



KING BLUE CONDOS & HOTEL

TORONTO, ON

QUICK FACTS

- + Two High-Rise Towers
- + Condos with Hotel at Podium
- + 708,000 square feet
- + Smith + Andersen Mechanical and Electrical
- + Sustainability Services (Footprint)

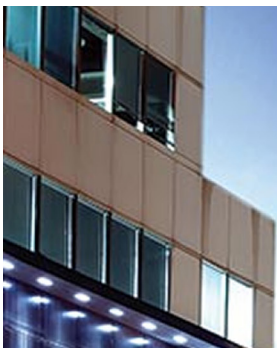


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ABOUT THIS PROJECT

- + Two (44 and 49-storey) residential towers located in downtown Toronto with over 900 units, along with a seven-storey boutique hotel at podium level, and three levels of parking.
- + Includes restoration of the historic Canadian Westinghouse Building's facade.
- + Amenities include conference rooms, a lounge, multimedia centre, fitness facilities, and a rooftop pool.
- + Uses occupancy sensors in high transient spaces, and energy-efficient fluorescent and LED lamp sources designed to meet IESNA illumination levels to maximize the energy-efficiency of the complex.
- + Residential suites feature 4-pipe fan coil units and energy recovery ventilation, while the hotel features heat pumps with central heat recovery.
- + Mechanically, the building contains separate plants for the two residential towers and hotel.
- + The electrical distribution system terminates the incoming Toronto Hydro feeds in a customer-owned substation and distributes 13.8KV to multiple electrical substations located in the parking and penthouse levels of the two towers.
- + For ease of metering purposes between the multiple ownerships, the retail, hotel and residential components are separated from each other.

LOCATION
Toronto, ON

SMITH + ANDERSEN
SERVICES PROVIDED
Electrical, Mechanical,
Sustainability (Footprint)

KEY TEAM MEMBERS
Page + Steel/IBI Group Architects

SIZE
708,000 sq. ft. (65,775 sq. m.)

BUDGET
Confidential

COMPLETION YEAR
2019

HOT BUTTONS

HOTEL

RESIDENTIAL

ENERGY MODELING

SUSTAINABLE DESIGN

NEW BUILDING

GREEN STANDARD

PODIUM

HERITAGE



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