Limberlost Place

LOCATION
Toronto, Ontario

CLIENT
George Brown College

PROJECT TEAM

Architects
Moriyama Teshima Architects
Carol Phillips
Phil Silverstein
Adrienne Tam
Chris Ertsenian
Will Klassen
Jay Zhao

Acton Ostry Architects
Russell Acton
Milos Begovic
Sean Koudela

Structural Engineers
Fast and Epp Structural Engineers
Paul Fast
Robert Jackson
Steve Jeung

Mechanical and Electrical Engineers
Introba
Mike Godawa
Zorica Gombac

Bulding Envelope
Morrison Herschfield
Steve Murray

Environmental Specialist
Transsolar Inc.
Erik Olsen

George Brown College envisions Limberlost Place (previously: "The Arbour"), a new addition to the school's waterfront campus, as a landmark, tall wood, low-carbon building that will feature ecological innovation across its entire life cycle. A model for 21st century smart, sustainable, green building innovation throughout the country, the 225,000 SF, net-zero Limberlost Place also has a structural solution that is made in Canada, where all the mass wood components have been sourced nationally.

As the first tall wood building in Ontario, the design provides generous spaces focused on wellbeing and sustainability. The building form and façade will be shaped to maximize access to natural light and fresh air. Two solar chimneys located on the east and west facades will be used to create a sustainable system of natural convection, drawing air up and through the building from operable windows. A Lean Design Process aided the development of the assembly sequence for the floor, roof, and envelope elements. This has allowed for consistent specialist input based on a standardized project model and workflow, in addition to Facility Management planning, which was developed with extensive client input.

The large span, beamless structure will enable demising walls to expand and contract, providing flexibility of sizes for a variety of learning spaces. The angled apex of the Tall Wood Institute will speak to future advancements of tall wood technologies as well as the development of net-positive and low carbon building methodologies.

Limberlost Place is the first building of this type to be constructed in Ontario, in Canada, and perhaps the world. The approvals process for this one-of-a-kind endeavour was complicated by constructing on the prominent East Bayside Community in Toronto. The architectural team utilized fly-throughs, 3-D models and numerous meetings with the Jurisdiction Authorities. One very positive outcome of this high-level of engagement on the process was the research and academic papers that have arisen henceforth, contributing to long-term research and understanding of mass timber systems.

*Moriyama Teshima Architects with Acton Ostry Architects