



Don Mills, Ontario:

For this internationally recognized retailer of body care products, our office was commissioned in 1992 to design the Canadian operation's 'Home Office' in an older industrial area of Don Mills where The Body Shop had purchased a building. The client wanted to turn the 67,000 sq. ft, c.1950 former printing warehouse into an environmentally 'state-of-the-art' office / production facility/ warehouse with employee training school. A particular objective was to demonstrate the Body Shop's corporate philosophy of profitability and sustainability with a focus on social issues.

The design process commenced with an employee/ management 'design charette' weekend from which major design objectives were derived. In addition to basic functional office, meeting and production areas, specialized employee amenities such as a daycare facility, employee lounge and exercise facilities were identified for inclusion in a new addition. The design incorporates a number of leading edge, energy-saving and waste-reduction features such as the 'Living Machine', a biological production-waste treatment process. Low-impact building materials were used throughout including Canada's first use of recycled carpeting (from glass by-products), re-used sealed glazing units, recycled paints and previously-used commercial plumbing fixtures. Maximum day-lighting, lively colours and the use of natural materials mark all interior spaces, including 'streets' designed to showcase new products and advertising campaigns. The building envelope was completely re-clad for energy efficiency with extensive new landscaping to set off this highly innovative project.

Construction cost, \$3.75M (not including Living Machine), 1993.

