

Limberlost Place



LOCATION

Toronto, Ontario

CLIENT

George Brown College

PROJECT TEAM

MTA + Acton Ostry Architects:

Carol Phillips

Russell Acton

Will Klassen

Jay Zhao

Tristan Robertson

Daniel Kinnett

Structural Engineers:

Fast and Epp Structural Engineers

Paul Fast

Robert Jackson

Ian Boyle

Mechanical and Electrical Engineers:

Integral Group

Mike Godawa

Bulding Envelope: Morrison Herschfield

David Kankaras

Environmental Specialist: Transsolar Inc.

Erik Olsen

George Brown College envisions Limberlost Place, 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 Canada, the 225,000 SF, net-zero Limberlost Place also has a Made in Canada structural solution, where all the mass wood components will be 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.