

ONE DELISLE





Foreword

WORDS Slate Asset Management

If you start at Union Station, Toronto's Beaux Arts architecture train and subway hub, and drive north to the neighbourhood of Yonge and St. Clair, you will pass by some of Toronto's most significant buildings. The CN Tower, the Royal York Hotel, the Gooderham Building, the Roy Thompson Hall, the Toronto City Hall, the Art Gallery of Ontario, and the Royal Ontario Museum. These are the structures that have defined this city.

Situated in the heart of Yonge and St. Clair, a desirable neighbourhood of historical significance, One Delisle will be a new architectural landmark. It will stand as one of the great buildings in Toronto. One Delisle is the first project in Canada by world-renowned architect Jeanne Gang and her eponymous firm, Studio Gang. The building itself has been thoughtfully designed in response to the neighbourhood and city, connecting people and place.

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Introduction

Toronto will soon be home to a new architectural landmark, One Delisle – the first residential building in Canada designed by visionary architect, Jeanne Gang, Founder and Partner of Studio Gang.

Gang was the only architect named as one of TIME Magazine's 100 most influential people in 2019. She is a MacArthur Fellow and a leading advocate for gender equality in the fields of architecture and design. With offices in Chicago, New York, San Francisco, and Paris, Studio Gang is responsible for some of the world's most diverse and compelling buildings and spaces.

Gang has been exhibited and honoured at the Venice Biennale, the Museum of Modern Art, and the Art Institute of Chicago. An elected member of the American Academy of Arts and Sciences, she has also been awarded the Cooper Hewitt National Design Award, the Louis I. Kahn Memorial Award, the Marcus Prize for Architecture, and was Architectural Review's Architect of the Year. She has written three books, and has lectured at Harvard, Yale, Princeton, Rice, and IIT.

Studio Gang's architecture is distinguished by a desire to build better connections between people and place, and Gang's buildings consider narrative and context. This aesthetic dynamism marries architecture with stories of people and the environment in which they live and travel.

Yonge and St. Clair is rich in history and home to some of Toronto's most luxurious residences, renowned schools, shops and restaurants, and green spaces like the recently upgraded David A. Balfour Park, forested trails, ravines, and Toronto's oldest reservoir. Yonge and St. Clair is a place of significance to Toronto and will soon be one of its most distinctive.

Drawn to the narrative of Yonge and St. Clair's past and its strong sense of community, award-winning developer Slate Asset Management began investing in the neighbourhood in 2013. Since then, Slate has worked to renew Yonge and St. Clair,

supporting public art, improving the public realm, retail, and office buildings. Slate's contributions are an ongoing project that will work to reveal the rich culture of the area and position it towards an increasingly vibrant future.

Together with a team of internationally celebrated architects, designers, and urban innovators, Slate and Studio Gang will realize One Delisle, a full-block city-building project which will herald a new era of midtown living in Toronto. Alongside the landmark residential building One Delisle, the sidewalks will be widened and landscaped to improve the pedestrian experience, and new retail spaces will be introduced. Delisle Park will be expanded and revitalized - green space, stores, playground, and art - by internationally acclaimed Canadian landscape architecture firm, Janet Rosenberg & Studio.

One Delisle expresses a remarkable vision for the future and will break with convention and refresh Toronto's skyline. Situated at the intersection of Yonge Street and Delisle Avenue, One Delisle rises from a square retail podium, and transforms into a 16-sided circular tower composed of eye-catching outdoor spaces that spiral towards the sky.

The residential condominium building unites Toronto's urban vibrancy with the tranquility of the nearby forested ravine system. The rhythmic exterior is comprised of nesting forms that create a variety of usable green outdoor spaces. With panoramic views to the city, the outdoor spaces invite light to the residences and encourage outdoor living - throughout the year.

Designed by one of the world's most innovative design minds, One Delisle will be unlike any building before it. An iconic piece of architecture, a new model for sustainable growth, and an exemplar of how to build a stronger community.

Chapter 1

Studio Gang

Jeanne Gang and the Studio

Jeanne Gang is one of the greatest architects of our time. Since founding Studio Gang in her native Illinois in 1997, Gang has been dedicated to projects that marry building with critical thinking. Chicago is the birthplace of the skyscraper, and Gang's work continues the architectural lineage of a city whose buildings define not just the American landscape - but the world's.

Gang and her studio use design to connect people to each other, their communities, and the environment. "Most people think architects design buildings and cities," Gang explains, "but what we design are relationships."

Every project by Studio Gang responds to its specific cultural, environmental, and historical context. Whether it is shaping a building to prioritize access to sunlight and accommodate the flight path of birds, designing

a structural system that maximizes the diversity of suite layouts and minimizes the construction impact in a dense urban neighbourhood, or incorporating the most carbon-intensive elements of an existing building, each project acts as a 'good neighbour,' designed to benefit the surrounding neighbourhood and community, as well as providing an inviting experience to those who use the building itself.

Studio Gang's acclaimed portfolio ranges in scale and typology from community centres to cultural institutions, and includes some of the world's tallest buildings, biodiverse parks, and dynamic neighbourhood spaces. Studio Gang is designing highly anticipated cultural and civic projects throughout the Americas and Europe, including an expansion of the American Museum

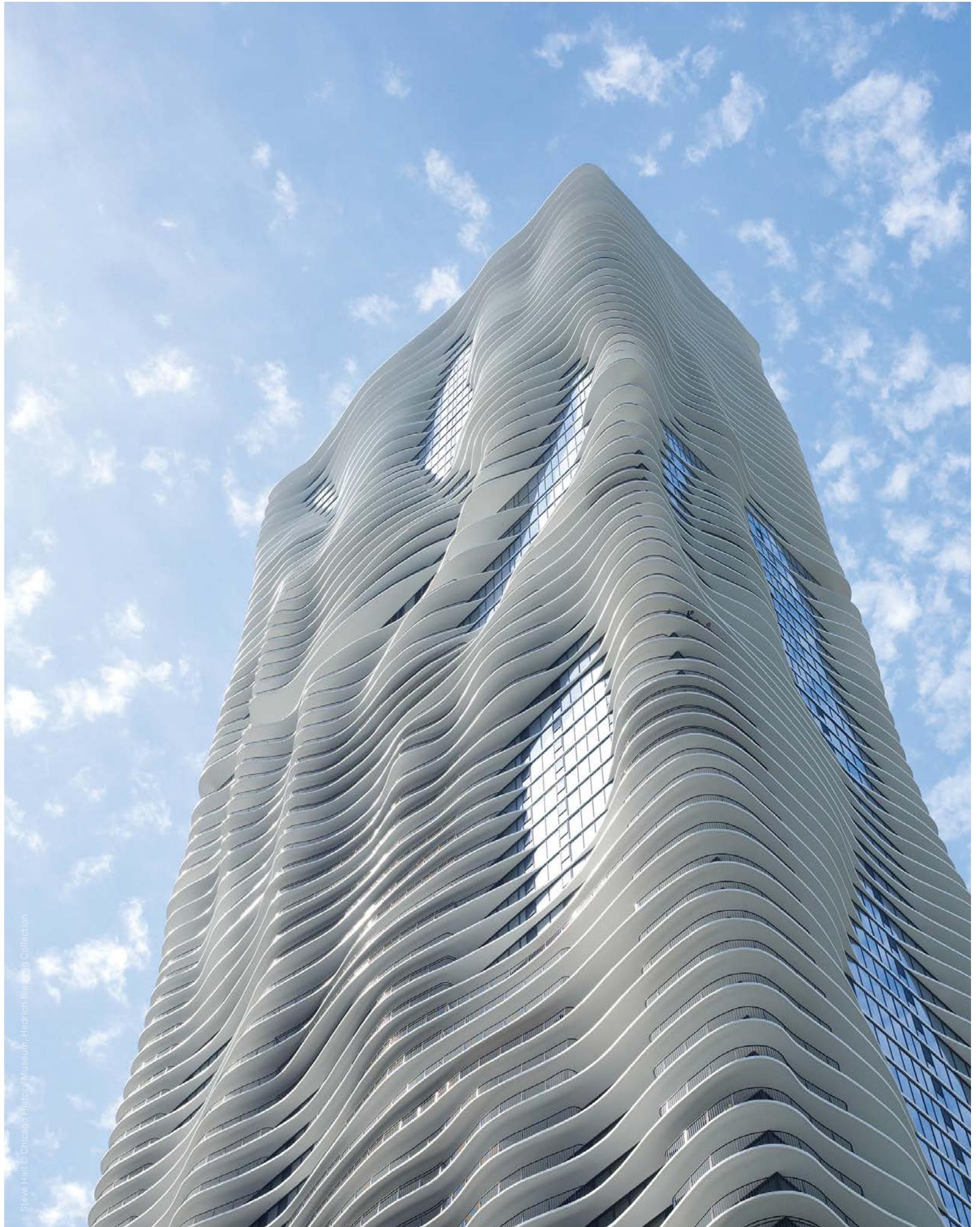
of Natural History in New York; a new United States Embassy in Brasília, Brazil; the O'Hare International Airport Global Terminal in Chicago; and a new Center for the University of Chicago in Paris, France. One Delisle will bring the studio's expertise in creating vibrant, tall residential buildings to Canada for the first time.

Headquartered in Chicago, with offices in New York, San Francisco, and Paris, Studio Gang works collaboratively across locations as a collective of 100 architects, designers, and planners. Architect and Design

Principal Weston Walker, AIA, is the Partner-in-Charge of the New York office and has been leading the design of One Delisle since its inception. With nearly 15 years tenure at Studio Gang, Weston works closely with Gang to realize cultural and educational institutions, complex civic buildings, and towers across the Americas.

JEANNE GANG Founder and Partner of Studio Gang





Steve Hall © Chicago History Museum, Hedrich Blessing Collection

AQUA TOWER The 82-storey Aqua Tower (2009) is one of Studio Gang's most renowned projects. Built in Chicago, the birthplace of skyscrapers, this 876-foot-tall residential tower is home to one of the city's most substantial green roofs. The undulating tower includes a hotel, apartments, and condominiums – all designed to connect its residents and visitors to the city beyond.

MIRA The MIRA tower (2021 under construction) sits in the heart of San Francisco. Reaching 400 feet, the tower twists incrementally to provide views, natural light, and fresh air to its residents. Its unique form offers a model of sustainability for California and is built in response to the demand for more housing in the area.

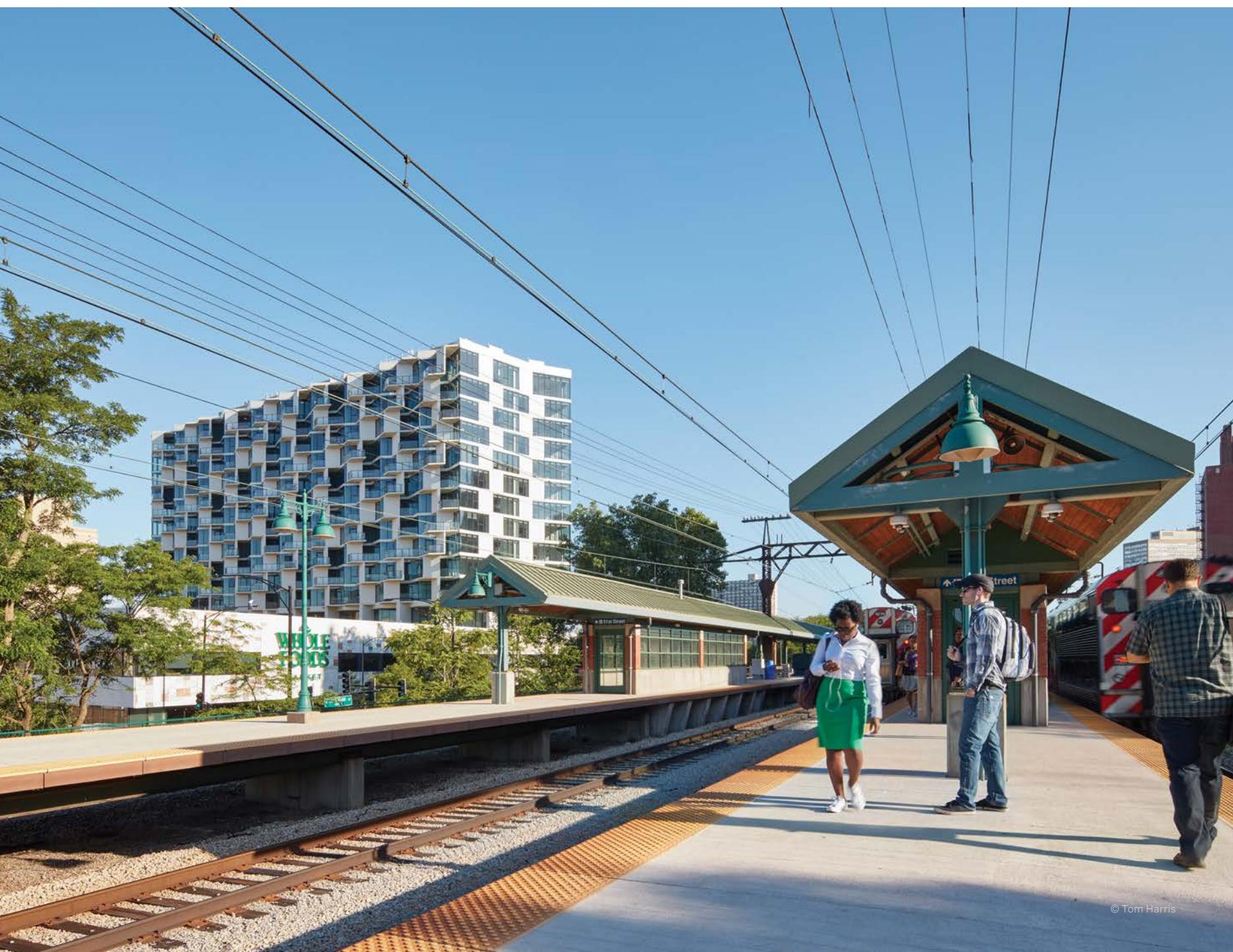


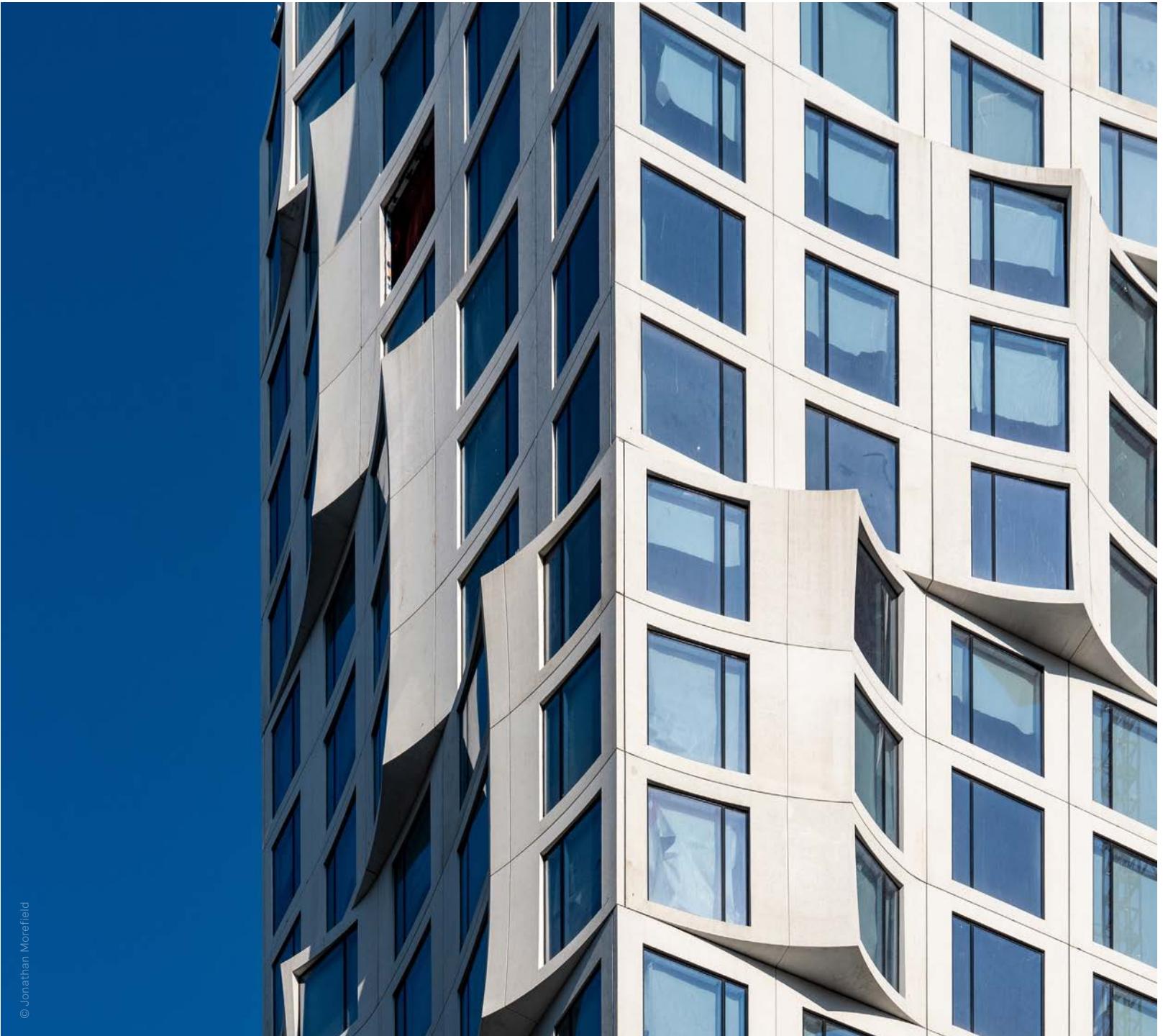
SOLAR CARVE New York





CITY HYDE PARK Doing away with staid building conventions, City Hyde Park (2016) in Chicago is a residential tower that indulges in an exploration of living, recreation, and leisure. The innovative structural system creates a playful array of balconies and sightlines, encouraging social connectivity among residents in the sky.





© Jonathan Morefield

11 HOYT In downtown Brooklyn, 11 Hoyt (2021 under construction) is a condominium tower that provides space for both nature and the community to thrive, vertically. The building pushes out and each gentle wave enlarges residential living spaces, providing a diversity of suite sizes without compromising the compact footprint.

Mission and Approach

The forward-looking responsibility of architects – on both an environmental and civic level – has never been more apparent. Studio Gang's work responds to this need, and marks the beginning of a paradigm shift towards architecture that is sustainable, inclusive, and beneficial for all.

"How might we leverage and expand on the creative, collaborative nature of architecture to together shift societal values toward a more balanced and thriving planet?" asks Gang. "And what will the architecture that we produce through this process be? These are the questions that drive Studio Gang forward."

Such innovation is born from Gang's unique, ecological approach to design. "Ecologists don't just look at individual species on their own," she explained in a 2016 TED talk. "They look at the relationships between living things and their environment. They look at how all the diverse parts of the ecosystem are interconnected, and it's actually this balance, this web...that sustains life."

For example, Gang and her studio are leaders in implementing bird-safe building techniques, to reduce bird strikes in tall buildings along migratory flight corridors. One technique takes the form of 'visual texture' balconies, small shifts in façades and downward sloping glass which break up the reflections of nearby trees, allowing birds to recognize and locate buildings as they are flying towards them.

The articulation of this approach allows Gang to address contemporary problems in a holistic way. She understands that architecture cannot be considered in separation from the world; buildings are relational spaces, and to be socially and environmentally responsible they must approach their surroundings in a way that acknowledges this without compromising on architectural aesthetics.

OPPOSITE TOP The Shop at Studio Gang's office

OPPOSITE BOTTOM Research bibliography

For example, at Solar Carve (40 Tenth Avenue), a tower in New York where the incident angles of the sun's rays sculpt the building's form in order to preserve sunlight access to the highly trafficked and richly planted High Line park. Also, at Studio Gang's own Chicago headquarters, their rooftop prairie ecosystem serves as a living laboratory for measuring and improving the urban wildlife habitat, while also creating a stunning gathering space.

Most recently, the studio transformed a former coal-burning power plant into a highly sustainable centre for student health at Beloit College in Wisconsin, offering a new model for reimagining industrial structures for the 21st century. In 2014, Studio Gang designed the first purpose-built structure dedicated to social justice education, the Arcus Center for Social Justice Leadership, which utilized a near-extinct construction method of cordwood masonry to bring a timeless visual identity to the campus at Kalamazoo College in Michigan.

Beyond buildings, as an advocate for equity, Gang challenged an industry that has traditionally undervalued women and other marginalized groups. At the 2018 Venice Biennale, Gang participated in a demonstration to denounce gender discrimination in the industry. She later published an Op-Ed in the business magazine Fast Company, in which she urged firms to close the pay gap between their male and female employees –



© Tom Harris





OPPOSITE Studio Gang's design for Solar Carve (40 Tenth Avenue, 2019) uses the path of the sun to strategically carve away from the zoning envelope of this commercial building. The unique geometry of the façade is designed to maximize both solar access to the park and views to the Hudson River.

something Studio Gang did that year. As a signatory and member of US Architects Declare, she organizes for change in the building sector around climate, social justice, and biodiversity.

Intertwined with its built work, Studio Gang develops research and related projects such as publications and exhibitions that push design's ability to create public awareness and lead to change - a practice the studio calls "actionable idealism." These include Polis Station, an ongoing project exploring how American police stations can be inclusively reimagined to better serve their communities; Reverse Effect, an advocacy publication produced to spark a greener future for the Chicago River; and the Garden in the Machine, a proposal for the inner-ring suburb of Cicero, Illinois, developed for the Museum of Modern Art's Foreclosed: Rehousing the American Dream exhibition in 2012.

By responding to the demand for sustainable and inclusive architecture, Studio Gang's projects are welcomed by their communities, and act as catalysts for neighbourhood connection and environmental stewardship. This approach has contributed to Studio Gang's international recognition; the firm is one of the most decorated architecture firms in the world, named by Fast Company as the most innovative company in architecture in 2020, and consistently included in Architectural Digest's AD100, an esteemed list of the best design firms globally.



Chapter 2

Yonge and St. Clair Story

Slate and Yonge and St. Clair

Toronto is one of the fastest-growing cities in North America. Winds of change sweep through the city, most notably at Yonge and St. Clair, where Slate Asset Management first began acquiring property in 2013. As of January 2021, Slate's portfolio includes 10 properties in the neighbourhood, including all four corners of the midtown intersection and the site of One Delisle.

In the 1970s and '80s, this area of Toronto pulsed with life. Edged by some of the country's most luxurious residences and abundant green spaces, the streets of Yonge and St. Clair bustled with well-heeled pedestrians - amongst them, Glenn Gould, one of the most celebrated pianists of the 20th century. Its restaurants thronged with diners, and its bars with martini-drinking merrymakers. Despite the rich narrative history of the neighbourhood, and its position as the gateway to some of Toronto's most prominent neighbourhoods, Yonge and St. Clair experienced a social lull in the '90s and early 2000s. Businesses struggled and restaurants closed.

OPPOSITE 1 St. Clair Avenue West

It was a period at odds with the vibrant character inherent to the area.

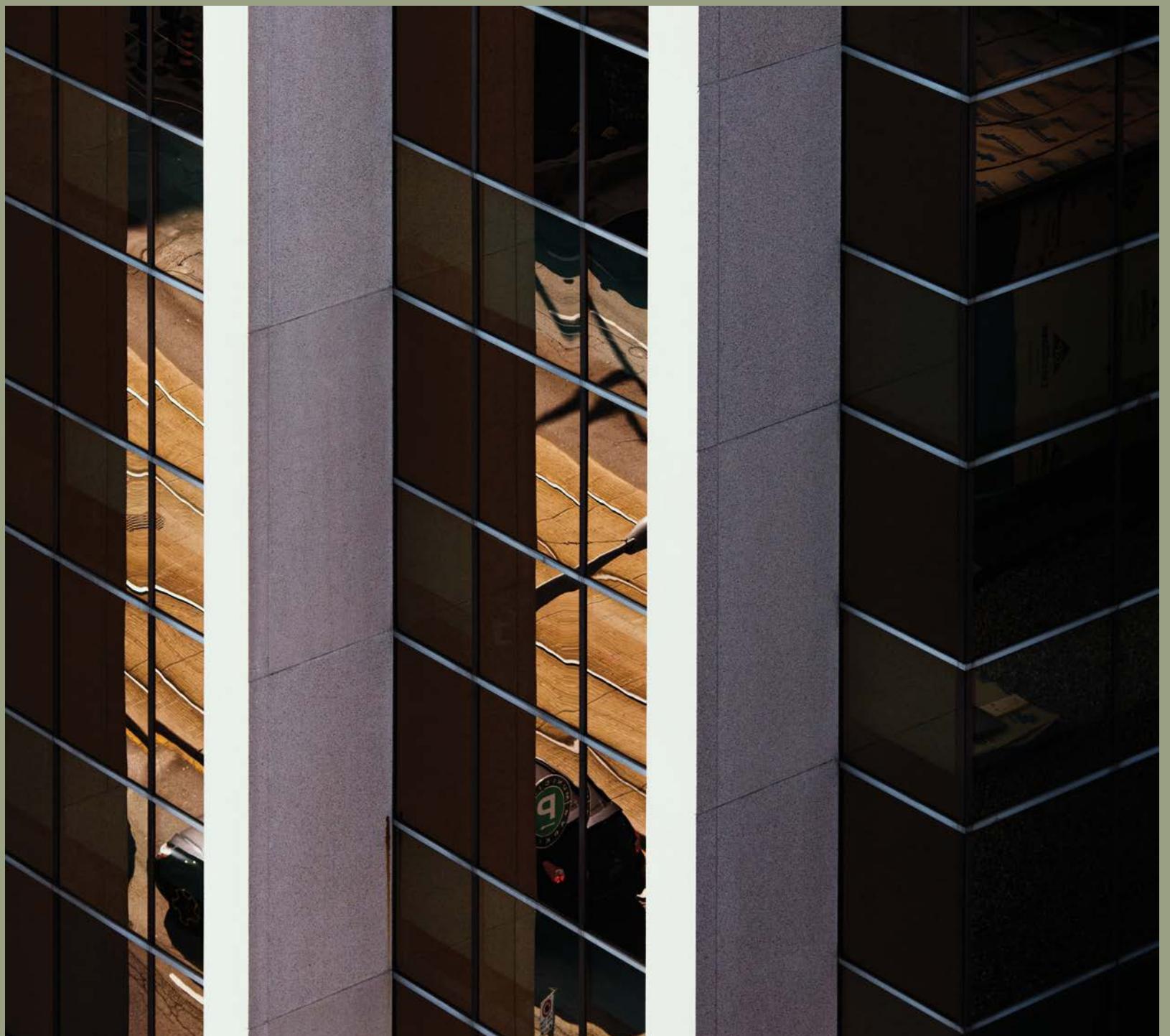
Yonge and St. Clair has always had the necessary ingredients for vitality, and in 2013 Slate began a long-term city-building project designed to breathe new life into this historic area. The scale and reach of the placemaking project is unprecedented in Toronto. Slate has not only invested extensively in the neighbourhood, but in its community, and in its history.

"Our plan with Yonge and St. Clair is to be here forever," explains Lucas Manuel, Partner and Managing Director of Slate Asset Management. "When you're thinking that way it changes your decision-making. We want to make a difference in this city, and we're here because we want to do something that is remarkable."

BELOW 55 St. Clair Avenue West

OPPOSITE 30 St. Clair Avenue West





Two Global Cities

Chicago is a city synonymous with architectural innovation. It was in Chicago that the world's first skyscraper was built in 1885, a project that would define the skyline of metropolises for centuries to come.

It began with William Le Baron Jenney, an American-born, Paris-educated architect and engineer, whose groundbreaking design for a 10-storey building was realized in Chicago at the turn of the 20th century. Considered as the world's first skyscraper, the Home Insurance Building was constructed in 1885 using technologies and materials born of the Industrial Revolution. There are many theories about how Jenney planned the building's pioneering metal frame, but the most widely talked about is the story about a book and a birdcage.

Jenney was at home, waiting out a bricklayer's strike, when he noticed that his wife had placed a heavy book atop a birdcage. Though the wires of the cage were thin, the structure easily bore the weight of the book. "Could the same principle be applied to buildings?" Jenney pondered.

Departing from traditional building techniques that relied on large load-bearing walls and mass foundations, Jenney devised a structure with a skeleton of iron and steel. At just one-third of the weight of masonry, but with comparable strength, this engineering innovation allowed

buildings to reach new heights without having to deepen their foundations or widen their bases.

As a large proportion of downtown Chicago had been destroyed in the Great Chicago Fire of 1871, Jenney's creative construction paved the way for a new understanding of what contemporary construction could be. One reliant on materials of the future, rather than flammable materials of the past. One that built up, instead of out.

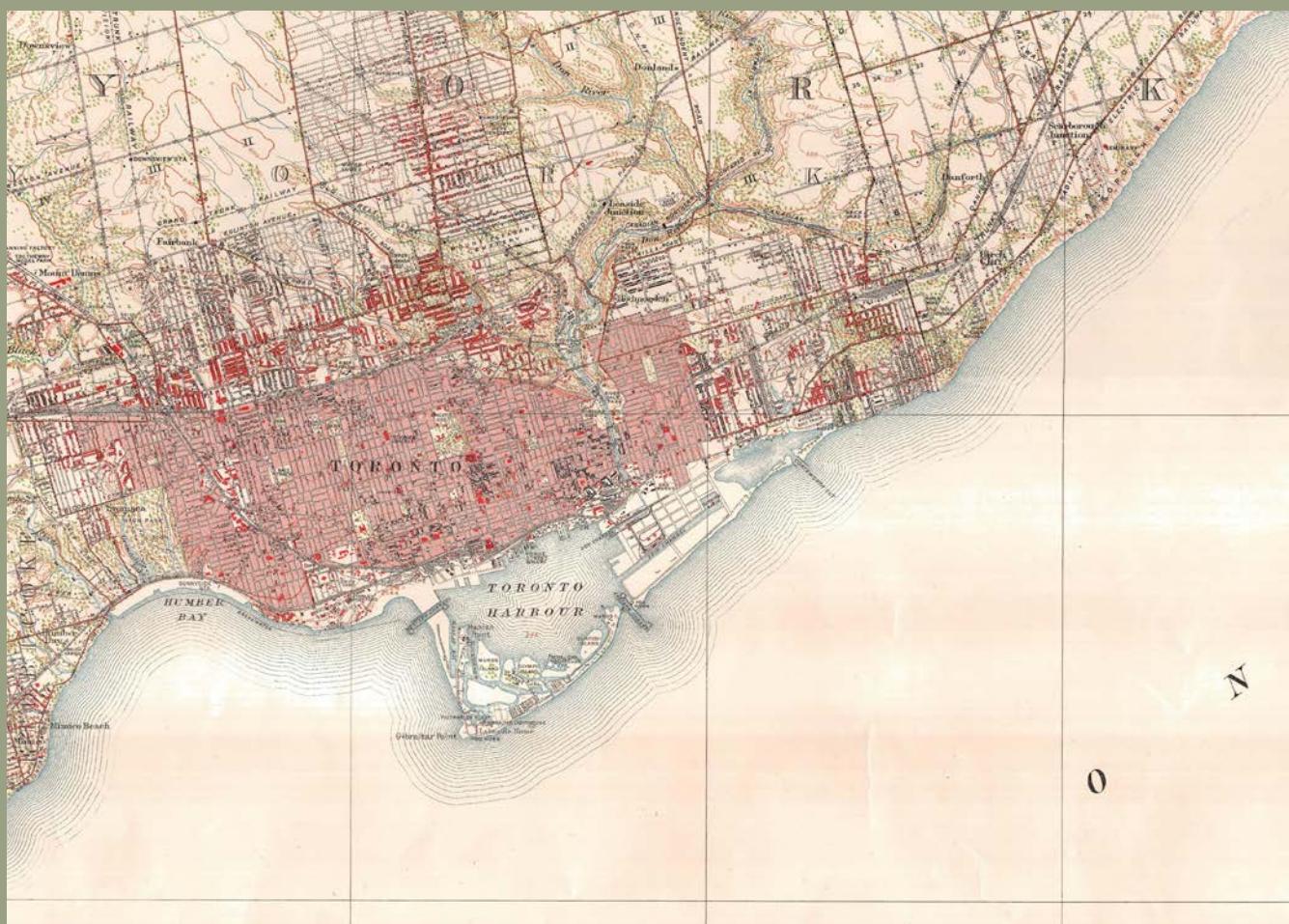
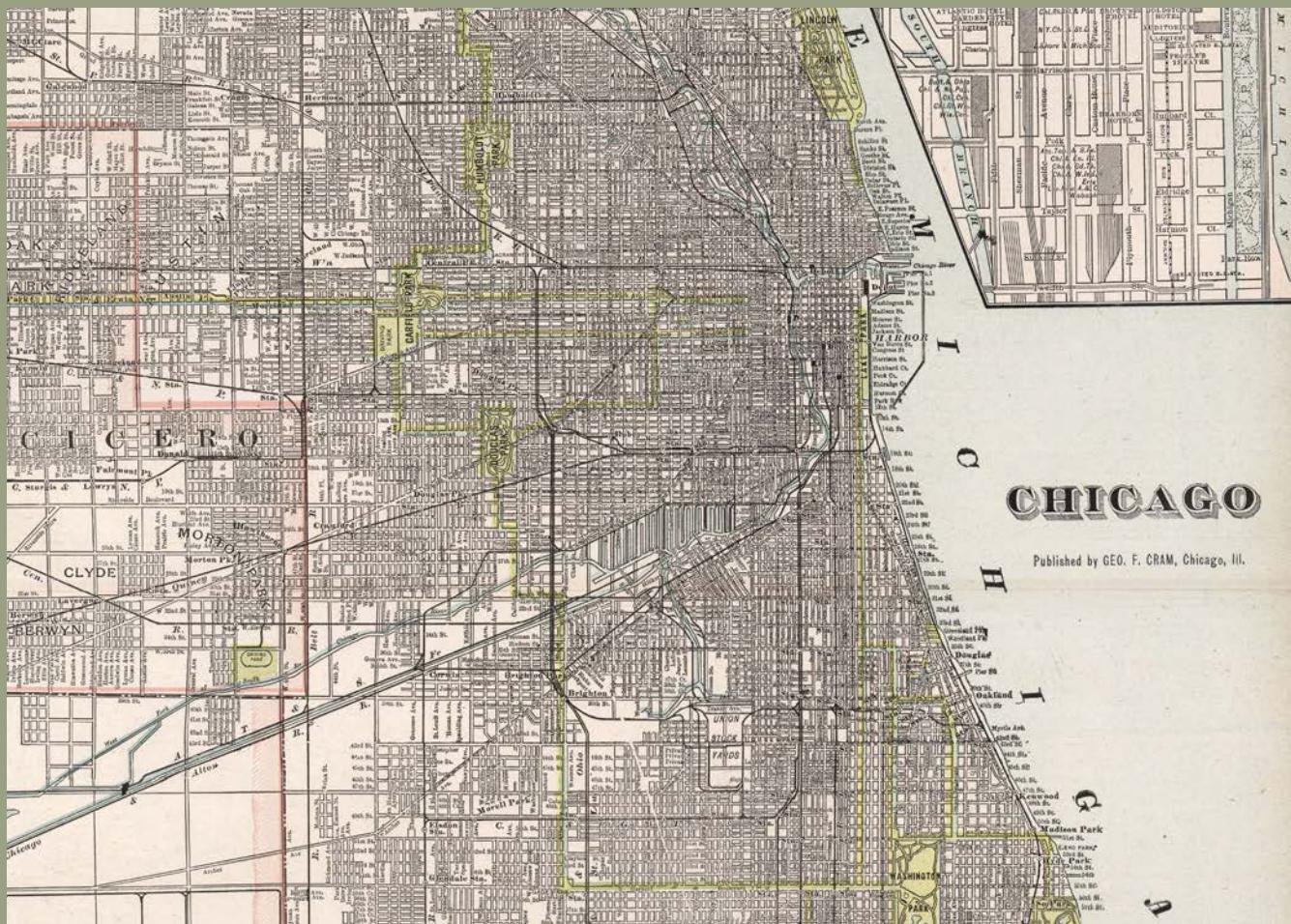
From Jenney's 10-storey Home Insurance Building (1885), to Jeanne Gang's 82-storey Aqua Tower (2009), and the revolutionary work of Louis Sullivan, Frank Lloyd Wright, and Ludwig Mies van der Rohe, Chicago continues to be one of the most significant architectural locations in the world.

It makes sense that Slate Asset Management looked to Jeanne Gang - a pioneering architect from this pioneering city - when seeking an architect for their latest Toronto project.



© Miller + Miller





Chicago and Toronto share a great number of similarities. Both metropolises sit upon the edges of Great Lakes – Chicago on Lake Michigan and Toronto on Lake Ontario, and have similar topographies and populations.

Both were ravaged by fire in the 1800s and have interesting architectural landscapes in consequence. At present, Chicago has the second largest number of skyscrapers of any city in North America, but the birthplace of the skyscraper may soon find its position replaced by Toronto.

Toronto is the fastest-growing city in North America, and if its growth continues at the current rate, it will soon surpass Los Angeles, becoming the second largest metropolitan area in a North American country. The United Nations predicts that by 2050, approximately 70 percent of the world will live in such urban centres. Cities need to be walkable, amenity dense, and liveable to enable carbon neutral futures. Which means there must be taller and smarter buildings.

Toronto has sustained a 20-year building boom, and in recent years the city has received increased attention from international architects interested in innovation and the challenges of an ever-increasing

OPPOSITE TOP Chicago, George Franklin Cram and Eugene Murray-Aaron, 1901

OPPOSITE BOTTOM A topographic map of Toronto, Department of Militia and Defence, 1918

population. In addition to One Delisle by Studio Gang, Toronto will welcome new towers by Bjarke Ingels Group, WilkinsonEyre, and Frank Gehry, alongside existing landmark buildings by Ludwig Mies van der Rohe and I.M. Pei that define the skyline.

One Delisle is representative of a new era of building and development in Toronto, its dynamic form will define a skyline designed by architectural giants. Throughout history, buildings have been emblematic of civic and human ambition – and One Delisle is no exception. Merging the needs of people and place, form and function, this collaboration between Studio Gang and Slate will cement Toronto's international profile as a city of urban innovation and world-class architecture.

Chapter 3

One Delisle

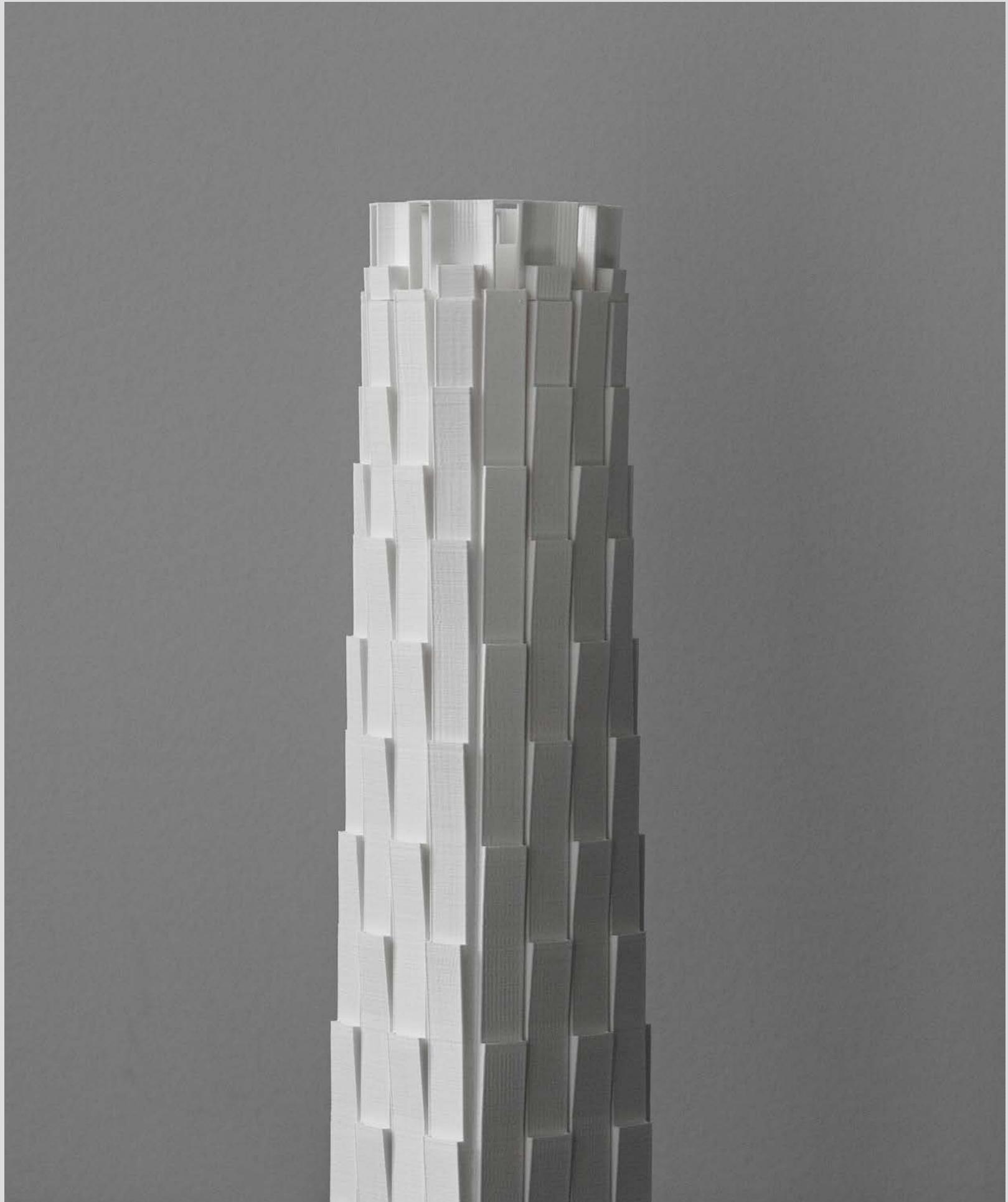
Design Process and Architecture

One Delisle is a vision for the future of high-rise living. The residential tower marries environmental and civic needs with architectural ingenuity. For this project, Studio Gang has considered how to sustainably grow cities without compromising on design. The dynamic form of One Delisle provides much needed residential density on a compact footprint and complements the surrounding neighbourhood.

Rising from a square base at street level, One Delisle spirals to become a 16-sided circular tower with generous outdoor spaces throughout the building. The building's terraces and balconies unite the energy of Toronto

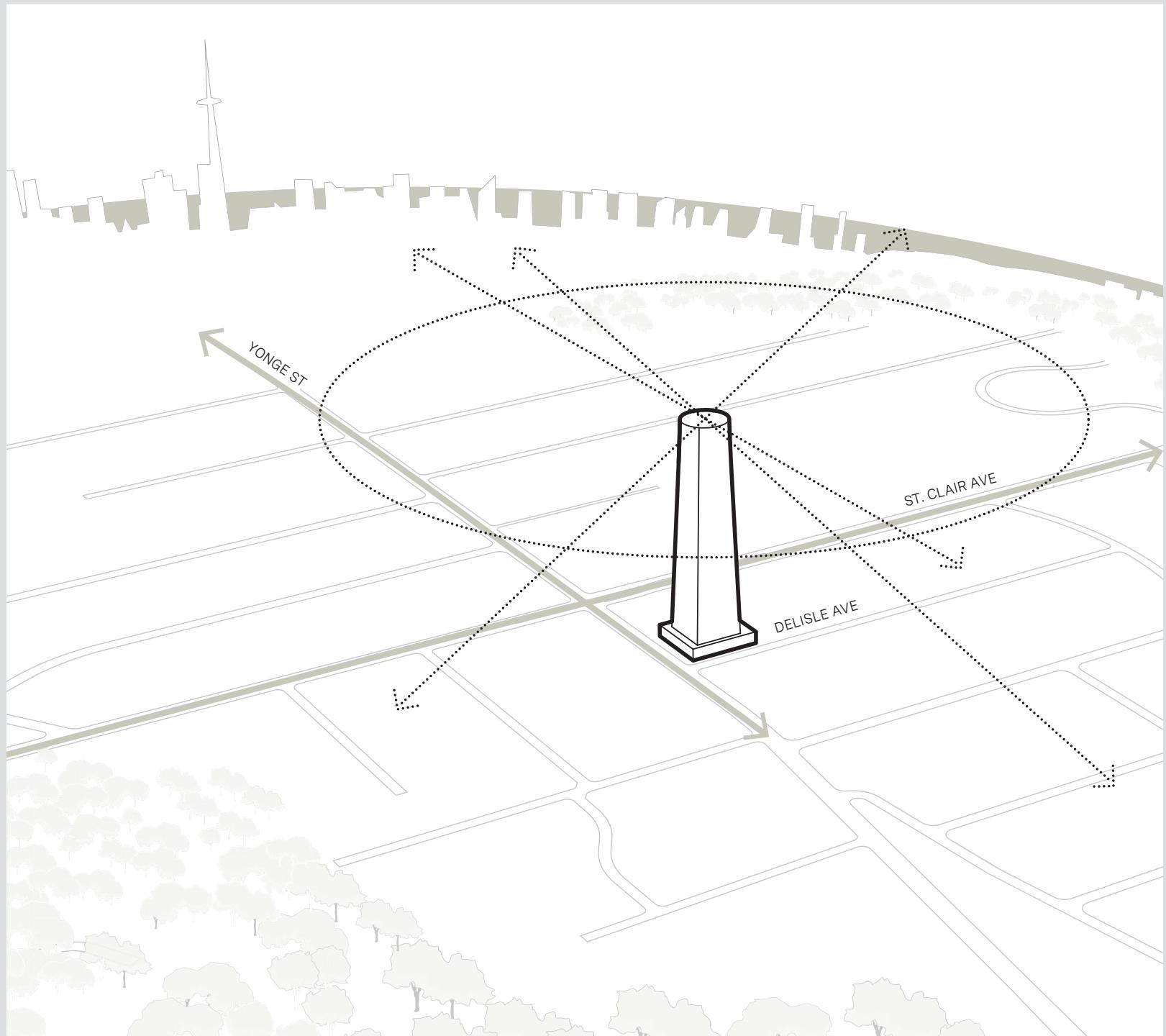
OPPOSITE Model of One Delisle, September 2020

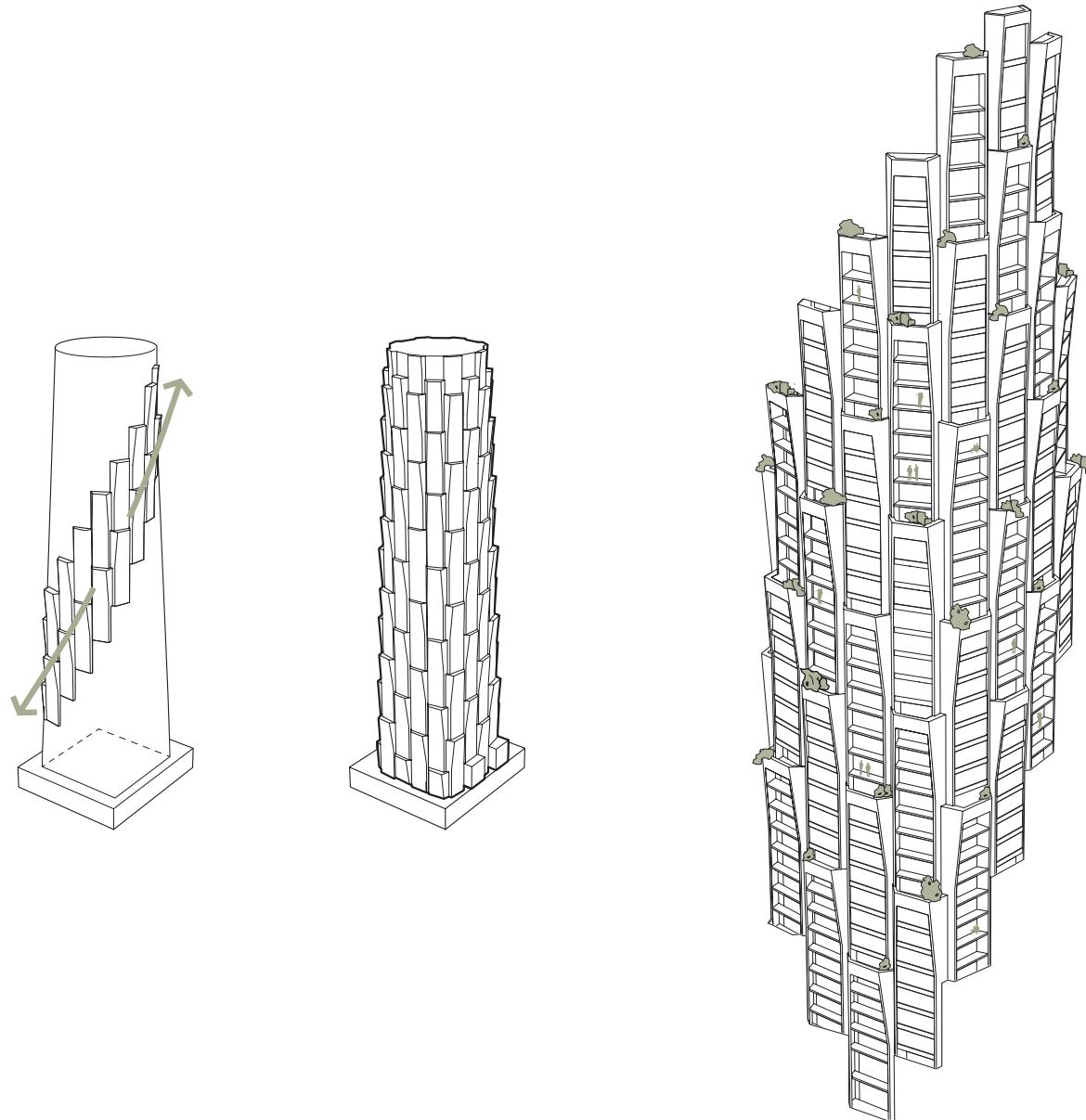
with the calm of the surrounding natural landscape and ravines. Studio Gang was drawn to these opposing elements and has brought them together at One Delisle, where natural and organic elements are contrasted with bold urban finishes. The residential building does not merge with the neighbourhood, it embraces it.



One Delisle was designed to fit into both the immediate Yonge and St. Clair neighbourhood and the larger city of Toronto. The tower fits the grid of the city at the bottom and transforms to a rounded top that connects with the surrounding

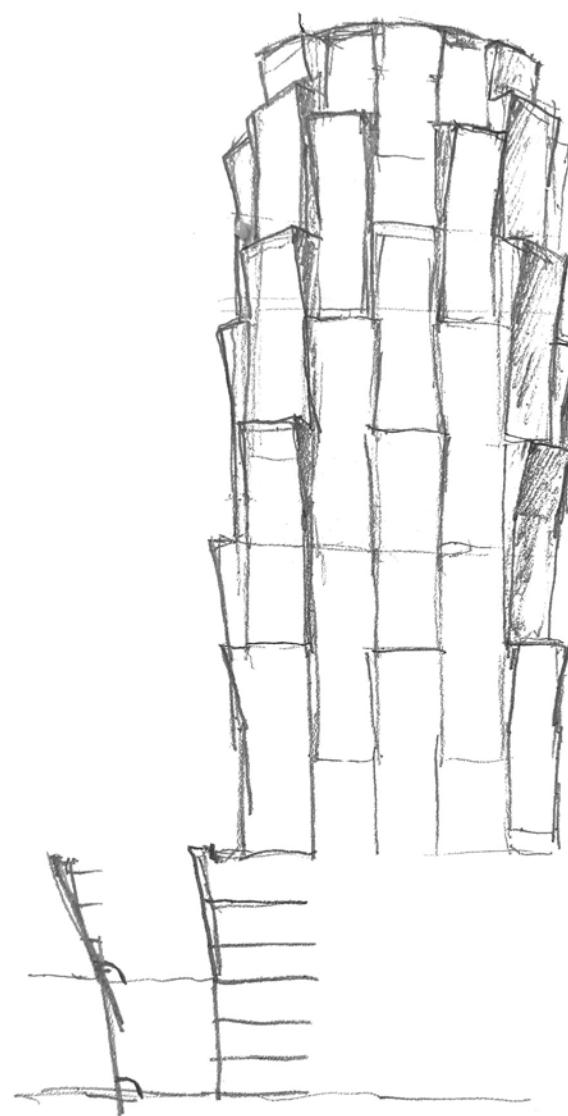
ravines and horizon. This transformation along with the height of the tower is achieved by a collection of interlocking eight-storey modules on the façade.





Studio Gang studied various module geometries at a larger scale to understand the effects of the different reliefs, shadow qualities, and elegance in form.





Known for finding innovative solutions to design problems, to create the outdoor spaces at One Delisle, Studio Gang drew inspiration from a German beach chair known as the Strandkorb – a term that translates literally to beach basket.

The German seaside is picturesque, but bracing. Set against the Baltic and North Seas, the beaches are prone to fluctuating weather - from wind, rain, and gusts of sand, to more traditional beach problems like sunshine and heat.

The Strandkorb was invented in 1882 by Wilhelm Bartelmann, a German basket maker, who was asked to design a beach seat that would provide an elderly customer with shelter from such weather extremes. The resulting Strandkorb is a reclining bench seat with a hooded windbreak that does just this. Studio Gang

has taken this iconic piece of German engineering, and has applied this concept to the outdoor areas of One Delisle. The building's outdoor spaces are edged by side panels, which provide privacy and wind protection. Like the Strandkorb's awning, some outdoor spaces are protected by the overhang of the structure above. The angles of the building ensure that balconies are sheltered from rain and snow, and together with the side panels, allow the outdoor spaces to be used more comfortably in colder seasons.

1 The Strandkorb's unique construction provides protection from the sun with an awning, and shelter from the wind with solid back and enclosed sides.

2 The awning of a Strandkorb can be tilted backwards and its seat reclined to provide a comfortable position for sunbathing.

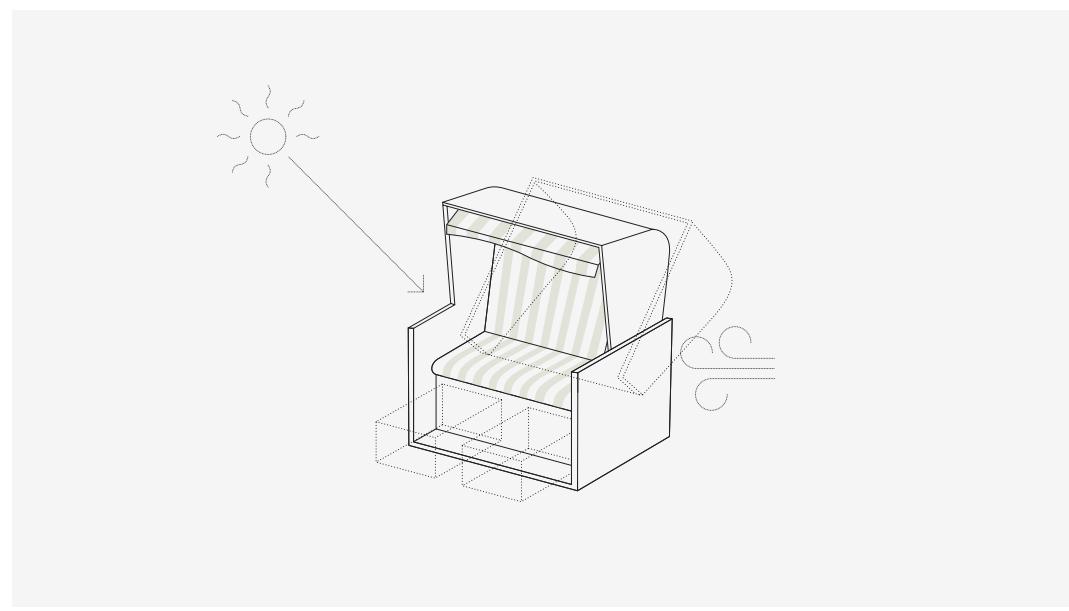
3 Bartelmann's 1882 Strandkorb was such a success that the design remains largely unchanged. In Germany today, you'll find people using them throughout the year at the seaside - come rain, hail, or shine.



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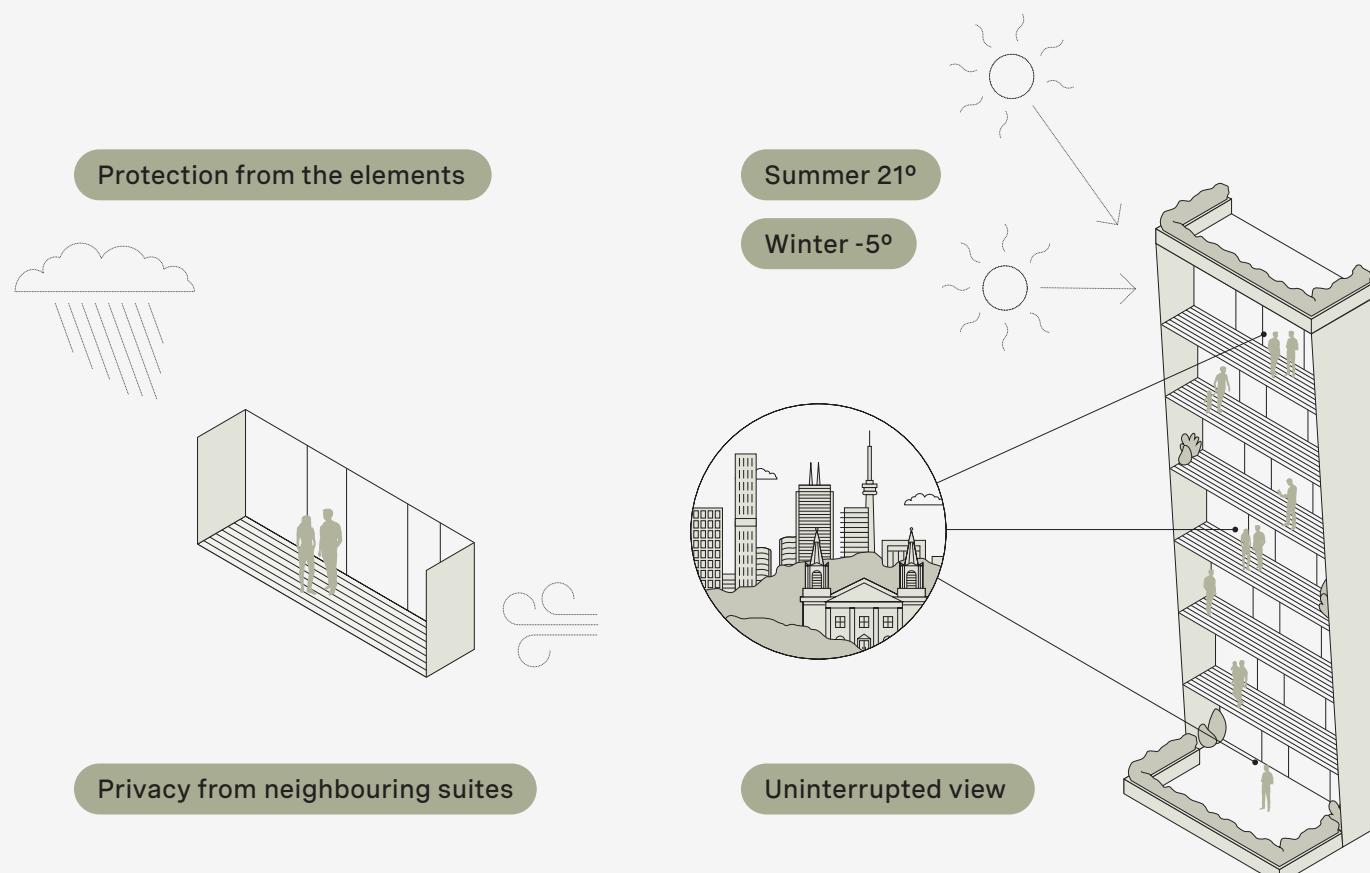




B BELOW Reflected in the side walls and angled fronts, Studio Gang designed One Delisle's outdoor space with protection against the elements while allowing sunlight to reach the interior in the winter months.

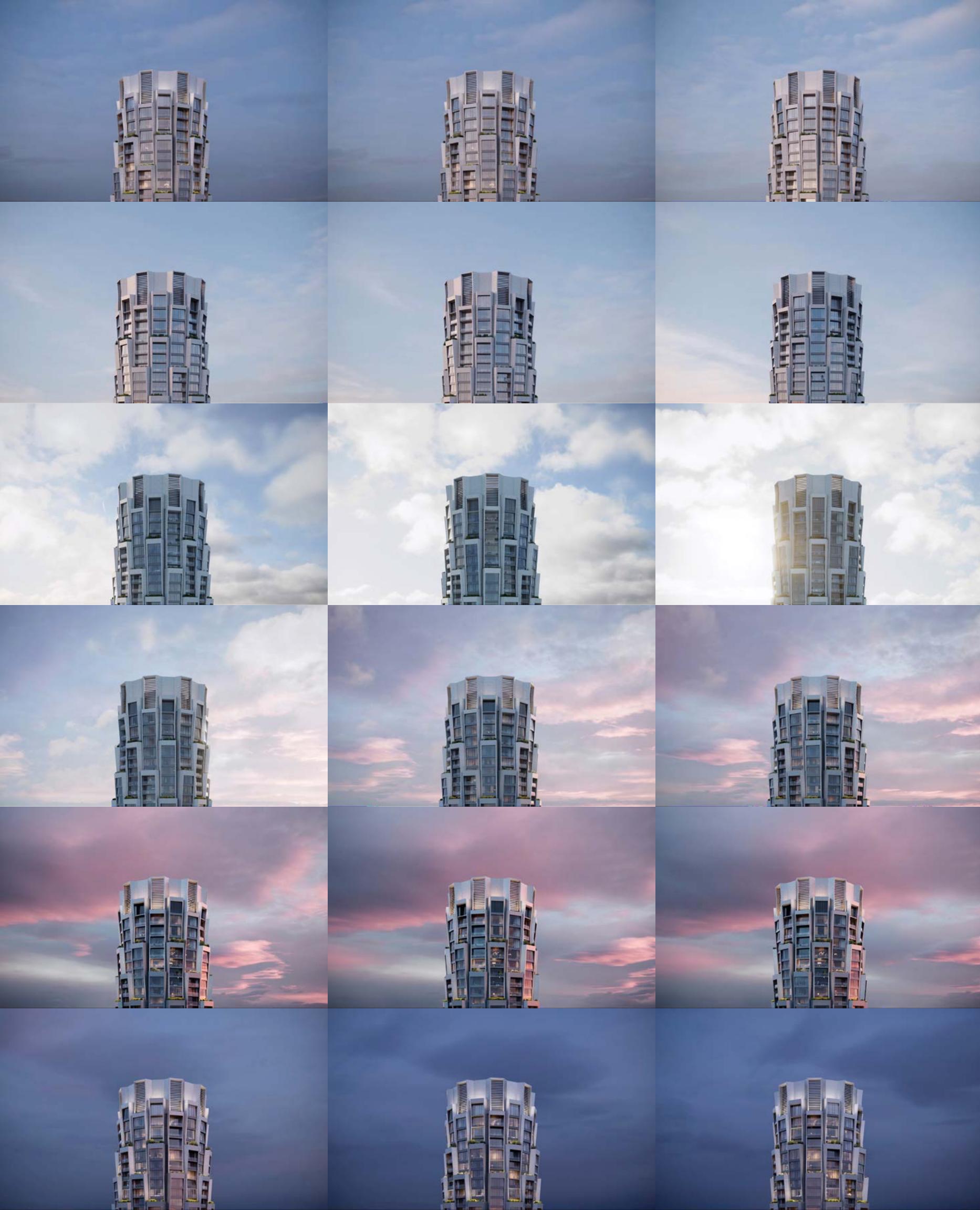
OPPOSITE Studio Gang worked through iterations of both the building and module-scale geometry to find the best architectural balance for its site's location, climate, and views.

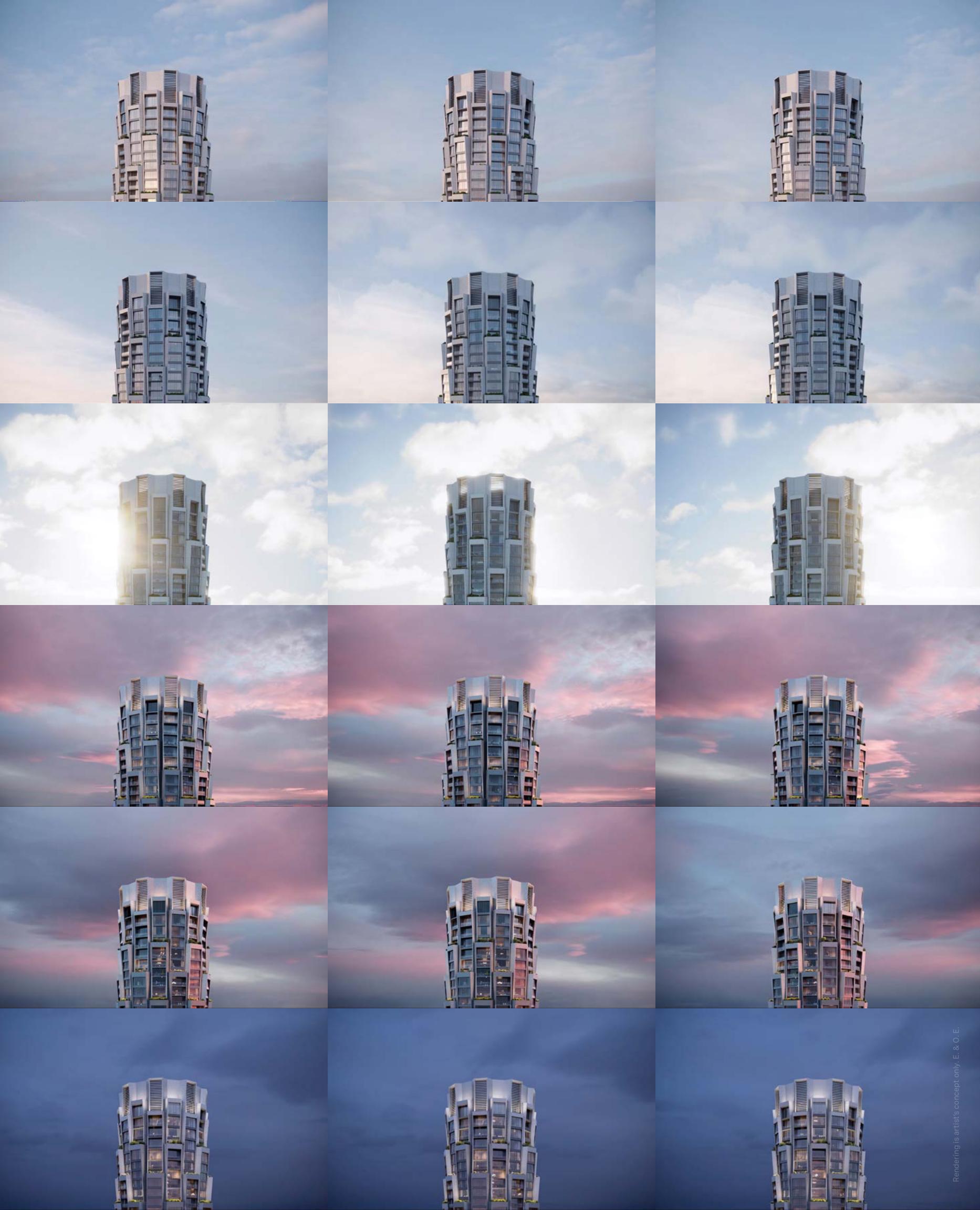
PREVIOUS SPREAD Strandkorbs in Travemünde, Lübeck in northern Germany.





Toronto embraces the outdoors, and the symbiosis between city and nature is nowhere more evident than at Yonge and St. Clair, where deep ravines edge the city's most desirable neighbourhood. At One Delisle, Studio Gang has brought the outdoors in and the indoors out.





Studio Gang approaches architecture as an ecosystem, designing buildings not only for the people that will occupy them, but for the people who will exist around them. Though One Delisle's form is spectacular, its design is not intended to be imposing. The double-storey base of One Delisle was designed to give the tower human scale. The decision to incorporate the 1929 storefront from the site's existing building gives the space context, enveloping the building in the rich narrative history of Yonge and St. Clair.

With consideration to the community of Yonge and St. Clair, Studio Gang has set the tower back from the street. The widened and landscaped sidewalks will provide a pleasant pedestrian experience for residents and neighbours of One Delisle. As part of the holistic reimagination of Yonge and St. Clair, public artworks and renovations will further enhance the area.

OPPOSITE The crown of One Delisle, as seen at different times of day

The unique shape of the residential building was chosen because it casts less shadow than a typical skyscraper, and gives each residential suite a different perspective of the city. The shape of the exterior is further informed by the diverse floor plans of the residences, which will welcome a variety of residents to the building.

This landmark building is proof of concept for Gang, who believes that architecture is about creating spaces that enable positive relationships between people, communities, and nature.



Rendering is artist's concept only. E. & O. E.

Amenities

From the lobby entrance to the ravine terrace, One Delisle hosts a suite of amenities for the desires of its residents. For their wellbeing, residents can enjoy the comprehensive fitness centre, pool, and spa – including a dry sauna, salt room, and eucalyptus room. For social gatherings, there is a chef's kitchen and dining room, wine and cocktail lounge, and numerous thoughtfully designed areas to host and enjoy the company of friends and family. For children, there is a kids' room tailored to fun and education. The pool and social areas are

OPPOSITE Lobby fireplace

complemented by the ravine terrace, a generous space to continue social programming outdoors. The building's interiors are designed by Studio Gang, with features and finishes selected by Mason Studio. Each space will be adorned with curated furniture and artworks from local and international artists and designers.



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LOBBY AND CONCIERGE





The interior design of One Delisle is a culmination of defining elements of Yonge and St. Clair – the neighbourhood's history and its proximity to nature.

Each interior element has been thoughtfully considered; unbound to any singular trend, the materials, forms, and textures that adorn One Delisle are timeless in their appeal and contemporary in their execution. Studio Gang has contrasted organic forms with contemporary finishes, natural materials like wood and stone sit elegantly alongside custom metal fixtures. The design of One Delisle's interior tells a story of place – its past, present, and future – through a curated selection of artwork and objects.

With a focus on local artists from Toronto, including the sculptures displayed in the shared spaces of the building, each piece links back to the origins of the

OPPOSITE Ante room

building's setting. The furniture has been selected with equal precision, and is arranged to evoke both comfort and conversation amongst residents. In selecting the furnishings for One Delisle, Mason Studio also selected key pieces from Toronto designers and makers, reinforcing the sense of community that makes the neighbourhood of Yonge and St. Clair so vibrant.



POOL AND RAVINE TERRACE



EUCALYPTUS ROOM AND PRIVATE TERRACES





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WELLNESS The pool and spa at One Delisle are expertly designed to optimize the wet to dry cycles that are so beneficial for our health. One Delisle's focus on health and wellbeing culminates in the spa, an area that consists of intimate, immersive, and private spaces. In the **eucalyptus room**, curved seats look out onto a calming Japanese garden. The **salt room** offers a place for contemplation and reflection. The **dry sauna** and **salt room** lend themselves to recovery. The **private terraces** that extend from the spa include stone tiles and wood wraps each space. From the spa, residents can continue to the pool where richly textured tile surfaces surround and frame the feature wall. The **pool** offers a bright, airy space with double-height glazing that brings in the sky and surrounding landscape. Seamlessly connected to the outdoor **ravine terrace**, the pool is an elegant yet energized space for exercising and socializing.

FITNESS CENTRE Tailored to any fitness regime; residents can work out at One Delisle's state-of-the-art fitness centre. The interior of the gym is wrapped in wood, with mirrored walls that help connect the interior to the outdoors, and define the varied workout areas.





CHEF'S KITCHEN AND DINING ROOM The chef's kitchen and dining room have been expertly designed to accommodate any host. Located beside the wine and cocktail lounge, this space welcomes the residents of One Delisle to gather and celebrate together.





Rendering is artist's conception only. E. & O. E.

WINE AND COCKTAIL LOUNGE The amenities of One Delisle are focused on some of life's most coveted pleasures. Amongst them, the world of wine. With a view over Yonge Street, the casual but elegant wine and cocktail lounge is a sanctuary

for oenophiles and the perfect place to indulge. The lounge offers residents a generous space for intimate wine tastings or larger social gatherings, equipped with all one could need.



Rendering is artist's concept only. E. & O.E.



KIDS' ROOM For the younger residents of One Delisle, the fun is just beginning. Not only does One Delisle feature access to green spaces for outdoor playtime, it also hosts a kids' room - a space that brings the outdoors in with botanical wall-covering and custom millwork cubbies.

The interactive space encourages active play and imagination. The calming palette and soft furnishings of the playful area provide a safe space for kids to enjoy reading books, playing games, and meeting with their friends in the building.

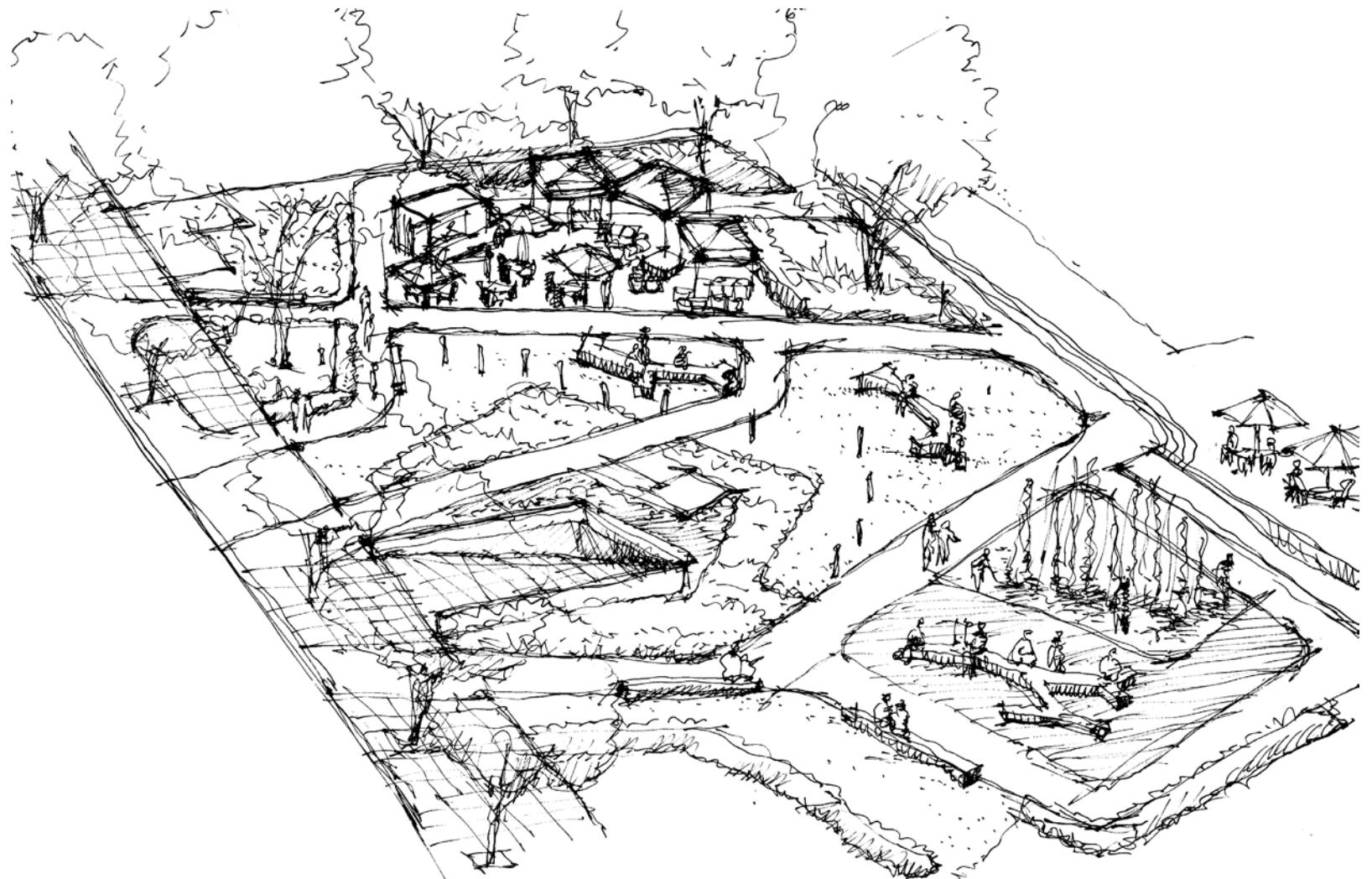




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OPPOSITE Sketch of Delisle Park
by Janet Rosenberg & Studio

To the west of the building, Delisle Park will be redesigned by award-winning landscape architecture firm Janet Rosenberg & Studio. The site of the original park will be expanded, incorporating public artworks and innovative landscape design with canopy trees and native plantings. Delisle Park will provide space for fitness and fun, for relaxation and conversation - a green oasis of calm in a vibrant urban block. Together with One Delisle, Delisle Park will anchor the neighbourhood.





ONE DELISLE AVENUE



SKY SUITE



Rendering is artist's concept only E. & O.E.

Living Spaces

One Delisle welcomes residents to the building with a variety of suite offerings, the residences of One Delisle are divided into enviable tranches: **City Collection**, **Sky Collection**, and the **Penthouse Collection**.

The standard at One Delisle is an unrivalled luxury in the city of Toronto. The **City Collection** offers residents the choice between three palettes of elegant features and finishes. These curated packages include porcelain and engineered stone surfaces, extra-long, wide plank premium European engineered hardwood flooring, and European cabinetry. Residences include custom eat-in kitchens, with an island designed by Studio Gang, and are furnished with leading European appliances to offer the ultimate convenience.

One Delisle's **Sky Collection** builds on the City Collection to offer a fourth palette option and elevated features and finishes. Aptly named the Sky Collection because of its unparalleled views of the city, this

residential tranche includes the building's most coveted outdoor terraces and balconies. The **Sky Collection** begins where the tower transforms to a circular floor plate. The spacious residences are tailored to residents who crave the convenience of a city and of a condominium. Throughout the kitchens are natural stone surfaces, European cabinets, and appliances – that include induction cooking. The bathrooms have been crafted to suit a variety of design sensibilities and feature wall-mounted faucets. For the floors, residents have the choice between an extra-long, wide plank or ultra-wide luxury herringbone European engineered hardwood flooring.

SKY SUITE





SKY SUITE



Rendering is artist's concept only. E. & O. E.



KITCHENS The dynamic tower form of One Delisle results in unique residences with unparalleled views that maximize natural light.

In response to the building's architecture, residences have custom eat-in kitchens with interior design and islands designed by Jeanne Gang and Studio Gang.

SKY SUITE



Rendering is artist's conception only. E. & O.E.

SKY SUITE





OUTDOOR SPACES Unlike any outdoor space in the city, the residents of One Delisle will boast about their balconies and terraces. Not only do a majority of One Delisle's suites offer generous balconies, but many feature both balconies and terraces. The design of the building gives each of these outdoor spaces a different view of Toronto, while the design of the architectural components protects them from the elements. The balconies provide private space for the residents to enjoy, and the well-equipped and generously sized terraces are perfect for entertaining guests.

BEDROOMS The bedrooms of One Delisle prioritize the health of its residents and offer a place of peaceful respite. Quiet rooms and solid wood doors maintain these private spaces. Picturesque windows give residents panoramic views of Toronto and the lush ravines that edge the neighbourhood of Yonge and St. Clair.



SKY SUITE

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SKY SUITE

Rendering is artist's conception only. E. & O.E.





BATHROOMS The bathrooms have been designed with subtly textured finishes that bring warmth and depth to the space. Designed to evoke the ambience of nature, the bathrooms of One Delisle draw inspiration from horizon lines and the dramatic, sublime scale of the outdoors. Pictured here is a grotto-like ensuite bathroom with wall tile surrounds and a monolithic vanity design.

CITY SUITE



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SKY SUITE



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Chapter 4

Neighbourhood

Slate Initiatives

Since 2013, Slate has been committed to a large-scale reimagination of the Yonge and St. Clair area. It began with a simple idea: to create one cool thing each year. In the past seven years, Slate has extensively renovated existing buildings and retail spaces; invested in installations, murals, and public art; implemented and championed the Yonge + St. Clair Business Improvement Area (BIA), designed to strengthen ties between local business owners; funded the extension of green spaces, and the enhancement of public and tenant areas.

Public art has always been fundamental to successful city-building: it invites civic engagement, it animates neighbourhoods, and it helps solidify a collective identity. This is why public art is central to Slate's vision for Yonge and St. Clair; it gives form to the dynamic nature of the neighbourhood.

At a pedestrian level, exhibitions and events create an atmosphere that is tangible, and the murals that Slate has commissioned take this feeling to new heights. In 2016, in partnership with the STEPS Initiative and the City of Toronto's StreetARToronto program, Slate enlisted the internationally renowned British street artist Phlegm to give form to the new direction of Yonge and St. Clair.

Designed in consultation with local residents, Phlegm's masterpiece covers the 12-storey tall building at 1 St. Clair Avenue West. The monochromatic mural

OPPOSITE 1 St. Clair Avenue West, British artist Phlegm created a sky-high work that is both place and person

weaves together icons of Toronto's built and natural landscape: the CN Tower, the Royal Ontario Museum, and the St. Lawrence Market merge and mingle with ravines, A-frame architecture typical to the area, and local bars. Here, within the margins of a single body, a collective community identity is explored and celebrated.

From 1 St. Clair West to 1 St. Clair East, there is another piece of art that watches over the neighbourhood. With StreetARToronto, Slate commissioned Toronto-based artist birdO, together with comic book creator Jeff Blackburn, to create a 10-storey mural. The piece is a colourful and kaleidoscopic representation of Deer Park, featuring the area's namesake animal, alongside a series of block colours and graphic elements that are designed to confuse the eye. It is monumental work, and one that birdO was delighted to be a part of; Deer Park was his home when he moved to Toronto twenty years ago, and this mural is an ode to that.

At Yonge and St. Clair, such aesthetic innovation is not only visible if you look skyward. Slate has also initiated public works at ground level to enhance the pedestrian experience of the area. Dark granite sidewalks, similar to those on Toronto's opulent 'Mink Mile', are now in place at the corner of Yonge and St. Clair. Here, beside the newly renovated St. Clair Centre storefront, design firm Gensler has created a unique seating area - the Ravine Bench.

In 2017 Slate introduced a rotating art program to the lobbies of its buildings at Yonge and St. Clair. As a part of this exhibition program, in 2019 Slate engaged a traveling art installation by Natural Plasticity to coincide with Earth Month. The exhibition included 30-foot replicas of disposable cups, straws, and bottles. Rather than being site specific, these gargantuan renderings were placed in odd places - much like their real-life

BELOW Ravine Bench by Gensler
OPPOSITE Mural of Deer Park by bird0

counterparts. The exhibition asked locals to reexamine their behaviours in support of a more environmentally responsible way of being in the world.

Further plans for Yonge and St. Clair include ongoing renovations to building exteriors and lobbies, and improvements to pedestrian spaces. With generous sidewalks, new parkland and retail experiences, public artworks, renovated buildings, and Studio Gang's One Delisle, Slate's initiatives have made the neighbourhood a destination once again.





Transit Connections

Daily commutes are an effortless affair from One Delisle. Yonge and St. Clair is a major transit node in Toronto. Residents have quick and easy access to all public transit offerings - the subway, streetcar, and bus routes - and to the major arterial roads of Toronto.

Across the street from One Delisle, the St. Clair TTC Station provides residents with immediate access to the two largest subway lines in Toronto: Line 1 Yonge-University and Line 2 Bloor-Danforth. Bloor-Yonge Station is three stops from One Delisle. Such access and connections make traveling to the Greater Toronto Area from Yonge and St. Clair hassle-free.

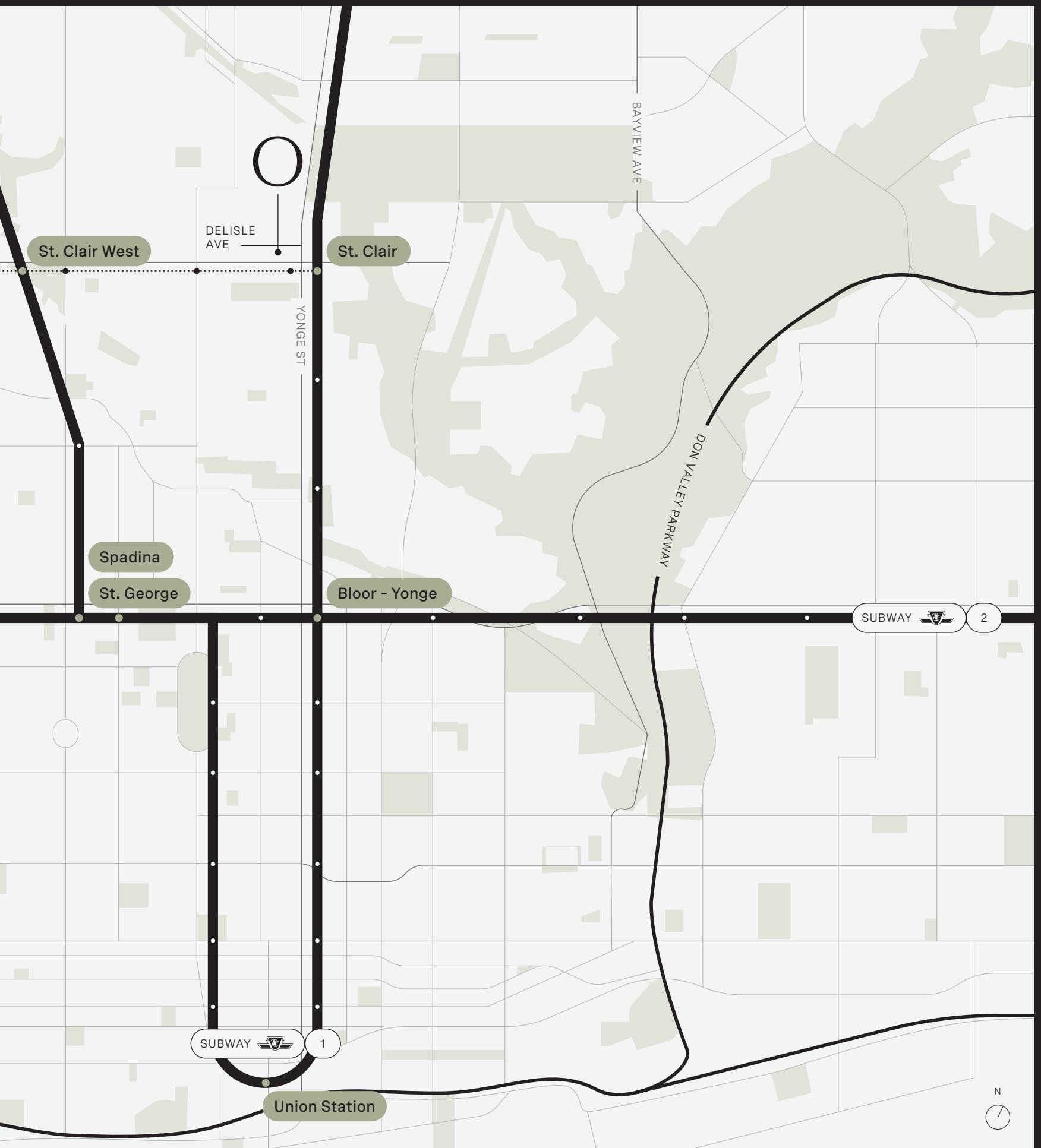
The St. Clair streetcar allows for crosstown travel, reaching St. Clair West Station and continuing to the Stockyards District. The Eglinton LRT will further enhance public transit access from One Delisle.

By car, One Delisle is conveniently located just 10 minutes away from Highway 401, the Don Valley Parkway, and the Gardiner Expressway. Neighbouring areas Rosedale, Moore Park, and Forest Hill are just a five-minute drive away.



OPPOSITE The transit map details One Delisle's desirable location, its proximity to the subway, the dedicated St. Clair streetcar, and major avenues. From One Delisle, any commute is effortless.





Local Places

Yonge and St. Clair hosts a thoughtful and comprehensive suite of amenities for people at all stages of life. There is a variety of local retailers and restaurants as well as necessities like grocers, schools, and medical offices. The area draws together the luxuries and convenience of city life with truly unique access to nature and green spaces in immediate proximity.

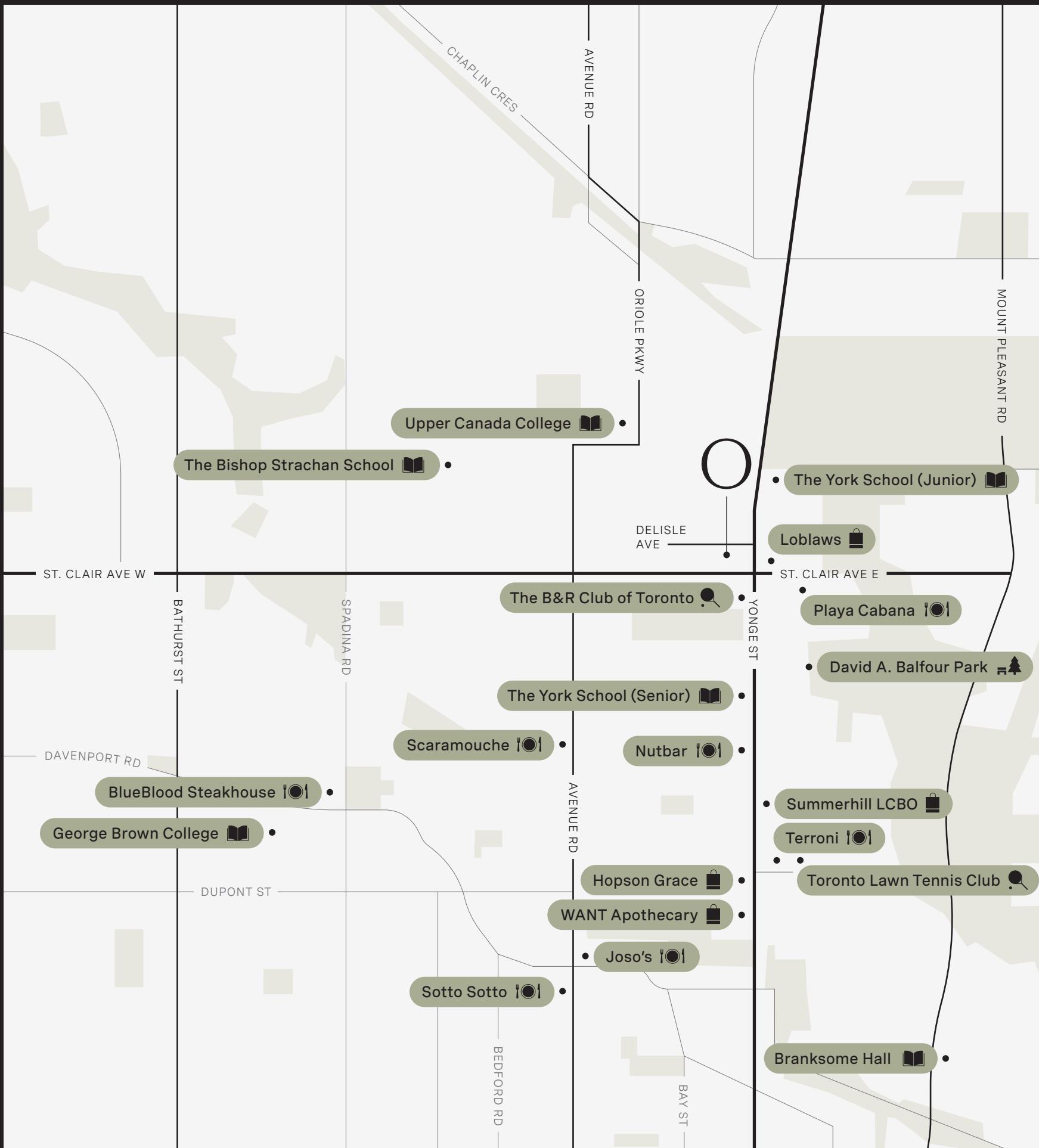
Just a short stroll from One Delisle is the David A. Balfour Park, a 20-hectare green space with ornamental fountains, reflecting pools, a gated garden retreat, and a children's playground, alongside scenic bike and hiking trails, ravines, and the famed Rosehill Reservoir. The David A. Balfour Park, Moore Park Ravine, the Beltline Trail, the Yellow Creek Ravine, and the Vale of Avoca offer a fast and profound transition from the bustle of city life

to the calm of nature. Below the towering trees, and amongst the luscious undergrowth of these wild spaces, you'll find rivers, hiking and bike trails, and the occasional deer or fox.

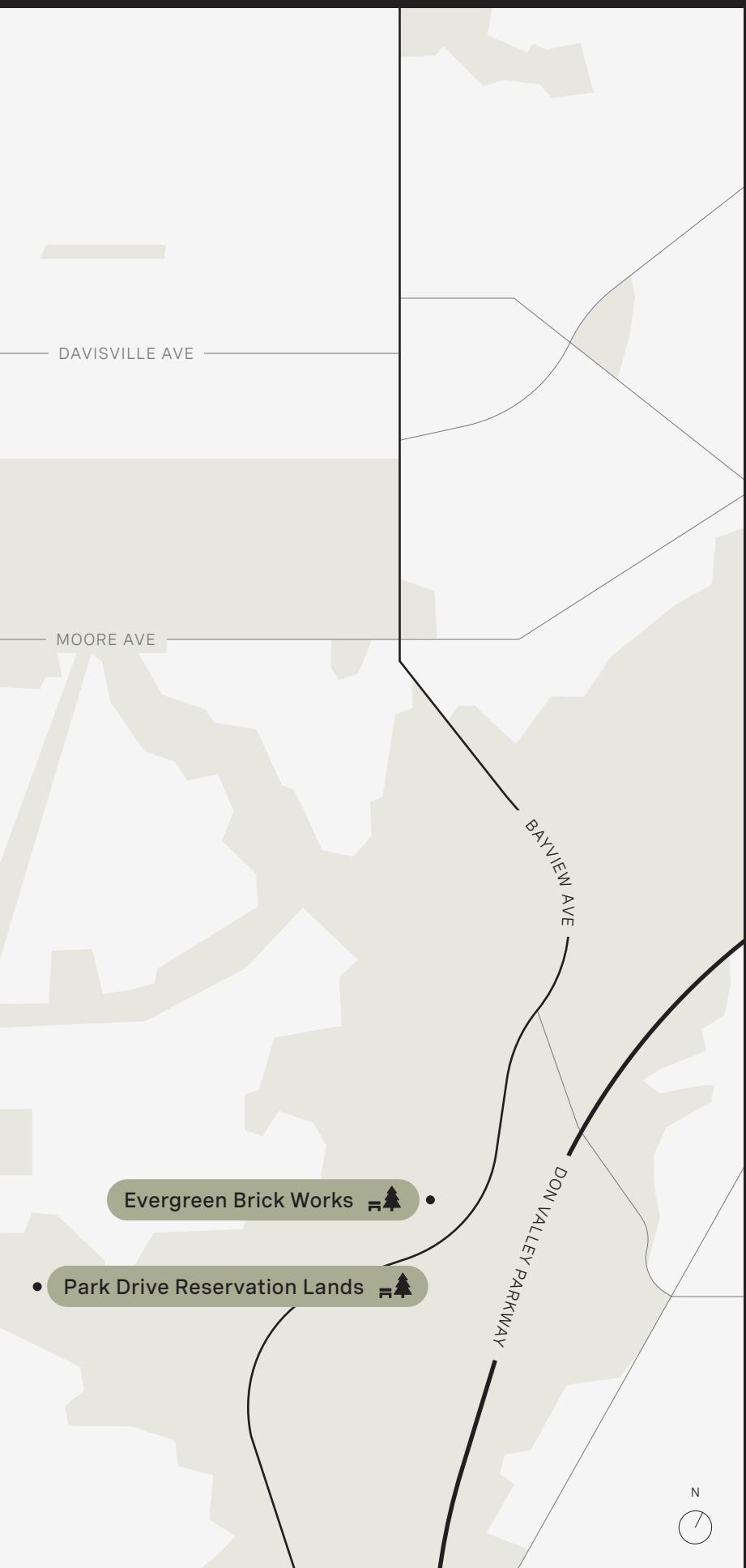
The retail and restaurant scene give the area a bustling ambience that extends beyond 9-5. The dining options reflect the vibrant character of the neighbourhood; clean-eating kitchens, taquerias, and high-end Italian restaurants - the culinary arts of the area flourish. The retail offerings extend from elegant homeware to grocers and florists, luxury clothing boutiques to jewelry stores.

Park Drive Reservation Lands





OPPOSITE Highlighted in the area amenities map is a sampling of schools, fitness clubs, restaurants, shops, and attractions.





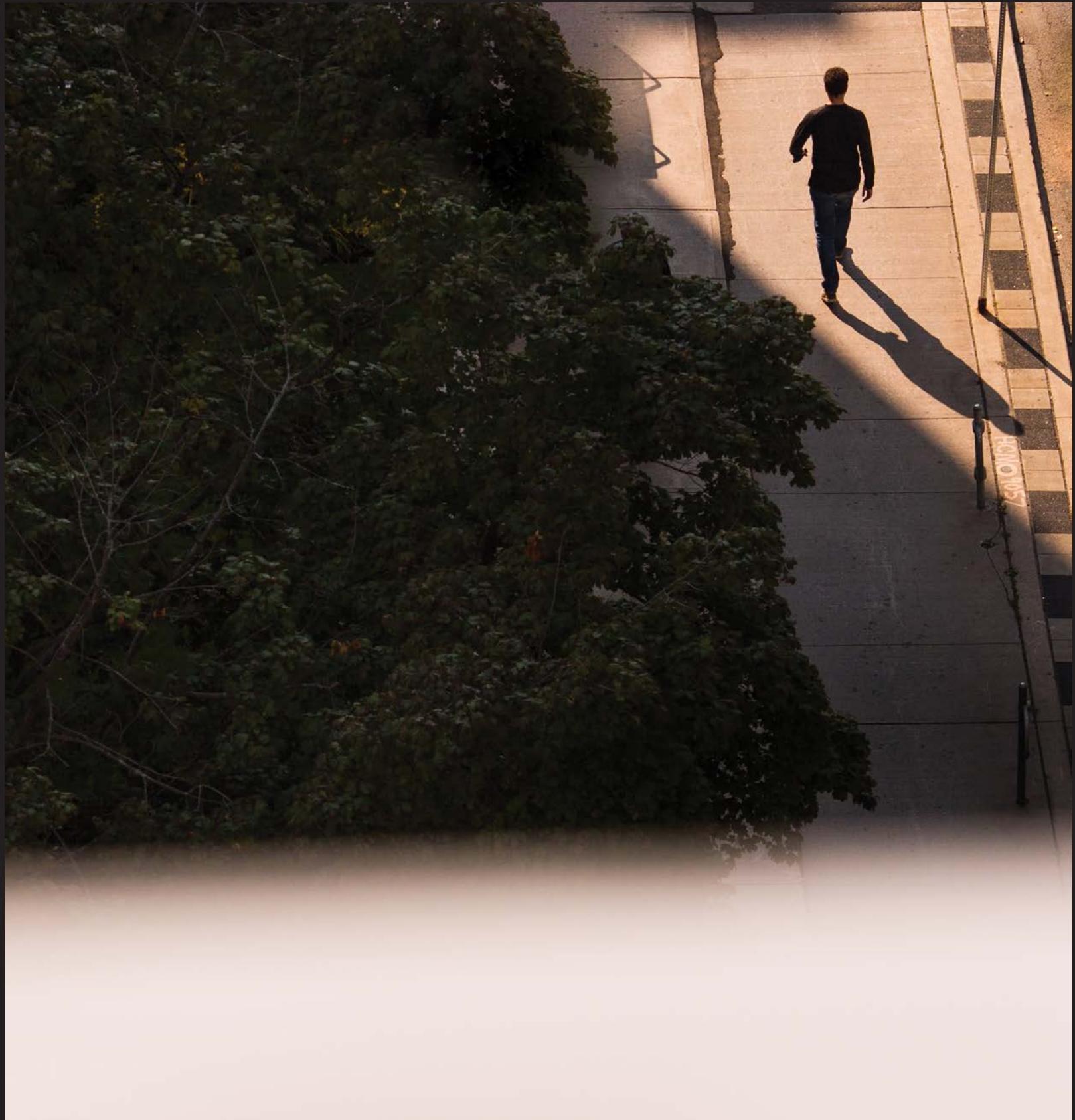
David A. Balfour Park

Park Drive Reservation Lands





Hopson Grace, 1120 Yonge Street



Yonge and St. Clair

Yonge and St. Clair





Summerhill LCBO, 10 Scrivener Square



Terroni, 1095 Yonge Street



WANT Apothecary, 1070 Yonge Street



The neighbourhood has a number of specialists; doctors, dentists, and physiotherapists, along with health studios for massages and physical rehabilitation. The area is also home to esteemed educational institutions including the Junior and Senior School campuses of the York School, Upper Canada College, Branksome Hall, and The Bishop Strachan School.

WANT Apothecary - with a name and aesthetic that references a 19th century pharmacy, is a local lifestyle store that welcomes you like an old friend. This subtle interior is intended to complement, rather than compete with, the latest offerings from high-end labels. Stocking Acne Studios, Cecilie Bahnsen, Jil Sander, Maison Margiela, and Marni, the concept for the store is based around a 'neighbourhood shop' - here, the flowers on the counter are from just around the corner, and the staff remember your name.

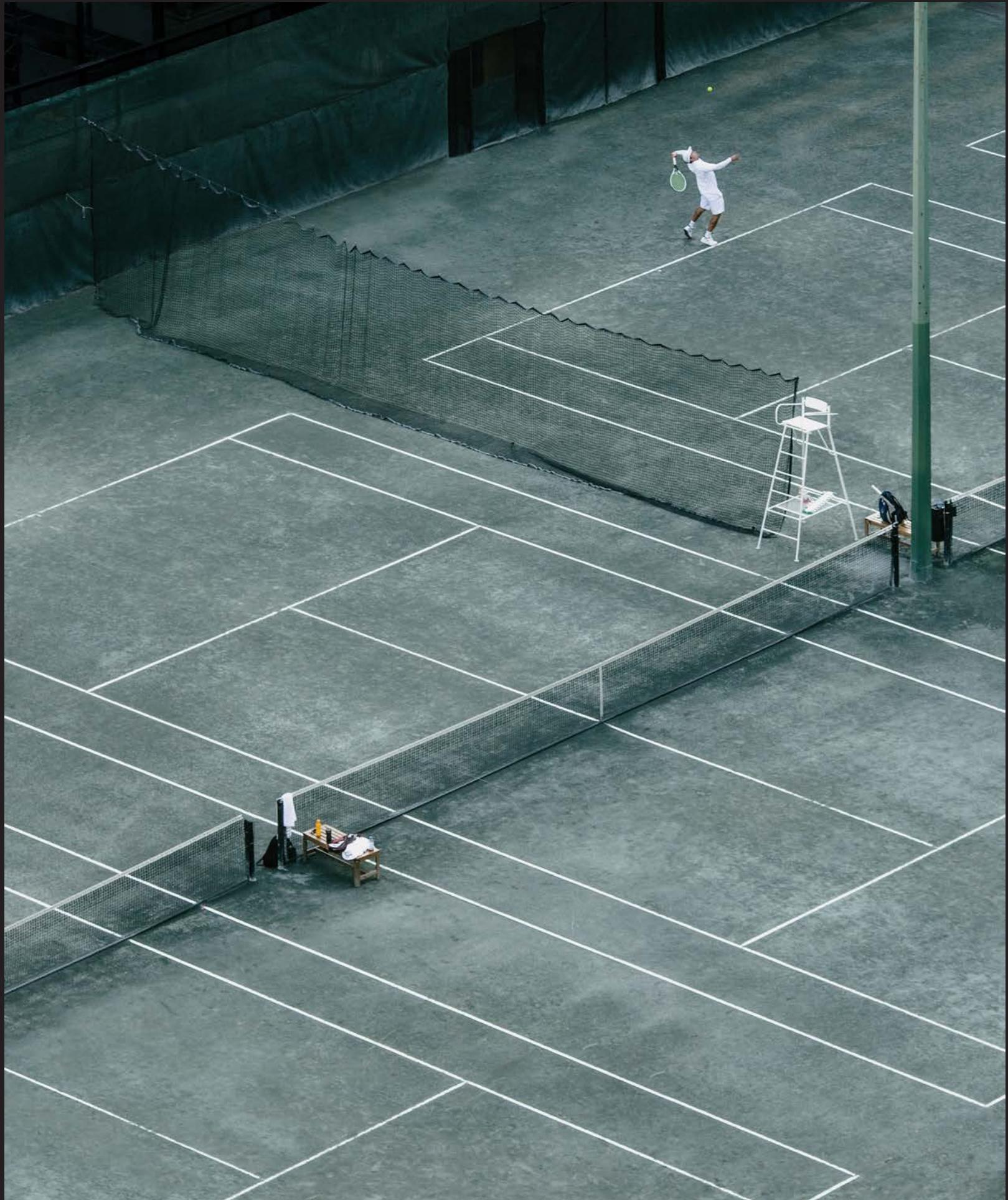


Evergreen Brick Works, 550 Bayview Avenue



Evergreen Brick Works, 550 Bayview Avenue

There is an abundance of exercise studios in the area: hot yoga, barre, and crossfit classes are available, alongside tennis and badminton for those with a more competitive edge. Within reach are the city's finest courts and fields. The Badminton and Racquet Club of Toronto is just steps from One Delisle, and Toronto's premier athletic and social clubs – the Toronto Lawn Tennis Club and the Granite Club – are both within a short drive. Ranked one of the best classic golf clubs, the Rosedale Golf Club is a drive away in neighbouring Hoggs Hollow.





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Chapter 5

Outro

Team

WORDS Lucas Manuel, Slate Asset Management

Studio Gang's commitment to high-quality architecture, sustainability, and community building was clear from our first meeting. Over the years, we have collaborated and challenged each other to design a residential building that will serve its residents and support the surrounding community.

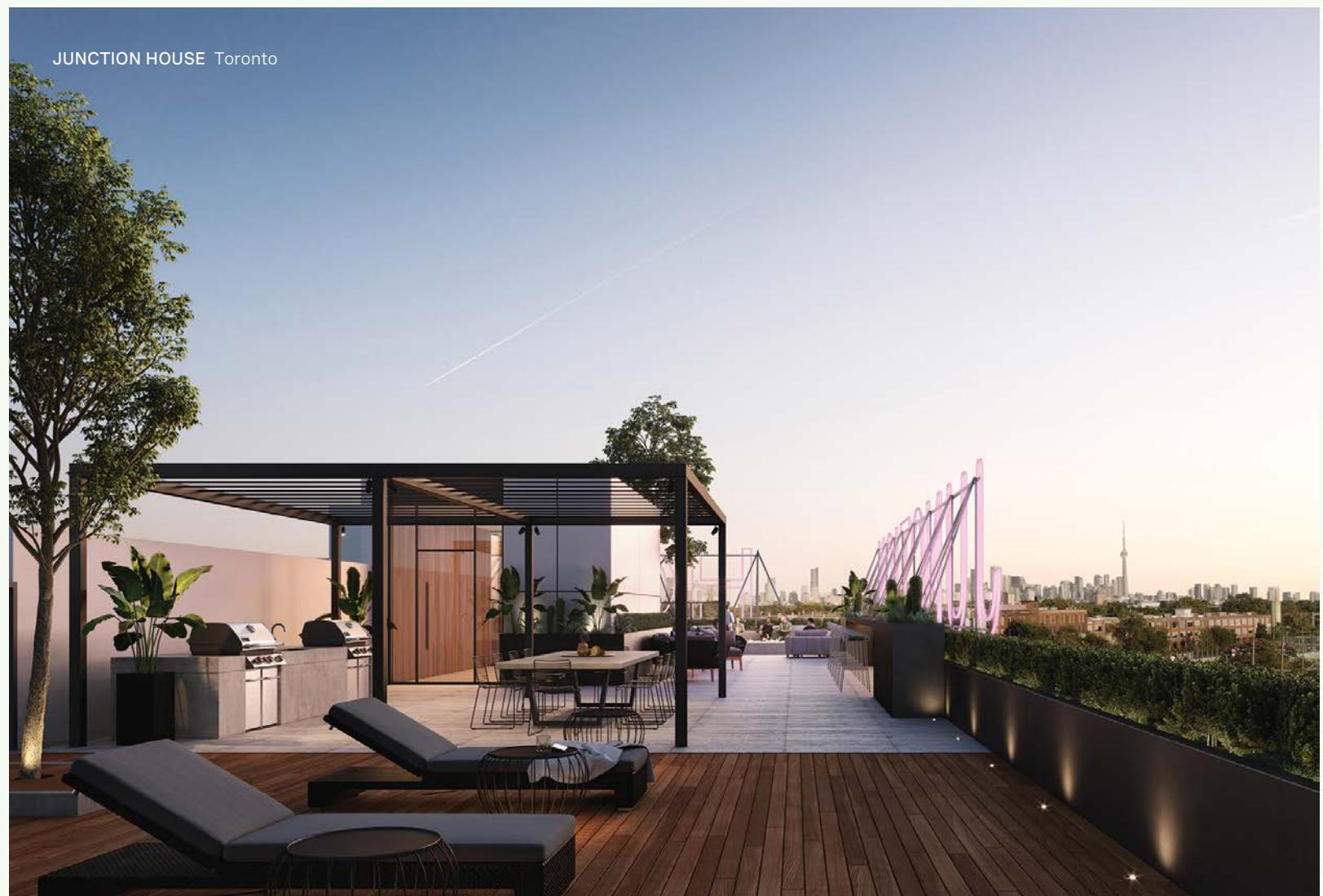
Our project team has championed this city-building initiative, and the many improvements to the Yonge and St. Clair neighbourhood will be realized by their efforts. WZMH Architects is the executive local architect on the project, and they are working alongside Studio Gang to realize this expansive undertaking. Canada's most distinguished landscape architecture firm,

Janet Rosenberg & Studio will expand and revitalize Delisle Park, making the space a focal point for the community. The heritage Art Deco building that edges Yonge Street is an important part of the building's podium design, and the history of the area. The retention of this feature will be overseen by ERA Architects, a Toronto-based practice that specializes in heritage conservation.

One Delisle would not be made possible without the tireless efforts of the individuals from these organizations. Here we recognize the work that they do to improve our buildings, our lives, and our cities.

Slate Asset Management

We are a global investment and asset manager, with a bold vision to reimagine the potential of properties, markets, or opportunities that others overlook, with the objective of creating long-term value for our investors and partners. Slate was founded with a relentless desire to do things differently. As entrepreneurs, our investors are confident knowing that their capital is in good hands as we treat each investment as our own, because they are. We have an embedded interest in challenging the status quo to find new ways to discover, create, and capitalize on opportunities that others won't. It means we have a duty to deliver in an agile and responsive way that our portfolio demands while never losing sight of the people we serve and the returns we strive to generate.



Studio Gang

Studio Gang is an international architecture and urban design practice founded and led by MacArthur Fellow, Harvard Professor in Practice, and TIME Magazine's most influential architect in 2019, Jeanne Gang. Headquartered in Chicago, with offices in New York, San Francisco, and Paris, Studio Gang is renowned globally for work that challenges the stylistic and technical parameters of architecture. Driven by an ethos of actionable idealism, the studio uses a research-based design process to create places that build stronger relationships among people, communities, and the environment. The work of the studio has been exhibited widely, most notably at the Venice Architecture Biennale, the Art Institute of Chicago, and the Museum of Modern Art. In 2020, Phaidon published Studio Gang: Architecture, a monograph that captures Studio Gang's pioneering architecture through 25 signature projects.

Mason Studio

Based in Toronto, with a practice that spans the world, the interior design work of Mason Studio sits at the junction of art, science, and human experience. Founding Partners Stanley Sun and Ashley Rumsey bring international experience and a distinct perspective to the studio's unique design process. Together with their team of design professionals, Sun and Rumsey work across scales and locations to create renewed perspectives of everyday spaces through meaningful interior experiences. Mason Studio's work ranges from award-winning luxury hospitality, retail, and multi-unit residential design projects, to experimental exhibitions. With each project, Mason Studio seeks to enrich the lives of those who experience their work.

WZMH Architects

WZMH Architects is an award-winning architectural practice with a reputation built on innovative design and technical expertise. Founded in 1961, the ever-evolving Toronto-based firm is responsible for iconic buildings around the world, including Toronto's own CN Tower. Renowned for projects that are contemporary, relevant, and meaningful, WZMH Architects work across all aspects of architectural process: from master planning, site evaluation, and feasibility studies, through to the design and construction documentation, and the final selection of finishes and fittings for building interiors. Incorporating sustainable principles into many of its projects, WZMH Architects has received numerous domestic and international LEED awards.

Janet Rosenberg & Studio

Janet Rosenberg & Studio (JRS) has been creating beautiful landscapes and intelligent urban spaces for almost forty years. Characterized by a dynamic and creative approach to design, a strong commitment to sustainability, and a sophisticated cross-disciplinary approach to projects, JRS is one of Canada's most esteemed landscape architecture and urban design firms. The expansive and award-winning portfolio of JRS includes public, commercial, and institutional spaces, alongside private residential gardens, green roofs, and condominium towers. These ecologically-minded landscapes are conceived of in dialogue with their urban surroundings, and are designed to engage, excite, and enhance the quality of life of those who experience and inhabit them.

Conclusion

One Delisle is a new architectural landmark in Toronto, designed both inside and out by one of the world's leading architects, Jeanne Gang, and her eponymous firm, Studio Gang. Their first project in Canada is a visionary design that heralds a new age of architecture, responding to the needs of a city and offering unparalleled residences.

One Delisle is a building of architectural ingenuity and engineering innovation. Its dynamic spiral shape provides myriad floor plans for residences, a majority of which feature generously sized outdoor areas - in the form of both balconies and landscaped terraces - opening the indoors to unparalleled views of the city.



The design of the building itself speaks to Studio Gang and Slate Asset Management's ambitions: One Delisle is innovative, kinetic, premium, and intelligent. Most significantly, it brings people together. Studio Gang's masterpiece is the centrepiece of Slate's ambitious city-building endeavour at Yonge and St. Clair.

Yonge and St. Clair is historically significant to Toronto, and its rich narrative has been given new life through a suite of visionary initiatives by Slate. In addition to real estate projects, Slate has committed to ongoing projects which support art, enhance the public realm, and strengthen the relationships between local people, businesses, and place.

The streets of Yonge and St. Clair have never been busier. The neighbourhood has all the offerings of a big city within a 15-minute walk. Whether it's high-end fashion, food, and fitness clubs; schools, doctors, and dentists; nature, ravines, and hiking trails; you will find it all in this exclusive midtown enclave. One Delisle is a triumph of placemaking, facilitated by a

collection of internationally renowned minds working at the forefront of architecture, design, and urban innovation. Slate Asset Management, together with Jeanne Gang and Studio Gang, WZMH Architects, Janet Rosenberg & Studio, ERA Architects, and Mason Studio have revitalized Yonge and St. Clair and reimagined the city of Toronto with an iconic piece of architecture - One Delisle.

iQ

SALON SCAVO

THE STANDARD





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