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In Brief

PortsToronto, Bullfrog Power sign agreement

TORONTO

PortsToronto has signed a three-year agreement with Bullfrog Power for green electricity for all of PortsToronto's operations, including Billy Bishop Toronto City Airport.

As a result, PortsToronto said in a release, it will maintain its status as the only port authority and airport in Canada to be powered entirely by renewable energy across all operations and facilities. This includes the airport's new 853-foot pedestrian tunnel.

Through the agreement, Bullfrog Power's generators will inject renewable electricity back into the grid to match the amount of power used by PortsToronto.

"PortsToronto is among the 10 largest purchasers of green energy in Canada with Bullfrog Power," said Ron Seftel, CEO of Bullfrog Power. "Since 2010, PortsToronto has reduced its environmental impact and supported the development of new green energy projects across Canada by choosing Bullfrog Power's green electricity."

On top of this agreement, PortsToronto has also implemented a number of other green initiatives including: partnering with the Toronto and Region Conservation Authority on the Tommy Thompson Park Wetland Creation Project; removing around 150 million pounds of material each year from the Keating Channel and Toronto Harbour; and promoting the Port of Toronto as an environmentally-friendly alternative to shipping goods to Toronto.

According to PortsToronto, cargo delivered through the port last year by ship took about 50,000 40-tonne trucks off Toronto's roads and highways.

DCN NEWS SERVICES



Brick by brick transformation for Loblaw building

IAN HARVEY
CORRESPONDENT

Brick by brick the art deco Loblaw Groceteria Company building at Lake Shore Boulevard West and Bathurst Street is coming down to make way for a retail and office complex and twin tower condominium development — all 100,000 of them.

What's unique about the project is that the exterior of the four-storey structure will be rebuilt, from new footings and a new slab, faithfully reproducing the exterior of the original 1927 design of the former grocery store headquarters and warehouse.

More than that, the new supporting infrastructure will allow for a vertical cap, an extension of more floors to house offices, which further leverages the original footprint with more revenue space.

The newly named West Block development is a partnership with Loblaw through its property arm, Choice Developments REIT, and Wittington Properties — another George Weston Ltd sibling.

Concord Adex has acquired the air rights to construct two residential condominium towers of 37 and 41 storeys with a combined 876 units on the 3.5 acre site. Plans also call for a Loblaw's Great Food Store, which was part of the original plan to build a SuperStore there when the application was first filed in 2004.

Architectural firm ERA, with architectsAlliance and PICCO engineering, will be working on the project from deconstruction through reconstruction, says Scott Weir, a principal at ERA.

"It is sort of a cross between an art deco building and Detroit inspired, Albert Kahn type of good industrial building," said Weir of the heritage designated building designed by Toronto firm, Sparling, Martin and Forbes.

"It does have art deco features especially around the parapets."

The building served as the headquarters and warehouse of the supermarket chain created by Theodore Pringle Loblaw in the 1920s.

Paul Goldsmith of Historic Restoration is the contractor charged with debricking, sorting, cleaning and storing the bricks over the next couple of years and says it's going to be a tricky job.

"Not just the bricks, because we were supposed to start in March, but also there's 2,500



SUPPLIED

The art deco Loblaw Groceteria Company building at the corner of Lake Shore Boulevard West and Bathurst Street in Toronto, served as the headquarters and warehouse of the supermarket chain created by Theodore Pringle Loblaw in the 1920s.

'It is a cross between an art deco building and Detroit inspired, Albert Kahn type of good industrial building,'

Scott Weir
ERA Principal

stones which have to be taken out," he said.

"We're going to have to cut them and make sure they come out without breaking or chipping. We'll make the call with each one as to whether they can be repaired or whether they need to be replaced or if they can just be reinstalled. We can get the stone to replace them and recarve them but they won't have that patina of age."

He said the masons can use slings to get underneath — a seat belt style which is thin — or a split pin lewis. They're also using cranes

and a mast climber with a 9,000 pound payload.

"These stones were lowered in to place so they already have holes drilled in them which will help," he said. "But we're going to protect the edges and corners before we lift them."

Weir said the site sits on reclaimed land south of Front Street where an industrial complex consist of the Loblaw building, Tip Top Tailors across the street at Coronation Park and the more ornate 1927 art deco Crosse and Blackwell building by Toronto architects Chapman and Oxley.

The problem with the structure, he said, is that the brick façade is held on with ferrous mounts and they've corroded to the point of failure. Also, the metal lintels above the windows have failed while the design of the windows had them sit in a slot and once water started getting in over time it created a lot of damage.

As it stands, the structure is not safe and must be torn down, despite some efforts to work with the limitation.

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