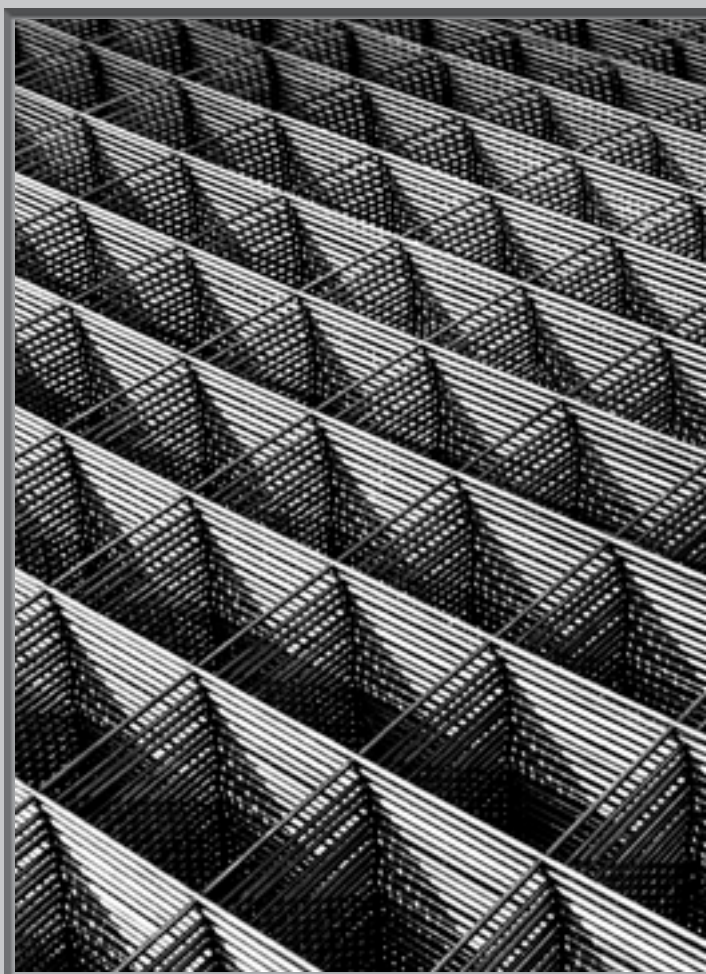




**THE ONE**



THE *ART* OF  
CONSTRUCTION

LAYING THE FOUNDATION











# THE ART OF CONSTRUCTION

LAYING THE FOUNDATION

PHOTOGRAPHY BY  
JOY VON TIEDEMANN

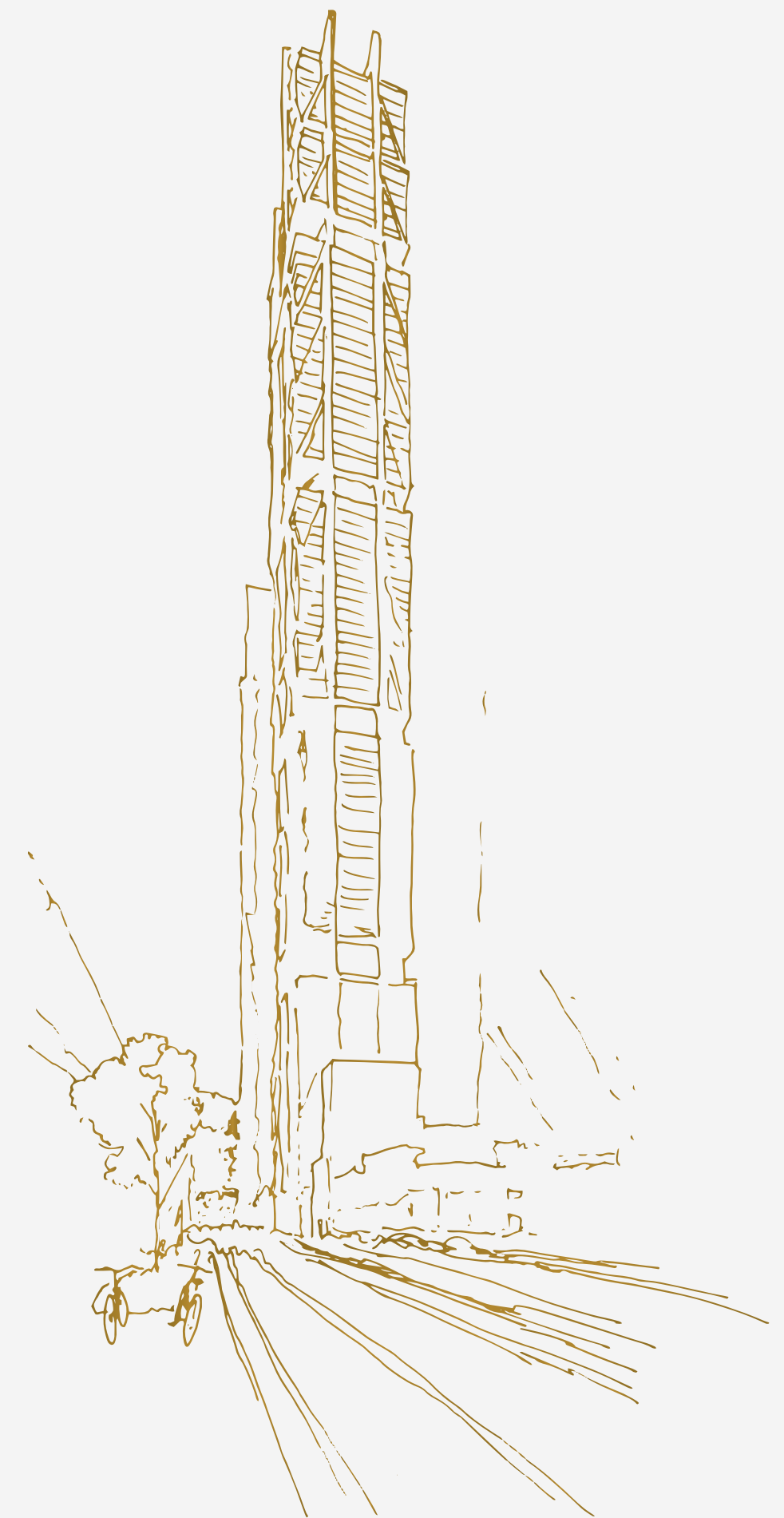
ARCHITECTURE BY  
**Foster + Partners**

VISION & DEVELOPMENT BY





A tower is made of steel,  
but it rises from dreams.  
The One was no ordinary  
dream. It was the singular  
vision of Sam Mizrahi,  
founder and president of  
Mizrahi Developments.





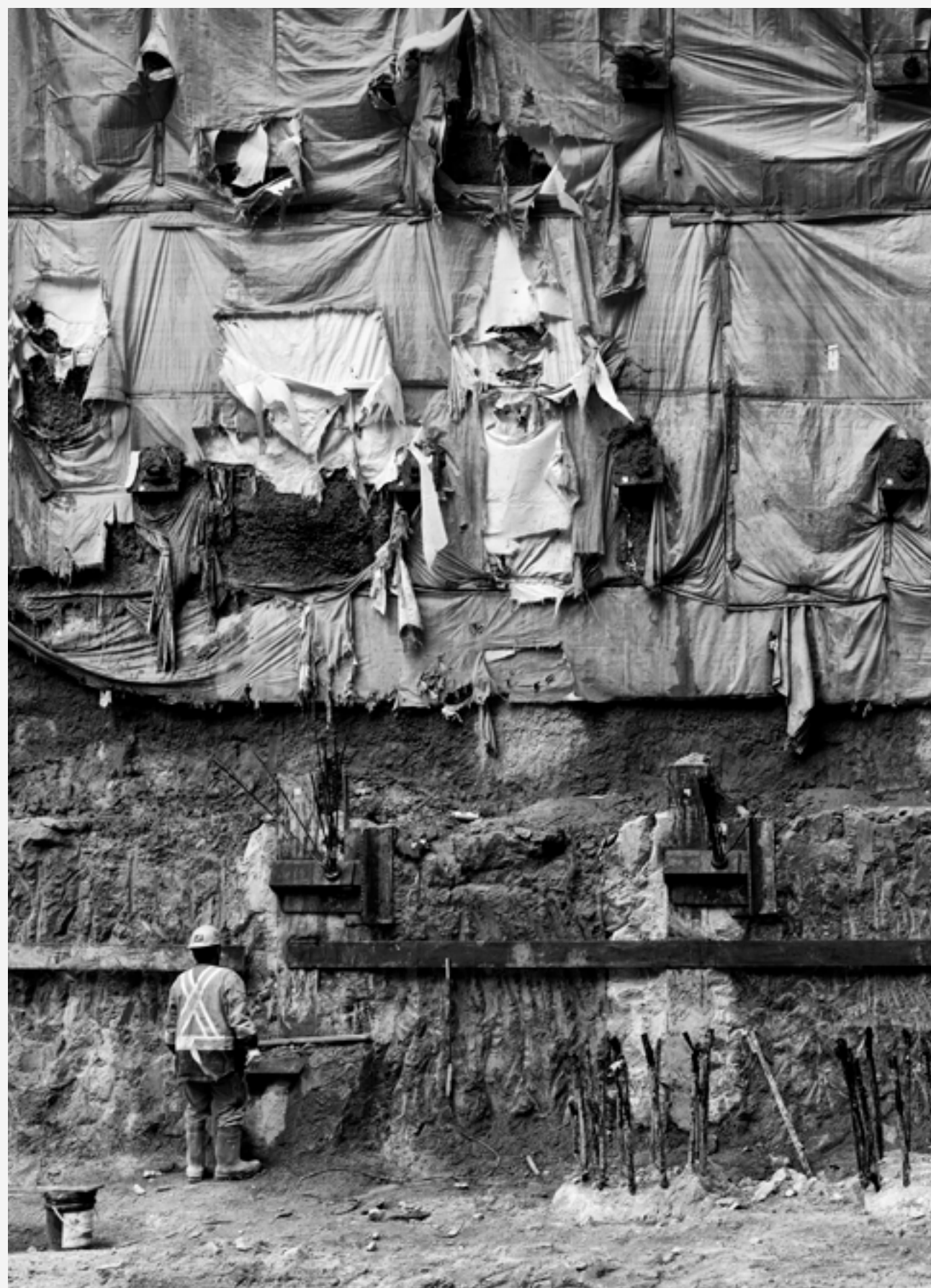
**Vision is Everything.**  
But it is nothing  
without determination,  
commitment and  
a relentless drive for  
innovation.

All those components are needed for a building to be successful and truly exceptional. But the combination is rare. Which is why so many buildings are similar to others.

From the beginning, Sam Mizrahi set out with an uncompromised directive: The One had to be unlike any other project. The location at Yonge and Bloor, Canada's famous and popular intersection, deserved such a commitment. And so did the city of Toronto, a thriving global hub and example to the world of multi-cultural inclusivity, safety, creativity and quality of life. Amidst a rising forest of towers in one of the world's hottest property markets, The One had to embody and celebrate the promise of Toronto.











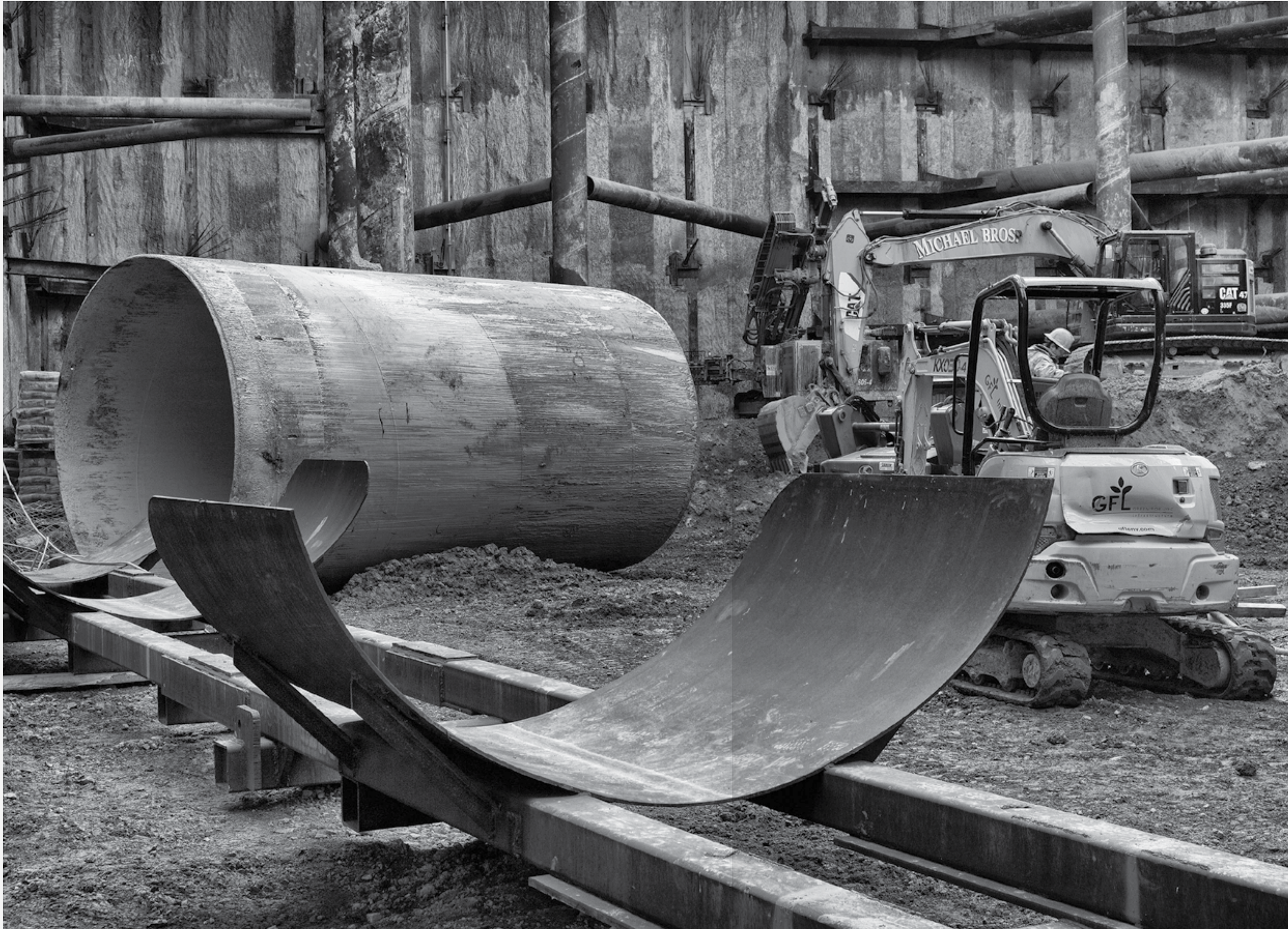






















The first step was to commission an architectural firm that would run with Mizrahi's dream and explore all possibilities for a tower that would not just alter the skyline of the city but change the way people live.





Foster + Partners, based in London, England, took up that challenge with great enthusiasm. Under Mizrahi's guidance and with his passion for architectural excellence, the team of designers, architects and structural engineers went to work, taking hundreds of ideas, materials, shapes and sizes into consideration. After two years of conceptual work, including numerous returns to the drawing board and more than forty 3-D model iterations of towers, the final design emerged.

The conceptual process also involved collaboration with local architects in Toronto who would be instrumental in the construction.

CORE Architects are on the ground in Toronto, working every day on innovative design solutions and employing the latest construction techniques to build the tower.

































With towers of this height, The One's 85 floors and 1000+ ft make it the tallest residential building in Canada—a comprehensive and specialised construction expertise is required. Stack effect—the result of differences in pressure and temperature between the outside and the inside of the building—is one important consideration. The efficient and smooth operation of elevators is another. CORE Architects devised lobbies throughout the height of the tower to offset pressure points. They also designed a refrigerated elevator core that allows for smooth, soundless movement. The elevator system also had to meet the Ontario Building Code requirement that fire fighters and other safety personnel can reach the top of a building from the ground in less than 60 seconds.

All weather and wind implications were considered. A construction component called “a tuned mass damper” was added to control the wind effects. Every window sill and surface has been tilted at a 45-degree angle to prevent build-up of ice or snow that could fall to the sidewalks below during winter months.

Far below the streets, an ingenious underground parking system descends six levels. A parking stacker device brings 50% more efficiency of space than in regular car garages. Professional car valets handle all the parking so residents simply drop the cars off at the private entrance to the building and pick them up when ordered. Residents never have to retrieve their cars from the garage themselves.

















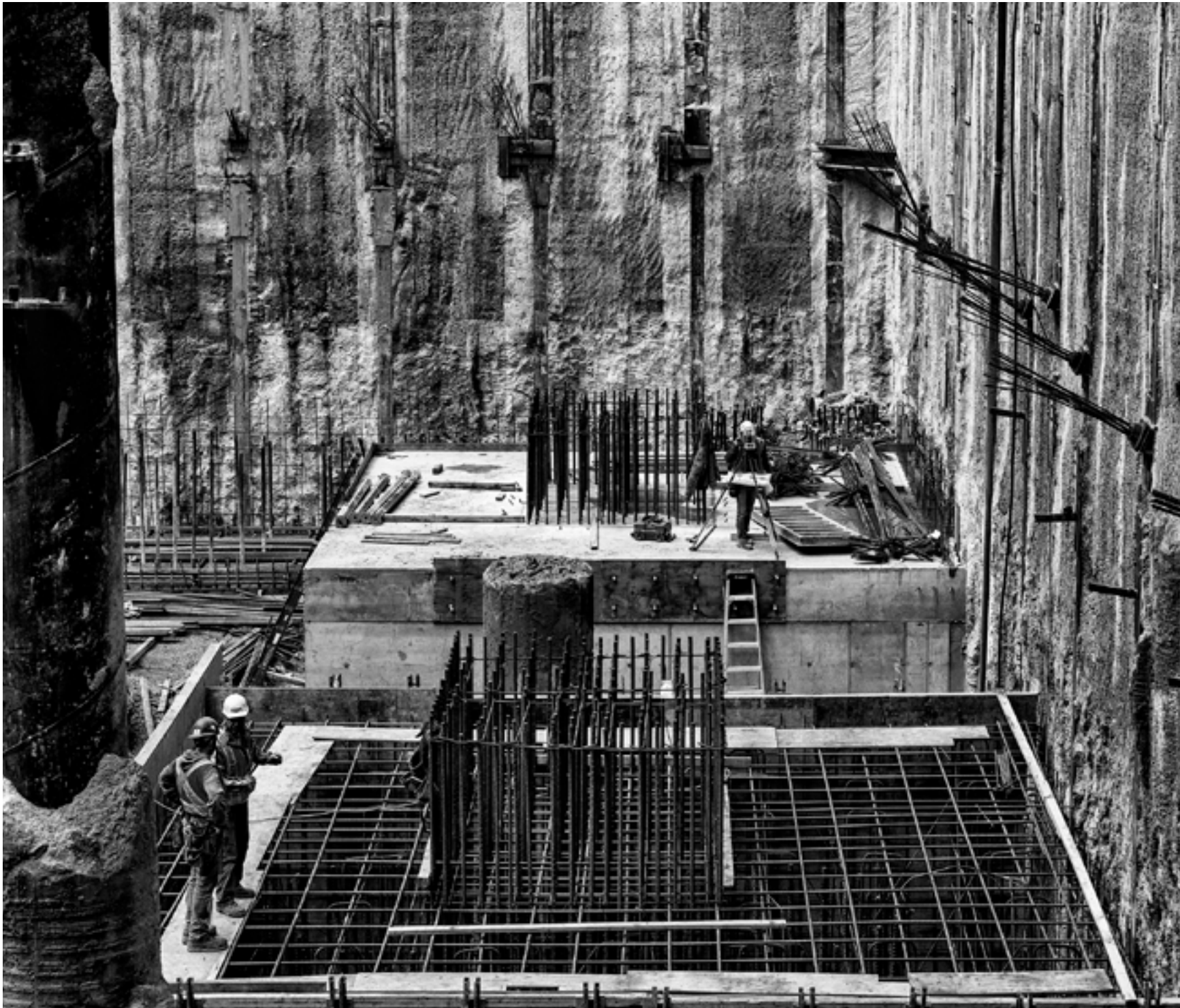
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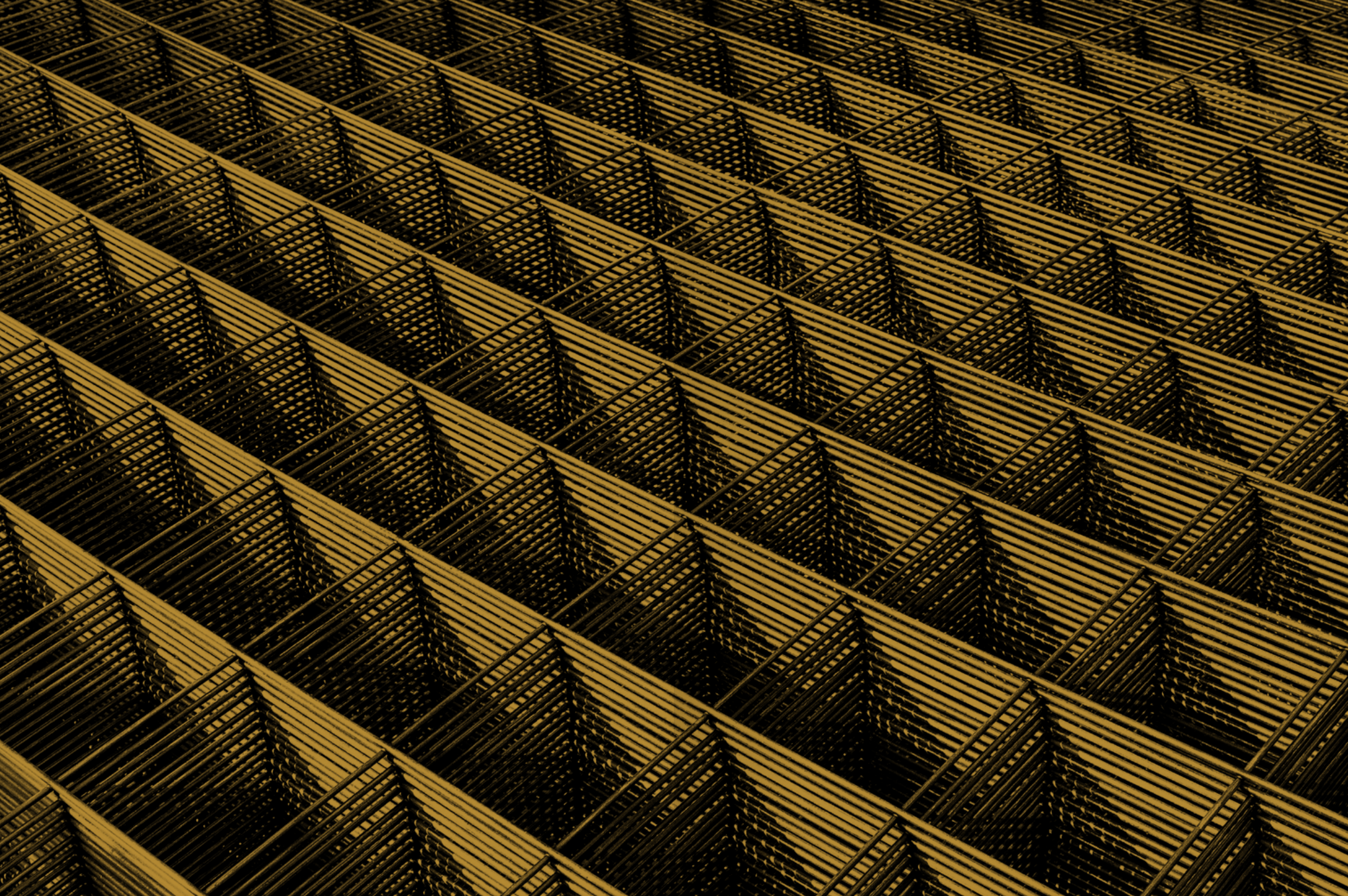




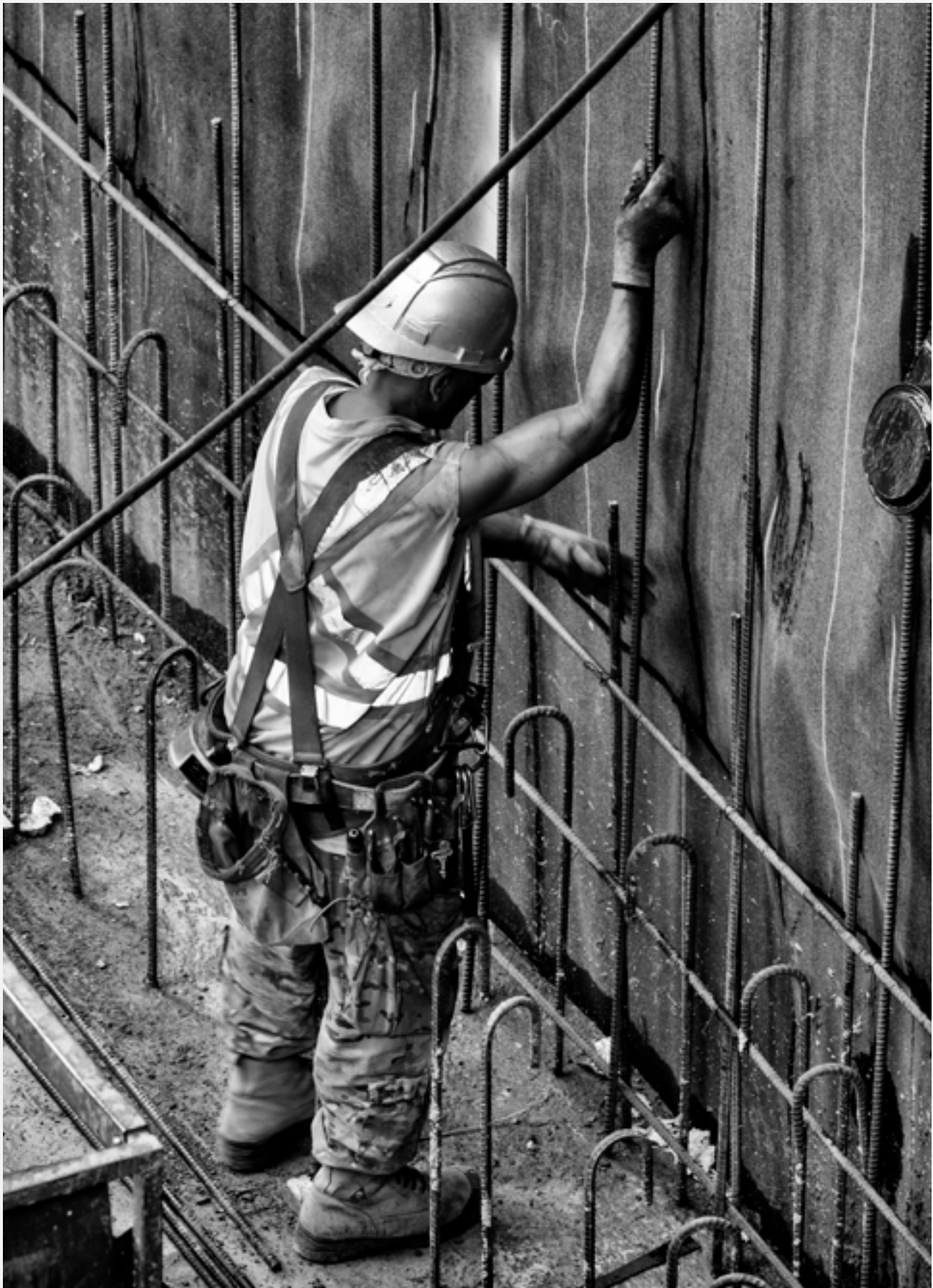
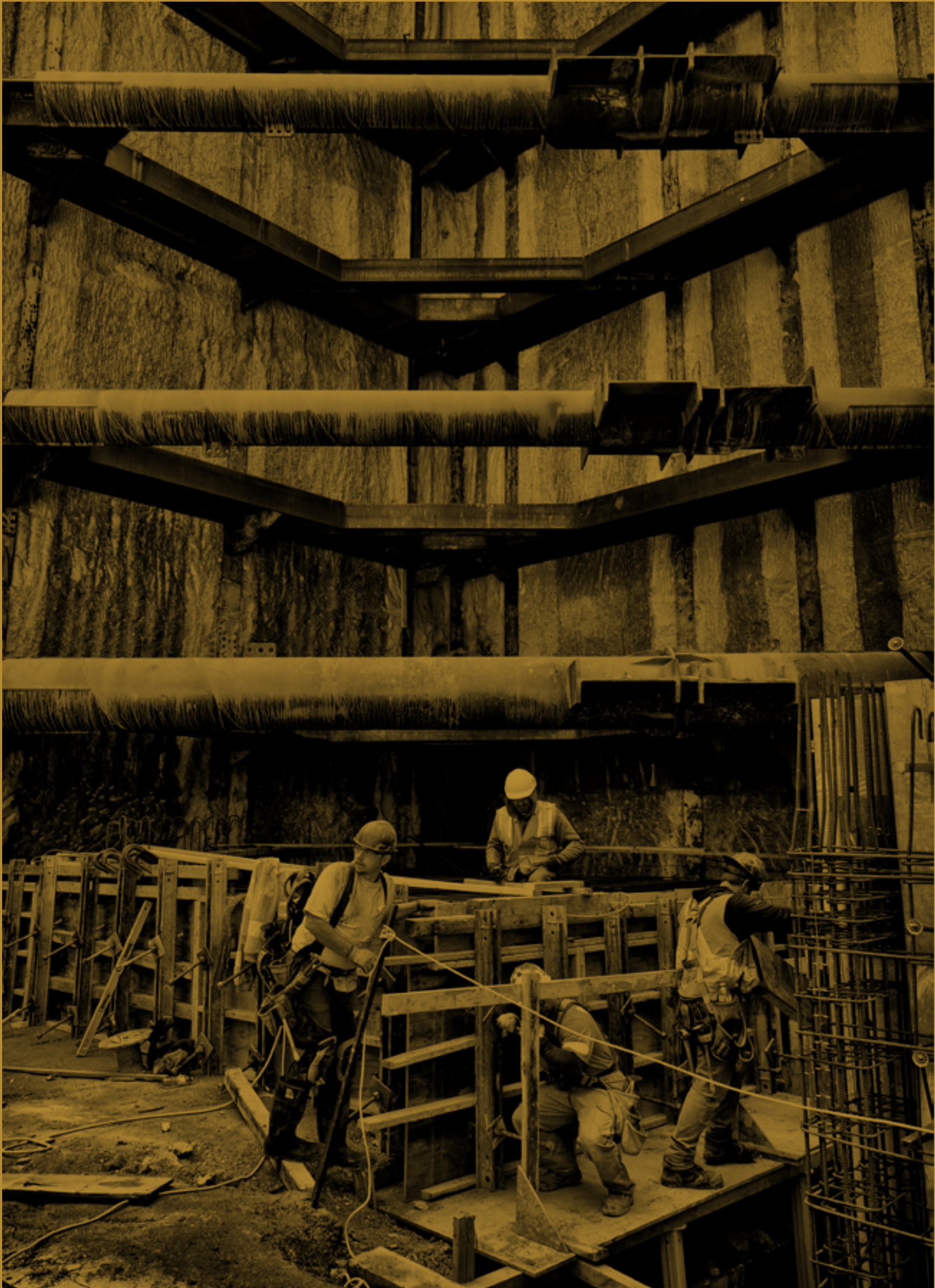




















With its location at Yonge and Bloor, an intersection with significant history for the city, The One makes a nod to that past with the design incorporation of a charming Victorian brick façade on the west side along Yonge Street. This façade was once part of a row of brick storefronts that defined the street in the 18th century when it was the central spine of the growing town.

There are three distinct phases of The One's construction, which show the ambitious and complex nature of this project. The first phase will be the completion from the lowest level of the parking garage to the 18th floor. The lower level work is detailed and complex with the parking garage, retail concourses below ground and wide, airy tunnels to the subway system. The retail spaces on the street level will be palatial and awe-inspiring with no obstructing pillars on the inside thanks to the exoskeleton construction design. Once this first phase is finished, the building will be operational with no construction hoarding. Workers will be able to access the active construction site above without interfering with the day-to-day operations of this part of the building. It will function as its own unit. The second phase is the construction of floors 19–59; and the final phase sees levels 60–85 complete.



















This thoughtful and pragmatic phasing of The One's construction is possible because of the innovative structural engineering, which relies on eight mega columns at the building's perimeter and a series of interconnecting support structures. The absence of a traditional design with a supporting inner core frees up space for generous lobbies at ground level and all the way up the building.







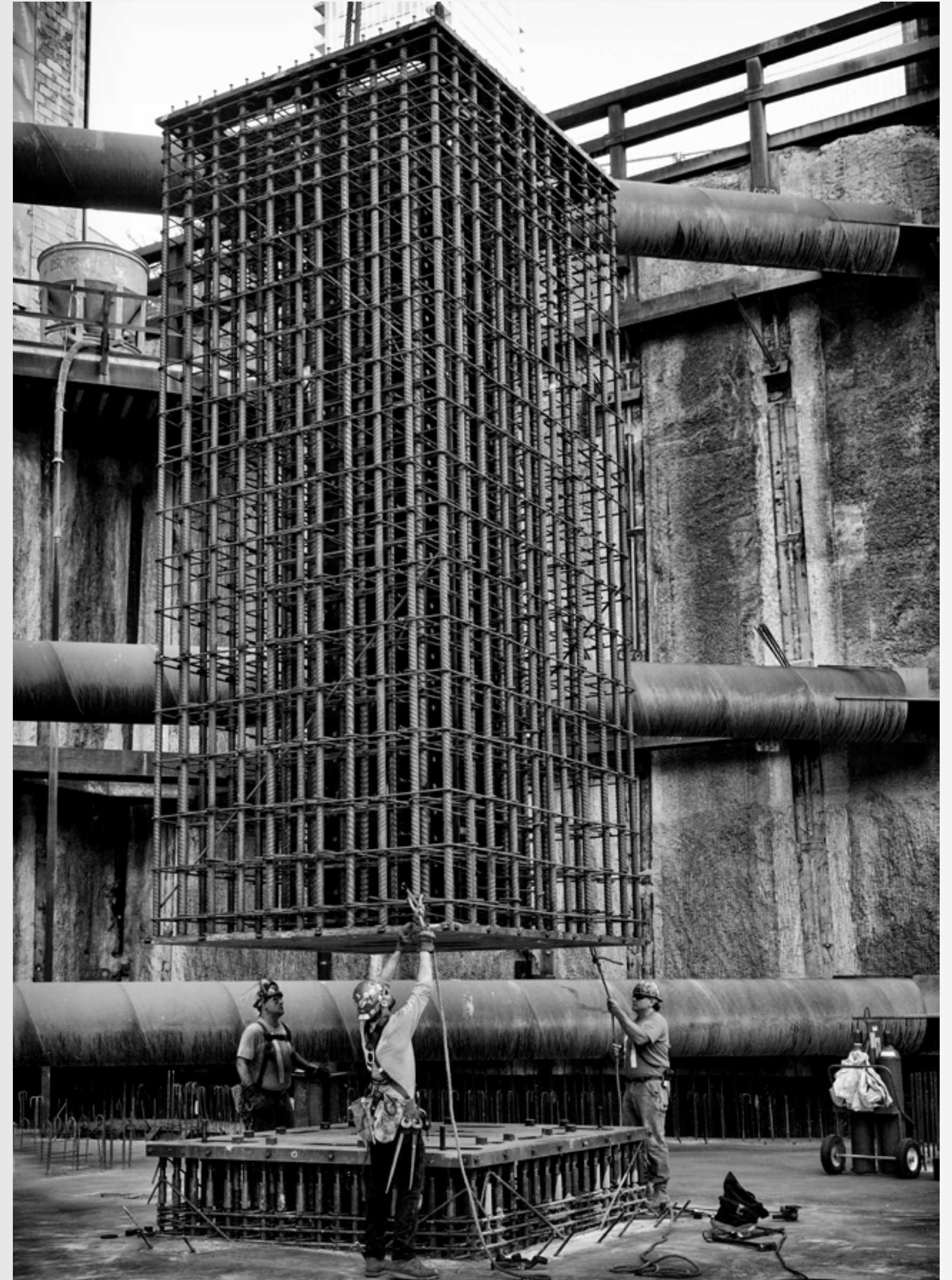




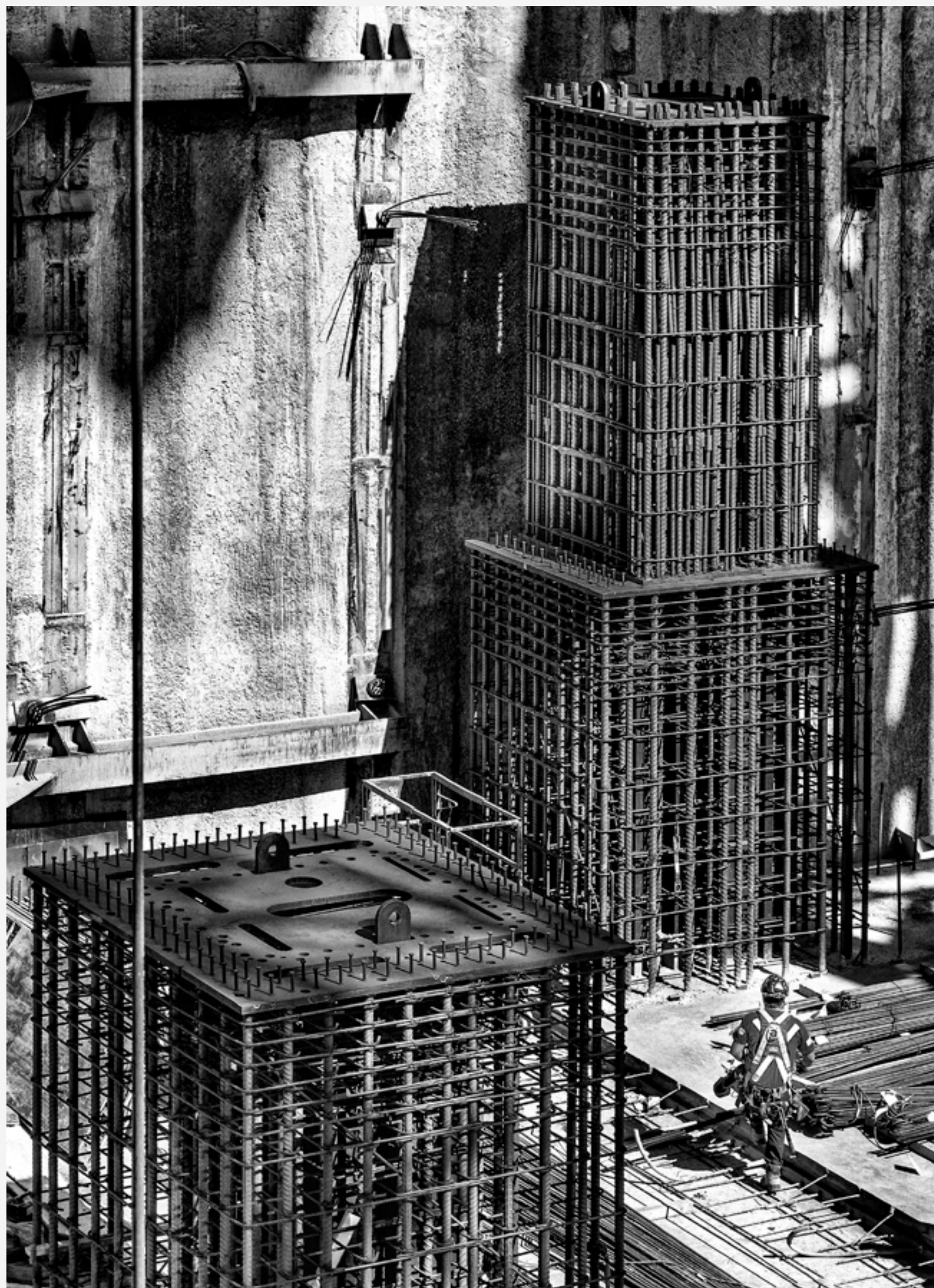






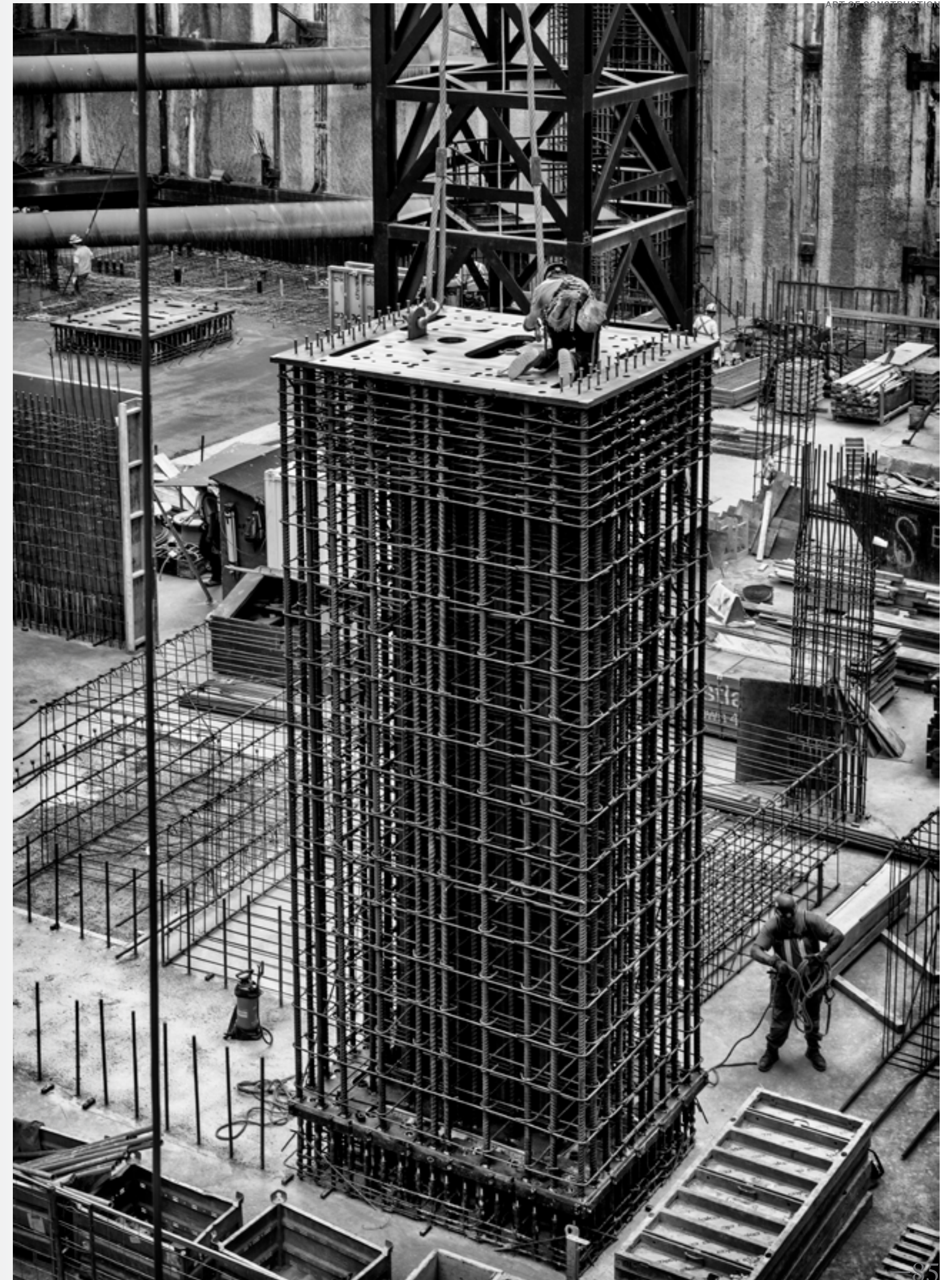








The impressive mega columns have footings that are more than 45 meters (approximately 148 feet) below street level, laid using 'caissons', tube-like concrete pipes, which are drilled into the ground.

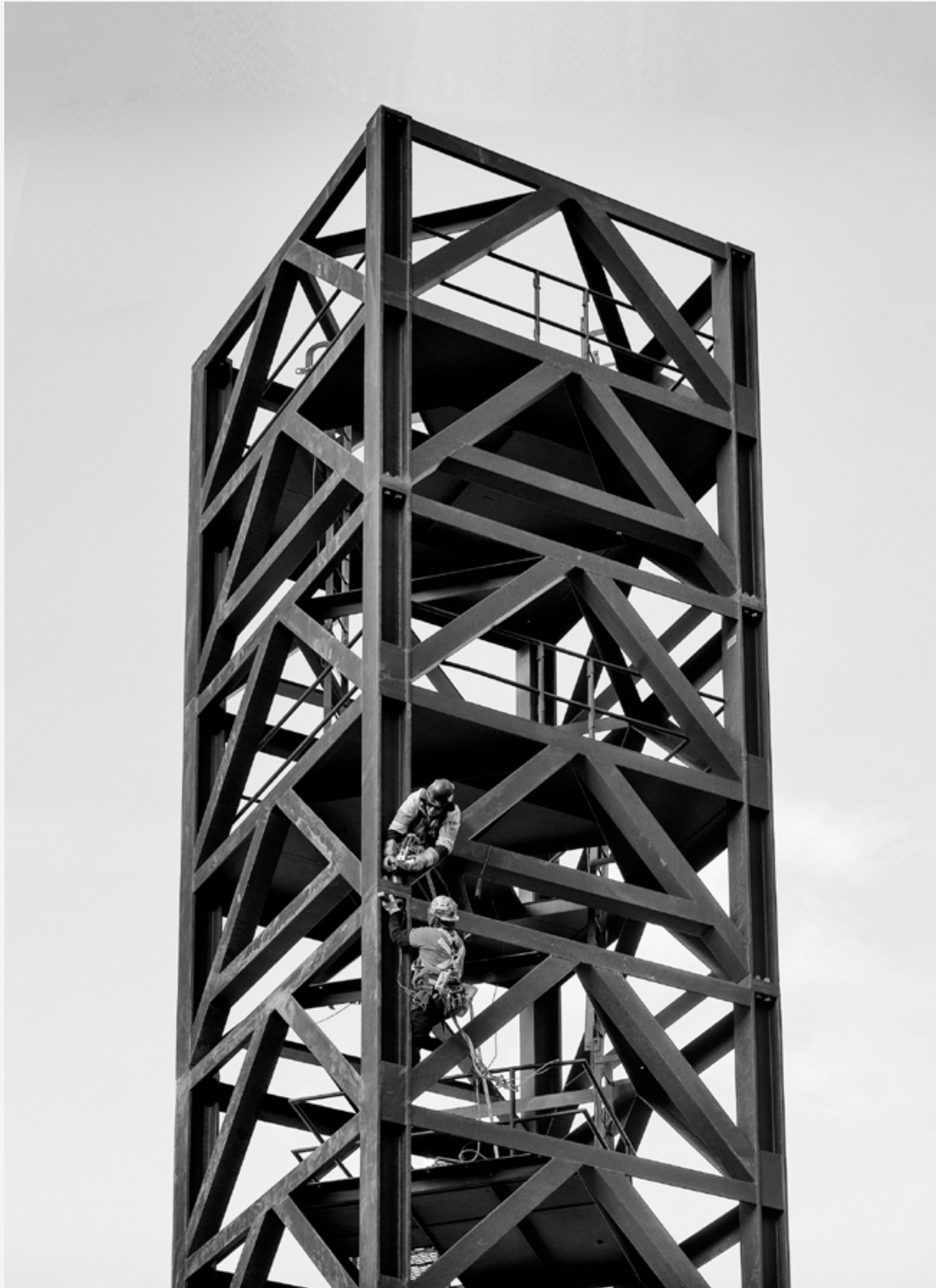






Adding further construction innovation to the process, Mizrahi Developments employs an Elevated Climbing System for working on the building's exterior. Rising six storeys in height, the covered scaffolding system gradually moves up the entire tower to enable installation of the exterior "skin" in a safe, weather-proof environment.





























## Sam Mizrahi

### A Business Romantic & Proven Entrepreneur

Mizrahi Developments believes that to make a difference in the marketplace, you have to offer a difference and Sam Mizrahi works to one belief: standards are meant to be surpassed.

With a determination to exceed expectations, spanning 25 years in real estate development and high-end building in North America, this local entrepreneur based in Toronto is now well-known for the superior craftsmanship of his projects, boldness and innovation in all aspects of his business.

By continually seeking out the latest in first-rate home technology and design, the company is at the cutting edge in offering the best customized luxury living. And by engaging the best architectural firms the perfect solutions and built execution of the vision is achieved. At Mizrahi Developments there is no template for creating excellence. Rather, each new building is a one-of-a-kind creation, that is born out of considerations of place, scale and above all: the resident. In this way, a personalised owner-to-owner type of relationship is fostered resulting in projects that stand the test of time.



## Joy von Tiedemann

### Construction as a Work of Art—Chronicling the Emergence of The One

After immigrating to Canada as a young woman, Berlin-native Joy von Tiedemann quickly established herself as an artist of the first rank, becoming one of this country's preeminent photographers. Tiedemann consistently creates images of transcendent timeless beauty, whether it's her portraiture that captures the emotional and spiritual essence of her sitters; or her signature architectural and interior-design photography that imbues spaces and volumes, planes and angles with both raw energy and subtle beauty.

Arguably the reason why Tiedemann's work connects so viscerally with viewers is because it boldly expresses her own indelible personality—vibrant and endlessly inquisitive. Nowhere is that more in evidence than in this portfolio chronicling the construction of Canada's tallest building, The One, the latest project in her six-year collaboration with Sam Mizrahi. That partnership also includes the development of 133 Hazelton and 181 Davenport. Through her lens, Tiedemann masterfully records the “art” of transforming steel, concrete and rebar into an architectural icon for the ages, a process she believes akin to watching a great poet draft an epic narrative in real time.





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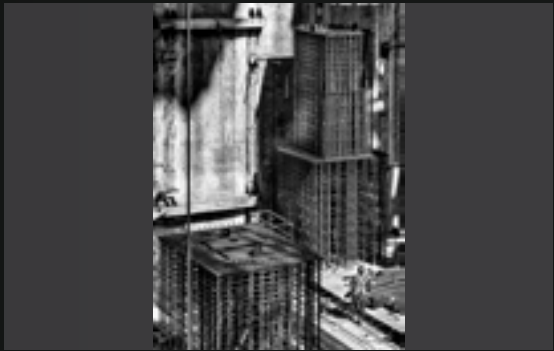
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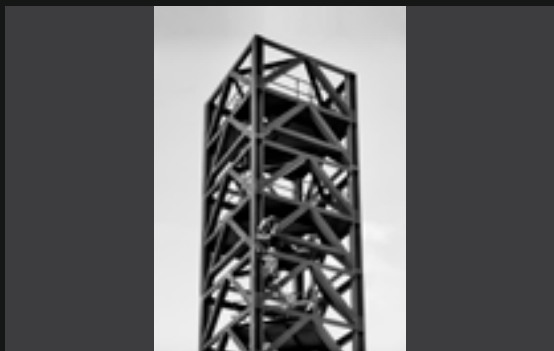
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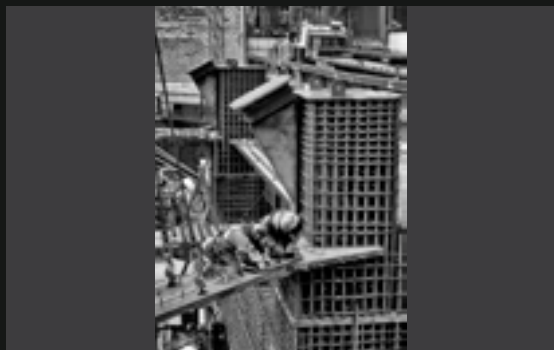
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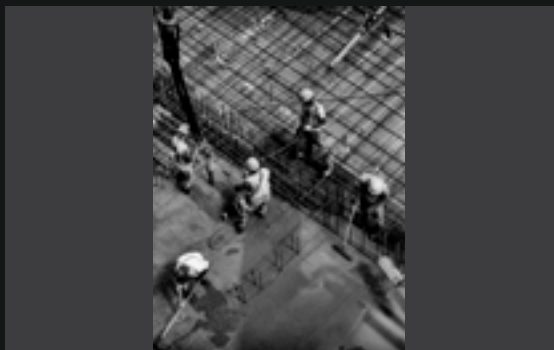
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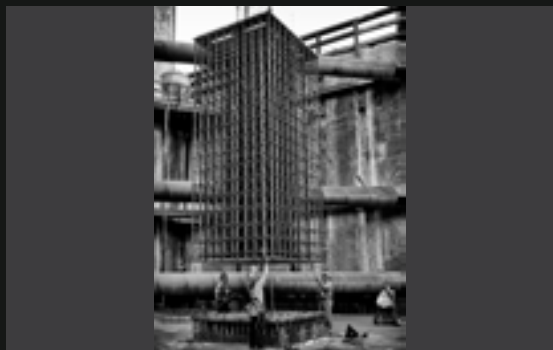
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