

# THEWELL

The Well Media Kit

RIO  CAN | ALLIED



# The Vision

Rooted in Toronto's past. Influencing its future.

The Well is the most ambitious mixed-used endeavour in Canada, a bold reflection of Toronto's energy and diversity, and an extension of the urban vibrancy of King West. Bordering Front, Spadina and Wellington, it is a mixture of retail, commercial and residential space in downtown Toronto that will host approximately 11,000 people on a daily basis who live and work at The Well. The design includes 1.2 million square feet of office space and 420,000 square feet of retail and food service. It has 1,700 residential units spread throughout six residential rentals and condominiums, plus one office building connected to a three-level retail base. The Well has achieved Platinum-level WIRED® certification from WireScore for its best-in-class digital connectivity, technological infrastructure, and commitment to emerging digital trends.

Here, the idea of livability is real, with easy access to everything that Toronto demands, expects and deserves: transit, culture, wellness, sustainability, diverse food options, inspiring workplaces and curated entertainment.

The Well is a choreographed mix of urban experiences, dynamic architecture and interconnected public spaces. Thoughtful and purposeful design underpins everything it achieves. With a pedestrian-centred focus, The Well responds to some of the strongest desires of downtown Toronto today: walkability, community-building, and the ability to create connections while seamlessly blending old and new.

More than a collection of buildings, The Well is an amenity-rich, urban streetscape and a vital, fully functioning environment that puts the things people want most within easy reach. Perfectly situated at Front, Spadina and Wellington, The Well is a gateway to King West with established connections to public transit, airports, trains, buses and highways. A planned intercity GO Train stop on The Well's doorstep connects professionals, visitors and residents to the city and the province.

The Well's location benefits from the proposed Rail Deck Park, bordering the southern edge of The Well. The proposed park will transform the unused area into Toronto's next great green space and gathering place. The Well sets the stage for meaningful experiences that draw people from down the street and across the globe to eat, shop, work, live and play in Toronto.

A feast for the senses awaits with inspired restaurant fare from chefs near and far and the arrival of Wellington Market, Toronto's newest go-to location for market-fresh artisan food, culinary exploration and experiences to share. The market will feature a 22,000 sq. ft. purpose-built venue and an activation space for events, concerts and more.

Reimagined retail and service concepts invite those who seek the extraordinary, with style trailblazers, fashion up-and-comers and established world-class brands. Bright, open-concept, sustainable workspaces attract the next generation of tech, media, creative and digital innovators to take root and shape tomorrow. Green spaces, convenient pedestrian-first living and a year-round open-air covered promenade encourage exploration and discovery, creating a gathering space and building a stronger sense of community. An eclectic and ever-changing mix of contemporary events invites everyone to indulge in the unexpected.

Materials used in the design were carefully considered to reflect the surrounding neighbourhoods, pulling visual cues from the existing architecture along King Street West. Multiple architects and visions came together to tell a cohesive architectural story that purposefully moves from red brick to wood to concrete as The Well flows west to east towards the financial district. Overhead, a soaring glass canopy responds to the unique seasonal diversity of Toronto, sheltering pedestrians as they move through The Well. This allows for year-round access to green spaces and the al fresco shopping and dining experience that people crave.

Providing the space for 7,000 new office jobs, 1,300 new retail jobs and 1,700 residences across six buildings, The Well is projected to contribute just under \$1 billion annually of economic activity once complete. With the addition of transit, green spaces and new opportunities for eating, shopping, working, playing and living, The Well is a culmination of a series of small additions that elevate the area exponentially. It's more than the sum of its parts. It's the best of them, amplified. And it's just what Toronto has been waiting for.

# Architectural Harmony

At its heart, The Well is about fluidity, creativity and connectivity. Toronto craves venues and opportunities to explore and discover. Adamson Architects, HPA, BDP and Claude Cormier have woven opportunities for all throughout the master plan.

A pedestrian-first design complements King West's existing laneways, encouraging a seamless flow to, from, and within The Well. Special emphasis is placed on creating a fluid design that's simple to navigate, enabling people to move easily throughout.

An evolving material palette mirrors the transition from the urban vibrancy of King Street West to the hustle of the financial district. Bold brick and beam blend seamlessly with sophisticated applications of terracotta, glass and steel.

A dramatic, sculptural glass canopy is suspended above the pedestrian spine of The Well, covering sixty percent of the Main East West connection. The canopy provides a year-round shield against the elements while enabling a permeable, outdoor experience.



# Designed to Be Experienced

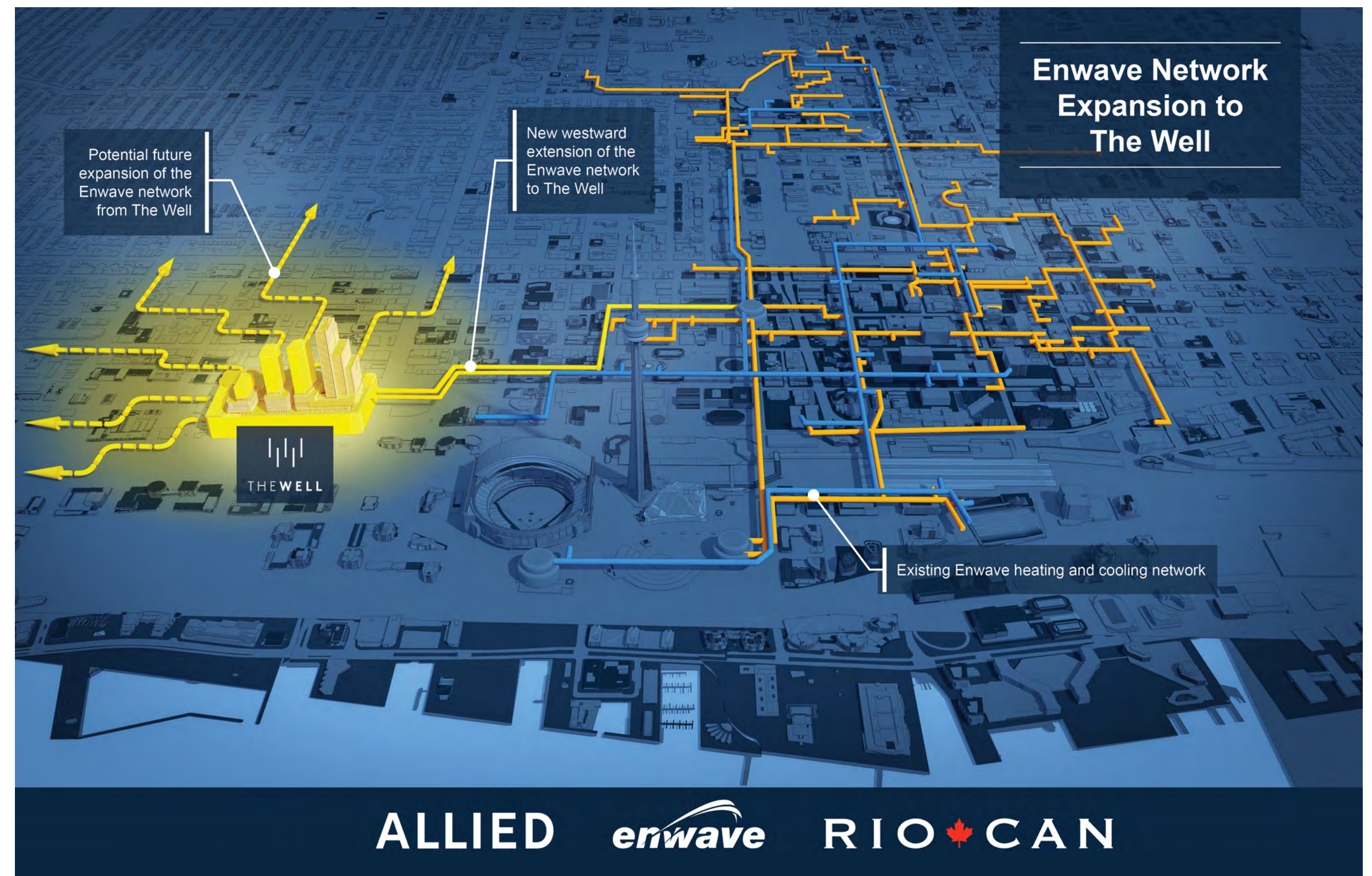
Exploration and discovery are at the heart of The Well experience. The Well is much more than a place to eat, shop, work, live and play. It's the spirit of curiosity and trial that comes alive in vibrant, experiential retail offerings. It's the engaging and consciously planned indoor and outdoor community spaces that play host to novel programming, placemaking and events. It's the collaborative and sustainable workspaces that attract and breed new ways of thinking and commerce. And it's the masterfully planned food offerings, including world-class restaurants and the new Wellington Market, where the convenience of local favourites heightens the international flair of culinary innovation. The Well is where relationships transcend transactions, where exploration precedes expectation and where community and individuality thrive in unison through common experience and learning.



# Thermal Energy System

The Well is built, quite literally, on a foundation of sustainability. The Well's development team joined forces with Enwave Energy Corporation (Enwave) to extend the existing Deep Lake Water Cooling and hot water distribution networks by building a new energy storage facility housed at The Well. This joint undertaking enables westward expansion of Enwave's systems, giving both The Well and surrounding communities access to sustainable cooling and heating solutions.

Enwave's new thermal energy storage facility consists of one six-million-litre tanks underneath The Well. The tank stores 12 million litres of temperature-controlled water fed by Enwave's existing Deep Lake Water Cooling system and a newly developed high-efficiency hot water loop. As an anchor site, the installation serves The Well community and buildings in neighbouring areas, providing the first low-carbon, resilient cooling and heating option for the downtown west community.



**“What is really fascinating is the mixture of uses that create this unique dynamic. The Well should mean many things to many people. There is this great synergy between all of those uses all in one place.”**

– Adrian Price, BDP Architects

EAT

SHOP

WORK

LIVE

PLAY

# Eat

With the arrival of Wellington Market, alongside curated fast casual offerings and a host of world-class restaurants, The Well is poised to represent the new wave of culinary trends in Toronto. Anchored in the spirit of where food is grown and the people who nurture it, The Well celebrates every food occasion through a collision of elevated experiences and the fastest of casual. It's an intentionally designed integration of culinary artists, creators and local farmers, perfectly balancing the celebration of homegrown local craft, convenient favourites and internationally inspired experiences.

## FOOD OFFERINGS:

Fresh Market Fare  
Prepared Food  
Elevated Fast Casual  
Inspired Restaurants





# Wellington Market

Meet Toronto's newest evolved food and drink market with fresh, local produce, artisan fare and a variety of casual dining options. Wellington Market offers everything from the core essentials to the adventurous, celebrating the best of Toronto's diverse food scene in a lively environment. Seasonal offerings collide with vibrant surroundings to create Toronto's go-to market for culinary exploration and experiences to share. The entire market will be liquor licensed for a 3,400-person capacity, and will house a 22,000 sq. ft. purpose-built venue. It will also feature an activation space to allow for events, concerts, comedy shows and more.



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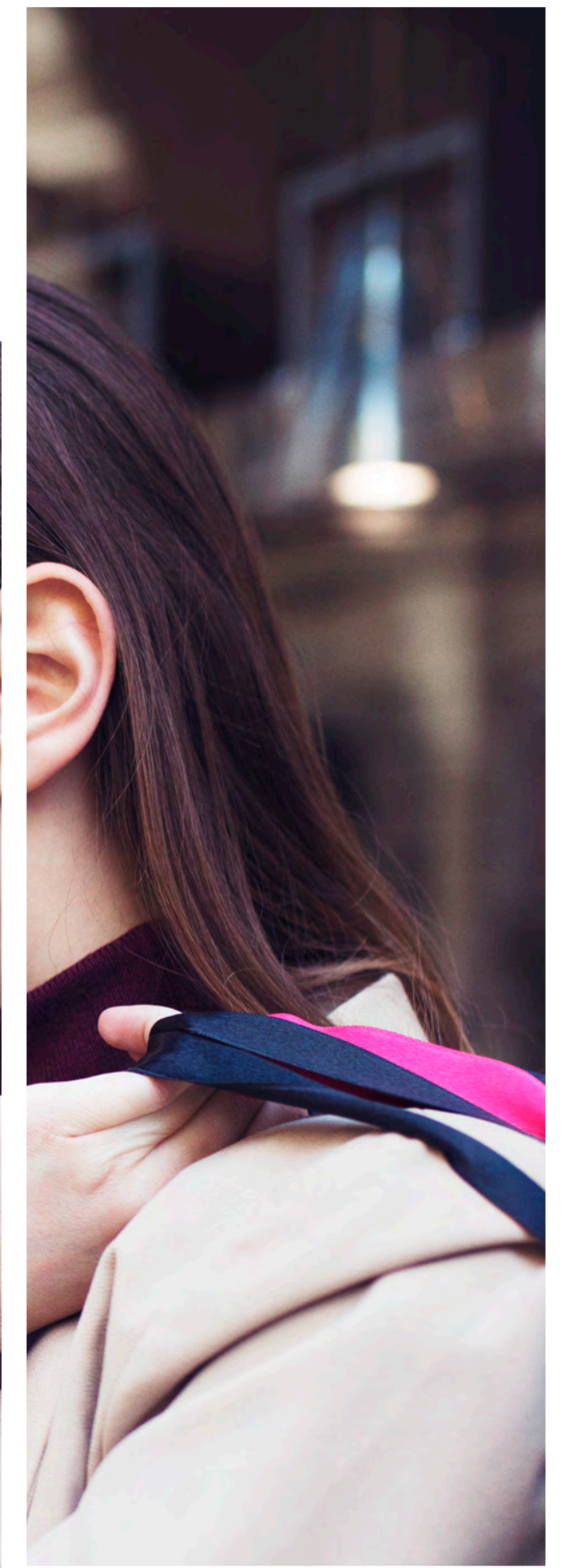
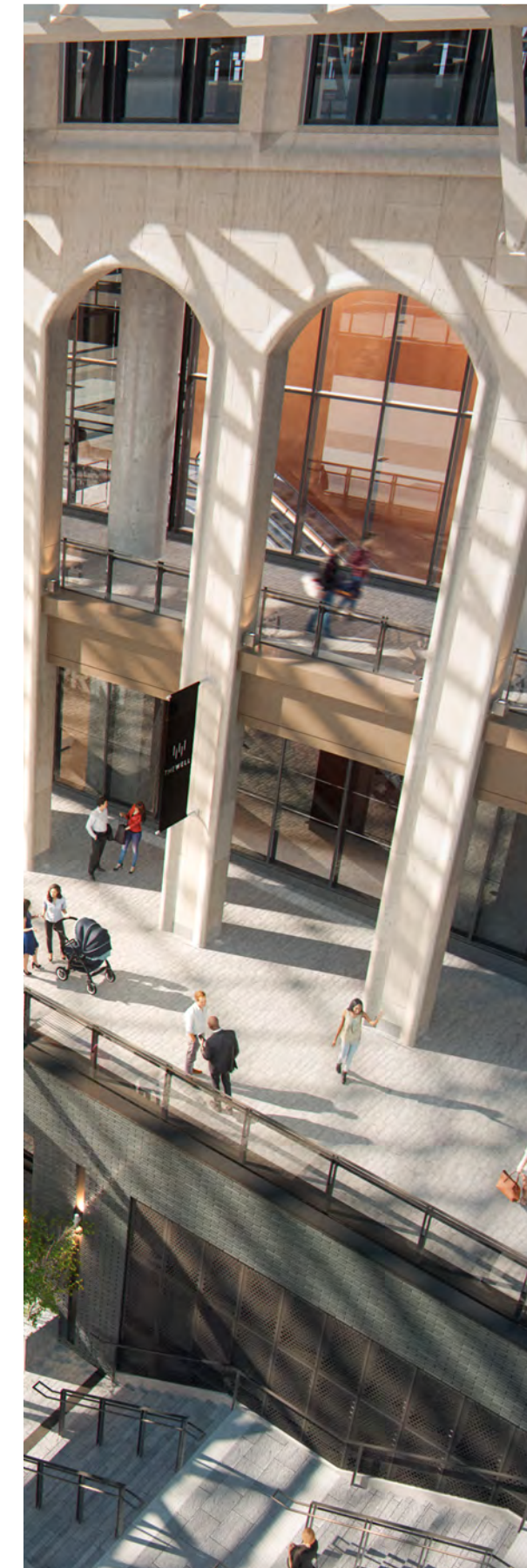
# Shop

Through a first-of-its-kind take on urban retail in Canada, The Well introduces reimagined retail and service experiences for those who seek the extraordinary. Retail favourites, visionary flagships, culturally relevant pop-ups and experiential concepts ensure every transaction generates a story. Retail trailblazers, fashion up-and-comers and established world-class brands populate 420,000 square feet of indoor and outdoor retail space, attracting shoppers from far and wide, with ample parking for all. Plus, The Well is purposely designed to allow for ease of loading and unloading for retail businesses.

## RETAIL MIX INCLUDES:

Large and Small CRU  
Fitness and Health  
Entertainment  
Beauty

Arts and Culture  
Home  
Spa Services



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# Work

An integral part of an amenity-rich community, The Well's workplace supports the next generation of tech, media, creative and digital innovators as they ignite ideas and push the limits. Workspaces are housed in buildings reflective of the industrial character of King West, and soar to new heights in the signature office tower at the corner of Front and Spadina. Floor-to-ceiling windows, displacement ventilation system and personal comfort controls all work to provide occupiers with a healthy and productive environment. An offset elevator core opens up the floor plates and enables workplace design solutions that balance collaboration and focus, yet remain adaptable to unique organizational needs. A commitment to environmental stewardship is foundational, and the tower's unique design supports internal sky gardens and external sky terraces of green space.

## KEY BUILDING FEATURES:

Varied Sizes/Configurations of Floor Plates, Maximized for Daylight  
 Opportunity for Interconnecting Stairs  
 Outstanding Panoramic Views of the City

Targeting LEED® Platinum  
 Branding Opportunities



# Stacking Plan

## Renowned Office Tenants

The Well's office spaces are ideal for urban tech companies and professional services. Work alongside notable organizations like Shopify, Quadrangle, Konrad, Spaces, Intuit, Index Exchange and Financeit.



Shopify is a Canadian e-commerce company for online stores and retail point-of-sales systems. Shopify offers online retailers a variety of services including payments, marketing, shopping and customer engagement tools to simplify the process of running an online store.



Index Exchange is a global advertising marketplace where premium digital media companies sell their ad impressions to programmatic buyers



Spaces is a co-working provider, owned by Regus, a direct competitor of WeWork



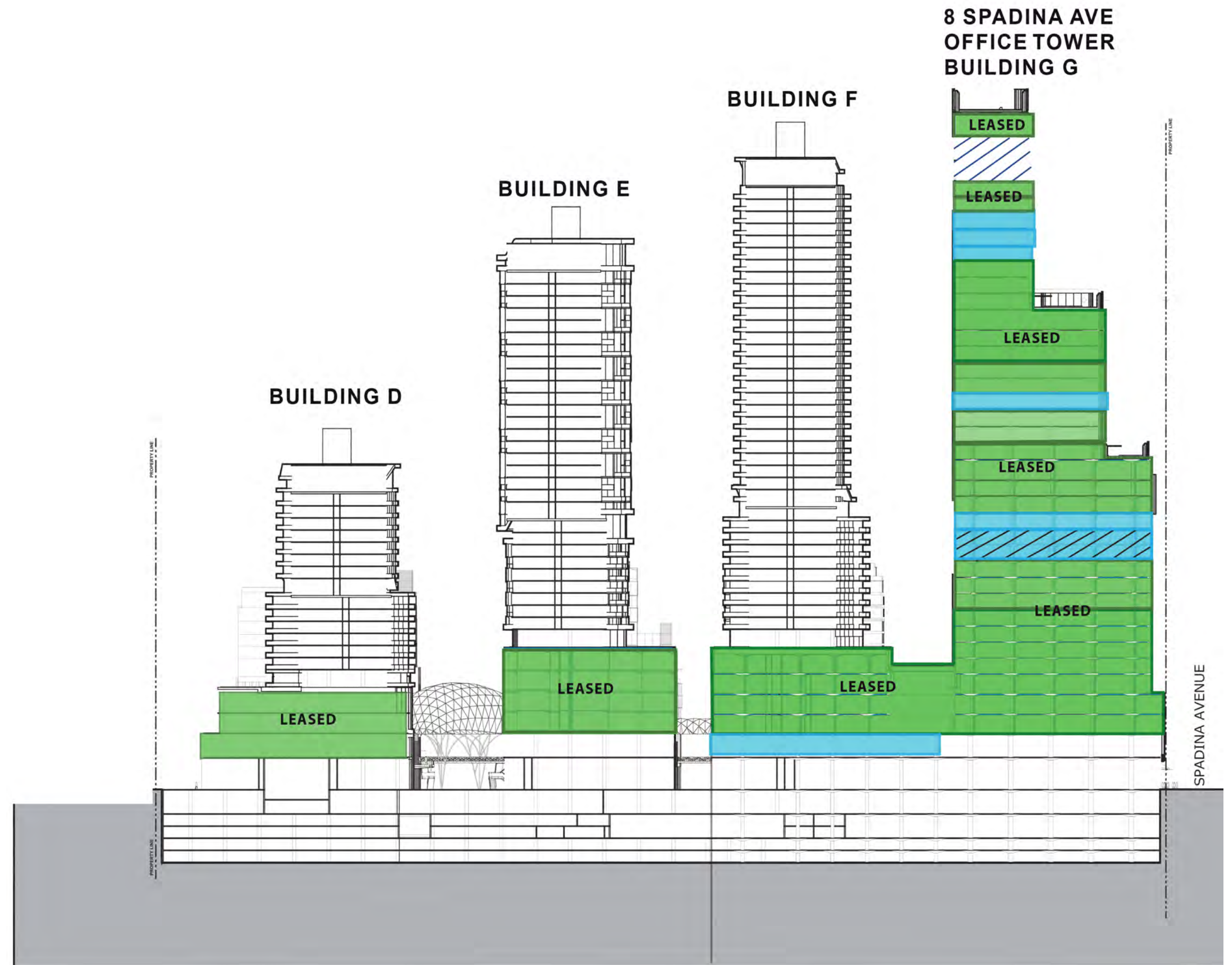
Founded in 1986, Quadrangle is a Toronto based architecture and interior design firm renowned for its client service resulting in long-term relationships. The firm's portfolio spans the commercial, mixed-use, multi-unit residential, content media and retail markets, and includes specializations in areas such as master planning, accessibility, and sustainability.



Financeit is a market leading point-of-sale financing provider servicing the home improvement, vehicle and retail industries.



Konrad is a global digital agency and innovation firm that serves a world-class and diverse client base. They help their clients identify, plan for, and capitalize on digital opportunity wherever it is found. With a decade of experience delivering success and a global team of 250+ practitioners, Konrad is uniquely positioned to deliver on this mandate.



EAT

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WORK

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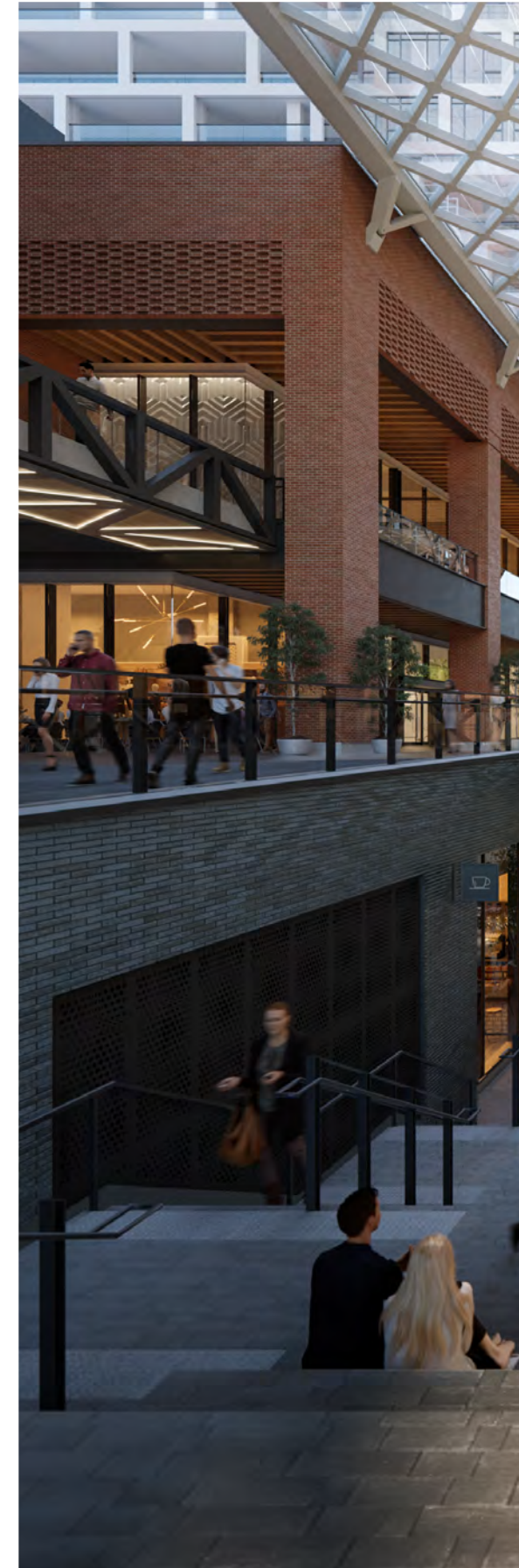
PLAY

# Live

Green spaces, an open-air public promenade and an atmosphere of discovery come together in inspirational, centrally located residences that offer an extension of the King Street West lifestyle with a completely new take on downtown living. The Well features a mix of purpose-built rentals and condos in a people-centric designed environment that sparks curiosity to explore and try new things. Pedestrian-first living encourages occupants of the 1,700 residential units to connect and interact with one another, gravitating towards The Well's gathering spaces and building a stronger sense of community. With convenient access to services, food, entertainment, retail and work space, residents can experience the full spectrum of urban living without needing to leave.

## RESIDENTIAL MIX:

High-rise and Mid-rise Condominiums  
FourFifty The Well Luxury Rental Residences



# FourFifty The Well

Introducing The Well's residential rental community FourFifty The Well. With 46 storeys and 592 units, these luxury rentals offer unique design features and superior amenities. Located at Front & Spadina, FourFifty The Well combines the convenience of living in the most metropolitan city in Canada with the experience of living in a community where residents truly don't need to go more than a few steps to eat, shop, work, live or play. Right outside the front door, residents will find a curated market and food hall experience, where they can connect with local chefs, retailers and general purveyors of fine goods in a setting that rivals no other.

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FOURFIFTY  
THEWELL



EAT

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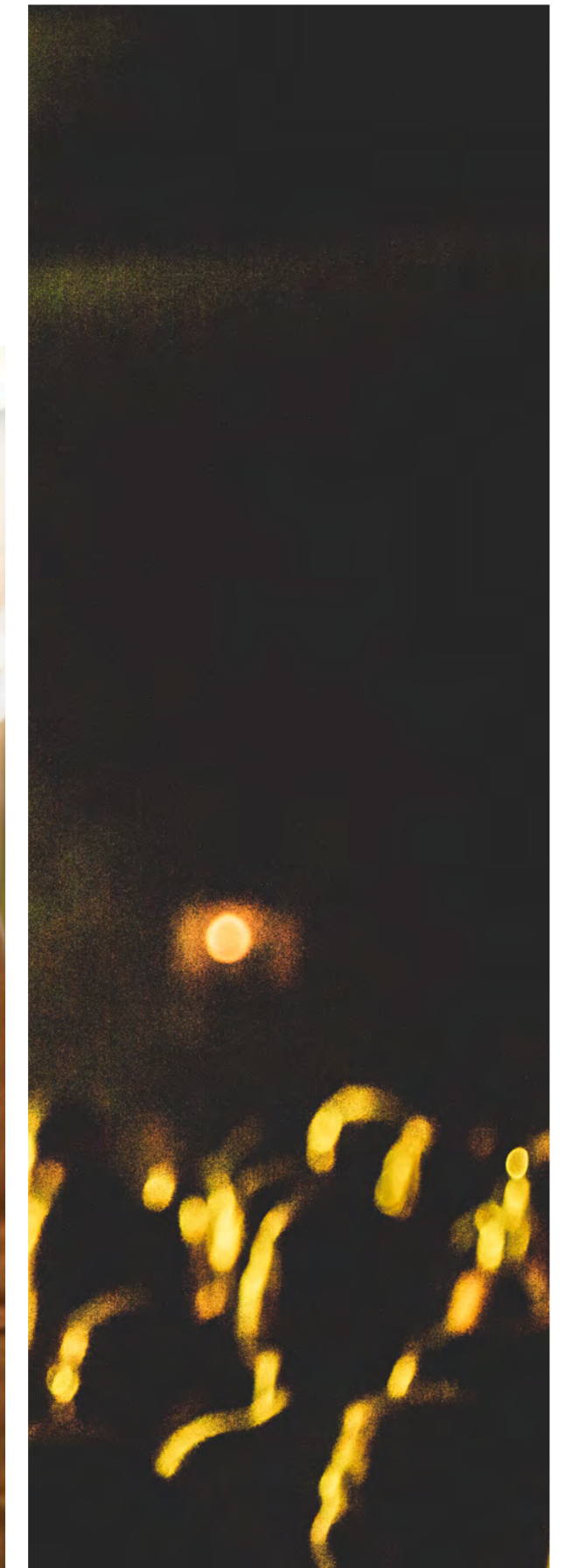
WORK

LIVE

**PLAY**

# Play

The Well is grounded in a sense of curiosity and a common desire to learn and grow. Vibrant community spaces host a diverse collection of curated experiences, events and programming designed to spark discovery and ignite a sense of community. Retail and food service offerings are elevated into immersive experiences. Reflecting the diversity of the dynamic city it calls home, The Well brings locals and visitors – people from all walks of life – together to uncover and explore new facets of themselves and each other and their community.



# Community

## Designing with neighbours

The Well is conceived as an authentic extension of King Street West and the people and businesses that inhabit it. Once a month for two years, The Well development team met with community stakeholders to engage in a communal act of design. The impact of this consistent collaboration is felt throughout The Well, from the permeability of the interconnecting streets and alleys, to the animated public spaces and material palette that intentionally draws inspiration from its surroundings.

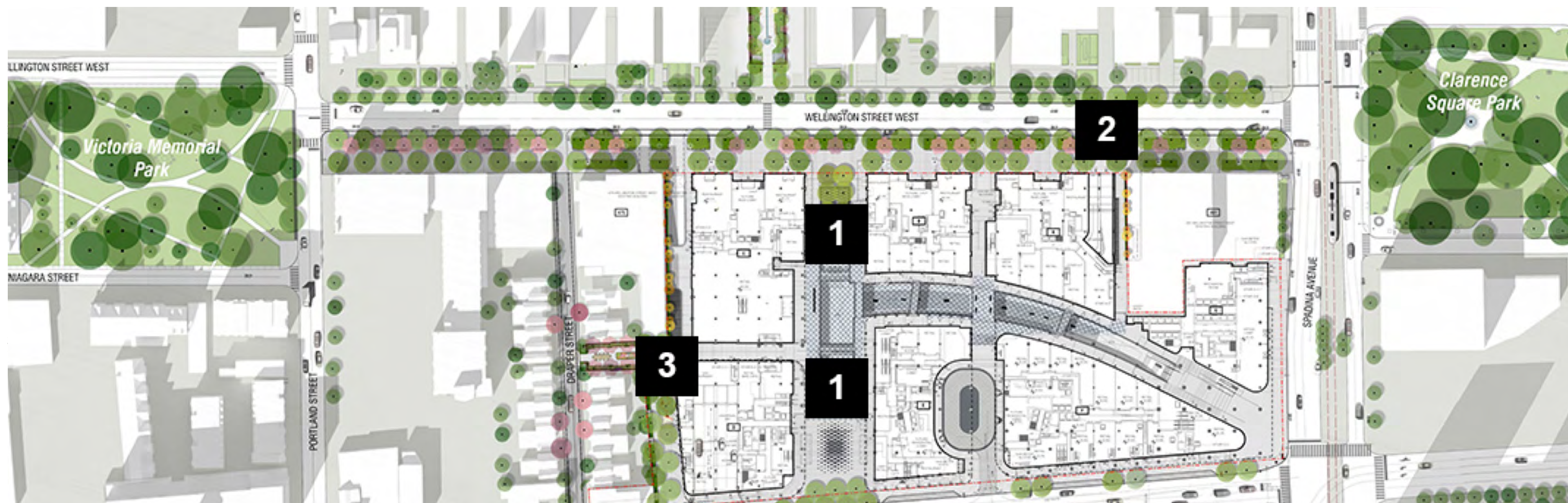




**“This is choreographed city-building. A collection of small moves that add up to something transformational while celebrating the public domain.”**

**– Claude Cormier, Landscape Architect**

# Public Realm



Renowned Landscape Architect Claude Cormier designed a series of parks and open spaces that are rooted in history and local context, infusing the public realm with a sense of community, joy and playfulness.

## 1 / Public Spaces

Indoor and outdoor spaces populate the entire site plan for The Well, enabling the opportunity to gather, entertain and engage with art, culture and community programming.

## 2 / Wellington Park Promenade

A 450-metre linear park with an 18-metre-wide promenade stretches from Clarence Square to Victoria Memorial Park along the south side of Wellington Street, realizing a vision for the street that dates back to the mid-19th century. The promenade is lined with restaurants, making it a marquee destination and gathering place.

## 3 / Draper Park

An existing park that connects The Well with Draper Street is revitalized.

# Neighbourhood Amenities and Connections

## Rail Deck Park Proposal

In fall 2016, Toronto City Council endorsed a proposal for a new major park in downtown Toronto to be built over the rail corridor between Bathurst Street and Blue Jays Way. Known as “Rail Deck Park”, the proposed project brings green space into downtown Toronto on a scale no one imagined could ever happen. This highly anticipated and much-needed park borders the southern edge of The Well and transforms this unused air space into Toronto’s newest gathering place for recreation, culture and celebration.

Together with The Well, the proposed Rail Deck Park supports the continued growth, prosperity and livability of Toronto.

## Transportation

Situated at Front and Spadina, The Well acts as a gateway to King West, with established connections to public transportation, two airports, trains and more. Existing streetcars on Spadina Avenue and King Street provide north-south and east-west service to and from The Well, while Toronto’s main transportation hub, Union Station, is within walking distance. Union connects professionals, visitors and residents of The Well to GO Transit, VIA Rail and TTC, as well as Pearson Airport via the UP Express. Billy Bishop Airport provides further connections to and from Toronto. What’s more, GO Transit is planning a new stop steps from the property.



# Neighbourhood Amenities and Connections

The Well is ideally located in close proximity to some of Toronto's best attractions, entertainment, transit options and green spaces.



-  SUBWAY STATION
-  STREETCAR LINE
-  TRANSIT
-  HOTEL
-  LANDMARK/ATTRACTION

## NEIGHBOURS

### HOTELS

- 1 Sheraton Centre Toronto
- 2 Adelaide Hotel Toronto
- 3 Hilton Toronto
- 4 The Beverley Hotel
- 5 Omni King Edward Hotel
- 6 Shangri-La Hotel Toronto
- 7 Cosmopolitan Toronto
- 8 Hotel Le Germain Toronto
- 9 Bisha Hotel Toronto
- 10 The Fairmont Royal York
- 11 The Ritz Carlton
- 12 SoHo Metropolitan Hotel & Residences
- 13 1 Hotel
- 14 Hotel Le Germain Maple Leaf Square

### LANDMARKS/ATTRACTIONS

- 15 Four Seasons Centre
- 16 Canadian Opera Company
- 17 Hockey Hall of Fame
- 18 Roy Thomson Hall
- 19 Sony Centre
- 20 Metro Toronto Convention Centre
- 21 Scotiabank Arena
- 22 Rogers Centre
- 23 Ripley's Aquarium
- 24 CN Tower
- 25 Proposed Rail Deck Park
- 26 TIFF Bell Lightbox
- 27 David Pecaut Square
- 28 Princess of Wales Theatre
- 29 Royal Alexandra Theatre

### TRANSIT

- 30 Union Station
- 31 Future SmartTrack Station
- 32 Bridge to Billy Bishop Airport

# Development Partners

**RIO  CAN**

RioCan is one of Canada's largest real estate investment trusts. RioCan owns, manages and develops retail-focused, increasingly mixed-use properties located in prime, high-density transit-oriented areas where Canadians want to shop, live and work. As at June 30, 2020, our portfolio is comprised of 221 properties with an aggregate net leasable area of approximately 38.6 million square feet (at RioCan's interest) including office, residential rental and 15 development properties.

**ALLIED**

Allied Properties REIT is a leading owner, manager and developer of distinctive urban workspace in Canada's major cities. Its objectives are to provide stable and growing cash distributions to unitholders and to maximize unitholder value through effective management and accretive portfolio growth.

# Design Partners



## Executive Architect

Toronto-based Adamson Associates is a full-service architectural practice noted for its tradition of design excellence and technical expertise since 1934. Its portfolio of international projects spans a wide range of sectors such as commercial, hotel and residential, institutional and mixed-use. Some of the company's large-scale developments include the World Trade Center redevelopment in New York and Canary Wharf in London.

# BDP.

## Retail Architect

Originally established in 1961 as Building Design Partnership, BDP is a leading global practice of architects, designers, engineers and urbanists with the shared belief that design is essential to improving people's quality of life. They also believe that people lie at the heart of every design process, and are committed to creating integrated, holistic and sustainable solutions for all of life's activities.

HARIRI PONTARINI  
ARCHITECTS

## Office Architect

Hariri Pontarini Architects is an award-winning architectural firm that has been based in Toronto since 1994. David Pontarini's vision can be seen in many beautiful buildings that grace the Toronto skyline, and the company's commitment to design quality and strong relationships can be seen through inspired occupants, satisfied stakeholders and harmonious design.

CLAUDE CORMIER  
+ ASSOCIÉS

## Landscape Architect

Based in Montreal, Claude Cormier + Associés is a second-generation conceptualist landscape design firm. Over the years, the company has acquired a solid reputation noted for originality and creativity. For the firm, landscape architecture is used to create an experience that embodies humour, subversion, and pleasure. The firm has been privileged to work on: Sugar Beach, Toronto Waterfront; the transformation and adaptive reuse of the Don Valley; Evergreen Brickworks; the public landscape for the Four Seasons Hotel; and Berczy Park, downtown Toronto.

# Design Partners



## Residential Architect

aA's team of 45 architects, designers and technologists provide the full spectrum of services, applied to a scope of practice that ranges from academic and institutional buildings to large-scale mixed-use developments: condominiums and affordable housing, classrooms and research labs, private courtyards and urban streetscapes. aA projects are located all over Canada, the United States, and Europe.

## WALLMAN ARCHITECTS

### Residential Architect

Wallman Architects is a Canadian architectural office dedicated to producing exceptional design. Drawing on the experience of a practice that began in 1985, Rudy Wallman established WA in 2006. Since then, WA has developed an extensive portfolio of remarkable mixed-use, residential, hospitality, institutional and urban design projects across Canada and around the world.

# Specs

**7.67** acres in downtown Toronto

**1,200,000** SF of new office space

**420,000** SF of new retail,  
food and service space

**70,000** SF European-inspired  
food market

**35,000** SF glass canopy  
open-air walkways

**20,000** estimated daily traffic

**7,000** new office-related jobs

**1,300** new retail jobs

**1,700** condominium and  
purpose-built rental suites

**7** distinct buildings including 1  
iconic 36-storey office tower  
at the corner of Front and Spadina

**1/3** of total site area will be  
publicly accessible outdoor space

**959** bike spaces

**739** commercial vehicle stalls

**23** commercial EV charging stations

**5** car share stalls

**23** carpool stalls

**4** north-south pathways connecting  
Wellington Street and Front Street

**1** linear park and promenade along  
Wellington Street

**1** restaurant-lined public plaza





**For more information, images and  
to schedule interviews, please contact:**

kg&a | 416.537.0954  
Vakis Boutsalis | [vakis@kg-a-inc.com](mailto:vakis@kg-a-inc.com)



THE WELL

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