



RBC WATERPARK PLACE III

LEED
Platinum



The HIDI Group provided mechanical and plumbing for the LEED Platinum RBC WaterPark Place III. Designed by WZMH Architects, the landmark high-rise located near Toronto’s Harbourfront and home to Royal Bank of Canada, boasts 31 storeys with 1.2 million ft² of space. The project’s critical success factors included the development of a novel ventilation air system to support the LEED Platinum Core and Shell requirements, as well as interfacing with a new PATH bridge over Toronto’s Gardiner expressway and the two existing phases of WaterPark Place.

Our scope required the delivery of systems and services such as HVAC system, building automation (BAS), plumbing and drainage and Fire protection. At completion WPP III became the only building in the city that offers the ability to provide on-demand ventilation per work area. We also acted as mechanical engineers for the prime tenant, RBC, and provided mechanical, electrical, lighting and commissioning services for a second major tenant, Cisco.

The WaterPark Place III tower is part of a three building complex which includes twin WaterPark Place I and II. Innovation Factors:

The tower is connected to Enwave Deep Lake Water Cooling as a means to reduce energy use as well as increase leasable space. Heat recovery is built into all ventilation units, another way to reduce the buildings energy consumption. Ventilation air is supplied via dedicated VAV boxes; each box is controlled by a local carbon dioxide detector, which enhances indoor air quality.

8 DISCIPLINES
MECHANICAL
ELECTRICAL
PLUMBING
LIGHTING DESIGN
COMMUNICATIONS & AV
SECURITY & RISK
COMMISSIONING
ENERGY SERVICES

- LOCATION:** Toronto, Canada
- OWNER:** Oxford Properties Group
- ARCHITECT:** WZMH Architects
- SIZE:** 1.2 Million ft² / 112,000 m²
- CONSTRUCTION VALUE:** \$250 Million CAD
- PROCUREMENT TYPE:** Stipulated Sum
- COMPLETION YEAR:** 2014
- LEED:** Platinum
- AWARDS:** Ashrae Region II Technology Award – Commercial Building New (2017)
Gold Award – International Council of Shopping Centres (ICSC) (2015)
North American Revit Technology Conference – Integration Category (2013)
International Properties Award – Best Office Development (2012)
NAIOP REX Awards – Office Lease of the Year (2012)
- MARKET SECTOR:** Commercial

