ONE TEN

YORKVILLE RESIDENCES



EMBRACE
EACH
MOMENT



54

Only Fifty-Four
Private Residences in Yorkville

Architecture by Richard Wengle
Sales and Marketing by Milborne Group
Interiors by Patton Design Studio



YOUR RESIDENCE

Embrace each moment at One Ten Avenue Road, a luxurious, ten-storey residential condominium in prestigious Yorkville. Here is a boutique condominium that seamlessly blends modern elegance with the preservation of history; incorporating a magnificent historic building into its design. With 52 boutique suites and two glorious townhomes, residents have the privilege of immersing themselves in the bustling energy of downtown Toronto surrounded by the charm and richness of Yorkville's cultural and artistic scene. Prepare to be captivated by the fusion of old-world charm and contemporary luxury at One Ten Avenue Road.











sierra

OUR VISION

For over three decades, we at Sierra have built an outstanding reputation for artfully designed and carefully constructed condominiums, family homes, custom homes, and other prized real estate developments across Greater Toronto.

As residents of Toronto ourselves, we believe passionately in honouring and protecting the cultural and architectural legacy of our city, while still developing real estate that meets the needs and wants of modern homebuyers and businesses.

At Sierra, we approach each one of our projects on an individual basis. We strive to create communities that offer intimacy and a sense of social connection. This philosophy explains why we design boutique, mid-rise condos that genuinely complement the neighbourhoods in which we build.

Our last two projects, Motto and The Cardiff, both under 12 stories, have been designed with features and amenities that create a sense of intimacy and connection among neighbours and with the neighbourhood.

Our history of creating highly livable communities that fit seamlessly into the existing landscape sets us apart from other developers. We commit to improving neighbourhoods and lifestyles. The design of our community in Markham called 68 Main Street, although brand new, looks and feels like a historical building that blends into the historical structures around it, ensuring the integrity of the streetscape for generations to come.

Our progressive development philosophy helps explain why we are so excited by One Ten Avenue, which thoughtfully and respectfully reinvents a heritage home into the heart of a beautiful, new mixed-used community of condominiums and townhomes.

Taking its place among the ultra-luxury homes in Yorkville and neighbouring Rosedale and the Annex, the astute vision of One Ten Avenue brings everything together. It incorporates high design with meticulous features and finishes to deliver a truly unique and wonderful living experience for residences.

To achieve our vision, we called upon the celebrated local architect Richard Wengle, who specializes in designing modern projects that integrate and preserve heritage elements and artifacts. His bold and beautiful design achieves our ambition to create a new visual landmark on Avenue Road at Yorkville.

Patton Design Studio, our interior design partner at One Ten Avenue, further elevates these new residences. Immaculately designed, bright, spacious, and modern, One Ten Avenue suites come appointed with a wonderful blend of super-premium finishes and fixtures, exactly as you might expect.

Thanks to our custom home division, we excel at bringing sweeping creative visions like One Ten Avenue to life, right down to the smallest intricacy. Our team's deep expertise in creating custom homes in Rosedale, Summerhill, and the Annex, among other areas, demonstrates our understanding of the details that matter. This understanding translates into a living experience at One Ten Avenue where customization can come into to play to deliver the perfect home for you in Yorkville.

Our adjacency to Yorkville, the city's most coveted residential neighbourhood, completes our vision for a lifestyle that brings the world to One Ten Avenue residents. Live in a beautiful new suite, in a landmark new building, just steps away from the many exciting experiences and conveniences Yorkville has to offer—bars, restaurants, boutiques, festivals, cinemas, and much, much more.

In short, One Ten Avenue offers it all!

YORKVILLE AND THE ANNEX. WHERE TWO NEIGHBOURHOODS COME TOGETHER.

Both Yorkville and The Annex are renowned for their exclusive charm and distinct characters. Yorkville is unabashedly the city's most fashionable and vibrant neighbourhood, offering a rich blend of history, culture, and luxury. The Annex is known for its tree-lined streets, charm and grand homes.

Both are thoroughly upscale communities where residents embrace each moment in unique style. What a fitting location for One Ten Avenue, where the best of both Yorkville and The Annex unfolds against a backdrop of luxury homes, and world-class shopping and dining.





SIERRA

ONE TEN AVENUE ROAD

With its remarkable collection of flagship stores and renowned brands, Yorkville has become a haven for discerning shoppers in search of the finest and most exclusive shopping experiences.

As you wander the beautifully manicured streets of this charming district lined with exclusive boutiques, you can feel the allure of luxury and sophistication. The prestigious Bloor Street, affectionately known as the “Mink Mile,” takes centre stage, showcasing an impressive selection of flagship stores that feature the very best international brands.

From high-end fashion and accessories to luxurious beauty products and home decor, this neighbourhood caters to the most refined tastes and desires



HOLT RENFREW
14 min. walk

A WORLD-CLASS SHOPPING DESTINATION

YORKVILLE VILLAGE
5 min. walk



HERMÈS
11 min. walk





VERSACE
8 min. walk

LOUIS VUITTON
8 min. walk



FERRARI
1 min. walk





ROLEX BOUTIQUE
11 min. walk

GUCCI
9 min. walk





CHANEL
8 min. walk

Those seeking a refined dining experience will find a culinary haven awaiting them. Yorkville is home to impeccable upscale restaurants that cater to the most discerning taste buds.

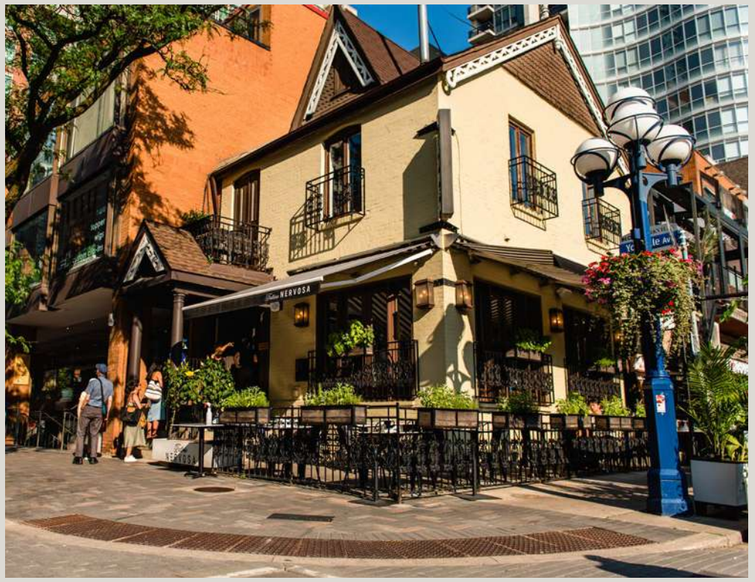
Here you can enjoy a treasure trove of gastronomic delights. Embrace every moment as the enticing aroma of delectable cuisines invites you inside.

Endless choices, from steak houses to trendy sushi bars, offer a unique and tantalizing experience for the most discerning food enthusiasts.



SOTTO SOTTO
Less then 1 min. walk

EMBRACE THE TASTE





KASA MOTO
7 min. walk

TRATTORIA NERVOSA
9 min. walk



Yorkville is a hub for art and culture. It is home to many art galleries, exhibitions, and museums that showcase a diverse range of artistic expressions. Visitors can explore the Royal Ontario Museum, which houses an extensive collection of art, culture, and nature from around the world and across the ages.

Yorkville also plays host to numerous events throughout the year. From internationally acclaimed film festivals to captivating live music performances and awe-inspiring art exhibitions, there is never a dull moment in Yorkville.

IZZY GALLERY
11 min. walk





GALERIE DE BELLEFEUILLE
3 min. walk

WHERE ARTS AND CULTURE THRIVE



ROYAL ONTARIO MUSEUM
9 min. walk

SIERRA



ONE TEN AVENUE ROAD

From beautifully manicured gardens to sprawling green spaces, Yorkville and the Annex offers an array of options for both relaxation and recreation.

An iconic park in Yorkville is the serene and picturesque Village of Yorkville Park. This charming urban oasis is a perfect blend of art and nature. From seats beneath charming trees, or one of the many tables provided, visitors can enjoy their cup of coffee while taking in the tranquil water features that provide a delightful escape from the bustling city.

Around the corner from One Ten Avenue is Ramsden Park, a large recreational area that offers ample open spaces for picnics, sports, and leisurely strolls. Complete with baseball diamonds, tennis courts, a children's playground, and dog park, it caters to the diverse recreational needs of the community. The park's verdant landscapes and tall trees create a soothing ambiance, further enhancing the overall experience.



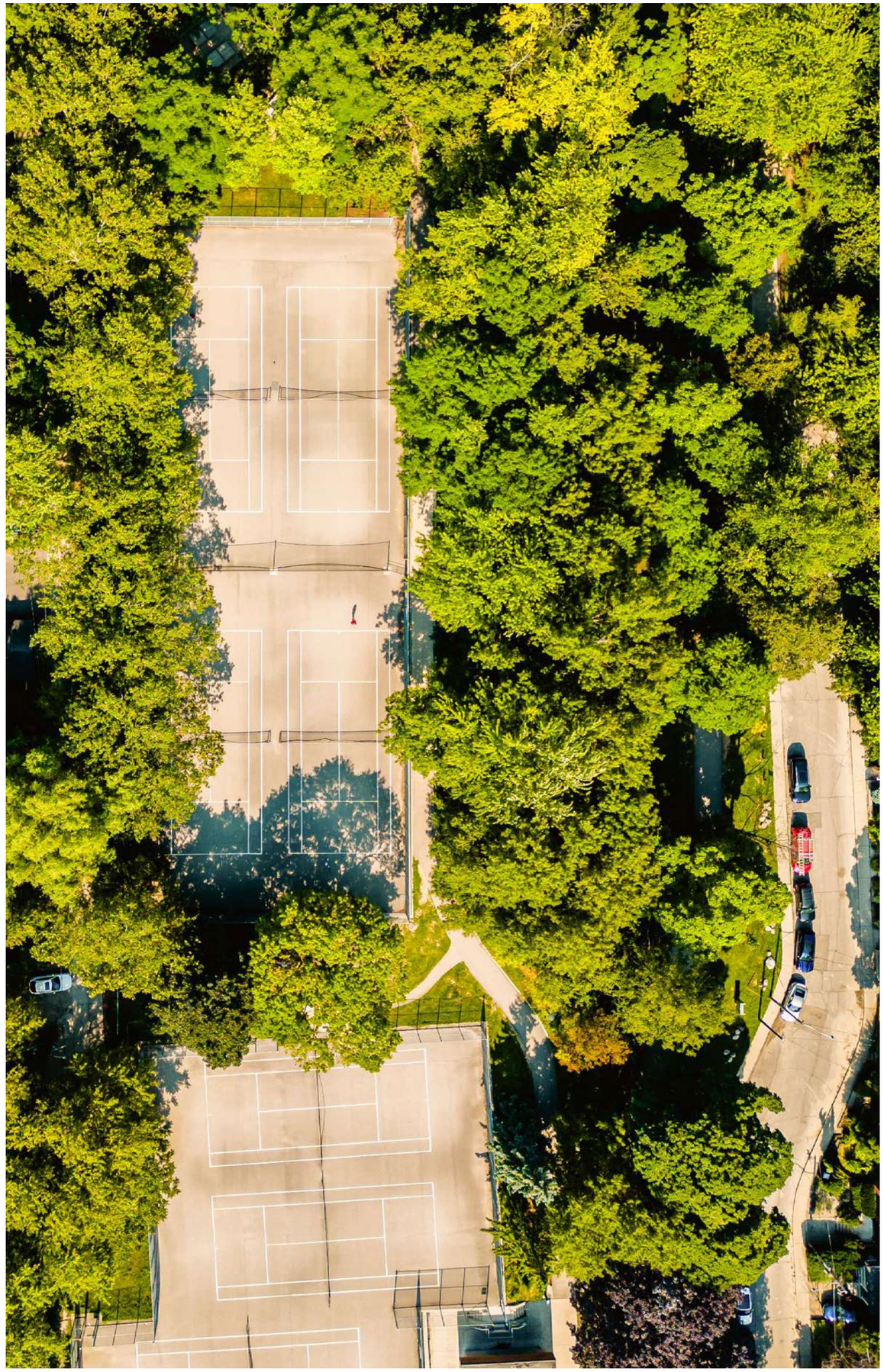
VILLAGE OF YORKVILLE PARK
9 min. walk

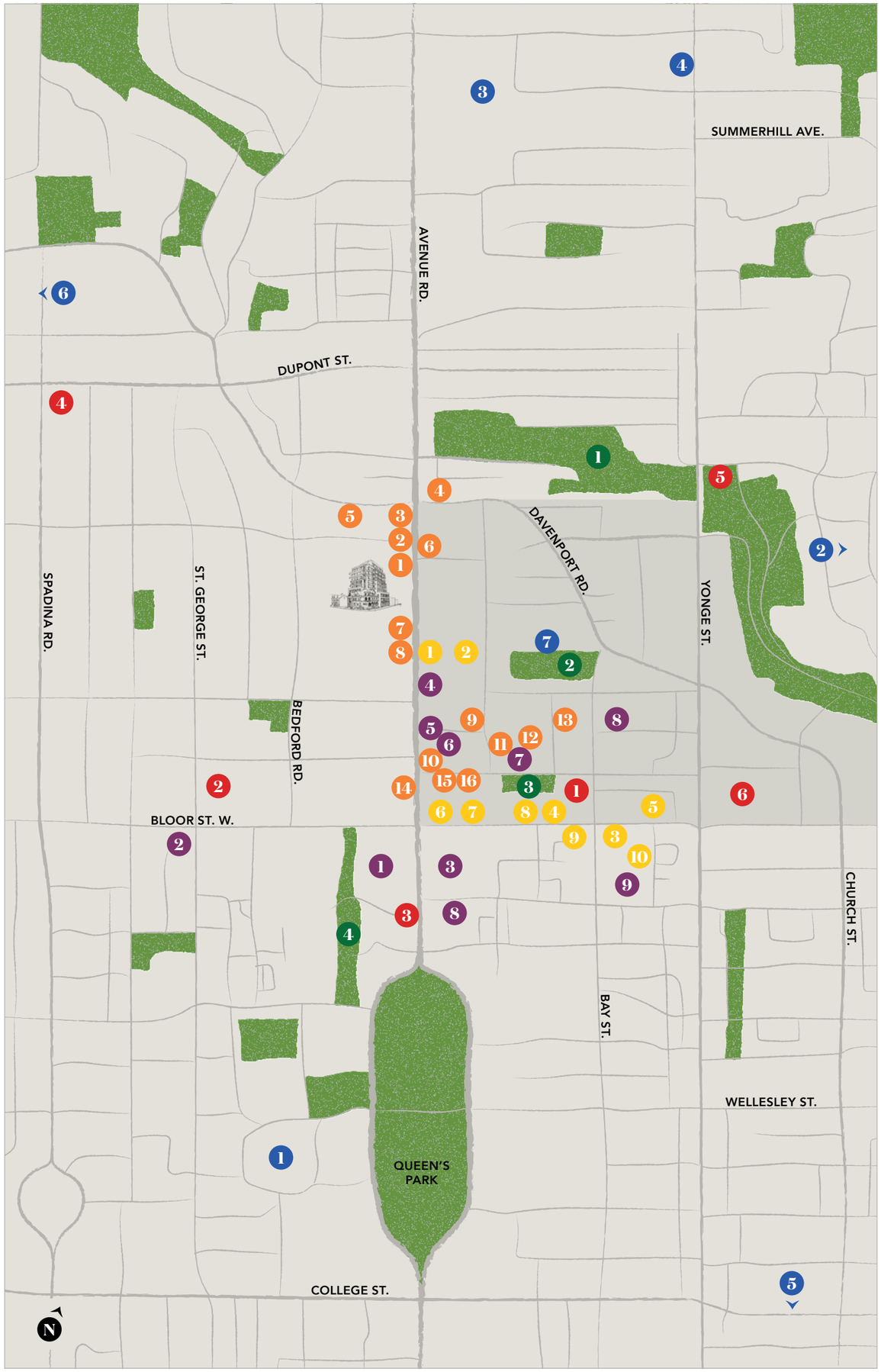
TAKING IT OUTSIDE

RAMSDEN PARK
5 min. walk









NEIGHBOURHOOD MAP

RESTAURANTS

1. Sotto Sotto
2. Osteria Giulia
3. Adrak
4. Joso's
5. MIMI Chinese
6. 5 Elements Espresso Bar
7. Blu Ristorante
8. Sushi Masaki Saito
9. ONE Restaurant
10. STK Steakhouse
11. Kasa Moto
12. Sofia Yorkville
13. Sadelle's at Kith
14. Morton's Steakhouse
15. Alobar
16. ZAZA Espresso Bar

SHOPPING

1. Yorkville Village
2. Whole Foods
3. Eataly
4. Harry Rosen
5. Holt Renfrew Centre
6. Louis Vuitton
7. Gucci
8. Hermès
9. Sephora
10. Manulife Centre

PARKS

1. Ramsden Park
2. Jesse Ketchum Park
3. Village of Yorkville Park
4. Philosopher's Walk

CULTURE

1. Royal Ontario Museum
2. Bata Shoe Museum
3. Gardiner Museum
4. Galerie de Bellefeuille
5. LUMAS
6. Peter Triantos Art Gallery
7. Taglialatella Galleries
8. Isabel Bader Theatre
9. Cineplex Cinema Varsity and VIP

EDUCATION

1. University of Toronto
2. Branksome Hall
3. De La Salle College
4. The York School
5. Toronto Metropolitan University
6. George Brown College - Casa Loma Campus
7. Jesse Ketchum Public School

SUBWAY

1. Bay Station
2. St. George Station
3. Museum Station
4. Dupont Station
5. Rosedale Station
6. Bloor-Yonge Station



ONE TEN AVENUE ROAD



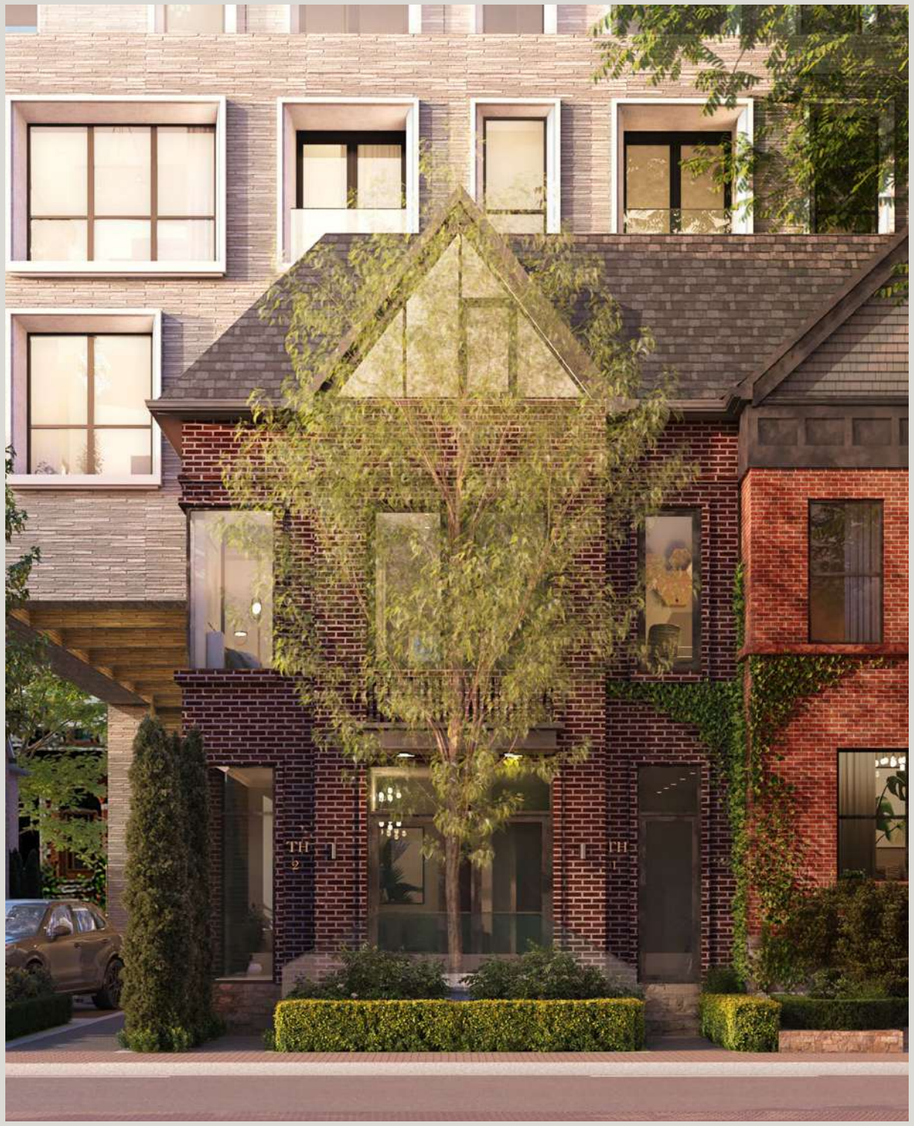
YORKVILLE NEIGHBOURHOOD BOUNDRIES

A STATEMENT OF SOPHISTICATION

The design of One Ten Avenue is an exceptional example of blending historical charm with contemporary elegance. This unique condominium effortlessly melds two iconic historical buildings with a striking, modern structure in Toronto's upscale Yorkville/Annex neighbourhood. The architects have created a sleek and awe-inspiring architectural gem that harmonizes with the surrounding area while making a bold statement of sophistication.

The thoughtful integration of the contemporary structure with the existing buildings not only preserves the historical significance of the site but also creates an alluring and inviting aesthetic for residents and passersby. One Ten Avenue truly stands as a testament to the ingenuity of its design team, seamlessly blending the best of both worlds to create a remarkable architectural masterpiece in one of Toronto's most prestigious neighbourhoods.





RICHARD WENGLE
ARCHITECT INC.

THE ARCHITECT'S VISION

Our vision for One Ten Avenue is the marriage of old and new working harmoniously together.

Preservation of the existing heritage building is of paramount importance to this project. Its presence informs the massing and form of our design while taking clues from its various architectural details. This allowed us the opportunity to explore a rich, more complex use of material and layers of detail in our design.

An elegant street façade that respects the heritage of the immediate area and a style that is informed by its surroundings and influenced by the materiality of its surrounding neighbours. Proportionality, scale, and details that contribute to the public fabric are of utmost importance.

Being in Yorkville and the Annex area, our design is influenced by the rich history of the immediately adjacent residential streets and also by the once very "walkable" Yorkville that had an incredible street life. Our design pays homage to that spirit and bolsters that ideal.

P|D|S
THE PATTON DESIGN
STUDIO

THE DESIGNER'S VISION

The interior design of this building seamlessly blends the historic architecture with modern elements, creating a cohesive and visually stunning atmosphere. From the inside out, the use of incredibly beautiful materials is evident, adding to the overall allure of the space. Each detail is meticulously crafted, reflecting the hallmark of excellence throughout the building. The unique blend of heritage features will be seamlessly integrated from the exterior to the interior spaces, creating a harmonious and captivating ambiance.

Step inside, and you will be greeted by a curated atmosphere characterized by a transitional style that is opulent in its simplicity. The space exudes an air of warmth and welcome, inviting you to relax and enjoy all that this location has to offer. With excellent shopping options, exciting city entertainment, an array of restaurants, and a bustling nightlife, this address truly encompasses the vibrant spirit of urban living.

THE AMENITIES

At One Ten Avenue, amenities have been designed to reflect the elevated lifestyle enjoyed by those who will call it home. From an opulent lobby staffed with concierge services, social lounge with full kitchen and large seating area with lounge and fireplace, a romantic rooftop terrace for dining under the stars, to a private wine cellar and tasting room with personal temperature controlled wine lockers and sipping area, this is a five-star lifestyle par excellence.





LOBBY

The lobby at One Ten Avenue is a breathtaking display of opulence and elegance. With both a primary Avenue Road entrance and a residents' entrance situated on the quiet Tranby Avenue, this grand lobby, designed by Patton Design, provides a stunning welcome for residents and their esteemed guests. Adding to the luxurious experience, a dedicated in-person concierge will provide exceptional service, ensuring all needs are met with grace and efficiency, further enhancing the exclusive living experience for residents.



WINE CELLAR AND TASTING ROOM

Designed to house and showcase residents' superlative vintages, this unique space has been created for the serious connoisseur. The Wine Cellar is completely temperature controlled, with secure storage lockers for residents' private wine collections. There's a delightful tasting area where residents and guests can sip their vintages and discuss the intricacies of the wine culture. Here, surrounded by rich woods and gorgeous lighting, the art and craft of wine enjoyment takes on a beautiful new dimension.



SOCIAL LOUNGE

With a private full kitchen and oversized dining table, the social lounge is outfitted with sophisticated yet comfortable furnishings to provide the ideal ambiance for hosting. Here residents can entertain friends and family in beautiful style. Perfect for intimate gatherings, dinner parties, or social events, the social lounge is the perfect setting for any event.



ROOFTOP TERRACE

Residents and their guests can dine alfresco under the stars in a lushly landscaped setting complete with comfortable furnishings, BBQs, and unlimited possibilities for entertainment. Residents can use the rooftop terrace to relax and unwind after a long day, enjoy a meal with loved ones, or host a gathering with friends. The beautifully landscaped setting provides a tranquil atmosphere, perfect for soaking up some rays, enjoying the stars, and taking in the views of the city skyline.

THE FEATURES AND FINISHES

One Ten Avenue offers a wide range of exceptional features and finishes designed to impress the most discerning individuals. Each suite is curated to create a comfortable and stylish living environment.

Elevated kitchens outfitted with top-of-the-line Miele appliances exude unparalleled opulence. Expansive high ceilings and windows infuse an air of openness, bathing each space in natural light for a truly sublime ambiance.



THE SUITES

The suites at One Ten Avenue are an exquisite example of modern luxury living. From the moment you step into these suites, you are greeted with unparalleled beauty. The attention to detail and meticulous craftsmanship are evident in every corner, creating spaces that are both visually stunning and functional.



THE UPPER COLLECTION

At One Ten Avenue, the possibilities for upgrading and customizing your suite are truly endless. From sleek, modern finishes to luxurious, high-end touches, our inspired features allow for a truly personalized living space. Whether you're looking to add a designer kitchen, upscale flooring, or top-of-the-line appliances, the options are unlimited. With our team of skilled designers and craftsmen, the process of customizing your suite is seamless and tailored to your unique taste and style. Elevate your living experience with Sierra's unparalleled upgrades and create a space that reflects your individuality and sophistication.













THE BOUTIQUE COLLECTION

At One Ten Avenue, the standard features and finishes are anything but "standard." With exquisite attention to detail and high-quality finishes that are included at no extra cost, your suite from the Boutique Collection will be nothing short of exquisite. The kitchen boasts top-of-the-line Miele appliances, sleek quartz countertops, and custom cabinetry.

The bathroom features a luxurious rain shower, modern fixtures, and a chic vanity. Hardwood flooring flows seamlessly throughout the open-concept living spaces, creating a warm and inviting atmosphere. With thoughtful design elements and beautiful finishes, One Ten Avenue sets the standard for upscale living.





LIVING

SIERRA

DINING

ONE TEN AVENUE ROAD



LIVING

KITCHEN



PRIMARY BEDROOM



ENSUITE



sierra

Since our inception over 35 years ago, Sierra has had the privilege of creating several thousand quality homes and condominiums in Toronto and the surrounding area. We are proud of our ongoing operations as a builder, developer, owner, and operator of multi-family, mixed use, and commercial properties throughout Southern Ontario and in the United States.

Sierra's vision is simple – we seek to create quality homes and build beautifully distinctive communities in neighbourhoods with an emphasis on transit, community, and local amenities.

The Sierra team is committed to excellence. This is validated through our exceptional customer service record and our reputation in the industry among our customers and fellow professionals. We are proud to boast our perfect track record through regulatory bodies such as Tarion and BILD.

HOME IS WHERE THE HEART IS, AND AT SIERRA WE TAKE THAT COMMITMENT SERIOUSLY.

APPLEWOOD TOWNS
Mississauga



THE CARDIFF
Toronto





THE CHAPLIN
Toronto

MOTTO
Toronto





CUSTOM HOME
Toronto

Renderings are artist's concept. Building and views are not to scale. Features and finishes may vary by unit design. Maps are not to scale. Specifications subject to change without notice. E.&O.E.



sierra