



**Owner/Tenant:**  
University of Toronto

- Our Services:**
- Sustainable Design Facilitation
  - LEED Consulting & Certification
  - Building Performance Monitoring

**Status:**  
LEED®-CI Gold certified  
Completed 2009

# University of Toronto Facilities and Services and Real Estate Operations Office

## Green learning in the heart of Toronto

Toronto, Ontario



PHOTO CREDIT UNIVERSITY OF TORONTO AND TOM ARBAN

The renovation of the historic building at 255 McCaul St. is part of a larger revitalization project by the University of Toronto. The 2,200 m<sup>2</sup> office received LEED-CI Gold certification for an improved indoor environment, reduced lighting and equipment energy use, minimized

potable water waste, and more responsible material selection. As a result of these efforts, over 95% of occupied spaces have a view to the outdoors, 50% of all materials used were locally manufactured, and 97% of construction waste was diverted from the landfill.

**LEED® Project Facts**

Gross Floor Area: 2200 (m <sup>2</sup> )	
Lighting Power Density: 8.9 (W/m <sup>2</sup> )	
Category	% Performance
Indoor Water Savings:	41 %
Lighting Power Density Savings:	19 %
ENERGY STAR Rated Equipment:	75 %
Construction Waste Diversion	97 %
Recycled Content:	20 %
Regional Content:	50 %
VOC Reduction:	85 %
Views:	96 %

LEED® CI Gold

### Notable Features

- bike racks and showers
- two fiberglass cisterns
- low-flow water fixtures
- demand-controlled ventilation
- 50% local materials: carpet, systems furniture, gypsum board
- 44 tonnes of construction waste diverted from landfill
- low-VOC adhesives, sealants, paints, coatings, and carpet
- lighting power density reduced by 19%
- daylighting sensors
- GREENGUARD certified furniture
- green housekeeping plan



**41%**  
Indoor Water Savings



**20%**  
Raw Materials Savings



**19%**  
Lighting Power Density Savings

