



# THE SOLUTION SERIES

Recognizing *superior solutions* to construction and renovation challenges

## Toronto BMW Toronto, ON

Applewood Glass &  
Mirror Inc.,  
JTI Industries Inc.



### CHALLENGE

Toronto's Don Valley Parkway leads into the city's downtown core, carrying nearly 100,000 commuters daily. Any new buildings adjacent to it must abide by stringent setback rules established by the Toronto and Regional Conservation Authority. BMW wanted to be strategically sited with maximum visibility adjacent to the highway to tempt potential customers driving by. To establish this presence, BMW took a six-story former soap factory with close proximity to the highway and gutted it. Then, the transformation began to optimize the impact of the BMW experience.

### SOLUTION

On the 10-acre site, BMW Toronto created an innovative luxury car dealership with a configuration that is unprecedented in the automotive industry. With structural glazing on three sides, the building stands like a billboard taking full advantage of the exposure to the nearby highway. Clean sight lines, wide expanses of vision glass and unique feature areas have all contributed to create a billboard where walls disappear and facades become huge screens on which multiple images unfold. During the day, the glass appears darkly translucent. Six display windows framed in white are featured in the middle of the front "screen" displaying the latest offerings from BMW. At night, the showroom is illuminated for all to see.

Everything was oversized, with glass spans 10' wide by 14' high. When in transit from the plant to the BMW site, it was critical that all components stay intact. For the viewing windows on the fourth and fifth floors, getting the glass into position and installed were additional challenges. The butt-glazed feature wall was created using glass support fins, 'spiders' and structural silicone sealant. The complexity and demands of the job left no room for problems of any type so Applewood/JTI turned to Tremco for all the glazing components. From past experience, they knew compatibility was assured, schedules would be met and Tremco would take full responsibility for the job.

### THE TREMCO SOLUTION

**Proglaze® II Structural Silicone Sealant**, a two-part, high modulus silicone sealant that cures to a tough flexible rubber when mixed through a pump.

- Developed specifically for in-plant two- and four-sided structural glazing and curtain wall applications
- Shortened cure time reduces glazing/sealing production time

**Spectrem® 2 Silicone Sealant**, a medium-modulus, one-part, high performance, neutral-cure silicone sealant ideal for a variety of perimeter caulking and glazing applications.

- Particularly appropriate as a weather seal and tensile bead in two-sided structural glazing systems
- Ideal for sealing joints within the curtain wall or window systems
- Exhibits primerless adhesion to many common building materials

**Tremco SCR Silicone-Compatible Rubber Extrusions**, a proprietary silicone compatible rubber compound formulation fabricated into gaskets and accessories.

- Approved for full contact with structural silicone sealants

**TRS 600**, formulated from a blend of elastomers to produce a highly adhesive, flexible sealant.

**Polyshim II Tape**, a 100% solid, highly adhesive and elastic, cross-linked butyl preformed tape with a continuous integral EPDM shim.

**TREMCO®**