



160 FRONT STREET WEST

TORONTO, ON

QUICK FACTS

- + High-Rise
- + Class-AAA Office Tower
- + CM Delivery
- + 1.4 million square feet
- + \$450-million budget
- + LEED® Platinum (Target)
- + WELL Certified Silver (Target)
- + Integration with Heritage Building
- + Ontario General Contractors Association's Ontario Builder Awards, *Award Winner in the Over \$300 Million Category (2024)*
- + Smith + Andersen Mechanical
- + Sustainability Services (Footprint)



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ABOUT THIS PROJECT

- + 46-storey Class AAA office building, featuring direct connection to Toronto’s transit hub via the PATH system and 339 parking stalls.
- + Fully leased years prior to the expected completion date with major tenants such as TD Bank (long-term lease occupying 33 floors) and Ontario Teachers’ Pension Plan.
- + Architectural features include a saw-tooth curtain wall, podium flooring, and a heritage facade.
- + Sustainability design measures include a reclaimed rain water system and Enwave cooling to achieve the target of 25 per cent more energy efficient than the Ontario Building Code requires.
- + Designed perimeter diffusers that use change-over technology to optimize the high-speed discharge of air, with low acoustic power to heat the windows in the winter (eliminating the need for low level heat even though the building is made up of floor-to-ceiling glass windows).
- + Mechanical design included a non-condensing four-way valve fan coil unit perimeter system, a VAV compartments unit interior system, variable speed pumping systems, and high-efficiency condensing boilers.
- + Considered anchor tenant requests when implementing requirements for base building upgrades in the mechanical design.
- + Provided meters on all major systems to verify and track energy use along with backup generators throughout.
- + BAS system is Internet Protocol (IP)-based, powered over the ethernet, and is connected to the common communication backbone.
- + Boiler system is a variable primary high-efficiency condensing plant with make-up air units that feature enthalpy recovery wheels to generate exhaust air energy recovery.
- + Dedicated outdoor air system, introduced at the perimeter, directed into the compartment system for interior zones, using CO2 sensors that adjust fresh air.

LOCATION
Toronto, ON

SMITH + ANDERSEN
SERVICES PROVIDED
Mechanical,
Sustainability (Footprint)

KEY TEAM MEMBERS
Adrian Smith + Gordon Gill
Architecture
B+H Architects

SIZE
1,400,000 sq. ft. (130,064 sq. m.)

BUDGET
\$450 million

COMPLETION YEAR
2023

SUSTAINABILITY
LEED Platinum
WELL Certified Silver (Target)

AWARDS
Ontario General Contractors
Association’s Ontario Builder
Awards, *Award Winner in the
Over \$300 Million Category*
(2024)

HOT BUTTONS

OFFICE SPACES

HIGH-RISE

HERITAGE

SUSTAINABLE

BAS DESIGN

WELL STANDARD

CM

LEED