



INTEGRATED DESIGN CHARRETTE REPORT

**COMMERCE COURT WEST
401 RICHMOND**

**Metro Toronto Convention Centre
June 3, 2003**

By

Sustainable Buildings Canada

INTRODUCTION

On December 2, 2003, Sustainable Buildings Canada (SBC) hosted a 1-day Design Charrette focused on providing energy efficiency and environmental assessments for two existing buildings: GWL's Commerce Court West office tower and 401 Richmond - a renovated historic building. The Charrette attracted more than 50 participants, representing architects, engineers, educators, building operators and a variety of technology specialists.

With key funding support from Enbridge, NRCan, and Ozz Corp, the Charrette attempted to demonstrate that superior environmental building operations, including retrofits can be developed through the integrated design process.

Design Charrettes typically focus on new buildings and use the "integrated design process" to create more environmentally friendly and robust designs. The integrated design process is a method used to challenge designers to consider new strategies and products, in this case, for more sustainable multi-unit housing.

- An integrated team formed early at the concept stage, can maximize the potential benefits. This is when concepts can change easily as new ideas are considered.
- An integrated team includes members with diverse expertise and experience to inform the process including property managers, energy simulators, costing experts, energy efficiency experts, envelope specialists, municipal engineers and planners and alternative energy specialists along with the design team members. These team members work together to achieve a higher performance, value added building. This multi-disciplinary relationship should continue throughout the design and construction phases.

For this Charrette, the same process was applied to the two existing buildings. Three teams were assigned to the Commerce Court tower while two teams were assigned to the 4012 Richmond historic building. Each team consisted of approximately 10 core members, with floating experts and guests circulating among the teams.

Sustainable Buildings Canada is pleased to provide the following report and wishes to thank all those involved in making this important event happen. In particular, our core funders – NRCan, Enbridge, and Ozz Utilities, the building owners – GWL and 401 Richmond, the facilitators and modelers for the day, and finally the staff at the City of Toronto who assisted in the logistical details. Thank you to all.

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