

# THE 57 WADE AVENUE DEVELOPMENT

BOGDAN NEWMAN CARANCI, INC.

...planned to be an eight-storey office building in Toronto. This building's construction will incorporate mass timber beams and an innovative floor assembly that will result in exposed wooden ceilings to the office space below.<sup>6</sup>

**B**NC's previous work used wood in a religious context, where "natural materials were used to create spiritual atmospheres" or in civic facilities, where "the prominent use of wood cements the elemental references in the space and further hints at the eco-friendliness of the design."

The idea of using structural wood in the Wade Avenue project came directly from the client, who already had a portfolio of retrofits and renewals of existing warehouse buildings, so the intention to build an eight-storey wood structure predated the Mass Timber initiative. As BNC partner Jonathan King put it, "the brief was to throw the design into a time machine and create a new post-and-beam building."

The major motivator for this design solution was the cachet of repurposed warehouse buildings in downtown Toronto – especially among the target demographic: millennials, new digital workers, technically inclined, eco-oriented, attracted to loft-type spaces, but averse to the problems of old building retrofits. The site being in a transitional area – and about to become one of the city's busiest transportation hubs – the advanced technology heavy timber time-machine approach seemed tailor-made for the project.

The building will be constructed using exposed nail-laminated composite concrete-timber decks with 30-foot (10-metre) spans, supported by glulam columns. On completion, at seven storeys and approximately 150,000 sq. ft. (approximately 14,000 sq. m.), 77 Wade Ave will be the tallest modern mass timber office/commercial building in Canada, targeting LEED Gold.



IMAGE: THE ARCHITECTS (THIS IS A COMPUTER/PHOTO COLLAGE, NOT A PHOTOGRAPH)

## SUBCONSULTANT TEAM

### DEVELOPERS AND MANAGERS:

Next Property Group

### WOOD STRUCTURE DESIGN AND

MANUFACTURE: Structure Fusion

STRUCTURAL: Blackwell Engineering

MECHANICAL/ELECTRICAL/MODELLING:

Integral Group

LEED: Integral Group

LIFE SAFETY: Vortex Fire

PLANNING: R.E. Millward + Associates

LANDSCAPE: NAK Design

TRAFFIC: LEA Consulting Inc.

CIVIL: Cole Engineering

PROJECT MANAGEMENT:

Alliance 7 Construction Inc.

RAIL CONSULTANTS: ARUP

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## NOTES:

1. Greening our built environments with wood: <http://www.nrcan.gc.ca/forests/industry/products-applications/16834>
2. Ibid.
3. <https://www.dezeen.com/2015/11/09/cross-laminated-timber-construction-architecture-timber-age/>
4. Backgrounder, Ontario's Mass Timber Program, Ministry of Natural Resources and Forestry, Ottawa, April 25
5. Ibid.
6. Ibid.