

TORONTO

Canada Green Building Council

FOCUS



Greater Toronto
Every Building Greener

ISSUE 14, FALL 2017, Greater Toronto Chapter, CaGBC Regional Publication / **SABMag**

Acclimatizing to Canada's Retrofit Economy

**High-rise Retrofit Improvement
Support Program (Hi-RIS)**

**Connecting Capital to the
Energy Efficiency Market**

**New Living City Labs
Will Form Low-Carbon
Demonstration Community**

**CaGBC Report Recommends
Nationwide Retrofit Strategy
to Cut Emissions by 51%**

**KingSett Capital's Approach
to Combating Climate Change**

★
MACYS



CANADIAN GREEN BUILDING AWARDS WINNERS RECOGNIZED AT CaGBC CONFERENCE

The 2017 Canadian Green Building Awards winning projects were recognized during the Welcome Reception at the Canada Green Building Council [CaGBC] National Convention in Vancouver with the presentation of Awards certificates by our sponsors.

>>> WWW.SABMAGAZINE.COM

Visit the Awards section of our website for complete details on the winning projects. For details on sponsoring the Canadian Green Building Awards contact dgriffith@sabmagazine.com.



[1] Lindsay Oster of Prairie Architects Inc. receives the Institutional [Large] Award for Amber Trails Community School from National Sponsor the Canadian Precast Prestressed Concrete Institute represented by Managing Director Brian Hall. **[2]** Koen de Waal of De Waal Developments Ltd. receives the Technical Award for the De Waal Net Zero House from National Sponsor Masonite Architectural represented by General Manager Canada Jennifer McGill. **[3]** Maxime Turgeon [centre left] and Marc Letellier [centre right] of Gagnon Letellier Cyr Ricard Mathieu & Associé Architectes receive the Institutional [Small] Award for the Gare fluviale [Ferry Station] de Lévis from Institutional Category Sponsor Altex represented by John Lowe, Architectural Sales Consultant [far left] and Mark Lim, Technical Representative [far right]. **[4]** Mark Thompson Brandt, MTBA Associates Inc. [left] and Glenn Burwell NORR Architects & Engineers receive the Existing Building Upgrade Award for the Sir John A. Macdonald Building from National Sponsor Masonite Architectural represented by General Manager Canada Jennifer McGill. **[5]** Ryan Bragg of Perkins+Will [left] receives the Mixed Use Award for the Marine Gateway Development from National Sponsor the Canadian Precast Prestressed Concrete Institute represented by Managing Director Brian Hall.

Other winning projects: Interior Design Award: Eva's Phoenix, Toronto by LGA Architectural Partners; Commercial/Industrial [Large] Award: Queen Richmond Centre West, Toronto by Sweeny&Co Architects Inc.; Residential [Large] Award: River City Phase 1 & 2, West Don Lands, Toronto by Saucier+Perrotte Architectes and ZAS Architects; and Residential [Small] Award: Lockeport Beach House, Nova Scotia by Nova Tayona Architects.

ENTER THE 2018 PROGRAM>>>

sabmagazine.com/Register.html



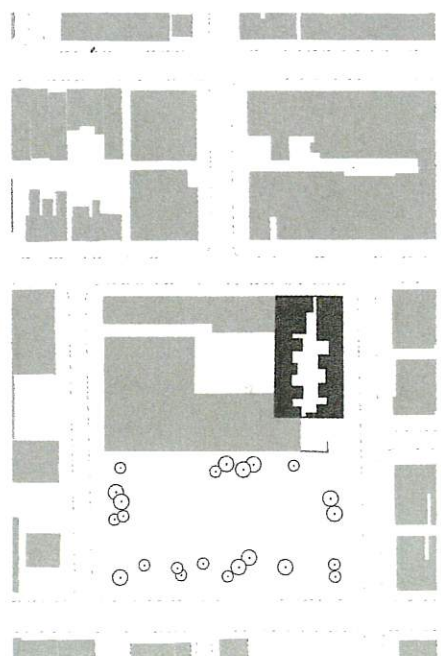
Eva's Phoenix

A retrofit for youth

1

Eva's Phoenix transforms 3,810m² of a 1930s heritage-designated municipal waterworks into a 50-bed transitional housing, education and skills training centre for 16- to 24-year-olds actively transitioning out of homelessness. Housed in two adjoining warehouses that were stitched together by this project, Eva's contains offices, counselling areas, classrooms, a teaching kitchen, a workshop, a clothing bank, and a full service commercial print shop in the basement.

EVA'S UNDERSTATED NORTH ENTRANCE ON BUSY RICHMOND STREET [1].



Site plan

Organized around an expansive, sky-lit 'main street' are 10 'townhouses' with shared, ground-level living rooms and kitchens linked to private bedrooms on the level above. On the topmost level is support, meeting and counselling space. Carefully calibrated circulation controls access between resident, staff-only, public, and drop-in program areas.

Site selection, building placement and orientation were not part of the equation on this adaptive reuse project, and for the client, the cost of pursuing a LEED designation did not make sense. Organizing the program around an atrium 'main street' was central to the design approach, as was revealing the character of this heritage complex.

LOOKING NORTH, THE CAVERNOUS INTERIOR OF THE WEST HALF OF THE EXISTING WAREHOUSE BEFORE THE RENOVATION [2]. EVA'S LIGHT-FILLED MAIN STREET STITCHES TOGETHER THE TWO HALVES OF THE FORMER WAREHOUSE [3].

PROJECT CREDITS

OWNER Eva's Initiatives

ARCHITECT & INTERIORS LGA Architectural Partners

STRUCTURAL ENGINEER Blackwell Structural Engineers

MECHANICAL ENGINEER LAM & Associates

ELECTRICAL ENGINEER LAM & Associates

CIVIL ENGINEER Fabian Papa and Partners

ACOUSTICAL ENGINEER Aercoustics

CODE David Hine Engineering

DAYLIGHT PEER REVIEW Sun Positions/ R. Bouwmeester

LANDSCAPE ARCHITECT Scott Torrance Landscape Architect, a division of FORREC Lt

HERITAGE CONSULTANT E.R.A.

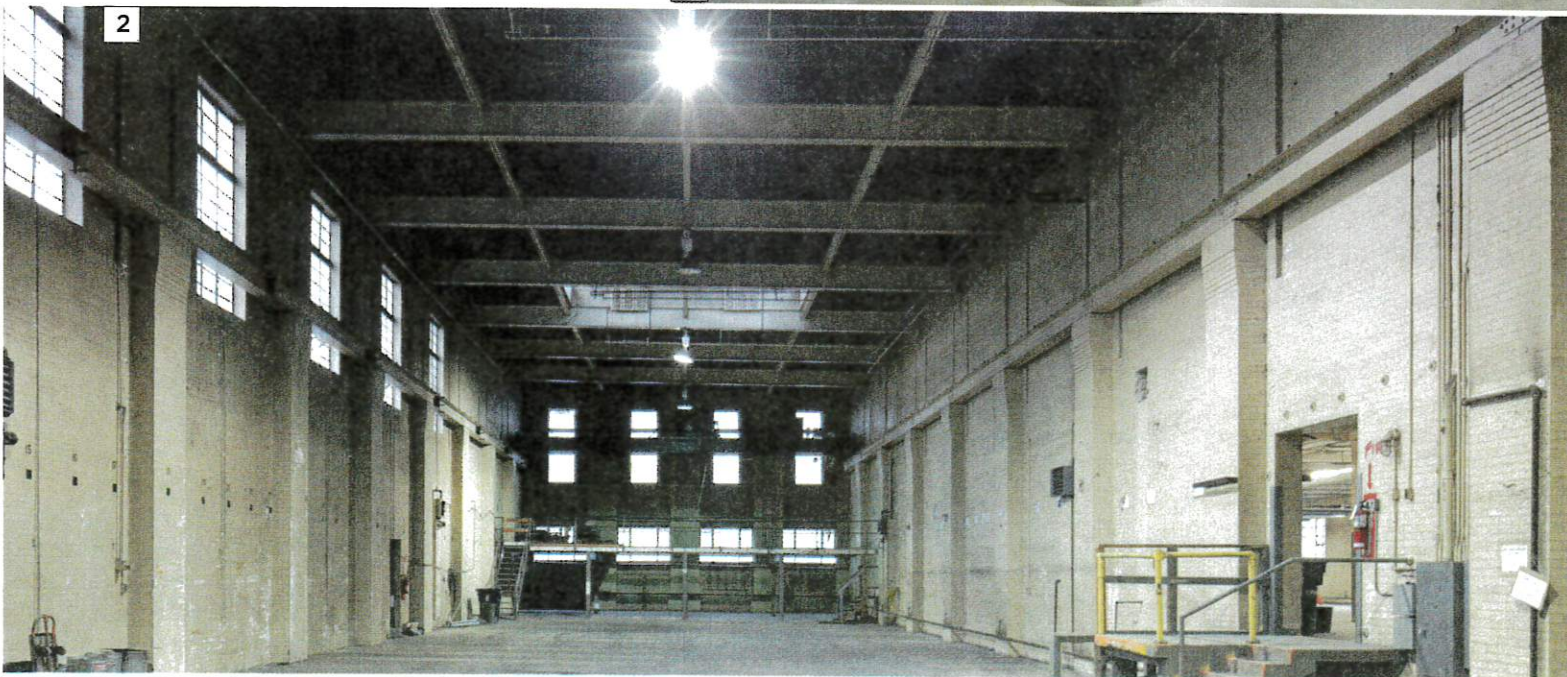
CLIENT/PROJECT MANAGER Colliers Project Leaders

GENERAL CONTRACTOR Somerville Construction Management

PHOTOS Ben Rahn / A-Frame



3



2

Fourth annual Legacy Event brings the outdoors in at the new Eva's Phoenix location in Toronto



The 2016 Legacy Event beneficiary was the new Eva's Phoenix location at 60 Brant Street, Toronto. Eva's Phoenix provides transitional housing for 50 homeless youth [age 16 -24] at a time for up to a full year, and employment and pre-apprenticeship programs for 150 homeless youth each year. Eva's Phoenix is the only transitional shelter for youth of its kind in Canada.

In the spring of 2016, Eva's Phoenix re-located from 11 Ordnance Street to 60 Brant Street in downtown Toronto. Although this was an exciting move for Eva's Phoenix, they lost access to an outdoor green space at their new facility. The Canada Green Building Council - Greater Toronto Chapter [CaGBC-GTC] teamed up with Greening Homes [a healthy renovations firm who take a holistic approach to minimize the environmental impact of renovations] to 'bring the outdoors in' at the new Eva's Phoenix location.

This project, sponsored by Interface and Bentall Kennedy, is unique in that Eva's youth have been included in the entire process: from the initial design charrette where they determined what important features they wanted to see inside their new home, to the final vote on the winning design.

On June 6, over a dozen volunteers, along with CaGBC-GTC, Greening Homes and the youth at Eva's Phoenix, spent the day prior to Building Lasting Change 2016 bringing the outdoors in and leaving our legacy behind at this beautiful new facility. The CaGBC-GTC would like to acknowledge and thank our founding Legacy sponsor, Interface, for their continued support, and our other Legacy Event Sponsor, Bentall Kennedy for making all of this possible.

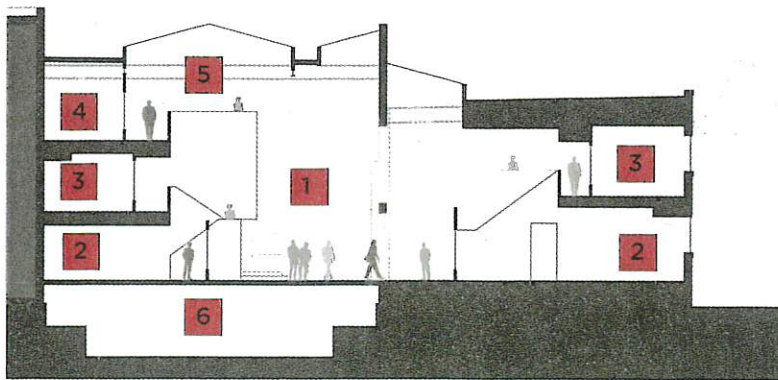


Event Sponsors



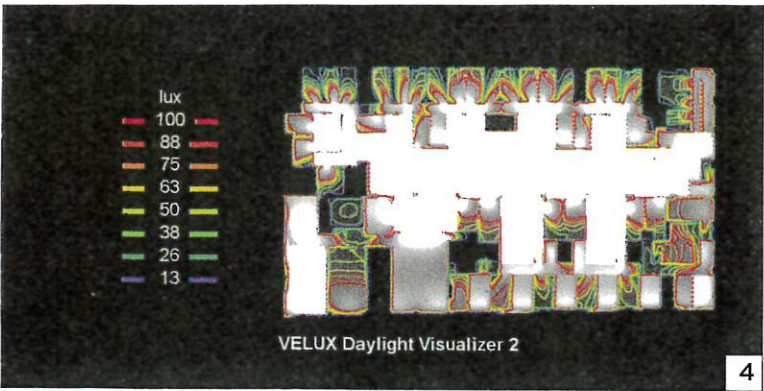
**Bentall
Kennedy**

Interface



Building cross section

- | | | | |
|---|------------------------|---|-----------------------|
| 1 | Atrium | 4 | Offices |
| 2 | Living Room & Kitchens | 5 | Open Meeting |
| 3 | Bedrooms | 6 | Print Shop & Training |



FINAL DAYLIGHT ANALYSIS [4]. MAIN STREET AND COMMUNITY SPACE
 MAIN STREET: THE MOVEABLE PLANTERS CAN BE USED TO SUBDIVIDE THE SPACE
 FOR DIFFERENT ACTIVITIES [5]. HOUSE STAIRS ASCENDING FROM COMMON AREAS
 TO OPEN SECOND FLOOR CORRIDORS AND PRIVATE BEDROOMS [6].



Money was tight — so new elements were incorporated only when the clients' program, zoning bylaws, or the building code required them.

For the clients, optimizing visibility and audibility throughout the building were important means of promoting safety while also creating an environment that would feel secure to the residents and provide adequate privacy to them. Recognizing a valuable confluence between these objectives and the daylighting strategies that would bring light deep into the floor plate of a building that previously had limited access to natural light, the design team strove to integrate energy-saving strategies with key social sustainability goals identified by the client.

Exposing the base building's 745m² of clerestory and heavy timber roof deck lent a distinctive material quality while meeting stringent renovation requirements arising from the building's heritage designation. The building has no exterior windows on two sides, and the building code required all bedrooms to have exterior windows.

The design team worked with the building department to devise creative alternatives, such as opening up approximately 30 per cent of the roof with new skylights. Detailed daylight modelling ensured that, excluding the basement level print shop, virtually all of the occupied floor area is within 7 metres of a window or directly sky-lit area with effective 'borrowed' light. [Most of the windows in this building were required by the building code to be fire rated and non-operable.] While most offices within Eva's do not have an operable window, they have large windows facing onto the sky-lit central atrium.

Eva's is the redevelopment catalyst for an entire block that will ultimately encompass a food hall, a YMCA, a new condo tower, and enhancements to an existing park. Even more importantly, this building contains a neighbourhood within its walls: creating safe, uplifting, and boldly non-institutional space for Eva's residents. Careful layering between residents' private bedrooms, the semi-private common areas within each 'townhouse', and the atrium 'main street' that the more private areas overlook, enables residents to acclimatize at their own pace to socializing with others.