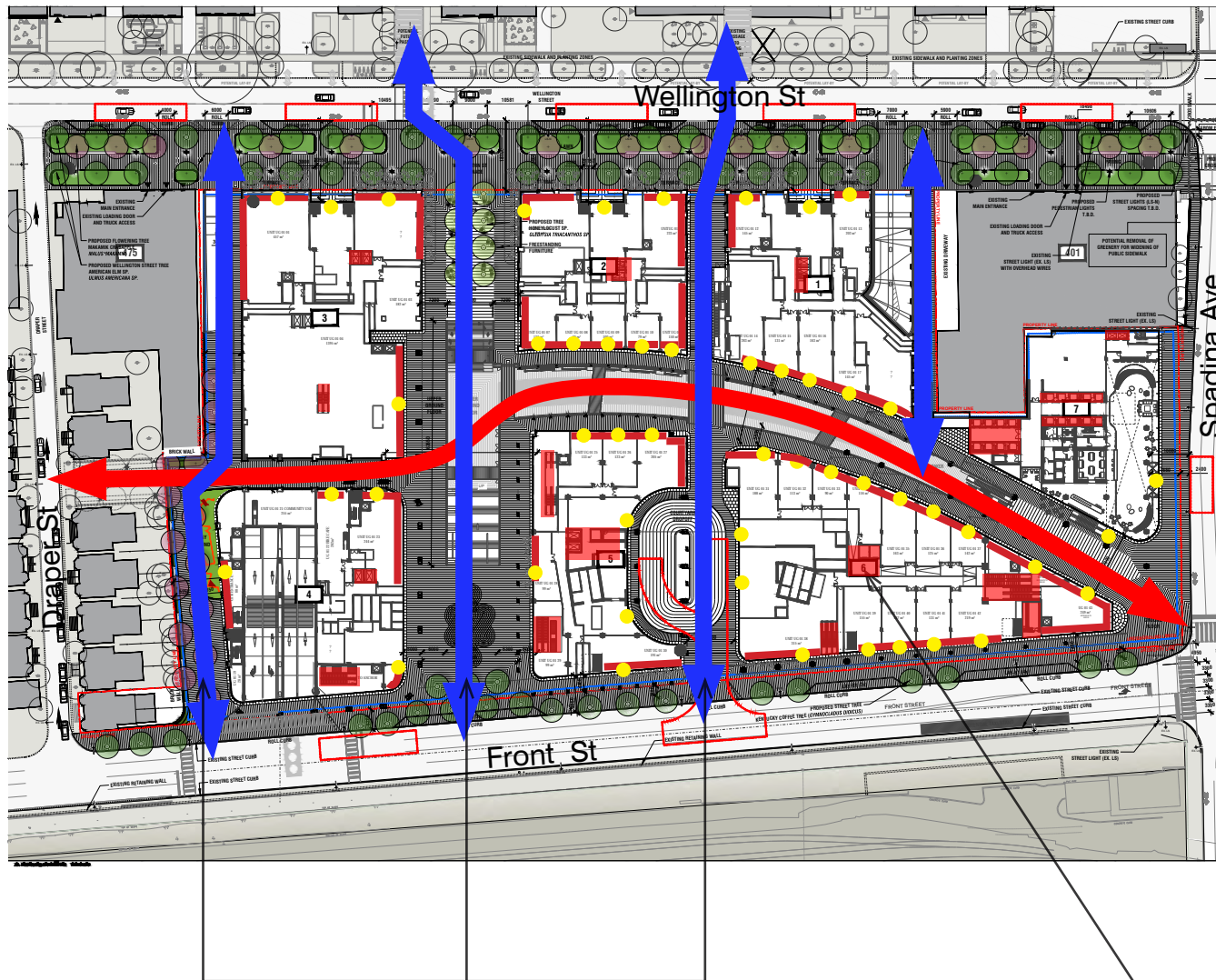


PEDESTRIAN PATHWAY NETWORK



Guideline 19

Guideline 21

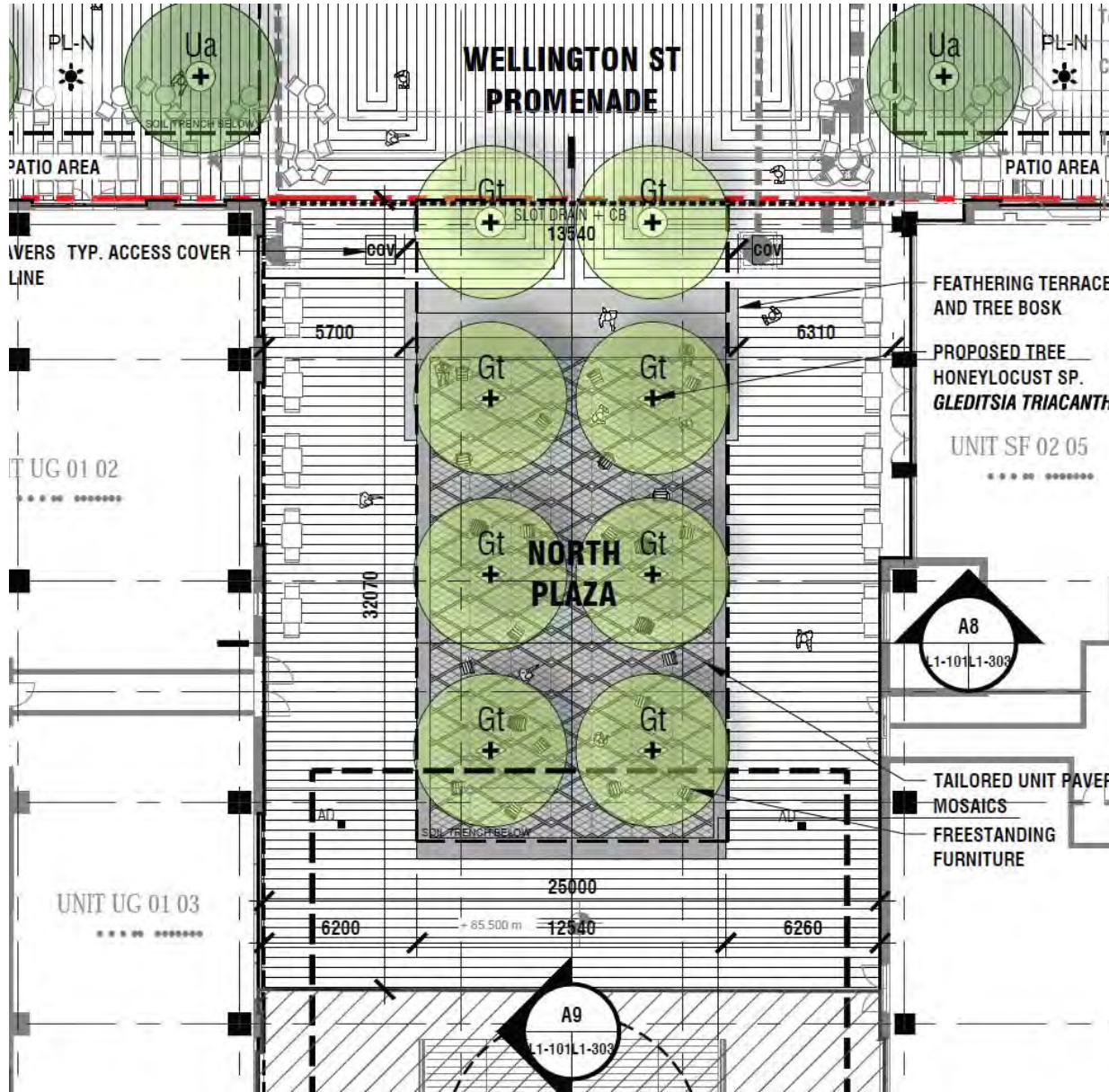
UDG19 Create three north-south pedestrian pathways of varying sizes.

UDG20 Create an east-west pedestrian pathway extending from Front Street/Spadina Avenue to the Draper Street Park. Consider the incorporation of weather protection measures along key portions of the pathway.

UDG21 Distribute office, residential and second floor retail/commercial entrances and staircases throughout the interior pedestrian pathway network to create pedestrian animation at varying times of the day and night. Minimize blank walls and opaque retail frontages.

- North / South walkways
- East / West walkways
- Approximate locations of office, retail, residential and second floor retail / commercial entrances & staircases
- Approximate location of retail frontages

WELLINGTON STREET PLAZA



UDG22 Create a landscaped open space on the north side of the site, with frontage and visibility on Wellington Street West and located generally between Victoria Square and Clarence Square.

This landscaped open space is intended to be a gathering space and should be framed by retail and commercial uses, along with both passive recreational opportunities to provide further animation.

The landscape space can have cafes/patios and can be programmed with farmers' markets, music events, outdoor movie nights or seasonal activities, among other initiatives. The open space will have soft and/or hard landscaping.

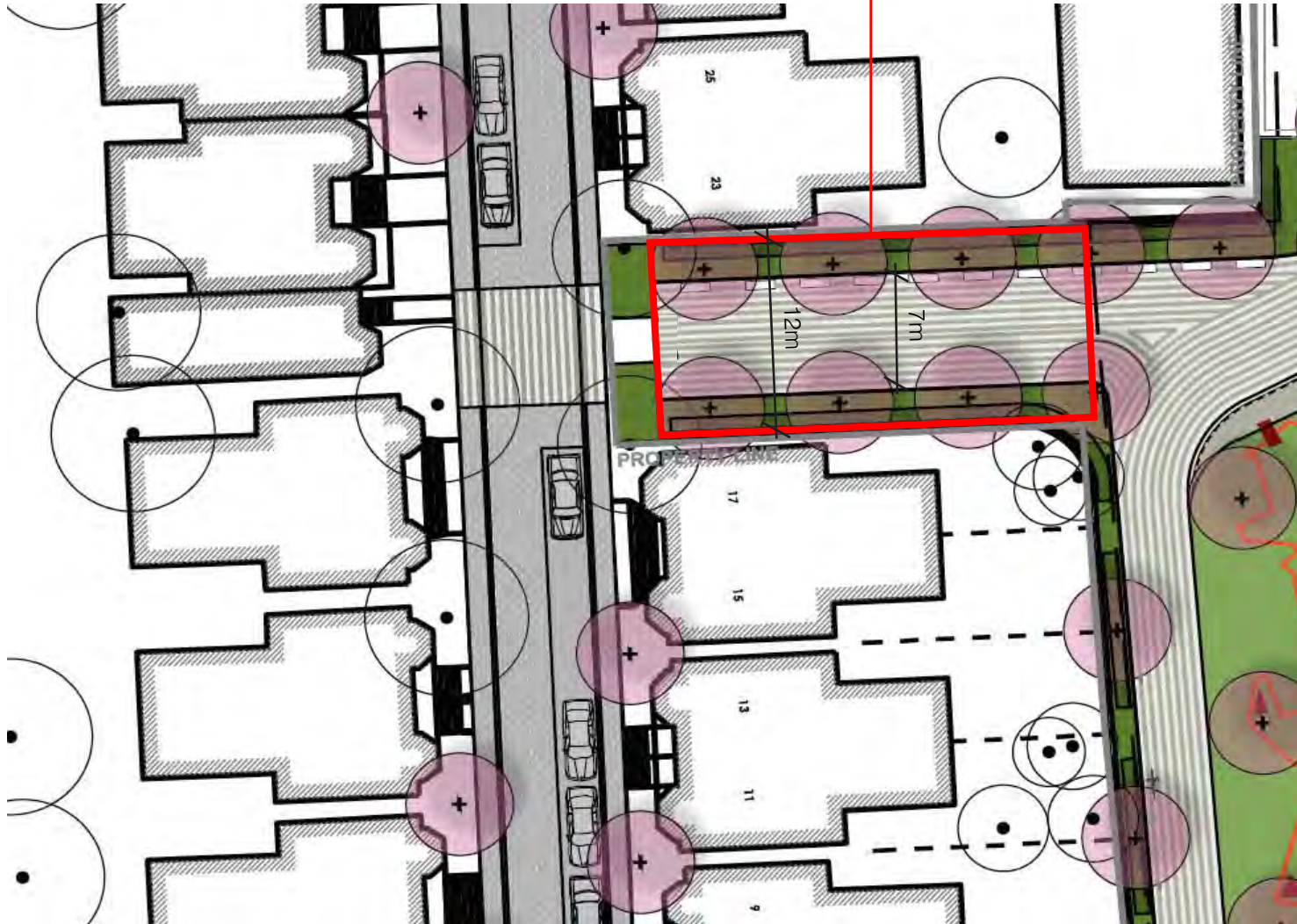
* Dimensions are approximate and subject to change

DRAPER STREET PARK

UDG23 19 Draper Street will be developed by the City of Toronto into a park with frontage and visibility from Draper Street. The park will provide direct pedestrian access between Draper Street and the interior pedestrian network within the site.



Outline of City of Toronto parkland site



FRONT STREET WEST COURTYARD



UDG24 Create a courtyard on the south side of the site, with frontage and visibility on Front Street West.

This hardscape courtyard should be comprised of an interesting paving pattern and distinctive material treatment.

This large hardscape courtyard should be framed by landscaping and retail / commercial uses within the ground floors, and further supported by both active and passive recreational opportunities to provide additional animation.

* Dimensions are approximate and subject to change

Built Form: Podium Base Guidelines

FRONT STREET WEST

UDG25 Facades located at the ground floor should be setback from the property line to allow for the introduction of a weather protected pedestrian colonnade/canopy or other treatment and enhance the public realm.

UDG26 The ground floor of the podiums should contain a variety of retail and commercial units, along with a variety of residential and office entrances for visibility and easy access.

UDG27 Reference should also be made to the City of Toronto Tall Building guidelines (CTTBG), specifically policies 1.6c (Heritage properties and Heritage Conservation Districts) and 3.1.1e (Base Building Scale and Height)



SPADINA AVENUE

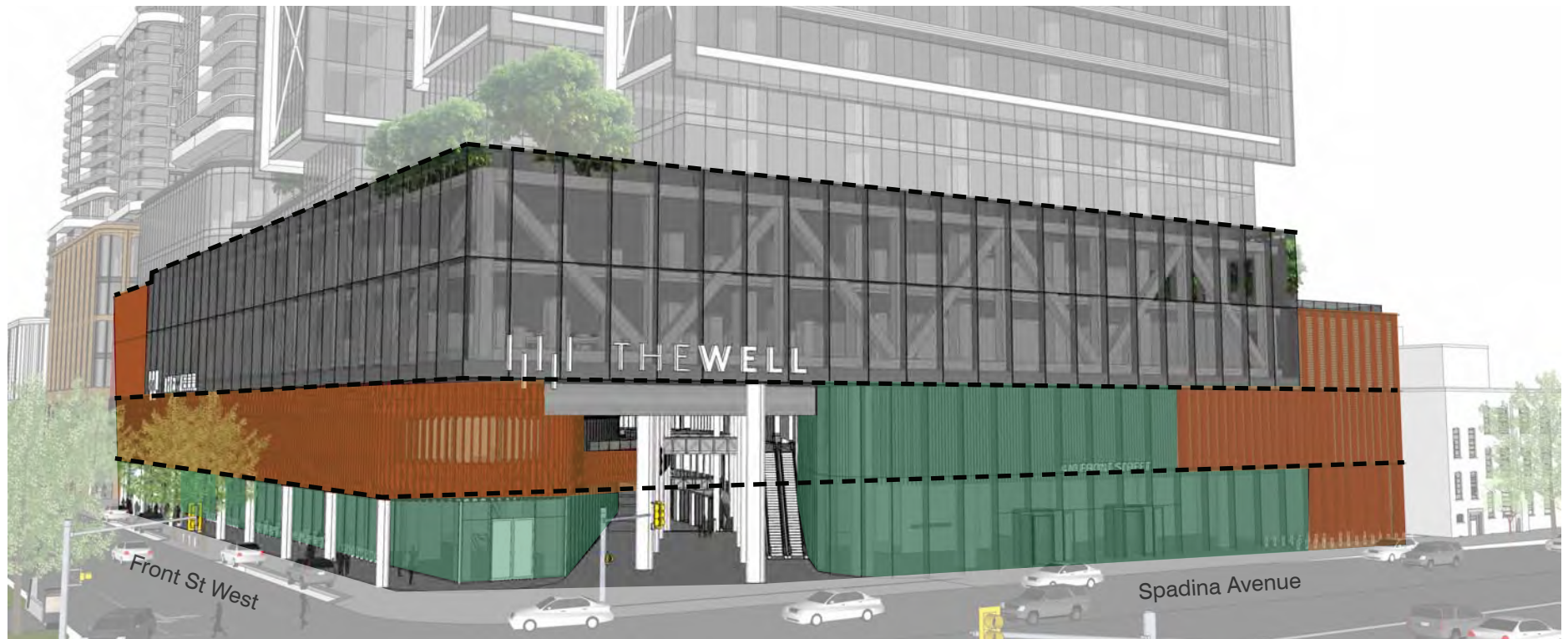
UDG28 Facades located at the ground floor should be setback from the property line to create opportunities to provide a weather protected pedestrian colonnade/canopy and a wider sidewalk area using private lands.

UDG29 The ground floor of the podium should be highly transparent and animated with retail uses and the office entrance to Building 7.

UDG30 Create a large pedestrian walkway and significant building entrance at Spadina Avenue and Front Street to indicate to pedestrians that the interior pedestrian network is accessible from this point at the street corner.

The gateway should allow for:

- A change of architecture at the corner
- A larger at grade pedestrian space
- An opening to the east / west walkway
- Visual penetration into the office lobby and upper levels at the corner



- Materiality of facades may vary
- Facade setback
- Facade alignment



UDG31 The Spadina Avenue frontage has the interface between 401 Wellington and the major office tower along the street towards the north end of the block. Spadina Ave is composed of many types, ages and heights of buildings along it's length. The Gale Building is recognized as an important part of the historic character of this area.

A highly resolved design response is required between the office tower and the gale Building which could include elements of materiality, datum heights, setbacks and the condition of the specific joint along the street wall between the two buildings.

Specific reference should be made to CTTBG section 1.6c. and section 31.1.1., both of which deal with the development of a tall building adjacent to an historic building.



WELLINGTON STREET WEST

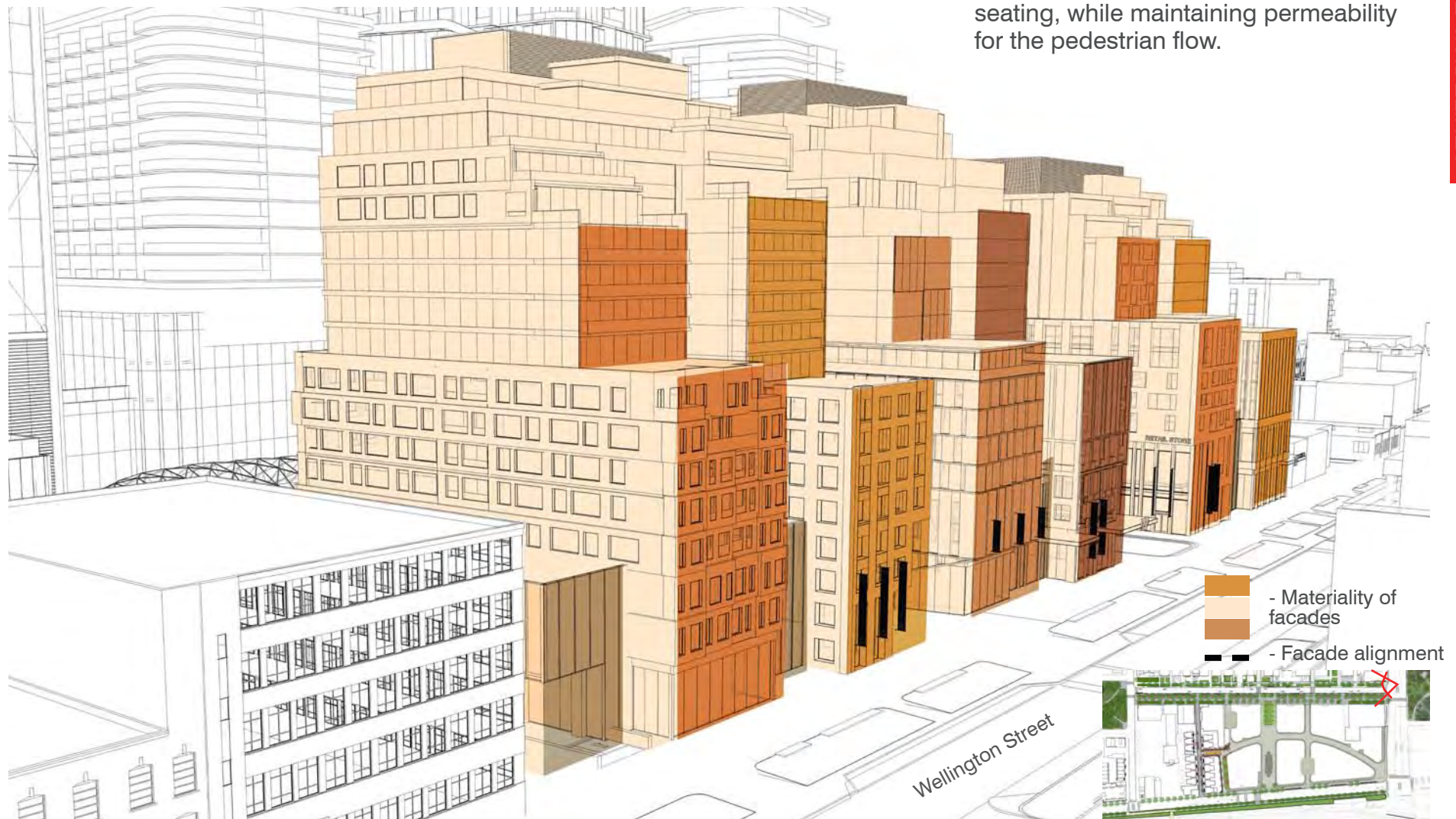
UDG32 Each podium on Wellington Street West, regardless if the buildings are attached at the rear, should be designed so as to appear as separate buildings, whether through architectural articulation, material treatment or color,

among other potential differentiation methods, while having harmony.

UDG33 Podiums should incorporate three levels: base building, upper walls and terraced section.

UDG34 The ground floor of the podiums should contain a variety of retail and commercial units, along with residential lobbies.

UDG35 Where appropriate, ground floor retail and commercial units should provide patio and movable outdoor seating, while maintaining permeability for the pedestrian flow.



DRAPER STREET

UDG36 A highly resolved design response is required between the base building and the row of Draper Street houses which could include elements of materiality, datum heights and setback. The relationship shown on this page is considered a good starting point for the base building noting the 3 tier setback at the second floor, base building top and then tower west mall. Specific references should be made to CTTBG section 1.6c. and section 3.1.1.1., and to the site specific zoning by-law which specifies the setbacks.

UDG37 Draper Street includes a series of low-rise, 1.5 storey houses that date back to the 1880's. The street has been designated as a Heritage Conservation District by the City of Toronto.

UDG38 The development of The Well recognizes the special character of Draper Street and will maintain Draper Street as is.

UDG39 The podium and tower of Building 4 will maintain an appropriate separation distance to the rear property line of the houses on the east side of Draper Street, in accordance with the site specific zoning by-law.

UDG40 The tower will be further setback than the podium. Additional stepping above the second or third level of the podium should also be considered.

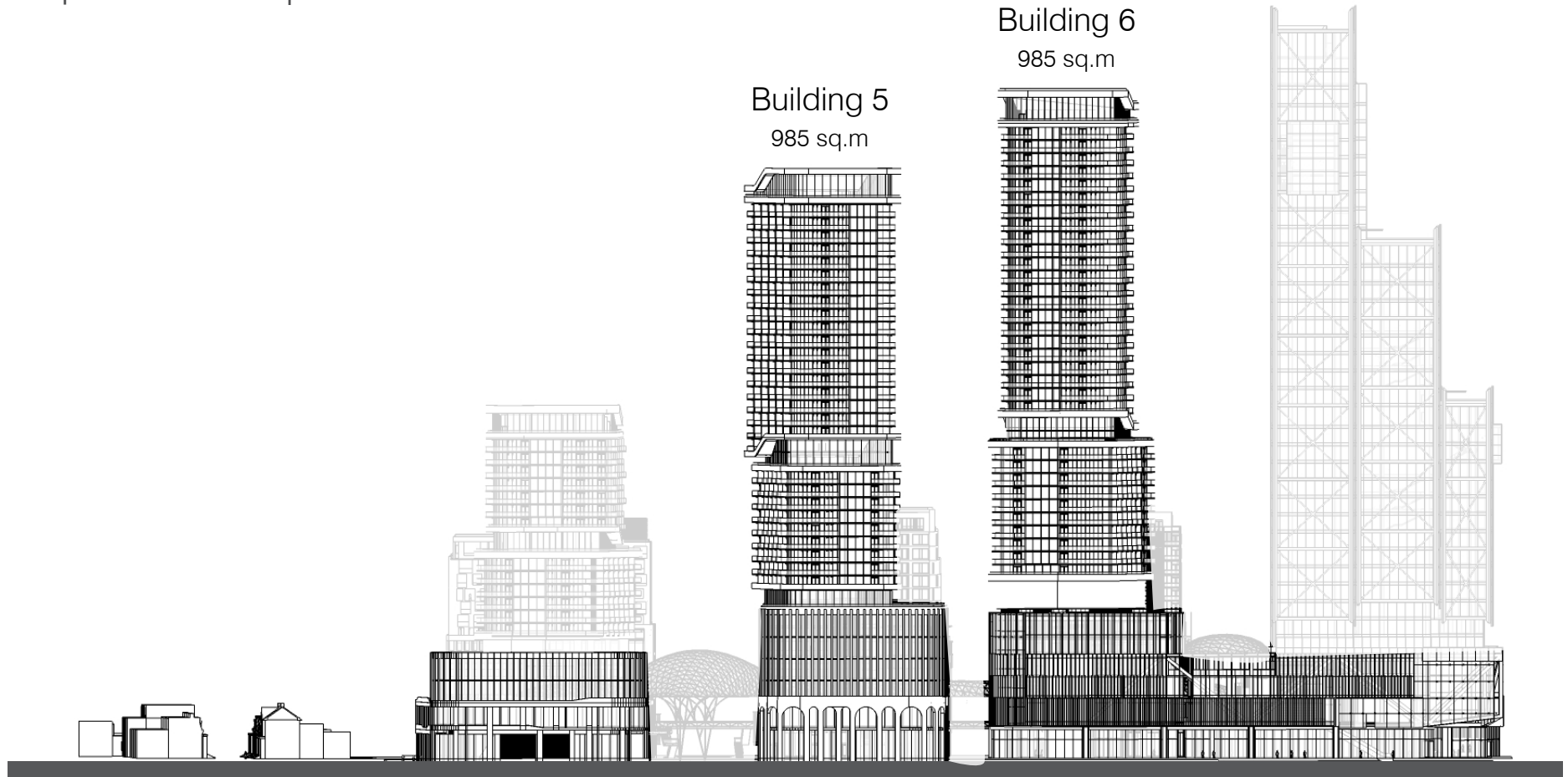


Built Form: Tower Guidelines

TOWER FLOOR PLATE SIZE

UDG41 Above a height of 61 metres, Building 5 will have a maximum tower floorplate size of 985 square metres.

UDG42 Above a height of 67 metres, Building 6 will have a maximum tower floorplate size of 985 square metres.

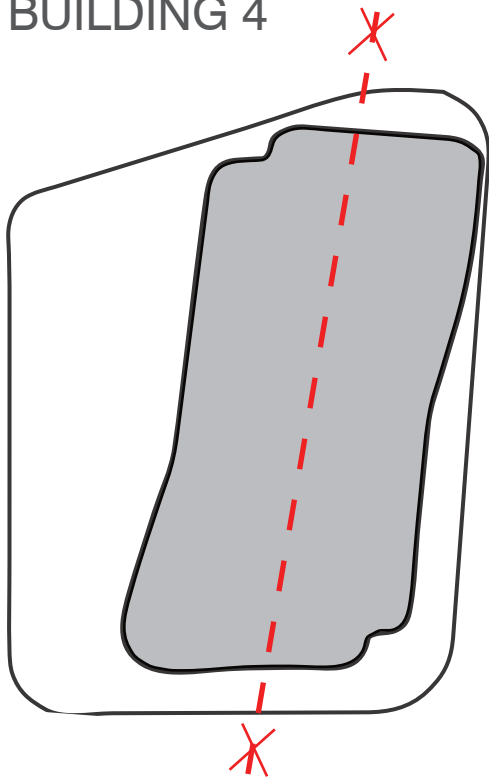


TOWER SEPARATION DISTANCES

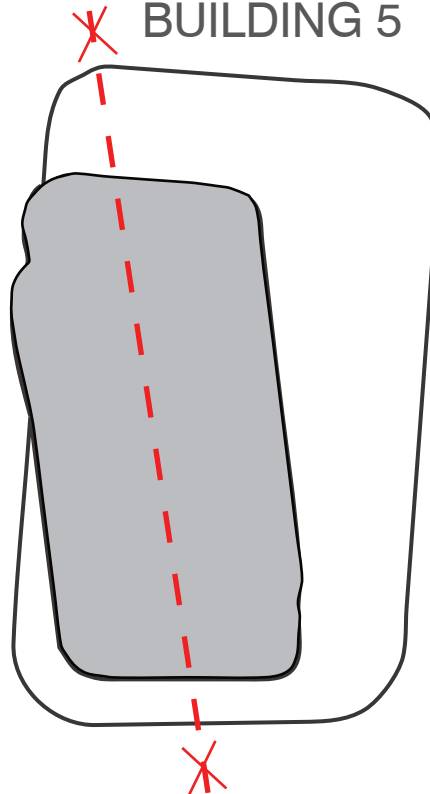
UDG43 The tower portions of Buildings 4, 5, 6 and 7 must maintain a minimum separation distance of 25m from building face to building face, excluding balconies.

UDG44 The tower portions of the buildings are encouraged to increase and vary the tower separation beyond the minimum distance. The varying distances should occur at different levels of each building, to further articulate the design, provide space for sunlight and skyview to the north and add visual and architectural interest.

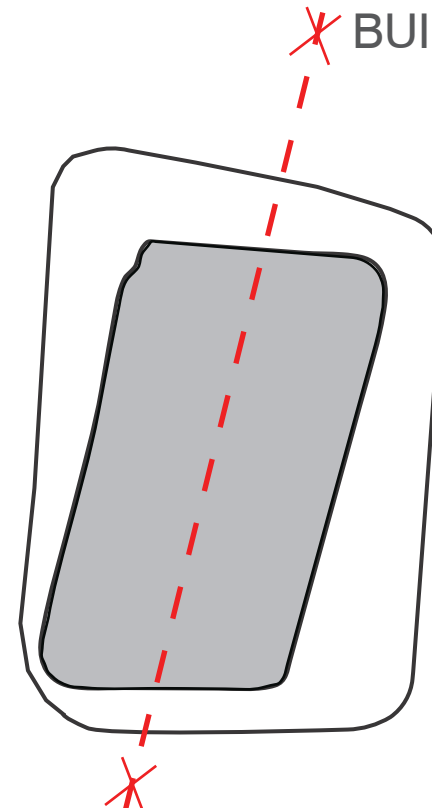
BUILDING 4



BUILDING 5



BUILDING 6



SUN / SHADOWS

UDG45 The proposed office tower at the northwest corner of Spadina Avenue and Front Street West shall be designed with a series of stepbacks and building articulations to minimize new shadows on Clarence Square Park between 12:00 p.m. and 2:00 p.m. on September 21st.

UDG46 The height and massing of buildings on Wellington Street West shall be limited and massed in such a way as to ensure that shadows on the north side of Wellington Street West cast by these buildings will be mostly within the shadows cast by the Front Street buildings and off the north side of Wellington Street boulevard (north of the curb) between 12:00 p.m. - 1:00 p.m. on September 21st.

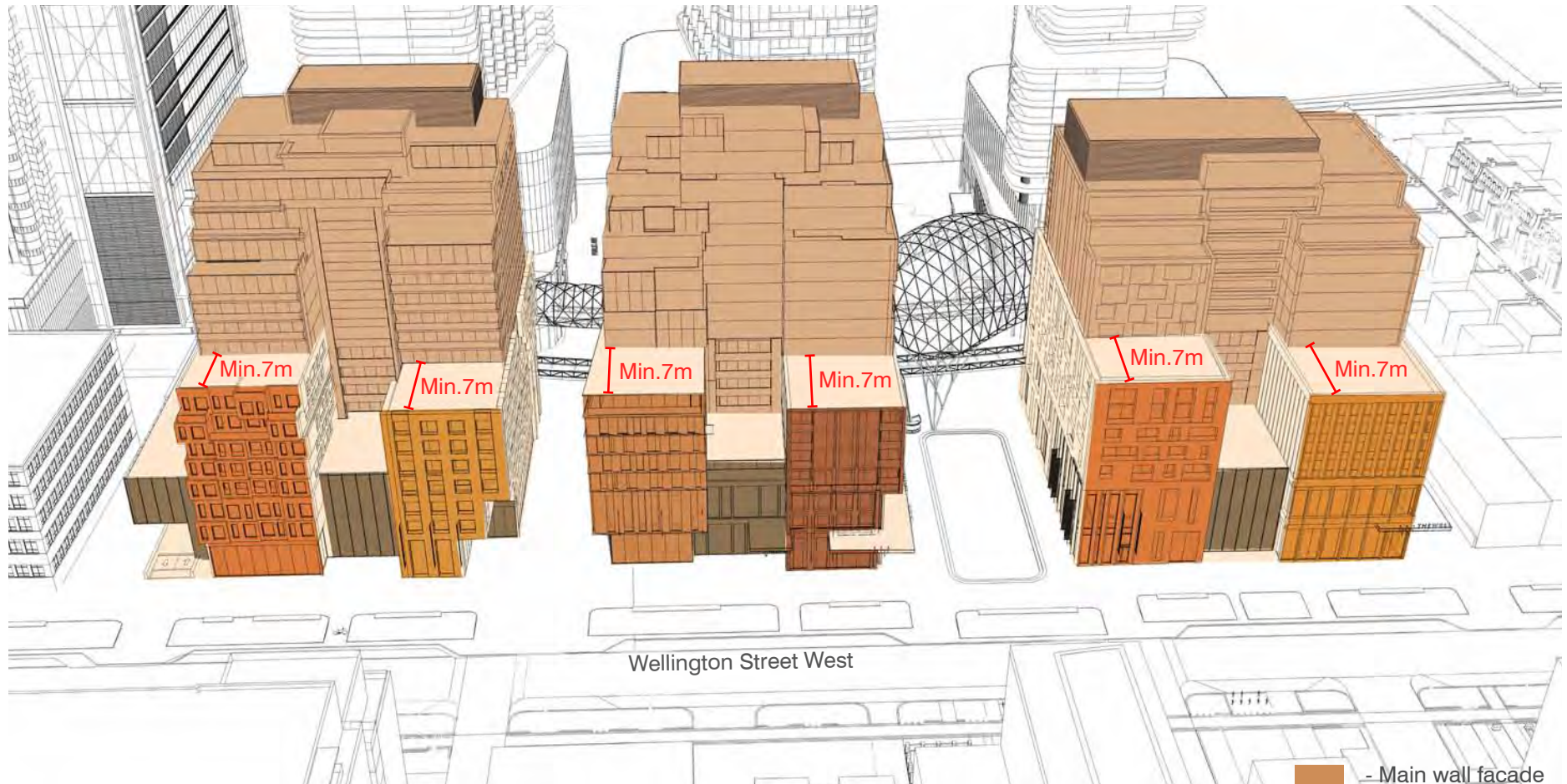
Built Form: Wellington Street Guidelines

STEPBACKS

UDG47 The taller portions above the podiums of Buildings 1, 2 and 3 shall be setback a minimum of 7m from the main wall along Wellington Street West. The Wellington frontage will be composed of street fronting buildings separated by mid block lower volumes to establish a multiple building rhythm along Wellington Street West.

UDG48 Wellington Street is unique in the city for it's size and public realm, but also for the multiple collection of varied buildings along the street length. These buildings project different heights, massing and materiality. Wellington street is a street of many facades. The south side of Wellington Street has been modulated to be composed of a multiple

building format along the street. That includes the 6 building frontages forward to the streetline and the 5 fill in buildings behind the street wall. Material diversity and independent design is desirable and required as shown in the diagram on this page. The ground floor uses should follow the pattern of multiple commercial units and the potential for food/beverage establishments along the street.



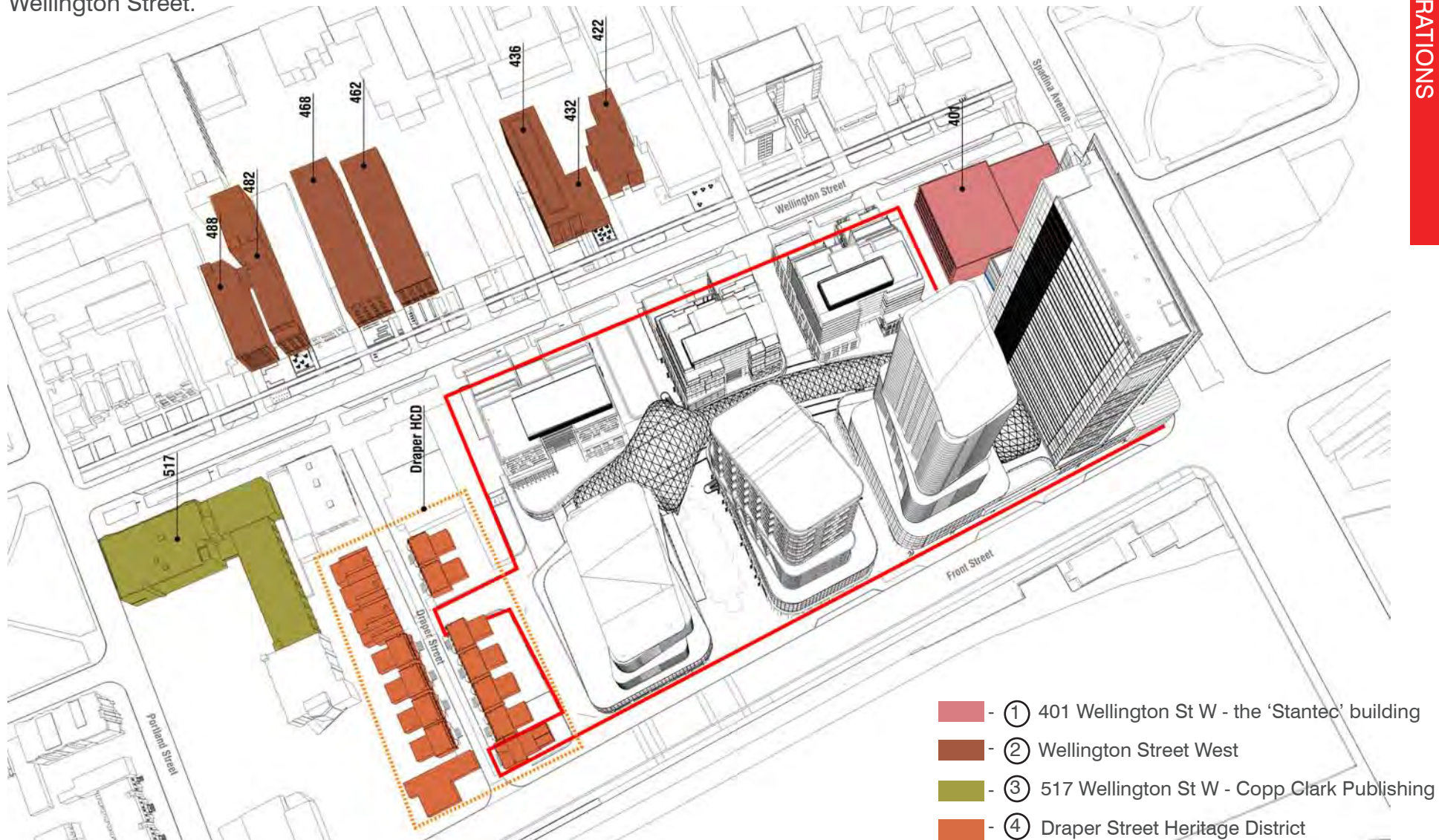
Page Intentionally Left Blank

Heritage Considerations

UDG49 All seven buildings in The Well will step down in height towards the west end and north end of the site as a means of transitioning to the adjacent neighbourhood properties in the Draper Street Heritage Conservation District and the properties on the north side of Wellington Street.

UDG50 Buildings and the public realm will be designed so as to minimize impacts on adjacent heritage buildings, particularly the Draper Street Heritage Conservation District and other heritage buildings.

UDG51 This document contains multiple references to the important relationship between the new construction on the block of The Well and the North side of Wellington Street, the Copp Clark Building, the Draper Street heritage District, and 401 Wellington.



Materiality

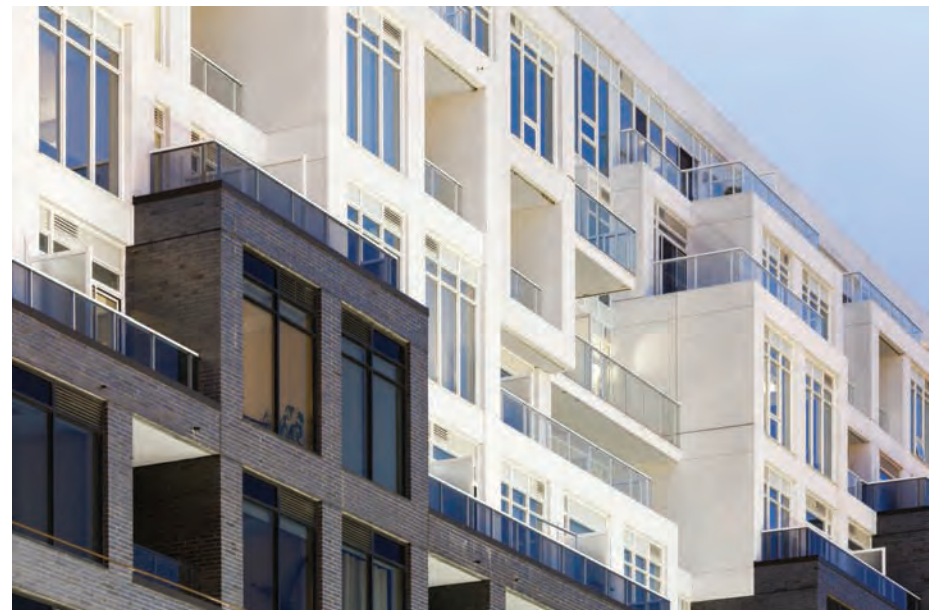
WELLINGTON STREET BUILDINGS

UDG52 Buildings on Wellington Street should be characterized by deep masonry base buildings. As such, a range of heavier materials should be used at the podium base to create both diversity and harmony with the

surrounding King West district and the buildings on the north side of Wellington Street. Materials could be, but not limited to brick, masonry, stone or metal. Taller building elements should utilize, lighter, more translucent materials.



Adelaide and Bathurst

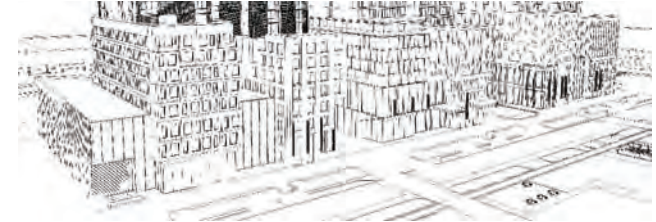


Bloor and Bathurst

Examples of contemporary Toronto architecture utilizing deep masonry base buildings

Wellington Building 01

Wellington Street Buildings



Wellington Building 01

Wellington Building 02

Wellington Building 03



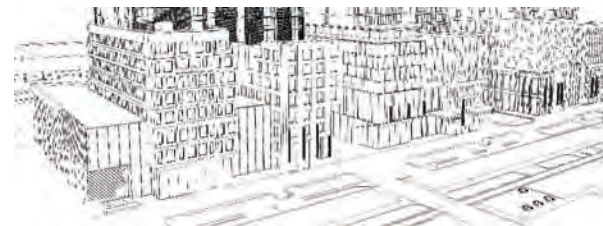
These diagrams represent the concept of matching the Wellington buildings to the district context using a ratio of 40% Masonry with 290mm deep window returns and 60% Glazing. The proportion of masonry to glazing only applies to residential component.

The Wellington Street West buildings are intended to maintain the strong masonry wall with block punched windows found

in the historic warehouses along Wellington Street , the following metric should be used for window to wall openings

Wellington Building 02

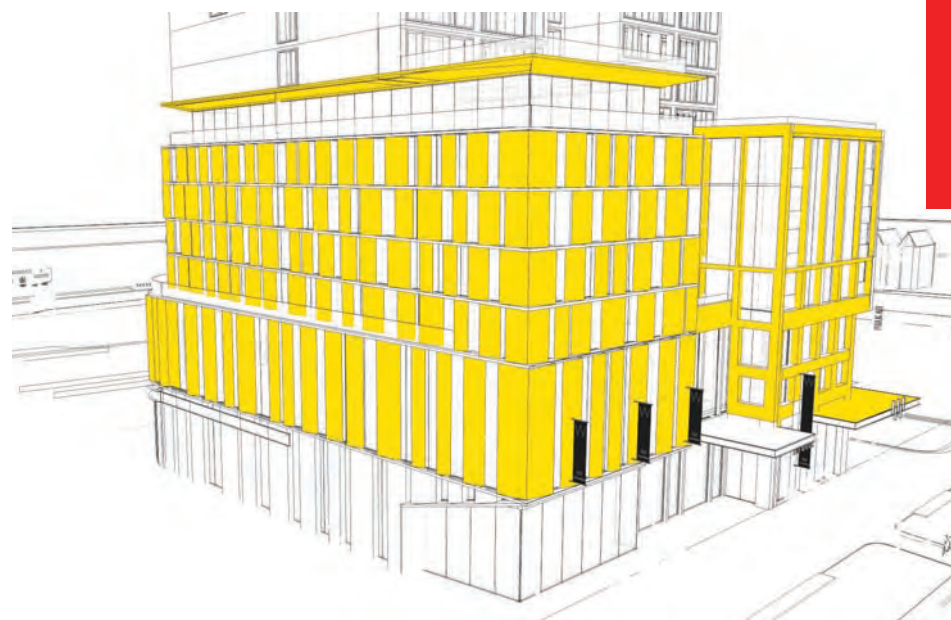
Wellington Street Buildings



Wellington Building 01

Wellington Building 02

Wellington Building 03



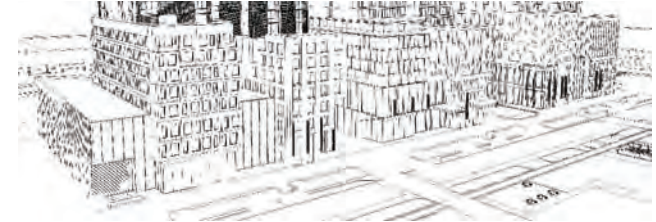
These diagrams represent the concept of matching the Wellington buildings to the district context using a ratio of 40% Masonry with 290mm deep window returns and 60% Glazing. The proportion of masonry to glazing only applies to residential component.

The Wellington Street West buildings are intended to maintain the strong masonry wall with block punched windows found

in the historic warehouses along Wellington Street , the following metric should be used for window to wall openings

Wellington Building 03

Wellington Street Buildings



Wellington Building 01

Wellington Building 02

Wellington Building 03



These diagrams represent the concept of matching the Wellington buildings to the district context using a ratio of 40% Masonry with 290mm deep window returns and 60% Glazing. The proportion of masonry to glazing only applies to residential component.

The Wellington Street West buildings are intended to maintain the strong masonry wall with block punched windows found

in the historic warehouses along Wellington Street , the following metric should be used for window to wall openings

FRONT STREET WEST BUILDINGS

UDG53 A range of heavier materials should be used at the podium base to create both diversity and harmony with the surrounding King West district.

Materials could be, but not limited to brick, masonry, stone or metal. Taller building elements should utilize, lighter, more translucent materials.



DRAPER STREET

UDG53 Building #4 and the Draper Street Park should utilize materials that take into consideration and complement the existing Draper Street Heritage Conservation District. Subject to the approval of the City's Heritage Preservation Services, materials could include, but are not limited to brick, masonry, terracotta, stone or metal. Taller building elements should utilize, lighter, more translucent materials.



SPADINA AVENUE BUILDINGS

UDG54 A range of distinctive materials should be used at the podium base to create both diversity and harmony with the surrounding King West district. Materials could be, but not limited to, metal, brick, stone, wood, masonry and glass. Taller building elements should utilize, lighter, more translucent materials.



PEDESTRIAN PATHWAYS

UDG55 For each building, the material palette used for the podium with direct street frontage should be reflected on the sides framing the pedestrian pathways.



UNIFYING ELEMENTS

UDG56 Unifying elements could include, but not be limited to canopies, bridges, retail entrances, retail frontages, residential lobbies and building details, among other project elements.



PUBLIC REALM

UDG57 Public realm furnishings, fixtures and elements should utilize a material palette that complements the industrial heritage of the surrounding King West district. Materials could include, but not be limited to a brick, wood, metal, masonry or stone. The final choice of material is subject to the approval of the City.

Additional Material and Texture Precedents

King Street West Neighbourhood Context



Take inspiration for materiality from the surrounding King Street West Neighbourhood

Renderings and Precedents



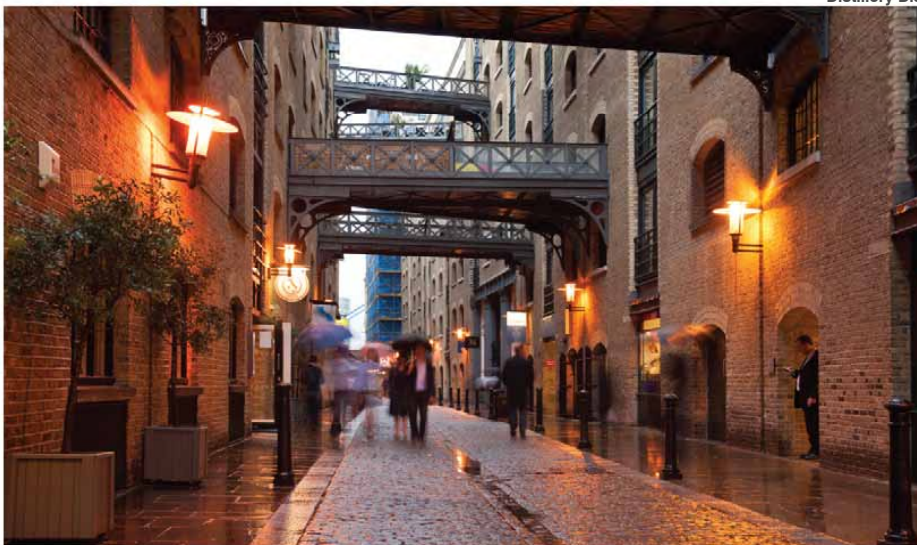
The Well



Distillery District



The Well



Butlers Wharf, London, UK

Materiality and bridge precedents from the Distillery District and Butler's Wharf

Renderings and Precedents



Meatpacking District. New York City.



The Well



Chelsea Market. New York City.

Take inspiration for materiality and unifying elements from revitalized neighbourhoods in New York City

Precedents Projects



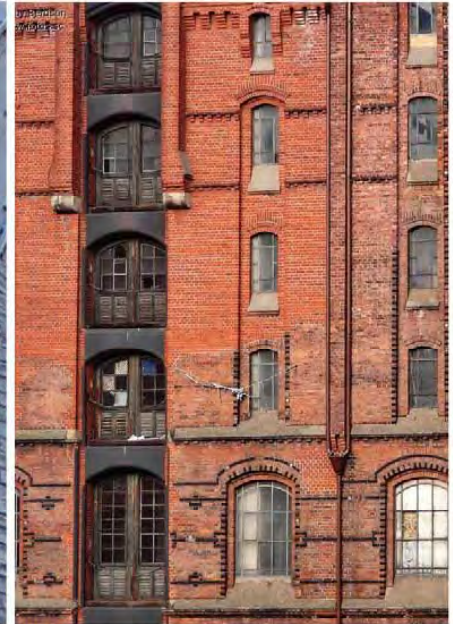
Meatpacking District. New York City.



Meatpacking District. New York City.



AllSaints Spitalfield. Chicago, USA.



Warehouse District. Hamburg, Germany.



Distillery District. Toronto, Canada.



Distillery District. Toronto, Canada.



Distillery District. Toronto, Canada.

Historic and contemporary precedents for materiality and unifying elements

Page Intentionally Left Blank

Lighting, Wayfinding and Public Art

LIGHTING

UDG58 Develop a lighting plan to increase safety and complement the architectural and landscape designs associated with The Well, taking into consideration CPTED principles and bird-friendly measures.

UDG59 Use high quality and well designed lighting fixtures.

WAYFINDING

UDG60 Develop a wayfinding and signage strategy for The Well that uses clear and consistent designs indicating pedestrian entrances, vehicular drop off areas, underground parking, bike parking and public transit stops, among other items.

UDG61 The wayfinding and signage strategy should consider signage indicating the location and/or direction of additional important locations in the surrounding neighbourhood.

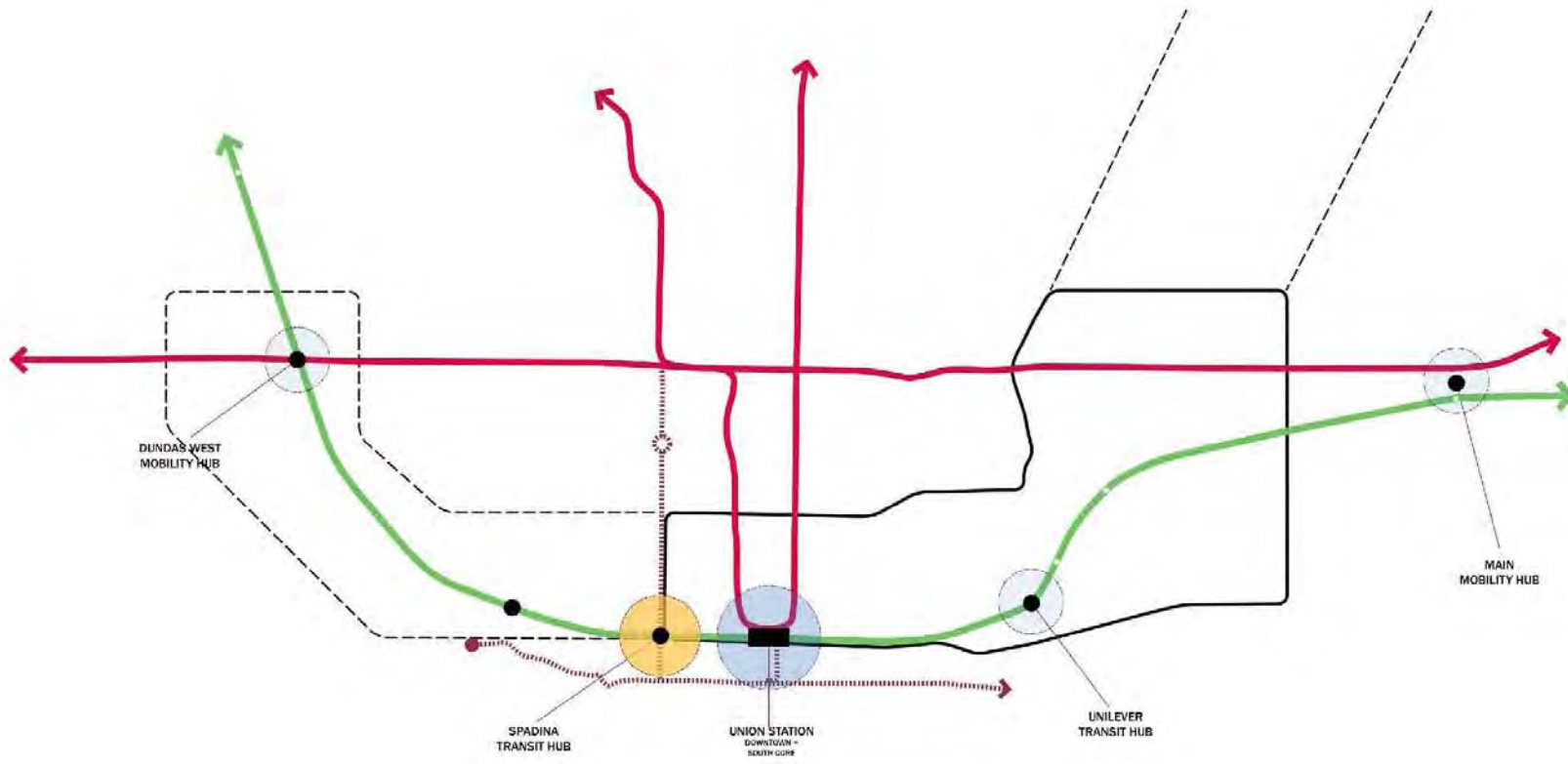
UDG62 The wayfinding and signage strategy should consider how it will attract and direct pedestrians from the intersection of Spadina Avenue and Front Street through the podium of the office tower to the Spine and interior pedestrian network.

UDG63 Retail and commercial signage should complement the architectural design and character of the building's they are attached to. They should also respect the characteristics of Wellington Street West & Spadina if facing into the main street.

PUBLIC ART

UDG64 Install permanent art installations and strategically place them at high pedestrian traffic locations throughout the development.

Potential Spadina Transit Hub (as of March 2015)



DOWNTOWN'S EMERGING RAPID TRANSIT

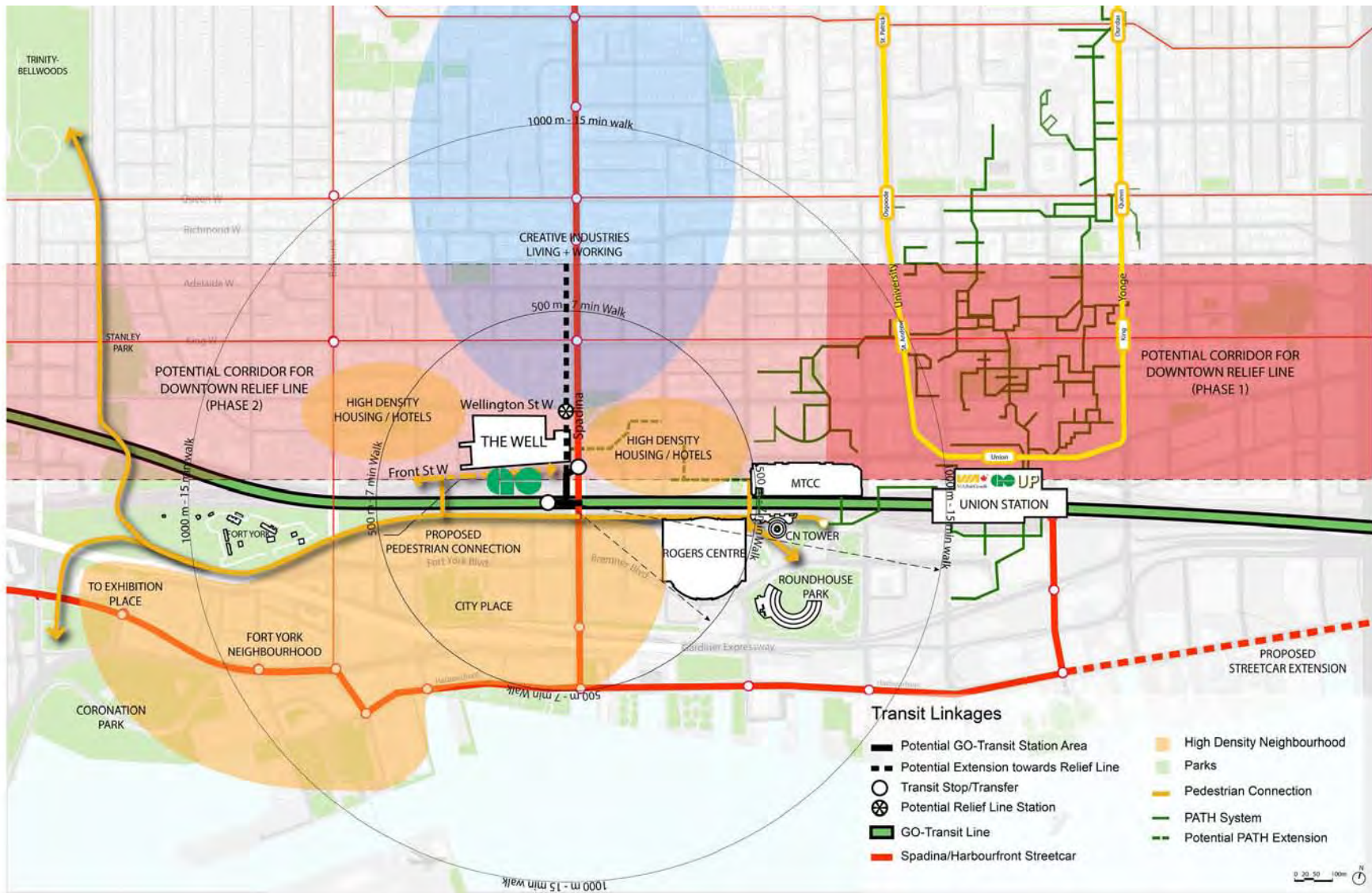
-  GO-Transit
-  TTC Subway Lines
-  Spadina/Harbourfront Streetcar
-  Downtown Relief Line Study Area - Phase One
-  Downtown Relief Line Study Area - Phase Two

The Well at the Spadina Transit Hub is centrally located in an emerging high density area in the downtown west. This area is proposed to grow in population to 122,000 by 2026

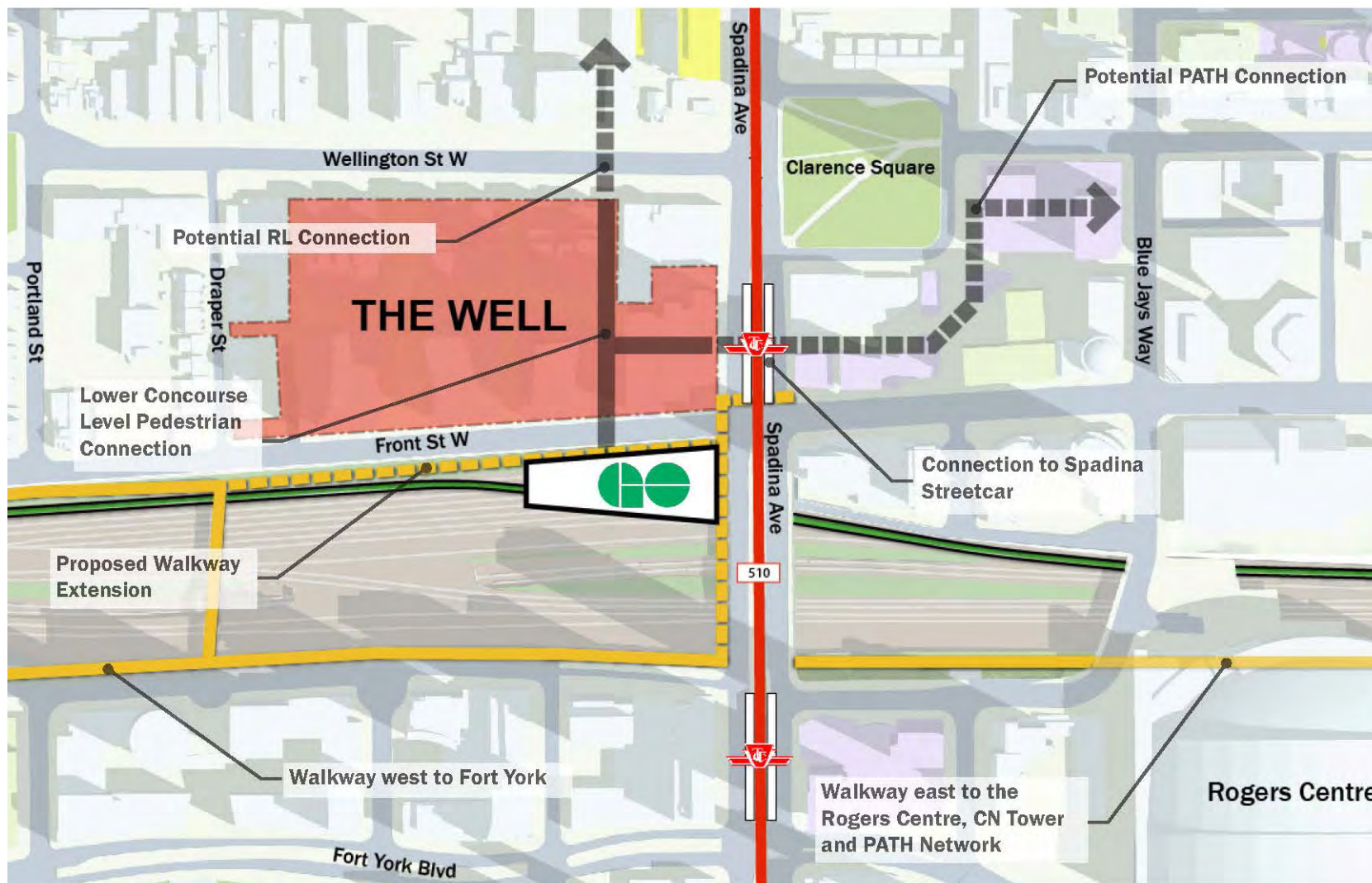


- existing
- approved & under construction
- proposed

Just as Union station has been able to stitch itself into the downtown over time, the Well creates an opportunity to stitch GO Transit into this dynamic centre and create an environment that integrates retail, office, housing and area destinations.



An opportunity exists to establish a new PATH connection to the GO station via The Well that could be extended over time.



The Well also has the potential to facilitate direct connections between GO Transit and existing and proposed transit services such as the Spadina Streetcar and the second phase of the proposed Relief Line.

