



99 GERRARD STREET WEST (700 BAY STREET) MODERNIZATION

ABOUT THIS PROJECT

- + Renovation and expansion of an existing office, retail, and residential building at 99 Gerrard as well as the addition of a 32-storey adjacent residential apartment tower.
- + Addition of six new floors above the existing building, including two dedicated amenity floors, a new mechanical penthouse, and structural upgrades throughout.
- + Performed a modernization and upgrade assessment report to determine which capital expenditures to prioritize and identify opportunities / efficiencies to integrate the two buildings.
- + Integration involved careful planning to accommodate the needs of the existing building (e.g., timing of tenant moves) and deadlines of the new development.
- + Smart thermostats in the residential suites allow for energy efficient operations of heating and cooling systems, based on occupancy levels.
- + New building is connected to a district chilled water plant which allows central equipment to operate more efficiently and yields lower lifecycle costs for the equipment.
- + Connected to a district heat plant, the new building uses low pressure steam (effectively, waste steam) as its heating source.
- + A new multi-generator plant was installed to serve both the existing and new towers.
- + Achieved LEED Platinum.

LOCATION
Toronto, ON

SMITH + ANDERSEN
SERVICES PROVIDED
Mechanical, Electrical

SIZE
390,600 sq. ft. (36,300 sq. m.)

COMPLETION YEAR
2015

SUSTAINABILITY
LEED® Platinum

HOT BUTTONS

OFFICE TOWERS

RETAIL

RESIDENTIAL

MECHANICAL

ELECTRICAL

ASSESSMENT

UPGRADES

DISTRICT ENERGY

