

Ontario Association of Architects



August 23, 2019 - Final Edition

This is the final edition of the OAA's *HQ Renew+Refresh*. While finishing work continues and we look forward to our official opening next spring, updates will appear in the *OAA News* and on the OAA Website.

RENEWED + REFRESHED: MOVE-IN COMPLETE!



Top: While finishing touches are still being done to the café space, OAA staffers and members have been using the area to catch up and collaborate.

Bottom: Individual office spaces and conference rooms have glass walls maintaining the open, transparent qualities of the design.

In late April, the OAA moved out of its temporary location at 1 Duncan Mill Road. Throughout May, staff worked both on-location at the OAA Headquarters as well as remotely to provide programs and services. By early June, all staff were back at 111 Moatfield Drive in the much-anticipated, renewed and refreshed space. OAA Council had its first meeting, and its first look at the new Headquarters, on June 19. Members of the Pro-Demnity Insurance Co. board also visited that day, participating in a session on unconscious bias led by Cathy Gallagher-Louisy of the Canadian Centre for Diversity and Inclusion (CCDI).

Over the summer, finishing work continued on the second floor, including the meeting rooms and café space. The café is located in the communal atrium space on the second floor, providing a more interactive, informal space for members, staff and Council. A multi-purpose, flexible space for working, chatting, eating or simply taking a break, the café provides a more public space within the Headquarters for use by everyone on a daily basis. It is not a traditional office or meeting area, but a space for staff or visiting OAA members to congregate, collaborate or find a quiet corner. Despite its name, the café does not sell food or drink, but rather offers a setting for the types of activities occurring in that type of setting. And, of course, the coffee is always on!

The official opening of the OAA Headquarters is slated for next May, in concert with Doors Open Toronto, the OAA 2020 Annual Conference and spring—a launch aligned with the season of renewal.

TECHNOLOGY AND FLEXIBILITY OF WORKSPACES



Top: Meeting rooms have all been outfitted with articulated screens for presentation and video conferencing, allowing volunteers to participate remotely.

Bottom: To foster collaboration and communication, personal workspaces are open concept and allow for sitting or standing.

One of the integral components of the newly refreshed OAA Headquarters is the technology incorporated into the design and function of the spaces. The robust wireless system allows for flexibility and mobility from room to room and even out on the terrace.

Meeting rooms have all been outfitted with articulated screens for presentation and video conferencing using Skype for Business. This setup allows member volunteers to get involved with Committees and Task Groups without having to travel to 111 Moatfield. From an energy-saving point of view, the technology comes on daily at 7 am and then goes to 'sleep,' ready for use on demand. All systems turn off at the end of the work day.

To offer flexibility and efficiency, the OAA Council's larger meeting space on the second floor can be divided into one, two or three separate areas that are fully integrated with a

voice lift system. The sound system is highly intuitive and automatically eliminates background and ambient sounds as it determines who are the individuals speaking. The digital phone system uses headsets that are integrated with employee laptops to allow staff to move throughout the space. This workspace mobility is in response to health and safety goals: whether meeting rooms, café, terrace or collaboration spaces, OAA employees and visitors are encouraged to use the location that best meets their needs for specific tasks.

Personal workspaces are open offices with convertible sitting/standing desks. There are also three individual office spaces to accommodate the Executive Director, Registrar and Human Resources functions, with glass walls maintaining the open, transparent qualities of the design.

This fall, Lunch & Learns for staff will be held to educate everyone on the elements of the building as well as the users' role in helping to meet the zero net carbon goals. User guides will be available in all meeting rooms.

TECHNOLOGY AND FLEXIBILITY OF THE BUILDING SYSTEMS



Top: Rooftop solar panels work with the geothermal system to offset the energy use, helping achieve the zero net carbon goal.

Bottom: While the above photo is not the OAA building, it clearly illustrates the tinting technology employed by the dynamic glazing on the third floor of the Headquarters.

Lighting and HVAC controls are occupancy-driven, saving energy at off-peak hours. The geothermal system and the rooftop solar panels offset the energy use, working together to achieve the zero net carbon goal. Daylighting serves as the primary source of light, working in conjunction with the View dynamic glass that automatically adjusts to provide ideal levels with minimal glare. The systems are being adjusted during these early months and seasonal changes.

The National Research Council (NRC) will start monitoring the building once again. Siemens will also be tracking the systems to help ensure the OAA meets the 2030 Challenge targets.

NEXT STEPS

Education will be the focus for the remainder of 2019. Look for a session at **The Building Show (Construct Canada)** this December, as well as ongoing online **information updates** on the OAA Website. Additionally, watch for more about the OAA Headquarters' Renew + Refresh in *OAA News* as the Association looks toward the official opening next year.

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