

Ontario Secondary School Teachers' Federation Headquarters and Multi-Tenant Commercial Building



LOCATION: Toronto, Ontario

SIZE : 124,000 SF

COMPLETION:

Construction start October 2020
Target completion December 2022

OSSTF/FEESO:

Jim Spray, AGS, CFO

PROJECT DIRECTOR:

Kristan Burley, *Arutitive Group Inc.*

PROJECT MANAGER:

Penny Phelan, *BTY Group*

ARCHITECT:

Moriyama & Teshima Architects
Carol Phillips, Partner in Charge
Phil Silverstein, Project Manager

CONSTRUCTION:

Eastern Construction
Ryan Dejadins, Construction Manager

CONSULTANTS:

Workplace Interiors: *Kasian Architecture*
Interior Design and Planning
Structural: *Fast + Epp*
Mechanical, Electrical, AV, IT, LEED: *Integral Group*
Civil: *Matrix Solutions*
Traffic Engineering, Parking, CPTED,
Security services: *LEA Consulting*
Landscape: *FORREC*
Acoustic Engineer: *RWDI*
Sustainable Design: *Transsolar Inc.*

The Ontario Secondary School Teachers' Federation (OSSTF/FEESO) is set to break ground for their new Headquarters and Multi-tenant Commercial Building. This progressive 3-storey 124,000 SF Mass Timber project will seamlessly integrate commercial opportunities with the revitalization of the OSSTF/FEESO's existing office complex in Toronto. Overlooking the Don Valley ravine landscape, the building is a highly sustainable, financially viable, and innovative new workplace that uses Net-Zero Carbon strategies, and targets LEED Platinum certification and high-energy performance levels at 67 kWhr/m²/year.

The new OSSTF/FEESO Headquarters and Multi-tenant Commercial Building is spatially divided to house the OSSTF/FEESO offices as well as two floors of leasable tenant space. Joined by a central atrium, the building will offer abundant outside views, light, openness, and numerous opportunities for spontaneous interactions between the OSSTF/FEESO staff and tenants. Furthermore, shareable spaces on the Main Floor include the Lobby, Café, and Main Floor Terrace, and features a multipurpose, convertible Event Space; this space will be shared not only by the building occupants, but also by outside groups, providing opportunities for engagement with the wider community.

The architecture promotes health and wellness at every level: natural daylighting has been maximized thanks to generous structural bays; building automation systems move fresh air through the building; large overhangs reduce solar heat gain and control glare; geothermal heating, a rainwater harvesting system for toilet flushing and irrigation, green roof, rooftop solar PV panels, and automated daylight dimming controls further contribute to significant energy savings. Constructed out of Cross Laminated Timber (CLT) floor slabs and Glue Laminated Timber (GLT) beams and columns, structural components will be sourced nationally where possible, and demonstrate a robust, honest, yet innovative application of natural materials. Designed to the highest environmental standards, the OSSTF/FEESO's new headquarters is built on a foundation of social, environmental and financial sustainability.