

# 5000 Yonge Street • Toronto, Ontario

**OWNER :** Menkes Development Ltd.

**DESIGN TEAM: Mechanical & Electrical Consultants**  
MCW Consultants Ltd.

**Architect**  
Adamson Associates Inc. Architects

## **ENERGY EFFICIENCY FEATURES**

- Central make up air unit with heat recovery features recovering heat from return chilled water for pre-heating 100% outside air unit.
- Low temperature conditioned air from compartmental VAV air handling located on each floor for cooling, ventilation and good air movement throughout the space. Smaller distribution ductwork can be achieved due to low temperature supply air.
- Outside air from the make up air unit connected to the down stream of the individual compartment unit for maximum constant ventilation, minimizing compartment unit size.
- Water side free cooling in winter months using plate and frame heat exchanger instead of water chillers.
- Variable frequency drives on water pumps.
- A state of the art open architectural DDC system using BACNet to facilitate interoperability.
- Base building lighting design based on < 1 watt/sq. ft.
- Smart light integrated lighting and mechanical control system.
- The total energy usage is estimated at 21 KW hrs/sq. ft./annum.



## **PROJECT DESCRIPTION:**

5000 Yonge Street is a first class AAA office building facing Yonge Street and bounded on the north by North York Boulevard. There are three below grade parking levels and 20 floors above grade. The gross area of the building, excluding the parking levels, is approximately 544,000 square feet.

MCW Consultants Ltd. were the engineers for both the base building and for AEGON Canada Ltd., the prime tenant occupying 250,000 square feet.