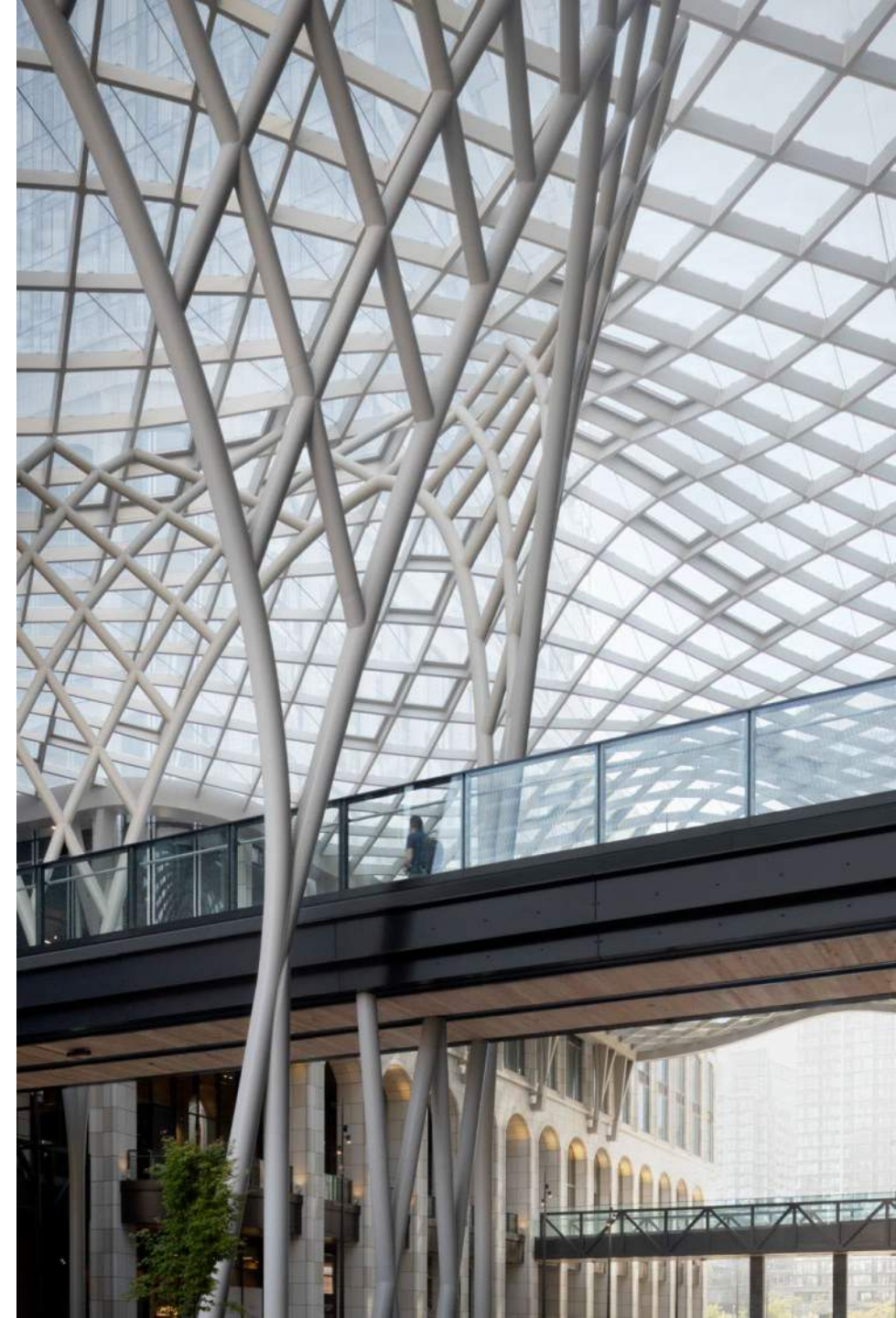


# The Well

## Project Presentation



HARIRI PONTARINI  
ARCHITECTS

**BDP.**  
**Quadrangle**

# THE WELL

RIO  CAN™ + ALLIED + DiamondCorp +  + 

MASTERPLAN ARCHITECT  
OFFICE ARCHITECTS  
RETAIL ARCHITECTS  
ARCHITECT OF RECORD  
RESIDENTIAL ARCHITECTS  
RESIDENTIAL ARCHITECTS  
LANDSCAPE ARCHITECTS  
PLANNING

= HARIRI PONTARINI ARCHITECTS  
= HARIRI PONTARINI ARCHITECTS  
= BUILDING DESIGN PARTNERSHIP (BDP)  
= ADAMSON ASSOCIATE ARCHITECTS  
= ARCHITECTS ALLIANCE  
= WALLMAN ARCHITECTS  
= CLAUDE CORMIER ARCHITECTS  
= URBAN STRATEGIES INC.

CLIENT RioCan REIT, Allied  
RESIDENTIAL CLIENT TRIDEL, RioCan Living, Woodbourne Capital Canada

Office Architects	• Hariri Pontarini Architects	Surveyor	• J.D. Barnes
Interior Design	• Hariri Pontarini Architects (Interior Design)	Exterior building Maintenance	• RDP Associates
Architect of Record	• Adamson Associates Architects	Ice / Snow	• Microclimate Ice & Snow Inc.
Retail Architects	• BDP	Waste	• Cini-Little International, Inc.
Retail Interior Design	• BDP (Interior Design)	Landscape (Res)	• Janet Rosenberg & Studio
Residential Architects	• Wallman Architects	Sustainability	• EQ Building Performance
Landscape Architects	• CCxa Architectes Paysagistes	Shoring and Excavation	• Isherwood Geotechnical Engineers,
Residential Architects	• Architects—Alliance	Environmental	• GFL
Foodhall	• Giannone Petricone Associates	Construction Managers	• EllisDon, Deltera, Knightsbridge
Urban Planners	• Urban Strategies	Code	• LRI
Structural	• RJC Engineers	Structure Avenue	• verdi jv
Structural (Res)	• Jablonsky Ast & Partners	Cladding & Roofing	• Bothwell-Accurate
Electrical	• Mulvey & Banani	Canopy	• Gartner GMBH
Mechanical	• The Mitchell Partnership	Concept Lighting	• BDP
Mechanical/Electrical (Res)	• Novatrend	Lighting	• Mulvey & Banani
Civil	• Odan/Detech Group, Inc.	Wayfinding	• kramer design associates
Acoustics & Vibration	• HGC Engineering	Landscape Subconsultants	• Albert Mondor (planting);
Hardware	• Trillium Architectural Products		• Joe Carter (irrigation);
Transportation / Parking	• BA Consulting Group		• Peter Simon (urban forestry)
Wind	• RWDI		
Fire/Code/Life Safety	• LRI Engineering, Inc.		
Vertical Transportation	• Soberman Engineering		

CLIENT RioCan REIT, Allied | RESIDENTIAL CLIENT TRIDEL, RioCan Living, Woodbourne Capital Canada | ARCHITECT TEAMS Hariri Pontarini Architects—David Pontarini, Michael Conway, Douglas Keith, Ali Soleymani, Shuan Liu, Elnaz Sabouri, Michele Hauner, Dorna Ghorashi, Alyssa Goraieb, Asem Alhadrab, Brad Moore. Hariri Pontarini Architects (Interior Design)—Cathy Knott, Danielle Tsisko, Victoria Kwon, Paloma Pontarini, Emma Craig. Adamson Associates Architects—Bill Bradley, Domenic Virdo, David Jansen, Alex Richter, Jack Cusimano, Steve Carroll, Deni Di Filippo, Navjit Singh Matharu, Rasha Mousa, Anna Satchkova, Gianni Meogrossi, Gordon Adair, Pam Bruneau, Chuck Comartin, Martin Dolan, Alfredo Falcone, Ana Gadin, Sarah Gilbert, Margarita Goyzueta, Dwayne Keith, Negar Khalili, Jimin Kim, Mike Koehler, Gilles Leger, Tonino Ottaviani, Theresa Prince, Dan Rubenzahl, Arlene So, Gintaras Valiulis, Gabriel Virag, Ashley Wewiora. BDP—Adrian Price, Steve Downey, Roberta Massabo, Maarten Mutters, Greg Froggatt, Lauren Copping, Marco Cosmi, Paul Foster, Malcolm De Cruz, Catherine Griffiths, Ivan Popov, Michelle Wong, Hoa Quan, Maria Martinez, Simon Perez, Trevor Pool, Luminita Musat, Emilie Kwapisz, Daniele De Paula, Millan Tarazona, Peter Coleman, Waimond Ip, Adriano Scarfo. BDP (Interior Design)—Justin Parsons, Sean Rainey, Cora Granier, Amy Simpson, Vivien Kerr, Anna Carnevale, Melodie Peters. Concept Lighting—Colin Ball, Sarah Alsayed, Mim Beaufort, Jono Redden. BDP (Landscape)—Mehron Kirk, Lucy White, Cedric Chausse, Bethany Gale, Martyna Dobosz, Dalia Todary-Michael. Wallman Architects—Rudy Wallman, Rod Pell, Khodayar Shafaei, Michael Panacci, Aleksandra Mazowiec, Tristan Armesto, Shaun Oldfield. CCxa Architectes Paysagistes—Claude Cormier, Guillaume Paradis, Logan Littlefield, Yannick Roberge, Marc Hallé, James Cole, Yi Zhou, Hélio Araujo, Georges-Étienne Parent, Nicole M. Meier. Architects—Alliance: Peter Clewes, Adam Feldmann, Oliver Laumeyer, Barb Zee, Helen Tran, Nicolas Peters, Sophia Radev, Dele Oladunmoye, Robert Connor, Lisa Maharaj, Anna Wan, Jason DeLine, Carl Caliva. Giannone Petricone Associates—Ralph Giannone, Andria Vacca, Cassandra Hryniw, Carlo Odorico, Katherine French, Amy Piccinni, Tracy Ho, Shane Alharbi, Yoland Senik, Hung Hoang. Urban Strategies—George Dark, Dennis Lago, Geoff Whittaker, Craig Cal, Pino Di Mascio | STRUCTURAL RJC Engineers (Daniel Sokolowski) | STRUCTURAL (RESIDENTIAL) Jablonsky Ast & Partners | ELECTRICAL/IT/COMMUNICATIONS/AV/SECURITY/LIGHTING Mulvey & Banani (Eric Cornish, Olumide Joseph, Nirojan Ketheswaran | Mechanical The Mitchell Partnership (James McEwan, Camille Williams) | MECHANICAL/ELECTRICAL (RESIDENTIAL) Novatrend | CIVIL Odan/Detech Group, Inc. | ACOUSTICS & VIBRATION HGC Engineering | HARDWARE Trillium Architectural Products | TRANSPORTATION/PARKING BA Consulting Group | WIND RWDI | FIRE/CODE/LIFE SAFETY/ACCESSIBILITY LRI Engineering, Inc. | VERTICAL TRANSPORTATION Soberman Engineering | SURVEYOR J.D. Barnes | EXTERIOR BUILDING MAINTENANCE RDP Associates | ice/snow Microclimate Ice & Snow Inc. | WASTE MANAGEMENT Cini-Little International, Inc. | LANDSCAPE (RESIDENTIAL) Janet Rosenberg & Studio, MBTW | SUSTAINABILITY EQ Building Performance | SHORING AND EXCAVATION Isherwood Geostructural Engineers, GFL Environmental | CONSTRUCTION MANAGERS EllisDon, Deltera, Knightsbridge | CODE LRI (Steven Grant) | STRUCTURE AVENUE-verdi jv | CLADDING & ROOFING Bothwell-Accurate | CANOPY Gartner GMBH | CONCEPT LIGHTING BDP | LIGHTING Mulvey & Banani (Stephen Kaye) | WAYFINDING kramer design associates | LANDSCAPE SUBCONSULTANTS Albert Mondor (planting); Joe Carter (irrigation); Peter Simon (urban forestry)



THEWELL™

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ALLIED

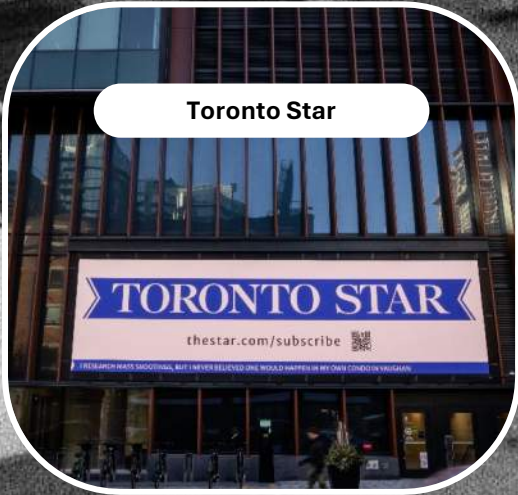


Diamondcorp

RIOCAN

REAL ESTATE INVESTMENT TRUST

2012 RAD PURCHASES GLOBE + MAIL LANDS



Toronto Star

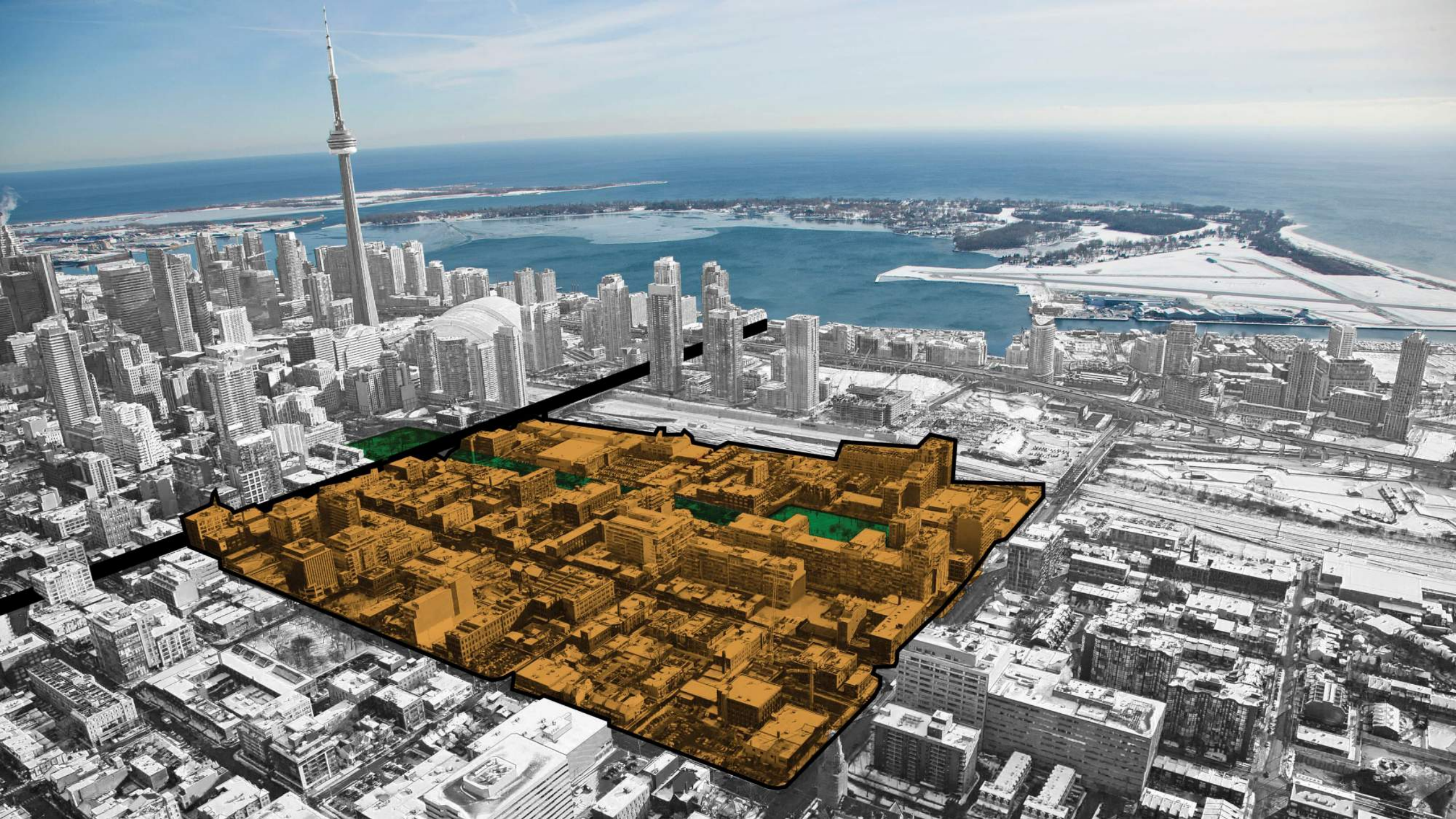


The Toronto Telegram





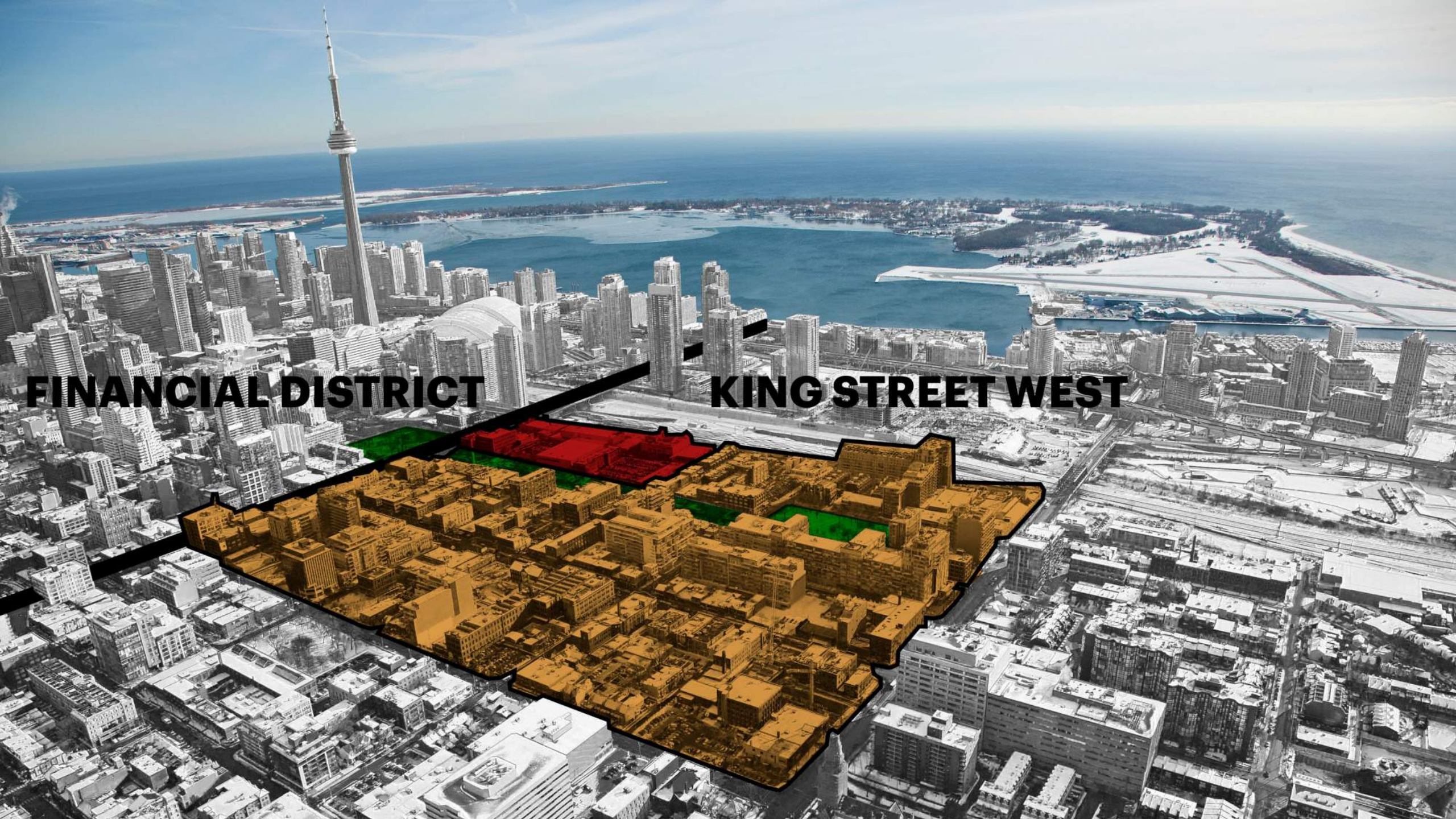






**FINANCIAL DISTRICT**

**KING STREET WEST**



**FINANCIAL DISTRICT**

**KING STREET WEST**



# King West Neighbourhood



# King West Neighbourhood



Bathurst Street

Spadina Ave

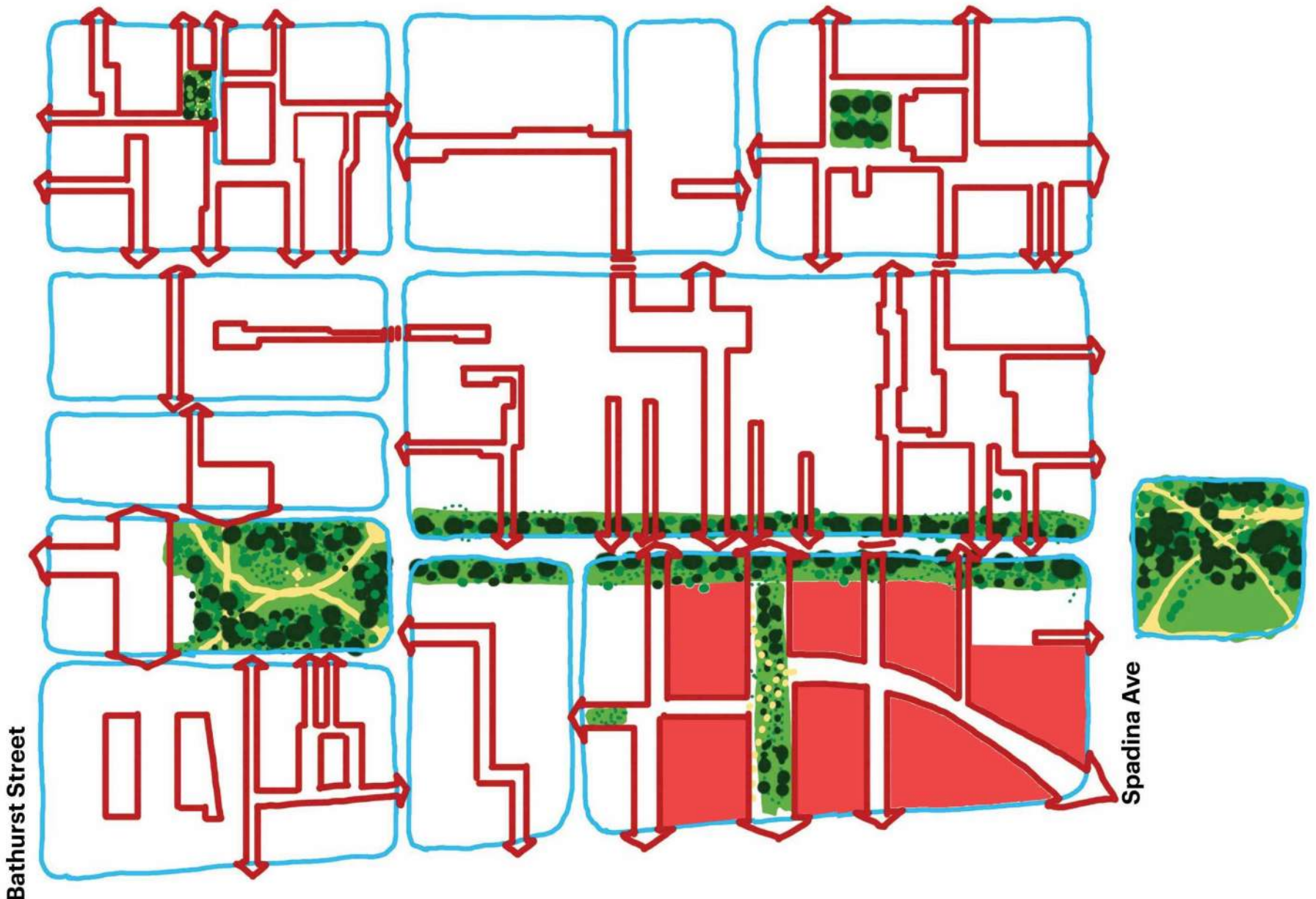
Adelaide Street West

King Street West

Wellington Street West

Front Street West

# King West Neighbourhood Porosity



Adelaide Street West

King Street West

Wellington Street West

Front Street West

Bathurst Street

Spadina Ave



X

**SHOPPING MALL**



# URBAN RETAIL



BMO

**FINANCIAL DISTRICT**



**KING STREET WEST**

# Neighbourhood Character



Softened Edges

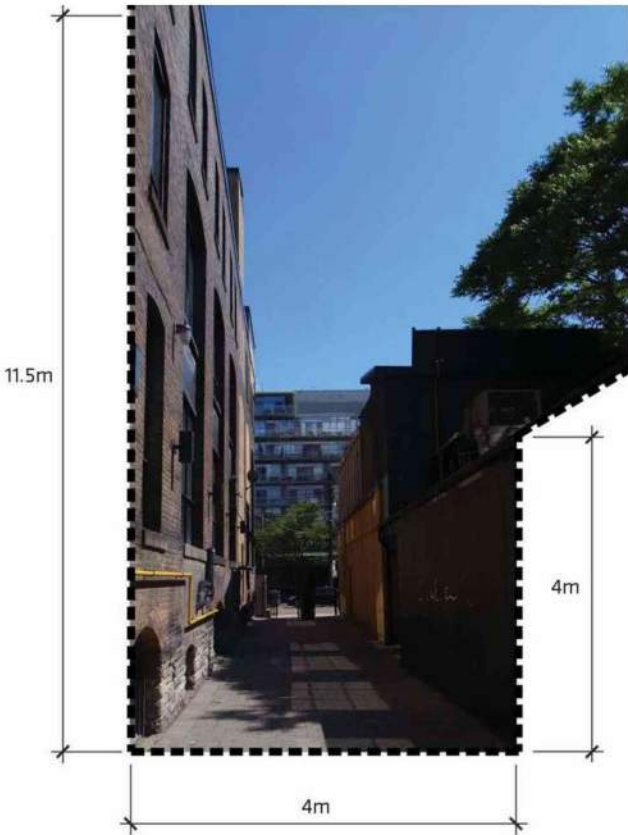


Hidden Terraces

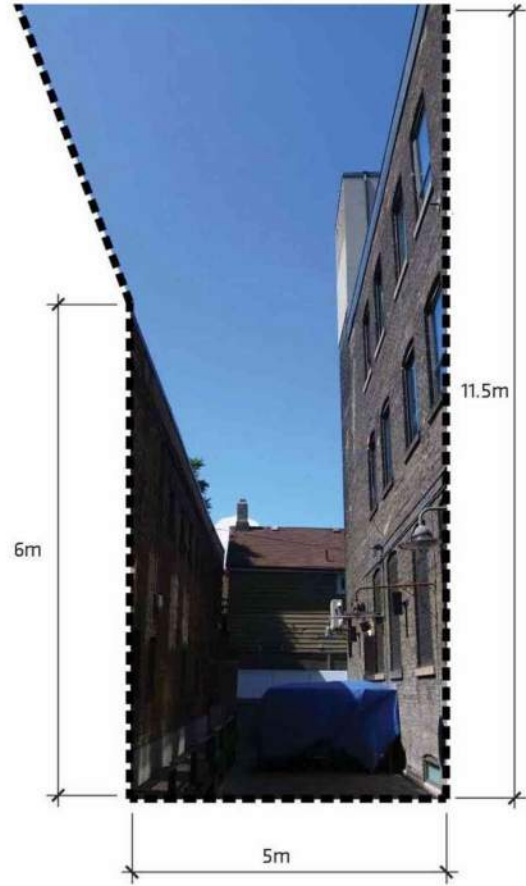


Laneway Terraces

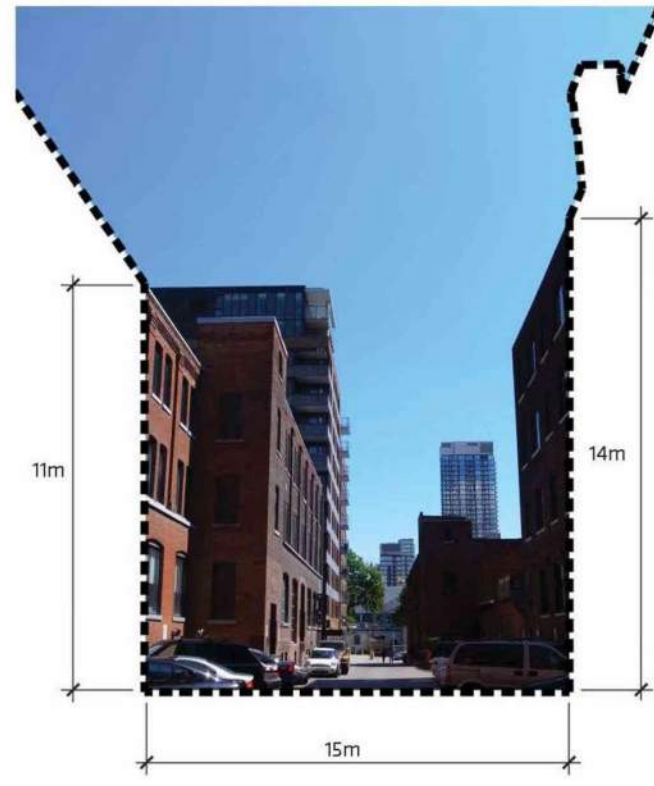
# Neighbourhood Scale



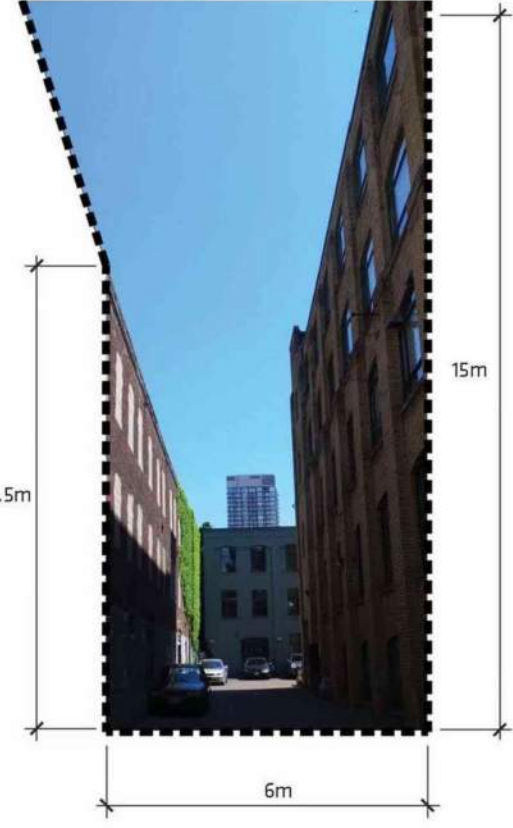
Laneway Chavel



Buca Courtyard

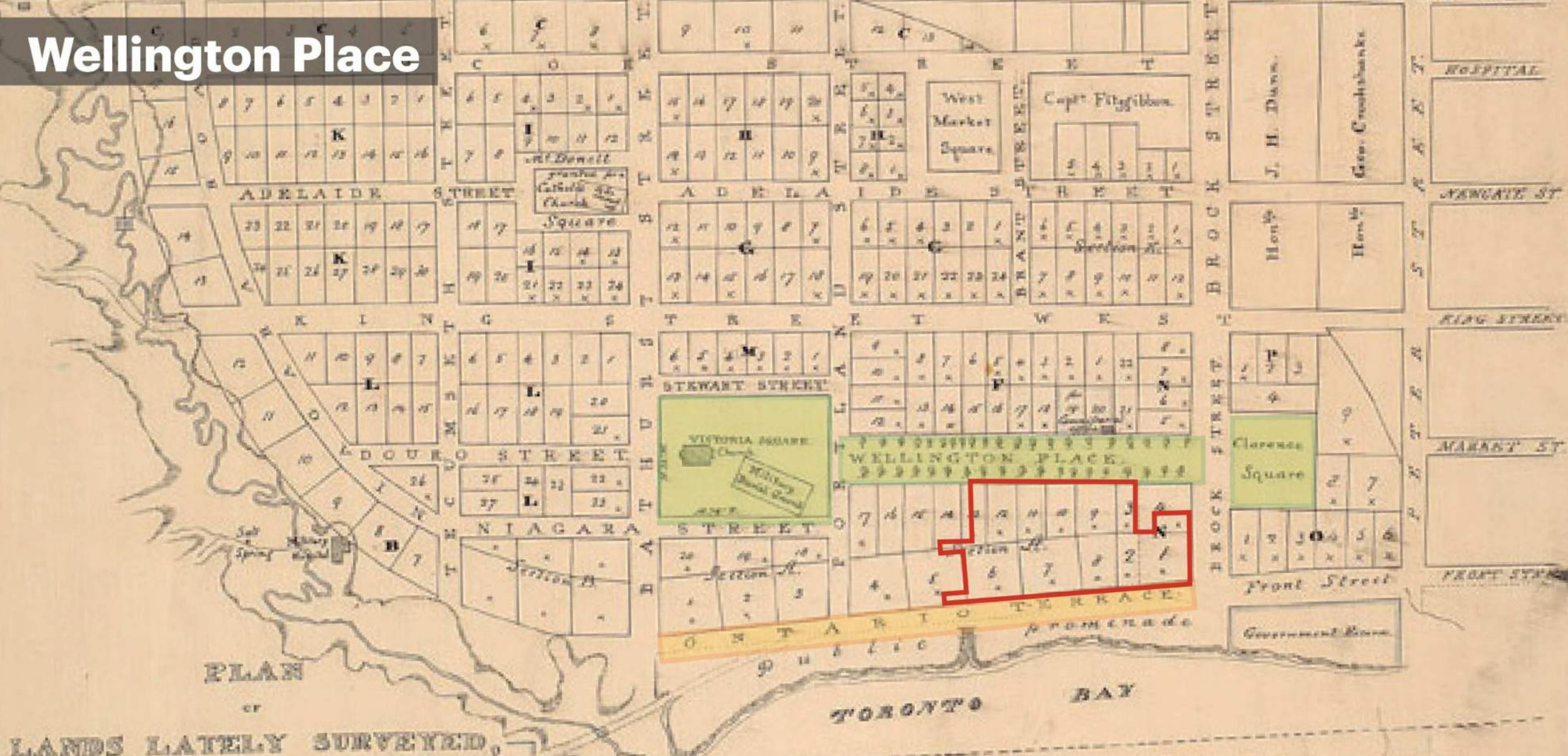


Laneway to The WELL



Laneway

# Wellington Place



PLAN  
OR  
LANDS LATELY SURVEYED,  
adjacent to Toronto Garrison.

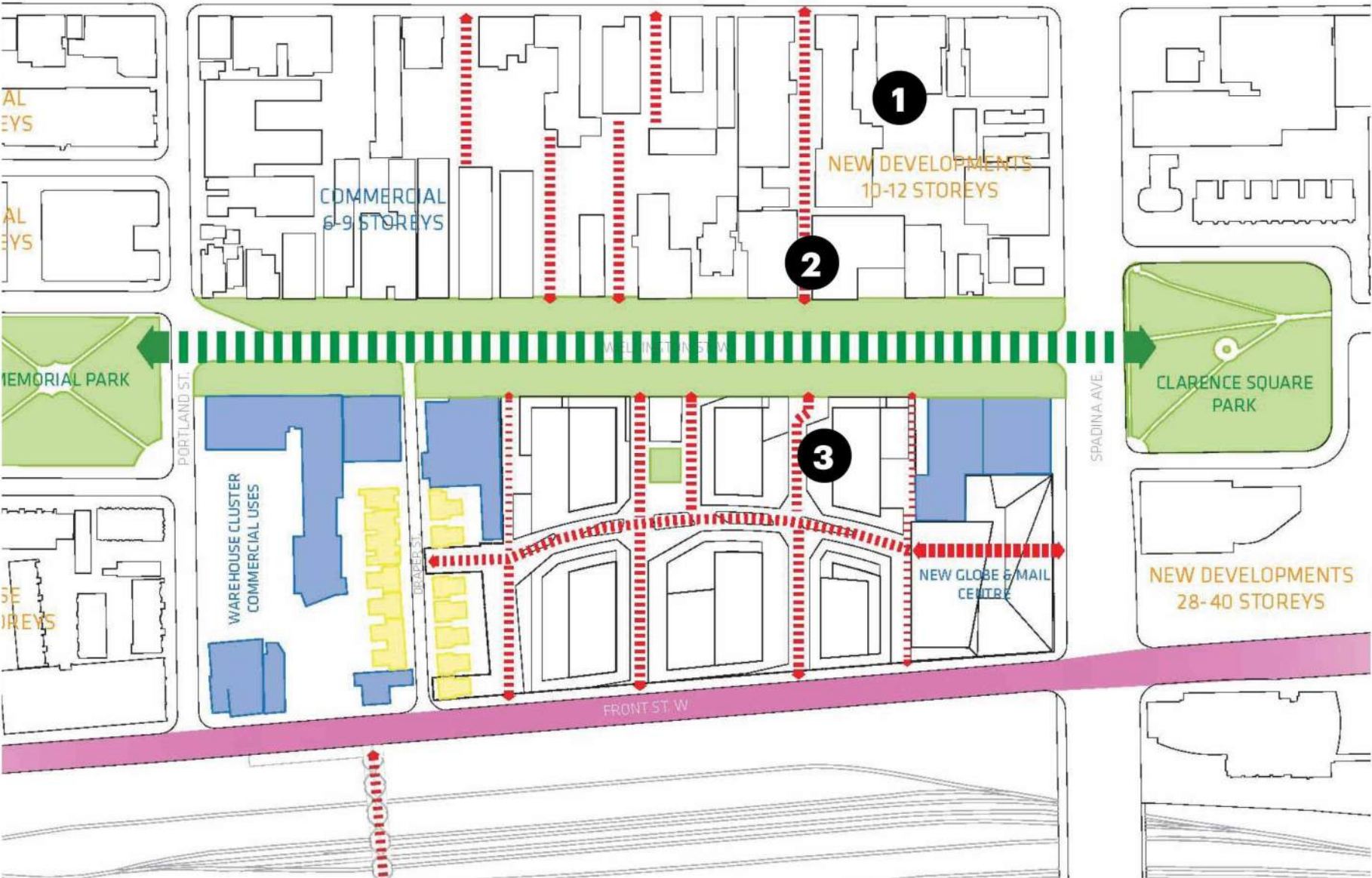
(Signed) Henry James Castle  
B.P.S.  
Toronto 27th June 1834

Surveyor General's Office,  
Toronto, 27th June 1834

Copy from a Plan marked, "Stratford Copy, R.H. Donaghy's, Capt. Royal  
"Engineers, Western District, U.S. 21st Oct. 1818" and "Commissioner of Crown  
"Lands Office, Toronto, Nov. 9th 1814 & 21st Oct. 1818. 2<sup>nd</sup> & 3<sup>rd</sup> Lots 11<sup>th</sup> & 12<sup>th</sup>  
"and "Final approved Plan, by Command, R.H. Donaghy's, Capt. Royal  
"Engineers, Western District, U.S. R.E. Office, Toronto, 27th November 1834

1837

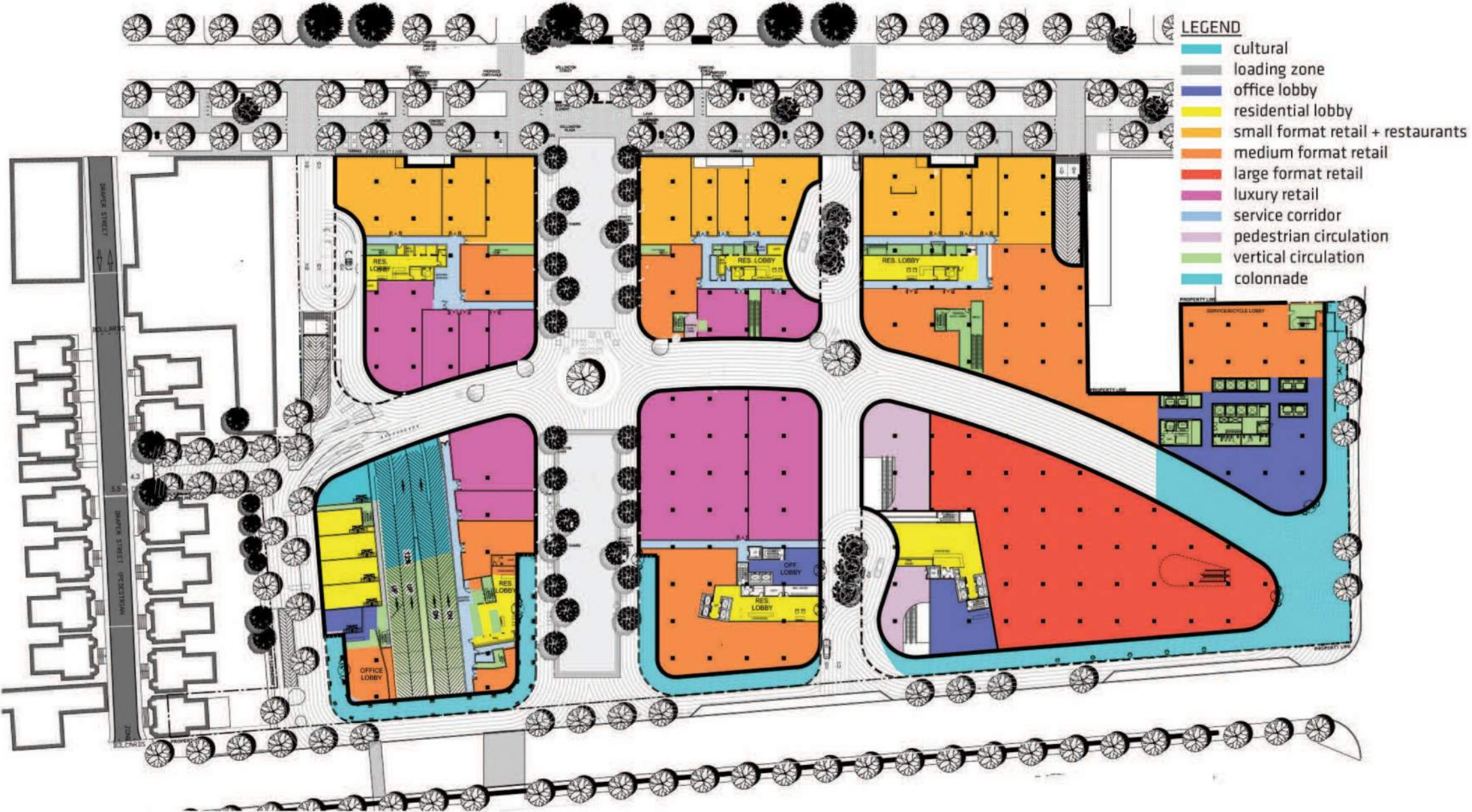
# The WELL



- 1** Extend the Laneways of King West into the Site.
- 2** Connect the Parks
- 3** Connect Draper Street to Spadina.

**What We Heard**

# Ground Floor



# Wellington Street



# The WELL



# Butler's Wharf



# The WELL

URBAN ATTIC



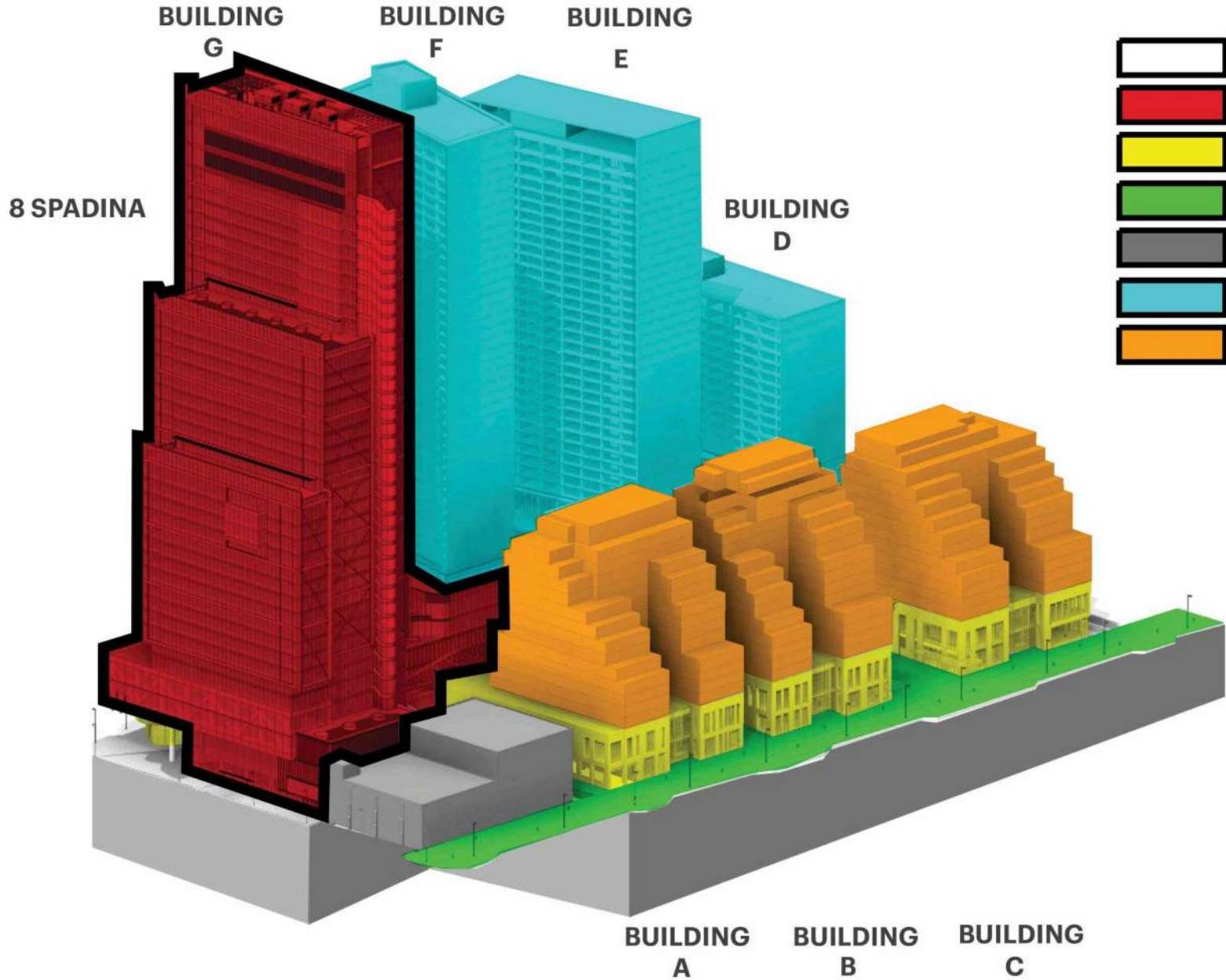


# Early Model Study



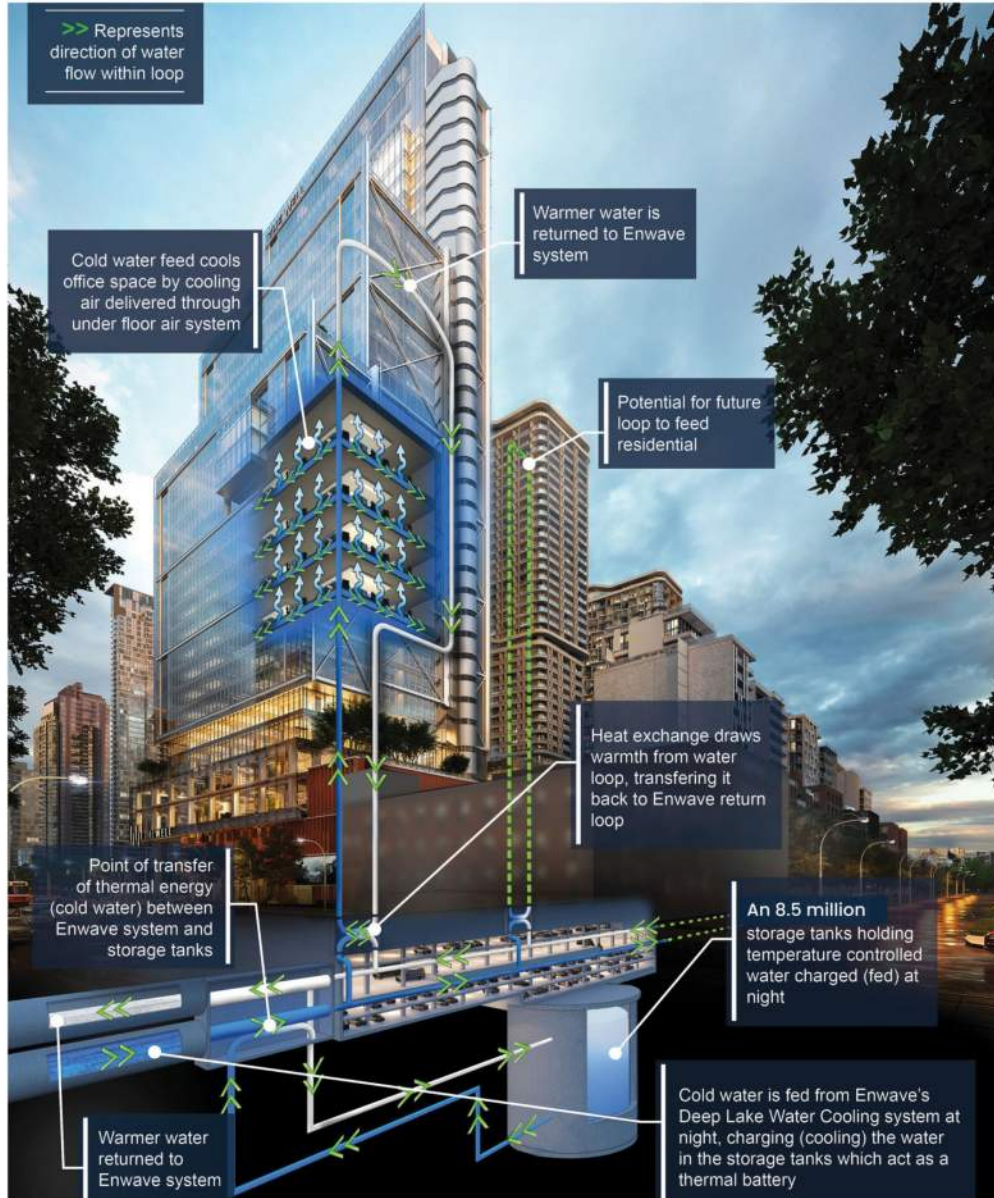


# The WELL Design Responsibility

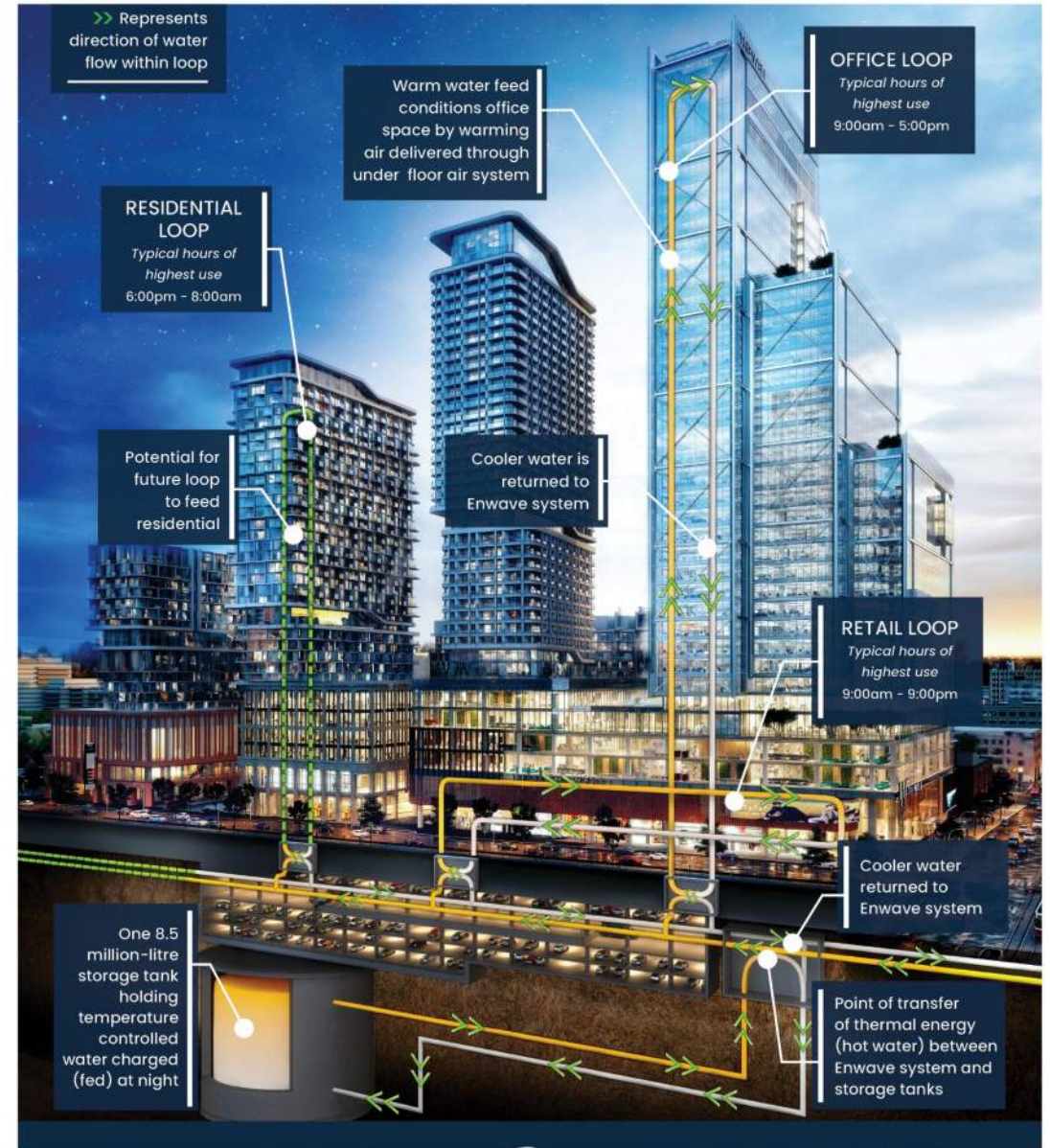


LEGEND		
	Masterplan	- Hariri Pontarini Architects
	Office	- Hariri Pontarini Architects
	Retail	- Building Design Partnership
	Landscape	- Claude Cormier + Associates
	Below Grade	- Adamson Associates Architects
	Residential	- Architects Alliance
	Residential	- Wallman Architects

# Sustainability - Deep Lake Water Cooling



Summer

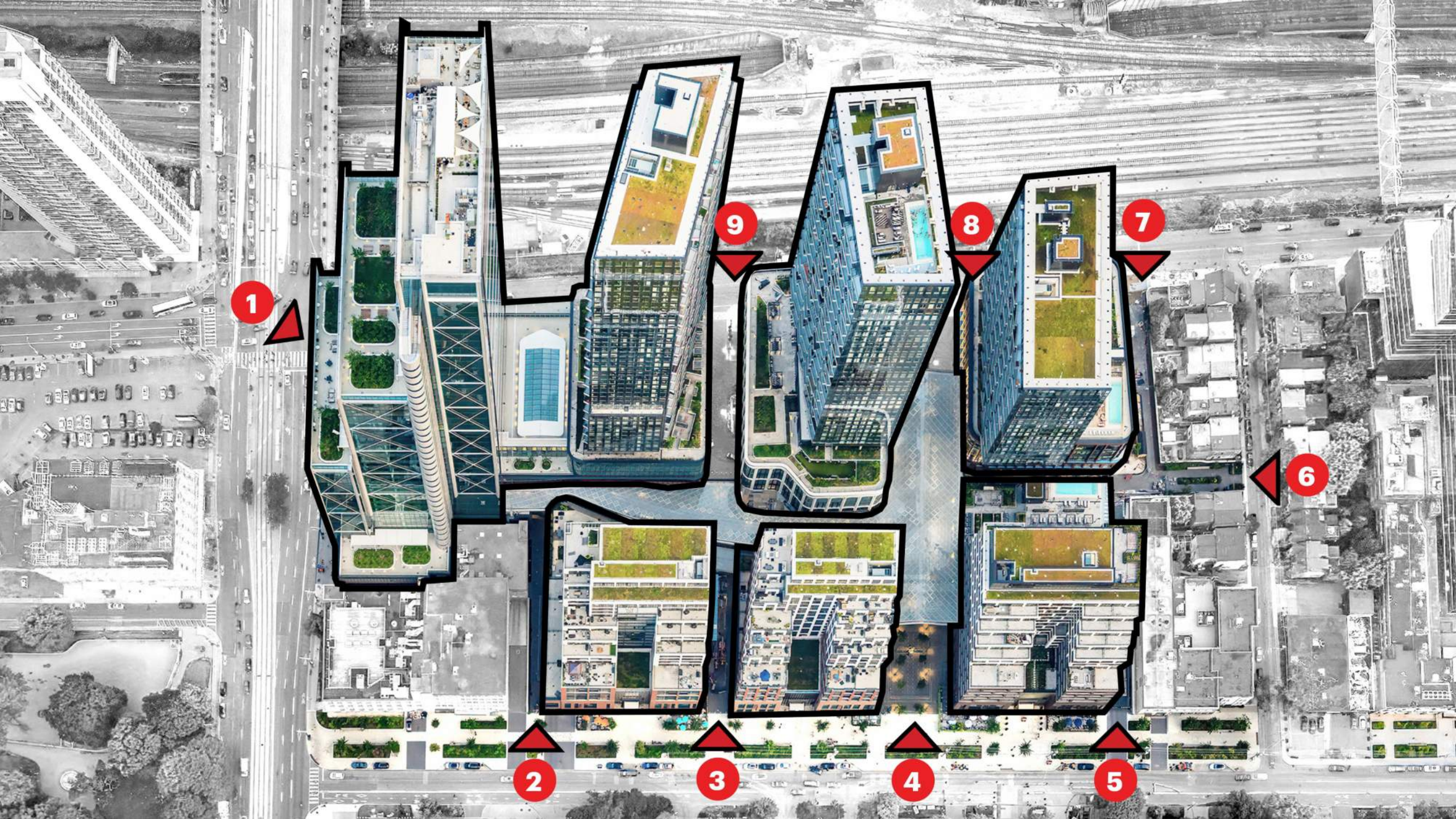


Winter



ENWAVE





1

2

3

4

5

6

7

8

9

# Building 'E'

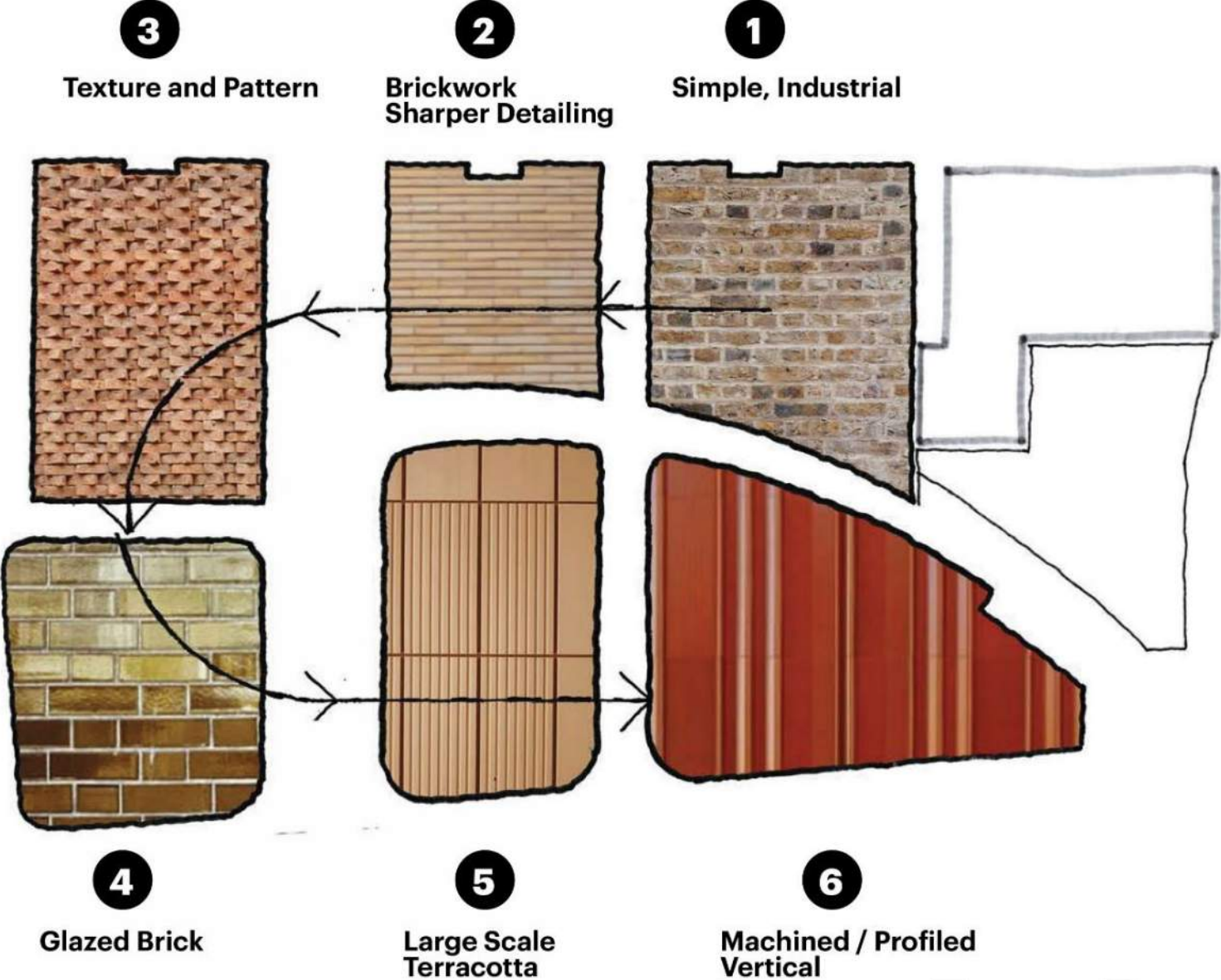


Building 'E' Masterplan Concept



Building 'E' Built

# Materials



**From Rough to Refined**





# Lower Ground Floor

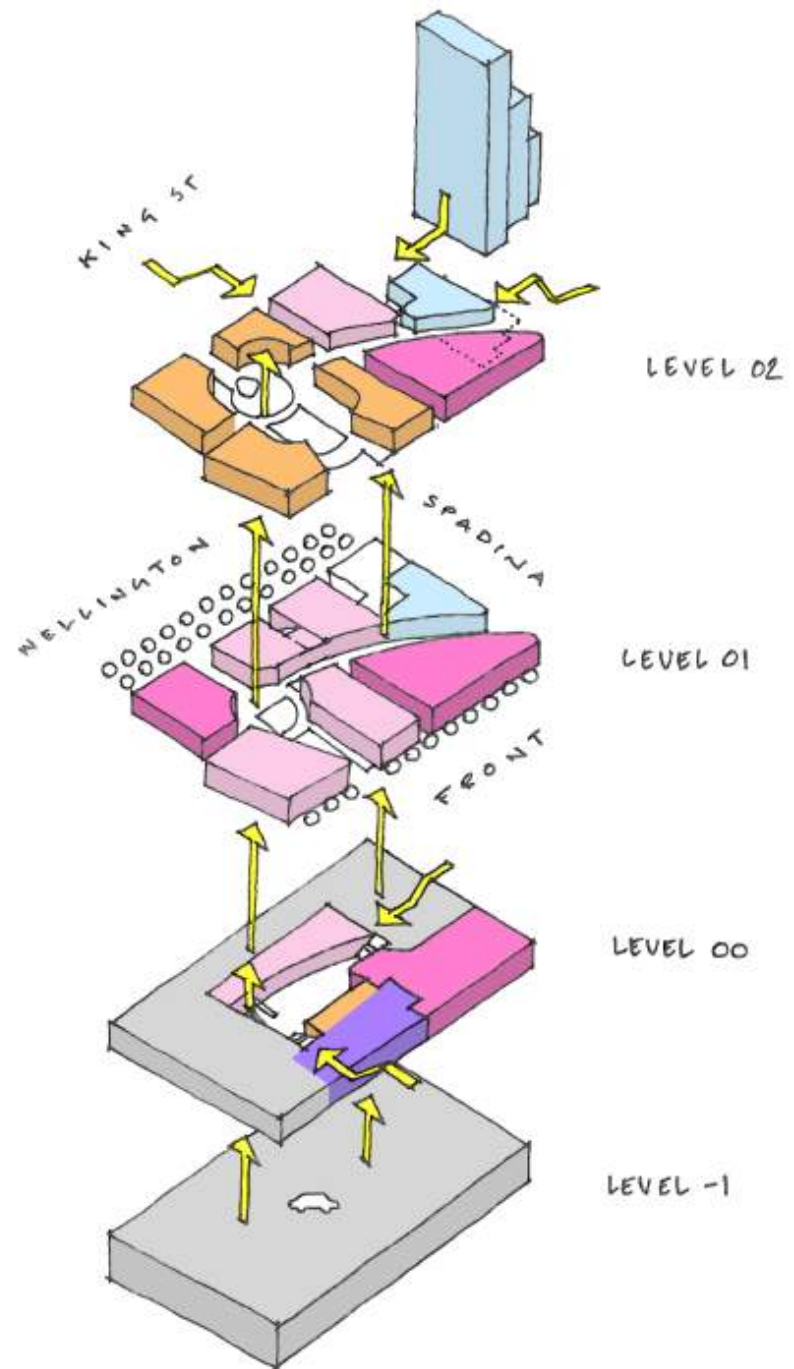
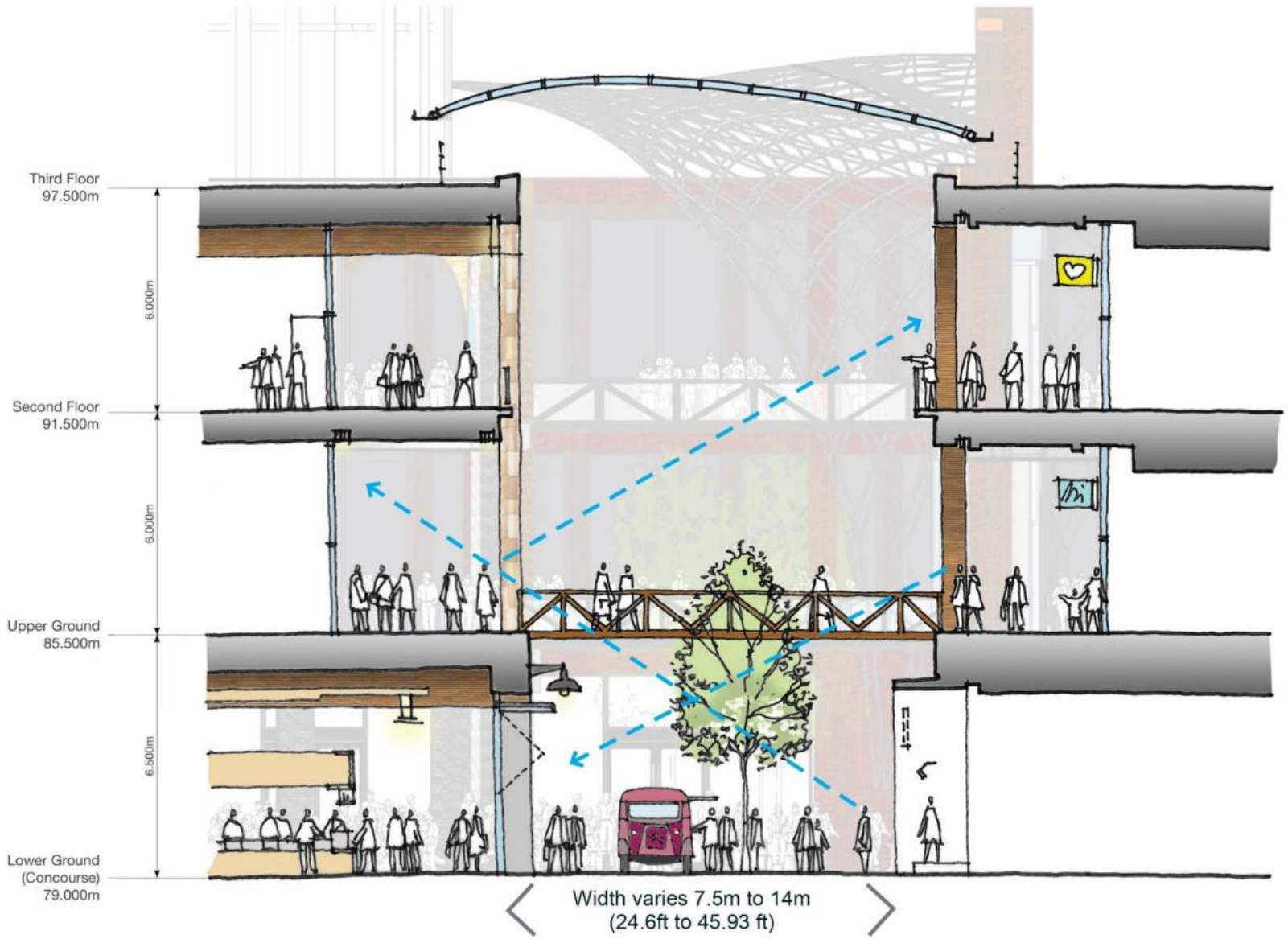


- Legend**
- SMALL CRU
  - ANCHOR
  - RESTAURANT
  - FOOD MARKET UNIT
  - SEATING AREA
  - BACK OF HOUSE
  - FREIGHT ELEVATORS
  - RETAIL EGRESS
  - SHARED EGRESS
  - PUBLIC FACILITIES
  - PUBLIC CIRCULATION
  - OFFICE
  - RESIDENTIAL
  - MECHANICAL
  - ELECTRICAL
  - WATER
  - TELECOMMUNICATIONS
  - VENTILATION
  - MANHOLE

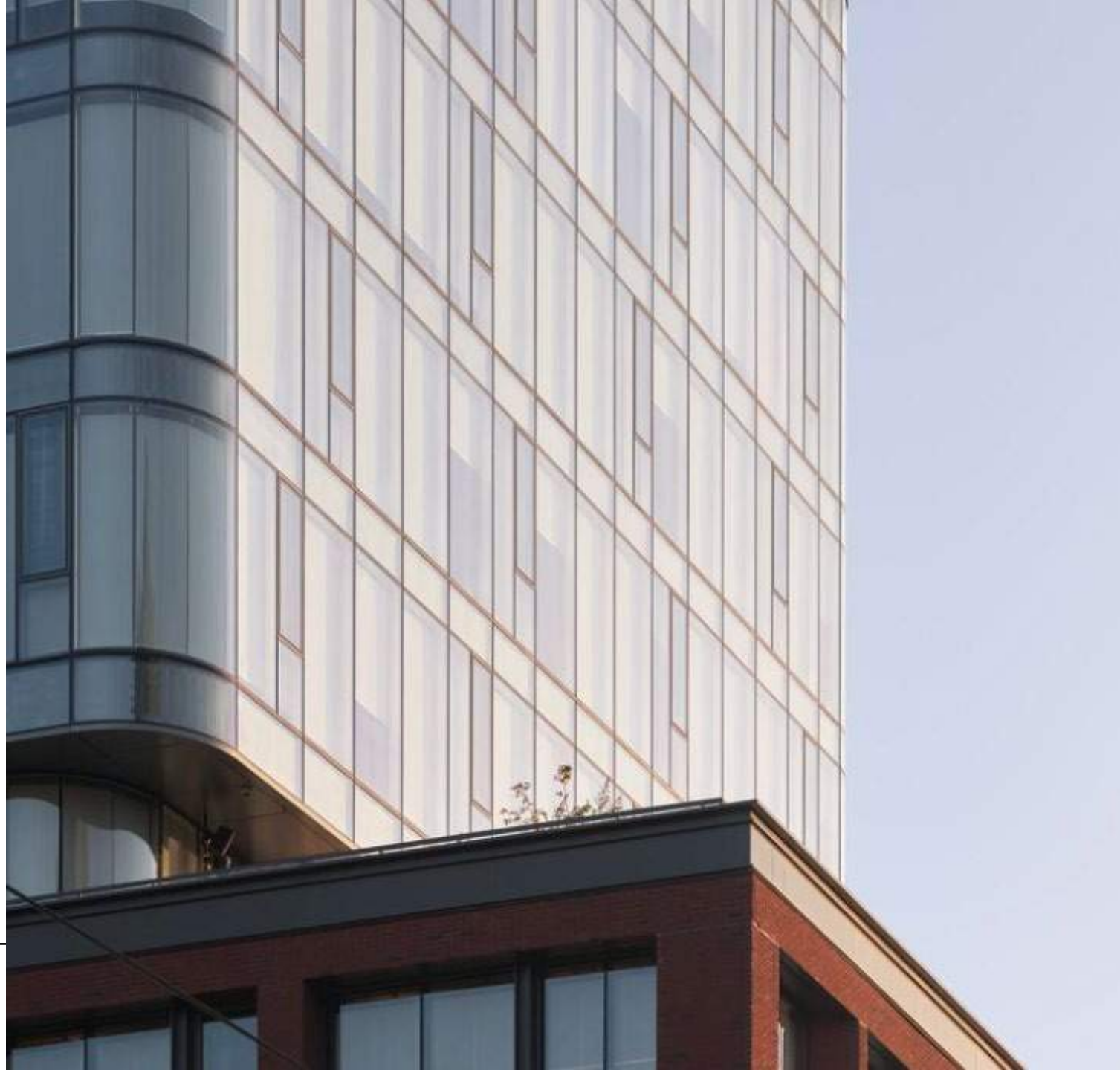
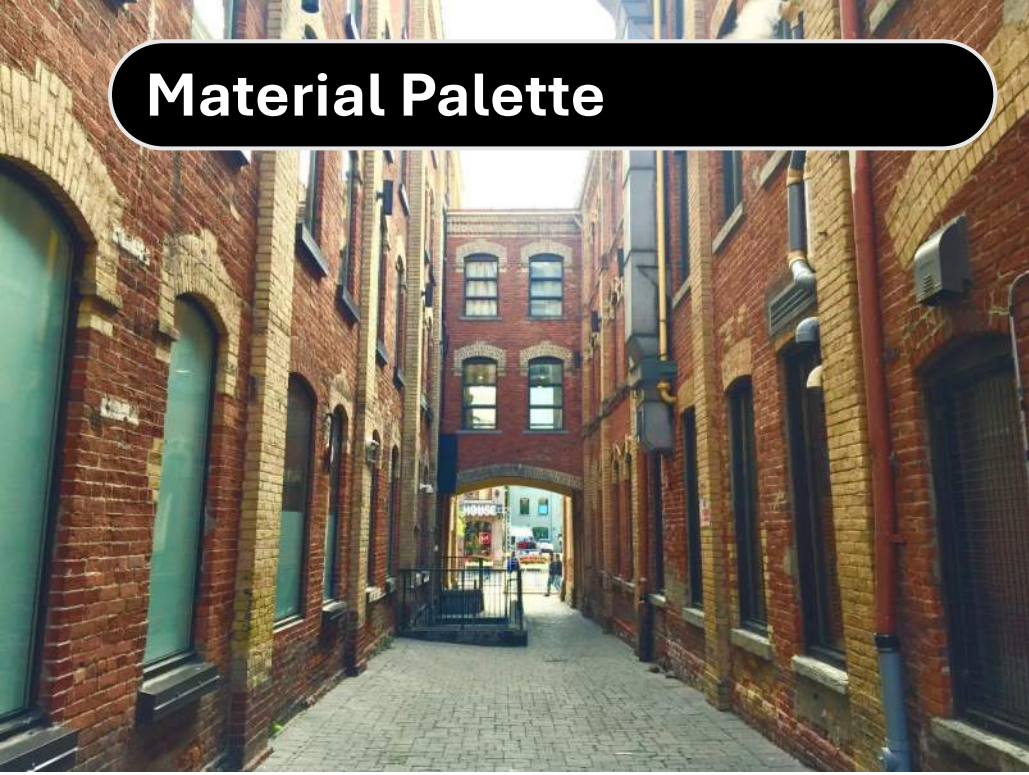
# Upper Ground Floor



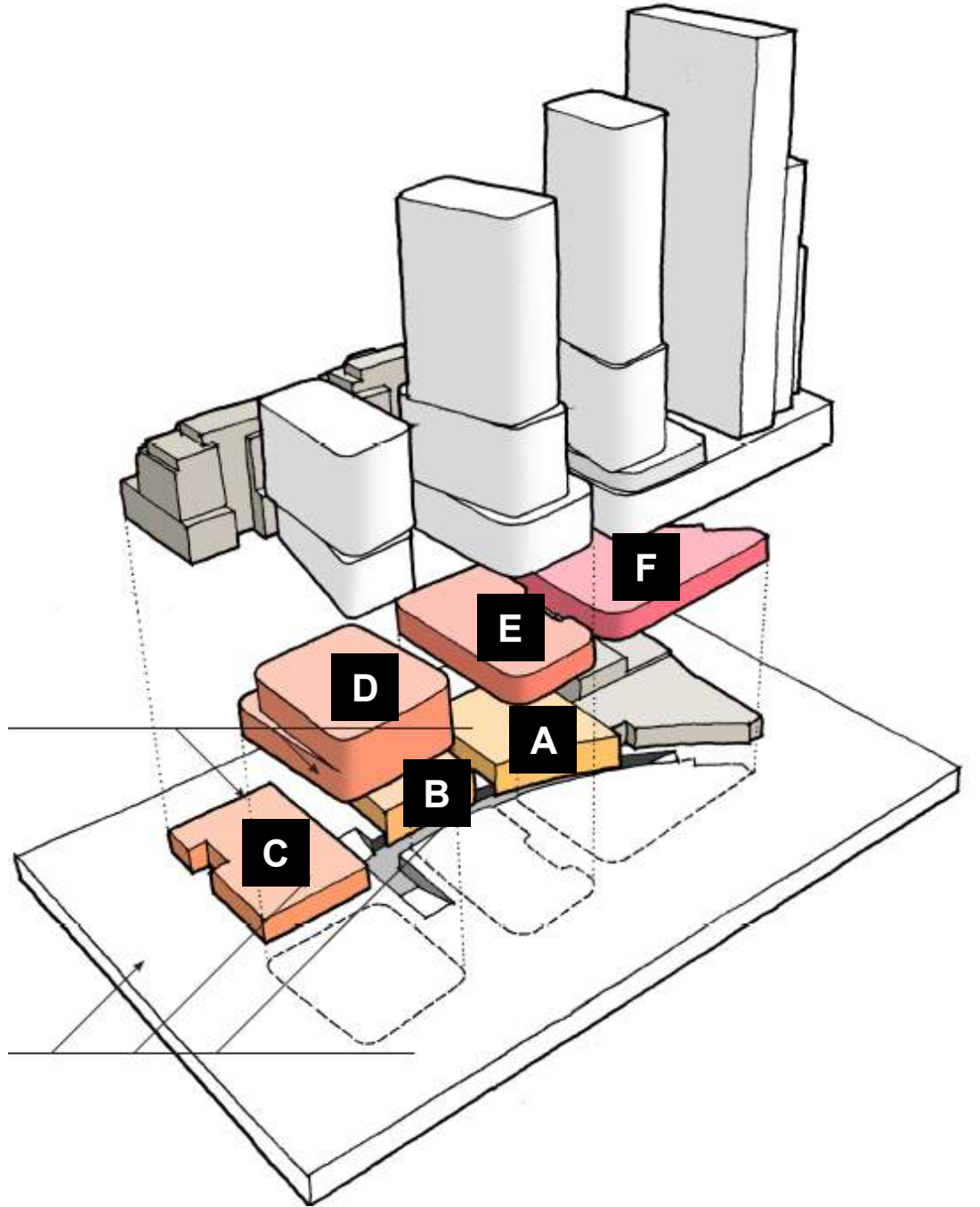
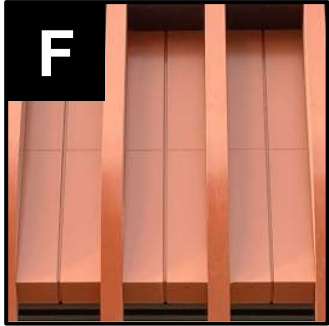
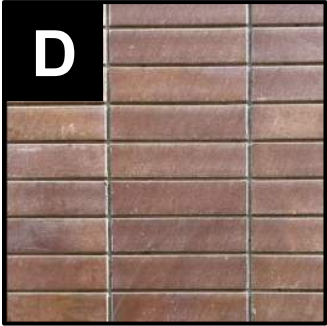
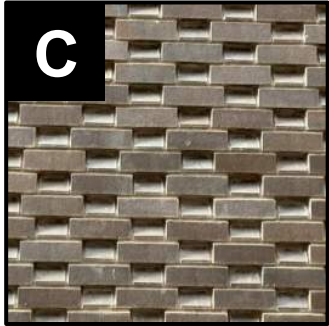
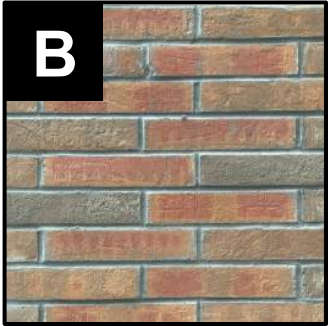
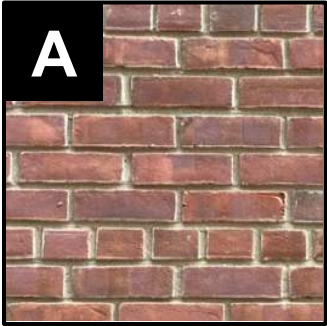
# Vertical Retail Layers



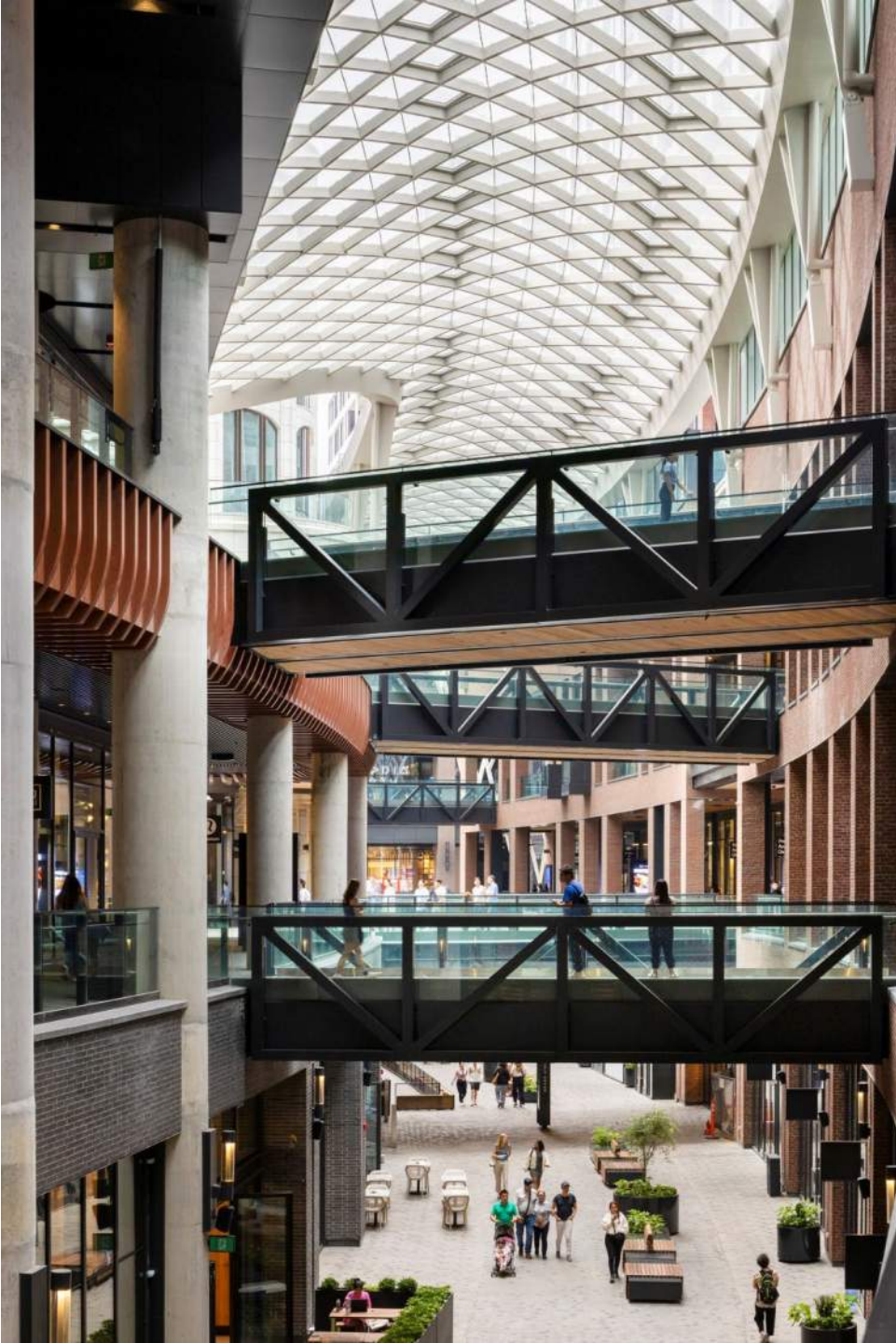
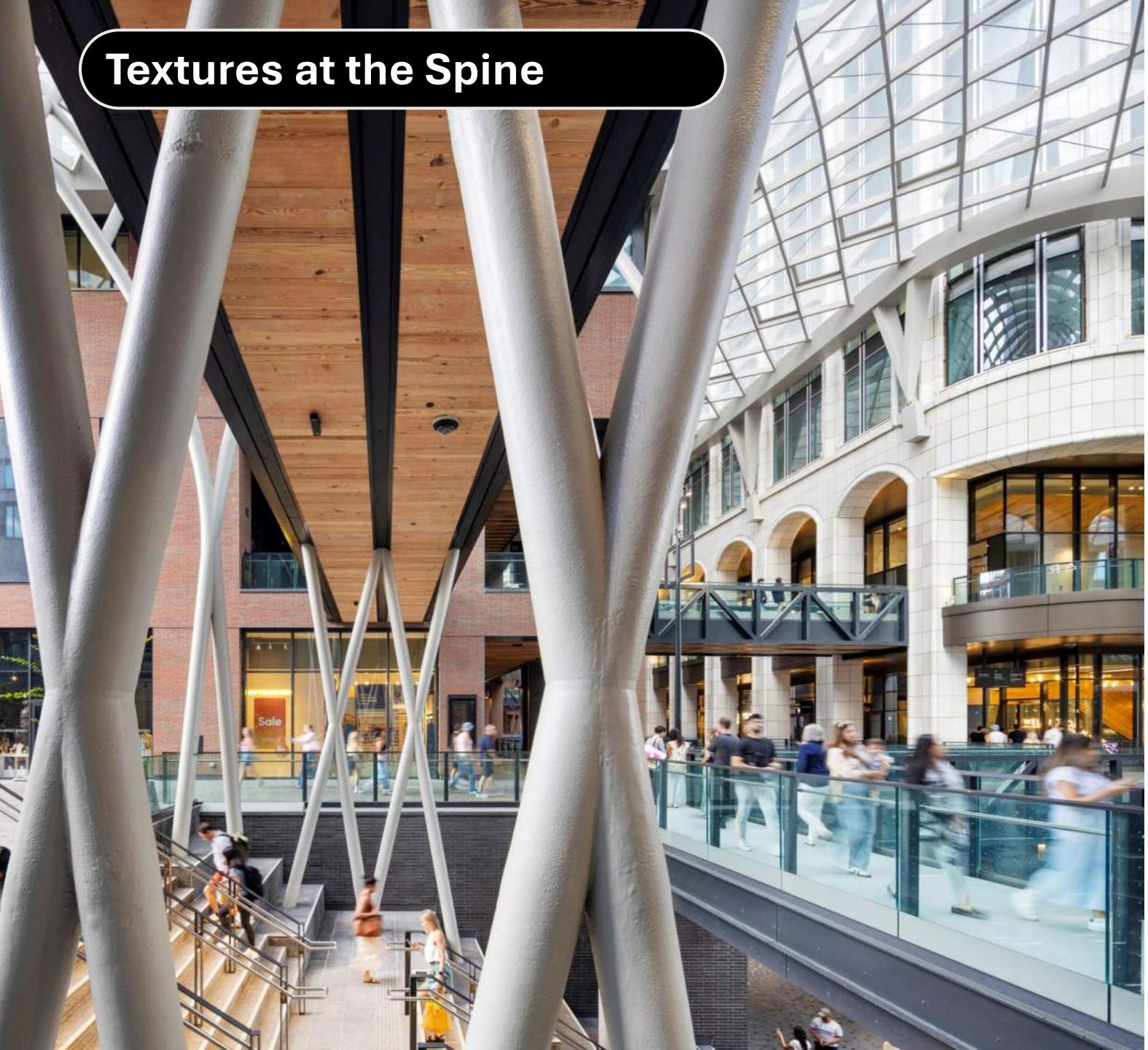
# Material Palette



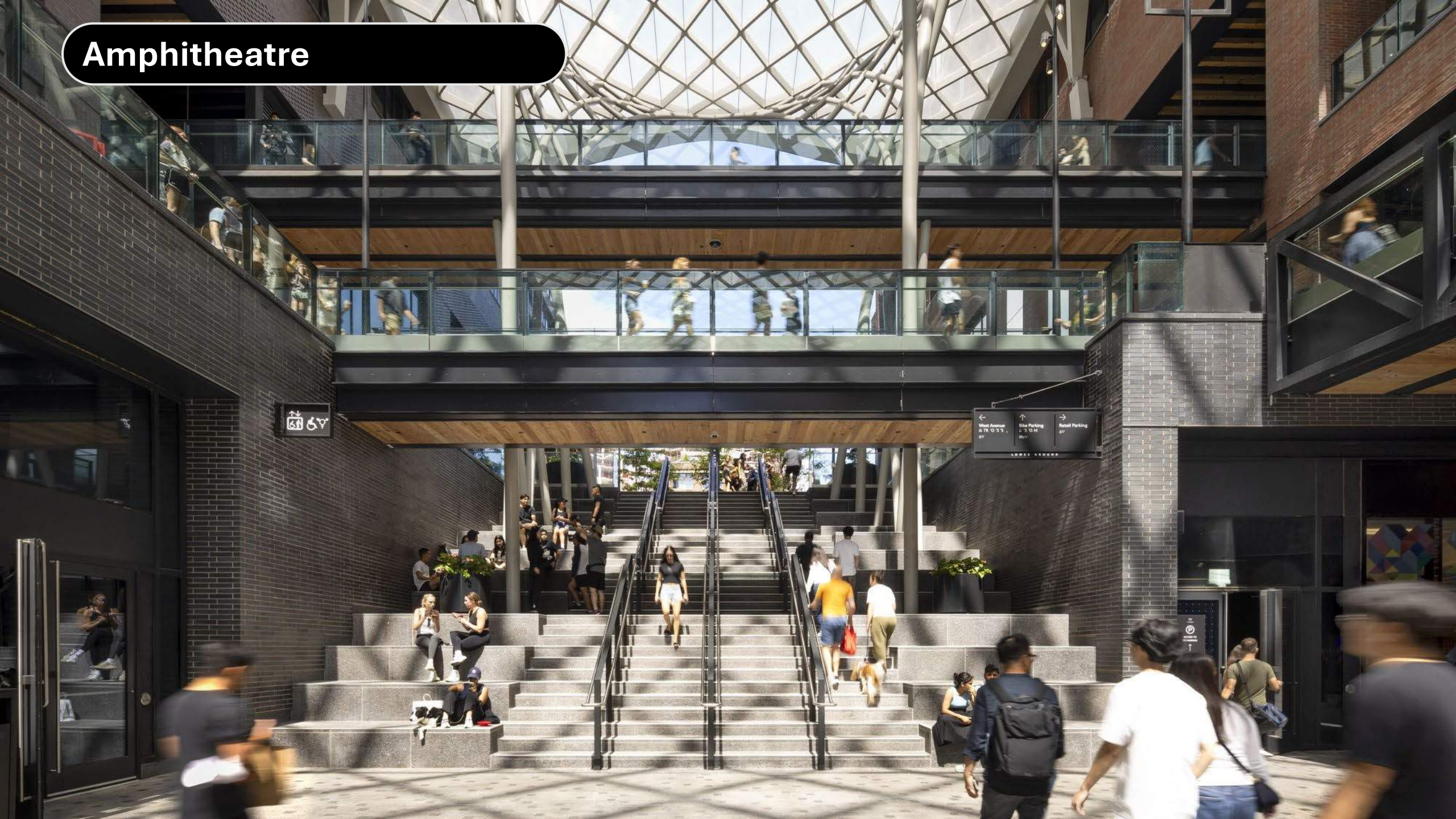
# Material Palette



# Textures at the Spine

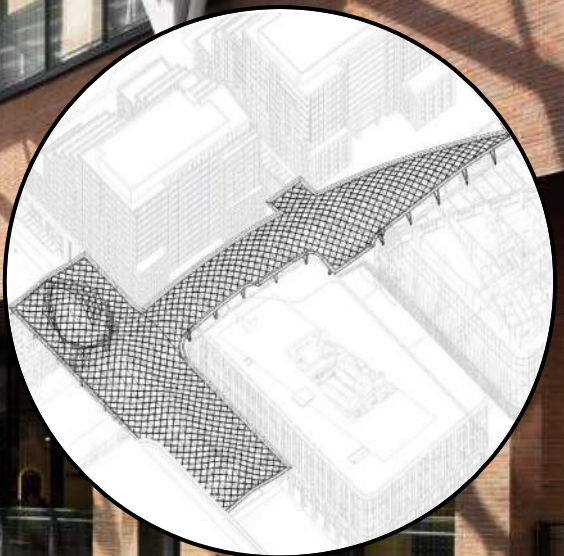


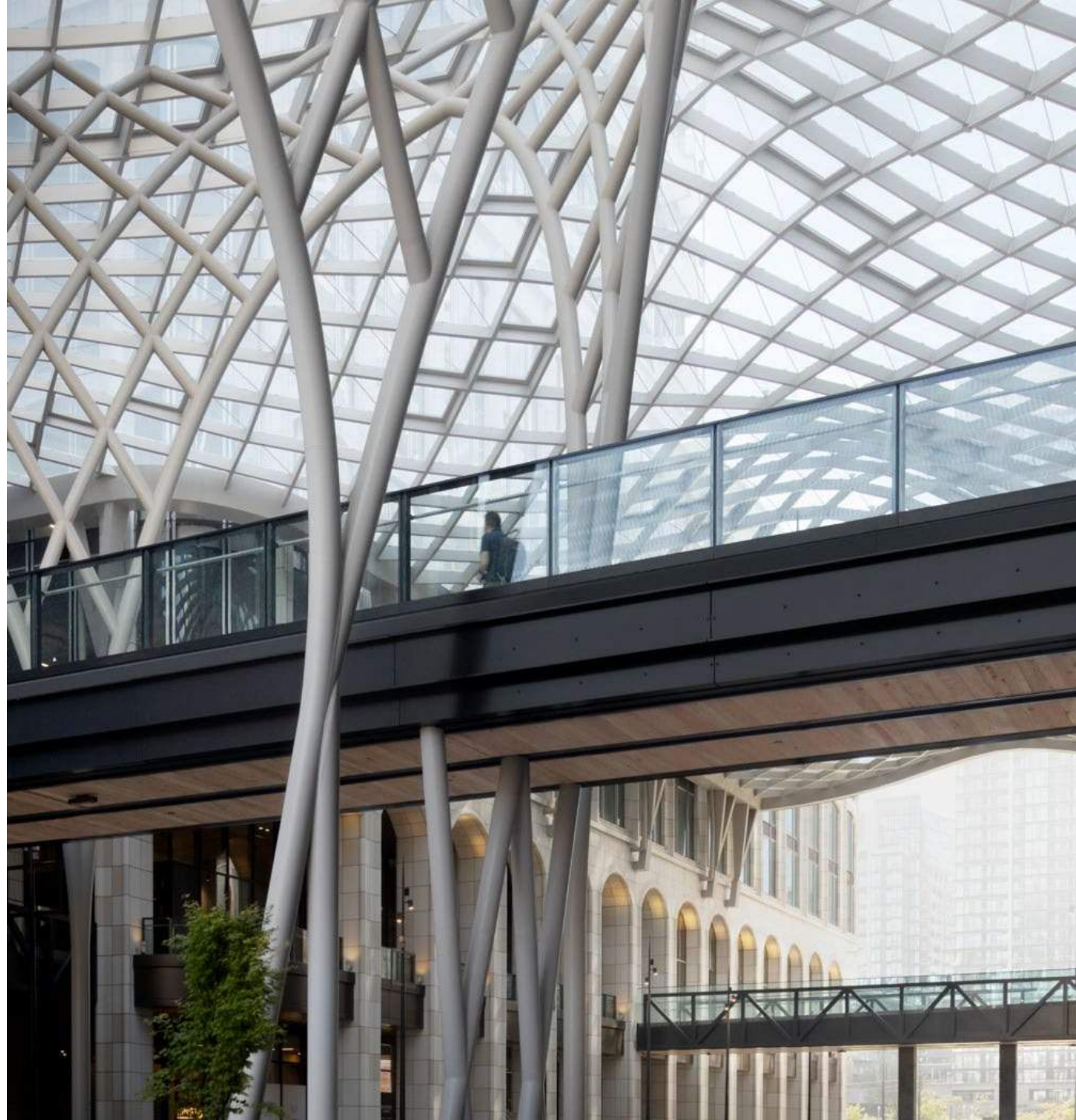
# Amphitheatre



**36,000 sf**

Glass canopy structure



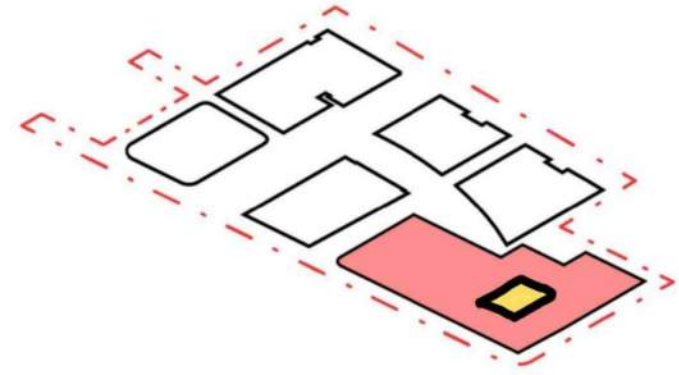




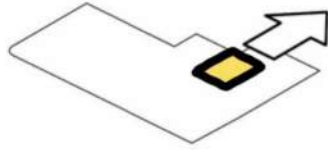
# THE WELL

8 SPADINA

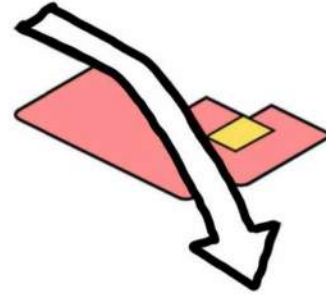
# 8 Spadina



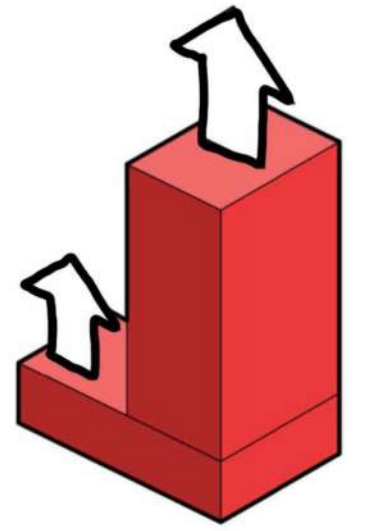
**1** Typical Building Core



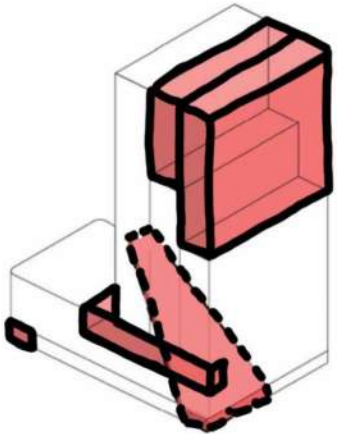
**2** Side Loaded Core



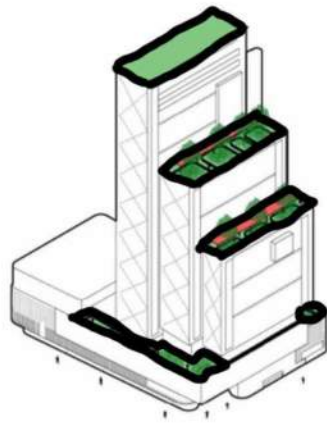
**3** Connection Through Spine



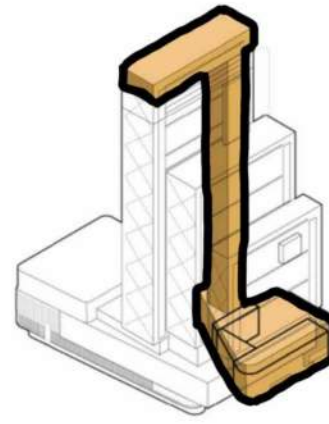
**4** Extrude



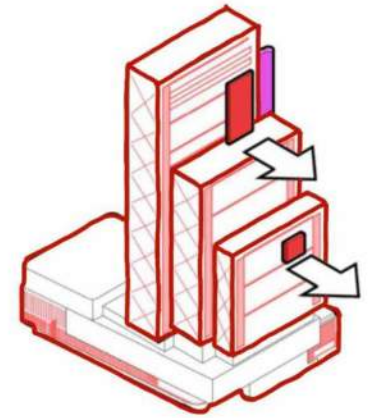
**5** Remove



**6** Landscape



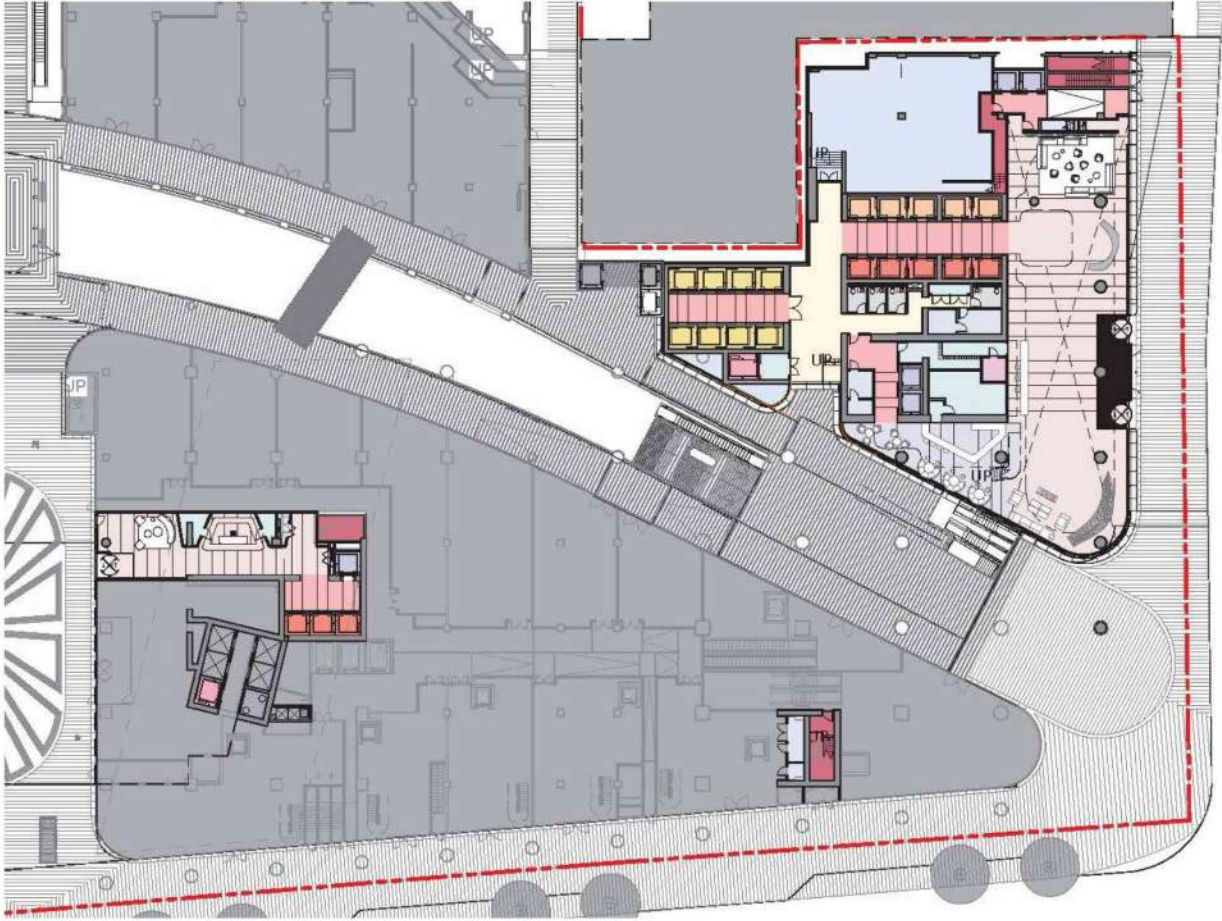
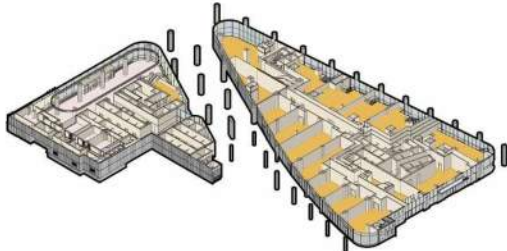
**7** Public Access



**8** Cladding Elements

# 8 Spadina

Lobby

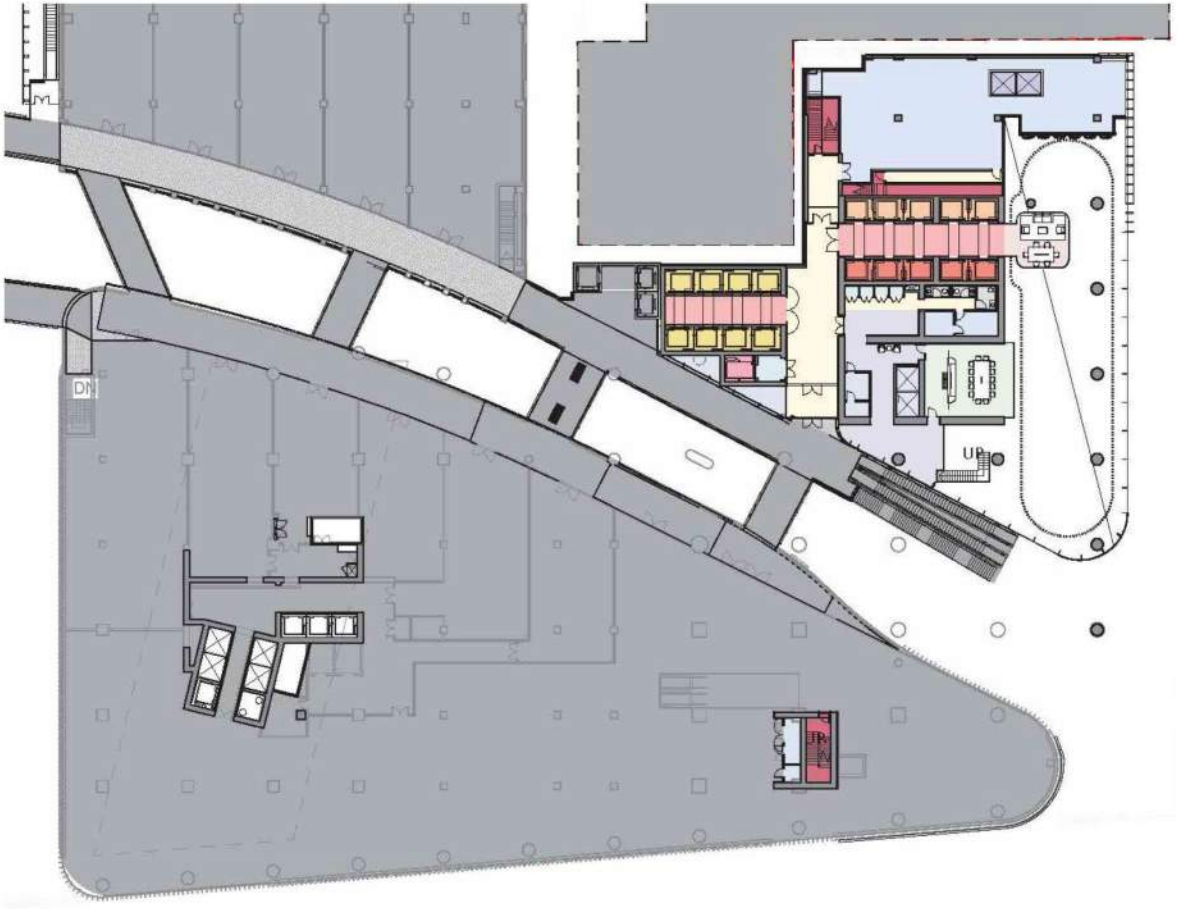
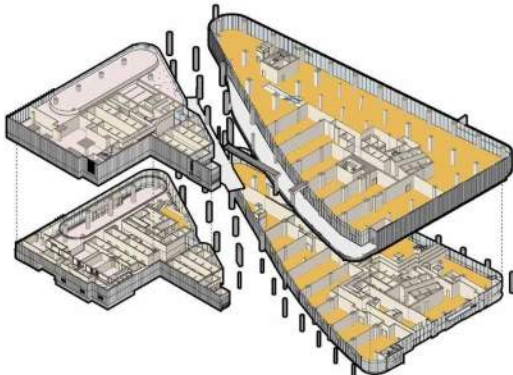


Lobby

# 8 Spadina

Second Floor

Lobby



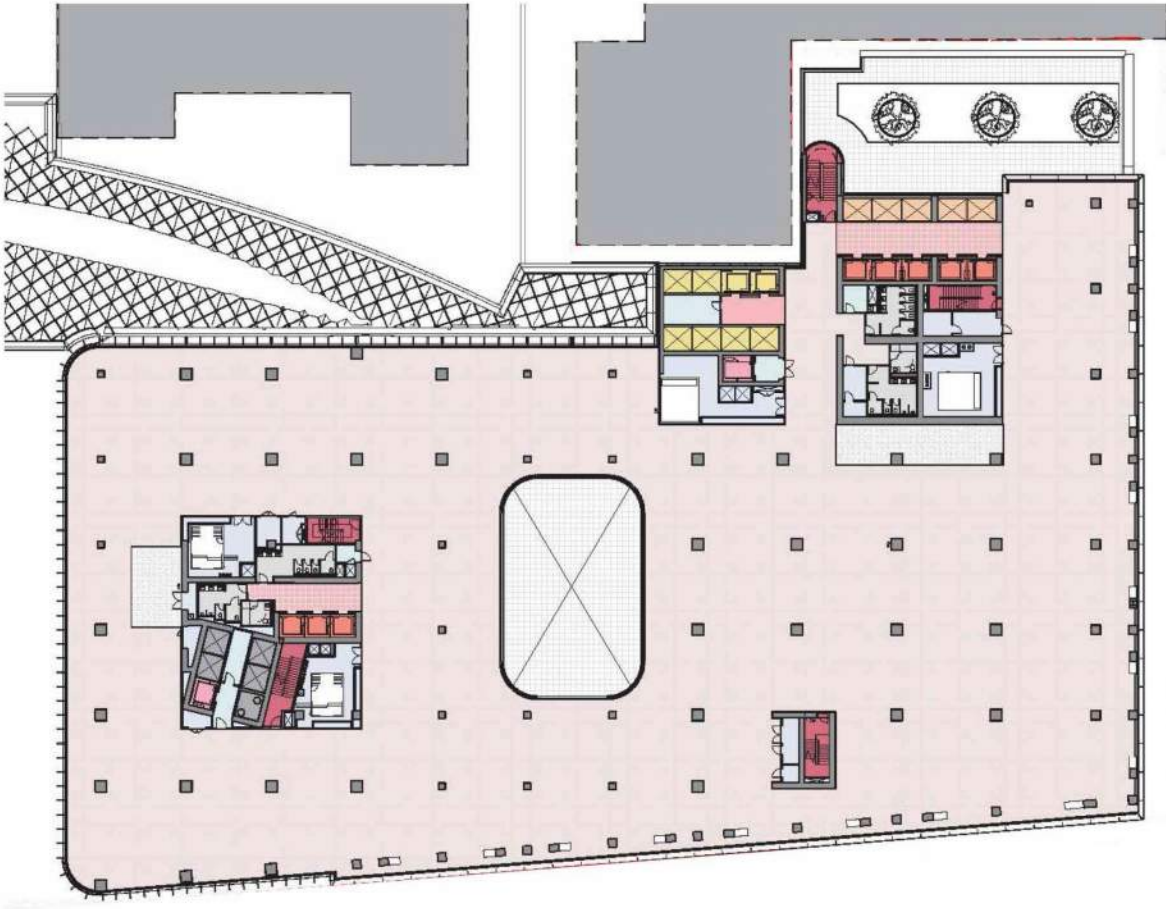
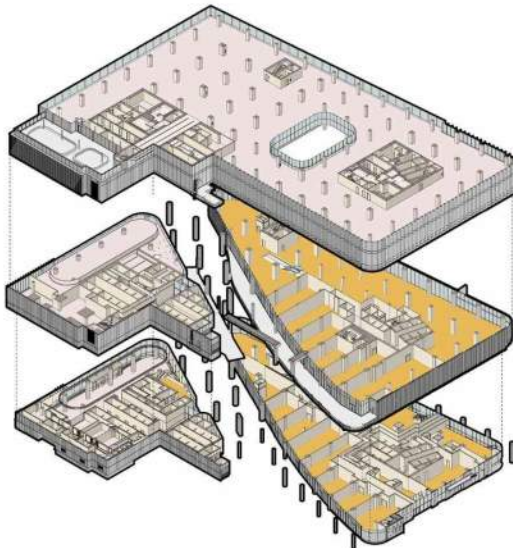
Second floor

# 8 Spadina

Mega Office

Second Floor

Lobby



Mega Office  
72,000 sf

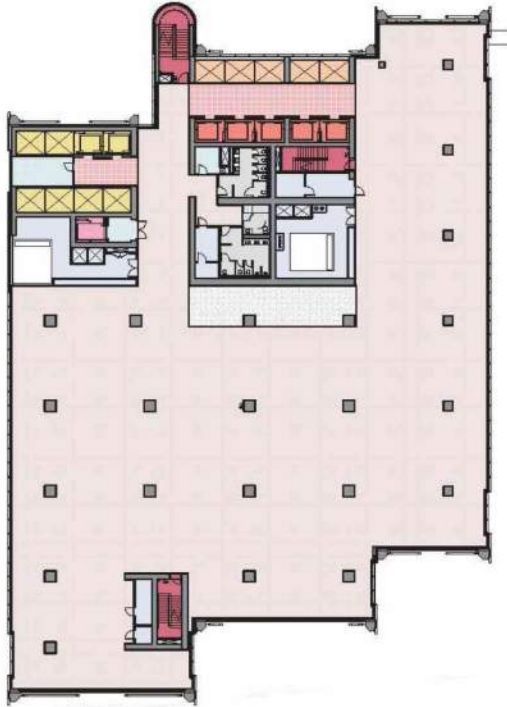
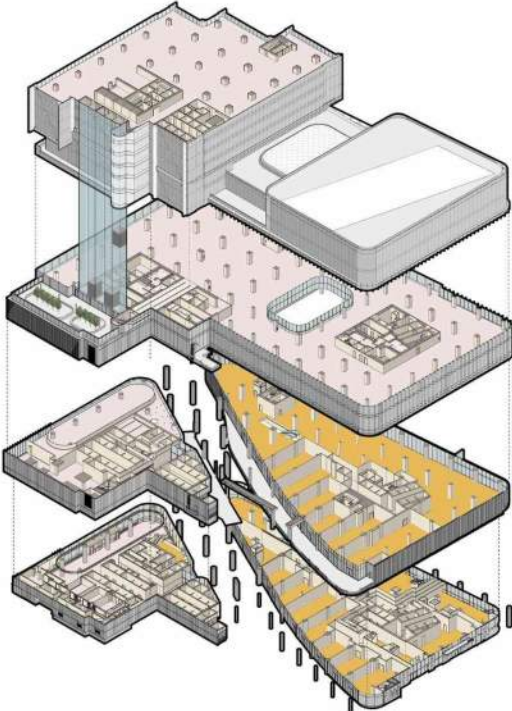
# 8 Spadina

Large Office

Mega Office

Second Floor

Lobby



Large Office  
30,000 sf

# 8 Spadina

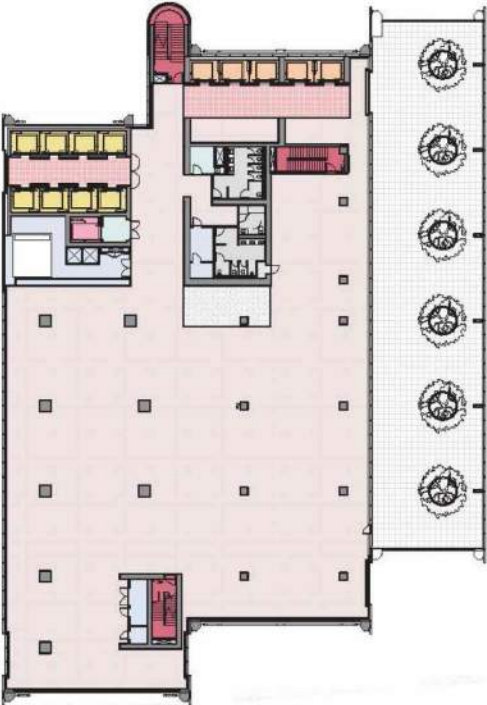
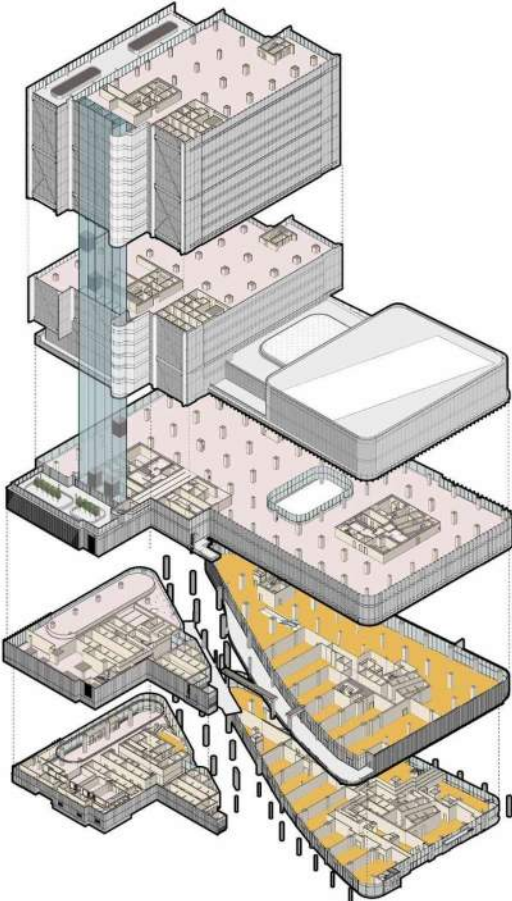
Medium Office

Large Office

Mega Office

Second Floor

Lobby



Medium Office  
20,000 sf

# 8 Spadina

Boutique Office

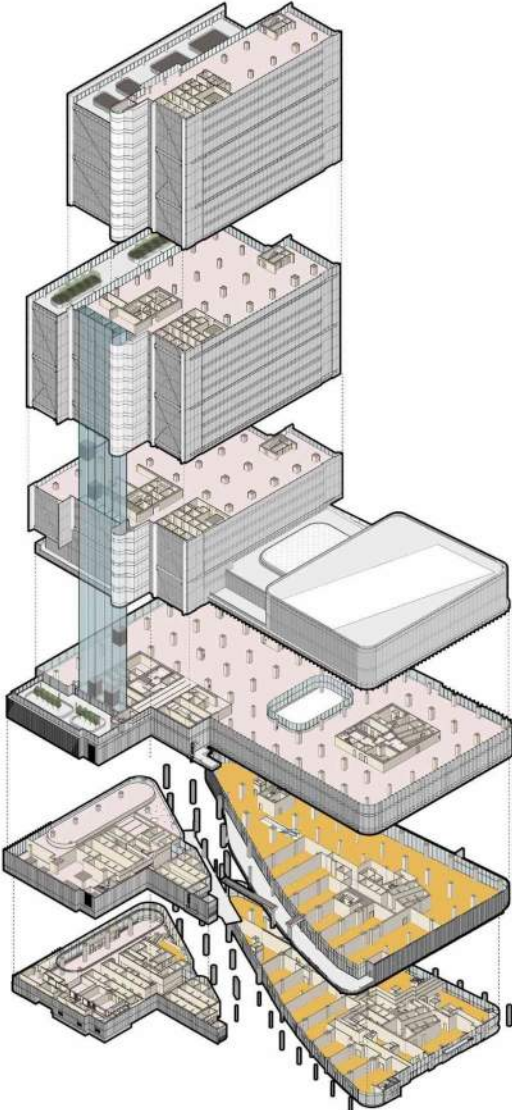
Medium Office

Large Office

Mega Office

Second Floor

Lobby



Boutique Office  
12,000 sf

# 8 Spadina

Restaurant

Boutique Office

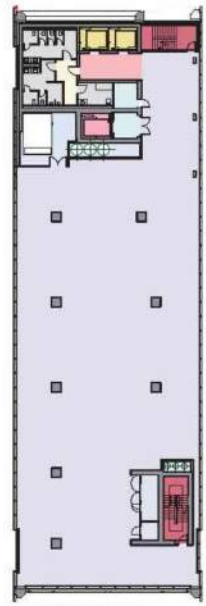
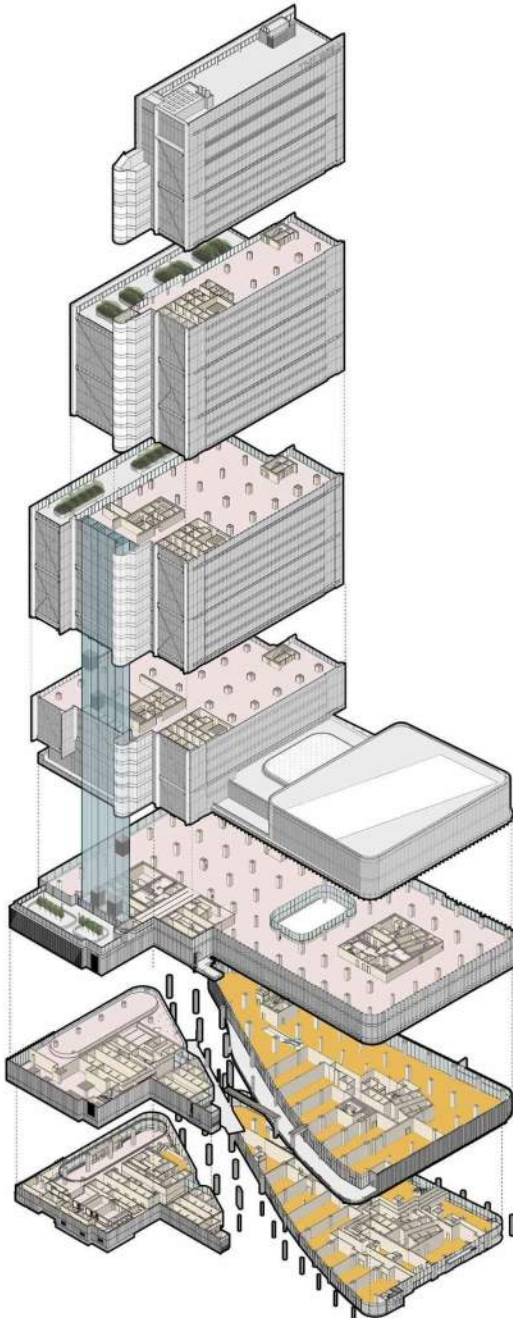
Medium Office

Large Office

Mega Office

Second Floor

Lobby



Restaurant  
12,000 sf

INTUIT

THE WELL

SPORTS CONTENT  
NOW OPEN  
VISIT ADIC THE WELL

NOW OPEN

LEFT TURN SIGNAL  
TRANSIT SIGNAL





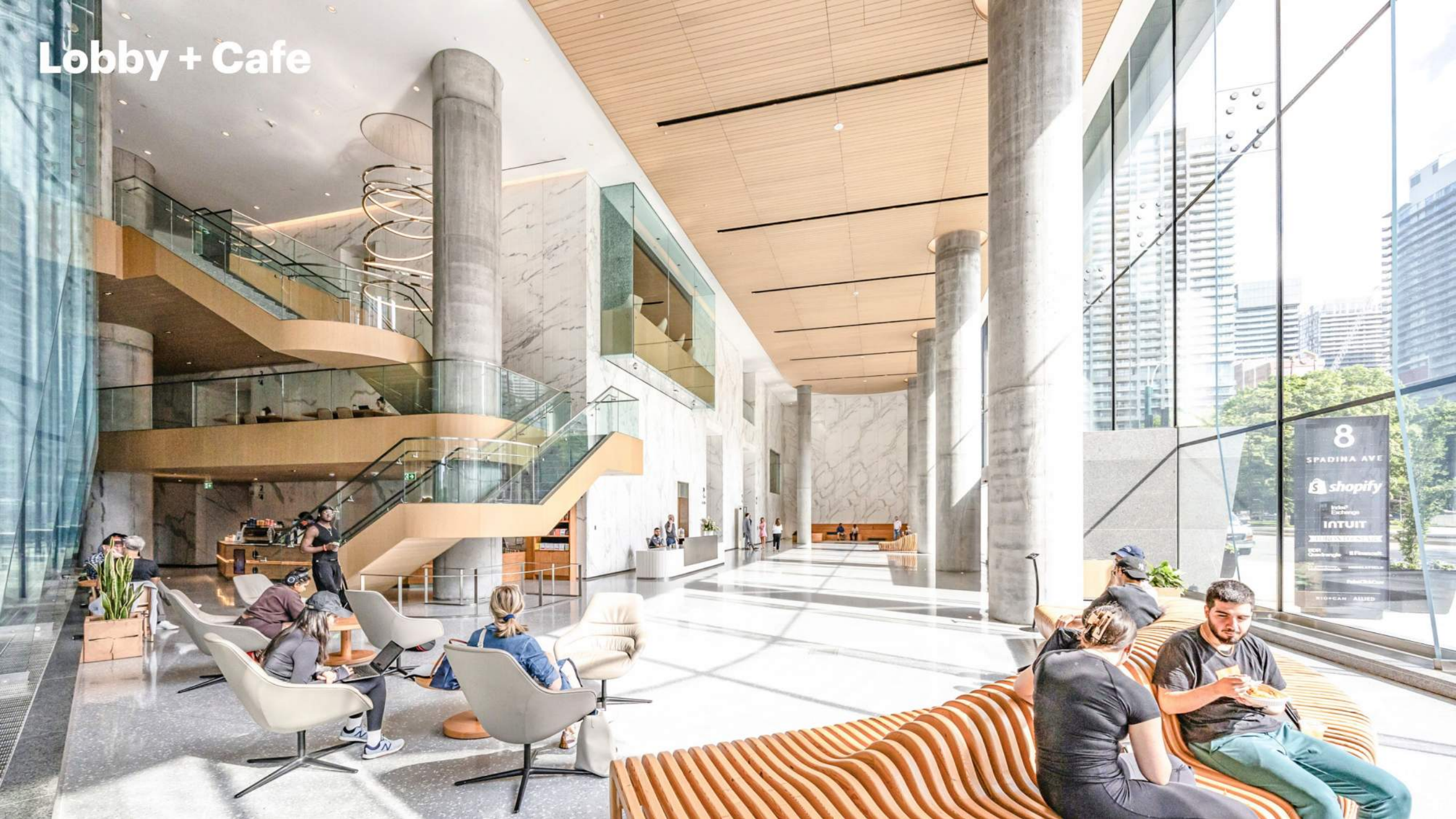
TORONTO

THE WELL

40

COLLECTOR & CHANGING

# Lobby + Cafe



# Lobby

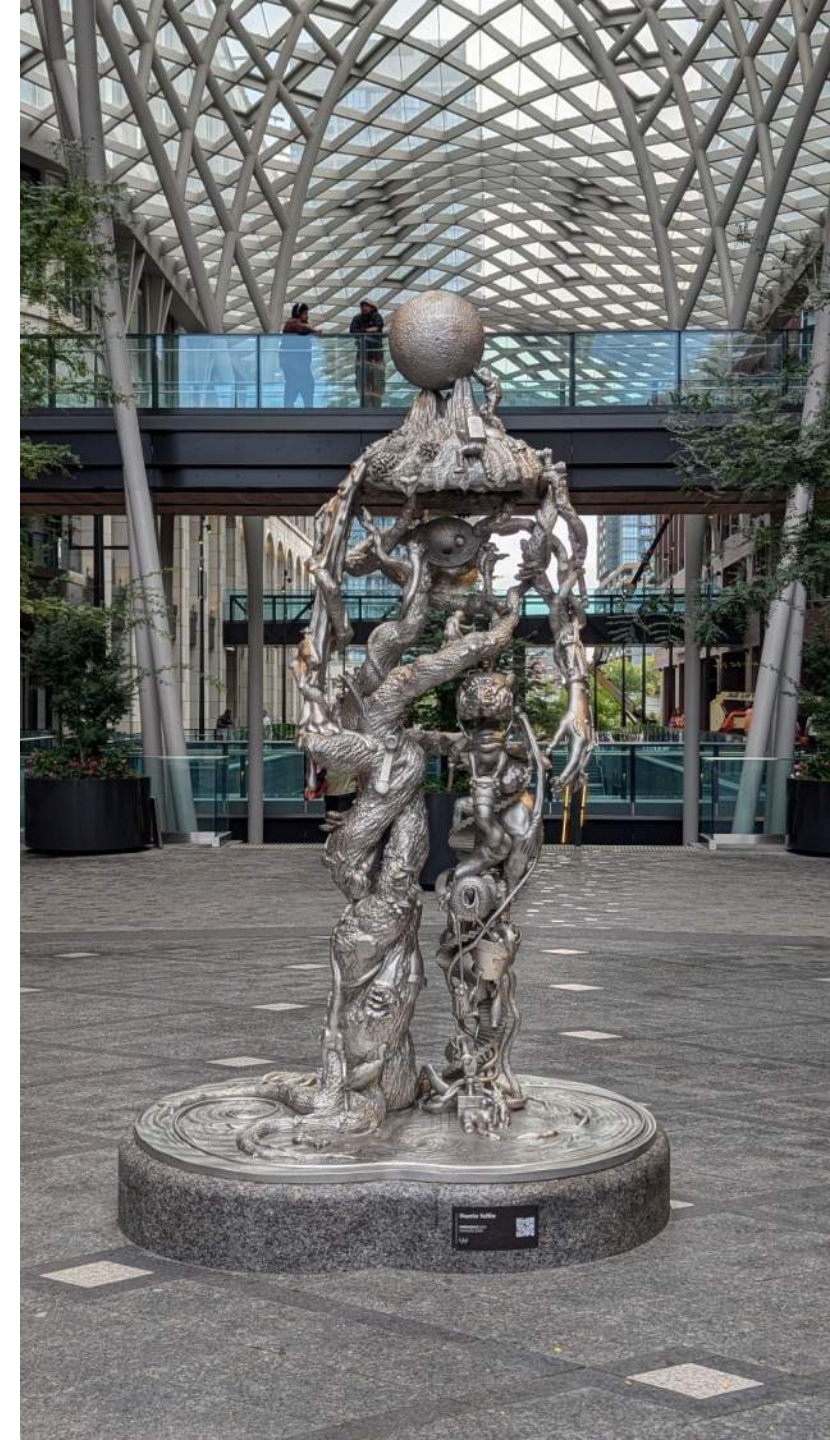
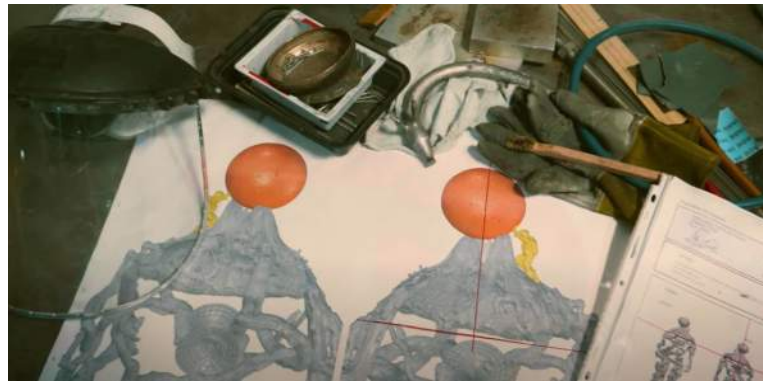


# Restaurant Lounge





**Emergence**  
Dustin Yellin  
2023





**Wellington Place**  
Claude Cormier  
2023





## The Globe and Mail Heritage Monument 2022





**Hello Velo**  
Jenn Kitagawa  
2022





**A Neighbourhood Stroll**  
Vanessa Spizzirri  
2023





**New York vs Toronto**  
Daniel Mazzone  
2023

