



PERFORMANCE

# Project Profile

“Green” Bus Terminal  
Serves Busy Urban Area

TORONTO, ON



**COMMERCIAL®**

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# Project Profile

## “Green” Bus Terminal Serves Busy Urban Area

TORONTO, ON

### The Project

This municipal transportation solution was part of an overall phased project with separate and multiple facilities, including entrance/exit buildings, a traction power substation with a green roof and a bus terminal with a green roof.

### The Challenge

The project offered a variety of challenges. With wind loads, wind force was an issue, as were expansion joints. There were additional logistical challenges because of the site — tight spaces, areas adjacent to a busy university campus and several details related to the building’s unusual shape. **“The drip edge detail on the bus terminal was tricky to install, as there were no parapets to work with.”** notes Flynn Canada Project Manager Brad Noddle. “We were required to keep the roof edge below the site line of the roof. This detail was part of the specification, per the architect.”

### The Solution

IKO’s roof system solution features an innovative use of products with a 4-ply BUR base and SBS cap sheet. The oval-shaped roof is unique, and because it is a terminal, 70% of the rooftop was canopied. Flynn Canada insulated the cantilever areas and the centre area below the green roof, as it is the only interior space. The perimeter cantilever section includes a steel deck, and the centre has poured concrete, so the substrate was two different elevations. “IKO helped us develop a detail that would work with the system warranty.” says Noddle.

### IKO 4-PLY BUR ROOFING SYSTEM DETAILS

#### Steel deck (*Exposed Membrane Area*)

DensDeck Overlay Board  
IKO 2-ply No. 15 Vapour Barrier  
IKOTherm™ 25 PSI Polyisocyanurate Foam Insulation (two layers)  
IKO 4-ply Type 6 Glass Felt in SEBS  
Armourbond™ 180 Self-Adhered Base Sheet Flashings  
ArmourCool™ Granular TP Reflective Cap Sheet and Cap Sheet Flashing

#### Concrete Deck (*Green Roof Area*)

IKO 2-ply No. 15 Vapour Barrier  
IKOTherm CoverShield™ Polyisocyanurate HD Coverboard  
DensDeck Overlay Board  
IKO 4-ply Type 6 Glass Felt in SEBS  
Armourbond 180 Self-Adhered Base Sheet Flashings  
Torchflex™ TP-250-Cap Heat-Welded Cap Sheet and Cap Sheet Flashings

### COMMERCIAL WARRANTY ISSUED

IKO 10-year Diamond Shield Limited Warranty

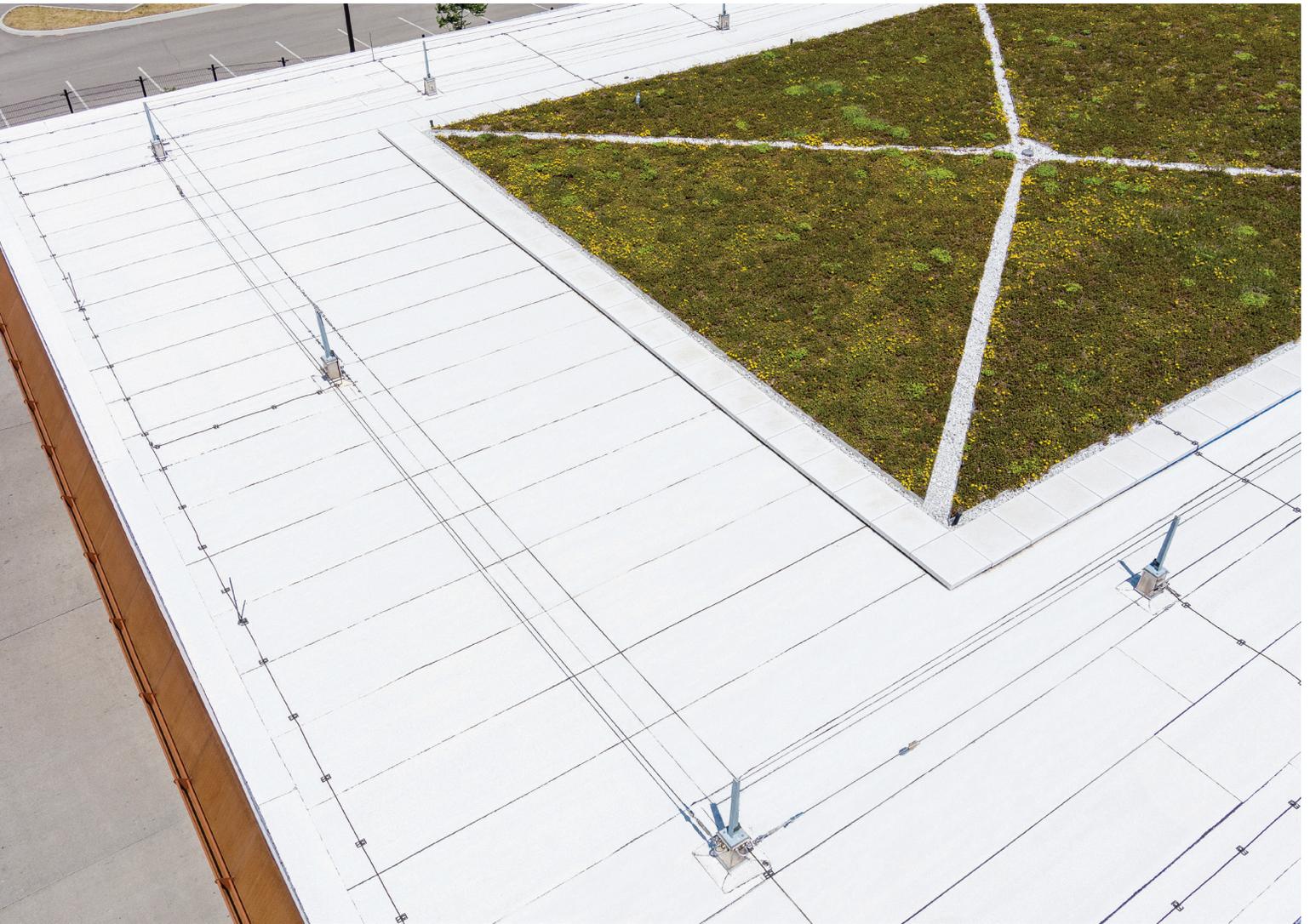
“ I’ve worked with IKO for seven years on numerous projects. They were on-site working through all of our quality plans, from detailing to how to meet challenges with water tightness, helping with inspections and with reports. They are here for us. IKO products are great. ”



– Brad Noddle  
Project Manager, Flynn Canada Ltd.



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**BUILDING OWNER**

Toronto Transit Commission (TTC)

**PROJECT SIZE**

4,171 sq. ft.

**PROJECT START AND COMPLETION DATES**

November 2015–May 2017 (Building opened Feb. 2018)

**PROJECT SECTOR**

Public — Municipal Transportation

**GENERAL CONTRACTOR**

Walsh Construction

**ARCHITECT**

The Spadina Group Associates (TSGA) — joint venture of Stevens Group Architects, Halsall Associates and LEA Consulting Ltd.

**ROOFING CONTRACTOR**

Flynn Canada

ROOFING

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