



# 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 arrangement 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

CM	BIM (REVIT)	HIGH-RISE	OFFICE SPACES
NEW BUILD	MECHANICAL	HERITAGE	MIXED-USE



RENDERING COURTESY OF NORM LI