

372-378 Yonge Street

Heritage Conservation

Philip Goldsmith | **Architect**

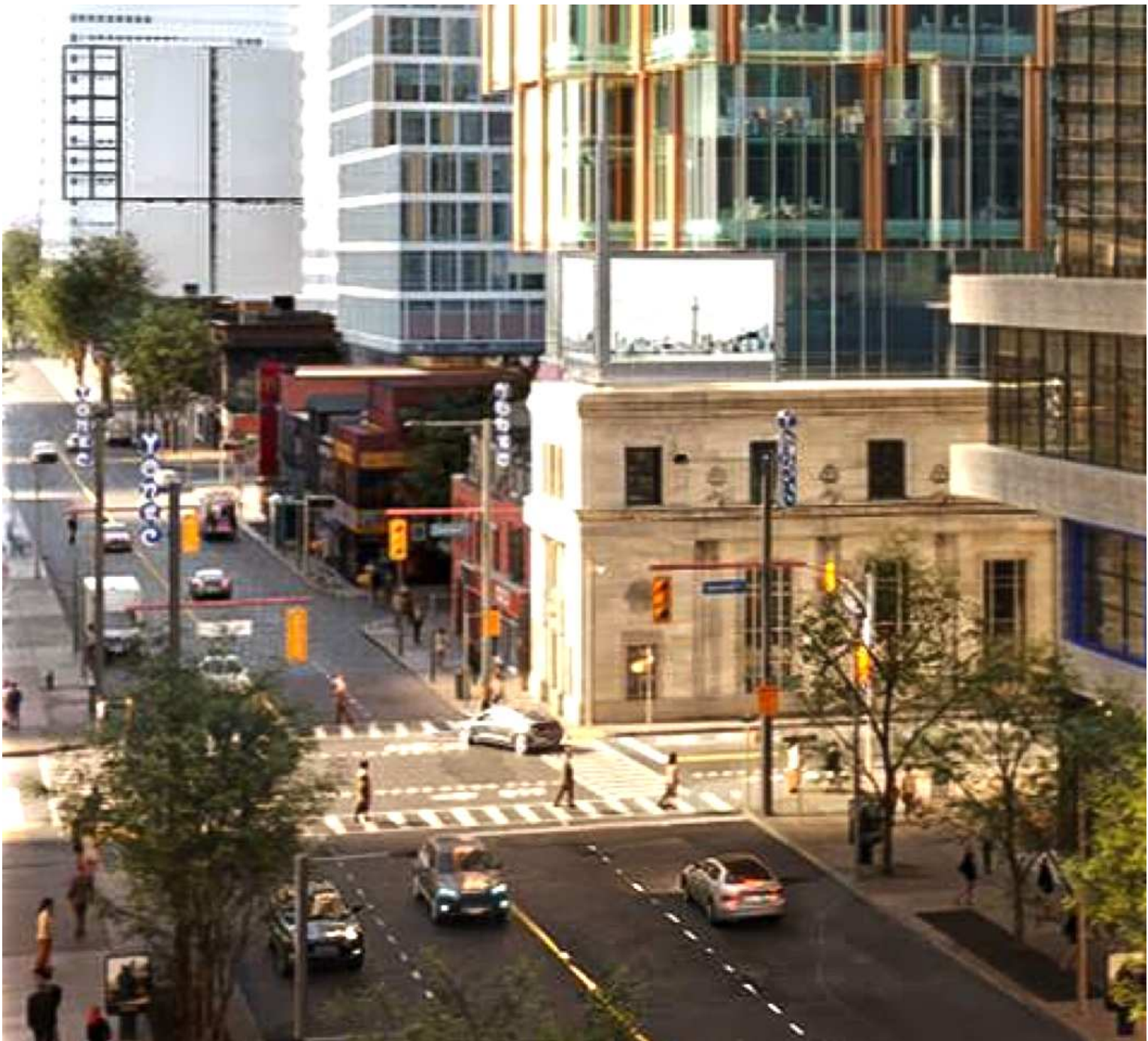


View from the NE

Renderings



View from the North



View from the South

Attributes - 372 - 378 Yonge



372

Listed-Integrity Lost

374-374A

Designated- Modest mid-block building with added mansard. In poor condition with significant settlement cracks

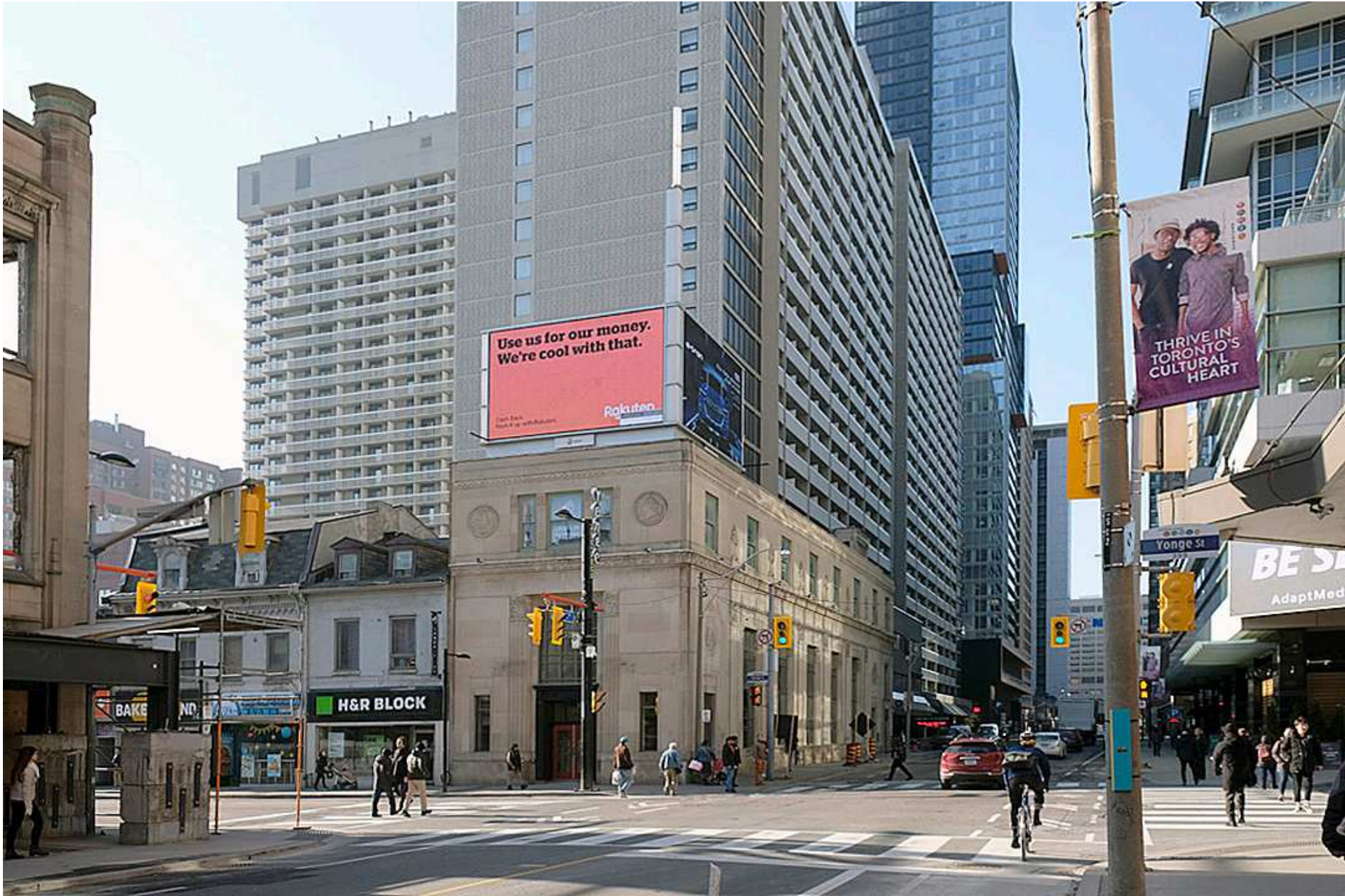
376-376A

Designated- Modest mid-block building between larger building forms

378

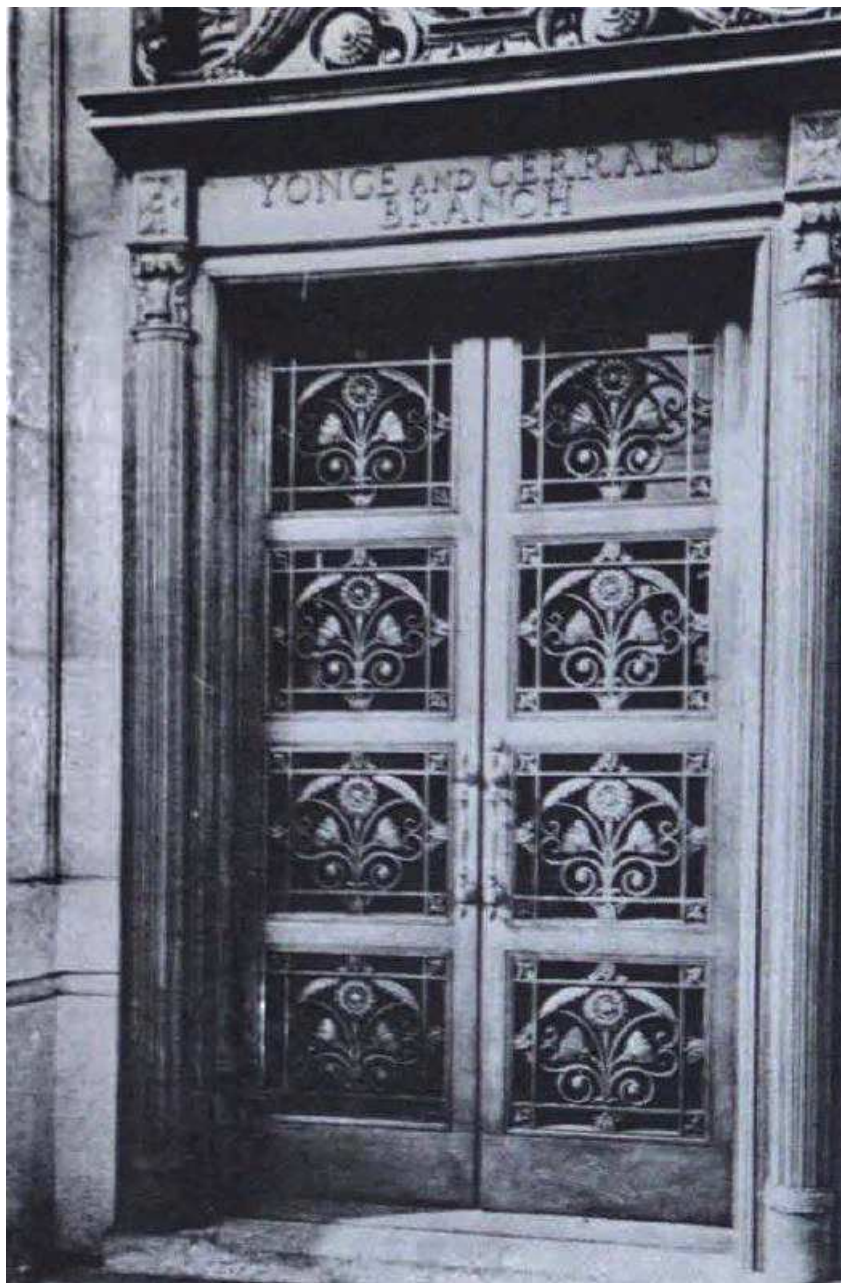
Designated-Significant corner building building by John Lyle Architect

Attributes - 378 Yonge



Important corner building. This building is proposed to be preserved as a whole building exterior and interior and is an important element of the conservation strategy

The original doors illustrated here will be reproduced and returned to the entrance



Attributes - 374-376 Yonge-Form and Massing

3rd storey
stepped back

The south wall is
visible to Yonge
Street preserving
a view of the form
of the building

2 stories at the
street line
preserving the
street wall



374-374A is a mid-block building with mansard roof added to create a larger 3rd floor. The primary elevation is on Yonge street. With the removal of the roof-3rd floor of 372 Yonge the south wall form is now visible when seen from an angle. it has a double shopfront which will be preserved.

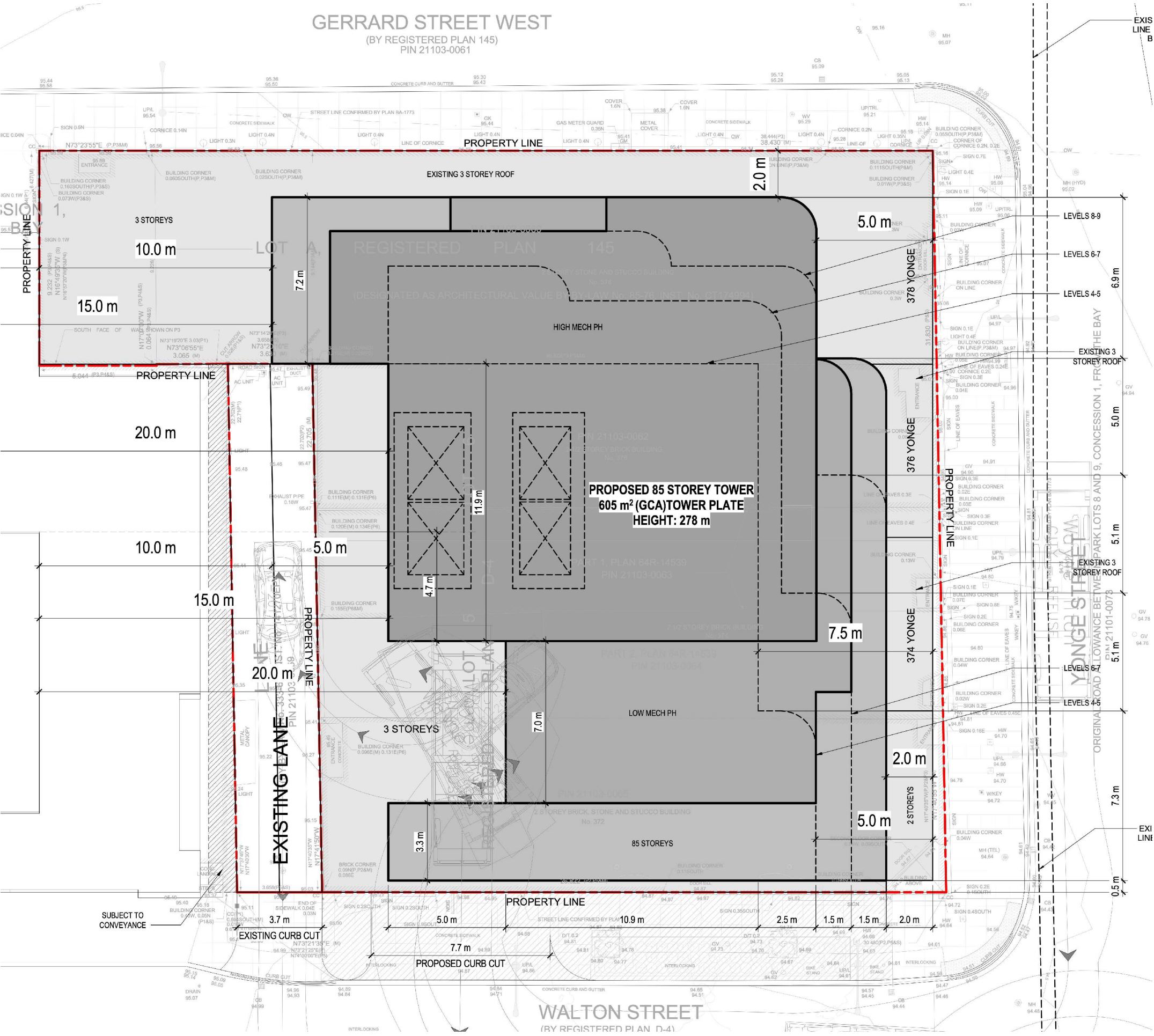
376-376A is a mid-block building between two larger forms, its profile is not visible. From Yonge St it has a single elevation with a single storefront that will be preserved in the proposal

Attributes - 374-376 Yonge-Form and Massing



There is a change in the context with the addition of a tower above the heritage buildings, however, as can be seen here, the heritage buildings continue to contribute to the heritage context with the form of the buildings visible much as they are at present.

Step Backs



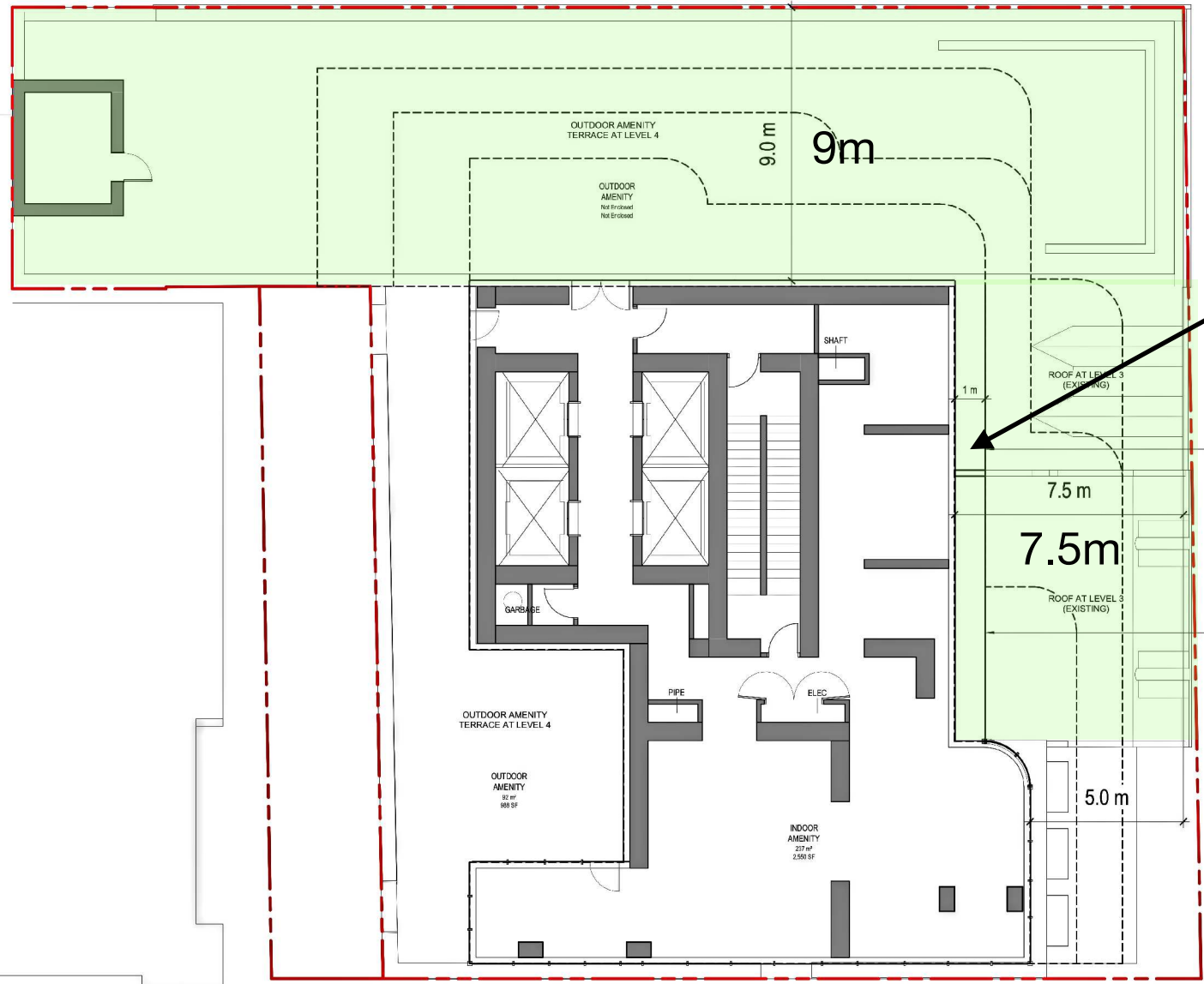
Site Plan

Colour indicates heritage building roof forms at the 4th floor level

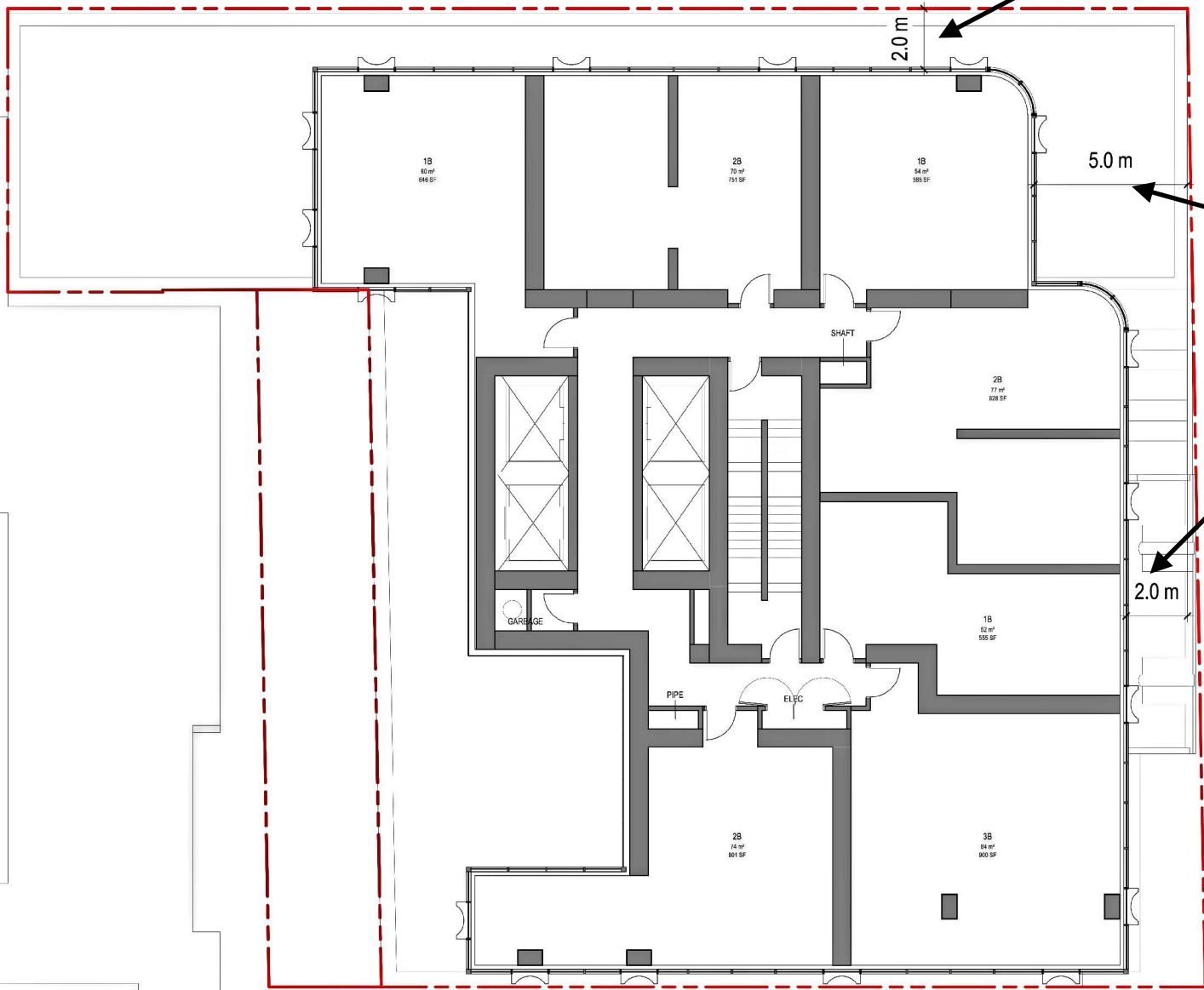
floors 1-3 preserve the street wall attributes

Step backs at floors 4 and 5 stepping slowly out to the 10th floor preserve the form and massing of the buildings

a full tower floor starts at the 10th floor



4-5th Floor



10th Floor

Vertical Separation



Model view of proposal from the NW as per current proposal



Elevation view of proposal from the NW as per HIA

From the roof of 378 Yonge to the first step out is 5m and to the full floor plan is 19.8m

Vertical Separation



Model view of proposal from the NW as per current proposal

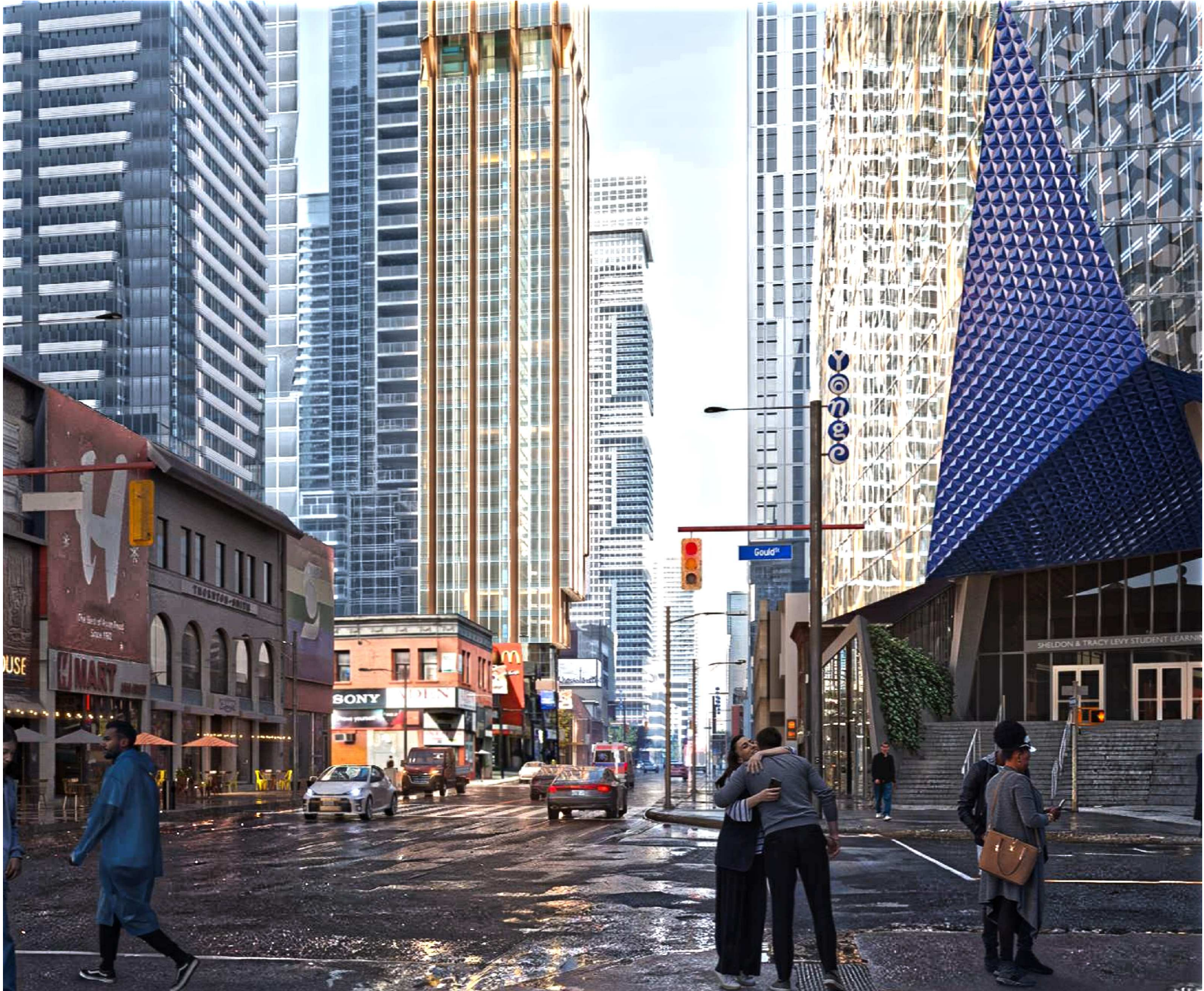
Vertical separation has been increased. The reveal floor behind the heritage building was increased to the 6th floor level and the tower only has a full typical floor at the 10th floor



Model view of proposal from the NW as per HIA

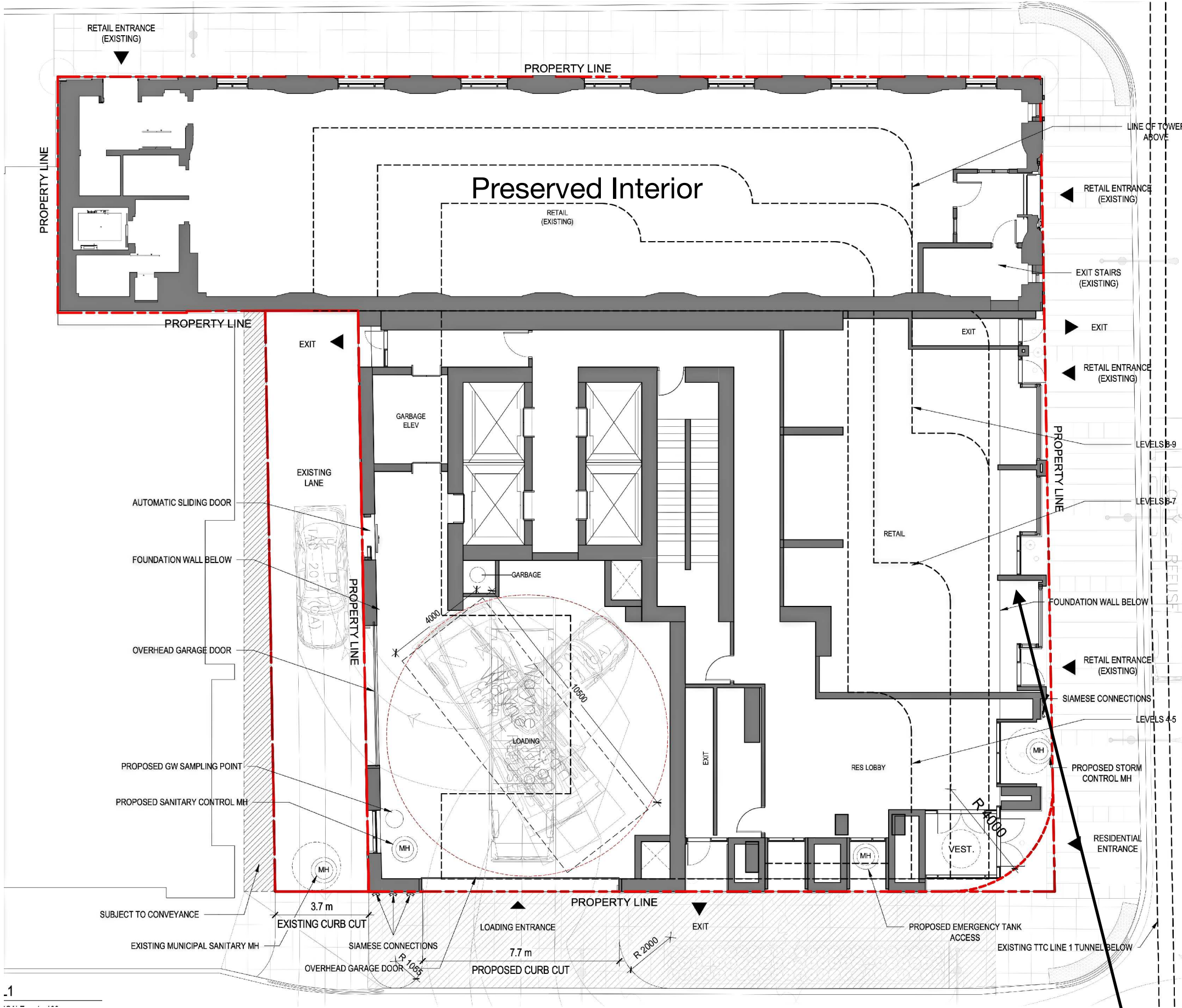


Google Earth View of context looking North on Yonge Street

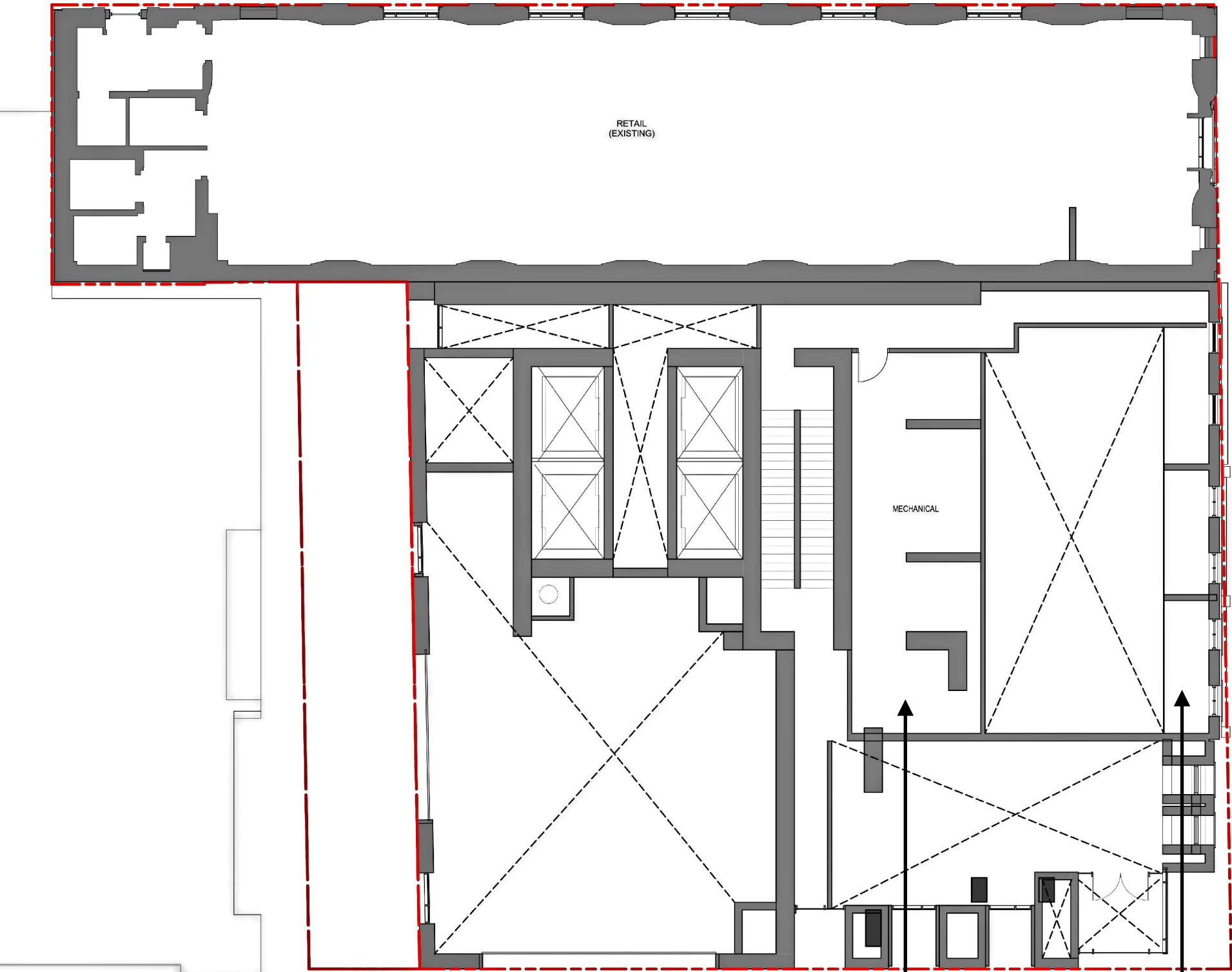


Rendering View of context looking North on Yonge Street with projects in progress

Retail Separation



Preserved storefronts and storefront separations

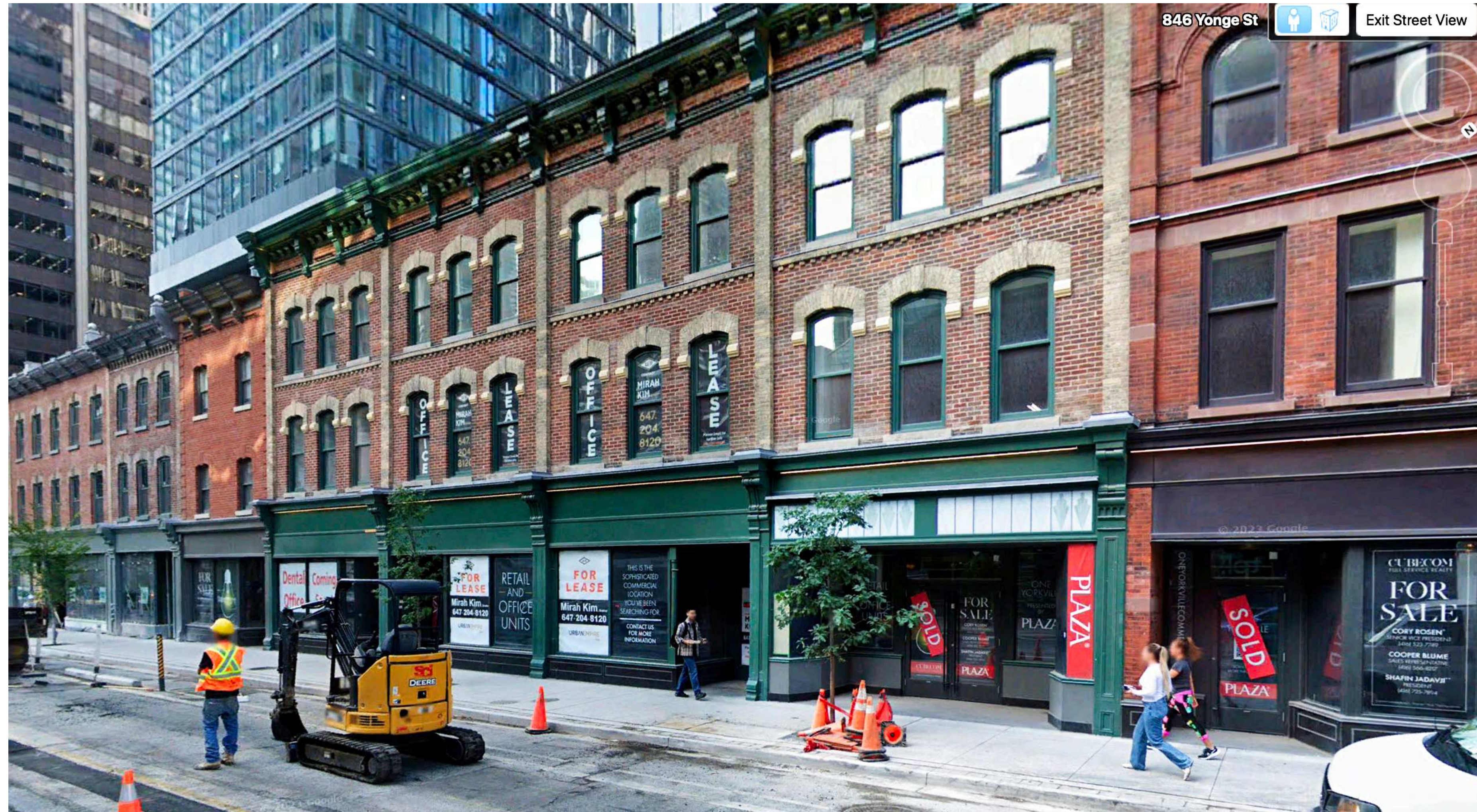


Part 2nd floor above storefronts

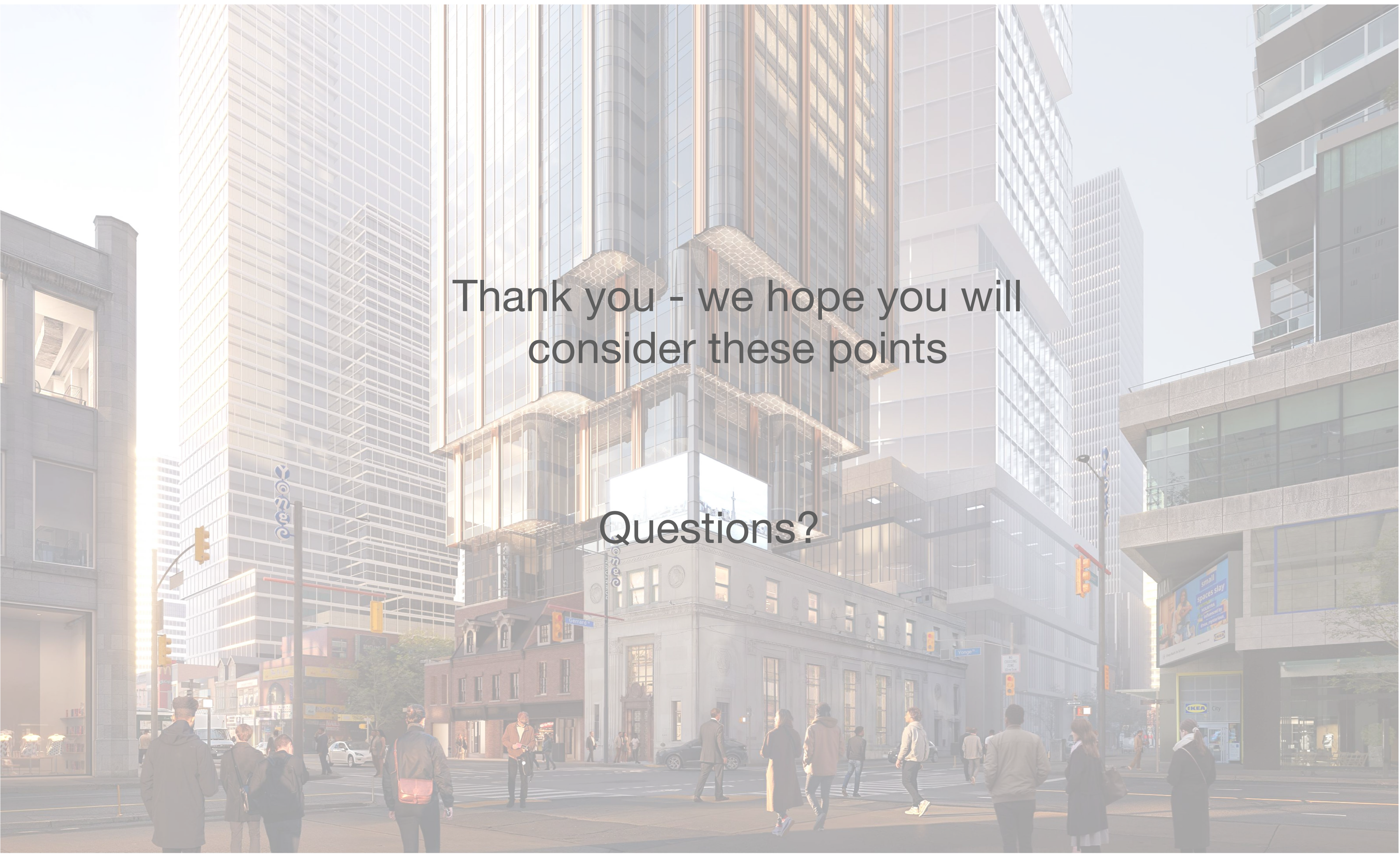
Part 2nd floor at rear

The linking of interiors at 374 and 376 help to ensure a viable retail space while preserving the shop front rhythm of the street wall. Final demising is not yet determined.

Retail Separation



It is instructive, we understand, that this block of restored retail units north on Yonge is struggling to rent the small historic scaled retail units with traditional widths and ceiling heights and need to connect units internally and open up vertically to serve contemporary retail.



Thank you - we hope you will
consider these points

Questions?