

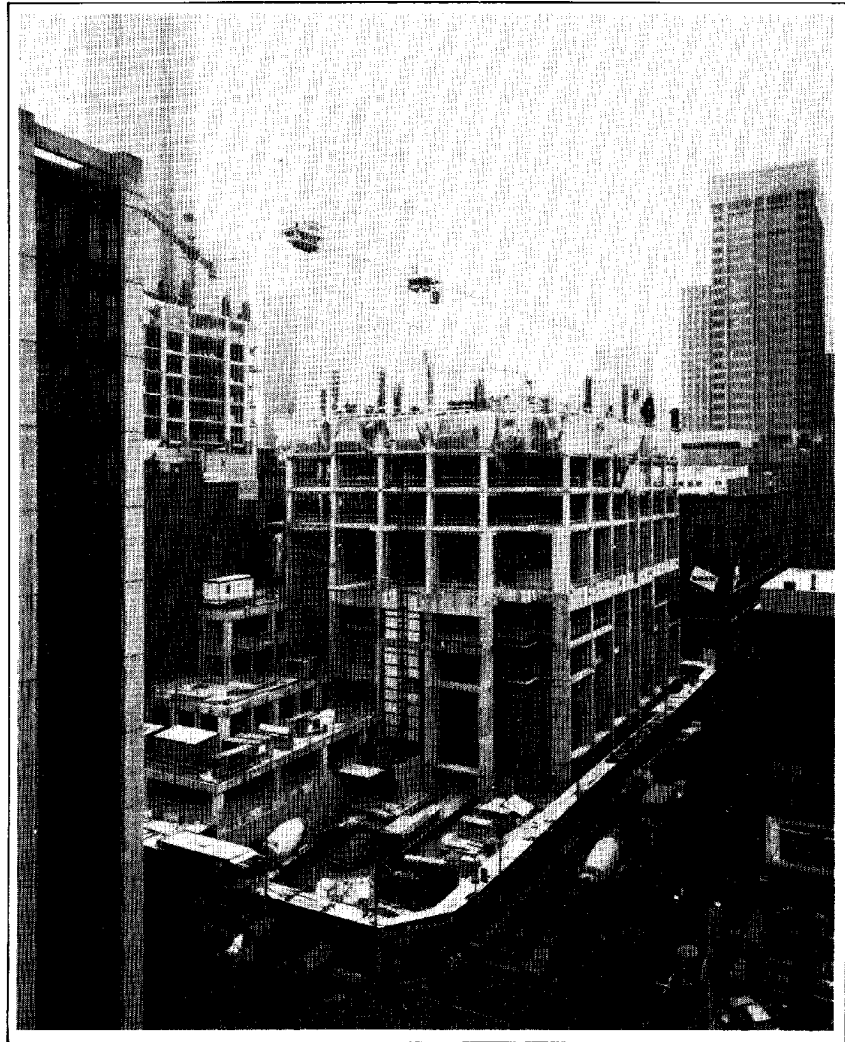
# "One Queen Street East"

Bramalea Limited's "One Queen Street East" office building at the south east corner of Yonge and Queen Street is literally on stilts, with the first office floor beginning at the eighth floor says Barry Charnish, a partner at the structural engineering firm of M.S. Yolles & Partners Limited. The reinforced concrete 56,670 square metre office tower, with a net rentable area of 37,460 square metres, is projected for completion in Fall 1990.

Dominating the building upon entrance is a 20 metre soaring atrium. "We wanted to create as much open space on the ground floor as possible, hence the need to reduce the core to the barest minimum," says Derek Buck, the architect and a partner with Page & Steele Architects. "We wanted the people using the building to be able to look through space, not into a massive core and walls. This is particularly important, since on the south side of the lobby there are five stories of offices that look into the Atrium and on through to Queen Street."

The 28-storey building is a fairly regular 1,860 square metre office plate building except for one outstanding feature. The typical core stops at the eighth floor, where there is a two-storey high mechanical and electrical plant area and transfer system.

This is accomplished by a system of transfer beams and walls says Charnish. The transfer beams literally sit on four massive columns. All



the core walls which enclose the typical floor mechanical, electrical, stairs and wash-rooms are cleaned out except those required around the elevator shaft.

Reinforced concrete was selected for the transfer system primarily because of its ability to bear the gravity

load says Charnish. It creates lateral stability with respect to wind and seismic activity and acts as an outrigger. As well, the use of concrete for the exterior 23 metre perimeter columns was deemed to be compatible in terms of building material says Charnish.

**Owner and Developer:**  
Bramalea Limited

**Architect:**  
Page & Steele Architects

**Structural Engineers:**  
M.S. Yolles & Partners  
Limited