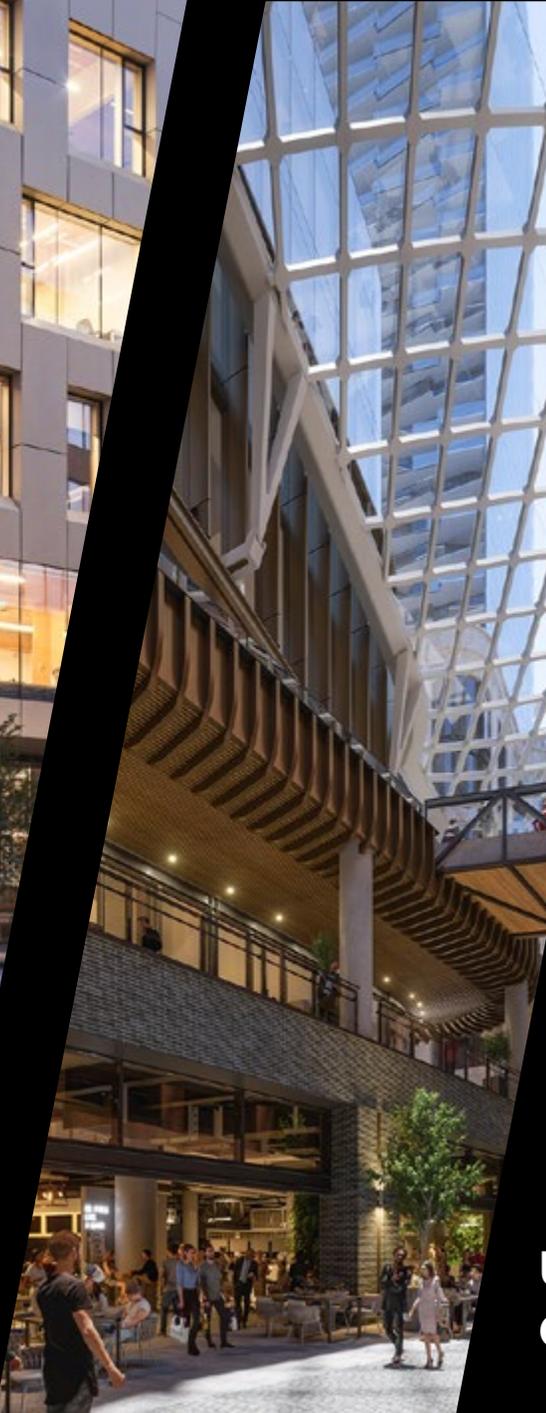


# BDP. Quadrangle



**ULI Spring Meeting 2023**  
**Offer for ULI Product Council Tours**



## 60\_80 Atlantic

80 Atlantic in Liberty Village sets a precedent for the city's future office buildings. Ontario's first wood commercial building in over a century, 80 Atlantic is a prototype for sustainable mass timber construction and a pioneer of a new office typology. The building mixes the warmth and beauty of converted industrial heritage buildings coveted by new economy businesses with the environmental and technological advantages of a contemporary Class-A office building. 80 Atlantic's thoughtful design, materiality, and amenities make it a "good neighbor" that uplifts the overall quality of its surroundings.

Replacing a parking lot, the new building draws connections to Liberty Village's historic context but with a modern aesthetic, from the scale of its punched windows to the buff color of its porcelain cladding. On its south face, a glazed facade intrigues passersby by showcasing its wood interiors. Paired with its sister building 60 Atlantic, the complex establishes an active community hub that extends beyond office hours, enlivening the streetscape with a courtyard beer garden, a performance space, and a retail amenity. An enhanced pedestrian experience also reaches the north façade with a cobblestone walkway and a 60 ft. long mural helping to activate every side of the building.

Originally built in 1898 as a wine warehouse, 60 Atlantic has been repurposed as a three-storey commercial building and urban catalyst for area growth, with a new corten steel and glass an addition that makes the building both accessible and aesthetically striking.

The focus of the building is on establishing urban connectivity — its restoration and establishment of value through creative and contemporary intervention, which demonstrates that heritage is not limited to the preservation, but can reassert relevance.



## Project Details

### Location

Toronto, Canada

### Client

Hullmark Developments

### Program

**60 Atlantic** Conversion of a two-storey heritage structure into a three-storey mixed-use building including commercial and office interiors, food and beverage outlets, and a sunken landscaped terrace.

**80 Atlantic** Five-storey wood-frame development featuring single and multi-tenant commercial space, retail space at grade, with two levels of underground parking.

### Size

60 Atlantic 43,000 sf | 80 Atlantic 90,000 sf

### Completion

60 Atlantic 2014 | 80 Atlantic 2019

### Awards

- RAIC / Governor General's Medal in Architecture, 2022

#### 60 Atlantic

- Architectural Record / Good Design is Good Business 2016
- ARIDO / Award of Merit for Specialty Elements 2015
- Toronto Urban Design Awards / Building in Context Low Rise Scale 2015
- AJ Retrofit Awards / International Innovation 2015

#### 80 Atlantic

- Toronto Urban Design Awards / Award of Excellence, 2021
- Canadian Green Building Awards, 2021
- REX Awards / Office Development of the Year, 2020
- REX Awards / Green Development of the Year, 2020
- WoodWORKS! Ontario / Mass Timber Wood Design, 2020
- Wood Design & Building Awards / Citation Award, 2020

## What you will see on the tour

On this tour, you will get access to 60 and 80 Atlantic building interiors, the diving courtyard, and experience the vibrant Liberty Village neighborhood in which it resides. Both projects combined have an array of rich materials and textures, including corten steel, specialized masonry, glazed panels, and a mass-timber construction system which is the expression of 80 Atlantic. Both projects together serve as a great dialogue of adaptive reuse seen in 60 Atlantic, married with the innovation of 80 Atlantic.



## The Well

As the largest and most anticipated development in downtown Toronto, The Well is a joint venture between RioCan REIT and Allied Properties REIT conceived as a natural extension of King West, reinvigorating and transforming 7.7 acres at Front and Spadina into a distinct, dynamic, vehicle-free community radiating brilliant urban design. The 3 million sf development consists of seven buildings atop an open-air podium blending a unique mix of retail, office, and residential space.

Our design for the retail space at The Well is comprised of a multi-level streetscape that knits the mega development together with the materiality and industrial feel of the surrounding King West neighborhood. Referred to as the 'spine', the open-air retail street is characterized by metal bridges on multiple levels under an intricate lattice-like glazed canopy, protecting visitors from the elements while creating an ambiance unlike anywhere else in North America.

Amid rapidly advancing construction, a slate of new retail leases has been announced. Covering everything from health, wellness, and fitness to apparel, experiential retail, and a host of new restaurants, these new leases will contribute to the 320,000 sf of total retail space. These businesses will provide meaningful experiences and service the everyday needs of employees working within the site's 1.2 million sf of office space and residents of the 1,700 condominium and purpose-built rental suites.

"The Well is a transformational project and one of the most complex, multi-faceted developments Toronto has ever seen. This is the definition of choreographed city-building, and this carefully curated retail mix will play a vital role in establishing The Well as a vibrant, lively destination for residents and visitors to Toronto."

- Jeff Ross, Senior Vice President at RioCan REIT

Lease rates are high with retail space at approximately 79% leased or in advanced stages of negotiation, and office space at 90% leased. The Well is positioned to open with a unique mix of shops, restaurants, workspaces, and residences that will draw people from down the street and across the globe to eat, shop, work, live, and play in Toronto.



## Project Details

### Location

Toronto, Canada

### Client

RioCan and Allied Properties

### Program

Three levels of retail buildings form the city block podium with 36 storeys of residential and office buildings above.

### Size

425,000 sf retail

### Completion

2023 (ongoing)

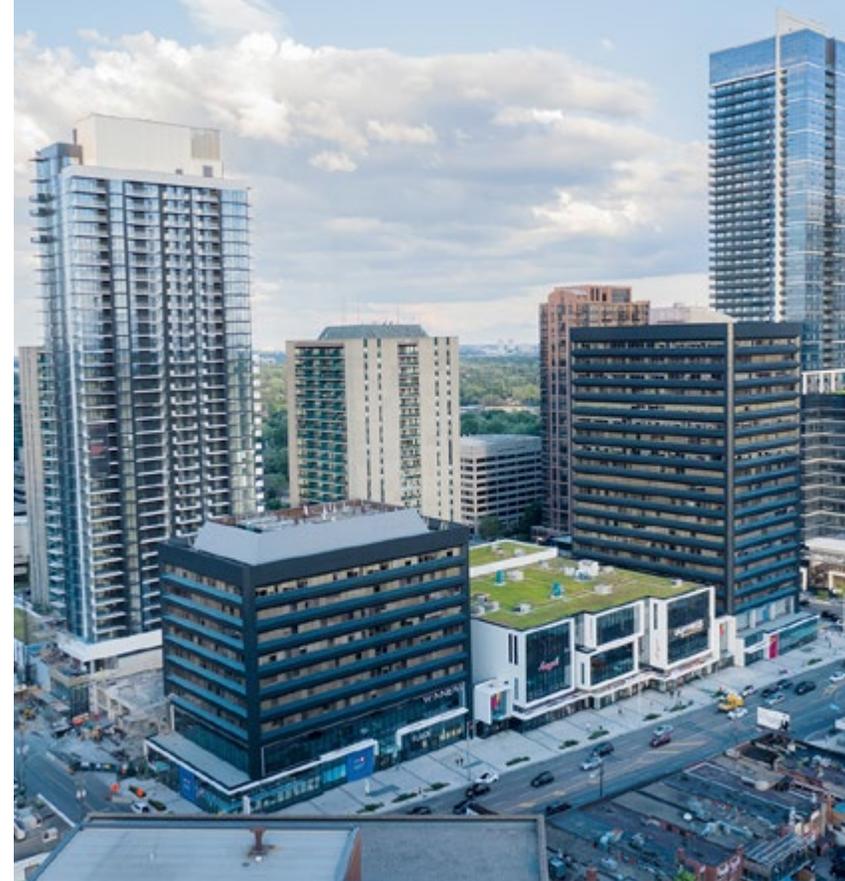
### Awards

- International Property Awards  
Best Retail Architecture Canada, 2018

## What you will see on the tour

As a part of The Well tour, you will be able to experience the large arcade with a visionary future of retail as an immersive experience. The showcased feature of this project is the unique glass ceiling panels that creates an organic canopy that covers the atrium. The Well also includes a 75,000 sf boutique market hall that caters to all demographics. This tour will also include insight into the towers designed by other design partners and BDP's involvement in seamlessly tying all components together.

The tour will conclude with a visit to BDP Quadrangle's new Toronto studio located at The Well, including refreshments and superb City skyline views.



# Yonge Sheppard Center

Yonge Sheppard Center is a comprehensive, mixed-use development that has transformed one of Toronto's busiest intersections — Yonge Street and Sheppard Avenue, in North York.

When Yonge Sheppard Center was originally built in the 1970s, the development was groundbreaking as the first large-scale, multi-use development within North York, combining commercial, retail, and residential tenants, and its architecture featured much of the design thinking of the time.

RioCan, and former development partner KingSett Capital, desired significant upgrades that would improve the experience of the Center and help it better compete in today's demanding retail environment, all while preserving the spirit of the Center by keeping the focus on the people who use the mall.

BDP Quadrangle, well known for its expertise with large-scale, mixed-use projects, was commissioned to address the client's desire to add density, maximize leasable area, improve the street level experience, offer valuable community spaces, and find opportunities to diversify the nature of the development. The team carefully planned the phasing and work so that the buildings

were able to remain occupied and operational throughout the eight-year process of approvals and construction. Incorporating the input of a wide range of stakeholders, interest groups, and city representatives, we designed a revitalized development that mixes retail shops with housing, restaurants, a second daycare center, and multiple flexible community spaces. The Center also boasts an improved public realm, direct connection to the subway, democratization of light, improved accessibility and barrier-free access, expanded retail and residential density as well as enhanced amenity spaces.

In addition to addressing these functional requirements, the project improves Yonge Sheppard Center's appearance, giving the hefty precast concrete exterior and dull interior new life by infusing them with levity and brightness. Windows further clarify the overall architectural language by bringing proportion and order to the entire volume of the building. This street-facing retail is a major shift from the mall's



former, opaque exterior, and its seamless, continuous presence on the street activates the perimeter of the block and engages passersby. The two commercial buildings are clad with graphite grey aluminum, simultaneously modernizing the appearance of these buildings, blending the disparate architectural elements, and improving energy efficiency. The residential tower of the Yonge Sheppard Center borrows on the materiality of the overall project with clean, contemporary lines and the granite at the tower's podium ties into the black granite exterior expression of the mall. The tower remains distinctive in its massing details with crisp and clean lines that highlight its durability as a sustainable rental property near transit and flush with nearby amenities.

## Project Details

### Location

Toronto, Canada

### Client

RioCan and KingSett Capital

### Program

Redevelopment of a 1,185,000 sf mixed-use, transit-oriented project containing 445,000 sf of retail space and a new 36-storey residential tower.

### Sector

Mixed-Use, Retail, Transit-Oriented Development

### Size

1,865,000 sf

### Completion

2019

### Awards

- Toronto Urban Design Awards / Award of Merit, 2021
- A+ Awards / People's Choice Award, 2021

## What you will see on the tour

During this tour, you will experience the interior of the mall as well as the rich retail experience. Due to the size of the project, the tour will include access to the residential lobby, commercial lobby, and retail areas, as well as access to the surrounding urban realm.