



80 ATLANTIC

TORONTO, ON



QUICK FACTS

- + Design-Build
- + Heavy Timber
- + Office Building
- + 136,400 square feet
- + \$38-Million Budget
- + Multi Award-Winning
- + Smith + Andersen
Mechanical, Electrical,
and Security



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ABOUT THIS PROJECT

- + Toronto's first heavy timber construction building in a generation.
- + Five-storey timber-framed office building including two levels of below grade parking and ground level retail.
- + Mechanical design included dedicated gas-fired DX rooftop units completed with humidification to serve each floor and maintain appropriate ambient conditions for occupant comfort and the wood structure.
- + Implemented an underfloor air distribution system with manual diffusers on the interior and automated two position dampers serving a trench around the perimeter for the typical office floor.
- + Included a central building automation system and low-flow plumbing fixtures.
- + Coordinated the sprinkler system to run exposed in an organized fashion with the exposed wood beams.
- + Electrical design included an under floor raceway system which required special coordination with the wood frame suppliers to conceal conduits running down the building in order to maintain clean architectural wood ceilings and structure.
- + Designed with energy efficient LED lighting and a distributed networked lighting control system, which included occupancy and daylighting control of all base building and tenant areas.

LOCATION

Toronto, ON

SMITH + ANDERSEN SERVICES PROVIDED

Mechanical, Electrical, Security

KEY TEAM MEMBERS

Hullmark Developments Ltd
BDP Quadrangle

SIZE

136,400 sq. ft. (12,671 sq. m.)

BUDGET

\$38 Million

COMPLETION YEAR

2020

AWARDS

Real Estate Excellence (REX)
Awards, *Green Award of the Year*
(2020)

Toronto Urban Design Awards,
Award of Excellence in Private
Buildings, Mid-Rise (2021)

Royal Architectural Institute
of Canada (RAIC), *Governor*
General's Medal in Architecture
(2022)

HOT BUTTONS

OFFICE BUILDING

TENANT SPACES

HEAVY TIMBER

MECHANICAL

ELECTRICAL

RETAIL SPACES

LED LIGHTING

SECURITY

