

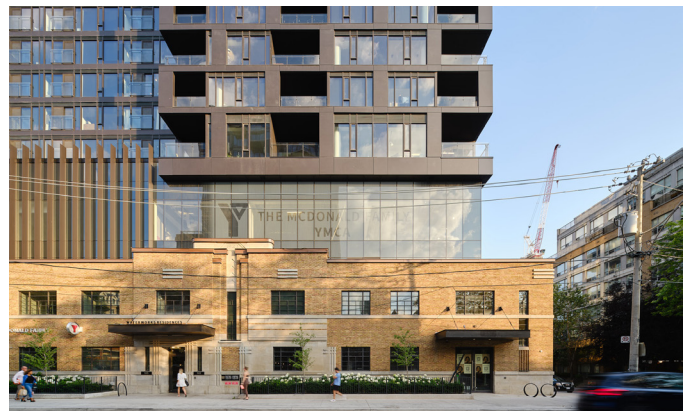


WATERWORKS (505 RICHMOND ST. W)

TORONTO, ON

QUICK FACTS

- + Heritage Revitalization
- + YWCA Fit-up
- + 340,000 square feet
- + Multi Award-Winning
- + Smith + Andersen
Mechanical, Electrical,
Communications,
Security, Audio-Visual,
and Intelligent Integrated
Systems
- + Sustainability Services
(Footprint)





WATERWORKS (505 RICHMOND ST. W)

ABOUT THIS PROJECT

- + Revitalization of the historic Waterworks building, originally constructed in 1932, including the integration of a new European food hall, nearly 300 luxury residential units, and a YMCA fit-up.
- + Heritage façade on Richmond was maintained for the YMCA and condominium portion, while the food hall involved the renovation of a heritage building.
- + Smith + Andersen provided construction administration services for the entirety of Waterworks as well as communication, security, and audio-visual design services for a YMCA fit-up on the second-floor.
- + The food hall was provisioned for more than 25 tenants with centralized and connected mechanical and electrical systems, including an extensive central kitchen exhaust system.
- + Residential units occupy the top 10 floors of the building with outdoor terraces and expansive views.
- + Electrical service was provided by a customer-owned high voltage substation.
- + Separate electrical distribution and sub-metering strategy were employed for the condominium, YMCA, and commercial entities.
- + High-end finishes throughout the residential condominium include reflected ceiling plans with downlighting in the suites.
- + Project scope included a fit-out for a YMCA community centre containing a 25-metre pool area and full-size gymnasium.
- + Design includes a combined heating and power (CHP) generator which is dedicated for YMCA use.
- + Team expertly navigated working within the constraints of the existing building to design and add infrastructure (electrical, audio-visual, communications, kitchen exhaust, etc.) for restaurants and food kiosks to achieve the design vision.
- + Design solutions accommodated the client's priority to retain and refurbish as much of the heritage fabric as possible including the original building structure, skylights, and ceiling elements.

LOCATION
Toronto, ON

**SMITH + ANDERSEN
SERVICES PROVIDED**
Mechanical, Electrical,
Communications, Security,
Audio-Visual, Intelligent
Integrated Systems,
Sustainability (Footprint)

KEY TEAM MEMBERS
MOD Developments
Woodcliffe Landmark Properties
Diamond Schmitt Architects
Bluescape Construction
Management
Jablonsky, Ast and Partners
Janet Rosenberg & Studio

SIZE
340,000 sq. ft. (31,600 sq. m.)

BUDGET
Confidential

COMPLETION YEAR
2022

SUSTAINABILITY
LEED® Platinum (Target)

AWARDS
Urban Land Institute's (ULI)
Americas Awards for Excellence,
Award Winner (2025)

Canadian Home Builders'
Association Awards,
*Award Winner in the Best Mid-to
High-rise Building Completed
category* (2024)

Annual Heritage Toronto Awards,
Adaptive Reuse Award (2022)

HOT BUTTONS

REVITALIZATION

FAST-TRACK

RESIDENTIAL

SUSTAINABLE

MULTI-UNIT

MIXED-USE

MID-RISE

FIT-OUT