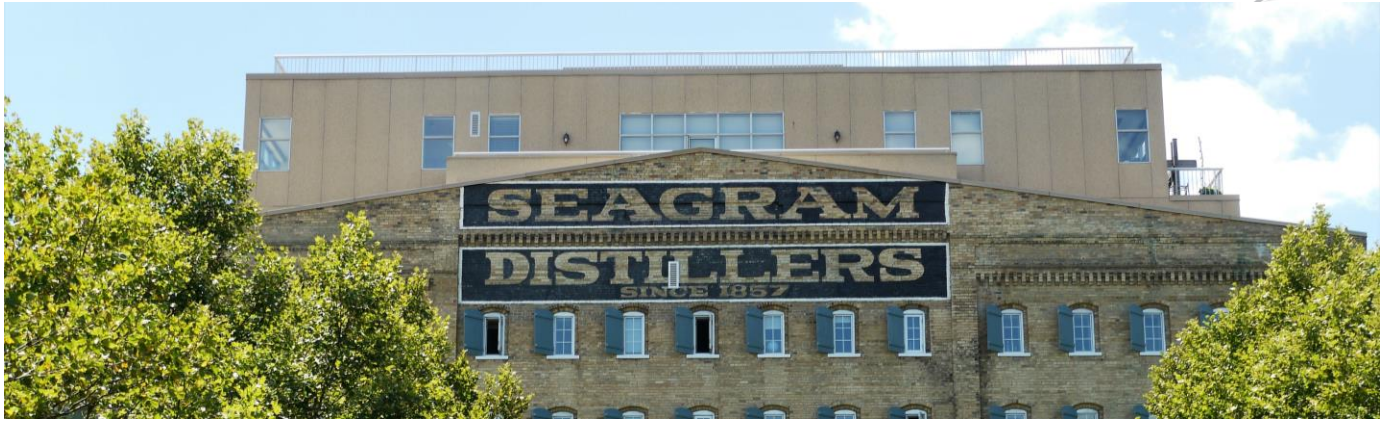


The Seagram Lofts



Project Description

Kiwi Newton Construction was entrusted with converting the Seagrams Distilleries in Waterloo, Ontario into 105 luxury loft condominiums. The property features one 11 storey building and one 7 storey building totaling 170,000sf. The project consisted of two historic whiskey barrel warehouses originally set up to store 7000. The Seagrams barrel warehouse was left for sale. Kiwi Newton Construction converted these two warehouses into luxury loft condominiums. The buildings are essentially new, while at the same time addressing the requirement to respect the heritage aspects and retain the original four whythe brick façades on the ends of the two buildings, which Kiwi Newton delivered to the delight of the City of Waterloo.

The buildings consisted of brick façades and timber racking inside. The timber racking was carefully removed in phases, sorted, de-nailed and stored in fillet stacks on site. As each phase of removals was completed, a phase of foundations followed each new structure to keep the façades standing. Once the first phase of demolition and structural construction was complete, then the second phase of demolition and construction was completed. The bricks were sorted and good ones were cleaned and kept for reconstruction and interior finish features. No new bricks were purchased as they were all recycled from the site. The timber from the racking was made into doors, trim, and other interior elements. No new timber was purchased as it was all recycled from the site. An efficient 4 pipe water/glycol central heating and cooling system was utilized to provide heating and cooling with air handlers and ducting in each individual condo unit. The units were mostly two storey loft units with a two storey high great room.

The entire project is unique, a work of art and is now known as a very prestigious, award winning condominium in Waterloo, Ontario. This project was awarded "The Urbanization Award" by the City of Waterloo.



Project Details

Site Size (Acres)	2.7 acres
Contract Type	Design-Build
Building Area	170,000sf
Location	3 Father David Bauer Drive, Waterloo, ON
Number of Storeys	11 storey building 7 story building
Number of Units	103


Project Team

General Contractor	Newton Group Ltd.
Architect	L. Alan Grinham Architect Inc.

References

Owner:	Andrew Lambden
Email:	andrew@terra-view.com

Location

 5 Father David Bauer Dr, Waterloo, ON N2L 6M2

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