

SUBMISSIONS | MID-RISE BUILDINGS IN CONTEXT

Project Title

One12 St. Clair Avenue West

Address

112 St. Clair Avenue West

Project Team

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Developer/Owner/Client

Vrancor Development



2009

TORONTO Urban Design Awards

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Located at 112 St. Clair Avenue West between Yonge and Avenue Road, the client's program called for a new quality residential building. The decision was made to recycle and convert the invested capital, structure and embodied energy in the building rather than demolish.

Various minor additions were added to the floor plate and the building façade has been brought closer to the street to align with its neighbours, reinforcing the street edge, while two added penthouse floors are stepped back and terraced.

The building has been clad in metal and glass and, as balconies could not be cantilevered from the existing structure, an exposed structural steel column and beam structure has been added to support a series of generous balcony-loggias finished with limestone floors, butt glass railings, and continuous stainless steel flower boxes resulting in a lively green façade.

The landscape has been designed to urbanize the site while providing a limestone plinth containing new stairs and a pedestrian ramp leading to a welcoming stainless steel canopy.

In an era of disposable buildings, 112 St. Clair – a reutilization of existing structure and invested energy with deeply shaded south-facing balconies, high performance glazing, environmentally friendly materials and interiors – represents an effective response to sustainability.



2009