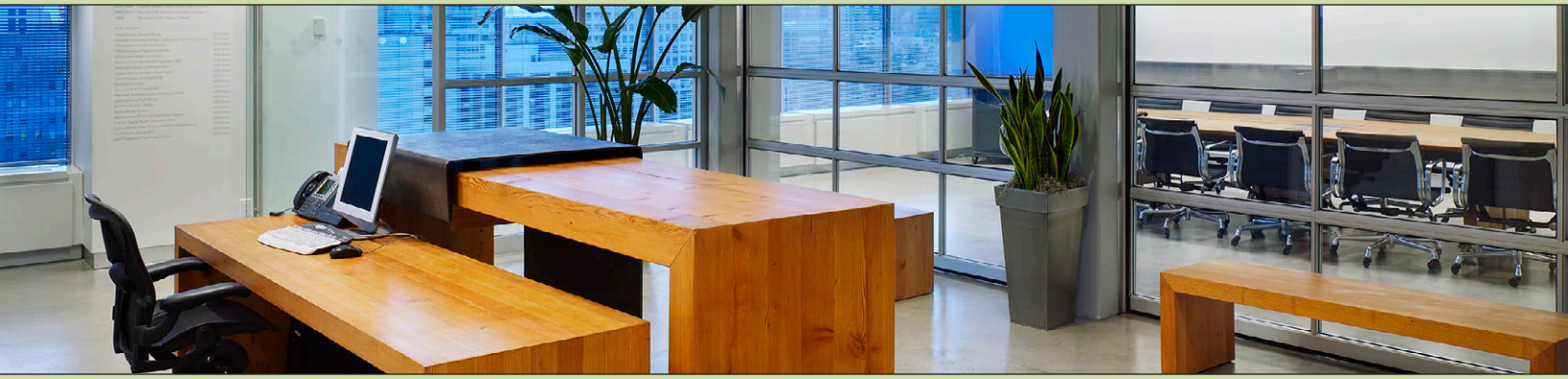


CBE Livable Buildings Awards 2009

Cohos Evamy Toronto Studio

COHOS EVAMY
integrated design™

Submission Contents

1. Project Narrative
2. Project Images
3. Energy Performance Data
4. Project Team
5. Additional Information

   Floor Plan Drawings
   LEED Score Card
   Toronto Studio Case Study
   Canadian Interiors Magazine - "A Tale of Two Offices", September/October 2008

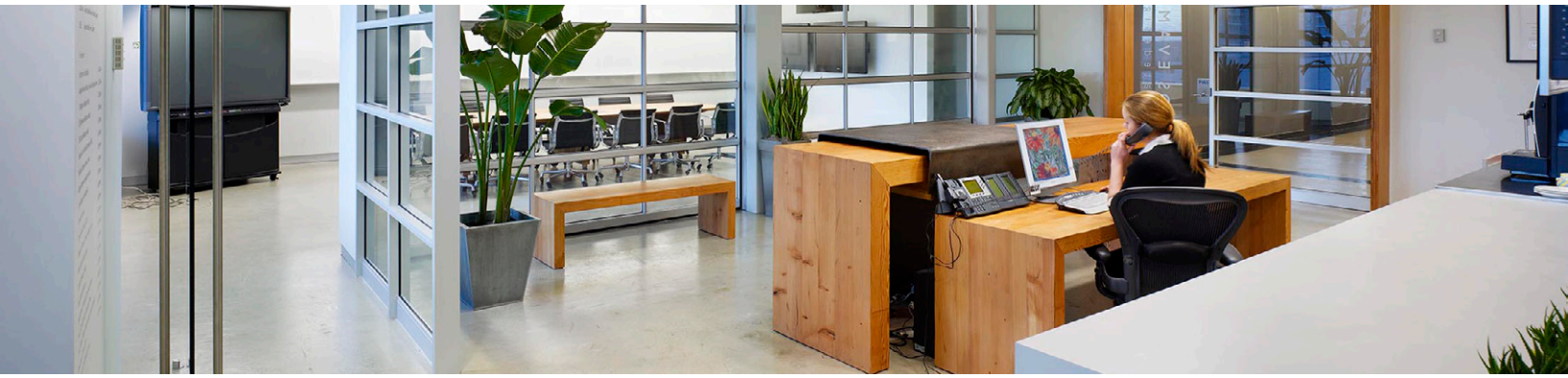
1. Project Narrative

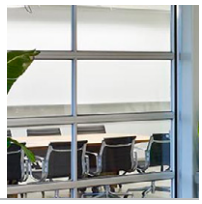
Cohos Evamy integratedesign™ is a multidisciplinary design firm of more than 400 people collaborating between studios in Toronto, Calgary, and Edmonton. We were established in Calgary in 1960, in Edmonton in 1980 and in Toronto in 2003. Due to the rapid growth of our Toronto studio, by 2006 we had expanded beyond the capacity of our location on the 18th floor of the Hudson Bay Tower at Yonge and Bloor. We strongly felt that in order to successfully design inspired spaces our own offices needed to be inspirational. With that in mind when we relocated to the 10th floor, we designed the space to reflect our firm's unique values and culture. Our new studio space reflects Cohos Evamy's passion for design, its commitment to the community, and its desire to create a sustainable future.

OUR GOALS

Two key goals were identified in the design of our new studio: The first goal was to design a functional, open studio that would be supportive of our integrated and collaborative design approach. The second was to create a space that would reflect the firm's fundamental belief in sustainable design. As part of our integratedesign™ process, a charrette was held with all members of the Toronto studio to brainstorm ideas and discuss design solutions that would help us create an engaging green work environment. The finished space is now a showcase for sustainable design, and quality design. This is most clearly evidenced in the studio's visual simplicity, efficiency of layout, carefulness in material selection, attention to detail, and skilled use of light and volume.

As a fully integrated architecture, structural, mechanical and electrical engineering and interior design practice, we sought to create an interactive work environment supportive of spontaneous collaboration. This goal has been achieved through the use of open workstations, strategically placed 'teaming' areas, serendipitous conversation stations and state-of-the-art video conference meeting rooms. Providing circulation for these areas, a pedestrian corridor runs along the perimeter of the floor plate, allowing for free circulation and excellent access to daylight for all workstations.





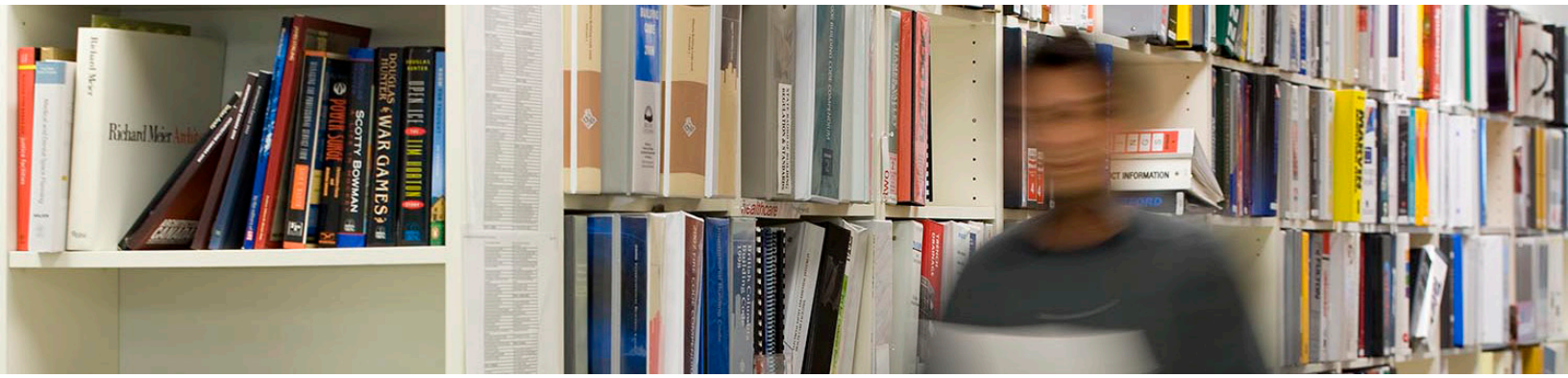
1. Project Narrative

WHAT WE DID

Innovative and environmentally responsive strategies were used in the design and construction of the space. From the onset of demolition, an effective construction waste management plan was put in place, including an extensive recycling and material salvaging program. As a result, the construction process itself diverted 80% of construction waste away from the city landfills. The final design solution includes the use of carefully selected finishes and materials to protect indoor air quality, the use of low-flow, dual-flush, and waterless plumbing fixtures to reduce potable water consumption, and the combined use of natural day-lighting with high performance, occupancy-sensored light fixtures to reduce energy consumption. Thermofuser diffusers have been installed in all meeting rooms to provide for room-specific temperatures and ventilation control to improve thermal control and comfort and temperature can be controlled in the open office areas by zone-by-zone controls.

The lighting design of our studio is 30% more efficient than the stringent ASHRAE 90.1-2004 standards and the studio itself is 59% more water efficient than a standard office space, saving approximately 33,000 toilet flushes each year. We have also reused all of our existing furniture and workstations from our previous studio, reducing the need for new materials. 90% of our office has visual access to external windows, connecting people to their external environment and providing everyone with a day-lit work area.

Beyond the green design of the built environment, Cohos Evamy embraces the principles of sustainability in its studio culture. The studio's central location in the city was largely chosen based on community connectivity and the fact that it has the best public transportation access in the City of Toronto. The office is directly connected by an interior pathway to the central hub of the North-South and East-West subway lines at Yonge and Bloor and several bus lines. Parking is not provided on the site, but there are various locations for bicycle storage adjacent to the building. These factors significantly reduce automobile use to improve Toronto's air quality, and help to reduce overall greenhouse gas emissions while promoting employee health and wellness.



1. Project Narrative

Office waste reduction is also an important part of the studio culture. A dedicated area for the collection and storage of recyclables is complemented by various smaller recycling stations located throughout the office. Each individual workstation has a recycling bin, and recyclables are also collected at kitchen and coffee stations. We also have designated bins for the safe disposal of batteries, paints and other toxic materials. Our studio's recycling program, in harmony with the property management's recycling program, helps divert approximately 62% of our daily operational waste from landfill.

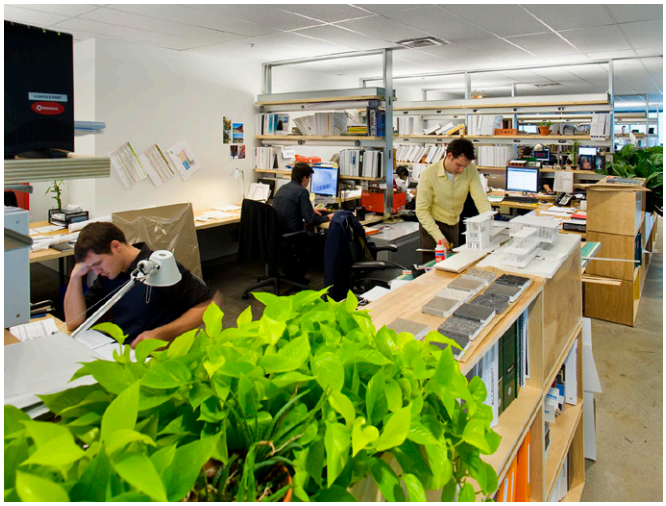
How things are cleaned has a direct impact on indoor air quality. The property manager, Brookfield Properties, has adopted a sustainable strategy for cleaning called "Green Clean". They define this as the practice of using eco-friendly procedures, materials and cleaning compounds to create a greener and healthier environment. This strategy is used in the cleaning of our Toronto Studio. Education is a core company value and the creation of an educational outreach program has been implemented as a key to educate, promote and raise awareness of sustainable design for both company employees and client groups at large. Small 'Did you know?' information wall-plaques are dispersed throughout the studio to inform employees and visitors about the many sustainable features of our space. In addition to this, green bulletins are posted on the kitchen wall to inform staff about local farmers markets, lectures on sustainability and other valuable knowledge to support them in living more eco-responsible lives.

2. Project Images

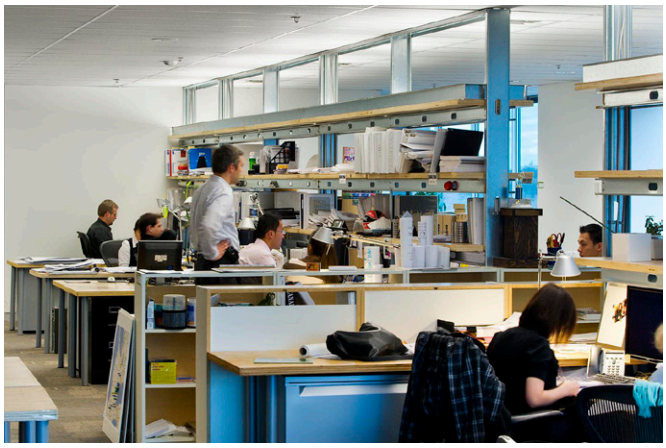
Reception Desk with Boardroom visible through glass doors that can be lifted out of the way to create a larger space for staff gatherings or social functions.

Main Boardroom.

COHOS EVAMY TORONTO STUDIO | CBE LIVABLE BUILDING AWARDS 2009

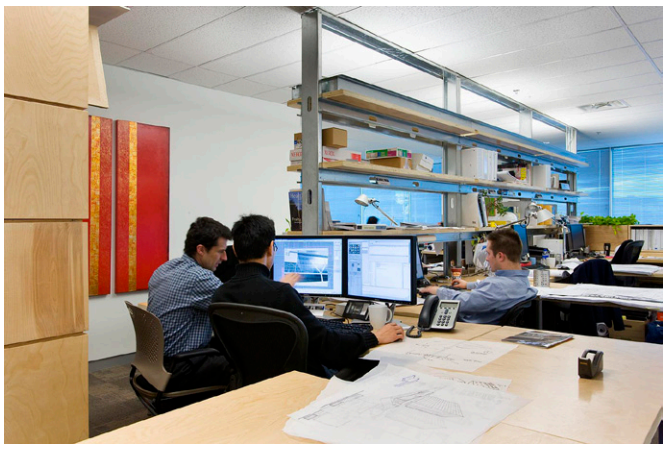


Work Stations with book shelf dividers and green plantings for cleaner air.



Work Stations are lit from above with fixtures that sense daylight levels and occupancy to turn on and off.

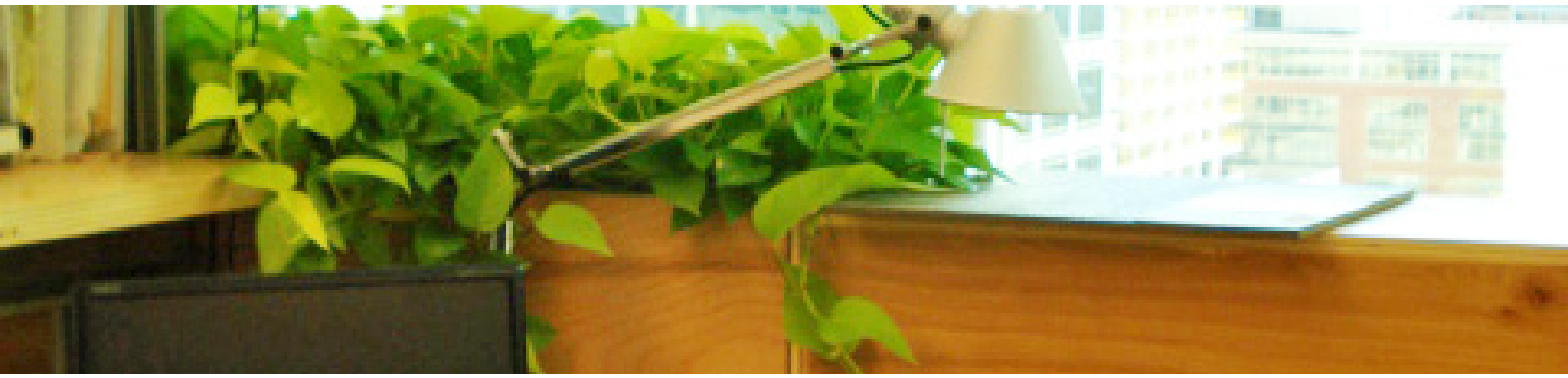
Each station also has a desk lamp with CFL Bulbs to provide task lighting.

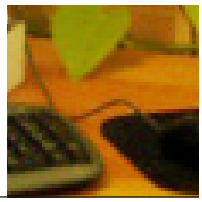


Open plan Work Stations foster collaboration.

Reception Door.

A pedestrian corridor runs along the perimeter of the floor plate, allowing for free circulation and excellent access to daylight for all workstations.

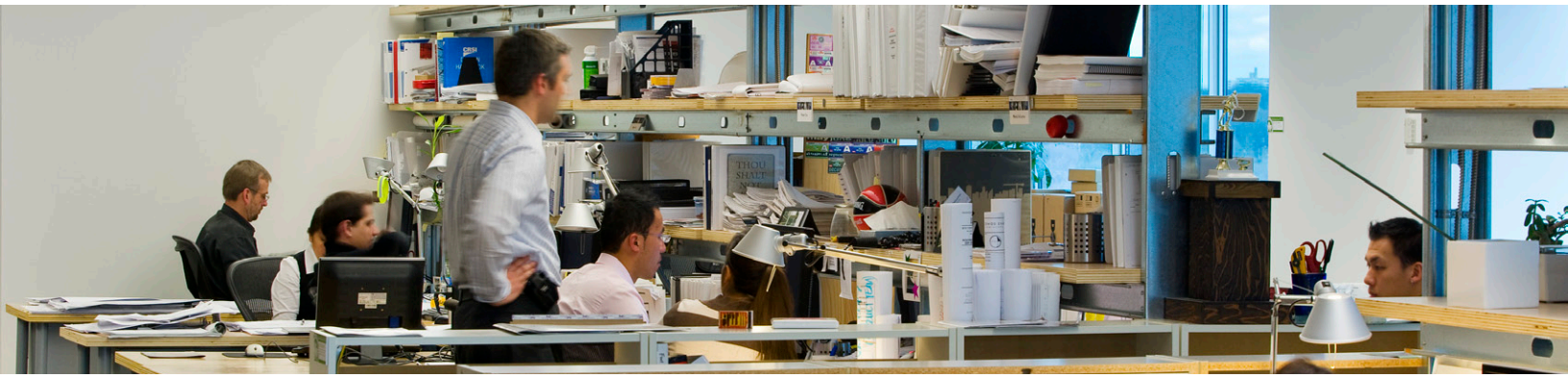




3. Energy Performance Data

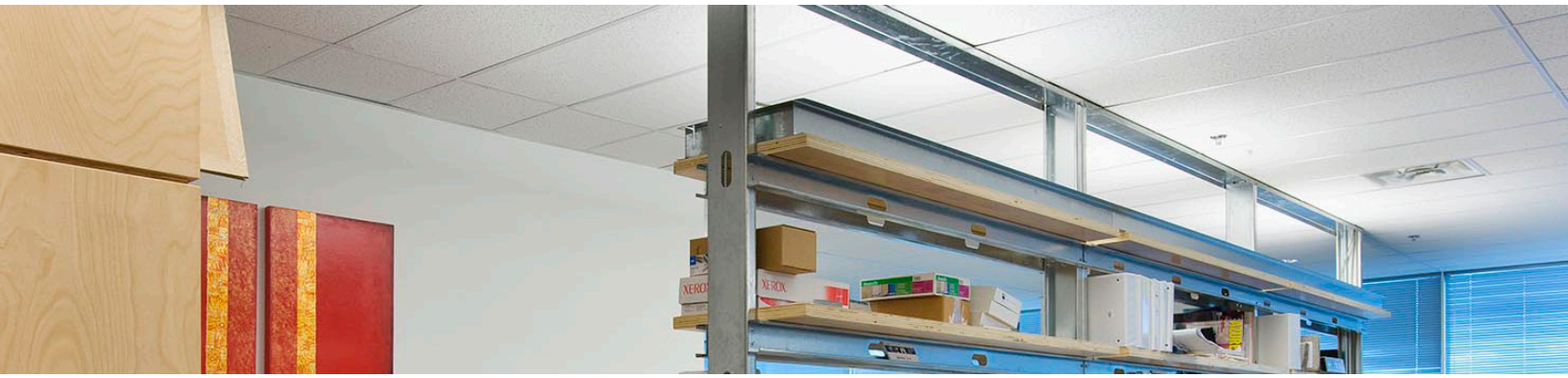
The Cohos Evamy studio sub-meters power consumption for both lighting and plug loads. Based upon actual consumption from October 2008 to September 2009, the studio consumes 44% less energy for lighting and plug load (25.18 kBtu/ft2) as compared to the average for office buildings in Ontario (45.17 kBtu/ft2) as reported by the Natural Resources Canada, Office of Energy Efficiency, Comprehensive Energy Use Database.

Central heating, cooling and ventilation systems serve the Cohos Evamy studio. To determine the annual total energy use, the average for office buildings in Ontario was assumed for all loads except lighting and plug. Based on this assumption, the annual total energy use is 105.2 kBtu/ft2.



4. Project Team

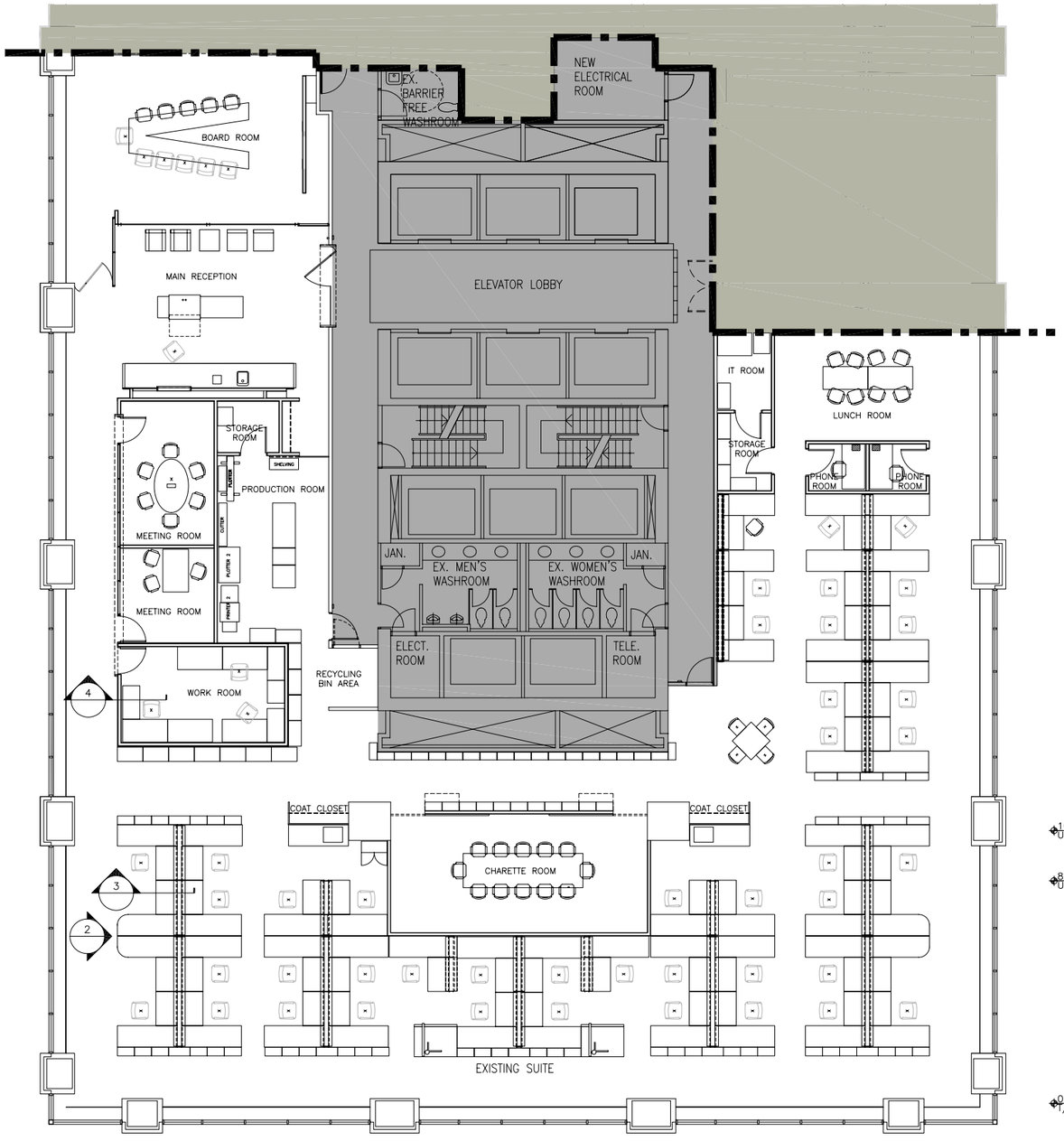
Role	Team Member
Tenant / Occupant	Cohos Evamy, Doug McConnell
Building Owner / Developer	Brookfield Properties Management, Alissa Rankin
LEED Consultant	Cohos Evamy, Craig Applegath
Architect	Cohos Evamy, Craig Applegath
Mechanical Engineer	Cohos Evamy, Tim McGinn
Electrical Engineer	Cohos Evamy, Brad Gibson
General Contractor	Jesslin Interiors Limited, Jason Waters
Commissioning Agent	Hunter Facilities Management Inc., Herb Hunter, Mike Horn
Senior Manager, Property & Tenant Services	Brookfield Properties Management, Kevin Hallford
Electrical Designer	Cohos Evamy, Nicholas Chu



5. Additional Information

On the following pages, these documents are included for additional information:

- Floor Plan Drawings
- LEED Score Card
- Toronto Studio Case Study
- Canadian Interiors Magazine - "A Tale of Two Offices", *September/October 2008*

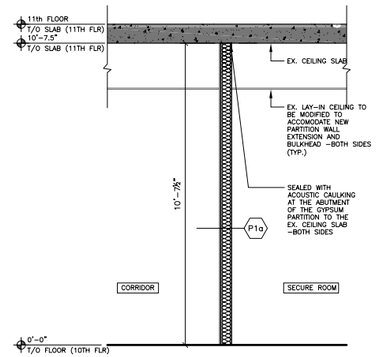


1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

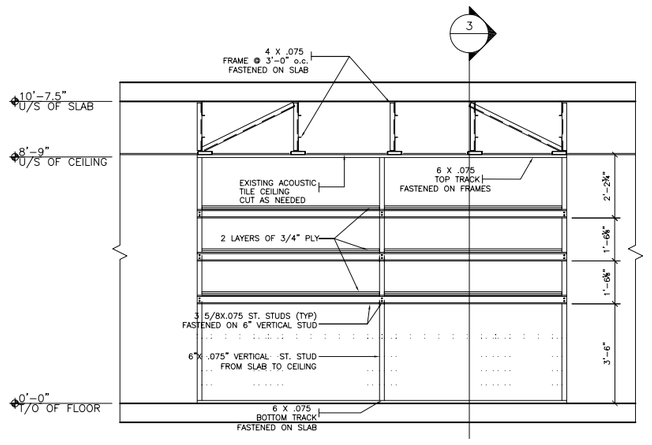
LEGEND

BASE BUILDING AREA

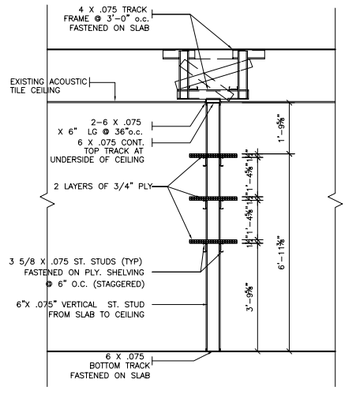
OTHER TENANT AREA



4 WALL SECTION
SCALE: 3/16" = 1'-0"



2 SHELVING ELEVATION
SCALE: 3/16" = 1'-0"



3 SHELVING SECTION DETAIL
SCALE: 3/16" = 1'-0"

COHOS EVAMY
TORONTO
STUDIO

FLOOR PLAN , SECTION, ELEVATION

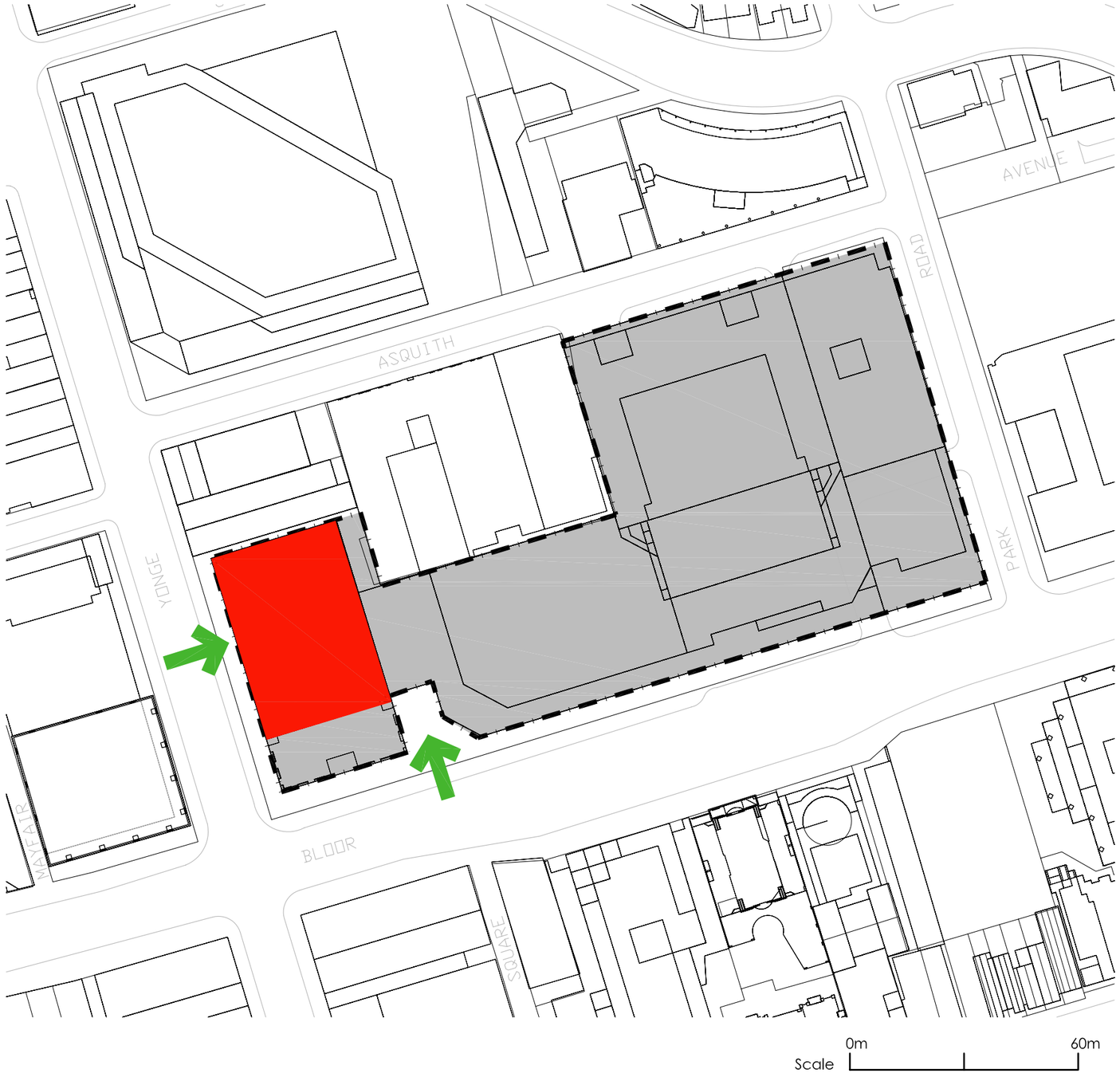
COHOS EVAMY
integratedesign

DATE:
2008/10/20

PROJECT NO.: T09091.01

SCALE:
AS INDICATED

DRAWN BY:
YL



2 BLOOR STREET EAST, COHOS EVAMY - SUITE 1000

HUDSON'S BAY CENTRE (BROOKFIELD PROPERTIES)

ENTRANCE TO OFFICE TOWER

COHOS EVAMY
TORONTO
STUDIO

SITEPLAN

COHOS EVAMY
integratedesign

DATE: 2008/10/20
PROJECT NO.: T09091.01
SCALE: NTS
DRAWN BY: YL

LEED Canada-CI 1.0 Project Checklist

Cohos Evamy Toronto Studio

2 Bloor Street East, Suite 1000, Toronto, ON M4W 1A8

Yes	No			
36	**###**	**Project Totals** (pre-certification estimates)		**57** Points

Certified 21-26 points **Silver** 27-31 points **Gold** 32-41 points **Platinum** 42-57 points

Yes	No			
4.0	**3.0**	**Sustainable Sites**		**7** Points
	3	Credit 1	**Select a LEED Certified Building**	3
			OR Options A - L (Maximum 3 Points)	
	0.5	Credit 1	**Option A. Brownfield Redevelopment**	0.5
	0.5	Credit 1	**Option B. Stormwater Management,** Rate and Quantity	0.5
	0.5	Credit 1	**Option C. Stormwater Management,** Treatment	0.5
0.5		Credit 1	**Option D. Heat Island Reduction,** Non-Roof	0.5
	0.5	Credit 1	**Option E. Heat Island Reduction,** Roof	0.5
0.5		Credit 1	**Option F. Light Pollution Reduction**	0.5
	0.5	Credit 1	**Option G. Water Efficient Irrigation,** Reduced Potable Water Consumption	0.5
	0.5	Credit 1	**Option H. Water Efficient Irrigation,** No Potable Water Use or No Irrigation	0.5
	0.5	Credit 1	**Option I. Innovative Wastewater Technologies**	0.5
	1.0	Credit 1	**Option J. Water Use Reduction,** 20% or 30% Reduction	1
	1.0	Credit 1	**Option K. Onsite Renewable Energy**	1
	3.0	Credit 1	**Option L. Other Quantifiable Environmental Performance**	3
1		Credit 2	**Development Density and Community Connectivity**	1
1		Credit 3.1	**Alternative Transportation,** Public Transportation Access	1
	1	Credit 3.2	**Alternative Transportation,** Bicycle Storage & Changing Rooms	1
1		Credit 3.3	**Alternative Transportation,** Parking Availability	1

Yes	No			
2		**Water Efficiency**		**2** Points
1		Credit 1.1	**Water Use Reduction,** 20% Reduction	1
1		Credit 1.2	**Water Use Reduction,** 30% Reduction	1

Yes	No			
8	**4**	**Energy & Atmosphere**		**12** Points
✓		Prereq 1	**Fundamental Commissioning**	Required
✓		Prereq 2	**Minimum Energy Performance**	Required
✓		Prereq 3	**CFC Reduction in HVAC&R Equipment**	Required
2	**1**	Credit 1.1	**Optimize Energy Performance,** Lighting Power	3
1		Credit 1.2	**Optimize Energy Performance,** Lighting Controls	1
	2	Credit 1.3	**Optimize Energy Performance,** HVAC	2
2		Credit 1.4	**Optimize Energy Performance,** Equipment & Appliances	2
1		Credit 2	**Enhanced Commissioning**	1
1	**1**	Credit 3	**Energy Use,** Measurement & Payment Accountability	2
1		Credit 4	**Green Power**	1

Yes	No			
6	**8**	**Materials & Resources**		**14** Points
✓		Prereq 1	**Storage & Collection of Recyclables**	Required
1		Credit 1.1	**Tenant Space, Long-Term Commitment**	1
1		Credit 1.2	**Building Reuse,** Maintain 40% of Interior Non-Structural Components	1
1		Credit 1.3	**Building Reuse,** Maintain 60% of Interior Non-Structural Components	1
1		Credit 2.1	**Construction Waste Management,** Divert 50% from Landfill	1
1		Credit 2.2	**Construction Waste Management,** Divert 75% from Landfill	1
	1	Credit 3.1	**Resource Reuse,** 5%	1
	1	Credit 3.2	**Resource Reuse,** 10%	1
1		Credit 3.3	**Resource Reuse,** 30% Furniture and Furnishings	1
	1	Credit 4.1	**Recycled Content,** 10% (post-consumer + ½ pre-consumer)	1
	1	Credit 4.2	**Recycled Content,** 20% (post-consumer + ½ pre-consumer)	1
	1	Credit 5.1	**Regional Materials,** 20% Manufactured Regionally	1
	1	Credit 5.2	**Regional Materials,** 10**%** Extracted and Manufactured Regionally	1
	1	Credit 6	**Rapidly Renewable Materials**	1
	1	Credit 7	**Certified Wood**	1

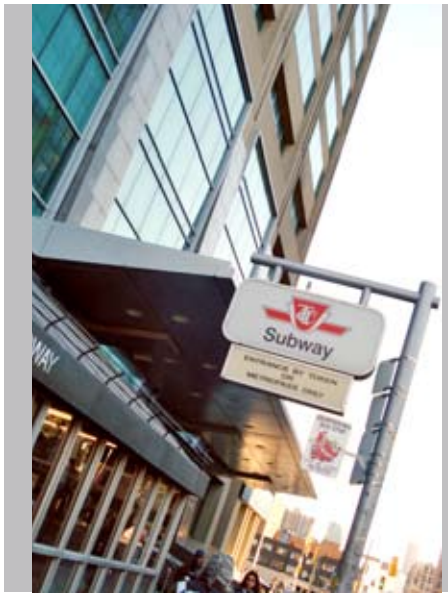
Yes	No			
11	**6**	**Indoor Environmental Quality**		**17** Points
✓		Prereq 1	**Minimum IAQ Performance**	Required
✓		Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	Required
	1	Credit 1	**Outdoor Air Delivery Monitoring**	1
1		Credit 2	**Increased Ventilation**	1
1		Credit 3.1	**Construction IAQ Management Plan,** During Construction	1
	1	Credit 3.2	**Construction IAQ Management Plan,** Before Occupancy	1
1		Credit 4.1	**Low-Emitting Materials,** Adhesives & Sealants	1
1		Credit 4.2	**Low-Emitting Materials,** Paints and Coating	1
1		Credit 4.3	**Low-Emitting Materials,** Carpet Systems	1
1		Credit 4.4	**Low-Emitting Materials,** Composite Wood and Laminate Adhesives	1
1		Credit 4.5	**Low-Emitting Materials,** Systems Furniture and Seating	1
	1	Credit 5	**Indoor Chemical and Pollutant Source Control**	1
1		Credit 6.1	**Controllability of Systems,** Lighting	1
	1	Credit 6.2	**Controllability of Systems,** Temperature and Ventilation	1
1		Credit 7.1	**Thermal Comfort,** Compliance	1
1		Credit 7.2	**Thermal Comfort,** Monitoring	1
	1	Credit 8.1	**Daylight & Views,** Daylight 75% of Spaces	1
	1	Credit 8.2	**Daylight & Views,** Daylight 90% of Spaces	1
1		Credit 8.3	**Daylight & Views,** Views for 90% of Seated Spaces	1

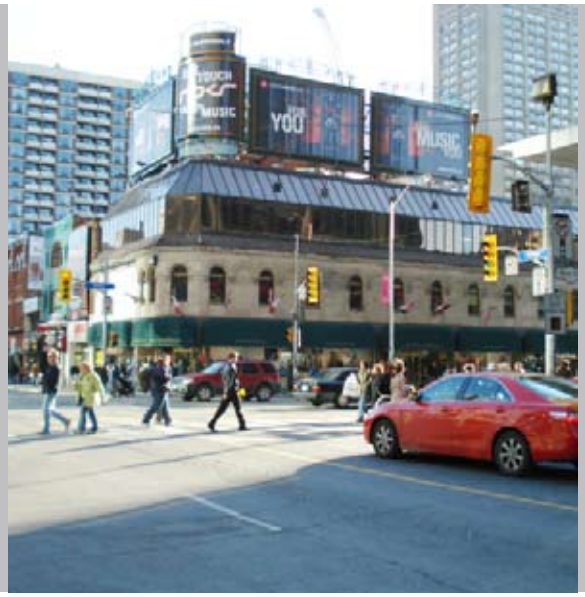
Yes	No			
5	**###**	**Innovation & Design Process**		**5** Points
1		Credit 1.1	**Innovation in Design**	1
1		Credit 1.2	**Innovation in Design**	1
1	###	Credit 1.3	**Innovation in Design**	1
1		Credit 1.4	**Innovation in Design**	1
1		Credit 2	**LEED® Accredited Professional**	1

COHOS EVAMY
integratedesign™

TORONTO STUDIO
2 Bloor Street East, Suite 1000

PHOTOS: (FAR LEFT & FAR RIGHT) TOM ARBAN





ALTERNATIVE TRANSPORTATION

PUBLIC TRANSIT

The Toronto Studio location in the Hudson Bay Tower at 2 Bloor Street East was largely chosen based on community connectivity and the fact that it has the best public transportation access in the City of Toronto. The location fully supports the use of existing mass public transit, being located at the Yonge and Bloor central hub of the North-South and East-West subway lines, as well as being on two bus lines (#6 and #97). Parking is not provided on the site, but there are various locations for bicycle storage adjacent to the building. These factors tend to reduce our staff's automobile use and this will improve Toronto's air quality, and help to reduce overall greenhouse gas emissions while promoting employee health and wellness.

WATER EFFICIENCY

The commercial sector is responsible for 18% of all water consumption.

WATER WISE

Access to clean, renewable water supply is becoming increasingly difficult as the global climate changes and demand increases in a growing economy. Implementing water efficient systems reduces the burden on municipal water supply and wastewater systems.

FIXTURES

At the Toronto Studio we have installed dual-flush high performance water closets, waterless urinals and hands-free low-flow faucets to reduce our consumption of potable water.

WATER SAVINGS

The implemented water system is highly efficient and has allowed us to reduce our water use by 59% over a standard office, a water saving equivalent to approximately 33,260 flushes each year.

MECHANICAL & LIGHTING SYSTEMS

An efficient mechanical system increases comfort levels, saves on energy bills and reduces green house gas emissions.

CONTROLS

Our tenant additions to the mechanical system have been installed to provide high levels of zone control and to provide increased thermal comfort for our employees. Each thermal zone has been installed with its own variable volume air terminal unit to satisfy individual requirements while keeping energy consumption low.

LIGHT ENERGY

Lighting in commercial office spaces is typically very energy intensive. Reducing energy consumption through efficient lighting is therefore a key strategy in reducing our environmental footprint and lowering our green house gas emissions.

PHOTO: (RIGHT) TOM ARBAN

LIGHTING SYSTEMS

Almost one third of energy consumption in commercial buildings is associated with lighting.

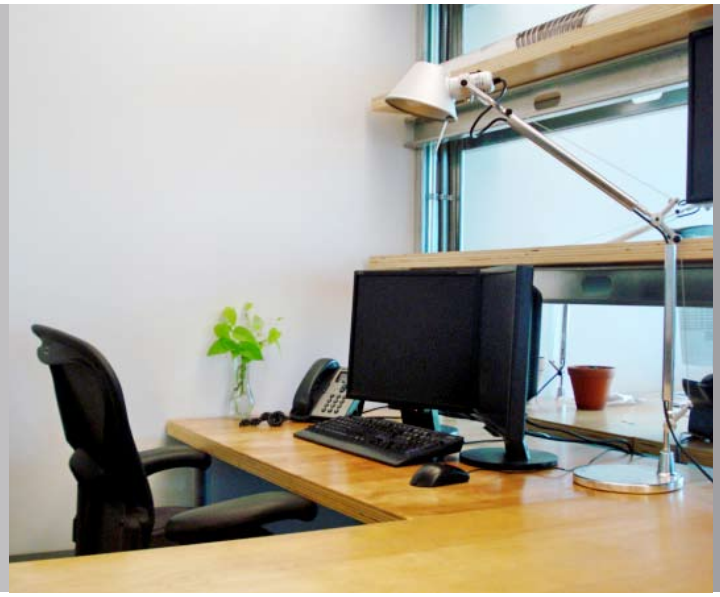
ENERGY EFFICIENCY

To reduce electricity consumption we have installed high-efficiency fluorescent strip lighting coupled with occupancy sensors. The lighting system also includes a time clock control which turns the lights off after hours.

DAYLIGHT SENSORS

The studio is equipped with daylight sensors which shut off general lighting automatically when the daylight levels in our office are high enough. Overall, the Toronto Studio lighting production achieved 30% below the ASHRAE/90.1-2004 standards.

EQUIPMENT & APPLIANCES



Energy efficient equipment and appliances ensure energy use reductions for non-metered electrical devices.

ENERGY EFFICIENCY

Energy efficiency reduces the environmental burdens of pollution, land degradation, and human health risks associated with energy production and use. Installing more energy efficient appliances helps support further development in more efficient technology as well as reducing our energy consumption.

ENERGY STAR APPLIANCES

Increased levels of energy conservation were achieved at the studio by selecting energy efficient computer equipment and appliances as qualified by the EPA's Energy Star Program. Over 90% of our pertinent equipment energy loads are from Energy Star compliant appliances.

WHAT IS ENERGY STAR

The international ENERGY STAR symbol is a simple way for consumers to identify products that are among the most energy-efficient on the market. For more information please visit: *www.energystar.gov*

RECYCLING & WASTE

Twenty-five percent (25%) of all man-made methane emissions in Canada comes from landfills. Currently, the methane being generated from all Canadian landfills is equivalent to the emissions of 5.5 million cars.

OFFICE RECYCLING

Typical offices go through a large amount of waste in their everyday operations. Implementing an office recycling program helps to divert waste from landfills which contribute to global warming through green house gas emissions.

RECYCLING PROGRAM

The Cohos Evamy Toronto Studio has implemented a full scale recycling program, covering a broad range of materials including paper, cardboard, plastic, glass, and metal. We also have implemented a “Toxic Taxi” program where employees can safely dispose of toxic items such as paint and garbage items like batteries.

SIGNAGE AND EDUCATION

We have provided clear informational signage and designated collection bins help to improve the effectiveness of an office recycling program. Direction for new employees in our studio helps ensure the recycling program is working over the long term.

PHOTOS: TOM ARBAN

FURNITURE

Over 36% of all our furniture and furnishings were reused in our new space.

FURNITURE

Furniture is often the single largest single purchase made for commercial interiors projects. By reusing furniture and furnishings for this project, we were able to significantly reduce the environmental impacts associated with disposal, demand for virgin materials and additional manufacturing.

WORKSTATIONS

One hundred percent of the existing workstations from our previous studio were re-used resulting in both cost savings and environmental benefits.

DESIGN

In the early stages of the design process reuse of workstations and furniture was taken into account allowing easy transition once the new studio was occupied. This greatly reduced the need for new workstations.

SUSTAINABLE FINISHES

Carpet in a landfill will last 20,000 years.

VOLATILE ORGANIC COMPOUNDS

VOC's impact indoor air quality and cause "sick building syndrome," building related illnesses, and multiple chemical sensitivities. Material selection is important to creating interior spaces with low-volatile organic compound (VOC) levels.

PAINTS, CARPETS & SEALANTS

The paints, carpets, sealants, and casework used for this project all had very low VOC content and produced minimal off-gassing. The Toronto Studio uses carpet tile with recycled content which can also be returned to the manufacturer for re-use at the end of its life cycle.

CLEAN AIR

As a result, the indoor air quality during the construction process and over the lifetime of the building will result in a healthier, more pleasant indoor environment for building occupants.

THERMAL COMFORT

Thermal comfort results in increased health and productivity for building occupants.

PHOTO: J (RIGHT) TOM ARBAN

COMFORT

Thermally comfortable environments support increased productivity and well-being of the space occupants. We have designed for an increased level of comfort for the occupants through effective control and monitoring of the indoor environment.

CONTROL

The mechanical duct system has been installed with zone controls to allow increased thermal comfort for the occupants. Each air supply outlet has been coupled with its own diffuser box in order to provide very efficient thermal zone control.

MONITORING

A new building management system serving the major mechanical systems within the building provides constant feedback and monitoring, allowing the building operator to respond by adjusting the system to suit occupant requirements.

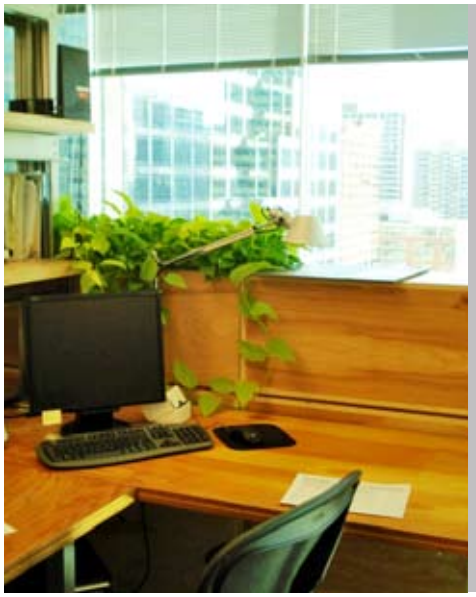


PHOTO: (RIGHT) TOM ARBAN

DAYLIGHT & VIEWS

90% of all workspaces have visual connection to external windows.

OPEN FLOOR PLAN

Daylighting improves the indoor environment of buildings by exposing occupants to natural light as well as improving energy efficiency by reducing the need for electrical lighting. Our open floor plan design for the Toronto Studio ensures good levels of natural light and a connection to the outdoors through glazing views.

BORROWED LIGHT

In order to maximize gain of daylighting and views, the studio is designed with indoor glazing allowing non-perimeter spaces to borrow light from the open spaces. This creates a spatial connectivity which increases occupant comfort, wellbeing and ultimately results in increased productivity.

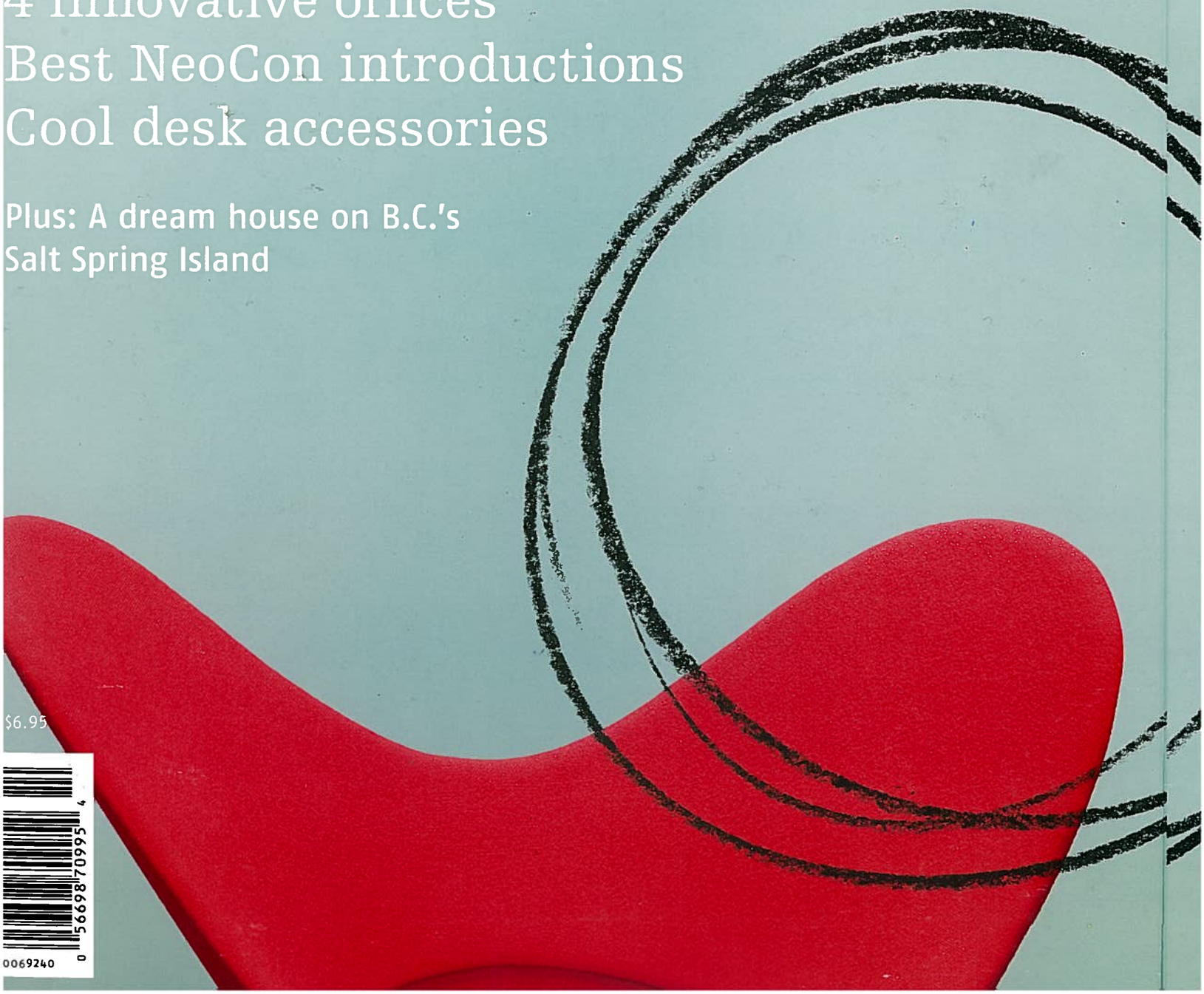
September/October
2008

CANADIAN INTERIORS

Back to work

4 innovative offices
Best NeoCon introductions
Cool desk accessories

Plus: A dream house on B.C.'s Salt Spring Island



$6.95

0 56698 70995 4
0069240

TWO OFFICES A TALE OF TWO OFFICES

One is in Calgary. The other is in Toronto. Both – studios by and for Cohos Evamy integratedesign – are clean and lean and green.

—By John Bentley Mays

Photography by Ray Steinke (Calgary); and Tom Arban (Toronto)

Can office design be both green and beautiful? In recent schemes for its Toronto and Calgary studios, the Canadian architectural and engineering firm Cohos Evamy integratedesign says "Yes!" and shows how.

It helps to start with a good setting. One easy way for a company to proclaim an affinity for sustainability, of course, is to get an old factory, strip it back to the bricks and girders, and outfit the place in a spirit of ultramodern chic. But for Cohos Evamy's Toronto operation, taking this tack wasn't an option. The studio's home base was to be a full floor of a dowdy, modern commercial tower at the busy intersection of Bloor and Yonge streets.

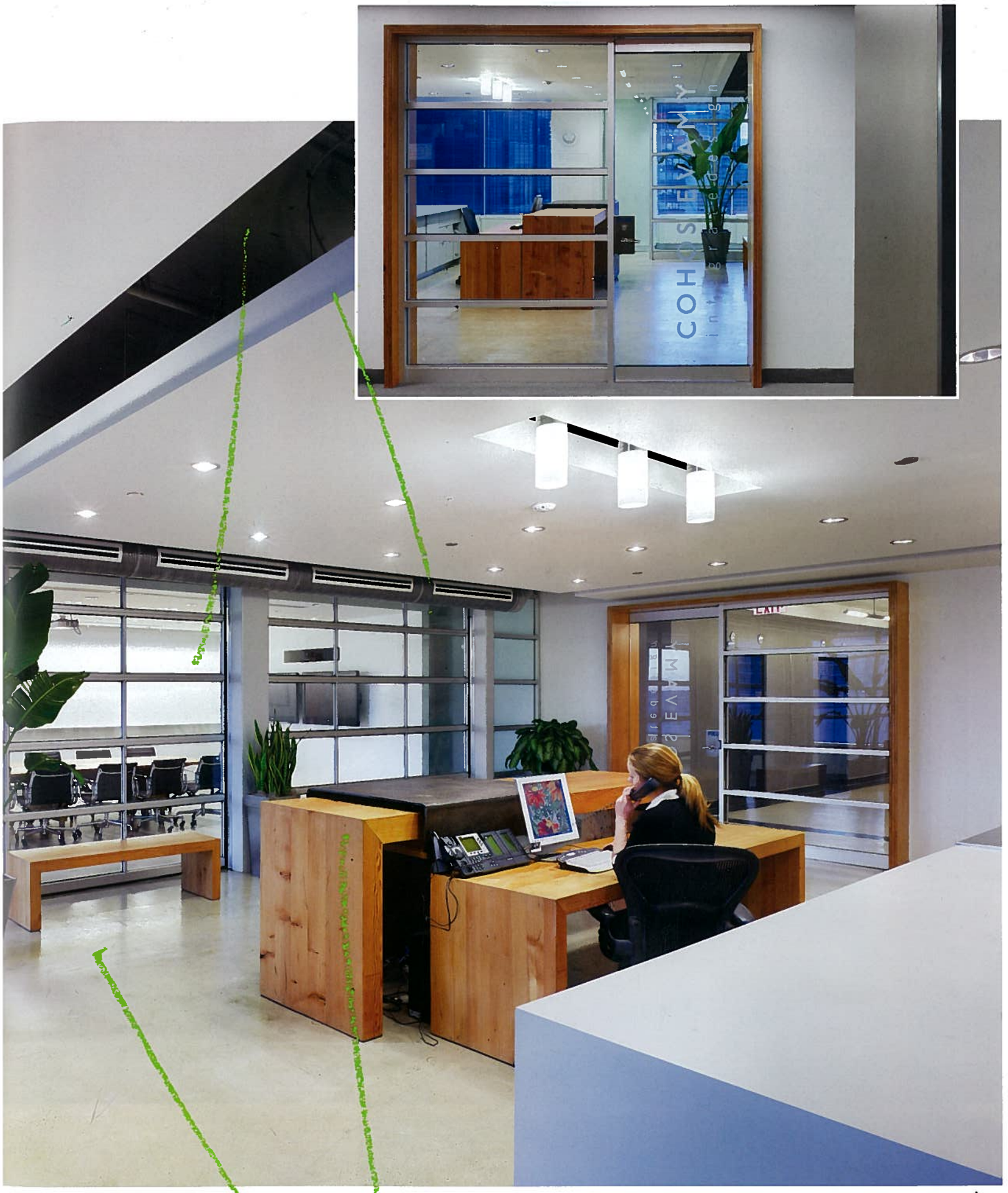
The renovation budget was small. So the firm put its 56 heads together to come up with solutions that would visibly express their corporate commitment to green, efficient design, while also creating the kind of no-nonsense context designers like to work in. "If we couldn't make something exciting," says partner Craig Applegarth, "then we weren't very good architects."

The result of this team effort is a handsome environment, designed to LEED-Gold standards, that sits brightly in its banal high-rise framework. In its plain craft and systems, the design says "We mean green business" from the get-go. The spare reception area, for example, is less a luxurious introduction to the company's business than the serious little foyer of a workshop: visitors and clients are given a bench, not a comfy sofa, to sit on while they wait. Glass garage doors, which can be rolled up for large meetings – another touch of knocked-together simplicity – separate this foyer from the principal conference room.

This austere aesthetic is carried forward throughout the office. Blonde plywood sets the visual tone of the workspace. This material serves in tabletops (often lifted off the bare concrete floor by Ikea legs), in the custom-built workstations arrayed just inside the internal street that runs around the floor plate's perimeter, and in the board-and-steel book cabinets.

The use of such plain stuff in simple systems creates an attractive sense of post-modern lightness and transience, like that of a campsite: one imagines that

Right In Cohos Evamy's Toronto studio, glass garage doors, along with a glazed, full-height pivot door, separate the spare reception area from the principal conference room. **Inset** A view of the reception area from outside the entrance. **Above** Teaming space allows for impromptu sketching and writing on floor-to-ceiling whiteboards.

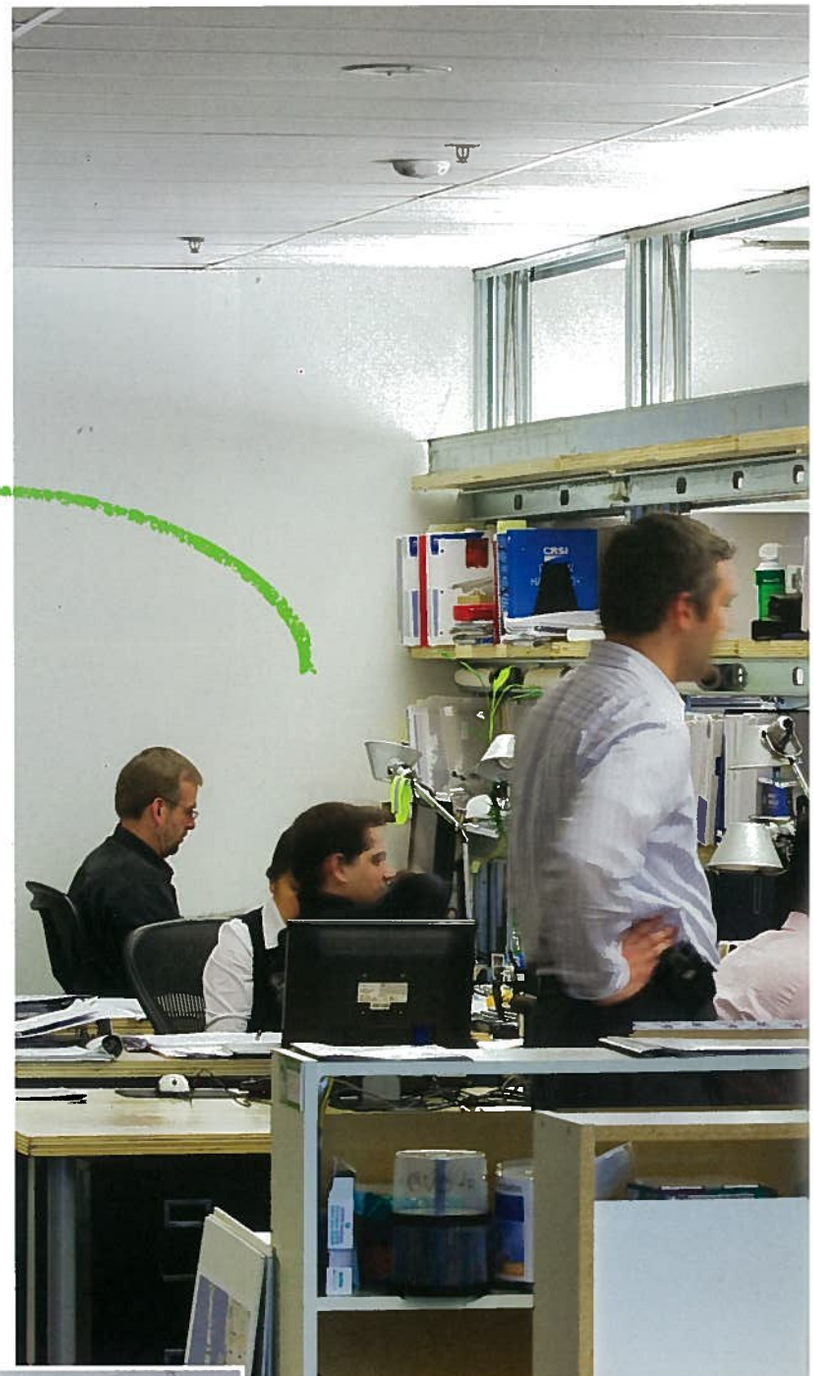


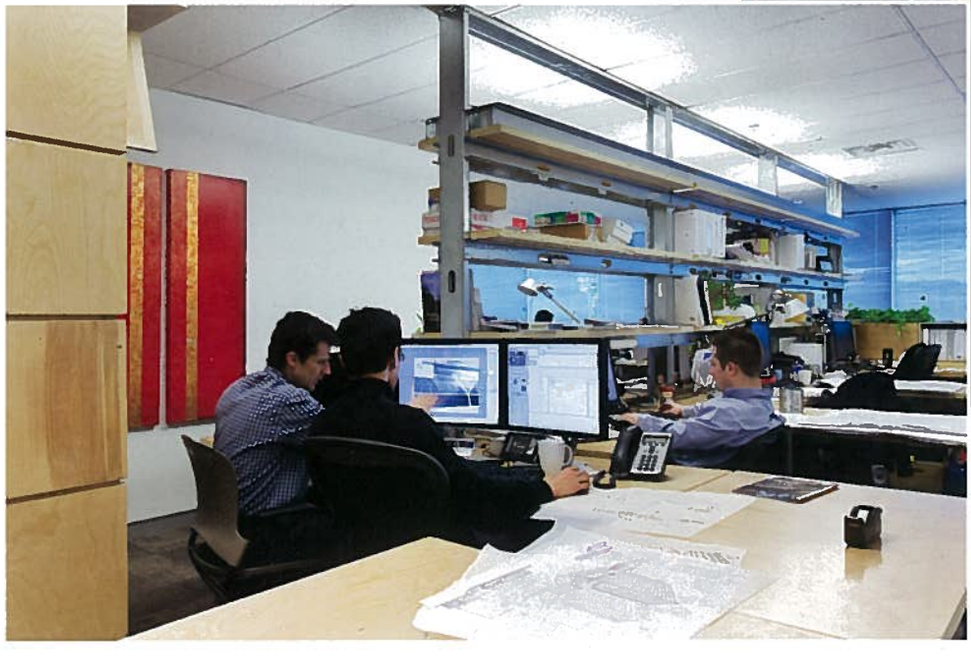
a moving crew could come in one night and have the plywood desks, Herman Miller chairs, the whole kit and caboodle, folded down into a few crates and ready to ship on to a new location by sunup.

Looking more closely at the Toronto studio's layout, the visitor discovers numerous small signs meant to alert staff and clients to less obvious green features of the design. We find, for example, that during the construction period, contractors were required to separate all waste material for specific recycling – a move that diverted over 60 per cent of the rubbish from landfill sites. Paints and finishes, and the small areas of carpeting, are low in VOCs, hence a contribution to better air quality. Almost all areas have access to the building's glass curtainwall, and artificial lighting is sensor-controlled to ensure even illumination throughout the day.

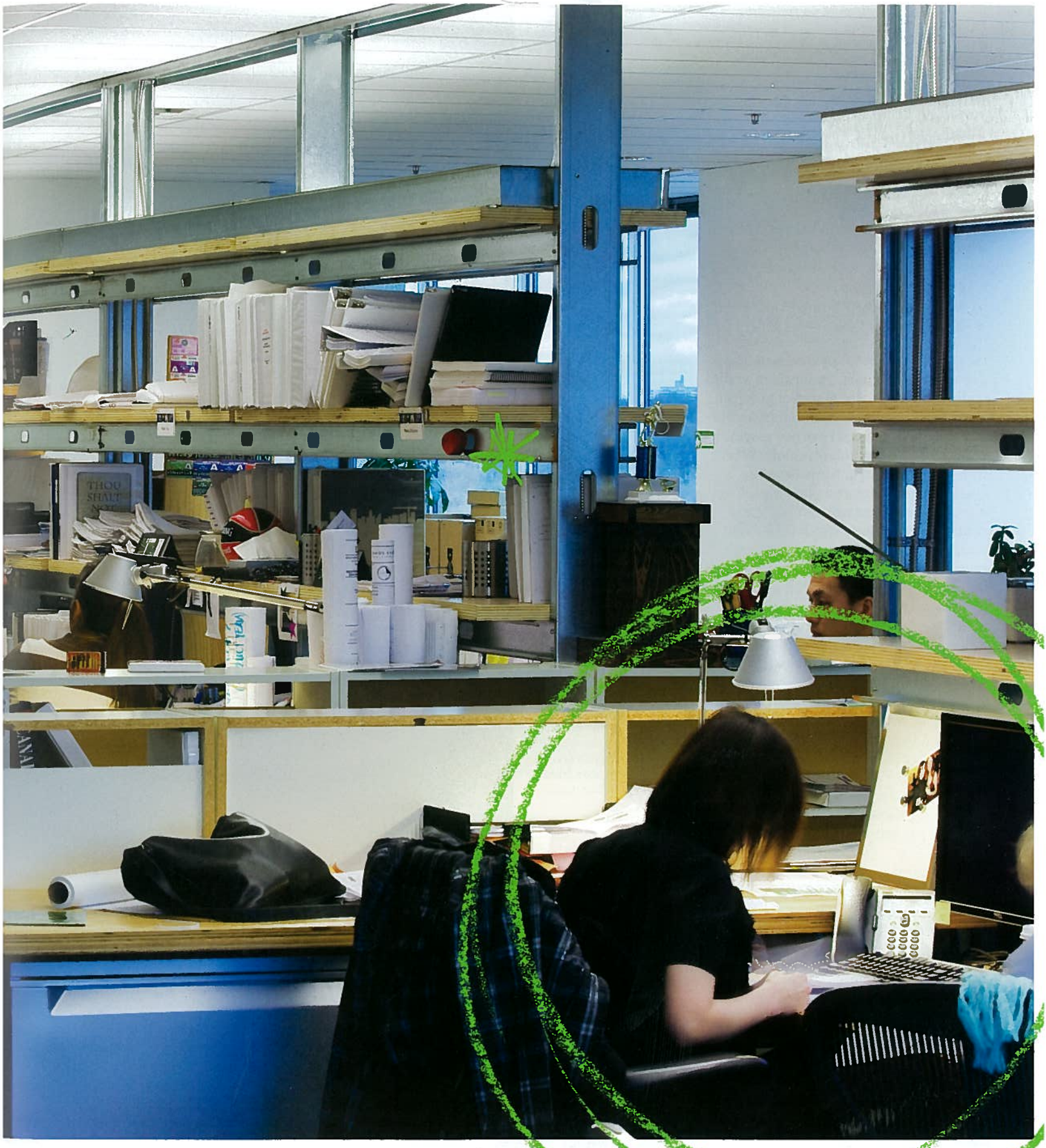
The conservation of water has also been a large concern. According to company statistics, the studio's washrooms are 48 per cent more efficient than those in standard offices, which saves 100,000 toilet flushes a year. Standard toilets use between 13 and 18 litres of water for each flush; these dual-flush toilets use only four or less.

Cohos Evamy's worries about frittering away water extends to the firm's larger Calgary studio. Low-flow faucets, waterless urinals and dual-flush toilets there save up to 60 per cent on water waste, Calgary architect and partner Janice Liebe estimates.





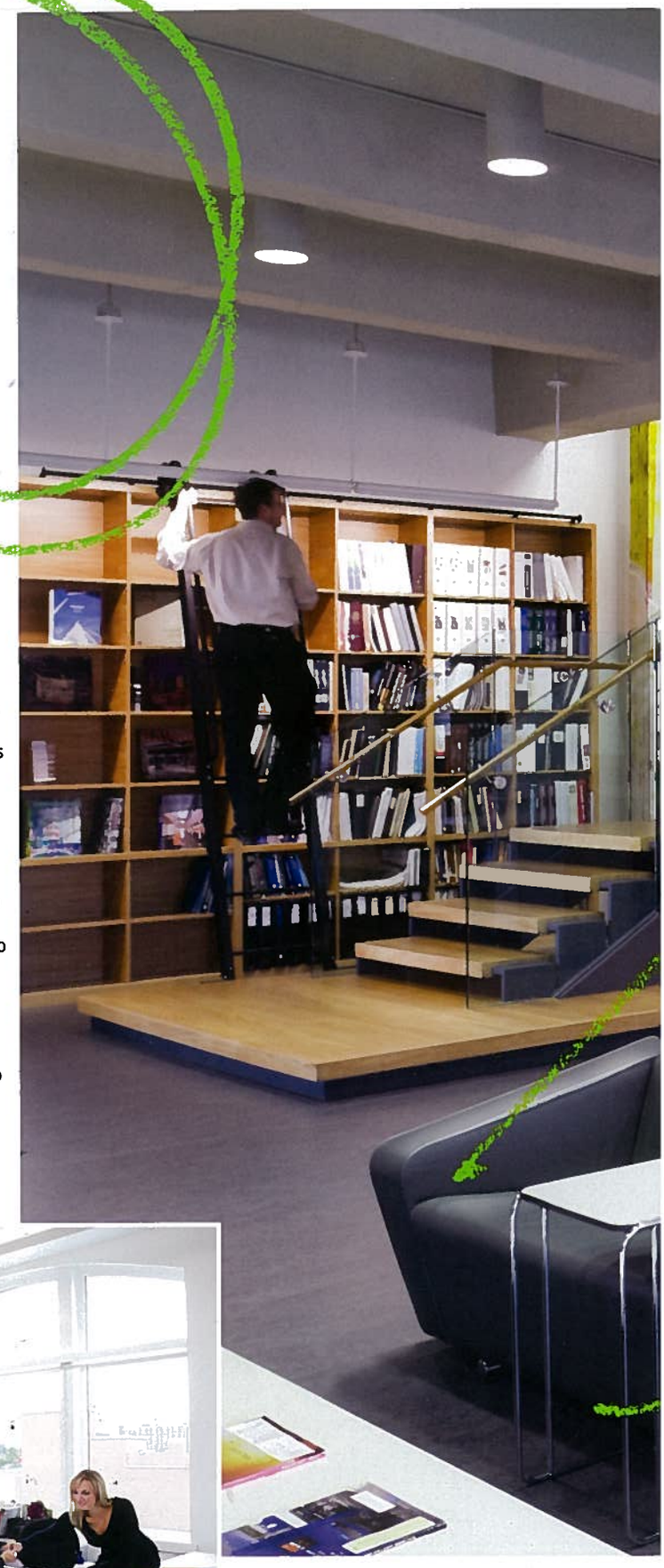
Right and below The austere aesthetic is carried through to the Toronto studio's workspace, designed to support collaboration. Open workstations, arrayed just inside the internal street that runs around the perimeter of the studio, allow for penetration of natural light to the floorplate's core. Materials and finishes were selected to suit a "real working studio" – where model building, hot gluing and design pin-up take place.



Liebe attributes her office's bagging of LEED Silver certification to such rigorous downsizing of water usage, as well as the studio-wide mindfulness about the corporate and natural environment. Paints and finishes with urethane have been banished. The carpets are made from reused materials, and the office pursues a vigorous campaign of recycling everything from coffee grounds to computer components.

The Calgary project shares several of these environmental priorities with its Toronto counterpart. In terms of visual style, however, the difference between the studios is sharp. Situated in an old warehouse, the Calgary office resembles an elegant, vast residential loft. Warm wood trim and structures ease the starkness of white and glass walls, and a broad open-riser wooden staircase connects the office's two levels. Light streams into the space through large industrial windows punched into the building's brick cladding. In a concession to ordinariness the Toronto office did not make, the Calgary workstations for the office's 170 employees are off-the-shelf commercial products, pushed up against windows that overlook the Stampede grounds and the downtown towers. In most other ways, however, the place is refined and thoughtful, and it declares the company's efficient, ecologically responsible mandate.

Much has been done, for example, to provide for the well-being of employees. There is a much-used employee gym and



Right In the elegant reception area of Cohos Evamy's Calgary studio, a projection wall allows for visuals to run continuously. At left, adjacent to a common library, is a wide, open-riser staircase that connects the studio's two levels. The space is flexible and can be transformed into a gathering area/theatre setup to allow for presentations utilizing the projection wall. **Below** A typical studio workspace, designed to foster collaboration.


SAIT - Aerospace Centre

shower room in the basement. And the partners have installed an acoustic system that generates so-called "pink noise," which subtly separates one desk in the open plan from another. But lowering the racket level – always a problem in steel and concrete structures – is almost the only partition Cohos Evamy has imposed on its Calgary architects, designers and engineers. As they do in Toronto, bosses here occupy the same space as their employees. Unobstructed corridors in both places, and that sleek stair in Calgary, continually offer occasions for impromptu meetings and other encounters. Though the Calgary staff is gathered into several sub-studios, each representing a different professional skill, the open arrangement of furnishings and the ample spatial connectivity militate against the creation of social silos.

"The studio is meant to demonstrate our expertise, and to reflect who we are," Janice Liebe says. "But it's also a recruiting tool for young architects. It gives them the message that we're a fun place to be, that we're open and accessible, we're very contemporary and forward-looking. We are not an inward-looking architectural firm. We're part of the community. If the building can portray the best parts of our culture, then we've succeeded." CI

Right Between the men's and women's washrooms in the Calgary studio is a glass wall that serves as a marker board, on which bosses and employees can share inspirational thoughts, words of wisdom and thoughts for the day. Low-flow faucets, waterless urinals and dual-flush toilets save up to 60 per cent on water waste. **Below** A second staircase, also adjacent to a common library, connects the studio's two floors. To the left of the stair is an impromptu meeting area, complete with counter.

PHOTO : TOM ARBAN

ECO-FRIENDLY CLEANING PRODUCTS

Eco-friendly cleaning products result in a healthier indoor and outdoor environment.

CLEANING

A common activity such as how a building is cleaned and the types of products it is cleaned with has a direct impact on indoor air quality. Traditional cleaners are typically dangerous to use and release irritating and often toxic fumes, harsh acids and alkalis, glycol ethers, particulates, petroleum distillates, and even carcinogens.

ECO-FRIENDLY PRODUCTS

How things are cleaned has a direct impact on indoor air quality. Our landlord, Brookfield Properties, has adopted a sustainable strategy for cleaning called “Green Clean”. They define this as the practice of using eco-friendly procedures, materials and cleaning compounds to create a greener and healthier environment. This strategy is used in the cleaning of the Toronto Studio.

HEALTHY ENVIRONMENT

Good housekeeping benefits building occupants by creating a healthier environment resulting in improved productivity and reduced labour costs.