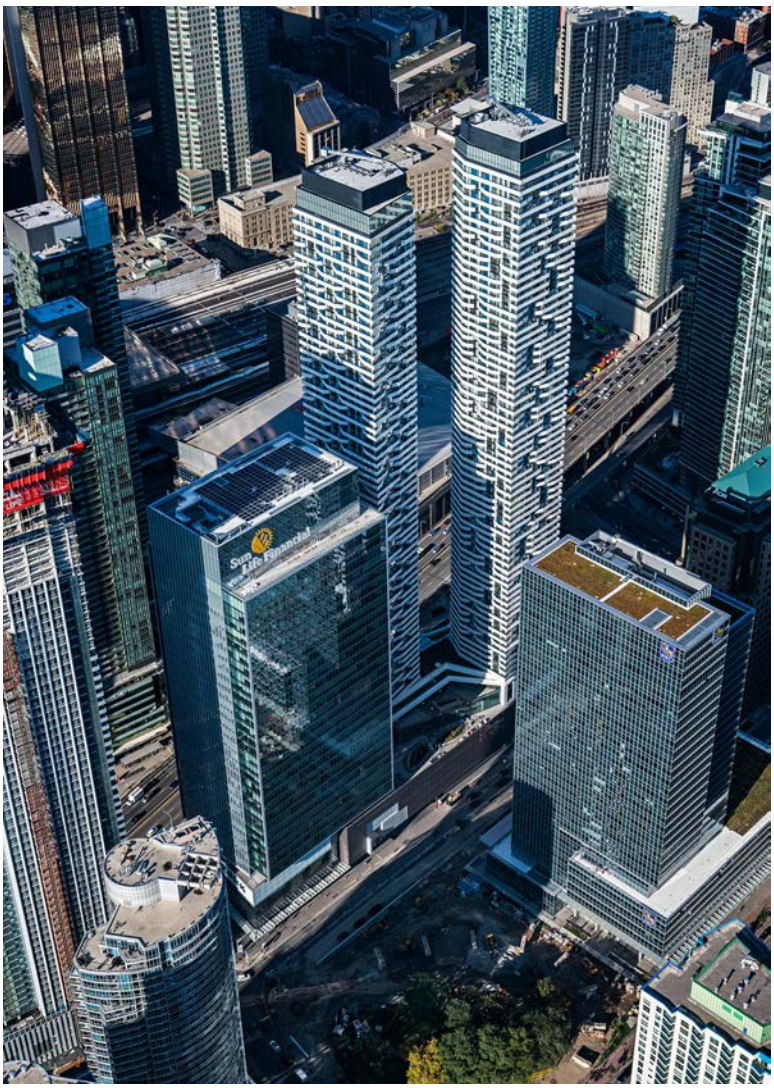
Summary

The office building at One York Street is part of a 2 million s.f. mixed-use development along the Central Waterfront in the new South Core of Toronto. One York is Toronto's highest-scoring LEED Core+Shell certified office project to date – achieving Platinum certification at 89 points. The 35-storey office tower is one of three towers (two are residential) rising from a 3-storey retail podium. The 4th floor of the podium provides public roof garden access, a shared food court and a significant health/fitness centre. Together, all connected components create a unique metropolis-like complex inspired by the Waldorf Astoria in NYC.

Sustainability Design Strategies include:

- The smart, mixed-use intensification of a parcel that is extremely well located to all transit options in Toronto;
- Connecting to the Enwave Deep Water Cooling system and generating 86,000 kWh/year through PV panels on the roof;
- A focus on occupant comfort and health, flexibility and energy efficiency through the use of innovative designs such as daylighting strategies and underfloor air distribution system; and,
- Use of simplified mechanical systems, reduced life cycle costs, material waste, and operational costs while increasing the building's flexibility, durability and desirability.

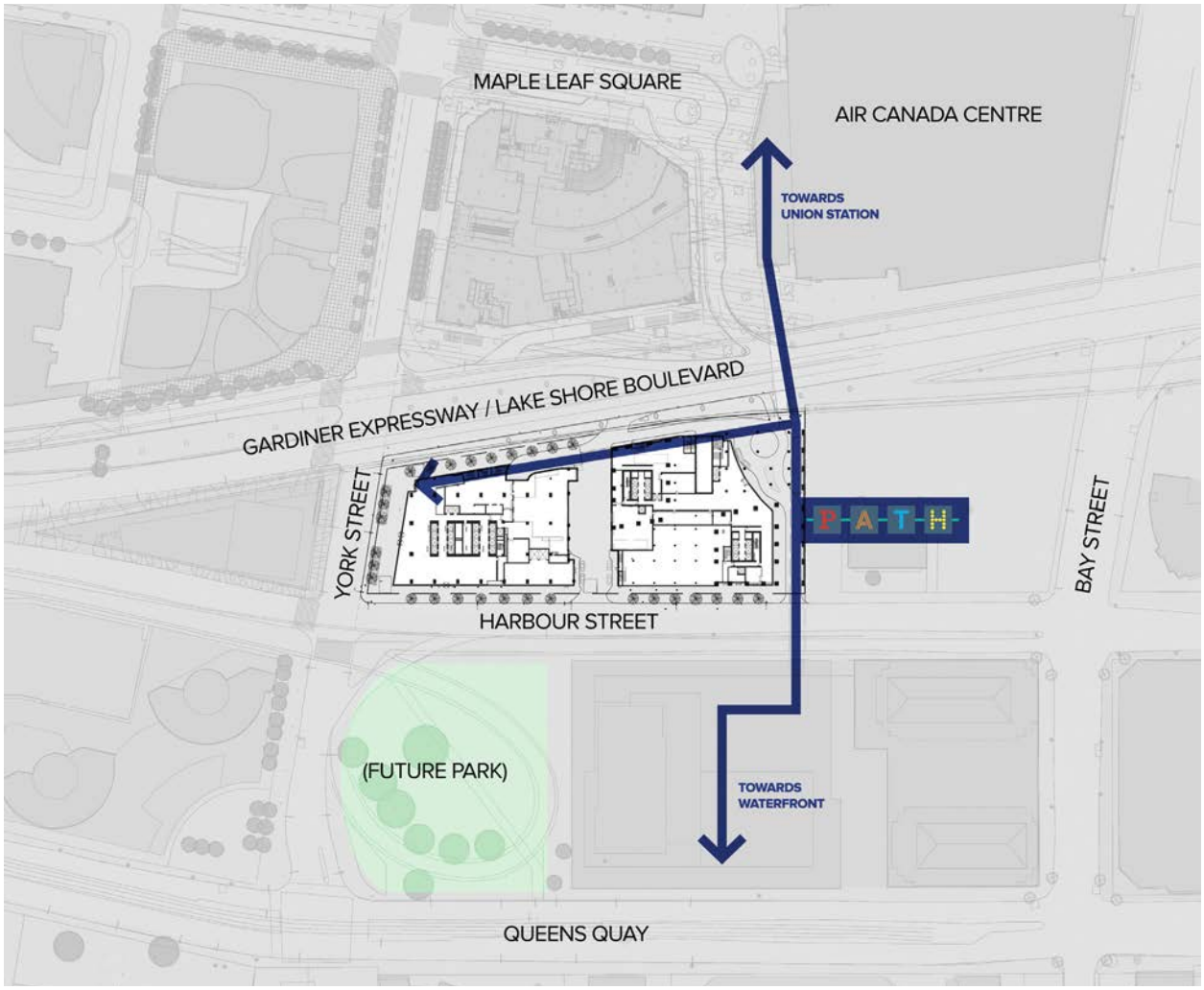


STRATEGIC DECISIONS + COMMUNITY

Situated between Union Station and Lake Ontario, One York is part of a 200,000m2 mixed-use development along the Central Waterfront in the new South Financial Core of Toronto. One York occupies 2/3 of an entire city block at the foot of York Street between Lakeshore Boulevard and Harbour Street. The 35-storey office tower is one of three towers (two are residential) rising from a 3-storey retail podium. The 4th floor of the podium provides public roof garden access, a shared food court and a significant health/fitness centre. The podium provides a critical PATH connection that links the City all the way to the waterfront. Together, all connected components create a strong, mixed-use, metropolis-like complex inspired by the Waldorf Astoria in NYC.

Top: View of One York looking north from Queens Quay

Bottom: View of One York looking east down Harbour Street.



Top: Context plan showing the PATH connection going north-south, overcoming the obstacle of the Gardiner Expressway/ Lake Shore Boulevard.

Bottom-left: Dedicated EV charging stations.

Bottom-right: View from the Toronto Islands.

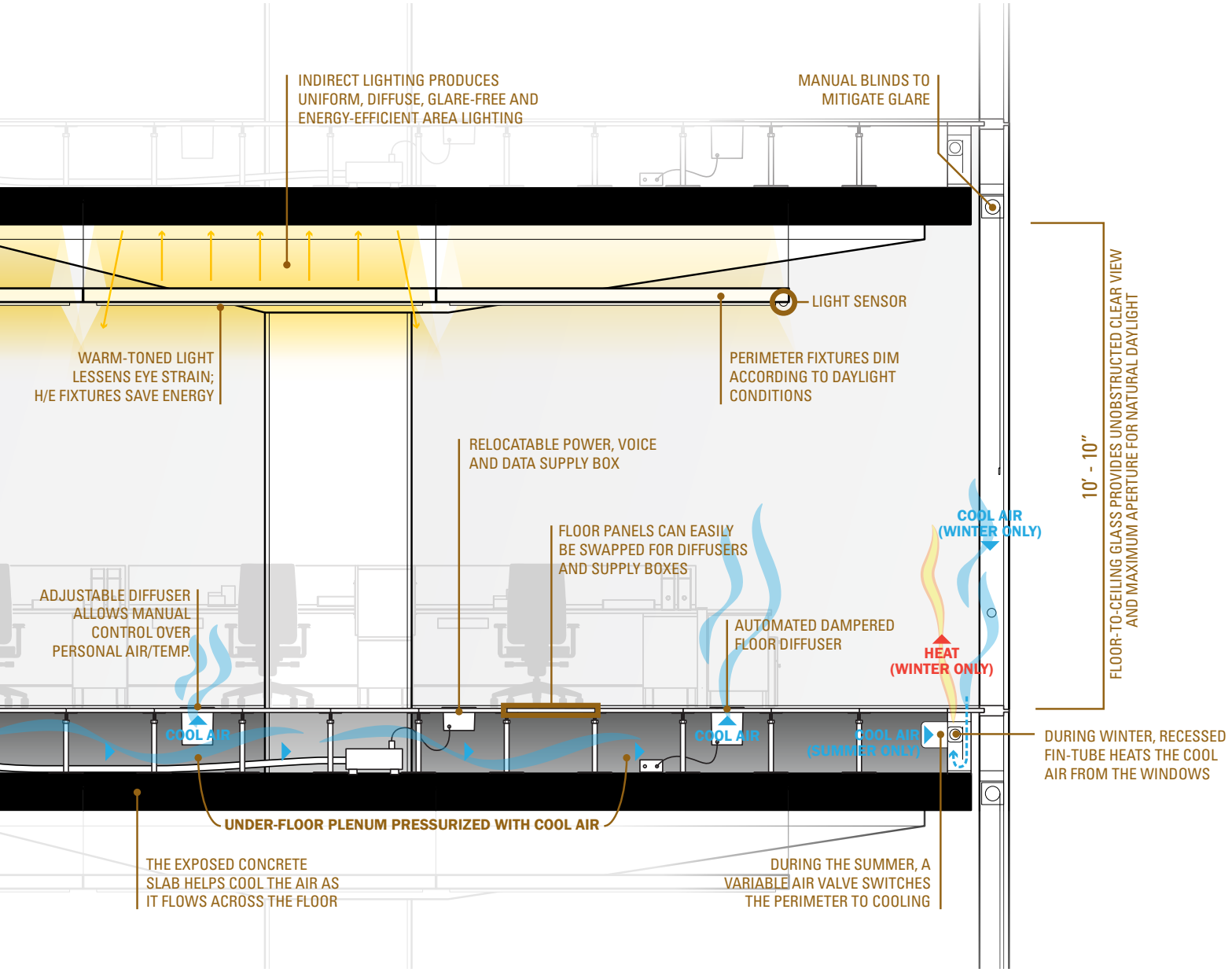
One York is ideally located for active transportation modes. Adding 2M s.f. of mixed uses in close proximity of Toronto's biggest transit hub ensures that commuters going to and from One York contribute minimally to clogged roads and arteries. It is a 5-minute indoor walk to Toronto's biggest mobility hub, Union Station, and is directly connected to the extensive revitalized Waterfront and a short walk to more than 35,000 residences. The development includes secure storage for 270 bicycles, and provides end of trip shower and change facilities for cyclists. While at work, building occupants have access to a podium-level landscaped terrace which is used for lunch, relaxation and social events. To augment its surroundings, the developer negotiated with the City to earmark significant portions of their Section 37 contribution towards the removal of the nearby Gardiner Expressway off ramp, and to create an at-grade community neighbourhood park in its place. This park will transform York Street from vehicular gridlock to a pedestrian gateway, a true city-building gesture that builds on the Central Waterfront vision and better connects the city to the lake.

One York - when it was still a construction pit. Taken in 2013.

SITE ECOLOGY + WATER CONSERVATION

Located on land that was created during Toronto's infill into Lake Ontario during the 1920s, soil contaminations identified on site were dealt with in the Soil Management Plan which included screening 60,000 m3 of contaminated fill prior to offsite disposal. The impact of pollution stemming from construction activities on site was reduced by implementing an Erosion and Sedimentation Control Plan throughout the construction phase which controlled soil erosion, waterway sedimentation, and airborne dust. Over 88% of all construction waste was recycled to be returned to the manufacturing cycle. Further, new construction materials including steel, concrete, drywall, and finishes were selected to maximize recycled content with a contribution of over 15% of the total materials cost. Over 35% of construction materials were manufactured in or near Southern Ontario from local manufacturers, reducing the environmental impact of shipping long distances. 100% of the wood used on the project was certified by the Forest Stewardship Council.

Water management in the proposed design was a high priority. Where rainwater would previously go straight to storm drains, two large rainwater collection cisterns installed at One York contributes to an annual savings of over five million litres of potable water and is a major component of the development's stormwater management relieving pressure on Toronto's aging stormwater system and reducing runoff pollution. The collected rainwater supplies water for toilets and urinals as well as the drip irrigation system serving the water-efficient landscaping located on the ground and podium levels. When combined with the installation of low-flow, low-flush plumbing fixtures it adds up to a substantial annual water use reduction of over 60%.



Office technology section of One York.

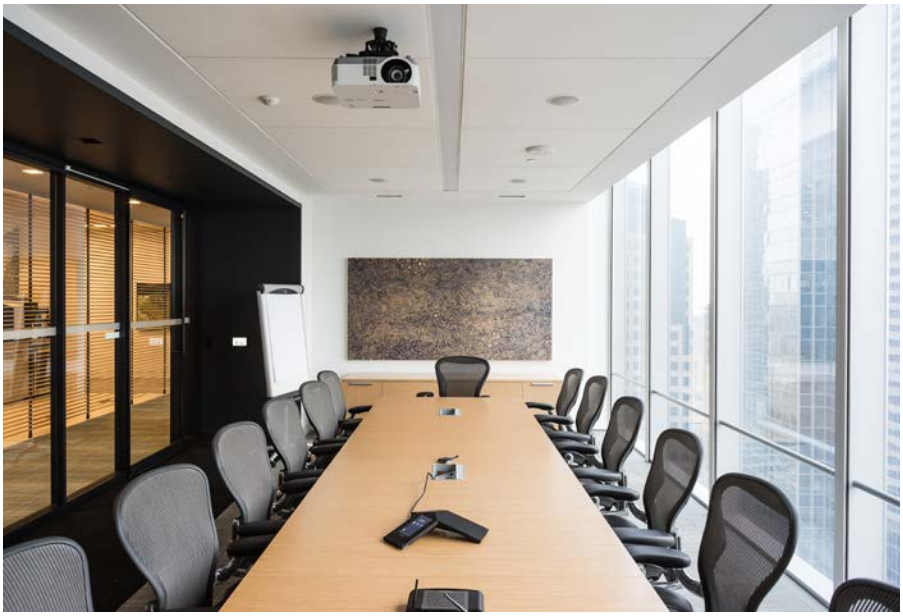
LIGHT AND AIR + WELLNESS + ENERGY PRESENT AND FUTURE + BUILDING LIFE CYCLE CONSIDERATIONS

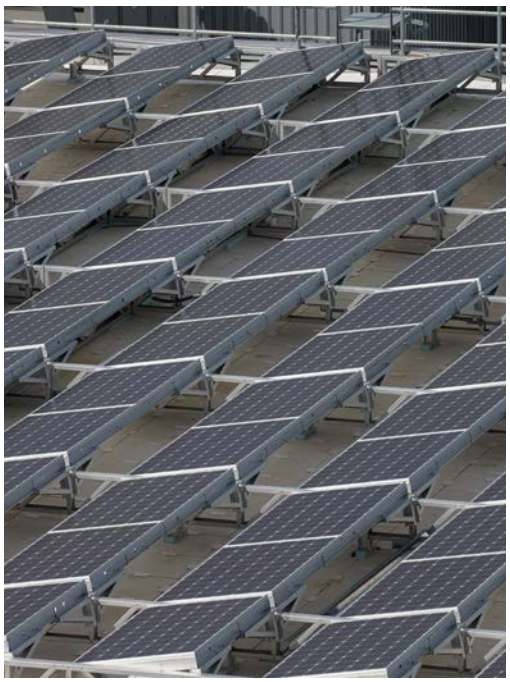
From the outset, the project team was committed to creating a high-performance LEED Core+Shell Platinum building with both sustainability and human wellbeing as design drivers. The practical office floorplate of 27,000 s.f. ensures maximum flexibility and functionality for tenants today and in the future. To ensure that every office floor has spectacular views, the team designed a 40-foot high lobby and stacked retail uses on levels 2, 3 and 4, resulting in the first office level clearing the height of the Gardiner Expressway by 50 feet.

On the interior, climate control designed for health and comfort is provided through an underfloor air distribution system. Adjustable floor diffusers provide fresher, cleaner air and personal occupant control for comfort and efficiency. The curtainwall glass is specified

differently for each side of the building to optimize sound control, heat reduction and to minimize glare. The open structural ceiling of the office provides 11’ clear heights and the floor-to-ceiling glazing maximizes views and natural light penetration allowing the reliance on artificial lighting to be significantly reduced.

One York Street is connected to the Enwave Deep Water Cooling system. To further reduce the demand for electric power offsite, extensive photovoltaic panels are located on the roof of the commercial tower. The PV panels are projected to produce approximately 86,000 kWh of energy annually. Combining all efforts on site, the building has energy consumption savings of 46%. Lowering the consumption of potable water was achieved by the installation of low-flow fixtures together with the two large rainwater collection cisterns that reused rain water for flushing toilets and urinals in the lower portions of the office tower, and for the drip irrigation system used to maintain the landscaped areas at grade and on the roof garden level.





From top:

Section perspective rendering showing the raised floor system in the building

Boardroom in HOOPP’s offices.

Solar panels on the roof of One York.

Close-up of solar panels on the roof of One York.

Aerial view of One York looking towards Toronto Islands and Lake Ontario.

Solving for the two interrelated concepts of sustainability and human wellbeing at One York meant maximizing access to fresh air, natural light, allowing personal control of one's microclimate, and encouraging active transportation modes, all the while minimizing capital and operational costs, adverse environmental impacts and unnecessary resource consumption.

View of One York from the south side of Queens Quay.

The off-ramp in the foreground is being disassembled and parcel being turned into a park.

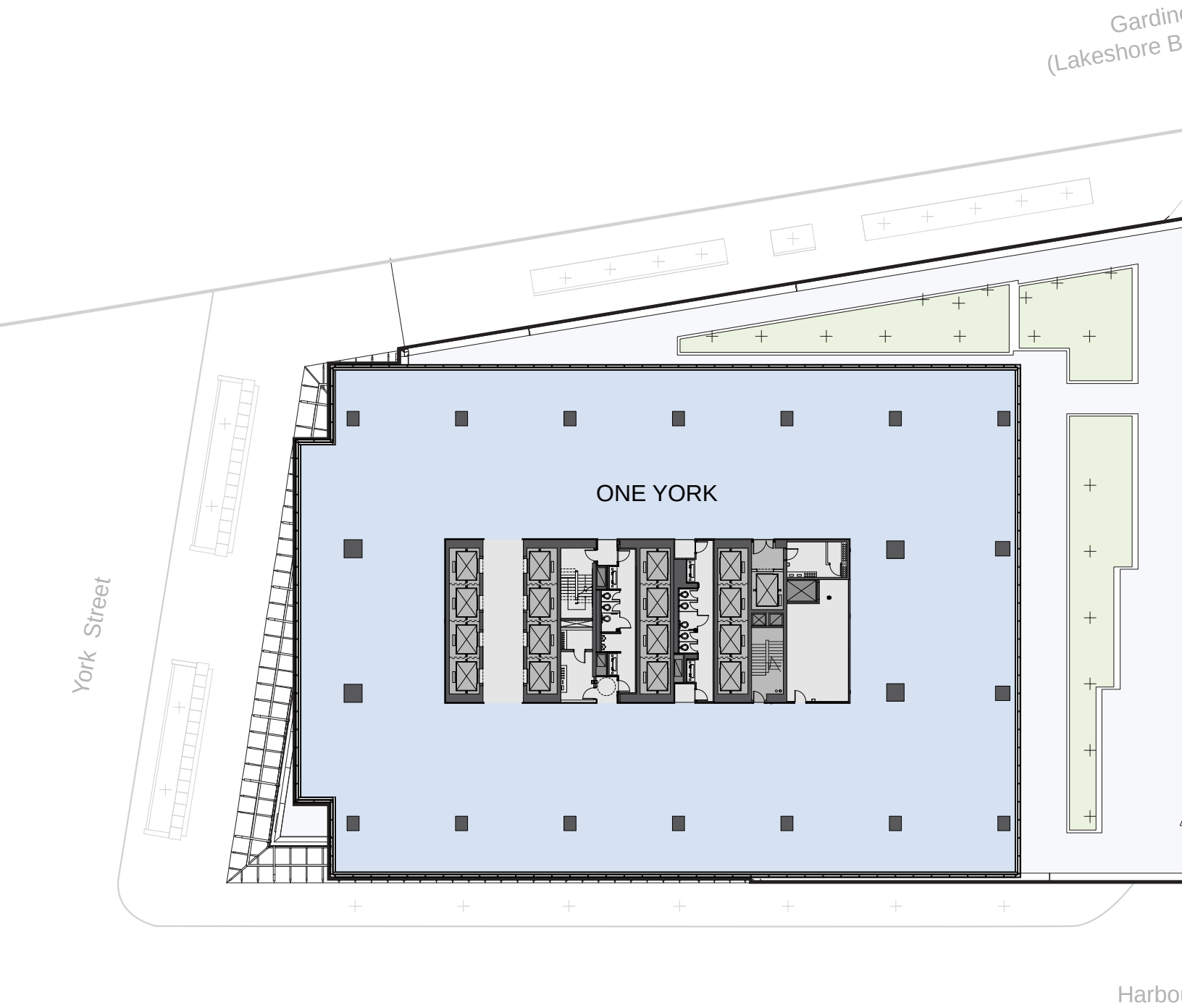
EDUCATION AND INFORMATION SHARING

One York is continuing the monumental shift in perception about the significance of real estate on companies' bottomlines. There was buzz in the real estate industry when Sun Life announced they were moving their headquarters from a prominent Bay Street address to a building south of the tracks, at One York. Their motivation was driven by the sustainability and wellness benefits of a better-designed facility, which would have been impossible to achieve in their existing offices. Same with HOOPP, an investor of the project.

Another milestone was achieved when One York became Toronto's highest-scoring LEED Core+Shell certified office project to date – achieving Platinum certification at 89 points.

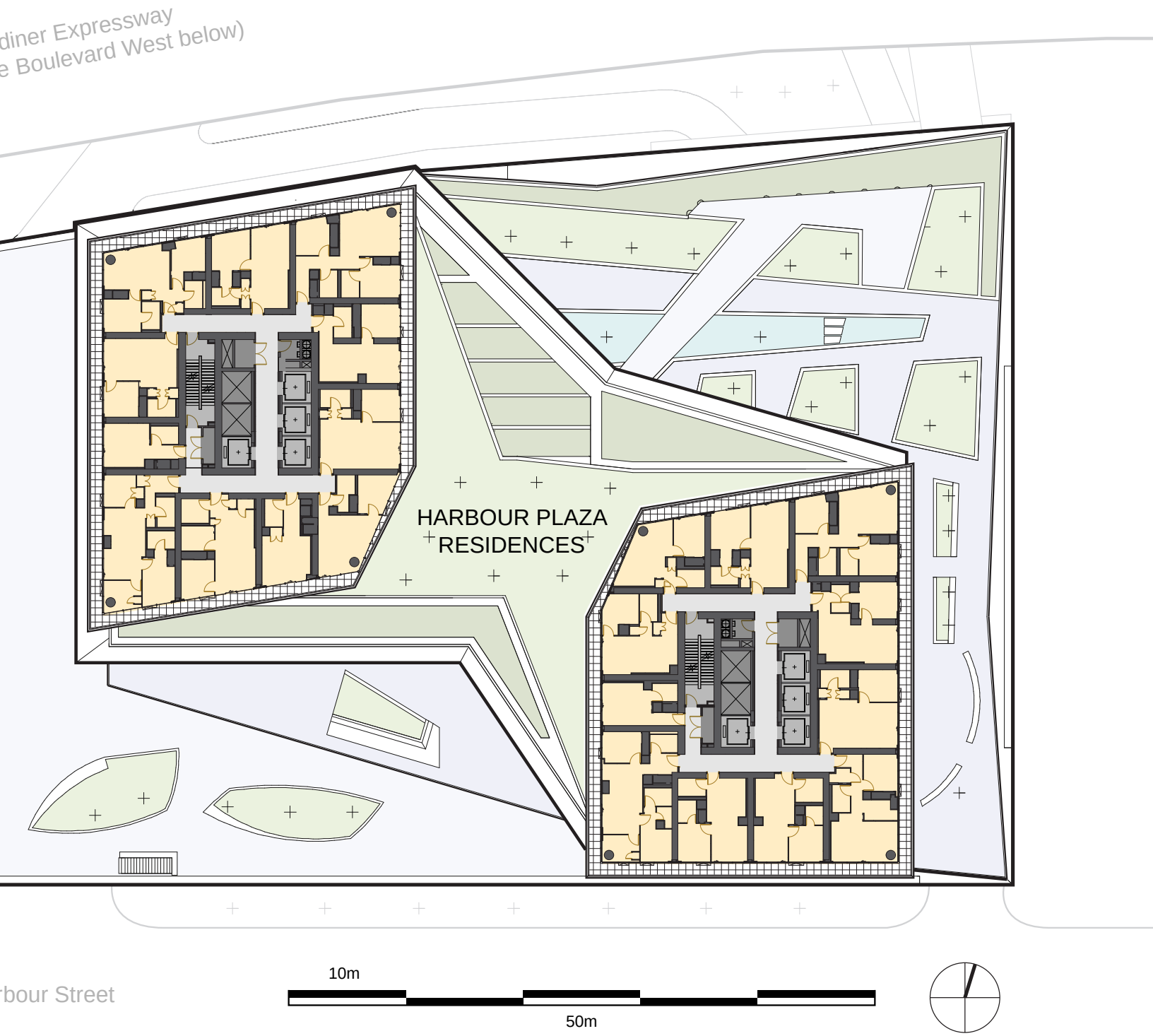
Top: Office lobby looking at elevator core.

Right: Reception area at HOOPP's offices.



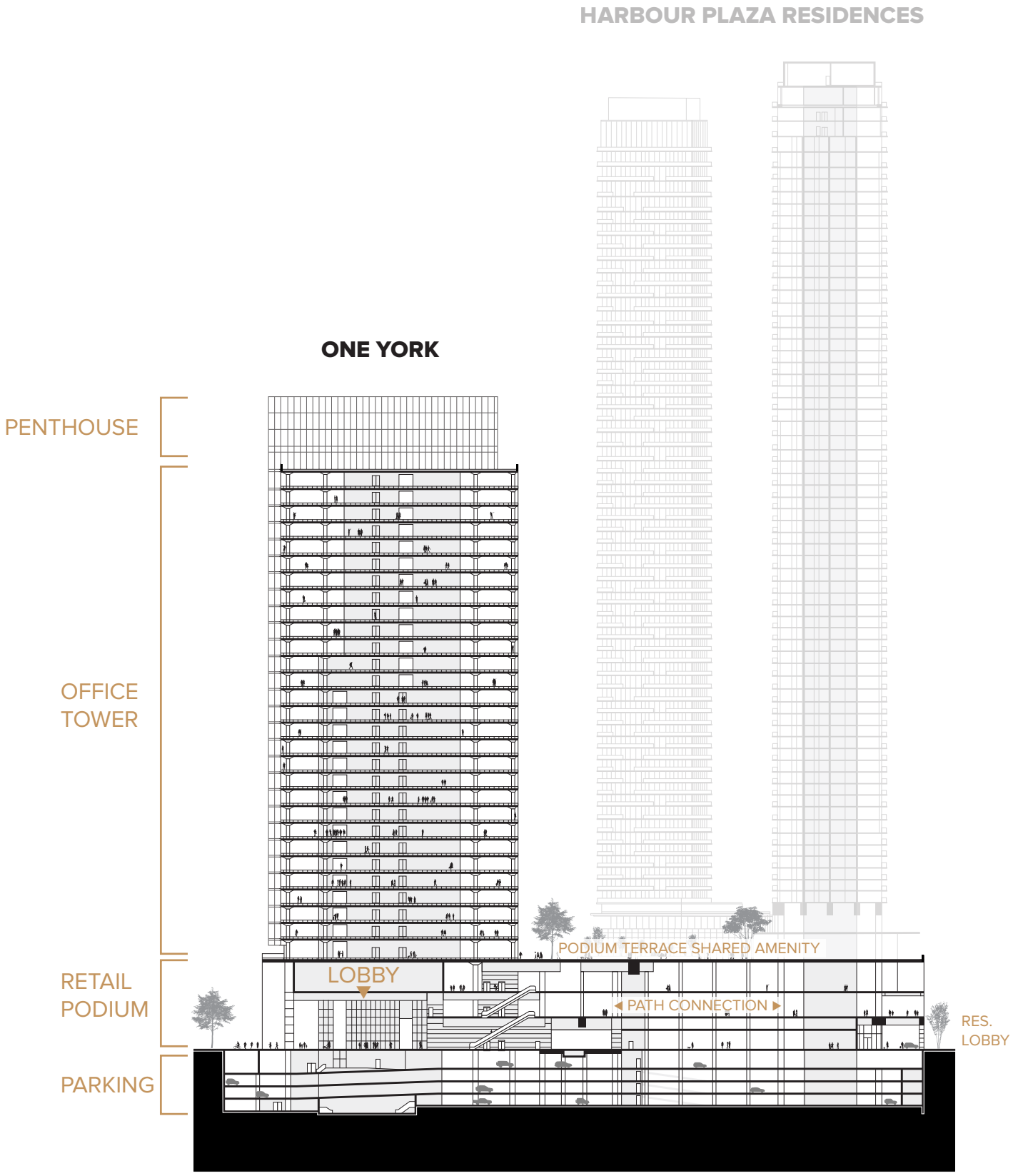
PODIUM TERRACE LEVEL + TYPICAL FLOORS

Landscape rooftop design for podium overlaid with typical office and residential floors.


diner Expressway
e Boulevard West below)
HARBOUR PLAZA
RESIDENCES
rbour Street
10m
50m

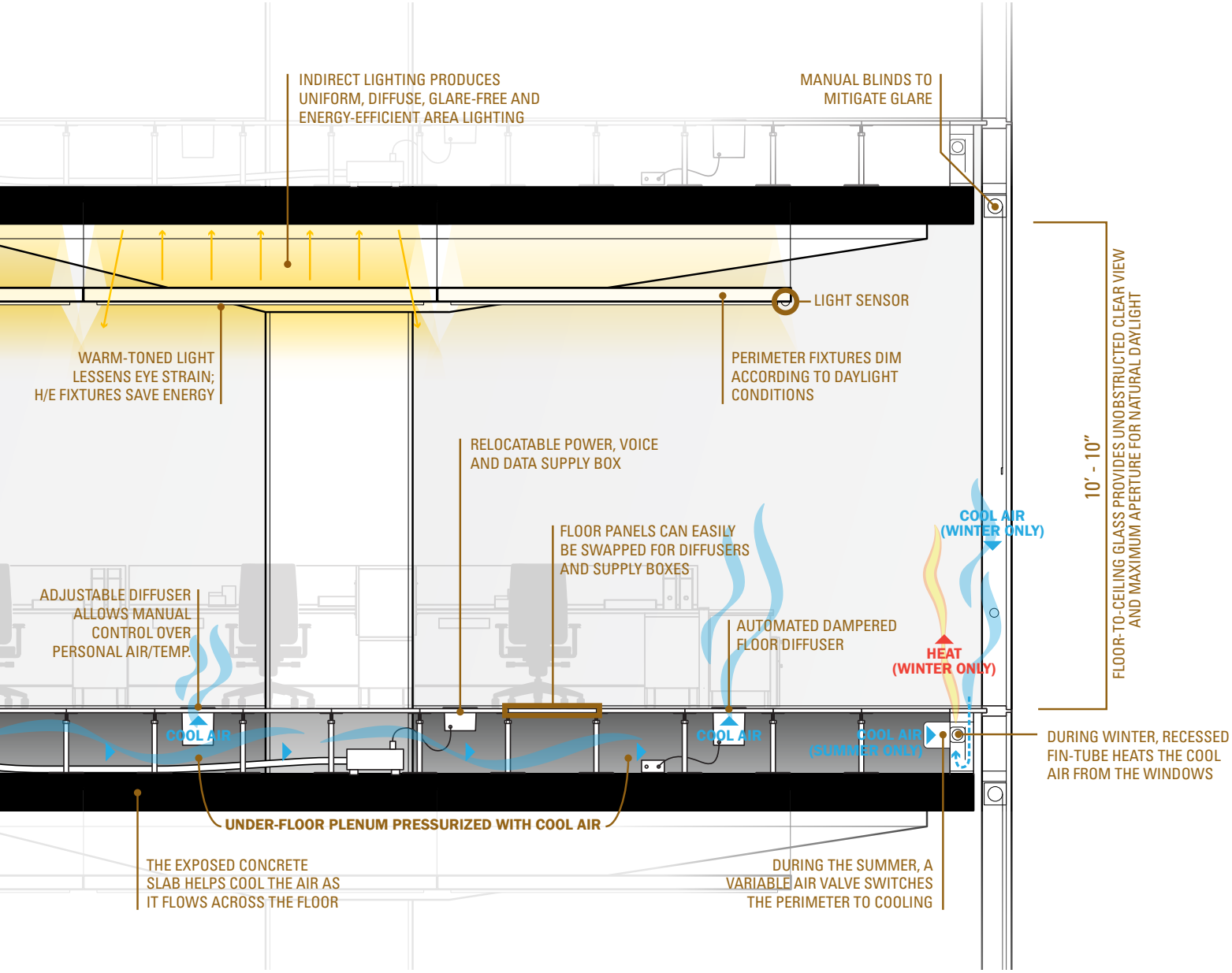
SECTION: COMMERCIAL TOWER AND PODIUM

East-west section, looking north.



SECTION: TYPICAL OFFICE

Southern façade



The drawing shows a section of the southern facade, which utilizes high-performance glass with a solar heat gain coefficient (SHGC) of 0.20 to minimize heat admitted into the interior, and blinds to prevent glare. Also shown is the under-floor air system that supplies HVAC and voice/power/data cables.