



# Brownie Awards 2021

Recognizing Excellence in the Remediation and Redevelopment of Brownfield Sites Across Canada

## REBUILD

### Rebuild: Redevelopment at the Local, Site Scale Tower Automotive Building Adaptive Re-Use/ Museum of Contemporary Art (MOCA) – Toronto, Ontario



“This project serves as a model for other architects and developers, whether working with vestigial industrial buildings or new-build structures, in the application and interpretation of municipal guidelines for preserving employment land and significant heritage assets.”

The Auto Building was the subject of numerous development schemes prior to the decade during which it was vacant. A high level of public concern surrounded the site, and there was significant community interest in seeing a commercially viable solution that would also offer housing, employment, and amenity to the Lower Junction community.

All new interventions are complementary and sympathetic to the building’s original use and character, including restoring exterior masonry and concrete walls, and commissioning a street art mural on the southwest façade at grade, in honour of the site’s importance to Toronto’s street-art scene. The project restored significantly contaminated soil condition, and preserved employment use by converting the building from manufacturing to Class A office space for the design sector.

The team: Brookfield (construction management); Jablonsky Ast & Partners (structural); Smith + Andersen (MEP); ERA Architects (heritage architect); Jules Valentine (interior design); Smith + Andersen (acoustic engineer); WSP (geotechnical); and civil engineer (R.J. Burnside).

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