

## THE BRIDGE 379-391 ADELAIDE WEST

## **ABOUT THIS PROJECT**

- + Integrated a 330,000 square foot high performance building with two existing brick-and-beam heritage loft buildings in Toronto's King West area.
- + The Bridge's innovative design connects the two existing buildings with steel masts that protrude from a narrow laneway and support the new high-rise.
- + This arragement allows the weight of the building to be carried to the ground without columns or structures penetrating the original buildings.
- + A third heritage building is integrated into the design of a four-storey tall lobby.
- + The new building features Class AAA office space with intelligent integrated systems, large terraces and double height rooftop amenities, a gym, and ground floor retail.
- + Our team designed an underfloor air distribution system with displacement ventilation for cooling for effective ventilation, optimal occupant flexibility, as well as to accommodate the floor-to-ceiling windows.
- + Mechanical design incorporates an efficient condensing boiler heating system and magnetic bearing chillers for the cooling system.
- + Design prioritizes client goals by promoting intensification of the site while conserving and retrofitting heritage buildings in the neighbourhood.
- + Building is 25 per cent more efficient than the Ontario Building Code standards.

**LOCATION** Toronto, ON

SMITH + ANDERSEN SERVICES PROVIDED Mechanical

**KEY TEAM MEMBERS** Allied Properties REIT Sweeny & Co. Architects Ellis Don

**SIZE** 330,000 sq. ft. (30,700 sq. m.)

BUDGET \$150 Million

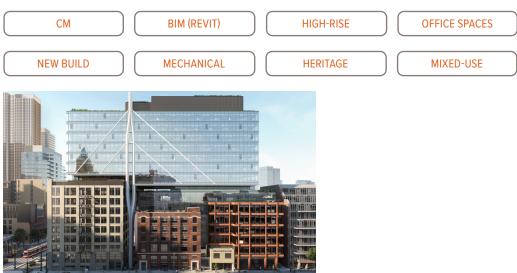
COMPLETION YEAR 2024

SUSTAINABILITY LEED® Gold (Target) WELL (Target) The Global Standard (Target)

AWARDS

International Architect Awards, Mixed-use category (2021)

## **HOT BUTTONS**



RENDERING COURTESY OF NORM LI