



The Well - Urban Design Guidelines

440, 450 & 452 Front Street West; 425, 439, 441 & 443 Wellington Street West;
1 & 19 Draper Street; and 6-18 Spadina Avenue

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**URBAN
STRATEGIES
INC.**

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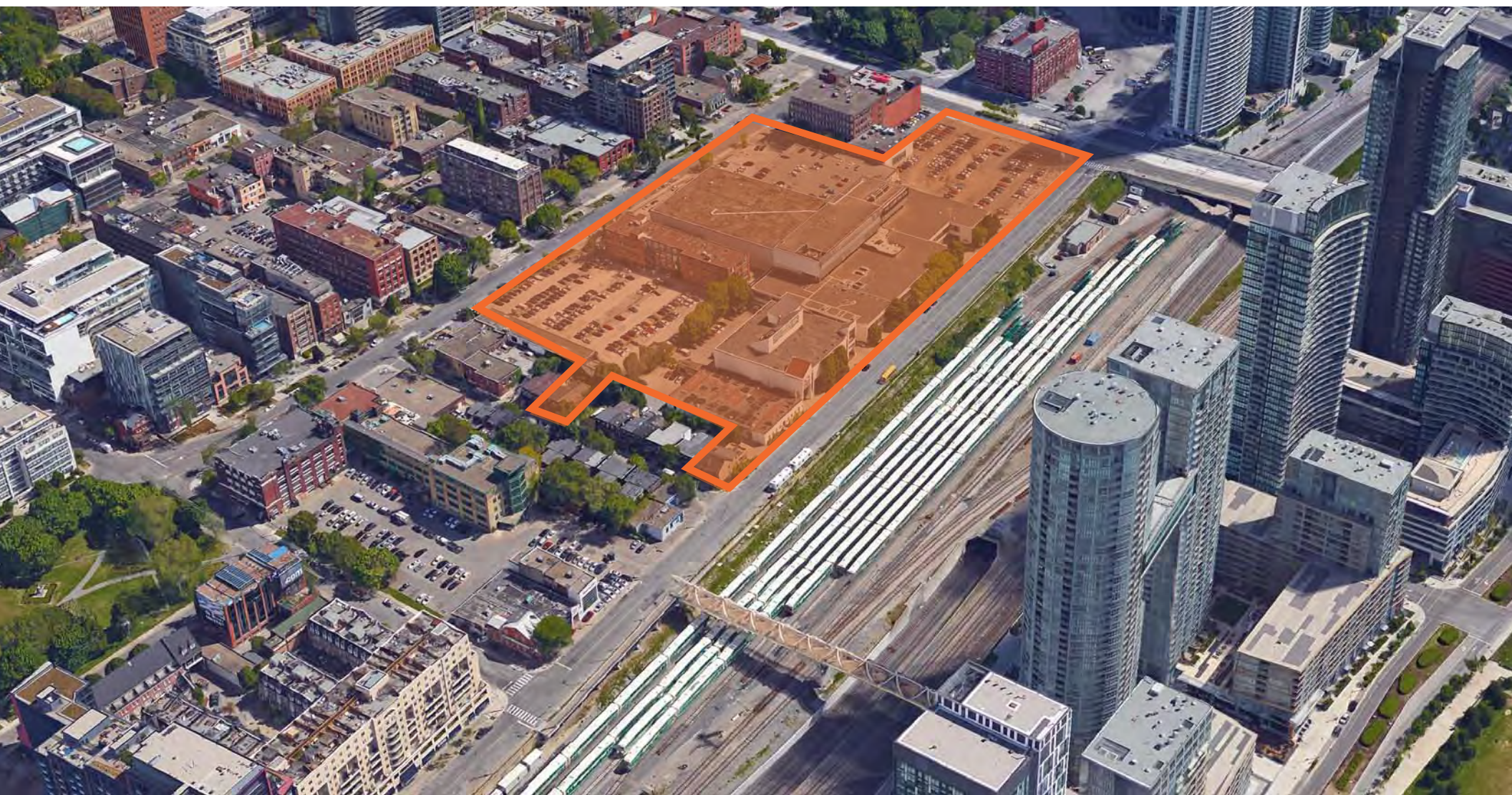


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Introduction

ABOUT THE SITE

The Well represents a new urban experience for Toronto, by taking the successful mixed-use city building lessons of the past and framing them within a modern and progressive built form context.

The subject site comprises the properties currently municipally recognized as 440, 450 and 452 Front Street West, 425, 439, 441 and 443 Wellington Street West, 1 & 19 Draper Street, and 6-18 Spadina Avenue. This constitutes 68% of the block bounded by Wellington Street West to the north, Draper Street to the west, Front Street West on the south side and Spadina Avenue to the east.

Official Plan Amendment 317 contemplates a maximum FSI of 9.5.

The development proposes to be approximately fifty percent employment uses and fifty percent residential. Comprised of seven buildings in total, the life of The Well takes place not only in the buildings, but also in the spaces between the buildings.

The focus on the pedestrian experience has been an overarching design principle of the proposed development, with a significant proportion of the site area dedicated to pedestrian pathways and open spaces. Retail uses and lobbies will provide animation at grade, not only along the public street, but also in the pedestrian pathways.

All of the aforementioned are contained and framed within creatively designed and sited buildings, so as to respond to and complement the existing and planned built form character surrounding the site. The Well invites Torontonians to live, work and shop through the day and night, and can also be an attraction for visitors.

The unique experience at the pedestrian level is unprecedented in such a large-scale development, particularly within an urban context. The Well is a positive example and important development for the city, as it gives residents, employees and visitors a unique experience in modern city building.

The purpose of this document is to provide design guidance for the future designers of The Well.

The secondary purpose of this document is to act as a lens through which the evaluation of The Well, over the course of its development, will be viewed by City of Toronto Community Planning and Urban Design staff.

All building designs, site plans and renderings as shown in this document are indicative only. The Urban Design Guidelines should be read in conjunction with the City of Toronto's land use planning framework.

This document contains information developed during the project design process, which may not be part of the actual development and may possibly be implemented by others, including the City of Toronto. Those ideas are marked with an asterisk * .

THE SURROUNDING CONTEXT - LOOKING NORTH



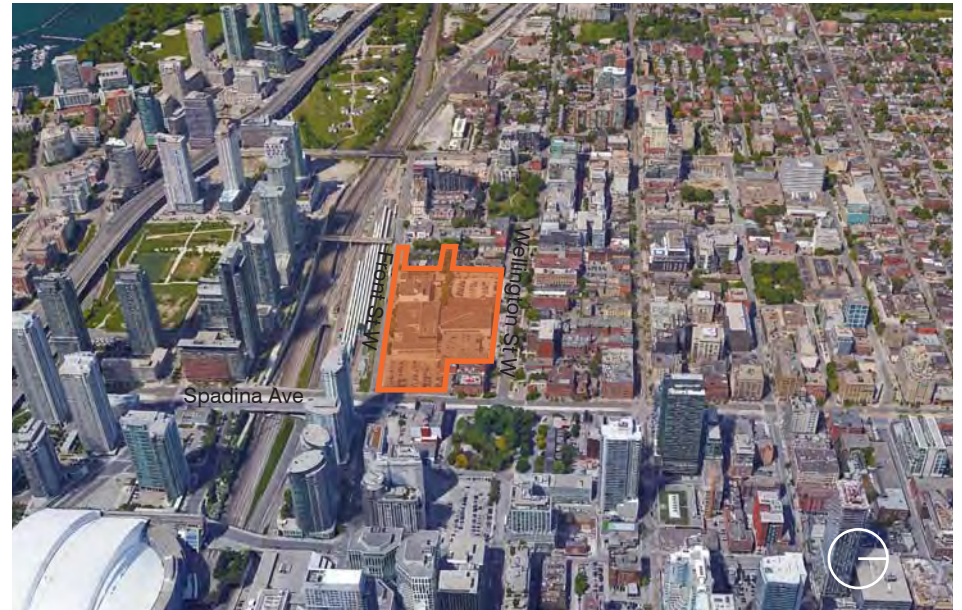
THE SURROUNDING CONTEXT - LOOKING SOUTHWEST



THE SURROUNDING CONTEXT - LOOKING NORTHEAST



THE SURROUNDING CONTEXT - LOOKING WEST



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THE DESIGN APPROACH OF THE PROPOSED DEVELOPMENT

The design approach to The Well has is rooted in traditional city building techniques that are applied within a contemporary approach. A balanced mix of uses are contained within the unique and interesting character of new buildings, responding to the surrounding structures of the King-Spadina neighbourhood. The space between buildings is just as important as the buildings themselves, and pedestrian pathways between buildings connect the site through to restaurants, galleries and other vibrant areas of the city.

The Well is comprised of 7 distinct buildings, marked in the skyline by an iconic Class A office building on the northwest corner of Spadina Avenue and Front Street West. It announces The Well to the city. Like all buildings in The Well, the office building is mixed with other uses, built on a retail podium base. Though the number of residents in the area has grown, options for shopping are difficult to find within King-Spadina area.

The Well will address the shortage of retail options in the neighbourhood by adding a significant amount of new retail space. The first and second floors throughout the development will be

primarily retail, with additional retail in a portion of the lower concourse level to allow for a variety of retail store sizes.

The primary circulation within The Well will be an at grade pedestrian pathway system that is reflective of similar such pathways in the surrounding blocks. This pathway system winds from Wellington Street West to Front Street West in distinct locations and will also connect from the corner of Spadina Ave and Front Street West through the length of the property to Draper Street.

This pedestrian pathway is primarily open to the elements, but covered in places. The pathway is active and framed by a variety of retail options and entrance lobbies to the residential and office components.

There are three particular locations that can be animated with special events: a green space on Wellington Street West, a courtyard on Front Street West and other accessible areas within the site. They could become the home of a regular market, a gathering space for special events, cafe patios or simply a space in which to linger and to enjoy the day. The subject site also includes the properties at 1 Draper Street and 19 Draper Street, though the former will be maintained as is and the latter will be used as a public park.

Floor to floor heights of the office building are designed with an emphasis on the type of offices found in King Spadina in older renovated buildings. This type of office space is usually marketed to companies involved in creative industries, which characterize the office market of the future.

Offices will occupy a number of levels of each of the buildings located along Front Street West, in addition to the retail and residential portions of the project.

The three buildings along Front Street, (west of the office building) will be comprised of residential buildings above the retail and office space within the podiums.

Wellington Street West will be comprised of mixed use buildings, with residential above the retail spaces. These buildings are designed to frame the Wellington Street frontage and complement the street's existing built form character. Evocative of the masonry warehouse buildings of the neighbourhood, they are smaller in scale along the street frontage, each being broken down into smaller components as they address the street.

THE PROPOSED DEVELOPMENT

The plan is comprised of 7 building modules. Buildings 1, 2 and 3 are designed to have a strong local relationship to the scale of Wellington Street West.

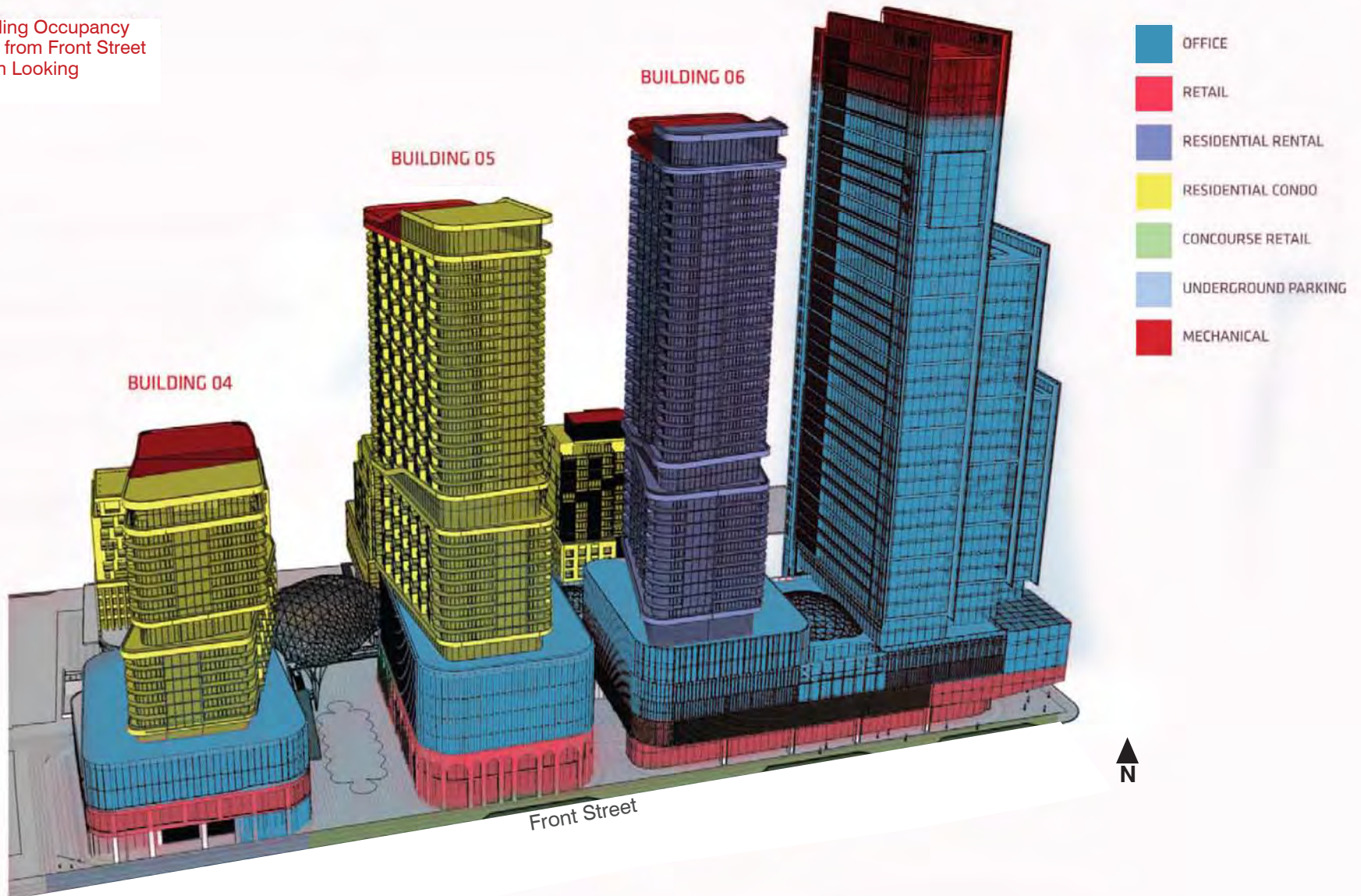
Buildings 4, 5 and 6 are scaled to Front Street West and the rail corridor.

Building 7 is a landmark office tower at the southeast corner of Front Street West

and Spadina Ave. A heritage property is located at the northeast corner of the subject property at 401 Wellington St. W. The western edge also aligns with the Draper Street Heritage District.

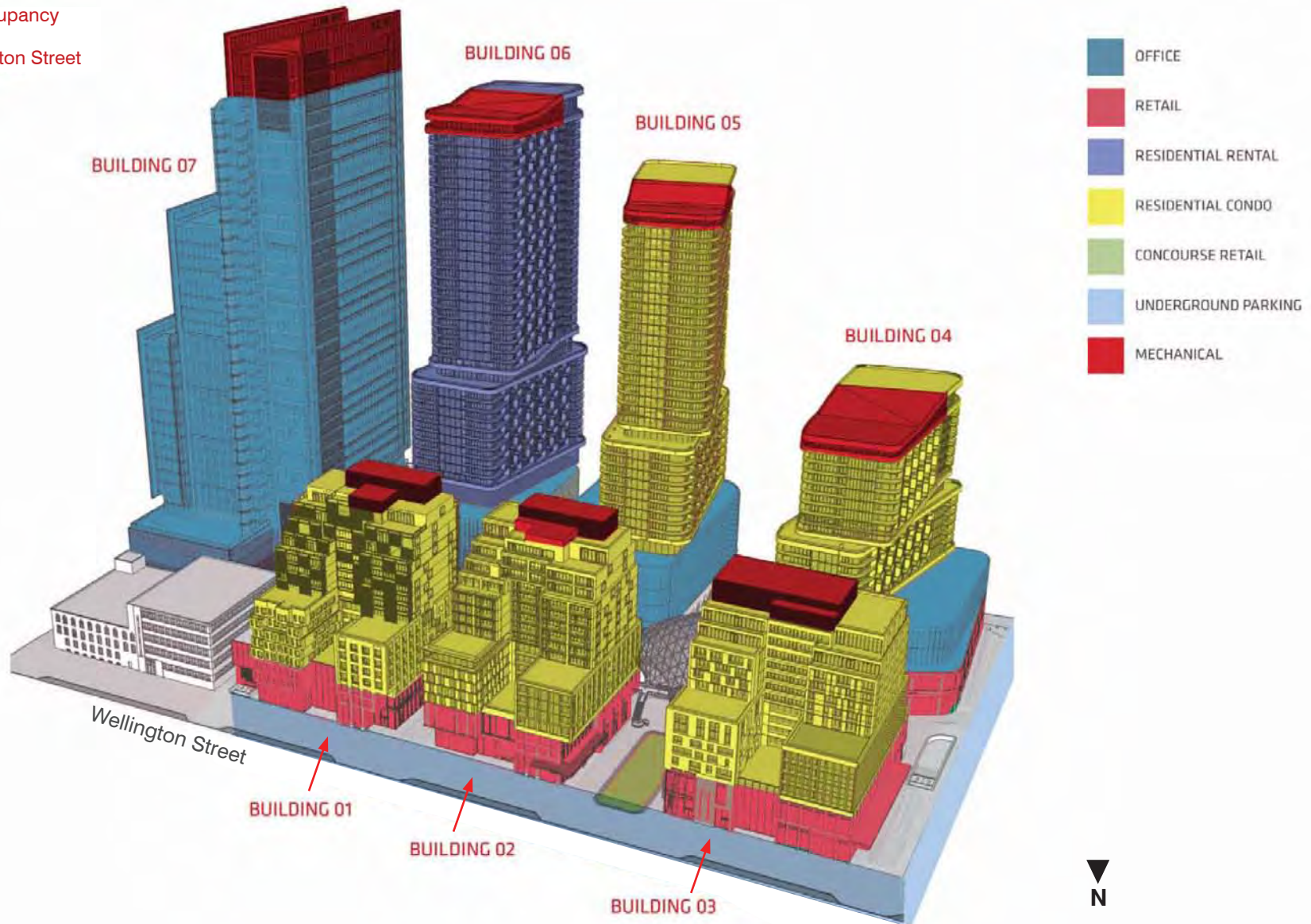


Building Occupancy
View from Front Street
North Looking



These two drawings show the range of the building typologies both as base buildings and towers from both Front Street West and Wellington Street West. The coloration indicates the intended layering of uses within the building mass.

Building Occupancy
View
From Wellington Street



These two drawings show the range of the building typologies both as base buildings and towers from both Front Street West and Wellington Street West. The coloration indicates the intended layering of uses within the building mass.



LOOKING SOUTHWEST

This view shows the relationships of the Wellington Street buildings to the landscape of the street



LOOKING NORTH AT THE BUILDINGS ON- FRONT STREET / SPADINA AVENUE

This view shows the relationships of the buildings to Front Street and the rail corridor, the corner focal point of the office building and the possible transit station (see appendix)



LOOKING SOUTHWEST AT THE SPADINA AVENUE BUILDING

This view shows the relationship along Spadina Ave and the 401 Wellington Street West building.

The view of the office tower shows the north location of the core and elevators.





PODIUM BASE - SPADINA AVENUE BUILDING AT FRONT STREET WEST.

This view looks southwest and shows the proposed corner condition at Spadina Ave and Front Street West, particularly the Spadina frontage.



LOOKING SOUTHWEST AT WELLINGTON STREET WEST

This view shows the buildings along the southside of Wellington Street West



LOOKING NORTH FROM THE LOWER LEVEL RETAIL CONCOURSE

This view shows the mid point location where the pedestrian central open space is located running from Front Street West to Wellington Street West. The stairs connect the lower level retail concourse with the ground level.



COURTYARD VIEW - LOOKING NORTH

This view is looking north from Front Street West up the central courtyard towards Wellington Street West.



COURTYARD VIEW - LOOKING SOUTH

The view is looking south from Wellington Street West down the proposed central courtyard.

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Potential Project Phasing

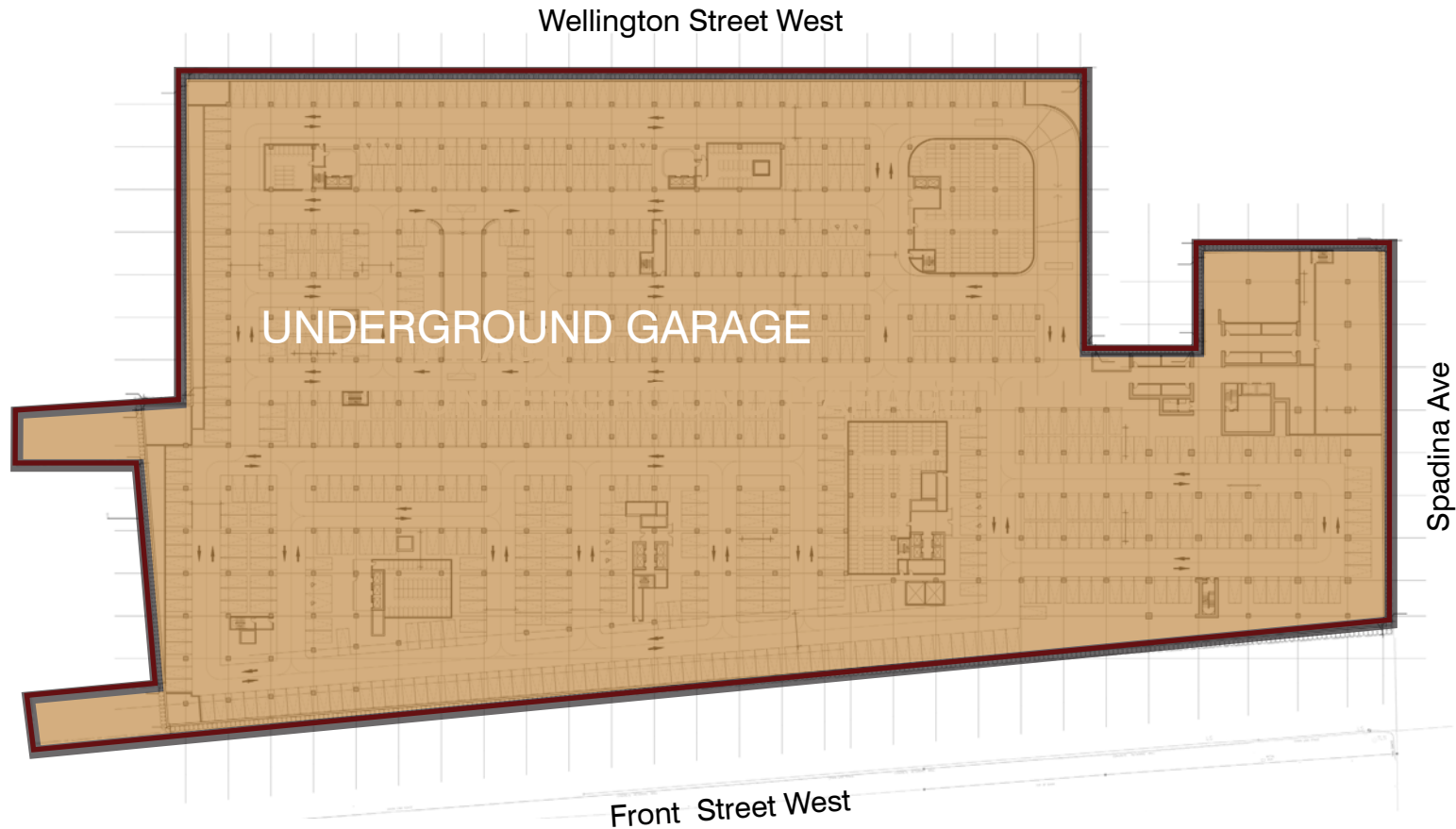
The urban design guidelines in this document are consecutively numbered for ease of reference.

UDG1 Due to the size of the subject site, the proposed development will be constructed in phases, and in response to market conditions.

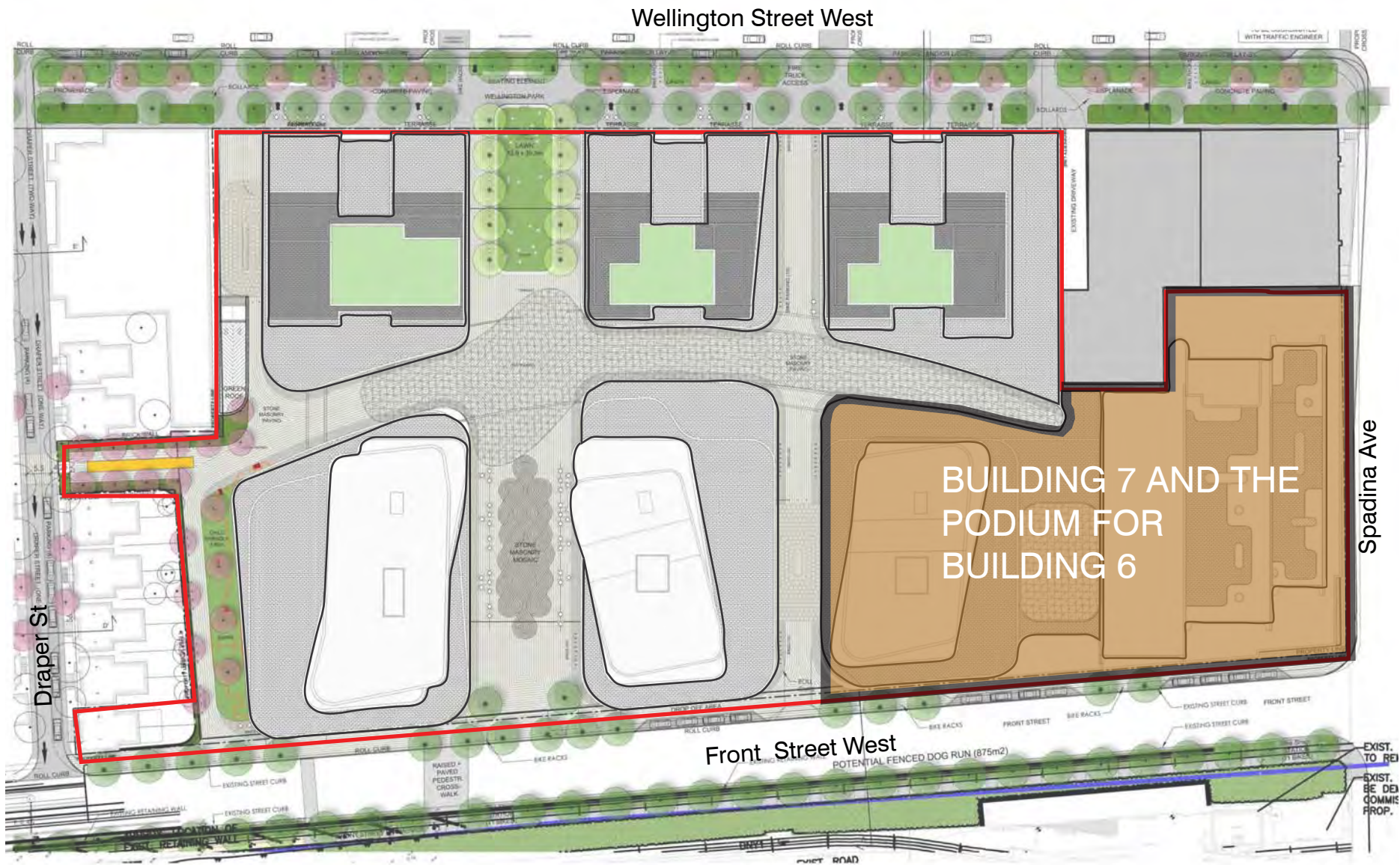
UDG2 Phase 1 will comprise the entirety of the underground garage of the proposed development.

UDG3 Phase 2 is proposed to comprise Buildings 7 and the podium of Building 6 with subsequent phases to follow in response to market conditions.

UDG4 Interim treatments for those portions of the subject site yet to be constructed could include, but are not limited to, construction staging areas and interim art installations on construction hoarding boards.



PHASE ONE - the underground parking, service and loading platform.

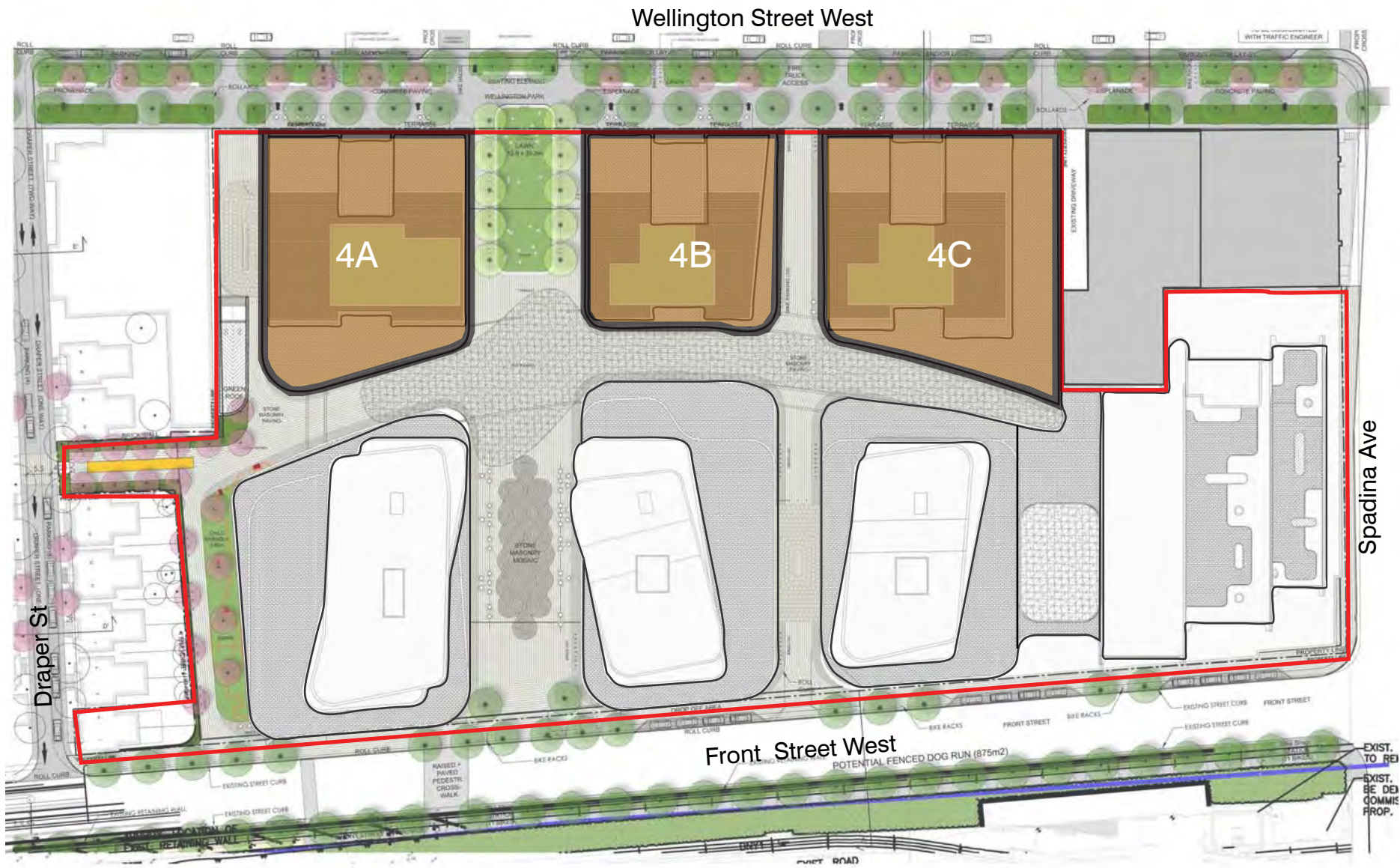


PHASE TWO - Building 7 (office tower) and the podium for Building 6.



PHASE 3A - The podium bases of Bldg 4 and Bldg 5.

PHASE 3B - The residential towers of Bldg 4 and Bldg 5 to follow immediately after the completion of Phase 3A or shortly thereafter, subject to market conditions.



PHASE FOUR - Residential buildings 4A, 4B, 4C.

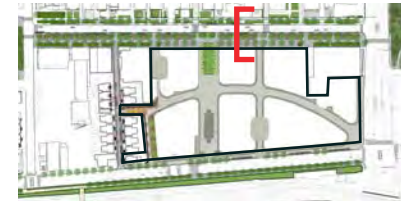
Public Realm and Site Amenities

WELLINGTON STREET PUBLIC REALM

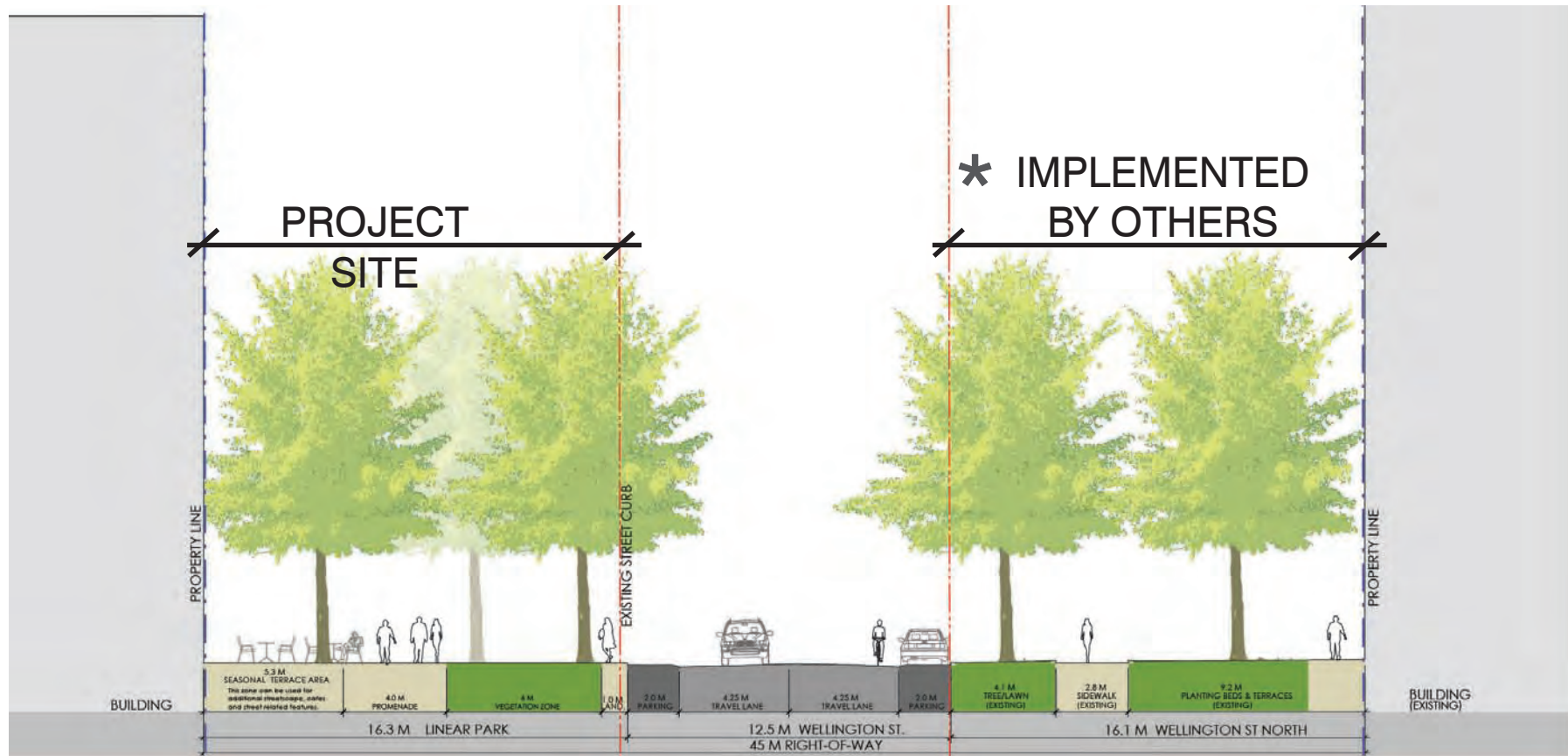
UDG7 Create a green linkage along the south side of Wellington Street West between Clarence Square and Victoria Square. This space will be a linear park that will connect Clarence Square and Victoria Square, fulfilling a 150 year ambition for one of the city’s historic streets. The improvement to the south side of Wellington St West will complement the improvements on the north side of the street.

UDG8 On Wellington Street West, create and maintain a public realm as generally indicated below, the design of which will be approved during the master site plan approval.

UDG9 The public realm should be animated by active retail and commercial uses on the ground floor of Buildings, 1, 2 and 3. The public realm should include



a double row of trees, seating, high quality street furniture and paving materials, as well as lighting and street furniture subject to City approval.



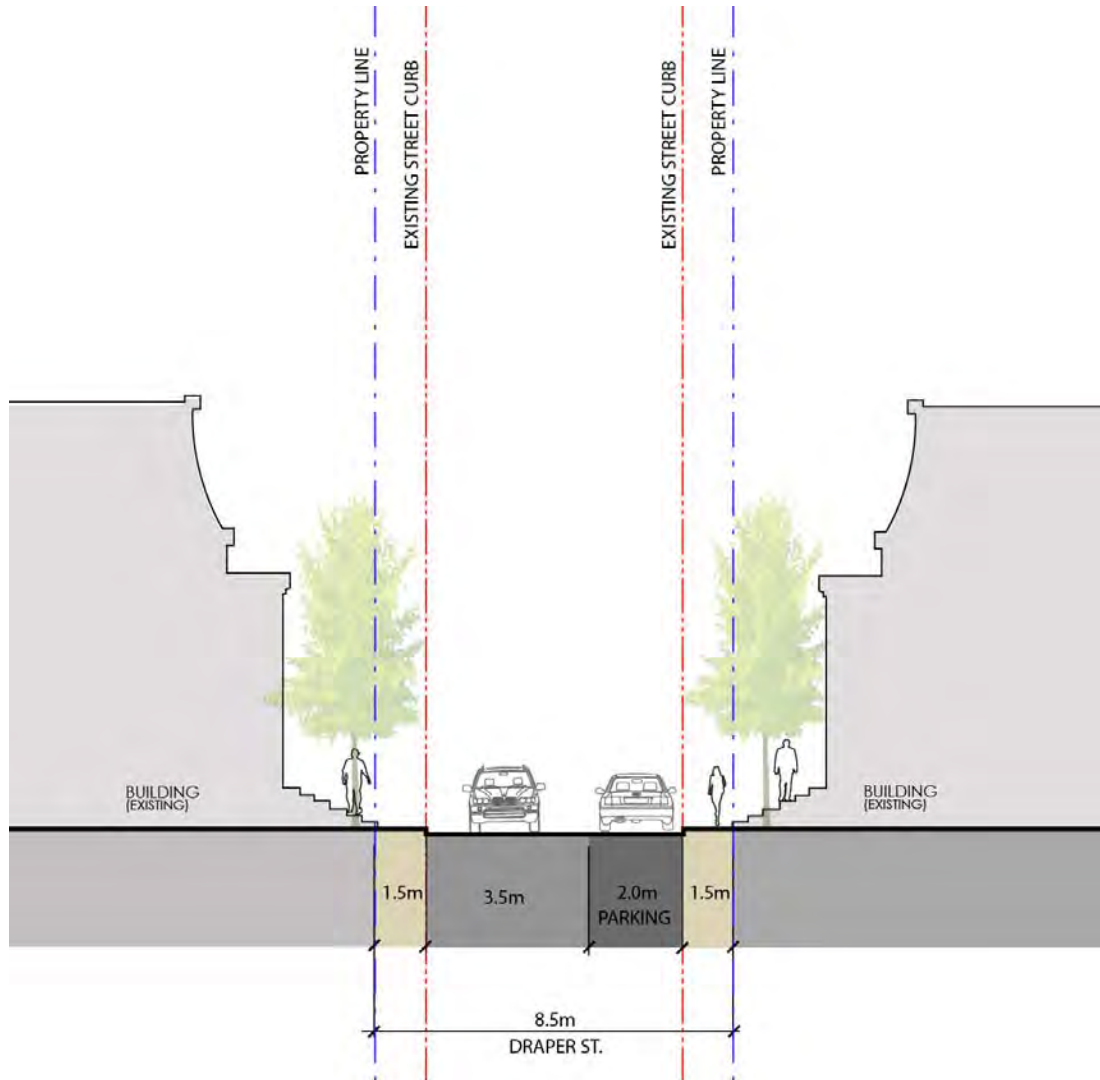
* Portions of the south side of Wellington Street implemented by others. Subject to the approval of the City.

DRAPER STREET PUBLIC REALM *

UDG10 Reconfigure the right-of-way along Draper Street, in accordance with City of Toronto right-of-way improvements.

UDG11 Provide a new material treatment in the right-of-way reflective

and respectful of the heritage character within this district and in accordance with the City of Toronto right-of-way improvements. Note that the street is part of the Draper Street Heritage Conservation District which should inform the design treatment.



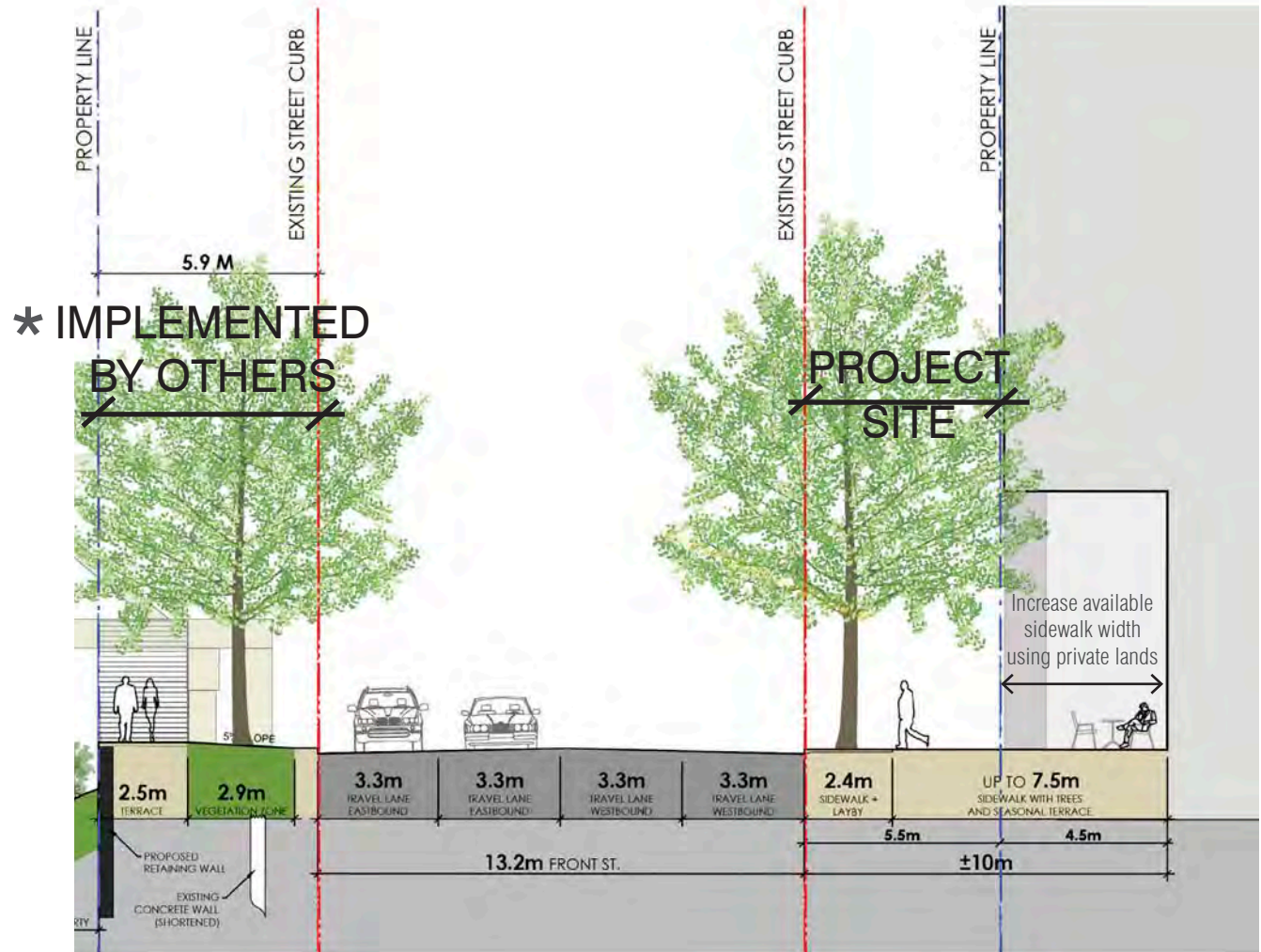
Draper street,

FRONT STREET WEST PUBLIC REALM (NORTH SIDE)

UDG12 Increase the width of the sidewalk onto private lands to achieve a minimum width of 6m and up to 10m on the north side of Front Street West.

UDG13 Introduce where appropriate along Front Street West a ground level colonnade or weather protection on private lands.

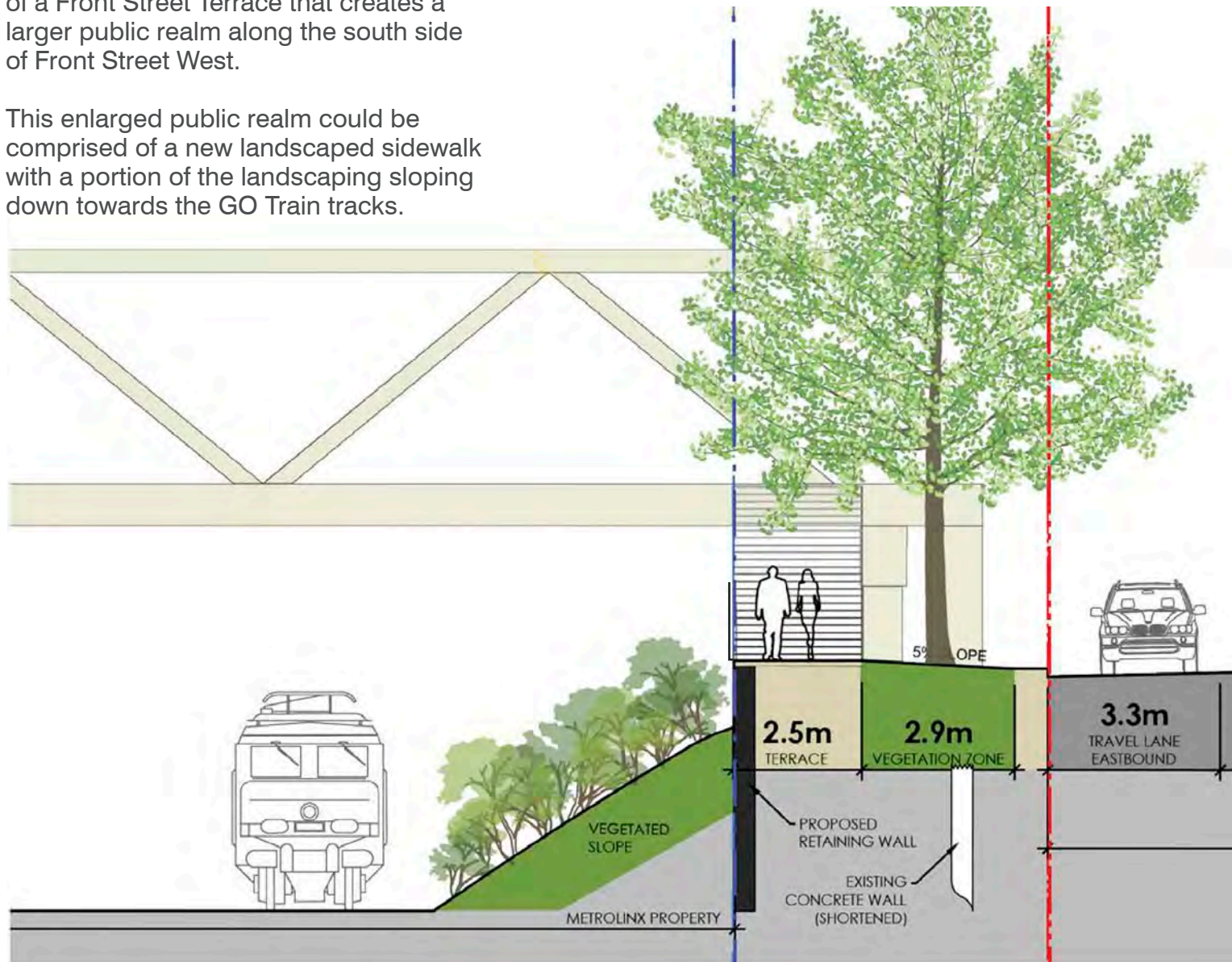
UDG14 The building frontage should be animated by active retail and commercial uses and lobbies at the ground floor of Buildings 4, 5, 6 and 7. The public realm should include trees and/or landscaping, seat planters and high quality street furniture and paving in accordance with City standards.



FRONT STREET WEST PUBLIC REALM (SOUTH SIDE)

UDG15 Consult with Metrolinx and the City of Toronto regarding the potential of a Front Street Terrace that creates a larger public realm along the south side of Front Street West.

This enlarged public realm could be comprised of a new landscaped sidewalk with a portion of the landscaping sloping down towards the GO Train tracks.



* The south side of Front Street at the rail corridor will be implemented by others.

SPADINA AVENUE PUBLIC REALM

UDG16 Set the building back at-grade to create greater pedestrian space on both public and private land along Spadina Ave.

UDG17 Create a gateway entrance feature from the public realm at the northwest corner of the Spadina Avenue and Front Street West intersection. This gateway will be connected to the

internal pedestrian pathway network. The gateway should allow for:
 a. A change of Architecture at the corner.
 b. A larger at grade pedestrian space.
 c. An opening to the east/west walkway.
 d. Visual penetration into the office lobby and upper levels at the corner.



UDG18 Scale flankages to the street.

