



EIFS COUNCIL OF CANADA
ARCHITECTURAL
DESIGN AWARDS PROGRAM
— 2017-2018 —



2017-2018 EIFS Council of Canada Architectural Design Awards Commemorative Book © 2018 EIFS Council of Canada

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Published in Toronto, Canada by EIFS Council of Canada.

Printed in Canada
First Printing, 2018

EIFS Council of Canada
70 Leek Crescent
Richmond Hill, ON L4B 1H1

www.eifscouncil.org

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The EIFS Council of Canada Architectural Design Awards Program

In late 2016 the EIFS Council of Canada (ECC) proudly announced the inaugural ECC Architectural Design Awards Program. The intention of the program is to honour design professionals and firms which incorporate EIFS products into innovative and creative built projects. The goal of the Awards Program is to create a new benchmark in EIFS construction, and to showcase creative and technical excellence.

Now in the second year since its inception, the Awards program continues to highlight the best of EIFS built projects across Canada. The Program continues to be open to all architects, architectural firms and design professionals that had designed and completed a building located in Canada which utilized EIFS.

The Program received submissions from firms all across Canada. From these submissions, five finalist projects were chosen. The finalist projects exhibited excellence in the areas of design, contribution to community, sustainability and the innovative use of EIFS. The Awards Finalists projects and their utilized EIFS systems are as follows:

- AquaBlu Condominiums by KNYMH Incorporated, DuROCK Alfacing International, Imperatore Construction Incorporated (EIFS Contractor)
- EIFS Retrofit for Tatry Non-Profit Housing Corporation by Ontech Building Consultants, DuROCK Alfacing International, Demspi General Contracting Incorporated (EIFS Contractor)
- Marriott Courtyard & Conference Centre by Saplys Architects Incorporated, Durabond Products Limited, Saverino General Contractors Limited (EIFS Contractor)
- Juniper Road Residence by Richard Lindseth Architecture Incorporated, Dryvit Systems Canada, Sandcastle Stucco Incorporated (EIFS Contractor)
- Restoration Hardware Yorkdale by Quadrangle, Dryvit Systems Canada, Lido Wall Systems Incorporated (EIFS Contractor)

The project submissions were evaluated and judged by a five member judging panel, introduced in the following pages. The Panel selected the AquaBlu Condominiums by KNYMH as the Grand Prize Winner from the five finalists. All the finalist projects and grand prize winner were celebrated by architects and EIFS industry professionals at the ECC Architectural Design Awards Program Dinner on June 13th, 2018 in Toronto.

This book is a continuing celebration and commemoration of the Finalists and Grand Prize Award Winners.

The Judging Panel

In January the EIFS Council of Canada announced the names of 2017-2018 Judging Panel. The Panel convened in April and independently selected the five Award Finalists and the Grand Prize Winner. The five members of the Judging Panel were:



Alex Lukachko, Principal, Senior Building Science Specialist, RDH Building Science Incorporated

Alex Lukachko is a Senior Building Science Specialist with RDH. He manages the firm's Toronto region and consults with clients in Canada and the United States, including building material manufacturers, constructors, and architecture firms. Alex also teaches the integration of energy, building science and design concepts in the architecture programs at the University of Waterloo and the University of Toronto.



Barrie Ottenbreit, Partner, Number TEN Architectural Group

Barrie Ottenbreit is the Studio Principal at Number TEN Architectural Group. Barrie's significant projects include the Nunavut Justice Centre in Iqaluit, Women's Correctional Centre and the Seasons of Tuxedo development in Winnipeg. He also has over 25 years of experience in serving First Nation communities in Manitoba and Northwest Ontario. Barrie is Past President of the Manitoba Association of Architects. Number TEN Architectural Group was the Grand Prize Award Winner for the 2016-17 ECC Architectural Design Awards.



Mario Greco, Senior Associate, Petroff Partnership Architects

Mario's extensive knowledge and project experience has been instrumental in the management of many large scale national roll-out programs undertaken by PETROFF that require complex coordination of large multidisciplinary teams. Highly regarded for his commitment to providing thorough oversight and support to diverse stakeholder groups including clients, consultants and contractors, Mario's efforts have led to the continued success of all of the retail programs he has managed across the country.



Paul Hammond, Principal, Low Hammond Rowe Architects

Paul has always had a focus on quality, sustainability and innovation. Paul's design sensibility is focused on achieving client goals through a thoughtful synthesis of economic, site specific and programmatic criteria with innovative and sustainable solutions. His experience spans 26 years and includes academic and public libraries; specialized knowledge and expertise with supportive, affordable & rental housing, market housing, community centers, recreation facilities, custom homes, interiors, and public engagement. Low Hammond Rowe Architects was one of the Finalists for the 2016-17 ECC Architectural Design Awards.



Steven Kirshenblatt, Senior Partner, Kirkor Architects and Planners

Steven has been a member of the OAA since 1978. As a founding partner of KIRKOR Architects, Steven has influenced a generation of architects in their ability to fully understand complex designs and shepherd their development into successful and responsible buildings. Steven excels at project analysis, expertly applying his 35 years of architecture and construction experience to guide KIRKOR's projects around the pitfalls of an increasingly complex approvals and construction environment. Steven has a deep understanding of the forces that affect project approvals. Steven is passionate about clarity of communication, as this influences execution strategies, consultant and approvals management, to the content of issued documentation for critical project milestones. This has always been his priority, and is the legacy KIRKOR continues to build upon.

The Finalist Award Projects

The Finalist Award Projects exhibited excellence in the areas of design, contribution to community, sustainability and the innovative use of EIFS. Each Finalist Award Project was chosen by the Judging Panel from a variety of submissions from across Canada.

"Our finalists reflect and indeed, celebrate the use of EIFS in beautiful, diverse and innovative built projects. All the Finalists' projects show how EIFS can be used in an exemplary manner in contemporary architecture,"

- John M. Garbin, President/CEO, EIFS Council of Canada





Restoration Hardware Yorkdale

Toronto, Ontario
Commercial/Retail Category

Kazim Kanani
Quadrangle Architects





The new Restoration Hardware (RH) at Yorkdale expands on the mall's attempts to meet the needs of Canada's changing demographics. Recent changes at Yorkdale have focused on the need for an immersive experiential space - something more than a mere place to shop. This has largely stemmed from the rise of online shopping. Restoration Hardware has adapted to these changes - the new store focuses on customer immersion and experience. Floor space is devoted to showcasing product and creating lifestyle vignettes. Purchases are not kept on site, but rather ordered online from the store's point of sale and delivered later. Food and beverage components allow customers to browse at their leisure, culminating in a holistic shopping experience.

Yorkdale's Restoration Hardware follows the same guidelines as other variants within the chain. Following those design guidelines and applying them to the Canadian context, as well as connecting them to an existing structure, required strategic thinking. The design team also had to react to the scale of Yorkdale and the need to preserve parking on site. Other design considerations involved the inclusion of a full scale restaurant within the building, with all of the corresponding infrastructure hidden from the customer experience.

This ground-up, newly constructed gallery store attached to an existing mall features fully furnished and decorated rooms that manage to feel intimate despite the mansion-like scale of the building. The first of its kind in Canada, this RH location features four floors of luxurious home décor, a glazed conservatory, landscaped outdoor roof space, coffee bar and full-service restaurant in a gallery-like setting.

Photograph courtesy Philip Castleton



Dryvit's EIFS has the smallest ecological footprint of any cladding system and for Restoration Hardware, it was an important economic consideration as well as the performance capabilities.

Dryvit's Outsulation PD system provides the optimum cladding choice as a fully compartmentalized rainscreen – which locks the drainage cavity closed at the building corners and parapet, to ensure the best thermal performance is provided. Integration of the Dryvit system with other building envelope components was managed with 2 stage seals at all interfaces – to minimize the reliance for exterior sealants for the air/moisture resistance of the assembly. The EIFS contractor for this project is Lido Wall Systems Inc.



EIFS System Manufacturer:
Dryvit Systems Canada Limited

EIFS Contractor:
Lido Wall Systems Incorporated

Top: View of Restoration Hardware Yorkdale from inside Yorkdale Shopping Centre

Bottom: View of the Gallery Cafe from inside Yorkdale shopping Centre



Top: A rendered image of the Restoration Hardware Yorkdale exterior facades

Centre: View from the top floor of the showroom gallery

Bottom: View from inside the Gallery Cafe

Photography and drawings courtesy Quadrangle Architects





EIFS Retrofit for Tatry Non-Profit Housing Corporation

Mississauga, Ontario

Renovation Category

Robert Silano, President/CEO
Ontech Building Consultants

Through the upgrade of the buildings' façade, the building has experienced enhanced curb appeal and real-estate value. The project has brought a noticeable improvement to the residents in the building. Future tenants now also see the building as an attractive place to live within the community.

This retrofit is a great example of improving building performance and thus, sustainability, which was implemented with minimal impact on other building materials or systems, making the upgrade highly economical. As the building is occupied, the use of EIFS and sealant applications offers resident convenience. The retrofit of the building exterior doesn't hinder the lives of people living inside the building.

The project's EIFS system proves to be a very flexible solution. The benefit of a new EIFS over-cladding adds additional thermal performance characteristics to the existing EIFS wall assembly and also prevents storm driven rain and moisture entering the suites.

The project utilizes a DuROCK EIFS system in several finishes, adding visual interest and a splash of colour. The colours enhance the aesthetics of the building through an otherwise technical upgrade.

The restoration and protection of older buildings are a key component to creating successful cities and neighborhoods; this contributes to economically vital, socially equitable communities and strong, resilient neighborhoods. This project is an exemplary example of a building owner using a newer technology to enhance building performance and aesthetics, demonstrating the flexibility and efficiency of EIFS.



A major advantage of using an EIFS system is the wide range of design options made available. EIFS comes in a variety of textures and colour, thus offering the designer a number of choices with which to express their talent and creativity. Along with offering numerous options when it comes to colour and texture finishes, EIFS also offers the flexibility of being shaped into almost any design or form by the use of mould profiles.

With all other interior insulation systems or even window replacements, there is a significant disruption to the lives of the people living in the building. However, the use of EIFS as a retrofit option for renovating a building's exterior doesn't hinder the lives of people living inside the building.

This repair solution added a continuous bonded/mechanically fastened EPS board to over the existing EIFS to thicken the overall insulation layer from 100 mm to a maximum of 150 mm to maintain the fire rating system.

EIFS System Manufacturer:
DuROCK Alfacing International

EIFS Contractor:
Demspi General Contracting Incorporated

The new superimposed EIFS to the building's exterior envelope covers the entire exterior footprint. This work also included surface preparation to restore existing damaged lamina/EPS boards, application of air & water resistive barriers, flashing membrane, transition membrane, fibreglass mesh, superimposed rigid expanded polystyrene insulation with drained system, stainless steel mechanical fasteners, reinforced base coat, top coat with architectural stucco finish along with new joint caulking applications.

The work also included the reinstatement of certain elements, including the extensions of metal flashings at wall and roof junctures, window sills, light fixtures, extensions of exhaust louvres, vents, service penetrations and other existing elements attached to the building envelope affected by the new superimposed EIFS. The EIFS contractor for this project is Demspi General Contracting Inc. in Bolton, Ontario.

Below: *The back facade of the EIFS Retrofit for Tatry Non-Profit Housing Corporation*

Left: *The front facade of the EIFS Retrofit for Tatry Non-Profit Housing Corporation*

Photographs courtesy of Ontech Building Consultants





Marriott Courtyard & Conference Centre

Mississauga, Ontario

Hospitality Category

Linas Saplys

Saplys Architects Incorporated

This project is a well-designed hotel within a large suburban/commercial industrial area. The building has a strong presence from the street, and is composed of strong architectural features and an appealing pallet that enhances the streetscape and surrounding community.

The design utilizes strong forms with a curved, flying frame, articulated height, pronounced overhangs, prominent porte-cochere, stone, and accented metal panels denoting the entrance. The sophisticated arrangement of EIFS colours and textures enhance the building forms, and create a visual interplay of window proportions.



The implementation of prefabricated EIFS panels incorporates refined detailing, ideal terminations and interfacing with other components. The use of prefabricated EIFS panels in combination with precast concrete floor slabs, increased the sustainable factor of the project by reducing fabrication time, waste, increasing thermal performance and quality control, reducing impact on the environment.

The building utilizes a combination of textured and coloured Durabond EIFS System. The resulting combination of materials, forms and textures produce an excellent example of a well-conceived and detailed EIFS façade. The EIFS contractor for this project is Saverino General Contractors.

Top: *Front elevation of Marriott Courtyard & Courtyard Centre*

Photography & Drawings courtesy Linas Saplys Architects Incorporated



EIFS System Manufacturer:
Durabond Products Limited

EIFS Contractor:
Saverino General Contractors Limited

Top: *The flying frame of the Marriott Courtyard & Conference Centre is visually striking from the frontal elevation*

Top right: *Typical wall section detail*

Bottom right: *3D visualizations of the Marriott Courtyard & Conference Centre.*

Photography & drawings courtesy Linas Saplys Architects Incorporated



12 AVE W

Juniper Road Residence

Calgary, Alberta

Low-rise Residential Category

Richard Lindseth

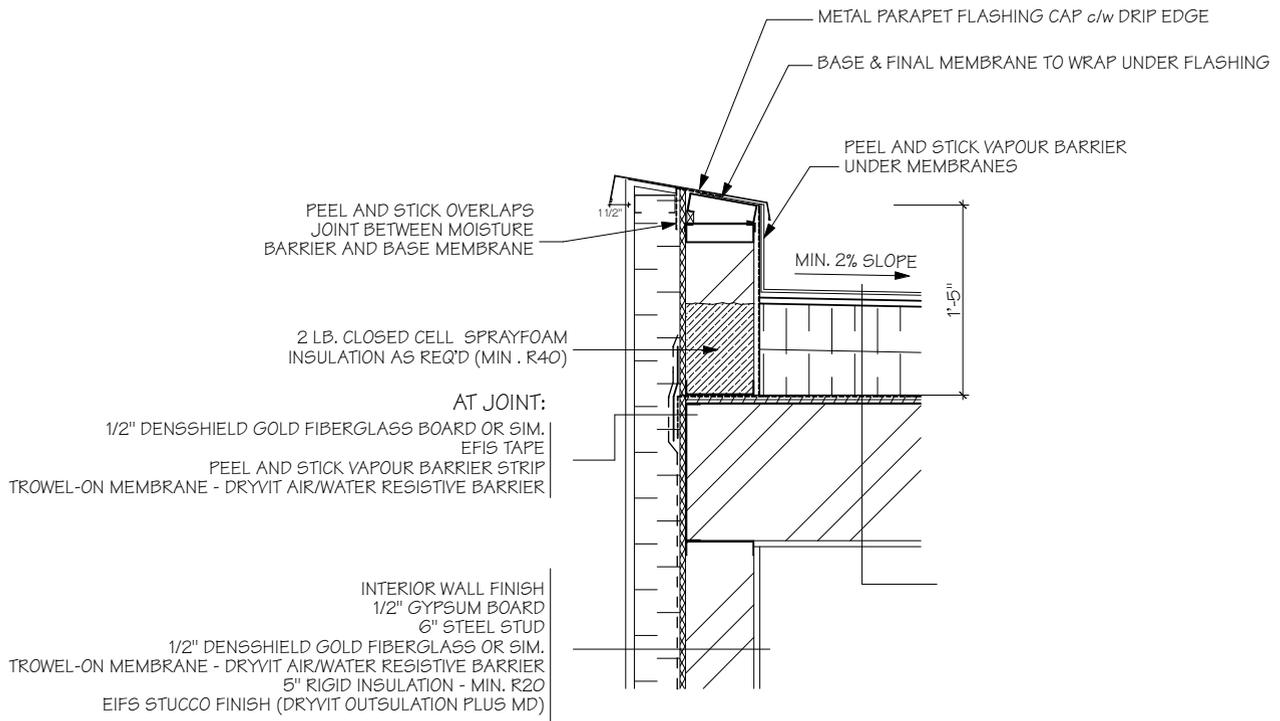
Richard Lindseth Architecture Incorporated

This private residential building is a unique addition to a traditional residential neighbourhood. The building takes advantage of its corner lot by thoughtfully distributing the building mass: cascading it down the slope and transitioning from the pedestrian access to the entrance lower down.

The design of the space was driven by the needs of the home owner. It is a very functional, modern residence with distinct design features that provide individuality within the local urban landscape.

The modern appeal of this residence goes beyond the surface – the insulated wall assembly, including the Dryvit Stratum Guard system provides a robust building enclosure that is air and moisture tight. Most importantly, the wall assembly is impenetrable to the local population of woodpeckers. The ShieldIt base coats were tested early into the service life of the cladding, and the woodpeckers were unable to penetrate the system. The birds have since moved on.

In the age of highly insulated buildings, having a reliable method that provides design freedom and high-performance remain at the forefront of all architectural designs, which when scaled against economy and ecology arrives at the design of the exterior walls of the Juniper Road residence. The project demonstrates how EIFS can be used to enhance the thermal performance of a steel framed building or house, and contribute to the continuity and simplicity of a design based purely on formal massing composition, without intricate jointing or material changes. The EIFS contractor for this project is Sandcastle Stucco Inc.



EIFS System Manufacturer:
Dryvit Systems Canada Limited

EIFS Contractor:
Sandcastle Stucco Incorporated

Top left: Frontal elevation of the Juniper Road residence, showing the cascading stairs from the entrance

Bottom left: Typical parapet detail

Right: Back elevation of the Juniper Road Residence

Bottom right: An alternative frontal elevation of the Juniper Road residence

Photography & drawings courtesy Richard Lindseth Architecture





The Grand Prize Winner

The Grand Prize Winner was chosen by the Judging Panel. They were unanimous in their praise and their selection:

"This is an exemplary project. It is one of the first wood frame buildings built in Ontario under the new code that permits wood framing above four storeys. It has contributed positively to its site and surrounding area. The design displays and incorporates multiple EIFS finishes and textures in a visually compelling and technically sound manner. The AquaBlu is truly a landmark EIFS project from a variety of important vantage points."

- John M. Garbin, President/CEO of the EIFS Council of Canada



AquaBlu Condominiums

Grimsby, Ontario

Mid/high-rise Residential Category

Przemyslaw (Shem) Myszkowski
KNYMH Incorporated

With an abundance of glass, contemporary detailing and lively aesthetics, AquaBlu is a premium lakefront development. Large windows are evident throughout the project, and are not limited to only the street faces but all sides. Balconies and terraces have been provided to add interest and depth to the façade. Set in a growing lakeside community, the façade design is a continuation of its lakeside locale using textures and colours associated with the environment. The flexibility of colour choices allowed by the EIFS panels resulted in a distinct colour palette of blue, white, beige, and gray being representative of water, sand, earth, and stone respectively.



Strategically located throughout the building, 'modules' of the multiple EIFS panels create a visually striking building with a unique 'aqua blue' colour providing a vibrant impact not typically found on most buildings. Windows have been generally set with horizontal orientation and use continuous vertical elements to create a vertical emphasis. Reveal lines in the EIFS have been added, aligned with the window frames, to both accentuate the windows as well as continue the modular theme of the contemporary design. The clean design of the facade allows the large windows and EIFS detailing to speak for themselves rather than clutter the facade.

This dynamic and visually striking façade was achieved by utilizing a DuROCK PUCCS system consisting of a mixture of black contemporary brick and four complimenting tones of EIFS finishes. The EIFS contractor for the project was Imperatore Construction.

AquaBlu was sited perpendicular to the street, allowing maximum views to the lake for the majority of the units. This reduces the impact of a large building right at the street line, and does not block the lake from the rest of the site.

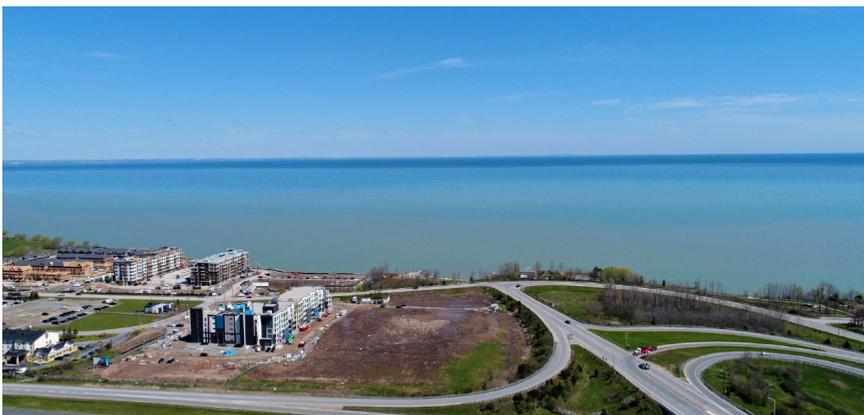


Top left: Black brick and four complimentary tones of EIFS finishes are used in the facade of the AquaBlu Condominiums

Middle left: A close up of the blue and gray tones of EIFS finishes

Bottom left: An aerial view of the lake front site

Photographs courtesy of KNYMH Incorporated





The North end of the building steps back from the street providing a pleasing pedestrian scale, while providing lake facing terraces on the upper floors.

High efficiency electrical and mechanical systems were implemented along with a building envelope construction that was designed to respond to the site specific energy modelling requirements for a high level of sustainability.

AquaBlu was one of the first buildings in Ontario to be constructed to the new Ontario Building Code allowing 5 and 6 storey wood buildings. The project was the 2016 Ontario Home Builders Association Most Outstanding Mid Rise building. AquaBlu was extremely well received and has set the benchmark for the many future developments coming to the area and will serve as a landmark development to the town of Grimsby.

Above: *The courtyard of the AquaBlu condominiums in the evening*

Photographs courtesy of KNYMH Incorporated

EIFS System Manufacturer:
DuROCK Alfacing International

EIFS Contractor:
Imperatore Construction Incorporated

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Acknowledgements

The Awards Program would not have been possible without the vision and initiative of the EIFS Council of Canada. In addition, a special thank you to the Architectural Design Awards dinner table sponsors and their invited guests.

ECC Architectural Design Awards Dinner Table sponsors:

- ADEX Systems
- BASF Corporation
- Dryvit Systems Canada
- Durabond Products Ltd.
- DuROCK Alfacings International
- Sto Canada Ltd.



Left: John M. Garbin, (President/CEO, ECC) Presides over the ECC Architectural Design Awards Dinner on June 13th in Toronto



Left: John M. Garbin, (President/CEO, ECC) Presides over the ECC Architectural Design Awards Dinner on June 13th in Toronto



Left:
Steven Kirshenblatt,
(Senior Partner, Kirkor
Architects and Planners)
introduces the Awards
Finalists at the ECC
Architectural Design
Awards Dinner on June
13th in Toronto



**Finalist Award Winner
(Commercial/Retail
Category)
Quadrangle Architects**

From Left:
John M. Garbin,
President/CEO,
ECC), Kazim Kanani
(Quadrangle Architects),
Steven Kirshenblatt,
(Senior Partner, Kirkor
Architects and Planners)



**Finalist Award Winner
(Renovation Category),
Ontech Building
Consultants**

From Left:
*John M. Garbin
 (President/CEO ECC),
 Kam Bhuiyan (Project
 Manager, Ontech Building
 Consultants), Robert
 Silano (President/
 CEO, Ontech Building
 Consultants), James
 Seguin (Project Manager,
 Ontech Building
 Consultants),
 Steven Kirshenblatt,
 (Senior Partner, Kirkor
 Architects and Planners)*



**Finalist Award Winner
(Hospitality Category),
Saplys Architects
Incorporated**

From Left:
*John M. Garbin
 (President/CEO ECC),
 Linas Saplys (Principal,
 Saplys Architects),
 Darius Saplys, (Marketing
 Director, Saplys
 Architects), Steven
 Kirshenblatt, (Senior
 Partner, Kirkor
 Architects
 and Planners)*



**Finalist Award Winner
(Low-rise Residential
Category),
Richard Lindseth
Architecture
Incorporated**

From Left:
John M. Garbin
(President/CEO ECC),
Kevin Day (President
of Dryvit Canada on
behalf of Richard
Lindseth Architecture
Incorporated), Steven
Kirshenblatt, (Senior
Partner, Kirkor Architects
and Planners)



**Finalist and Grand Prize
Award Winner (Mid/
High-rise Residential
Category),
KNYMH Incorporated**

From Left:
John M. Garbin
(President/CEO ECC),
Przemyslaw Myszkowski,
Marc Begin, Serina
Carbone, Wayne Harrison,
(KNYMH Incorporated),
Steven Kirshenblatt,
(Senior Partner, Kirkor
Architects and Planners)

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RESTORATION HARDWARE YORKDALE

TORONTO, ON

The new Restoration Hardware at Yorkdale expands on the mall's attempts to meet the needs of Canada's changing demographics. Recent changes at Yorkdale have focused on the need for an immersive experiential space - something more than a mere place to shop. Restoration Hardware's new store focuses on customer immersion and experience.

This ground-up, newly constructed gallery store attached to an existing mall features fully furnished and decorated rooms that manage to feel intimate despite the mansion-like scale of the building. The first of its kind in Canada, this Restoration Hardware location features four floors of luxurious home décor, a glazed conservatory, landscaped outdoor roof space, coffee bar and full-service restaurant in a gallery-like setting.

Dryvit's EIFS has the smallest ecological footprint of any cladding system and for Restoration Hardware, it was an important economic consideration as well as the performance capabilities.

Quadrangle 

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EIFS RETROFIT FOR TATRY NON-PROFIT HOUSING CORPORATION

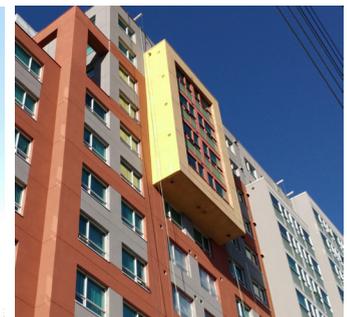
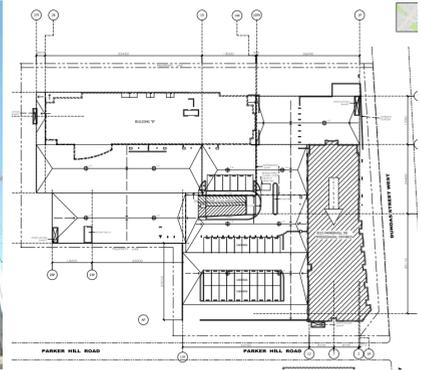
MISSISSAUGA, ON

This retrofit project demonstrates how EIFS can be utilized to update and refresh an older building. Upgrading the buildings' façade has enhanced its curb appeal and real-estate value. The project has brought a noticeable improvement to the building's residents.

This retrofit is a great example of improving building performance and sustainability which was implemented with minimal impact on other building materials or systems, making the upgrade highly economical.

The project's EIFS system proves to be a very flexible solution. The benefit of a new EIFS over-cladding adds additional thermal performance characteristics to the existing EIFS wall assembly and also prevents storm driven rain and moisture entering the suites.

The restoration and protection of older buildings are a key component to creating successful cities and neighborhoods; this contributes to economically vital, socially equitable communities and strong, resilient neighborhoods.



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MARRIOTT COURTYARD & CONFERENCE CENTRE

MISSISSAUGA, ON

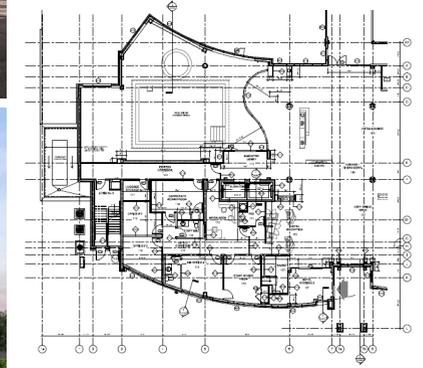
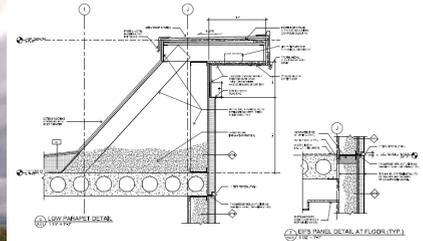
The Marriot Courtyard & Conference Centre is a well-designed hotel within a large suburban/commercial industrial area. The building has a strong presence from the street and is composed of strong architectural features and an appealing pallet that enhances the streetscape and surrounding community.

The design utilizes strong forms with a curved, flying frame, articulated height, pronounced overhangs, prominent porte-cochere, stone, and accented metal panels denoting the entrance. The sophisticated arrangement of EIFS colours and textures enhance the building forms, and create a visual interplay of window proportions.

The use of prefabricated EIFS panels in combination with precast concrete floor slabs, increased the sustainable factor of the project by reducing fabrication time, waste, increasing thermal performance and quality control, reducing impact on the environment.



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AQUABLU CONDOMINIUMS

GRIMSBY, ON

With an abundance of glass, contemporary detailing and lively aesthetics, AquaBlu is a premium lakefront development. Large windows are evident throughout the project, and are not limited to only the street faces but all sides. Balconies and terraces have been provided to add interest and depth to the façade.

As one of the first apartment buildings to be constructed in its growing lakeside local, AquaBlu, being extremely well received by town staff and council, has set the benchmark for the many future developments coming to the area and will serve as a landmark development to the town of Grimsby.

The colour flexibility of EIFS allowed for a distinct colour palette of blue, white, beige, and gray being representative of water, sand, earth, and stone respectively. The clean design of the façade allows the large windows and EIFS detailing to speak for themselves rather than clutter the façade with traditional detailing elements such as mouldings and trim.

AquaBlu was one of the first buildings in Ontario to be constructed to the new Ontario Building Code allowing five and six storey wood buildings. The project was the 2016 Ontario Home Builders Association Most Outstanding Mid Rise building.



Imperatore Construction Inc.

