



# UNITED BLDG REDEVELOPMENT

TORONTO, ON

## QUICK FACTS

- + High-Rise
- + Multi-Unit Residential
- + 850,349 square feet
- + Smith + Andersen  
Mechanical and Electrical

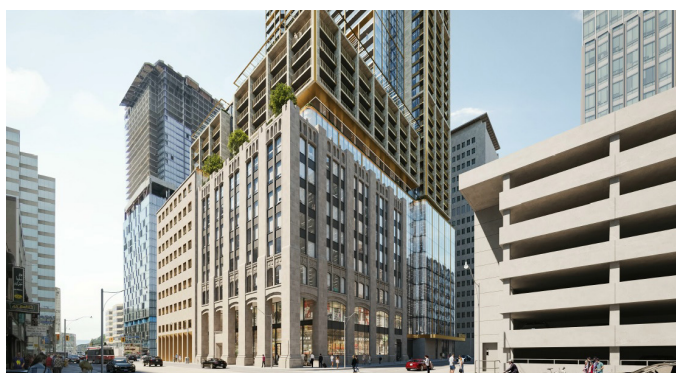
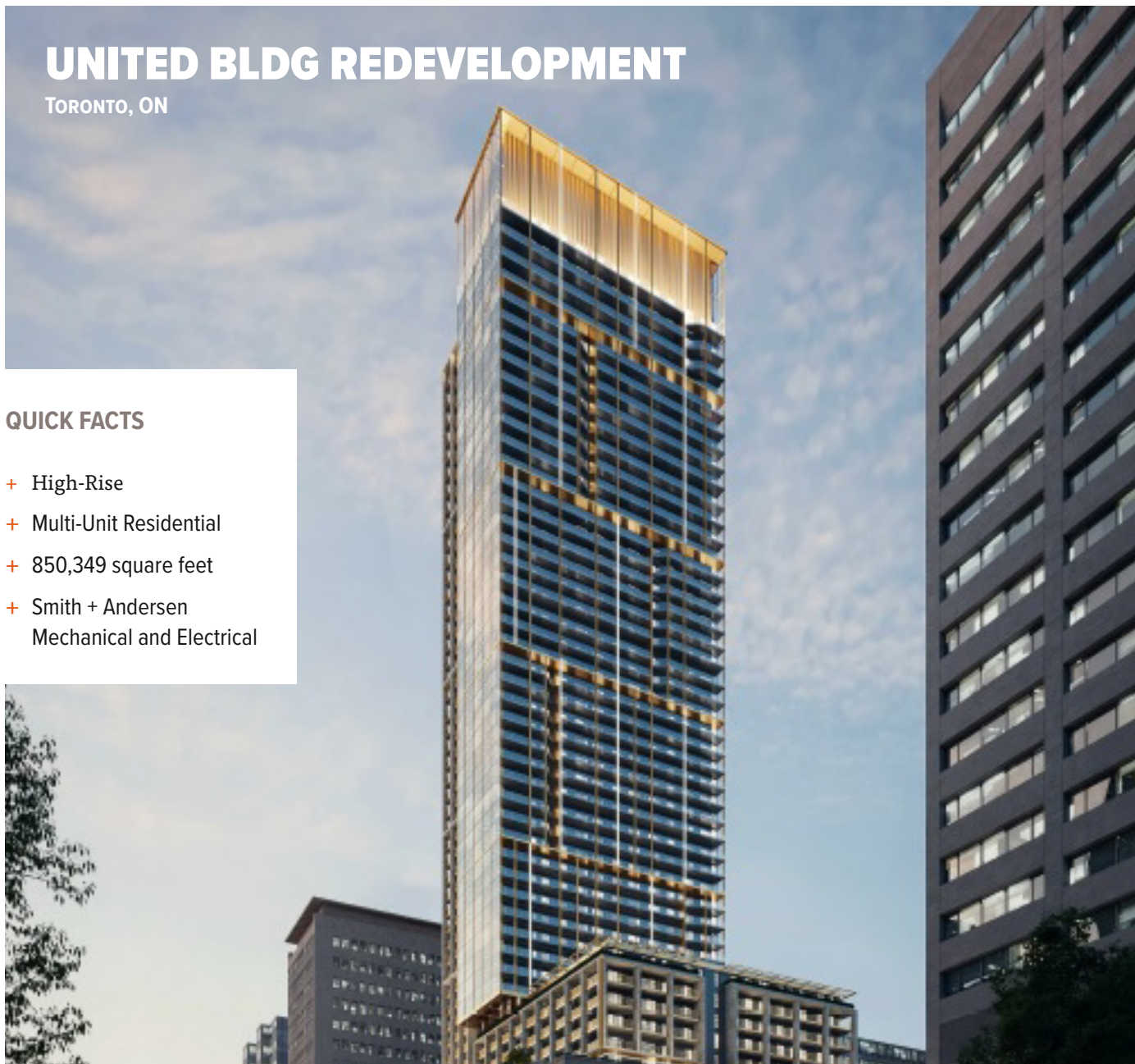


PHOTO CREDIT: B+H Architects



# UNITED BLDG REDEVELOPMENT

## ABOUT THIS PROJECT

- + Re-development consisted of a massive revitalization to transform the property into a landmark 55-storey, 850,000 square foot, mixed-use building with residential condominium units, office suites, and retail stores.
- + Provided mechanical and electrical engineering (power distribution, and lighting design) and engaged Footprint as the energy modeling consultant.
- + Prioritized preserving the heritage aspects of the building while retaining the existing office space during the transformation.
- + Connection to Enwave district energy system (for cooling, heating, and domestic hot water) reduces pollution and electrical usage, while lowering carbon emissions.
- + Reduction of mechanical footprint provided more square footage for an increased number of residential units.
- + Provided completely independent mechanical systems for each individual space type (office, commercial, and residential), including a four-pipe fan coil unit system for the residential component.
- + Energy-efficient LED lighting serves the entire building, and is used creatively to highlight the distinct heritage features of the property.
- + Mechanical design includes a rainwater harvesting system for plumbing fixtures in the office building.

**LOCATION**  
Toronto, ON

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

**SIZE**  
Residential: 592,015 sq. ft.  
(55,000 sq. m.)  
Non-Residential: 258,334 sq. ft.  
(24,000 sq. m.)  
Total: 850,349 sq. ft.  
(79,000 sq. m.)

**BUDGET**  
\$250 Million

**COMPLETION YEAR**  
2023

## HOT BUTTONS

MULTI-UNIT

DESIGN / BID

BIM (REVIT)

HIGH-RISE

NEW BUILDING

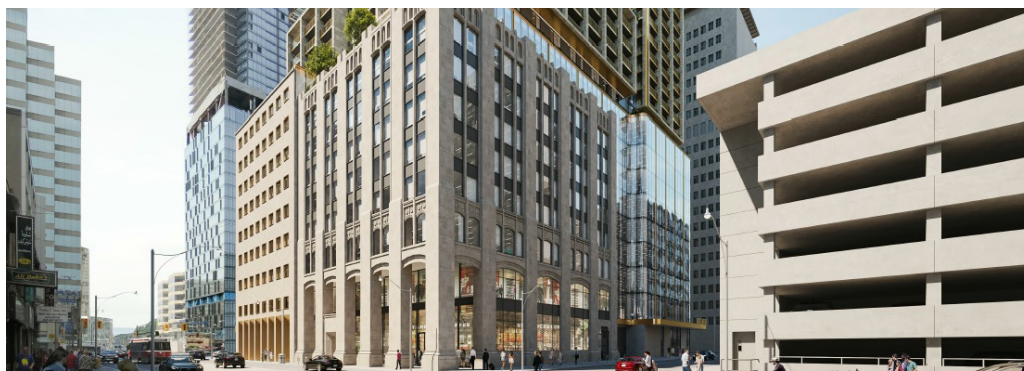


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