

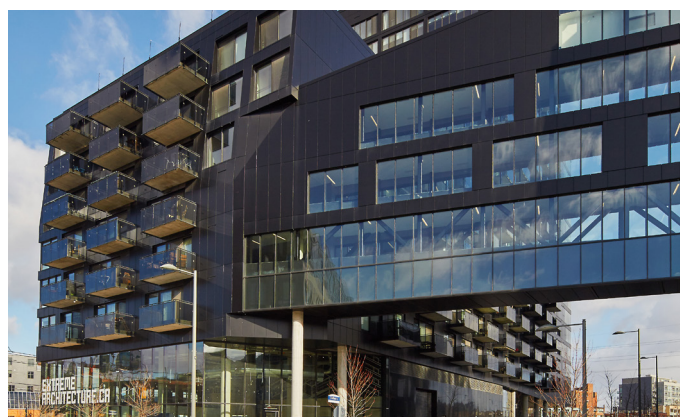
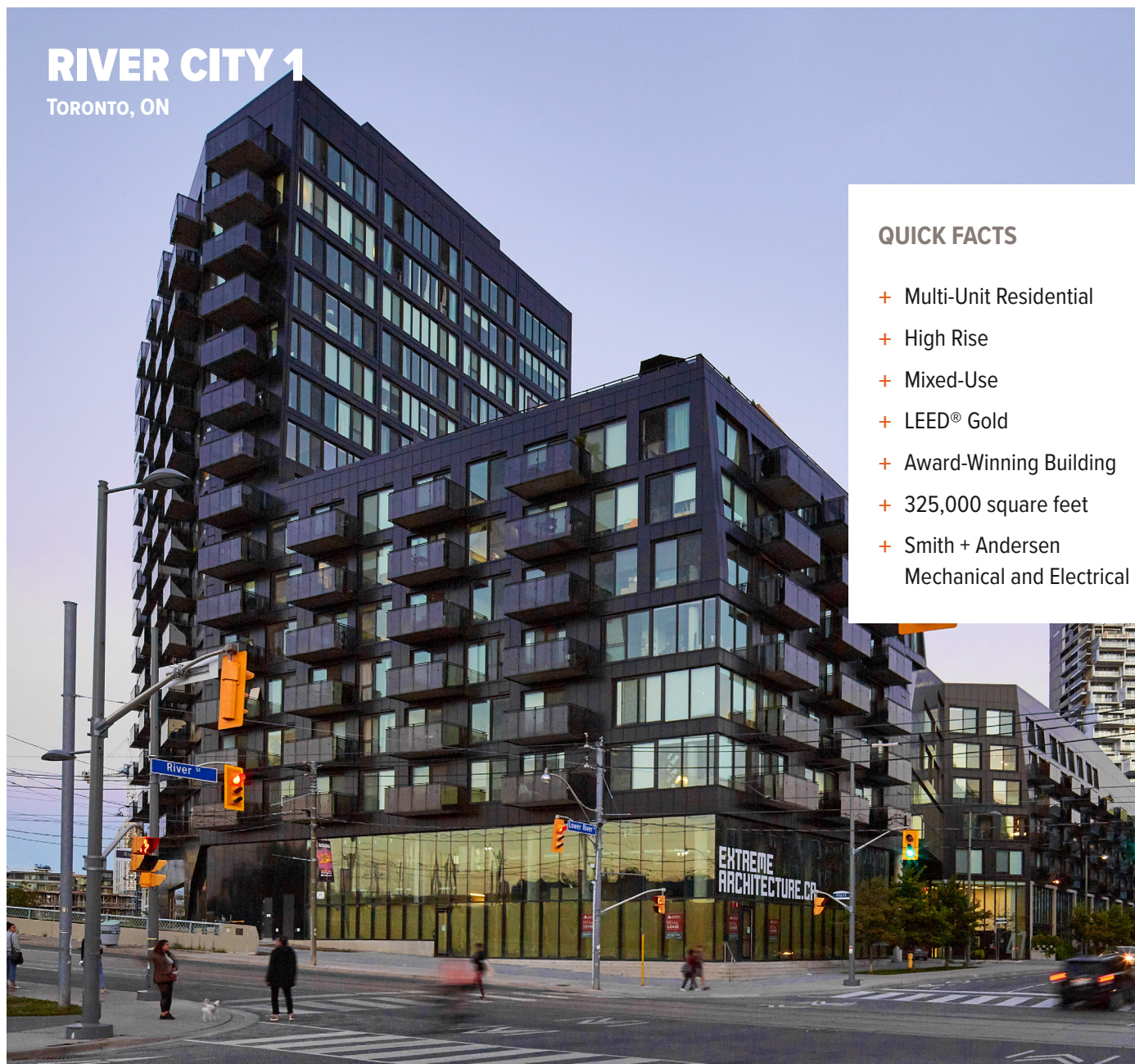


# RIVER CITY 1

TORONTO, ON

## QUICK FACTS

- + Multi-Unit Residential
- + High Rise
- + Mixed-Use
- + LEED® Gold
- + Award-Winning Building
- + 325,000 square feet
- + Smith + Andersen  
Mechanical and Electrical







# RIVER CITY 1

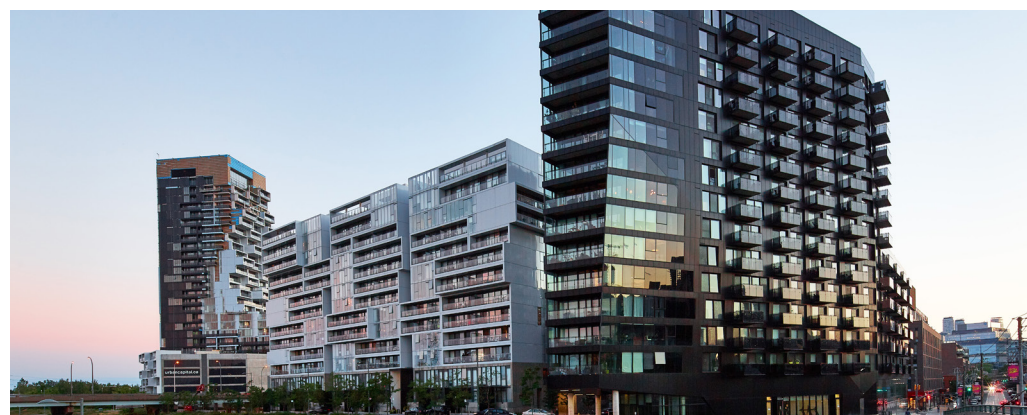
## ABOUT THIS PROJECT

- + Phase 1 of the River City development included a 16-storey, two building condominium featuring 350 suites.
- + The first of a five building community of condominiums and townhouses with street-level restaurants, cafes, and boutiques.
- + The two buildings are connected by a three-level bridge walkway providing an indoor link between amenities including a fitness space, two party rooms, and a kitchen, dining, and bar area.
- + A rooftop garden with outdoor pool and BBQ area is accessible from the third floor.
- + The project is a leader in sustainability being the first market development on Toronto's West Don Lands Flood Protection Landform.
- + Required goals for the project included achieving LEED Gold, with a minimum net energy savings of 40 per cent over the Model National Energy Code for Buildings.
- + The design features a four-pipe fan coil unit, with chilled and heated water plant located in the penthouse mechanical rooms.
- + The four-pipe system permits residents to select cooling or heating on demand, providing increased thermal comfort year-round. This eliminates the heating-to-cooling change over service interruption associated with a traditional two-pipe fan coil system.

## HOT BUTTONS

RESIDENTIAL    HIGH RISE    NEW BUILDING    SUSTAINABLE DESIGN

MECHANICAL DESIGN    ELECTRICAL DESIGN    LEED GOLD



**LOCATION**  
Toronto, ON

**SMITH + ANDERSEN  
SERVICES PROVIDED**  
Mechanical, Electrical

**KEY TEAM MEMBERS**  
Urban Capital Property Group  
ZAS Architects

**SIZE**  
325,000 sq. ft. (30,193 sq. m.)

**BUDGET**  
Confidential

**COMPLETION YEAR**  
2013

**SUSTAINABILITY**  
LEED Gold (Target)

**AWARDS**  
OAA Awards  
*Design Excellence Finalist* (2017)

BILD Awards  
*Best High Rise Design* (2015)

AZ Awards of Merit  
*Residential Architecture  
(Multi-Unit)* (2015)

Toronto Urban Design Awards  
*Award of Excellence* (2015)

PUG Awards  
*Best Residential Building* (2014)

Design Excellence Award (2017)

Lieutenant Governors  
Award for Architecture (2017)