



## New Construction Project **The Well**

Allied Professional:  
**Adamson Associates Architects**  
Manufacturer:  
**DRE Industries Inc. / CETCO**  
Contractor:  
**Bothwell-Accurate**

Spanning 7.8 acres across downtown Toronto, The Well is one of the largest mixed-use developments in Canada. Starting in 2018, the site underwent a monumental waterproofing system installation, specified by Adamson Associates, supplied by DRE/CETCO, and installed by Bothwell Accurate. The installation spanned 400,000 square feet across six levels below grade with a P7 Level venting floor and a water treatment facility underneath. It was no small project, the team says in its Trillium Award submission, noting, "Because of the complexity of the project, the multi-year application timeline and critical nature of the basement spaces, Adamson Associates Architects needed a reliable below-grade waterproofing membrane that offers local technical support throughout the design and construction stages, provides a meaningful warranty, and works with experienced, trained applicators."

With this in mind, the project team selected CETCO's Coreflex 60 and Ultraseal XP waterproofing membranes to ensure The Well remains operational and free from water damage for many years, reducing costly repairs and maintenance. Bothwell Accurate, a CETCO-certified applicator, was awarded the installation work.

"The Well's waterproofing system was designed with longevity, sustainability, efficiency, and durability in mind, incorporating multiple layers of protection to guard against the harsh Canadian Climate," the team says.

The substrate preparation for such a large site added further complexity to the job. Success relied on numerous on-site meetings by the project team to review and approve.







Waterproofing pre-construction meetings took place in 2018 and waterproofing took over five years to complete, while multiple years of seasonal weather changes needed to be taken into consideration for waterproofing application.

During the installation, crews worked in close concert with The Well's general contractors, Deltera and EllisDon. Doing so meant careful planning as each side was treated like a different job site, and workers were prohibited from crossing between each other without proper protocols and safety. Moreover, each side also used different certified inspection companies, requiring increased coordination and communication. "There were over 80 project-specific details provided for this project, some used on both sides of the project, and some used on just one side," the team recalls. "Separate detail packs were produced for each side of the project for clarity, and all project-specific details were reviewed and approved by the design team before installation."

In the end, the team notes, "There were hundreds of tiebacks and thousands of tie-rods, each requiring special detailing and inspection." Additionally, working around the main Enwave tie-in under Spadina introduced further complexities to the project.

It was solid teamwork, extensive planning, and attention to detail that ultimately led the crews to the successful execution of The Well's waterproofing strategy. "The effective implementation in the challenging urban conditions of downtown Toronto is a testament to the skill and expertise of the construction team. Their ability to overcome the unique obstacles presented by the site has set a new standard for urban waterproofing projects," says the team, adding, "The Well project stands as a beacon of innovation and quality in the field of waterproofing."