



774 Yonge Street

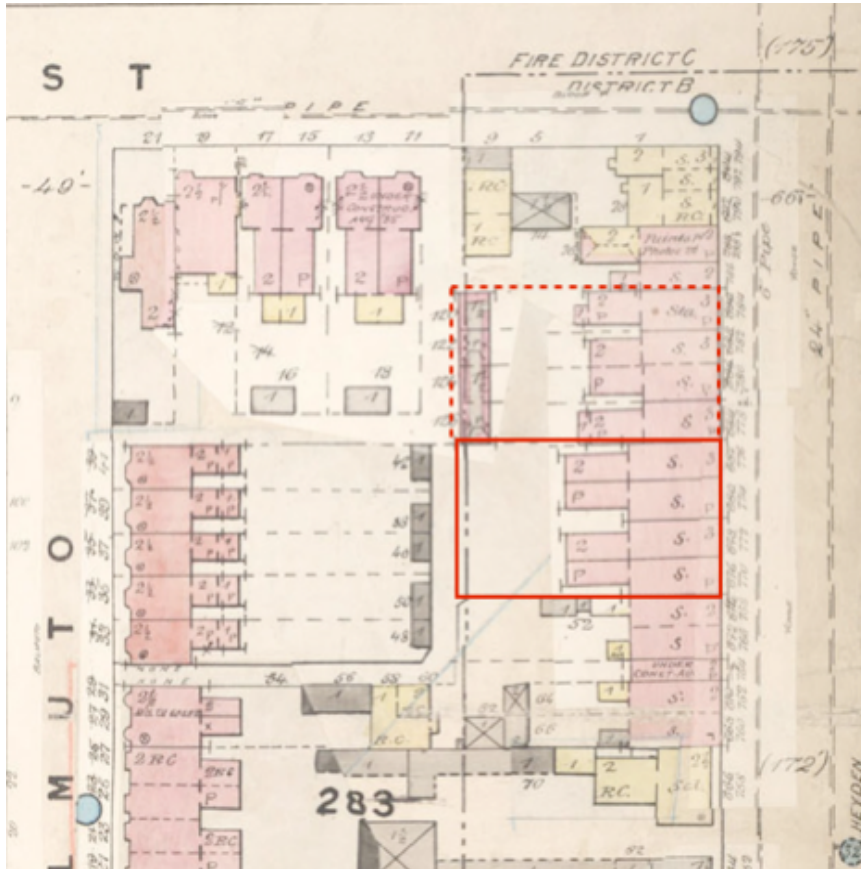
The One Development

Presentation to the
Toronto Preservation Board
Thursday, 21 April 2016



- The first and only building to stand on its own site erected on former Park Lot 10 which lot was originally owned and subdivided by Chief Justice John Elmsley
- Erected in 1885, the site was formerly a part of the Bostwick House estate demolished in 1884.
- Currently Designated under Part IV of the the Ontario Heritage Act (By-law 1296-2015)

Early Images

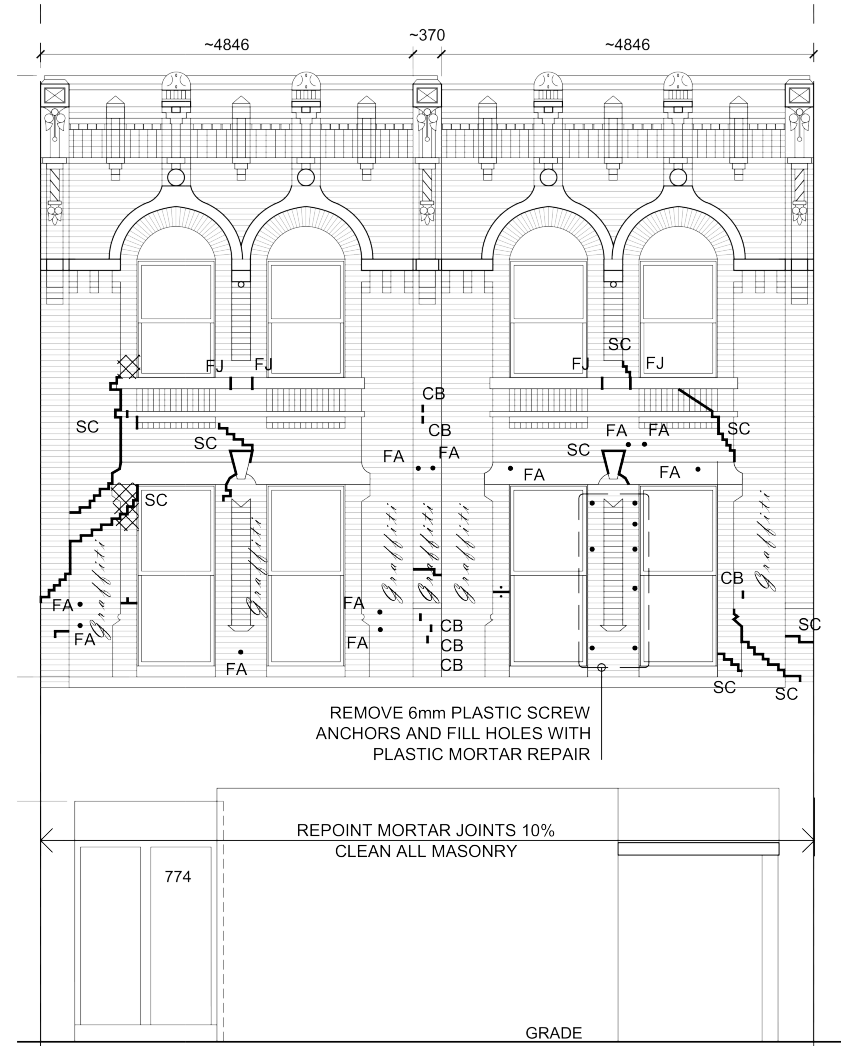


1885 Goad's Map at left, Photograph of 1910 at right showing original size

Existing Building



Detailed image of pressed metal trim above and condition markup at right



Existing Building



Interior mezzanine and cut-out

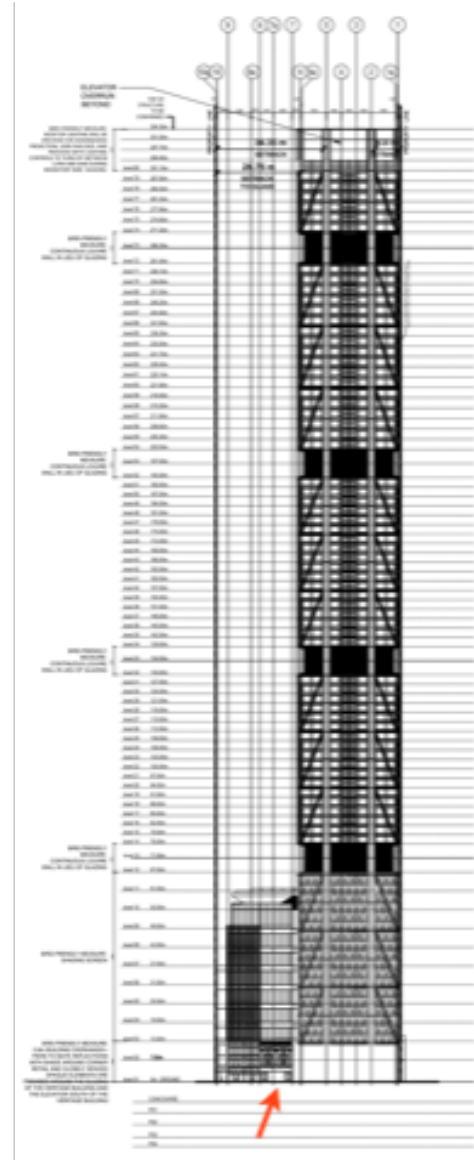
3rd floor back view & interior view



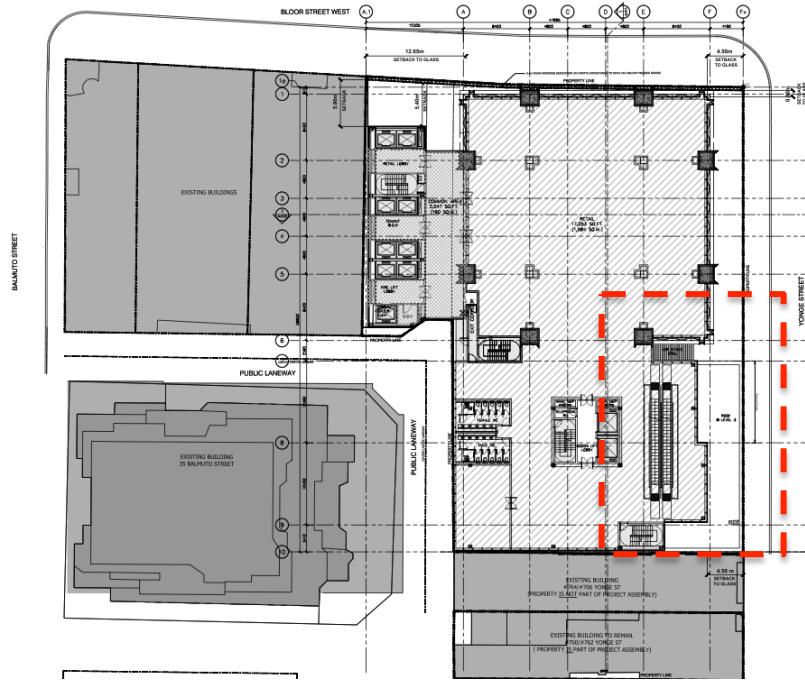
The Development

Image at right illustrates the entire east building façade of the proposed development. Subject building is illustrated at street level and indicated by the red arrow.

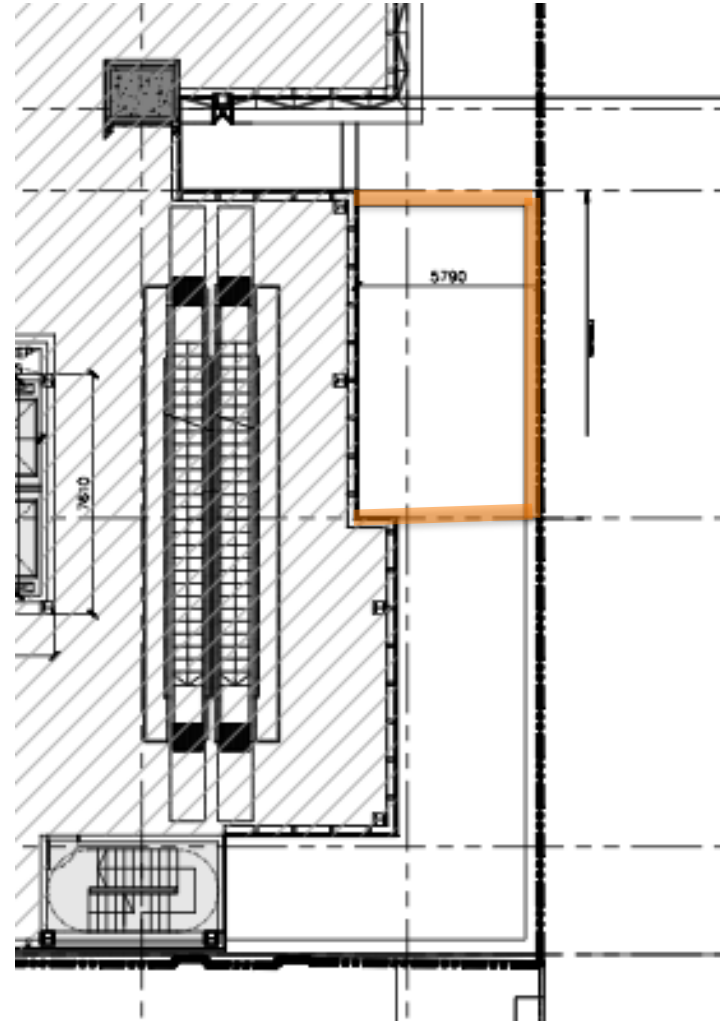
Image at right shows the overall east elevation of the development. The heritage building is indicated with an arrow.



Proposed Plan



Level 4
(Roof of Heritage Building)



Existing Building



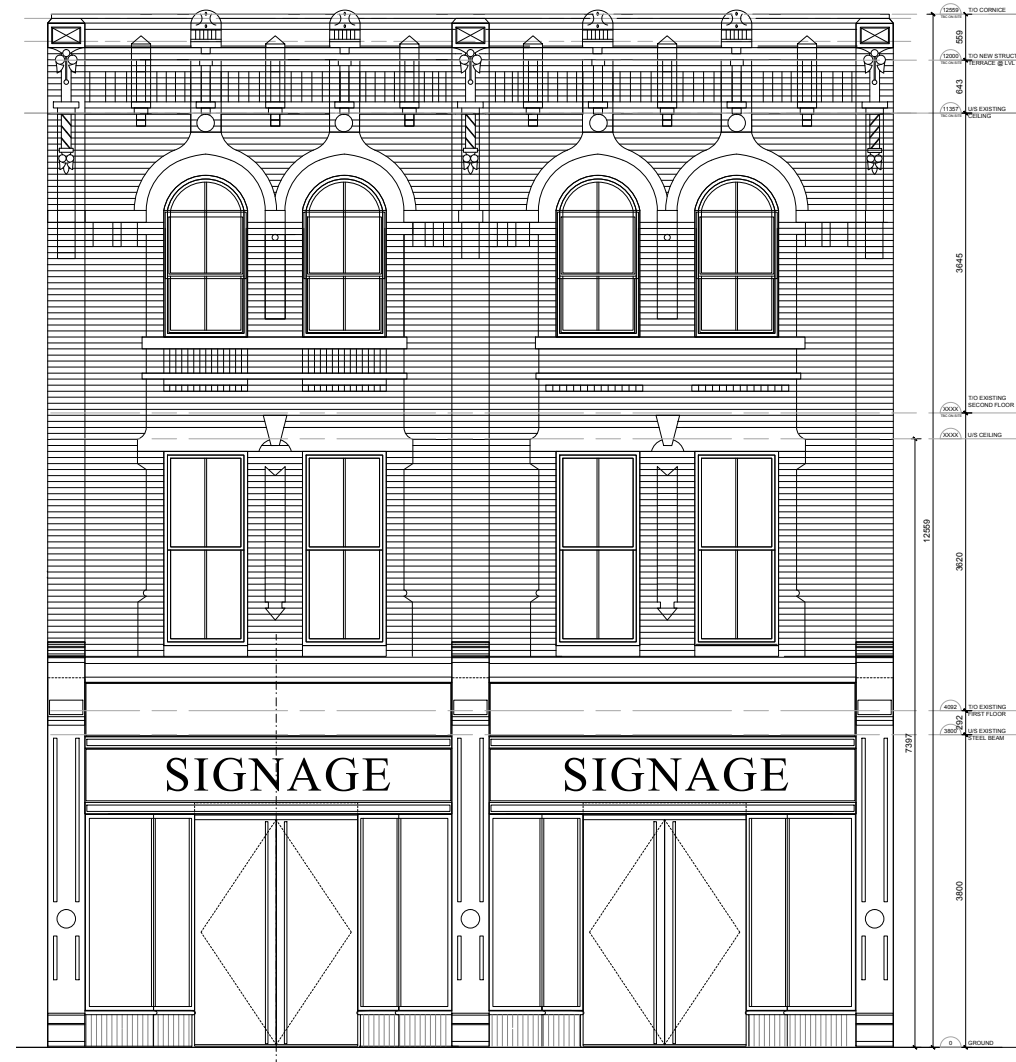
South wall



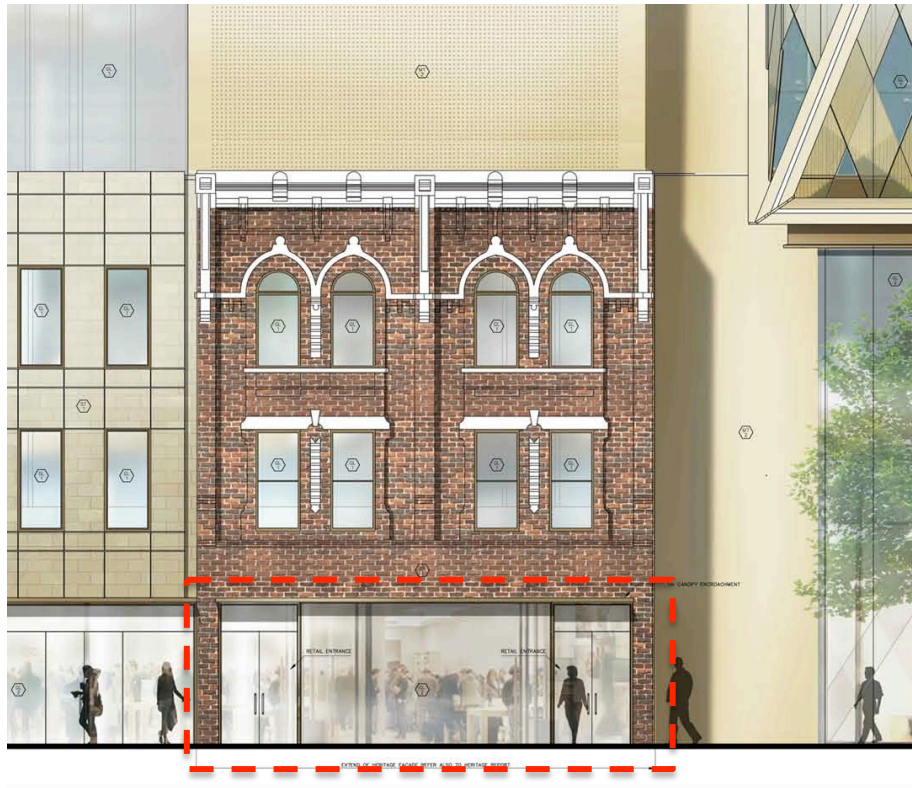
- Preserve the **façade** + 5.1 meters of the **south and north wall** above grade

Proposed Work Sequence

- Preserve the **façade** + 5.1 meters of the **south and north wall** above grade
- Repair and Restore the **masonry** on all preserved building faces
- Replace existing non-heritage windows with new **windows** of similar style to original.
- Restore **storefront**
- Coordinate **new door opening** on north side wall



Proposed Elevations



Yonge Street



North Elevation