



8 ELM ON YONGE

ABOUT THIS PROJECT

- + Construction of a 69-storey mixed-use residential tower with over 800 units, ground floor retail, and 26,000 square feet of indoor and outdoor amenity spaces.
- + Amenities consist of a full-floor health and wellness space with fitness centre, a terrace, community/social/co-working areas, and a combined indoor and outdoor “Sky Club” on the 56th floor.
- + To maximize the parking area, the building features an automated parking system.
- + Designed cooling and power distribution systems for the underground parking area, with openings for ventilation integrated into the building’s heritage façade.
- + Mechanical design includes a heat pump inside each residential suite for heating and cooling. Heat pumps are also placed throughout the amenities spaces.
- + Lighting control utilizes occupancy sensors and dimmer switches to meet the energy code.
- + In areas with natural lighting, luminaires are controlled by daylight sensors that switch or dim fixtures to optimize natural light levels.
- + Unique massing of tower is achieved via a recessed podium.
- + Hospitality-inspired design is reminiscent of a five-star hotel, with bronze-coloured metal framing and highly detailed panels on the tower’s exterior.
- + Designed in collaboration with actor Simu Liu.
- + Located near public transit, in a highly walkable neighbourhood in downtown Toronto.
- + Project scope includes the restoration and integration of a heritage façade at grade (the James Fleming Buildings).

LOCATION

Toronto, ON

SMITH + ANDERSEN SERVICES PROVIDED

Mechanical, Electrical,
Sustainability (Footprint)

KEY TEAM MEMBERS

Reserve Properties
Capital Developments
Clark Construction
IBI Group
Ceconni Simone

SIZE

550,000 sq. ft. (51,096 sq. m.)

BUDGET

Confidential

COMPLETION YEAR

TBD

HOT BUTTONS

DESIGN-BID-BUILD

RESIDENTIAL

MULTI-UNIT

MIXED-USE

HIGH-RISE

HERITAGE

FITNESS

ENERGY MODELLING