

Celebrating
30
YEARS

Award

ARCHITECTURE | DESIGN | CONSTRUCTION

October 2016
\$5.00

**IN8
DESIGN
INC.**

**A
Meeting
Of The
Minds**

INSIDE THIS ISSUE:

- › CURTAIN WALL & WINDOW WALL
- › INSULATION
- › FAUCETS
- › KITCHENS
- › LIGHTING
- › TILES
- › RAISED ACCESS FLOORS
- › REINFORCING STEEL



Audi Midtown Toronto

by LAURIE JONES

Nestled between two of the busiest thoroughfares in Canada, highways 401 and 404 (Don Valley Parkway), the Audi Midtown Toronto is truly a flagship terminal for Audi engineering and customer service. From the moment luxury car buyers walk through the door, this dealership offers top-of-the-line details and an experience of refinement.

"Audi Midtown is one of the largest Audi facilities in the world and this is a flagship store for Canada," says Chris Radigan, partner, Teeple Architects Inc. "The seven-storey structure is very visible to the several hundred thousand vehicles passing by every day. The two-storey, main showroom on the second floor accommodates up to 19 cars. The smaller, more intimate showroom is on the first floor and linked by an escalator to the main showroom."

Audi dealerships are designed to exacting standards set out by Audi Germany head office, but the designs are open to interpretation. "We had to take lessons in Germany on how to design Audi's buildings and learn all of their design standards including the interior curved walls," says Radigan. "Even the slopes on the windows have specific angles."

The layout of the building also includes customer service and a few service bays on the ground floor, offices on the third floor, the main service bays on the fourth and parking above, all connected with a circular, exterior ramp.

"The lighting is one of the most unique factors," says Eric Cornish,

senior associate, Mulvey & Banani International Inc. "We installed efficient, LED lights with advanced technology and dimming capabilities, and the quality of the fixtures is high-end. A lot of the products came directly from Germany, including the pole-mounted fixtures outside with various adjustable floodlights to highlight the cars that are outdoors."

Inside, the series of LED downlights in the ceilings of the showrooms are dimmable and adjustable. "These

As an option, lighting control can be accessed by any computer connected to the Internet or cell phones. The Audi curved wall has linear lights recessed into the side which mimic the lines on the road. These linear lights are directed up to the ceiling to provide even indirect illumination throughout the showroom, which is supplemented by the downlights above the vehicles.

"Everyone who has seen the building from the inside, including the visitors from Audi Germany

curtain wall. But even with many teams in action at the same time, the work was well co-ordinated."

Hossein Khoee, project leader with Crossey Engineering Ltd., says the mechanical system in this building is designed to accommodate the latest sustainable standards. "These include high quality, energy-efficient condensing boilers, energy heat recovery from exhaust air, low water heating temperature distribution, variable volume



can be aimed at individual cars in the showroom, with a light pointing at a specific area of the car to make it stand out. For feature cars, like the high-end R8, there are up to nine spot lights, all aimed to hit different points on the car."

Occupancy and daylight sensors were installed throughout the building.

and people who worked on the job, have been very impressed," says Robert Leonardelli, project manager, Eastern Construction Company.

"With a significantly small footprint to work with there were challenges, such as manoeuvring around several machines needed to install the custom

hydronic and air handling systems, and high-efficiency motors." He says the mechanical design was based on Audi standards but modified to conform to site conditions, Ontario Building Code and site restriction.

The Audi Midtown Toronto building stands out not only in its stature but



RENDERING BY NORALI ARCHITECTURAL GRAPHICS AND ILLUSTRATIONS

in the environmental responsibility approach to the build, says Darlene Gerhardt, owner, DG Interiors Design. "To save energy, VFDs [Variable Frequency Drive] were installed on some of the machinery within the building. The hoists on the fourth floor are embedded into the concrete floor so they don't leach water through to the showroom floor."

An incredible amount of detail went into making the property look seamless and effortless for the delivery of service to customers. "Everyone worked to blend all of the branding requirements, the architecture and functionality of what is a very complex building," says Gerhardt.

Incorporated into the interior design is an understated tile floor that blends well with the lighting, the cars, the sound system and the scale of the furniture. "This building is all about the wow factor, and the Audi colour pallet of white, black, grey and tungsten finishes was used to create a dramatic backdrop to the cars," she says.

On the exterior, the standard Audi terminal cladding is a custom corrugated, perforated metal profile. "Audi Midtown is a sheer, layered building that feels like there is depth to it," says Gerhardt. "Visually, the interior unfolds to the constant movement of the surrounding highways within

the city. It's all about positioning of colours, features and cars. During the day and night, people are able to see things clearly while driving past at 80 kilometres without having to interpret them." In the evening, the height of the building and its lighting serves as a beacon to those near the area.

Jana Joyce, senior landscape architect and associate with MBTW Group noted the City of Toronto is quite aggressive in its requirements for green standards, what the face of the building looks like and how it addresses the street. "We wanted to create a setting for the building that tells a modern, contemporary story consistent

LOCATION
175 Yorkland Boulevard, Toronto, Ontario

OWNER/DEVELOPER
Audi Midtown Toronto

ARCHITECT
Teepie Architects Inc.

CONSTRUCTION MANAGER
Eastern Construction Company Ltd.

STRUCTURAL CONSULTANT
Read Jones Christoffersen Ltd.

MECHANICAL CONSULTANT
Crossey Engineering Ltd.

**ELECTRICAL/SECURITY/
SPECIALTY LIGHTING CONSULTANT**
Mulvey & Banani International Inc.

INTERIOR DESIGN
DG Interiors Design

LANDSCAPE ARCHITECT
MBTW Group / W Architect Inc.

TOTAL SIZE
80,000 square feet

TOTAL COST
\$33 million

with the Audi personality," she says. "The site landscaping is sustainable, meeting the city's requirements as well as achieving the low maintenance preferences of the client. The planting palette includes several drought tolerant and native plant species to reduce the need for irrigation and ensure long term sustainability." **A**