# MID TO HIGH RISE RESIDENTIAL

## Saginaw Gardens Apartments

*Cambridge, Ontario*

## PROJECT CREDITS

### OWNERS
Killam Properties Inc.

### DEVELOPER
HIP Developments

### ARCHITECT OF RECORD
ABA Architects Inc.

### ENGINEER OF RECORD
MTE Consultants Inc.

### GENERAL CONTRACTOR
Melloul-Blamey Construction Inc.

### MATERIAL SUPPLIER
Coreslab Structures (ONT) Inc.

### ADDITIONAL PARTICIPANTS
- Aluma Systems Inc.
- C.J. Pink Ltd.
- Euclid Canada
- HGS Limited, Consulting Engineers
- Ironworkers Local 721
- Ironworkers Local 736
- LIUNA Local 1081
- Mansteel Rebar Ltd.
- Solar Precast

## PROJECT FACTS

### LOCATION
Cambridge, Ontario

### CONSTRUCTION TIME
April 2014 to September 2014

- 7-storey apartment building
- 122 open-concept units
- building features underground parking
- consists of over 2,400 pieces of precast, including 41 beams, 75 columns,126 balconies and 866 exterior insulated load bearing and interior solid wall panel
- floors were constructed with 10" thick precast concrete hollow core slabs (155,000 square feet) and also feature precast concrete stairs and landings

2015 Ontario Concrete Awards

## *Designed as a total precast structure for Saginaw and future projects*

The Saginaw Garden building is a new 7 storey apartment building in Cambridge, Ontario, designed as a total precast structure. The majority of the structural components of the building are precast concrete. The apartment building includes 122 open-concept units with many amenities and condo-quality features, including large outdoor balconies. The building also features underground parking, a multi-purpose lounge and two large outdoor terraces.

The use of precast concrete wall panels gave the architect and owner a wide range of textures, patterns and colours available for their building. Having the products manufactured in a controlled environment ensured top quality finishes, ready to be stained on site.

Choosing a total precast building for the project had great advantages in scheduling and speed of construction; with only one trade responsible for majority of the structure, there was no waiting for other trades and the building was able to go up smoothly with no delays. Coreslab provided all precast products for the underground parking right up to the penthouse, complete with installation and finishes where required. Precast concrete is a cost efficient option as well; product savings are found in repetition of precast pieces and also with speed of construction.

Construction with precast concrete products kept the job site clean and eliminated the number of trades required on site. An added safety benefit during the construction phase was the use of precast concrete stair units, providing workers safe access between floors immediately after installation.

Precast concrete product's inherent fire resistance eliminated the need for a great deal of fire-proofing that would be required for other building materials, saving time and money and subsequent repairs. Precast also offers great sound control features, with the hollow core slab by itself receiving a STC rating of 50.

Precast has its benefits when it comes to design flexibility as well, the long spans available with the hollow core floors minimizes the need for interior columns or walls and gives the design team more flexibility when creating their vision.