



DAVID PARKER

Last Friday, representatives of the owner, the management firm and construction company braved some cold weather to celebrate the topping off of the 36-storey apartment block that forms part of the two-tower project at the corner of 10th Avenue and 5th Street S.W.

The complex that will be managed by QuadReal Property Group on completion sits on the land formerly occupied for so long by Alberta Boot Co. A great location just a short block from the core under 5th Street underpass — that is scheduled

to be upgraded — it will provide 305 units in the 36-storey apartment tower and 390 suites in the 33-storey long-term stay Marriott Residence Inn brand.

It has also meant employment for some 300 construction workers per day, and Axiom Builders Inc. project manager Champston Le says that more than 2,000 have worked at the site since construction began in November 2015.

Axiom is a Vancouver-based company under the Bosa Property Group umbrella that made the decision to open an office in Calgary in 2012. Le, who relocated from the coast, and operations manager Keith Playle, who moved here from Edmonton, were the first of the company’s employees in Calgary. Today, it has a permanent staff of 50, with its office in One Properties’ Versus tower on 10th Avenue S.W.

It was a right decision as Axiom has been very busy in this market since its first contract to build the Drake in 2013; Grosvenor’s first foray into the residential market here of 135 condominium and townhouses off 17th Avenue S.W.

Playle says the firm that has a 57-year history proudly had three generations of the construction family at the topping-off ceremony and has always specialized in the construction of residential towers.

Its work can be seen throughout Vancouver, including award-winning projects such as MetroPlace, Jameson Tower and The Prescott, and its success in Calgary has already made its mark on our skyline.

Axiom was successful in earning the job of building the 638 units housed in The Guardian two-tower complex in Victoria Park as its second project and, besides completing the apartment tower and hotel, is currently building Park Point.

Qualex-Landmark is the developer of Park Point, also a Vancouver company that made the decision to expand into the Calgary market and has built some of our finest residential properties. Park Point has been well received by buyers who have a choice of 287 suites and two-storey ground level townhomes in the 34-storey tower on 12th Avenue S.W. overlooking Central Memorial Park.

Axiom has already completed

more than 6,500 units in Vancouver and Calgary and continues to win contracts both here and in Edmonton.

Three towers are planned by One Properties to be built by Axiom on Macleod Trail between 12th and 13th avenues S.E. And another Calgary construction job awarded to Axiom is an exciting residential project by Avi Urban at 17th Avenue just to the west of La Chaumiere Restaurant and Rouleauville Square.

Axiom and its developer clients are busy changing our skyline and creating jobs at a time when they are certainly welcomed.

The first post-baccalaureate certificate programs at the University of Calgary’s faculty of environmental design were introduced at a launch event with Calgary police Chief Roger Chafin.

Tom Keenan, professor and director of the post-baccalaureate program, says the programs, Designing Smart and Secure Communities and Built and Landscape Heritage, will allow practising professionals to combine theory with real-world experience and learn how to design authentic, people-centred communities.

These programs, now taking applications, are tailored to a mid-career professional in the design and planning industries.



Axiom’s two buildings at the corner of 10th Avenue and 5th Street S.W. are divided between apartments and long-term residence hotel units.

CP cites safety issues, online content, for firing worker

LAUREN KRUGEL

Canadian Pacific Railway says a conductor involved in a 2014 derailment was fired for a second time because she disparaged the company and was photographed in unsafe situations.

Stephanie Katelnikoff was sent an evidence package before her dismissal in November. The package — which was provided to The Canadian Press — had screen grabs of her Facebook and Instagram profiles that included several revealing modelling photos.

While many photos in the package showed Katelnikoff nude or in lingerie, CP Rail said in a statement Wednesday that her termination only concerned ones that were related in some way to railway safety and the company.

Some of the shots show her in cut-off jean shorts and a midriff-bearing top posing on railway tracks.

“Railway safety is a top priority at CP,” the railway said. “Ms. Katelnikoff’s termination related to her decision to post photos of herself in unsafe situations on railway property and equipment, committing railway safety violations, along with disparaging remarks regarding the company.”

The investigation package had online comments that included a 2016 Facebook post under the name Steph Kat that calls the railway’s code of ethics a “short fictional comedy.”

Another profile under the name Stevie Rae says: “Resume: Google Banff train crash,” followed by a laughing emoji.

The package also included a warning letter from August 2016 regarding a YouTube video by Katelnikoff that she says was meant to be an open letter to then-CEO Hunter Harrison.

“Stephanie, your conduct in posting the YouTube video not only displayed gross insubordination and insolence, but also constituted a serious breach of CP’s Code of Business Ethics,” the warning letter read.

CP Rail says it doesn’t normally comment on individual cases, but wanted to clarify the reasons for Katelnikoff’s firing because she had spoken out publicly.

Katelnikoff has said she was shocked at how painstakingly the company had combed through her social media profiles and didn’t understand what her risque photos had to do with her ability to do her job.

The railway said Katelnikoff has brought a grievance to her union and will receive a hearing through that process.

Katelnikoff said Wednesday that she doesn’t buy the railway’s explanation.

“I call shenanigans,” she said in an email. “I don’t know why the investigating officer would’ve commented on the rest of my photos, why they would’ve even been included in the evidence package, and why they made a general statement regarding my ‘inappropriate social media content’ in the dismissal letter.”

On Boxing Day in 2014, a train Katelnikoff was conducting derailed, sending 15 cars off the tracks in Banff. A product used to make concrete called fly ash, as well as soybeans, spilled into a creek. The Transportation Safety Board determined that a broken piece of track caused the crash.

In February of 2016, arbitrator Maureen Flynn found in Katelnikoff’s favour, saying the company’s grounds for termination were “discriminatory” and in “bad faith.”

The Canadian Press



Former train conductor Stephanie Katelnikoff was fired twice by CP. AL CHAREST