



## The MaRS Discovery District



### PROJECT DETAILS

LOCATION:  
ONTARIO – GREATER  
TORONTO

MARKET SECTOR:  
LABORATORY

DELIVERY METHOD:  
BID AND SPEC

MaRS Discovery District is an innovation centre located in Toronto. MaRS works with partners to catalyze, accelerate, and amplify innovation. We provided mechanical work, plumbing, heating, and cooling ductwork for various aspects of this substantial project. These include:

**Toronto Medical Discovery Tower.** This 400,000 sq.ft. tower features state-of-the-art wet labs and occupies 15 floors in the MaRS Centre. It accommodates leading-edge scientific equipment and houses the basic research activities of two of Canada's premier research hospitals: the University Health Network and the Hospital for Sick Children.

The **South Tower** is a 200,000 sq.ft. wet-lab-capable building that spans eight floors in the MaRS Centre. The tower boasts advanced mechanical and electrical systems to support the modern laboratory installations and applied research activities of the small start-ups and larger enterprises that call MaRS home.

The **Heritage Building** is a 100,000 sq.ft. building featuring restored historical details and an impressive entrance and reception area. The mechanical room at the top of the 20-storey structure was so large that it required a pair of 1:100 drawings to represent it properly at multiple elevations for each major mechanical sub-discipline. Our HVAC CAD department and prefabrication facility were essential in meeting the construction schedule for this structure.

We helped to improve the building's efficiency by recommending a design revision that reduced pipe sizes and efficiency.

The building site was particularly tight in terms of access because of its location in Downtown Toronto and its proximity to other buildings. During Phase 2 of the project, there was only one access point and very little room to store materials on site.

In conjunction with the General Contractor, we developed a material handling strategy that allowed the work to continue productively. A "just in time" delivery system was implemented, which involved detailed planning by our field staff and suppliers.