



THEWELL®

2024 Media Kit

The Vision

Rooted in Toronto's past. Influencing its future.

A joint venture between RioCan REIT and Allied Properties REIT, The Well is 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 draw approximately 22,000 daily visitors, including the approximately 11,000 residents and employees that will live and work at The Well. The design includes 1.2 million square feet of office space and 320,000 square feet of retail and food service. It has 1,700 residential units spread throughout six purpose-built rental and condominium buildings, plus one office building connected to a three-level Retail Colonnade.

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 that will attract visitors from across the city and beyond. With tenants offering experiences ranging from immersive multi-sensory spaces to recreational games and entertainment, The Well is truly a destination for local and international tourists alike.

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.

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 features Wellington Event Venue, a 200 guest activation space for events, conferences, sporting broadcasts 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.

The Well provides space for 7,000 new office jobs, 1,300 new retail jobs and 1,700 residences across seven buildings — projected to contribute just under \$1 billion annually of economic activity — and has achieved Platinum-level WIRED® certification from WireScore for its best-in-class digital connectivity, technological infrastructure, and commitment to emerging digital trends.

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.

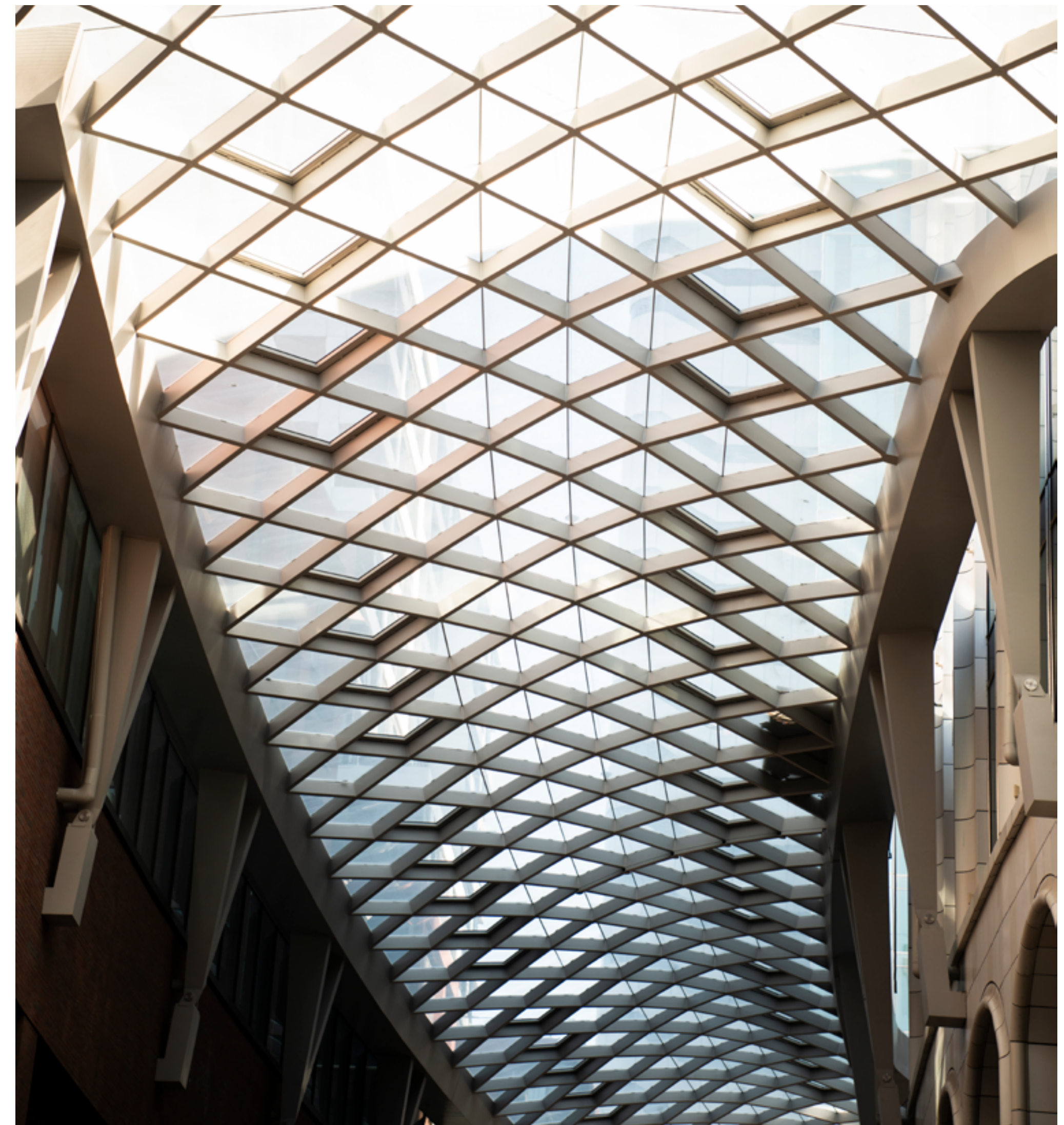
Architectural Harmony

At its heart, The Well is about fluidity, creativity and connectivity. Toronto craves venues and opportunities to explore and discover. Adamson Architects, HPA, BDP, GPA Architects 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 (reclaimed from the former buildings) blend seamlessly with sophisticated applications of terracotta, glass and steel.

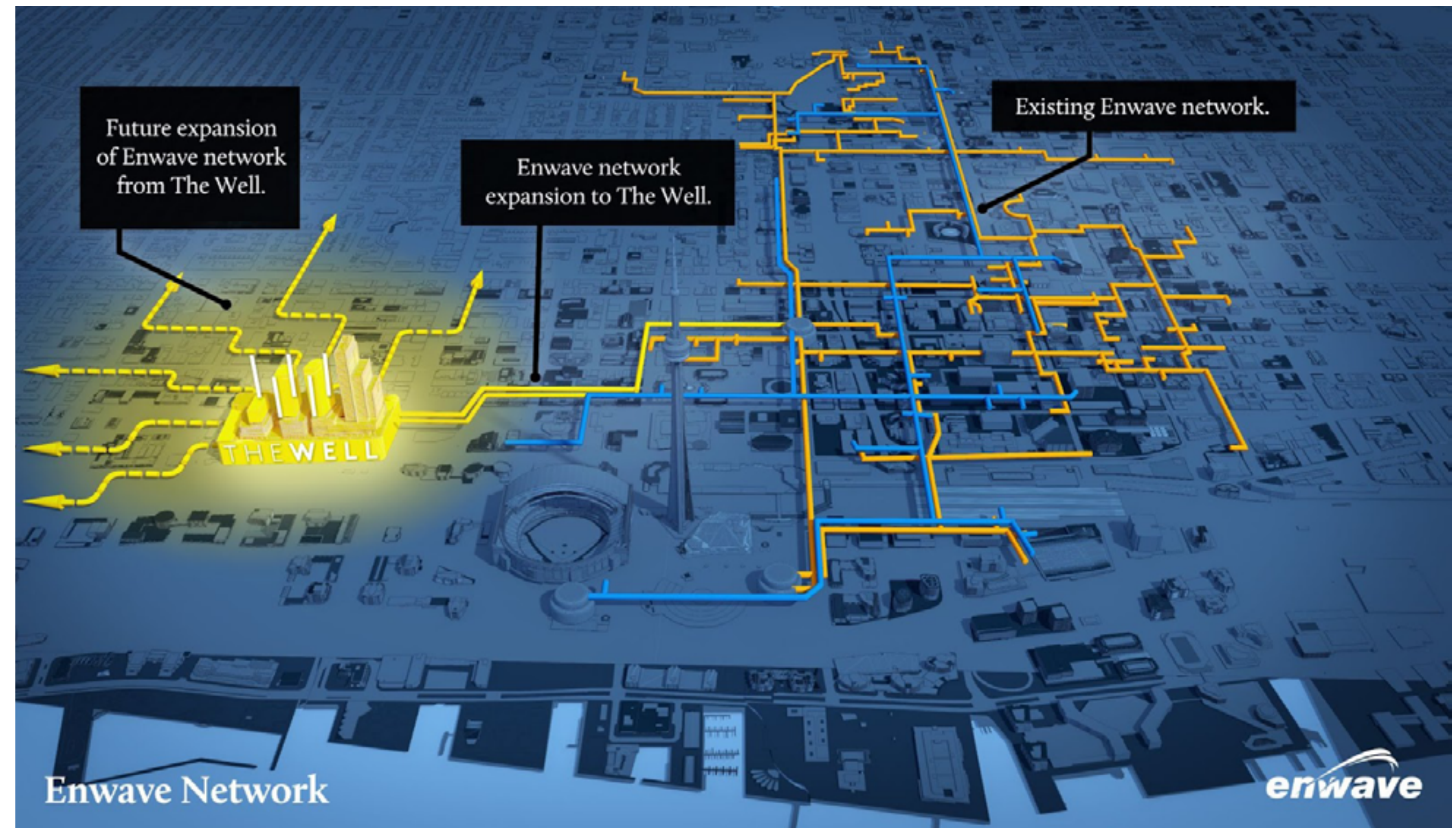
A dramatic sculptural glass canopy is suspended above the retail colonnade of The Well, covering sixty percent of the main East-West connection. The canopy provides a year-round shield against the elements while enabling a permeable, outdoor experience.



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 2 million gallon tank underneath The Well (the equivalent of 3 Olympic-sized swimming pools). The tank stores 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.



Connections

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 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.

The Well is home to a range of culinary options, from Wellington Restaurants on Wellington St W, to Wellington Market. The Well is poised to represent the new wave of culinary trends in Toronto for local and international visitors to enjoy. 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 casual dining. It's an intentionally designed integration of culinary artists, convenient favourites and internationally inspired experiences.

FOOD OFFERINGS:

Fresh Market Fare
Prepared Food
Elevated Fast Casual
Inspired Restaurants
Gourmet Grab-n-Go
Central Bar & Lounge
Cheap Eats



12 Inspired Restaurants

WELLINGTON ST W RESTAURANTS & BARS:

Wellington Restaurants bring together renowned chefs and globally-inspired flavours to create new and unforgettable dining experiences. Take a seat indoors or outdoors in a park-like setting and enjoy masterfully-planned food offerings inspired by culinary innovation.

LA PLUME
MANDY'S GOURMET SALADS
LULU BAR

BRIDGETTE BAR
THE DORSET
L'AVENUE

NOYAA

SPADINA AVE & FRONT ST W RESTAURANTS & BARS:

Atop 8 Spadina Ave, Aera features dramatic views of the CN Tower, Lake Ontario and breath-taking sunsets, along with an expansive rooftop patio. Located on Front St W, New York's Prince St Pizza made its debut into Canada. Restaurant & entertainment venue, National offers select craft beers, North American inspired flavours, and a summertime beer garden.

AERA
PRINCE ST PIZZA
NATIONAL

WELLINGTON MARKET RESTAURANTS:

Indulge in Middle-Eastern flavours at East Tea Can and Korean streetfood favourites at BHC Chicken. These full-serviced restaurants are liquor licensed and pet friendly.

BHC CHICKEN
EAST TEA CAN



Wellington Market

Meet Toronto's newest evolved food and drink market with fresh, local products, artisan fare and a variety of casual dining options. Designed by GPA Architects, an authentic market experience bustling with energy and excitement awaits.

Wellington Market offers everything from the core essentials to the adventurous, celebrating the best of Toronto's diverse food scene in a lively environment. From fresh market fare to elevated fast casual, seasonal offerings collide with vibrant surroundings to create Toronto's go-to market for culinary exploration and experiences to share.

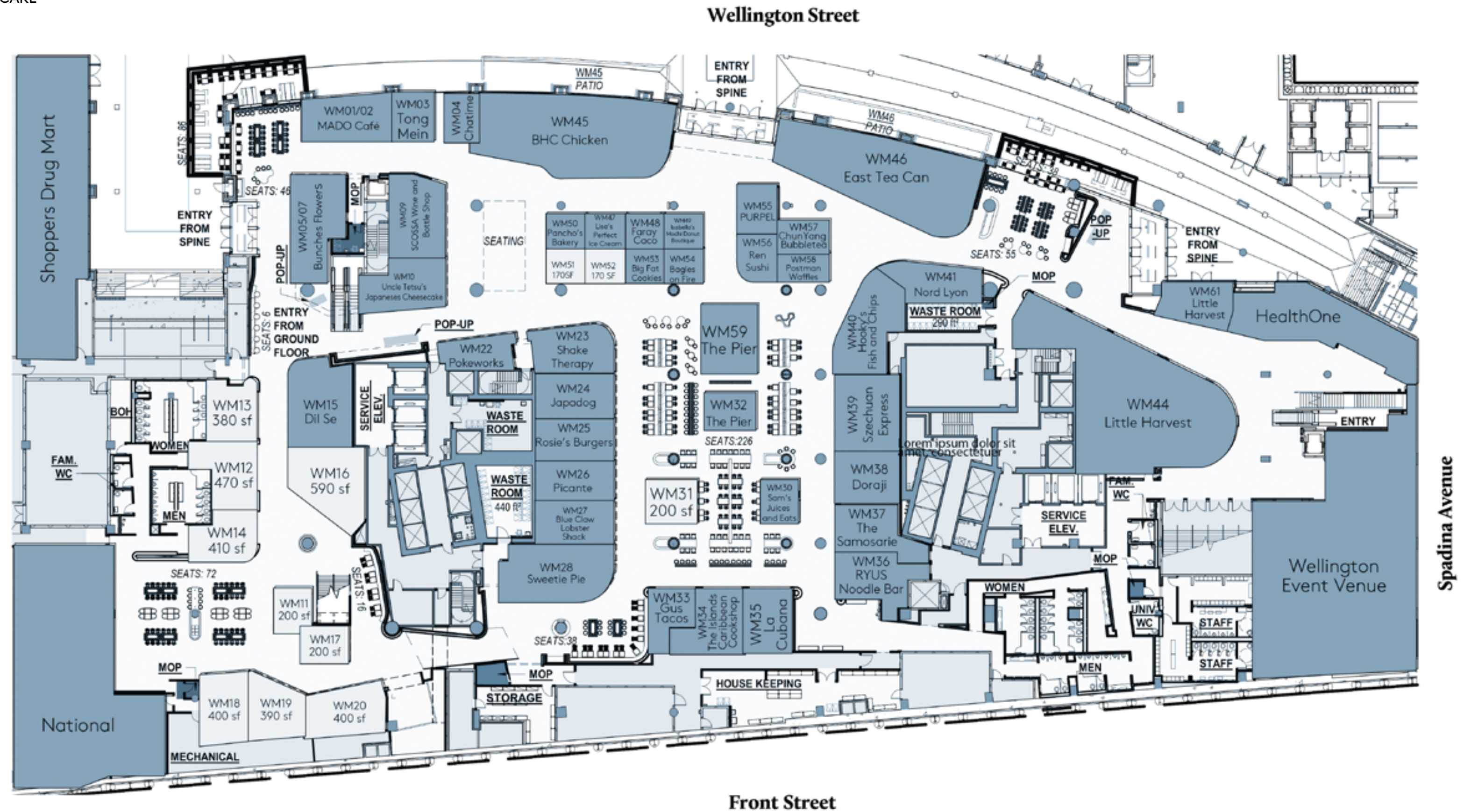
With over 50 merchants to choose from, Wellington Market is fully liquor licensed for a 3,400-person capacity, so market-goers can sip while they shop. The market totals 70,000 sq. ft., including the 5,000 sq. ft. Wellington Event Venue for community engagement and corporate meetings.



Wellington Market Tenants

BAGELS ON FIRE
 BAO BAO DIM SUM
 BHC CHICKEN
 BLUE CLAW LOBSTER SHACK
 BUNCHES FLOWERS
 CHATIME
 CHUN YANG BUBBLE TEA
 DIL SE
 DORAJI
 EAST TEA CAN
 GUS TACOS
 HOOKY'S FISH AND CHIPS
 ISABELLA'S MOCHI DONUT BOUTIQUE
 THE ISLANDS CARIBBEAN COOKSHOP
 JAPADOG
 LA CUBANA
 LISA'S PERFECT ICE CREAM
 MADO CAFÉ
 NORD LYON
 PURPEL
 REN SUSHI
 SAM'S JUICES AND EATS
 SZECHUAN EXPRESS
 SHAKE THERAPY
 SWEETIE PIE
 FARAY CACAO
 THE SAMOSARIE
 TONG MEIN
 LITTLE HARVEST
 POKEWORKS
 ROSIE'S BURGERS
 SCOSSA WINE AND BOTTLE SHOP

THE PIER
 UNCLE TETSU'S JAPANESE CHEESECAKE
 BIG FAT COOKIES
 RYUS NOODLE BAR
 POSTMAN WAFFLES
 PANCHO'S BAKERY



EAT

SHOP

WORK

LIVE

PLAY

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 320,000 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.

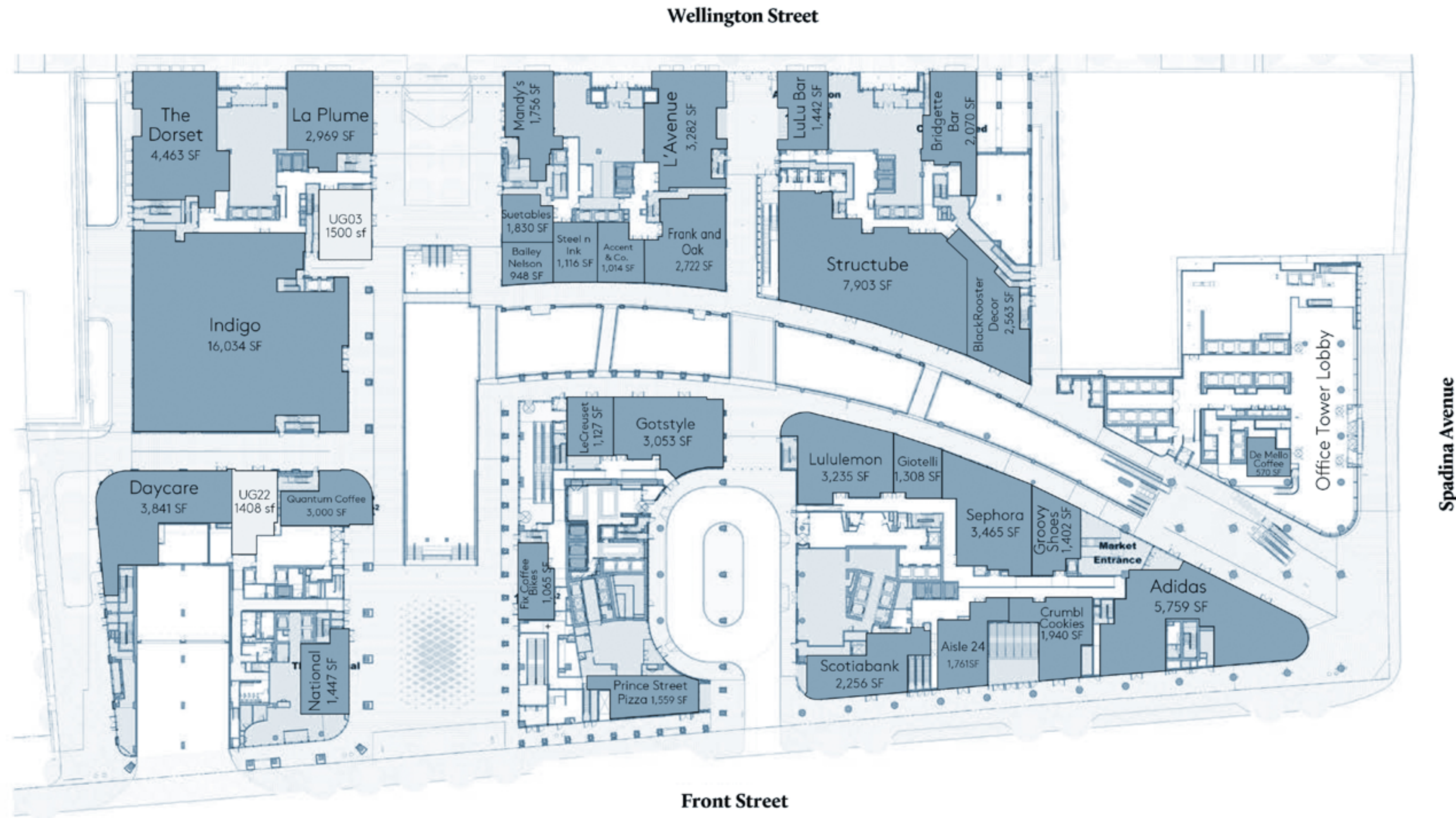
RETAIL MIX INCLUDES:

Fitness & Health
Entertainment
Beauty

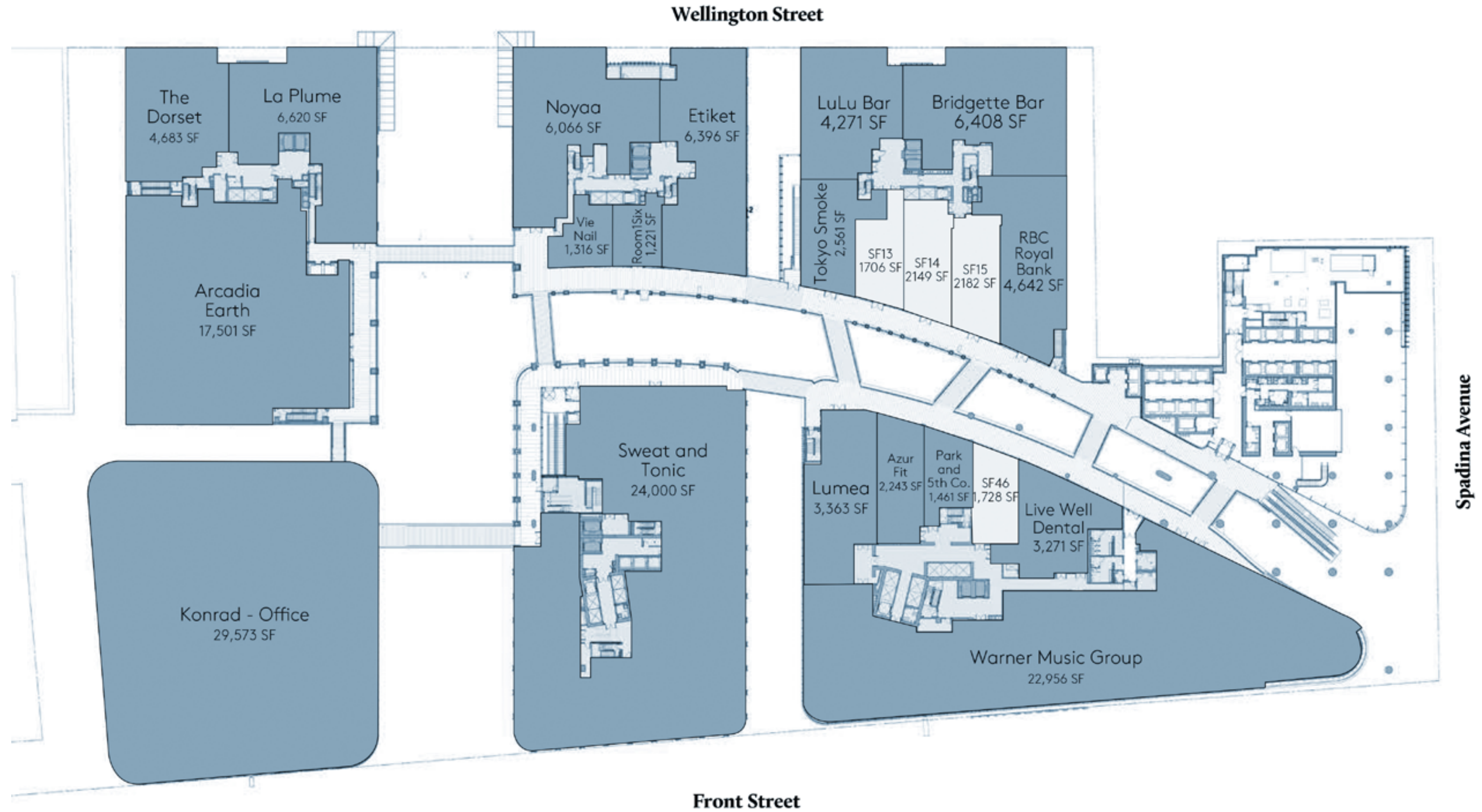
Home
Services
Apparel & Accessories



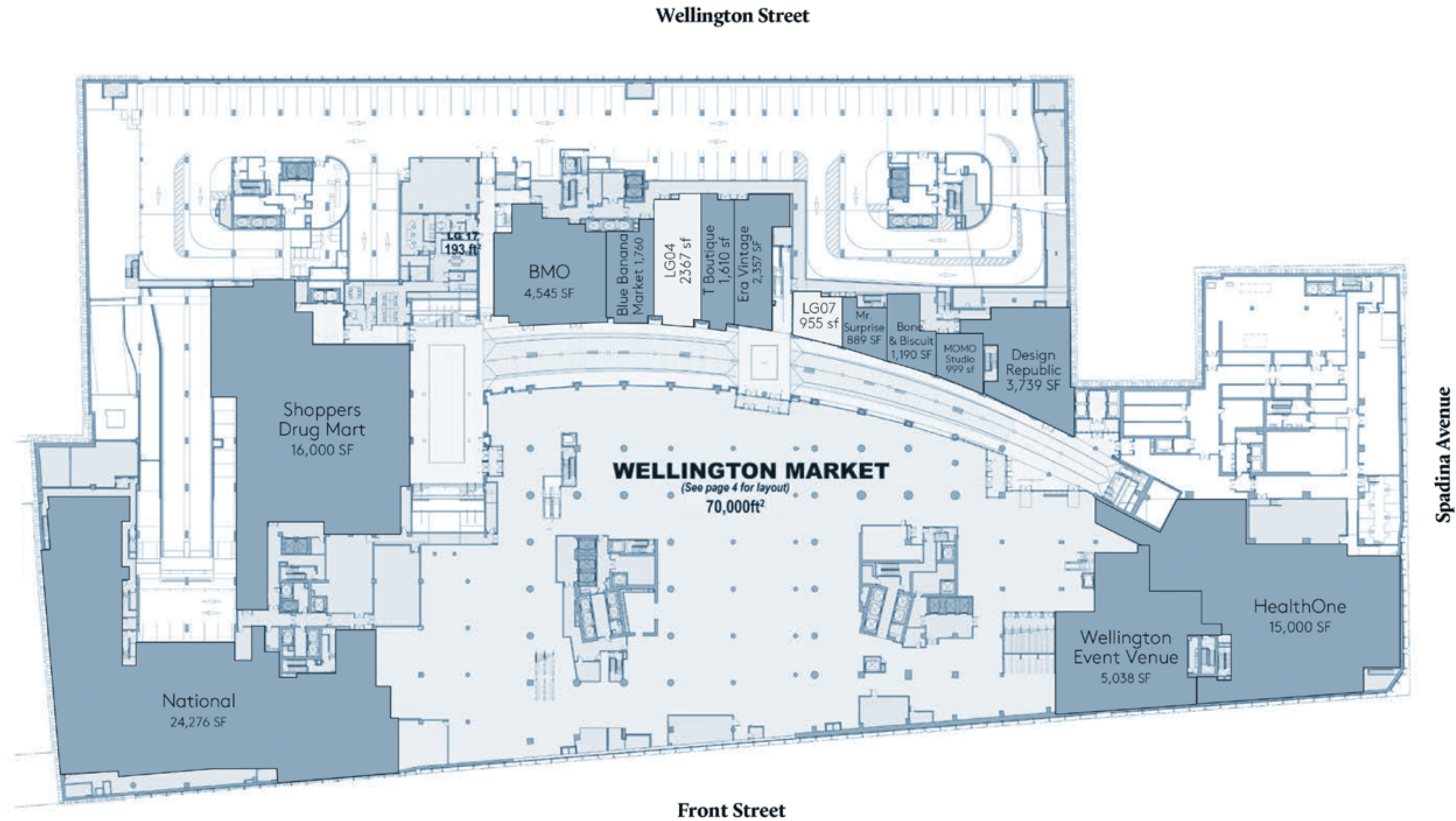
Retail Tenants | Upper Ground Level



Retail Tenants | Terrace Level



Retail Tenants | Lower Ground Level



EAT

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LIVE

PLAY

Work.

An integral part of an amenity-rich community, The Well's work space 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:

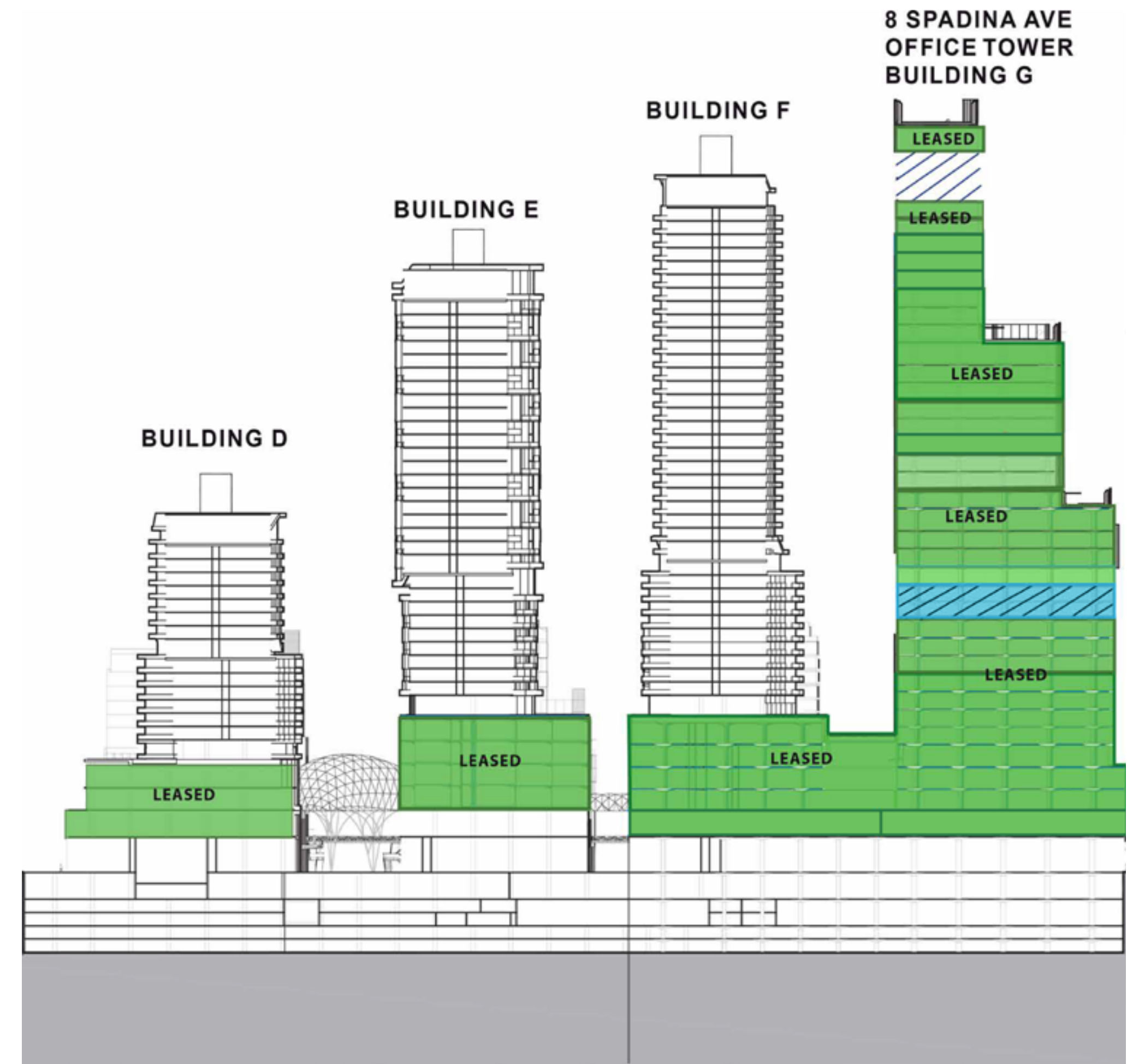
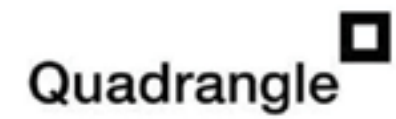
Outstanding Panoramic Views of the City
Dedicated Bike Lobby with Lockers/Storage

LEED® Platinum Certified
WELL Health & Safety Certified
Platinum Wired Certified



Renowned Office Tenants

The Well's office spaces have attracted notable organizations made up of architects, urban tech companies and professional services.



8 Spadina Ave

Workspaces at The Well are housed in buildings reflective of the industrial character of King West, and soar to new heights in the 8 Spadina Ave signature office tower.

Offices offer sophisticated workplace solutions, with over 1.2M sq. ft. of flexible space in one of the most inspiring professional hubs in Toronto. Registered under the LEED® green building rating system, and LEED® Platinum certified, this 38-floor offset core building accommodates the evolving needs of today's office users. It's also Wired Certified Platinum for the building's digital connectivity.



An Iconic Lobby

The entranceway at 8 Spadina Ave opens into a spacious light-filled lobby. Acting as a gateway from the bustling Front & Spadina intersection, the lobby welcomes the community in with a grand wood-paneled 3-storey ceiling, marble walls, and polished concrete columns. Floor to ceiling windows on the west and south walls welcome in daylight and keep the space connected with the busy streetscape.

With elegant seating created using the reclaimed wood from the industrial buildings that previously stood at the site, the lobby is more than just an entranceway – it is a space and destination in and of itself.

The 8 Spadina Ave lobby notably features an art-deco door frame salvaged from the Globe & Mail building that used to call the site of The Well home.



EAT

SHOP

WORK

LIVE

PLAY

Live.

Green spaces, an open-air public colonnade 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. Spread over six buildings, The Well provides a mix of purpose-built rental and condo residences. These beautifully designed living spaces feature a variety of floor plans to accommodate all types of lifestyle needs. Tailored to be 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



Purpose-Built Rentals



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 on Front Street, 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.



Purpose-Built Rentals



The Residences

AT THE WELL

425 | 435

Located on the newly revitalized Wellington Street, the two exclusive buildings at 425 and 435 feature 171 and 160 suites, respectively. Each of the one, two and three bedroom spacious, luxury suites are lavishly designed. The Residences at The Well feature state of the art building amenities managed by Rhapsody Property Management Services, including a fitness centre, massage room, yoga studio, media room, rooftop terrace and bike storage — all of which are all complemented by The Well's exceptional dining and retail offerings and modern workspaces.



Condos

The Well condominiums by Tridel offer residents two distinct living opportunities across three buildings:

The Well Signature Condominium is a luxury ninety-eight suite boutique building purposely located on the quiet side of Wellington Street, which offers a rare combination of expansive suites, peaceful surroundings and historic views, all within steps of downtown Toronto's bustling west end. A triumph of design, the luxury boutique condo rises 14 storeys and overlooks the grand retail colonnade below, blending the towering modernity with the street's historic façade at street level.

The Classic Series consists of two towers along Front Street with 400 suites and 258 suites, respectively. Soaring above The Well, these suites offer spectacular views of the city. The modern buildings are designed to meld leading-edge finishes with comfort and convenience. Inside, contemporary finishes create the perfect backdrop for an enriched urban lifestyle.

All three buildings feature individualized sets of refined amenity spaces, including party rooms, outdoor terraces with pools, fitness centres and more. With a pedestrian-centered focus, Tridel at The Well responds to some of the strongest desires of downtown Toronto today: walkability, community-building, the ability to create connections while seamlessly blending old and new.



EAT

SHOP

WORK

LIVE

PLAY

Play.

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 like the Retail Walk, The Well Rink and National Beer Garden, that play host to novel programming, placemaking and events. It's the collaborative and sustainable workspaces that attract and inspire new ways of thinking. And it's the masterfully planned food offerings, including 12 inspired restaurants on Wellington St W, Front St W and Wellington Market.

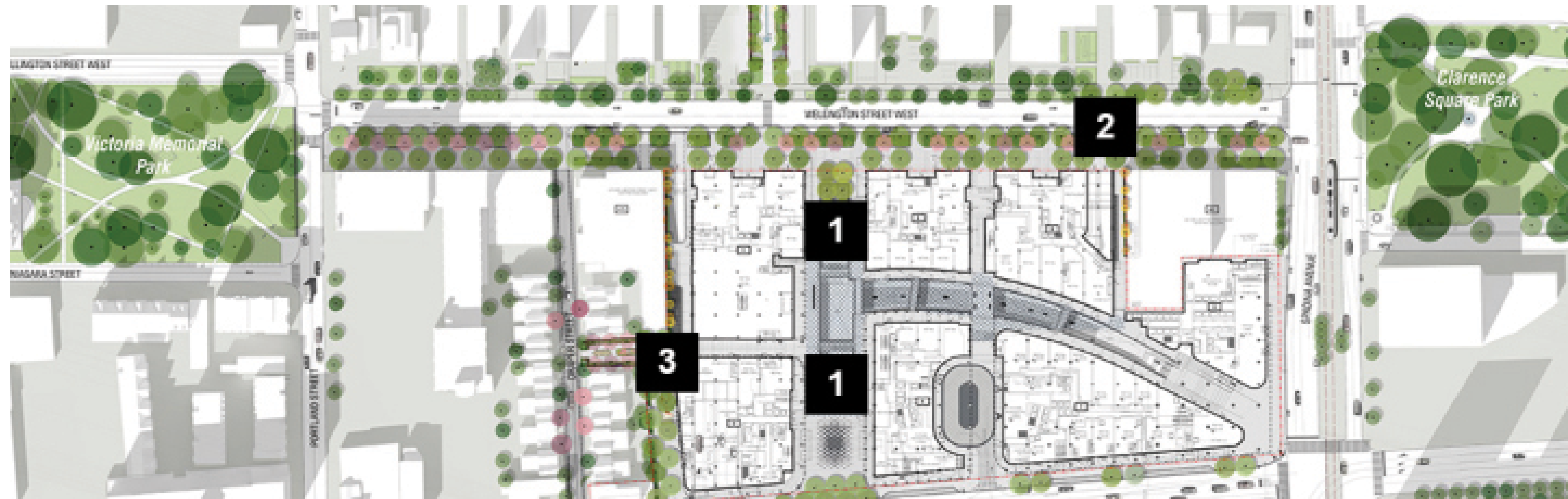
The Well is where exploration precedes expectation and where community and individuality thrive in unison through common experience and learning.



“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

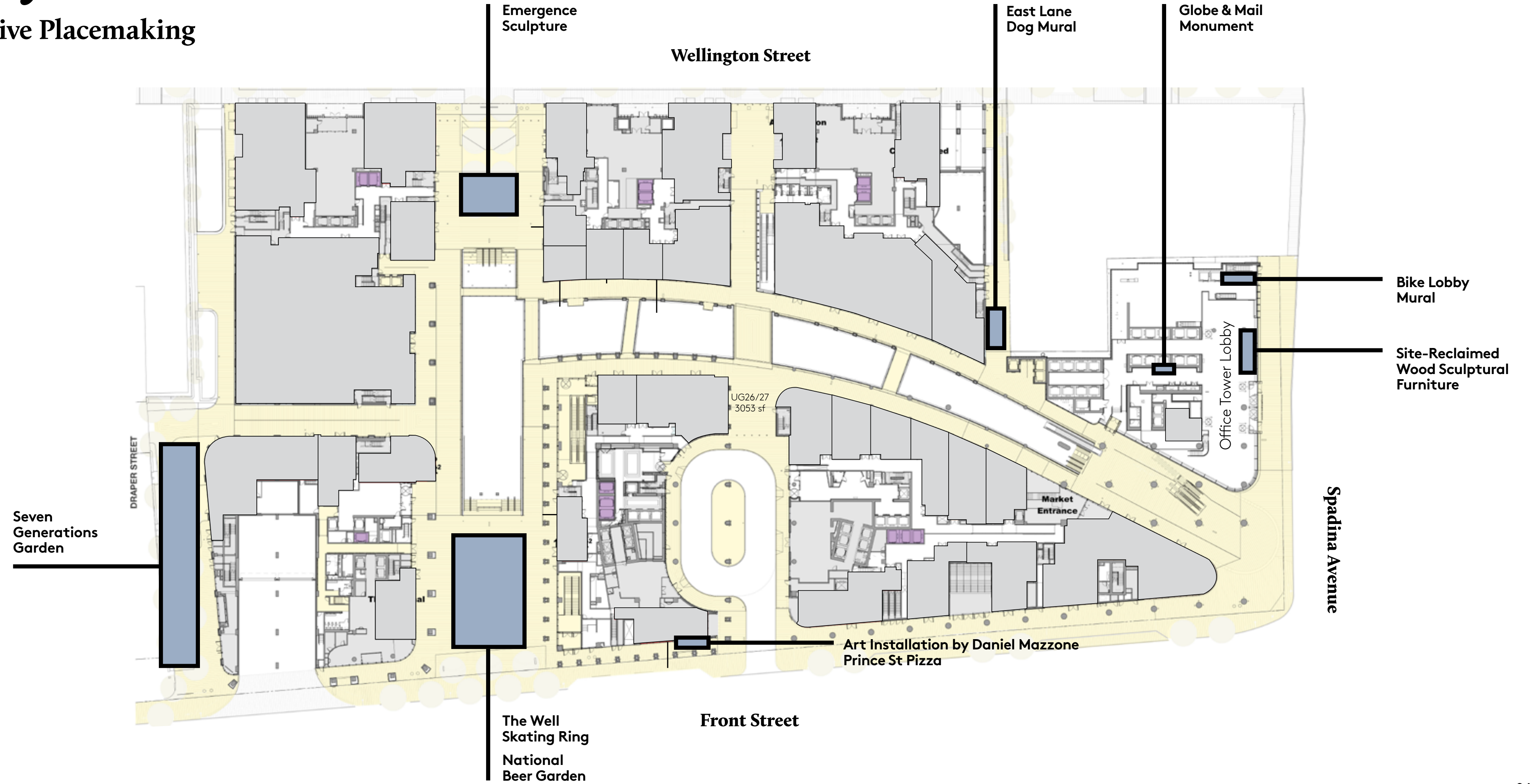
A 450-metre linear park with an 18-metre-wide promenade stretches from Clarence Square to Victoria Memorial Park along the south side of Wellington Street, realizing a vision for the street that dates back to the mid-19th century. The promenade is lined with restaurants, making it a marquee destination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

3 / Draper Park

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

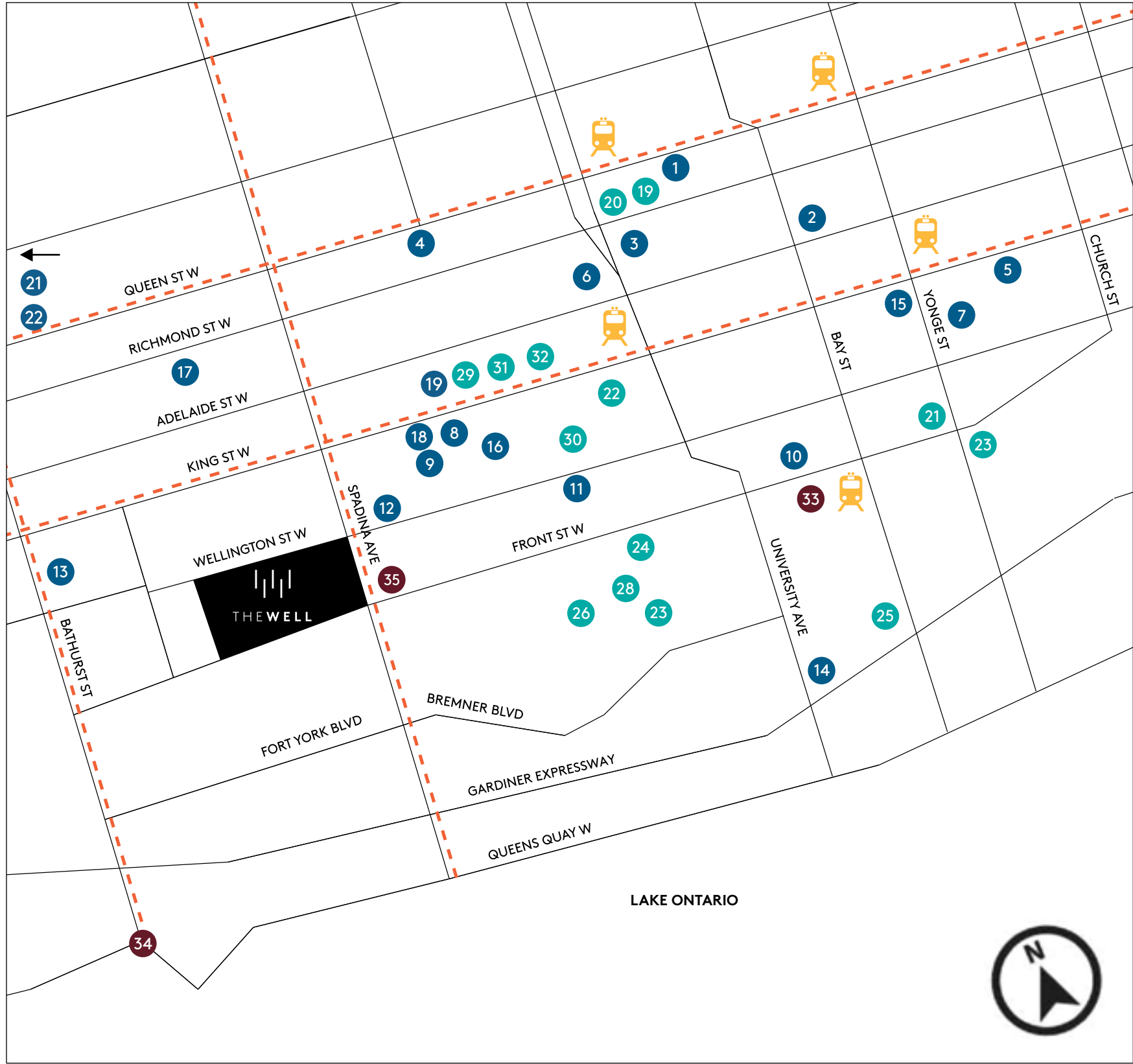
Play

Creative Placemaking



Connections

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



SUBWAY STATION
 STREETCAR LINE
 TRANSIT
 HOTEL
 LANDMARK/ATTRACTION

NEIGHBOURS

HOTELS

- 1 Sheraton Centre Toronto
- 2 St. Regis Hotel
- 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
- 15 One King West Hotel & Residence
- 16 Nobu Hotel & Residences
- 17 Ace Hotel
- 18 King Blue Hotel Toronto
- 19 Hyatt Regency Hotel
- 20 Gladstone House
- 21 The Drake Hotel

LANDMARKS/ATTRACTIONS

- 19 Four Seasons Centre
- 20 Canadian Opera Company
- 21 Hockey Hall of Fame
- 22 Roy Thomson Hall
- 23 Meridian Hall
- 24 Metro Toronto Convention Centre
- 25 Scotiabank Arena
- 26 Rogers Centre
- 27 Ripley's Aquarium
- 28 CN Tower
- 29 TIFF Bell Lightbox
- 30 David Pecaut Square
- 31 Princess of Wales Theatre
- 32 Royal Alexandra Theatre

TRANSIT

- 33 Union Station
- 34 Bridge to Billy Bishop Airport
- 35 Spadina and Front St.

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 March 31, 2023, our portfolio is comprised of 193 properties with an aggregate net leasable area of approximately 33.5 million square feet (at RioCan's interest) including office, residential rental and IT development properties. To learn more about RioCan, please visit www.riocan.com.

ALLIED

Allied is a leading owner-operator of distinctive urban workspace in Canada's major cities. Allied's mission is to provide knowledge-based organizations with workspace that is sustainable and conducive to human wellness, creativity, connectivity and diversity. Allied's vision is to make a continuous contribution to cities and culture that elevates and inspires the humanity in all people. To learn more about Allied, please visit www.alliedreit.com.

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.



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.



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.



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

gpa

Wellington Market Architect

Giannone Petricone Associates Inc. Architects is an innovative architecture studio located in Toronto, Canada. Partners Ralph Giannone and Pina Petricone share a desire to create truly unique urban experiences. Testament to this is the firm's award-winning experience, from engaging commercial and hospitality interiors, small and mid-scaled mixed-use projects knit into the urban fabric, through to large-scale, multi-phased infill projects. The firm is intrinsically interested in responsible and sustainable intensification and has a keen interest in urban culture and its physical manifestation.

aA

architectsAlliance

Residential Architect | Buildings D, E & F

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 | Buildings A, B & C

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 sq. ft. of New Office Space

320,000 sq. ft. of New Retail,
Food & Service Space

12 Inspired Restaurants & Bars

70,000 sq. ft. European-Inspired
Food Market

35,000 sq. ft. Glass Canopy
Open-Air Walkways

22,000 Estimated Daily Traffic

7,000 Office-Related Jobs

1,300 Retail Jobs

1,700 Condominium &
Purpose-Built Rental Suites

900 Daily Construction Workers Onsite at
Any Given Time

3.2m sq. ft. of Office, Residential & Retail
Space Across 7 Distinct Buildings

10 Years of Construction

2M Gallon Thermal Energy Tank

50,000 Linear ft. of Reclaimed Wood

1/3 Of Total Site Area Will Be
Publicly Accessible Outdoor Space

2,590 On-Site Bike Stalls

731 Commercial/Retail Parking Stalls

921 Residential Parking Stalls

23 Commercial EV Charging Stations

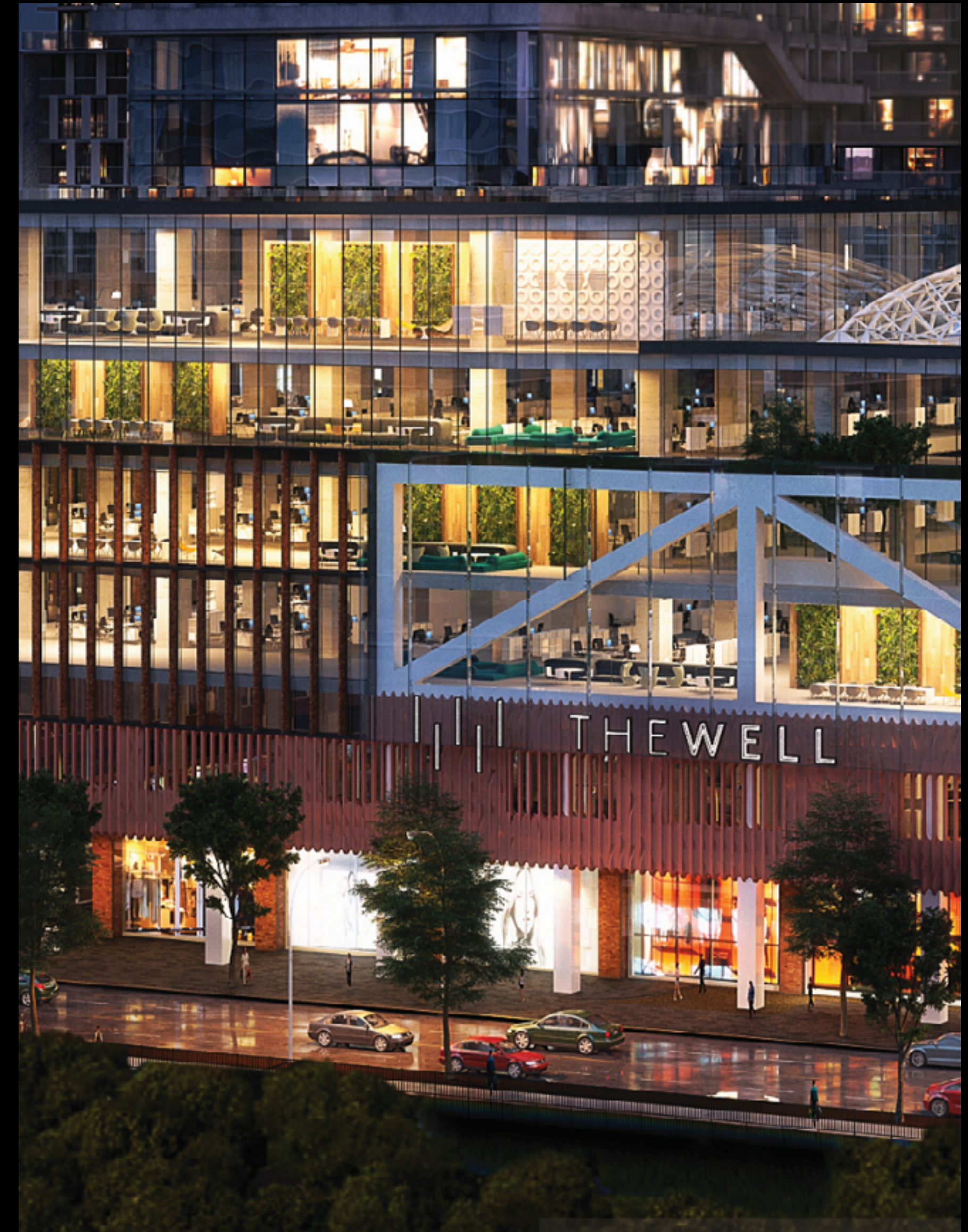
5 Car Share Stalls

23 Carpool Stalls

4 North-South Pathways Connecting
Wellington Street & Front Street

1 Revitalized Strip Creating Wellington
Restaurants

1 Iconic 38-Storey Office Tower at the
Corner of Front & Spadina



Stats

With average daily impressions at **37,985**, the intersection of Front and Spadina sees more than **7,100** pedestrians, **22,000** vehicles, and **55,000** commuters daily. It's within walking distance from Toronto's King West, Queen West, Waterfront, Rogers Centre, and Financial District.

27 hotels are in close proximity in Downtown Toronto with **16,788^{**}** hotel rooms and an average occupancy rate of **73%**.

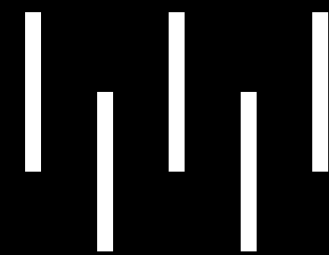
Since **50%** of the retail mix falls in the Food and Beverage category, many retailers will be exempt from the Retail Business Holidays Act, permitting them to remain open on Statutory Holidays.

^{**} Greater Toronto Hotel



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

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THEWELL®

RIO★CAN ALLIED