

Project Profile

Iconic Toronto Shopping
Centre Features Green
Roofing System

TORONTO, ON



COMMERCIAL

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The Project

One of Toronto's largest retail shopping malls features a distinctive white-canopied roof, which stands as a local icon, visible from the junction of area roads. Part of a \$550 million project with project architect DIALOG, the 210,000-square foot addition to the development added 50 new stores, a second level food court, expanded parking for 1,200 additional vehicles and a green roof on the north wing. New stores and restaurants opened in 2016.

The Challenge

Such an expansive roofing area required an outstanding membrane system to support the installation of the green roof. As stormwater runoff is a crucial element to a green roofing system; the membrane base of the green roof must be fail-safe.

The Solution

The architect selected an IKO Conventional Modified Bitumen Roofing System to provide a monolithic, watertight membrane for the base of the project's massive green roof. The system includes an essential layer of polyiso insulation and a coverboard to support both the base and cap sheet membranes.

Company management is pleased with the results of the overall roofing system on the expansion project. "We chose the roof system as part of the expansion because of the key benefits it offers," says General Manager Andy Traynor. "Our 102,000-square foot (9,500 sq. m) green roof will help slow stormwater runoff from the roof, benefiting both the city and the environment. The green roof also played a role in ensuring that our expansion was LEED-certified," Traynor shares.

As the largest green roof on a free-standing commercial structure in the Greater Toronto Area, the roofing system was designed as part of the stormwater management program for the shopping mall. Underground storage cisterns in the parking field were required to control stormwater quantity as an additional element. The green roof is visible from nearby condominium towers, improving the views of the roof to neighbours in the surrounding community.*

ROOFING SYSTEM DETAILS

IKO CONVENTIONAL MODIFIED BITUMEN ROOFING SYSTEM

IKOTherm™ III Polyiso Foam Insulation
Protectoboard™ 1/4" (6.0 mm) Cover Board
Modiflex™ MP-180-FS-Base Sheet • Torchflex™ TP-250-Cap Sheet

COMMERCIAL WARRANTY ISSUED

IKO 10-Year Diamond Shield Limited Warranty

“Our roof(ing system) will help slow stormwater runoff, benefiting both the city and the environment. The green roof also played a role in ensuring that our project was LEED-certified.”



– Andy Traynor
General Manager

*Background information courtesy GreenRoofs.com.



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BUILDING OWNER

Cadillac Fairview

PROJECT SIZE

102,257 sq. ft./ 9,500 sq. m

PROJECT START AND COMPLETION DATES

July 2013 - September 2015

ROOFING CONTRACTOR

Bothwell Accurate

GENERAL CONTRACTOR

PCL Constructors Inc.

ARCHITECT

DIALOG Design

GREEN ROOF SYSTEM

Next Level Stormwater Management

ROOFING

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