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)
1885 Goad’s Map at left, Photograph of 1910 at right showing original size
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
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.
Level 4
(Roof of Heritage Building)
Existing Building

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

5.79m