



This retrofit shows how Facade Access Solutions can recover and futureproof high value assets

## Facts & Figures

Commencement	September 2015
Completion	December 2017
Building Height	257 m
BMU Type	CoxGomyl, Fixed in place, Telescopic Mast
No. of BMUs	1
Outreach	24.7 m
Building Type	Mixed Use Skyscraper



## Breathing New Life into a Landmark: 1 Bloor BMU Refurbishment

Located in the heart of Toronto, the iconic 1 Bloor mixed-use skyscraper recently underwent a major retrofit to restore its Building Maintenance Unit (BMU). Originally installed in 2016, the CoxGomyl-designed BMU had fallen into disrepair due to years of inadequate service by a third-party provider. CoxGomyl, the original equipment manufacturer (OEM), was tasked with leading the refurbishment project to bring the system back to full operation.

### Rooftop Repairs with No Margin for Error

At 257 metres tall, and featuring a striking curved facade by Hariri Pontarini Architects, the building presented a series of logistical and structural challenges. The refurbishment involved replacing key components including the cradle, jib cable reelers, pedestal cylinders, wire ropes, and a full PLC system upgrade. With limited rooftop space and no service elevator, every move required precision and planning.

### Precision in Every Lift

Transporting heavy components was a major hurdle. While smaller items were scheduled through the passenger lift, the 800-kg, 4.35-metre-long pedestal cylinders needed an inventive solution. The team repurposed the BMU's own counterweighted crossbar which was originally designed to reach recessed facade areas to hoist the cylinders up the exterior. Once at roof level, scaffold structures and rigging straps helped complete the lift safely.

### Trusted by Design

The building's undulating facade required not only technical knowledge but a deep understanding of the original BMU system. Facade Access Solutions' OEM advantage ensured fast parts sourcing, precise integration, and confident execution. Operating in a constrained, urban environment meant close coordination across teams, detailed logistics, and strict adherence to building guidelines.

### A System Restored

The BMU is now ready to deliver safe and reliable facade access again. This retrofit shows how Facade Access Solutions can recover and futureproof high value assets, even those overlooked or abandoned by others

**For more information, contact us:**

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