

49 St Clair W Residences

ECC EIFS Design Awards Program 2021 Submission

Address: 49 St Clair Avenue W, Toronto, ON M4V 1K6
Stories: 7 above grade
Project category: High-rise residential
Project type: Renovation
façade upgrade, window and guardrail replacement
Completion: November 2020
EIFS: 100% of opaque original masonry walls

49 St Clair W Residences property is in a central location of midtown Toronto. While most of the surrounding buildings are dated back to the early 1900s, the area is considered an urban node with trending shops, growing businesses, and creative art displays, with a few renovation and new construction projects underway. Originally built in the 1930s with a major renovation completed in 1978, the goal of the façade upgrade project is the provision of a design that integrates its history and the future of the neighborhood, as well as an increase in building energy efficiency.

With the stated goals in mind, EIFS has been utilized on all building elevations of the property. An off-white fine-textured finish was chosen for a refreshingly clean look while maintaining the original shape of the building, with curved corners on the East and West elevations. Horizontal reveals were added as a welcome rhythm from one level to the next, with some aligning to existing window openings. Vertical reveals were also added to break up the length along East and West façade. New windows' medium-bronze-coloured frames are specified in order to provide warmth to the new cool-toned white façade finish, an intersection of yesterday and tomorrow.

Other than the design aesthetics, it is imperative that the upgrade provides maximum building envelope performance. This has been achieved by the addition of continuous insulation to existing solid masonry walls and the replacement of single-pane windows with insulated-glazed-unit windows throughout the building. Additionally, Durock PUCC NC EIFS offers integral draining planes, with liquid applied water barrier on existing solid masonry wall, which will prevent moisture buildup as well as moisture seeping through masonry wall into the interiors.

The latest development of exterior insulation and finish systems (EIFS) and a variety of finishes selection allow the design and construction teams to achieve the goals of design and building envelope performance upgrades to 49 St Clair W Residences property. It is a successful story that the team at Akelius Canada Ltd. hopes to continue on its future façade upgrade projects.