

Award

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T3 BAYSIDE

by ROBIN BRUNET

Developer Hines' T3 (Timber, Transit, Technology) concept, most recently expressed in Toronto's 10-storey cross laminated timber T3 Bayside project, is an effective solution to the drawbacks of converting old warehouses into office space – a trend that continues to be popular across North America.

Myles Millard, managing director of Hines, explains, "Converted warehouses have a fantastic ambiance steeped in heritage that inspires staff creativity, but too many of them leak and are hot in summer and cold in winter. With this in mind, 10 years ago we set out to develop a hybrid product that paired timber with modern amenities and technology."

T3's design came from the vintage brick and timber buildings in Minneapolis' nearby Warehouse Historic District and was first deployed in 2016 in that city's North Loop, in the form of an all-timber office building. Since then, T3 has become Hines' prototype for this unique type of office development.

T3 Bayside, designed by Danish architecture firm 3XN with WZMH Architects as the architect of record, departs from the template in major ways. "T3 Bayside is part of a reimaging of Toronto's waterfront and part of Bayside Toronto, a master-planned community of luxury condominiums, affordable homes, shopping, and restaurant destinations," Millard



says. "Given the modern ambiance intended for the community, 3XN eliminated the typical exterior warehouse aesthetic in favour of a modern curtain wall, and made the interior timber a showcase."

The building's 10-storey design rising 42-metres tall at the highest point is centred around elevating the tenant experience by providing a differentiated platform of amenities, including both a double height tenant lounge and a conference/events facility, a club-quality fitness centre, and a rooftop patio featuring panoramic lake and city views.



LOCATION

251 Queens Quay West, Toronto, Ontario

OWNER/DEVELOPER

Hines

ARCHITECTS

3XN (design architect);
WZMH Architects (architect of record)

CONSTRUCTION MANAGER

Eastern Construction Company

STRUCTURAL CONSULTANT

Magnusson Klemencic Associates

MECHANICAL CONSULTANT

TMP Consulting Engineers

ELECTRICAL CONSULTANT

Mulvey & Banani

LANDSCAPE ARCHITECT

Janet Rosenberg & Studio

TOTAL SIZE

262,000 square feet

TOTAL COST

\$115 million

3XN, which also designed two residential buildings in the Bayside community, intended T3 Bayside to reflect the emerging surrounding neighbourhood and principals of live, work, and play. At ground level this translated into retail bleeding into a central plaza that links the building with a future second phase. "The plaza is the public heart of the T3 Bayside project," 3XN said in a statement.

Elsewhere, flexible creative office spaces were a focus, with timber defining the double- and single-height spaces. "The lobby leads via a feature staircase to a fully open second floor tenant lounge and then continues to a double-height corner-oriented conference facility enclosed by glazing for privacy," Millard says. "It's a true reinvention of office space."



RENDERINGS COURTESY HINES



The use of wood had many benefits in addition to T3 Bayside laying claim to being the tallest timber office building in North America.

For starters, its release of moisture ensures a naturally regulated and healthy indoor environment. Millard notes that it contributed

significantly to an estimated 40 to 50 percent reduction in embodied carbon when compared to a traditional office building; and according to Kim Herforth Nielsen, founder and creative director at 3XN, timber had the advantage of “reducing construction time and allowing the building’s elements to be easily disassembled and re-used for other purposes.”

Eastern Construction’s extensive portfolio of steel and concrete structures and their recent award-winning mass timber projects made them the ideal contractor to bring T3 Bayside to life. The project broke ground in the spring of 2020, with the first year spent on caissons, shoring, and excavation.

Following the earthworks, the work on site focused on the concrete structure; the single concrete core was erected followed by the P1, Level 01, and Level 02 concrete slabs. Upon completion of the Level 02 slab, the mass timber installation commenced. Mass timber floors were typically installed in zones with a zone focusing on columns, beams, and panels tied into the concrete core before moving onto another zone on that floor. Once the timber structure was safely ahead, the building enclosure

work began below, starting with the glass curtain wall, and then the roof assembly once the timber structure was fully erected. The mass timber – black spruce – was sourced from the boreal forest of northern Quebec.

Millard says, “The construction process benefitted significantly from lessons learned on past T3 projects, and from Eastern’s expertise with timber projects. We also benefitted from having a large site, with four full truck bays for timber delivery – 148 truckloads in total.” Millard adds that special attention was given to the precise installation and appearance of exposed ductwork throughout the buildings.

On track for occupancy later this year, T3 Bayside is targeting LEED Gold and WELL Certification and has achieved WiredScore Platinum Certification for its focus on promoting occupant wellness while limiting its impact on the natural environment.

Millard concludes, “This is a huge win for the revitalization of the Toronto waterfront, and as we speak we’re building another T3 in Toronto, T3 Sterling Road, with one in Vancouver planned as well, T3 Mount Pleasant, bringing our global T3 total to 27.” **A**

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