

1140 YONGE STREET

COMMUNITY CONSULTATION



Devron

CONSTANTINE

AUDAX

ERA

HOLBROOK + ASSOCIATES

LANDSCAPE ARCHITECTS INC



BOUSFIELDS INC.

5 Principles



Celebrate and Honour
Heritage



Add to Vibrant Life of
the Neighbourhood



Make an Indelible
Architectural Contribution

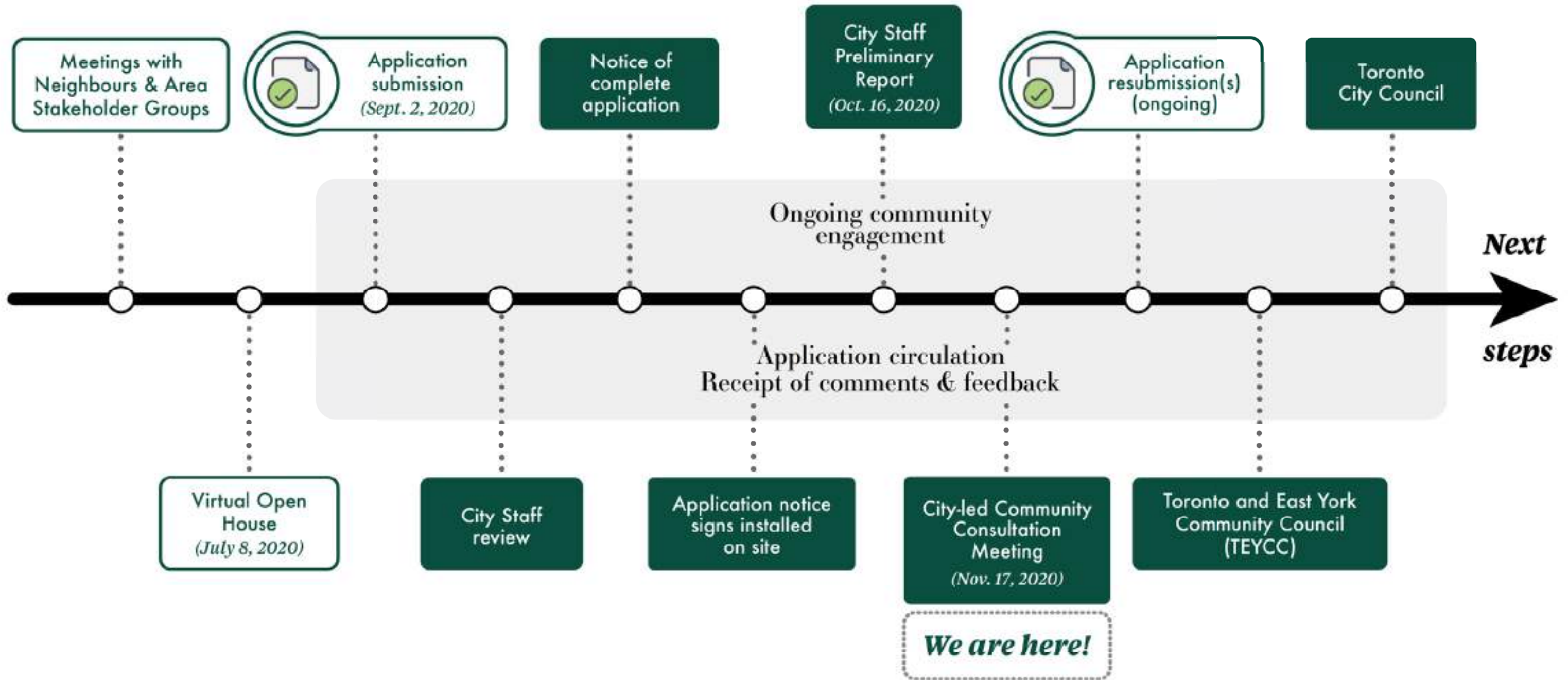


Strive for Best-In-Class
Sustainability

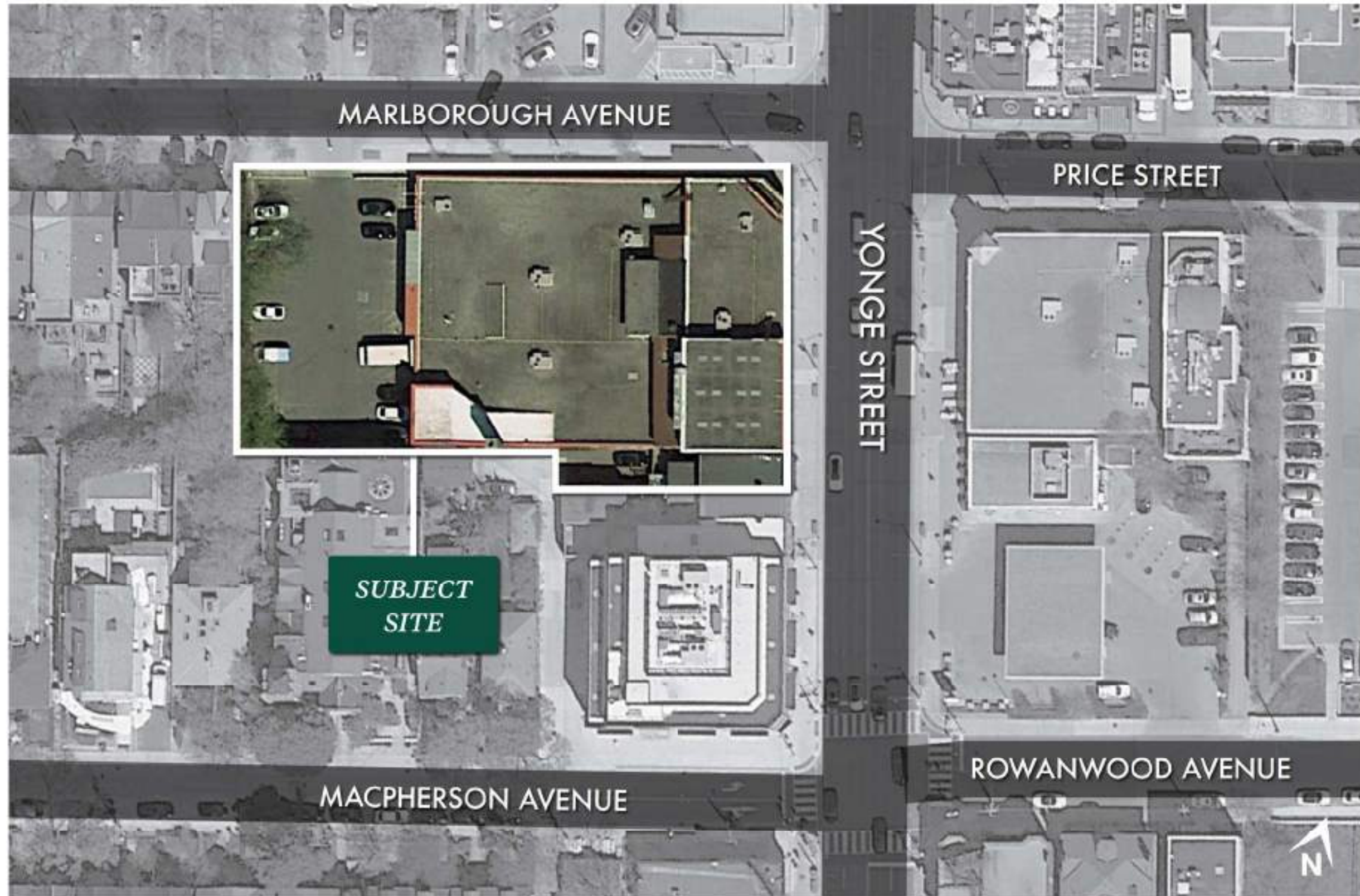


Create Homes with
Character

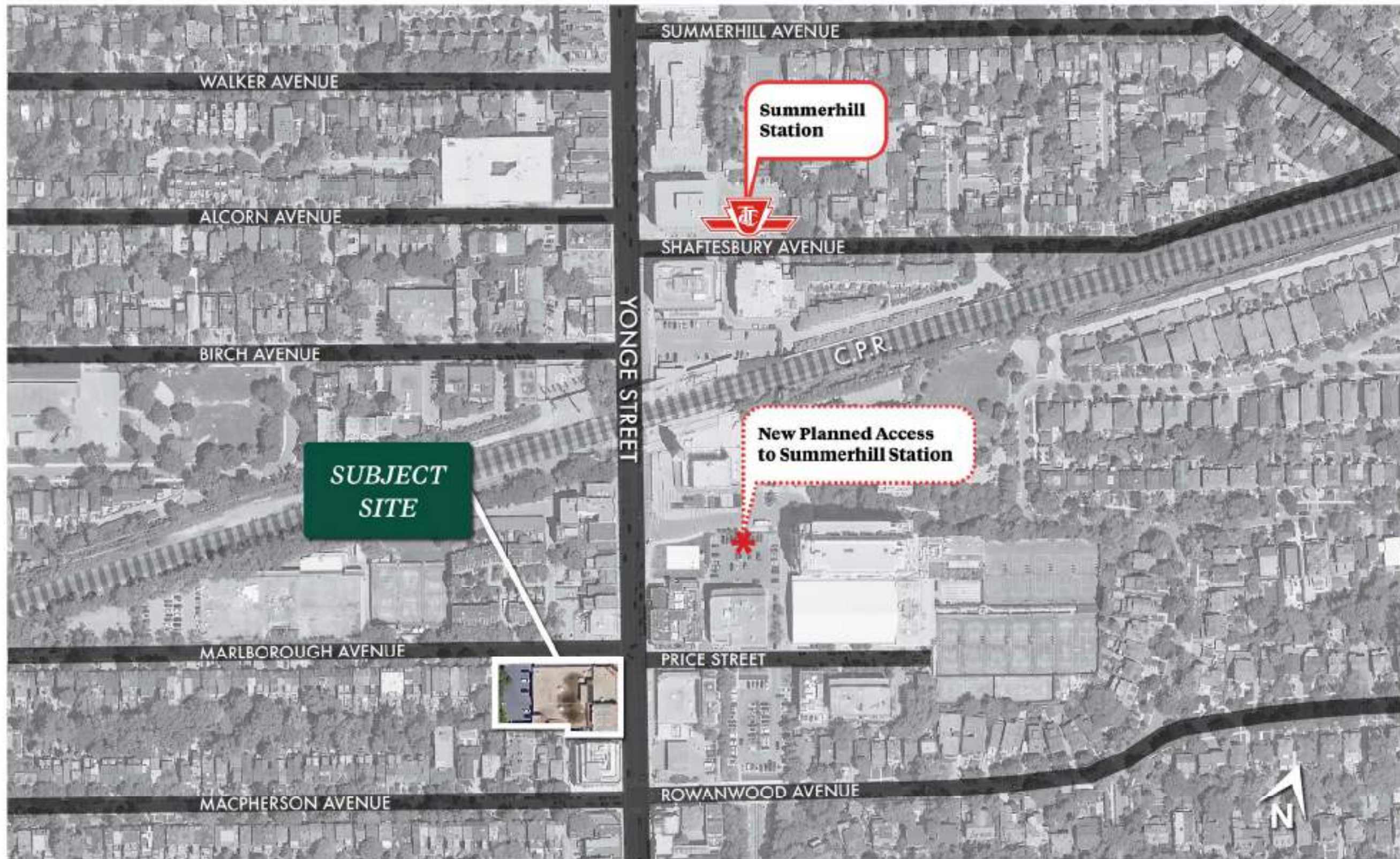
OPA & Rezoning Application Process



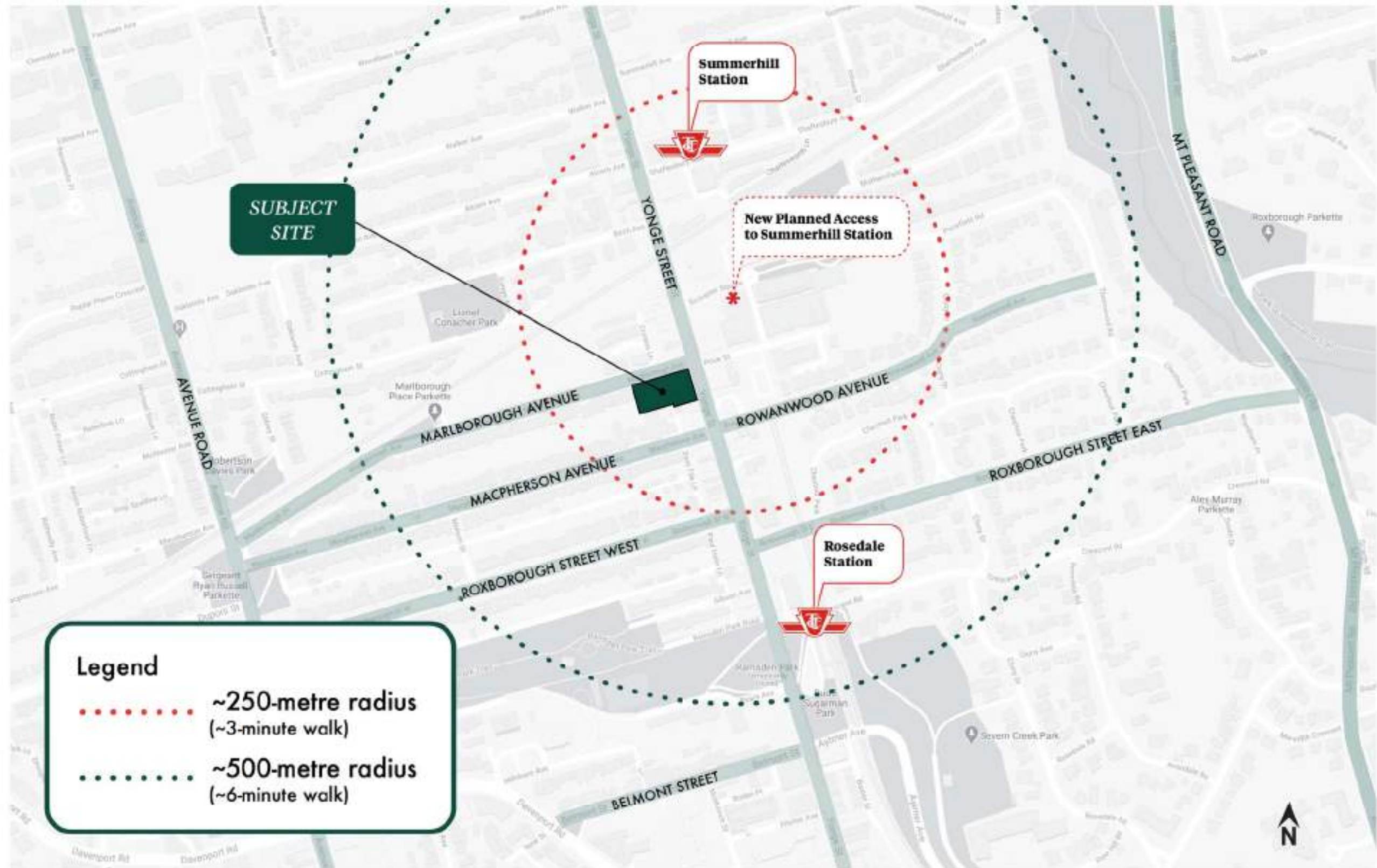
Subject Site



Subject Site & Surrounding Context



Context



Official Plan - Urban Structure

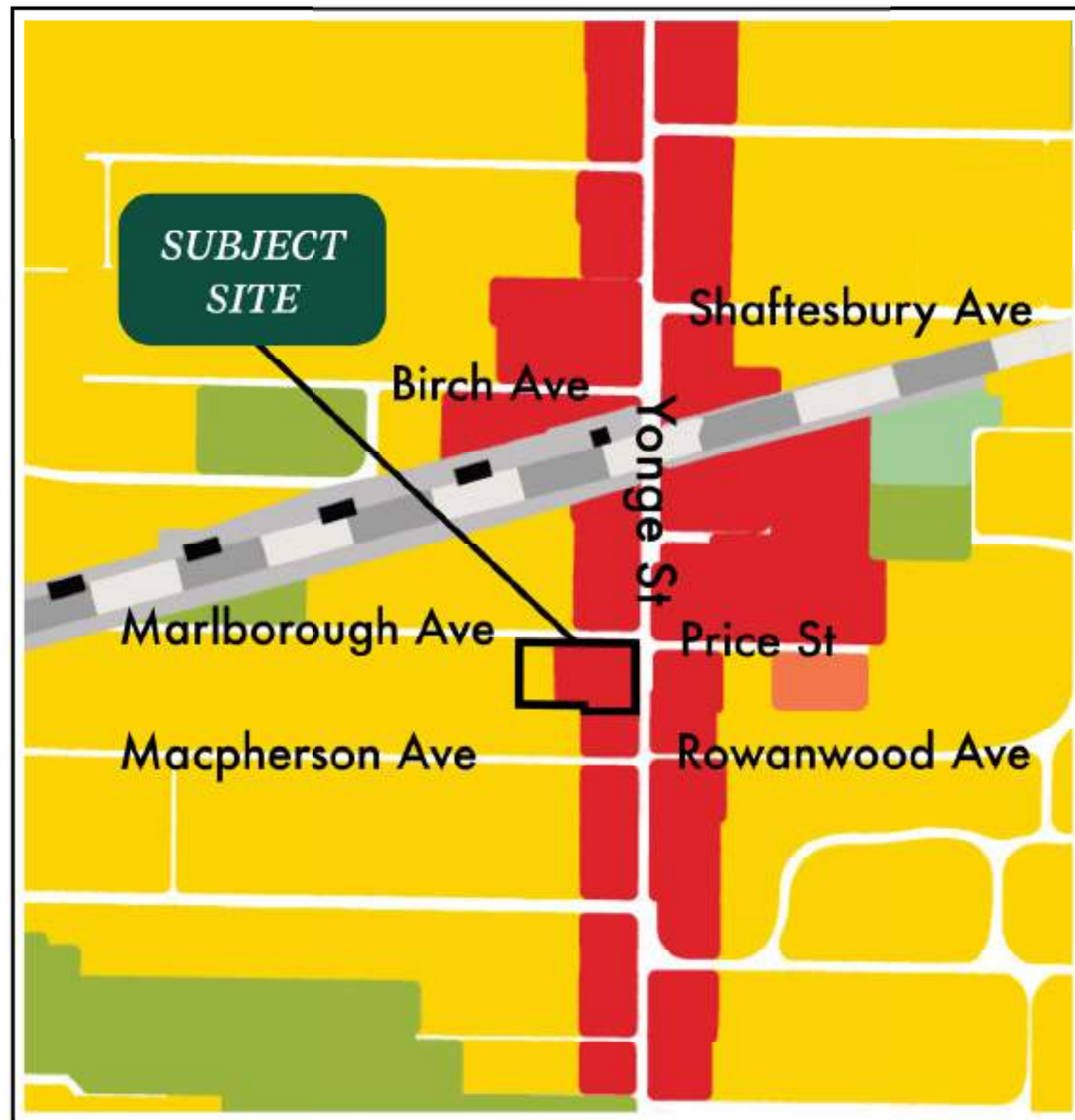


URBAN STRUCTURE Legend

-  Avenues
-  Centres
-  Employment Areas
-  Downtown and Central Waterfront
-  Green Space System
-  Greenbelt Protected Countryside
-  Greenbelt River Valley Connections



Official Plan - Land Use

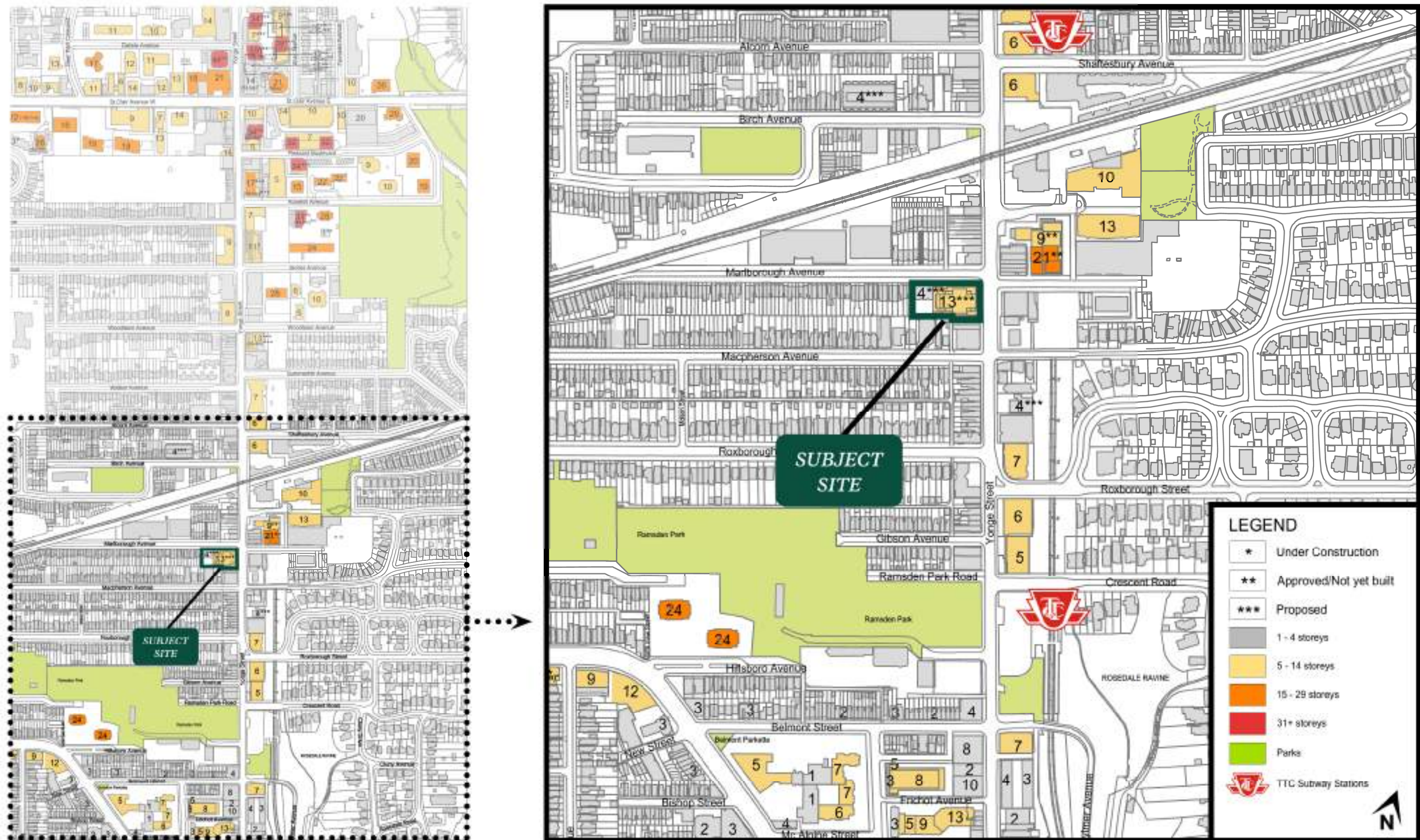


LAND USE DESIGNATION Legend

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors



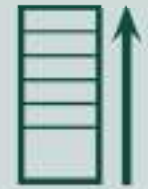
Existing & Approved Heights



Existing Context - Lot Depths



Summary of Proposal



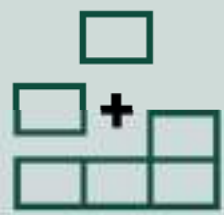
13-Storey Mixed Use Building
(including three 3-storey townhouse units)



Residential
Gross Floor
Area (GFA)
15,985 m²



**Commercial/
Retail**
Gross Floor
Area (GFA)
1,520 m²



66
Residential units



17% 1-bedroom

65% 2-bedroom

18% 3-bedroom

126 

Vehicular parking spaces

78 

Bicycle parking spaces



Existing Context



THE SHOPS OF SUMMERHILL



Existing Context



SUMMERHILL LCBO



Existing Building



LOOKING SOUTH ON YONGE STREET



WEST FACADE ON YONGE STREET

CBC (1954-1991) to Staples (1991-Present)



1140 YONGE STREET, OCCUPIED BY CBC-TV STUDIO 4, 1975



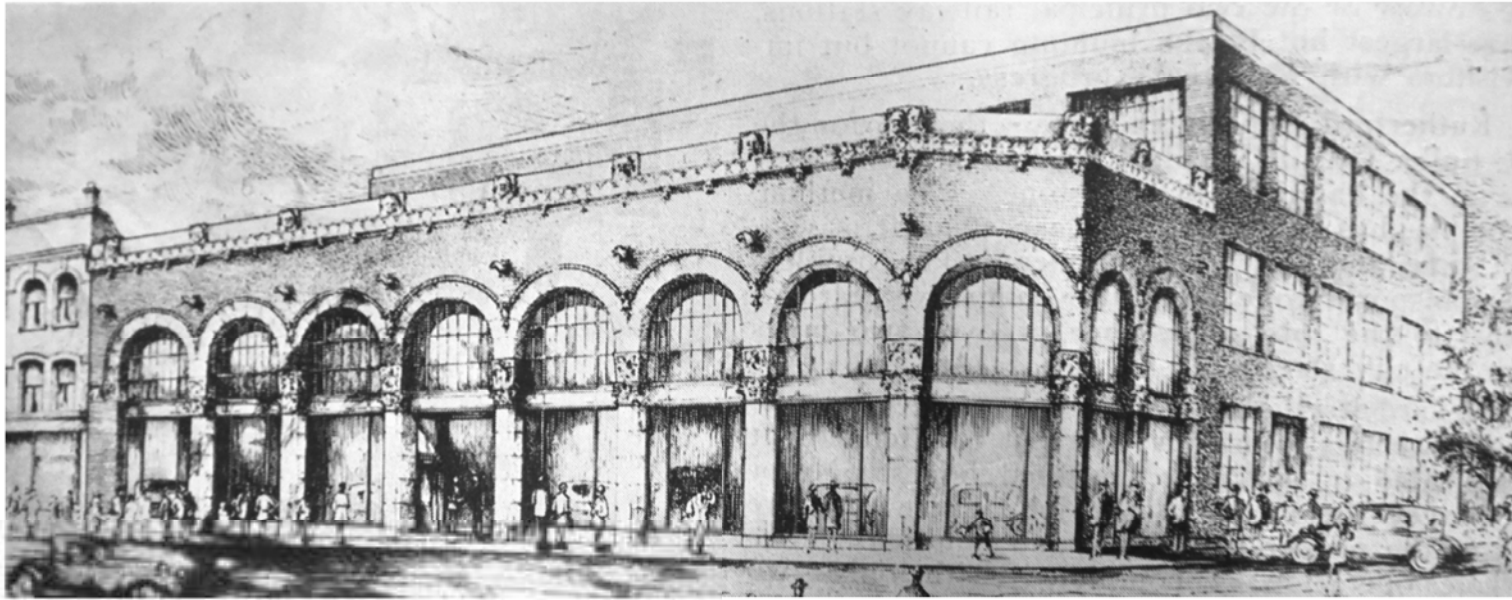
1140 YONGE STREET, OCCUPIED BY CBC-TV STUDIO 4, 1977

- 1954 - BUILDING PURCHASED BY CBC
- ARCHES WERE FILLED IN (TO SUIT CBC STUDIO NEEDS)
- ROOFTOP CORNICE WAS REMOVED
- GROTESQUES ABOVE THE ARCH SPANDRELS WERE REMOVED
- ADDITION ABOVE THE BUILDING, ON THE SOUTHMOST SIDE ALONG YONGE STREET
- BRICK WAS PAINTED WHITE
- ORIGINAL ENTRYWAY RELOCATED FROM YONGE STREET TO THE CORNER
- 1991 - BUILDING TAKEN OVER BY THE BUSINESS DEPOT (NOW STAPLES)



1140 YONGE STREET, OCCUPIED BY BUSINESS DEPOT, c1991

Pierce Arrow Showroom (Circa 1930)



1140 YONGE STREET, RENDERING, 1930



PIERCE ARROW SHOW ROOM, UNDATED PHOTOGRAPH, c1930s



SCULPTURAL DETAILS BY MERLE FOSTER



PIERCE ARROW SILVER ARROW SEDAN, 1933



PIERCE ARROW MODEL 33-7, 1924

Historical Precedent



ROBERT STERN, 520 EAST END AVENUE, NEW YORK CITY



ROSARIO CANDELA, 740 PARK AVENUE, NEW YORK CITY

Historical Precedent



ELIZABETH ARDEN, NEW YORK CITY TERRACE



CENTRAL PARK AERIE, NEW YORK CITY

Building Typology



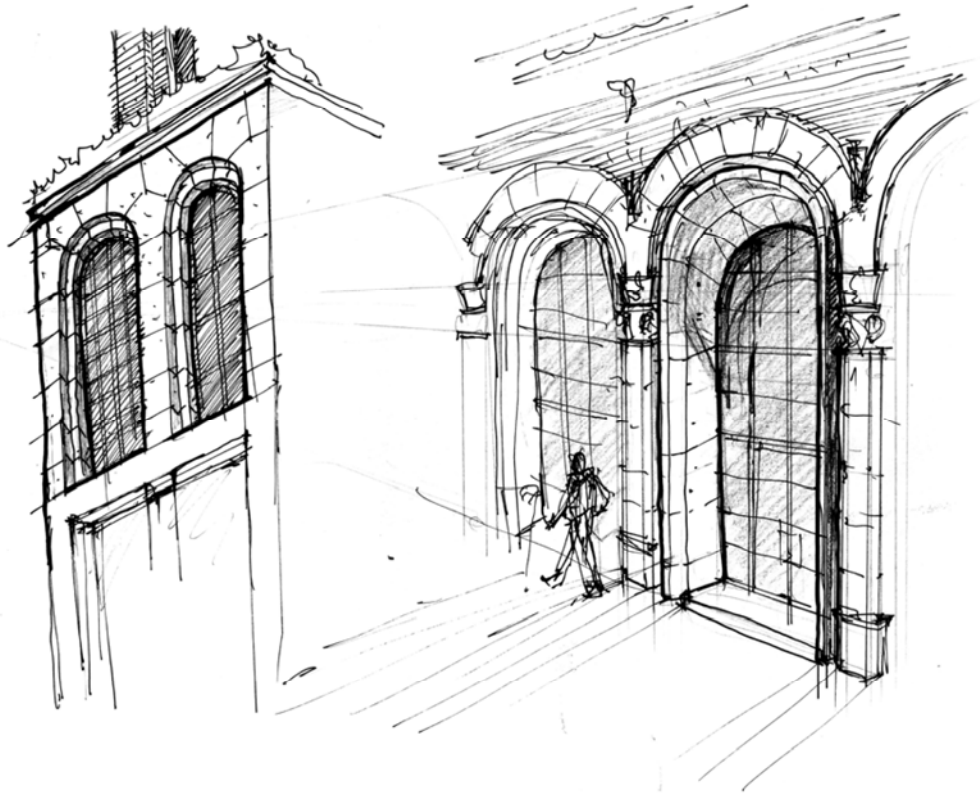
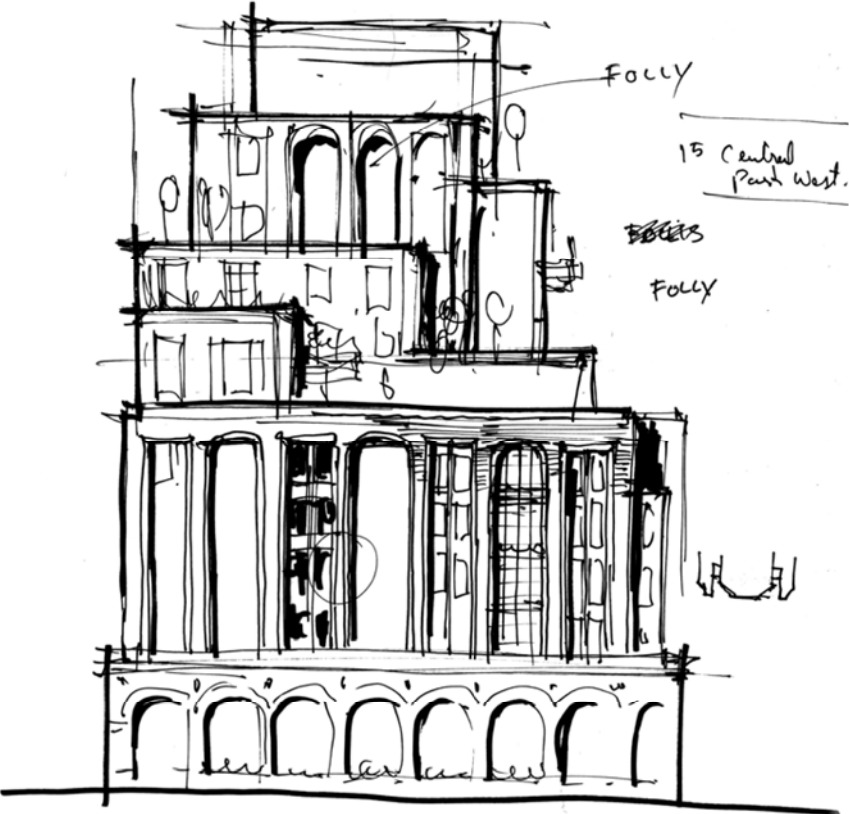
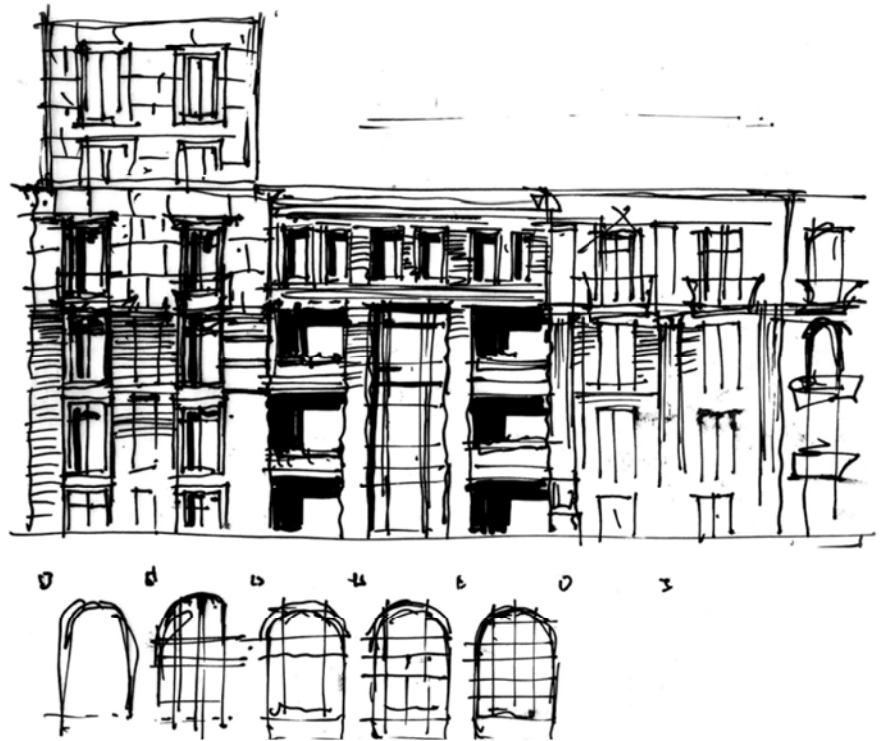
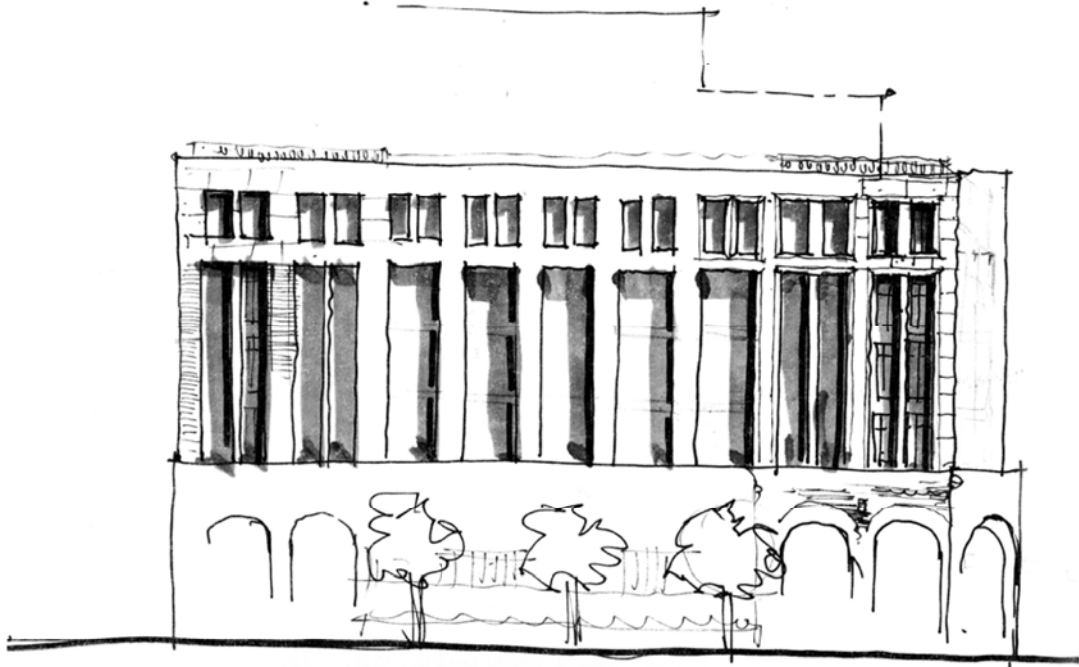
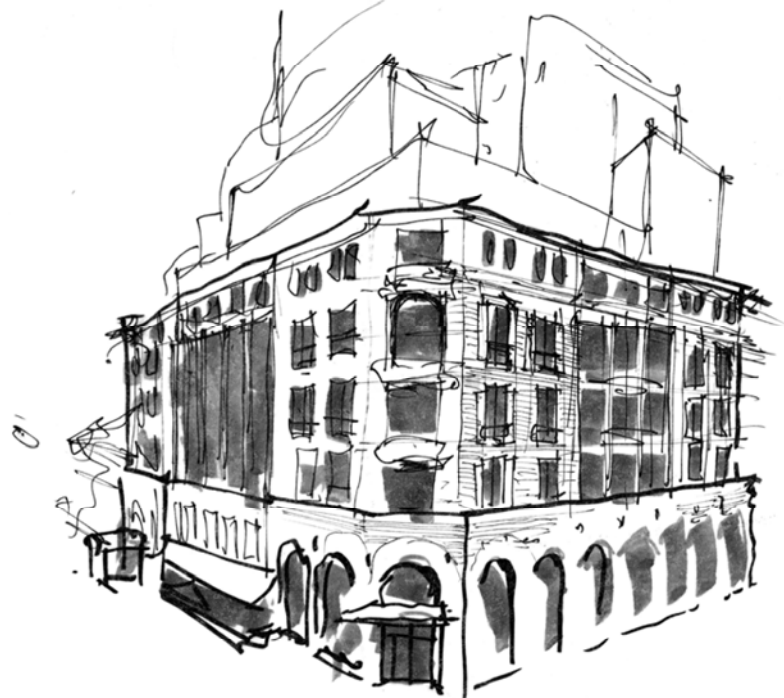
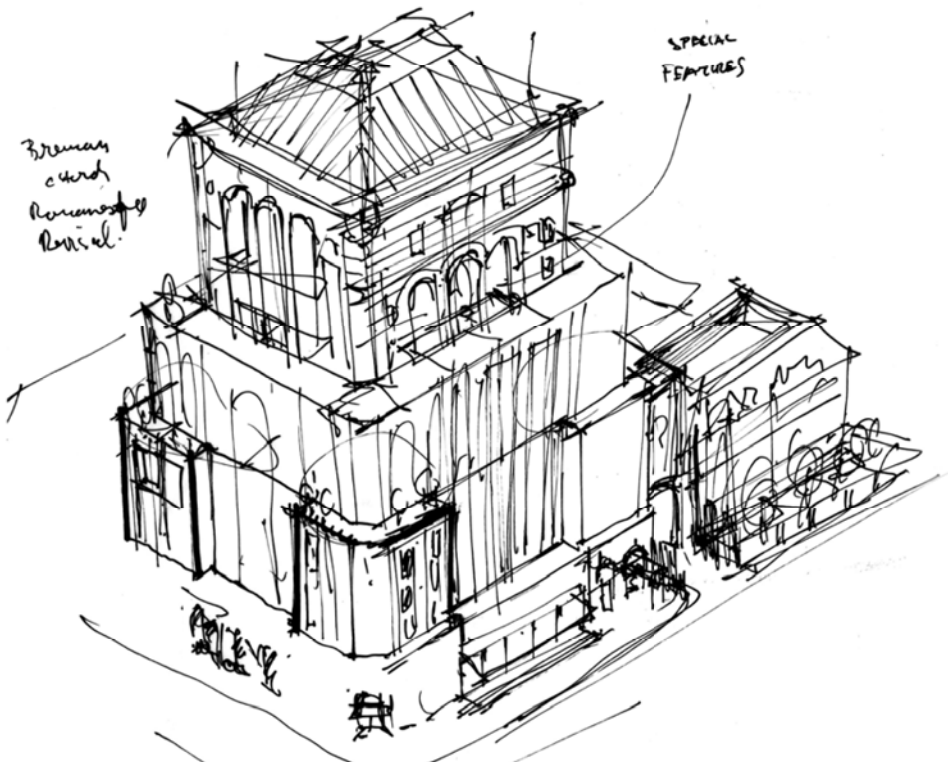
15 CENTRAL PARK WEST, NEW YORK CITY



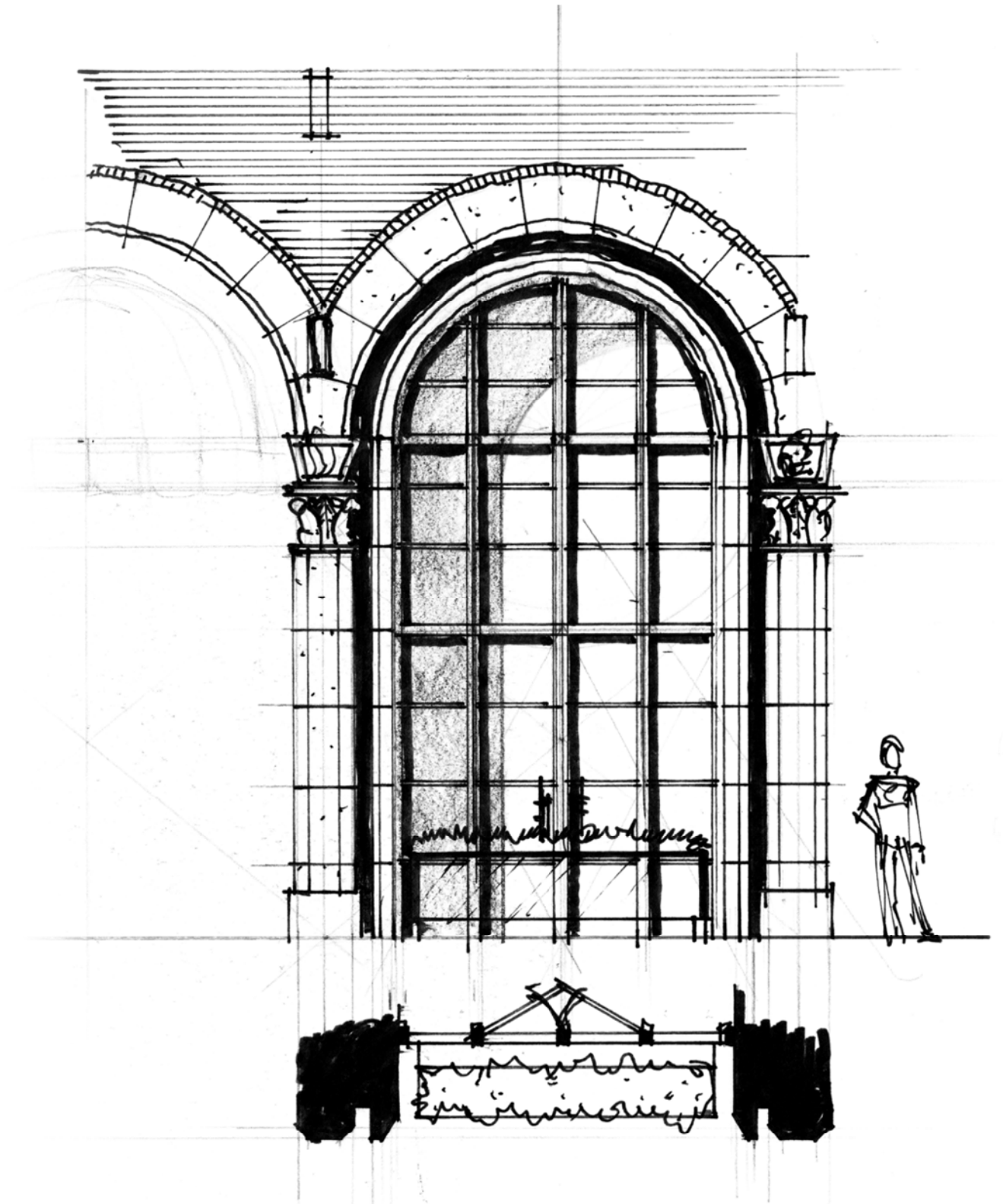
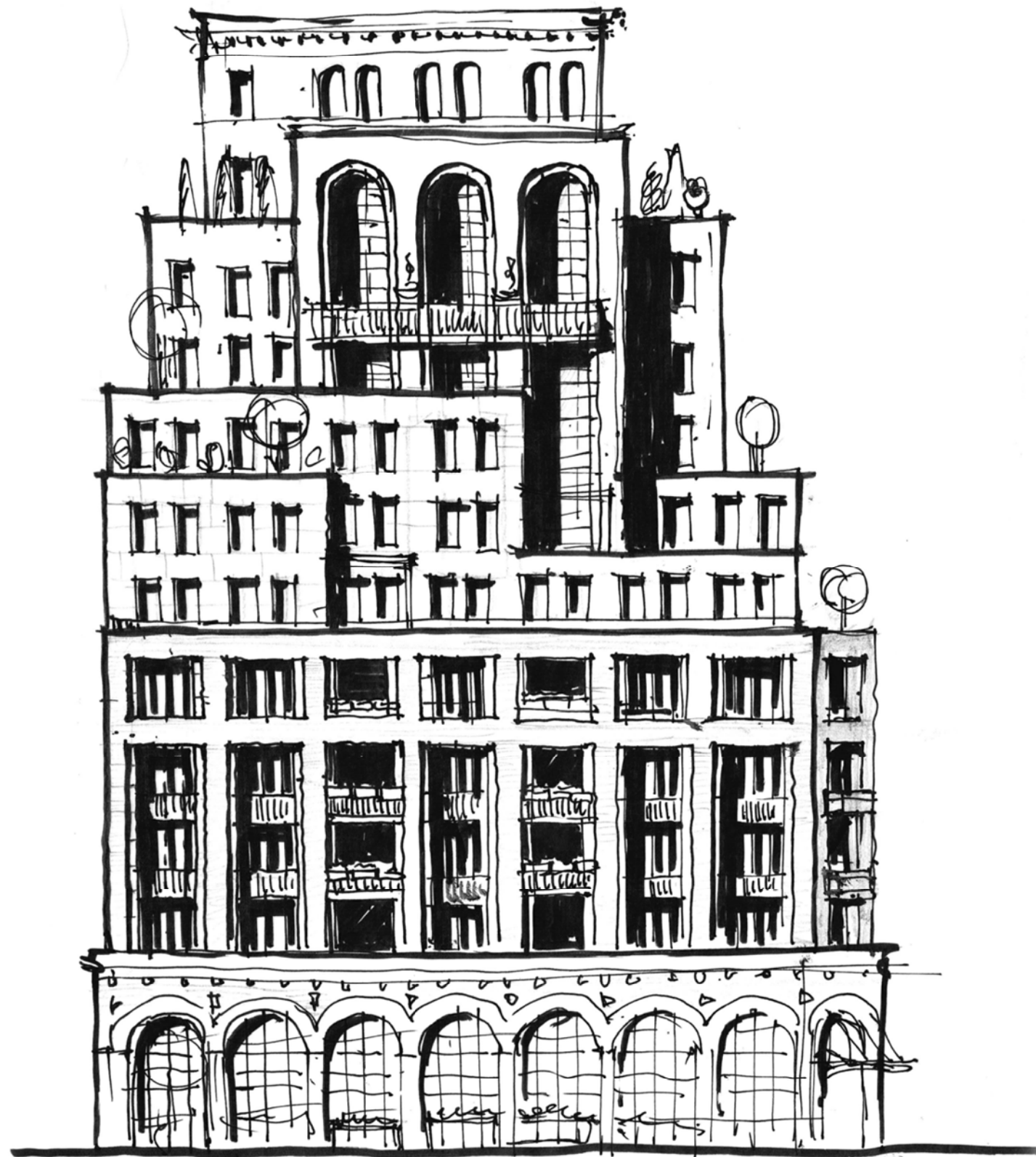
520 PARK AVENUE ENTRY, NEW YORK CITY



Hand Sketches



Hand Sketches







1140 YONGE STREET / RENDERING LOOKING SOUTH WEST ON YONGE STREET & MARLBOROUGH AVENUE



1140 YONGE STREET / RENDERING LOOKING EAST ON MARLBOROUGH AVENUE





1140 YONGE STREET / RENDERING LOOKING SOUTH ON YONGE STREET



1140 YONGE STREET / RENDERING LOOKING EAST ON MARLBOROUGH AVENUE

Site Plan

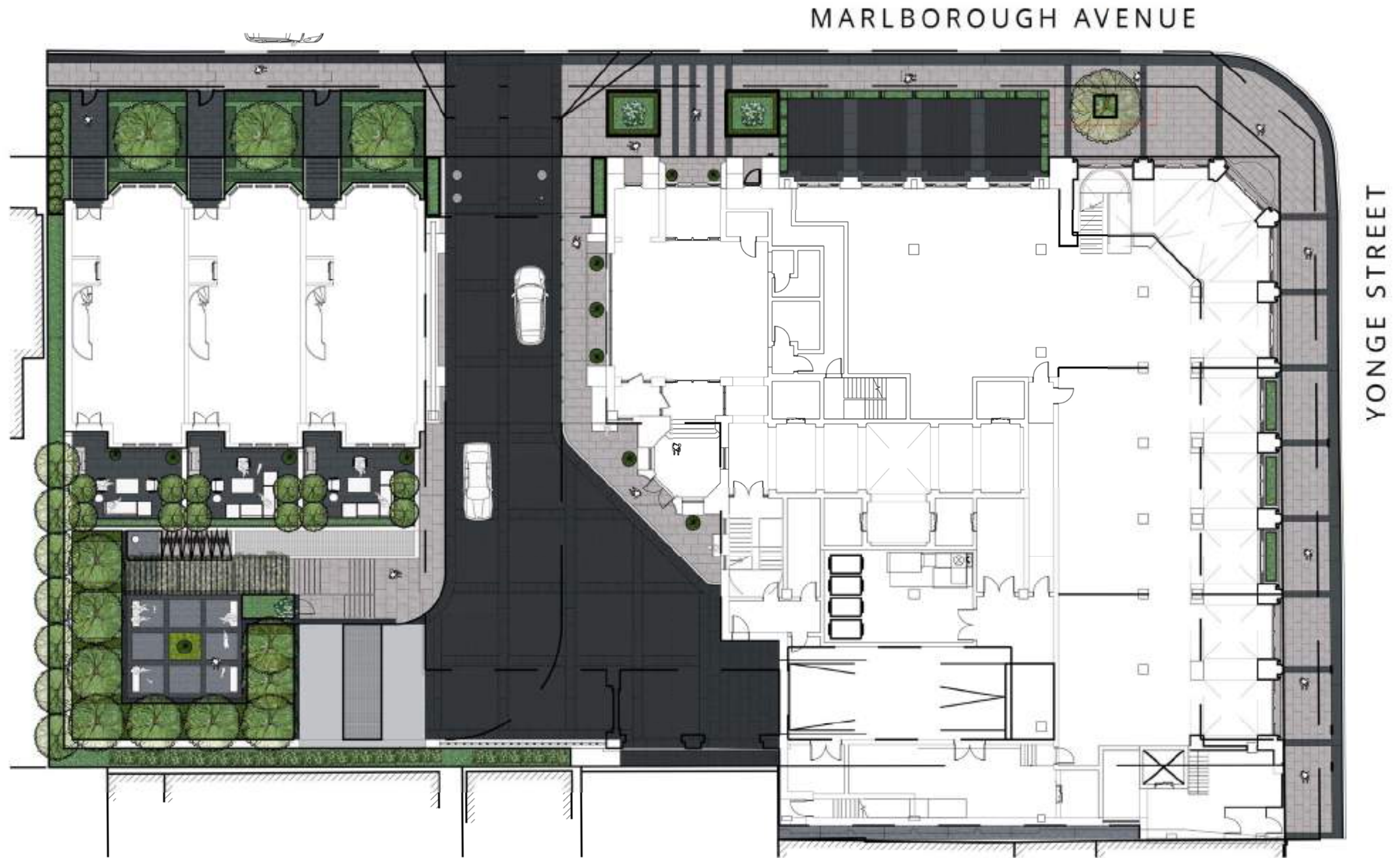


Existing



Proposed

Site Plan





THANK YOU FOR JOINING US

Please refer back to www.1140yonge.com for project updates
or submit any questions to info@1140yonge.com