

A PRESENTATION OF THE
HERITAGE IMPACT ASSESSMENT

WINDFIELDS ESTATE
TORONTO, ONTARIO

WINDFIELDS CAMPUS IMPROVEMENT PROJECT PHASE 2

JUNE 30, 2010

BACKGROUND

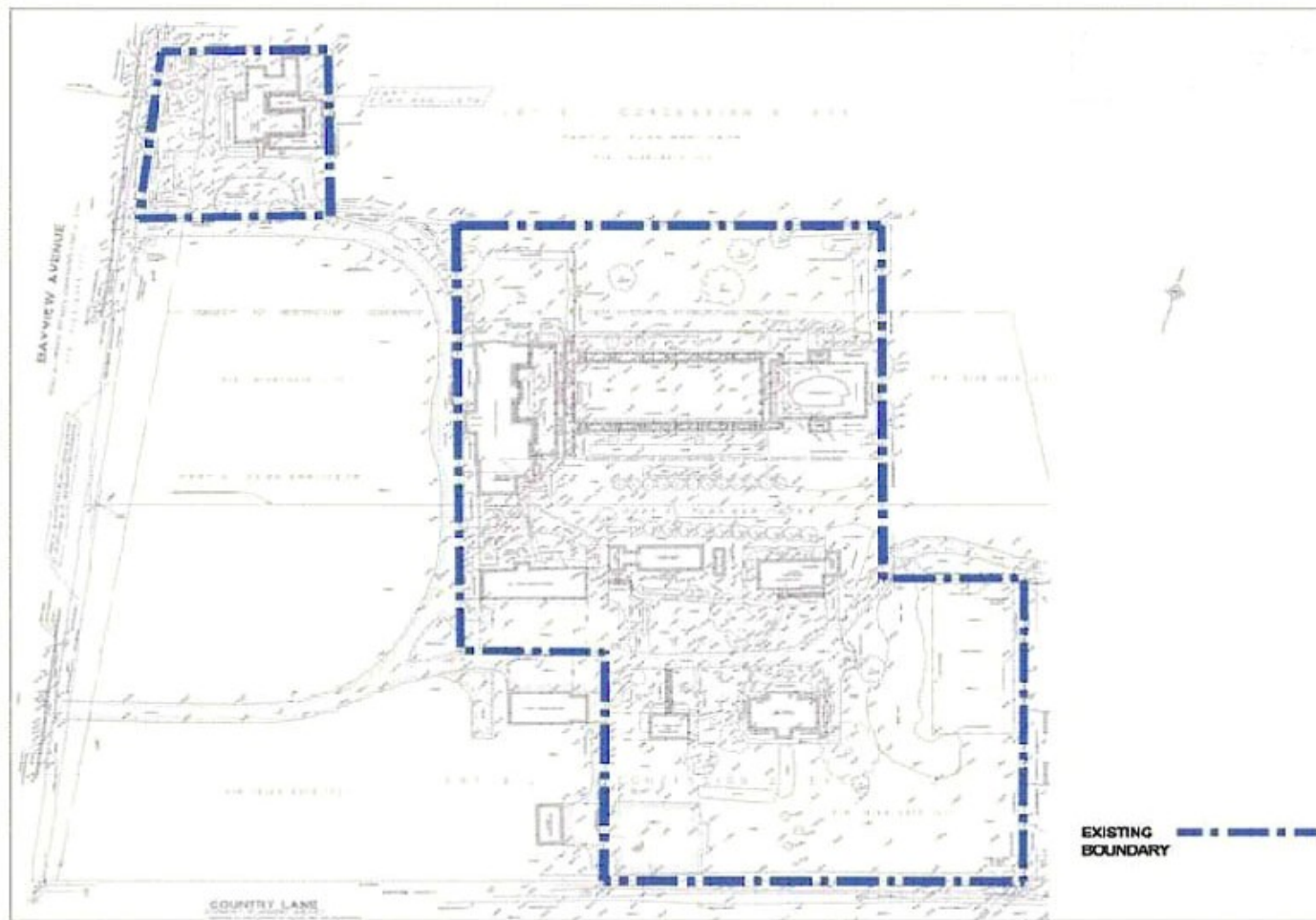
- Windfields Estate is a 20 acre parcel of land corresponding to the original parcel of land purchased by E. P. Taylor in 1932.
- 4.36 acres of the property, containing a campus of heritage buildings, and cultural heritage landscape features is leased to the CFC.

Cultural Landscape

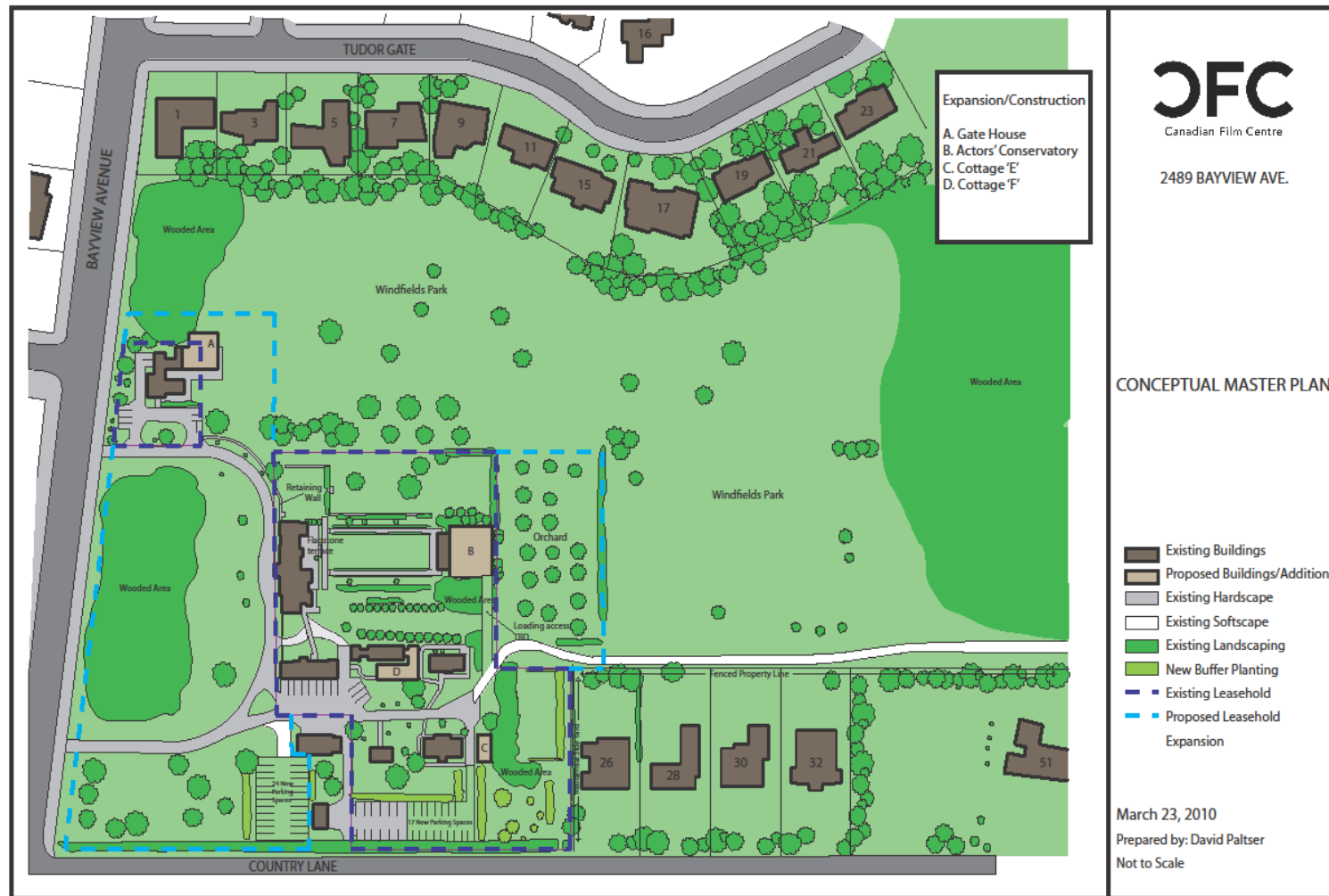
Windfields Estate is a designed, Cultural landscape possessing significant cultural patterns based on estate planning principles integrated into a setting of rolling farmland with a view to support an equestrian lifestyle, a grand colonial revival manor, picturesque drive, gatehouse, a workers community, tennis and pool and mature woodlands.

These overall patterns of planned and evolved features provide a clear, legible framework distinguishable from the surrounding developed areas.”

Selective portions of the estate's buildings and landscape were designated in 1992 by the City of North York under Part IV of the *Ontario Heritage Act*



The CFC is currently in negotiations to take on an additional 3.76 acres to fill out their property









- In 2007 the CFC Windfields Campus Feasibility Study (WCFS) was undertaken to develop a master plan
- The planned improvements -two phases. completed over a period of 5 years
- principles were established to provide direction to the work being undertaken



State of Good Repair”

- The Phase 1 “work includes:
- HVAC upgrades for most of the buildings
- roofing of stables and cottages
- foundation work on the gatehouse and cottage a/b
- restoration of masonry and designated interiors of main house
- barrier free access for cottage a/b
- renovation for re-purposing of greenhouse/potting shed
- restoration of the terraces east of the main house
- window repair, gatehouse, cottages a/b and c

Phase 2 work

Planned Phase 2 work is described below

- the construction of the new actors conservatory, an addition to the gatehouse, and an addition to the greenhouse/potting shed
- new service access to the actors conservatory and one new parking area on the south field
- a new landscaped courtyard between the main house and stables
- the introduction of landscape and sitting elements within the footprint of the tennis court
- the introduction of a geothermal heating system on the front lawn

Gatehouse Addition – (384 sq. m.)

- a proposed 1-storey + basement addition linked to the northerly extension of the original Gatehouse



EAST ELEVATION: SCALE 1:100

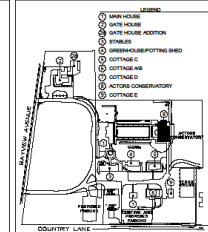
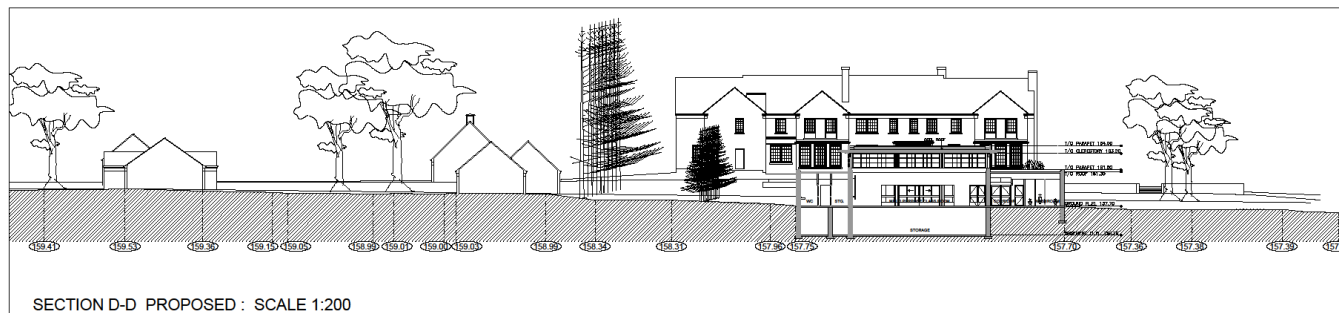
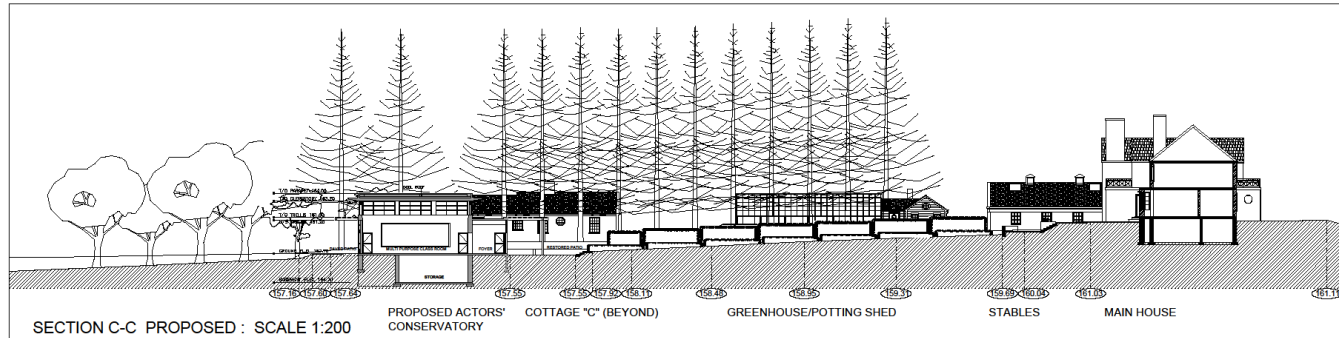
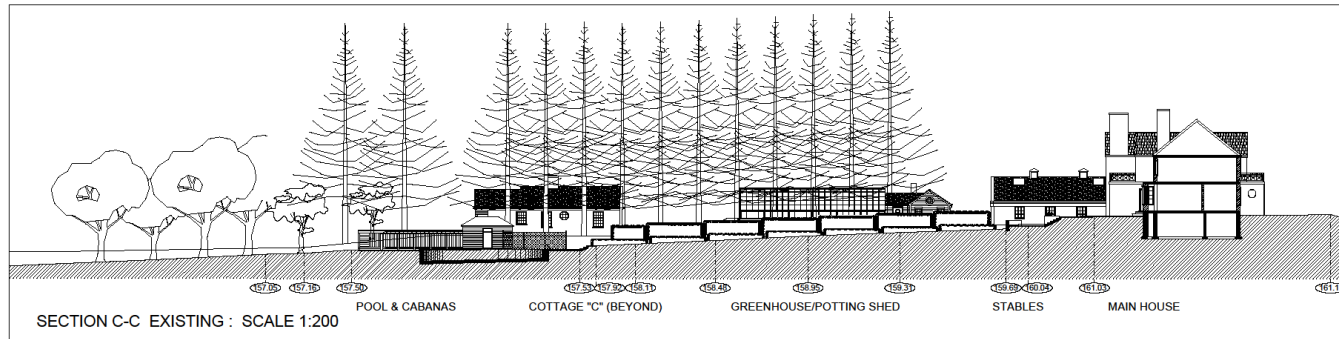
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DATE PRINTED MAY 28, 2010	
DRAWN BY DCKF	
PROJECT NO. 201003	
SCALE AS NOTED	

Actors Conservatory – (599 sq. m.)

- a proposed 1-storey + basement building, built on the footprint of the derelict Pool/cabana complex to be used for CFC educational programs.







NO.	DATE	DESCRIPTION	BY
1	MAY 2010	ISSUED FOR SITE PLAN APPLICATION	MF
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CFC
Canadian Film Centre

CLIENT
THE CANADIAN FILM CENTRE
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PROJECT
WINDFIELDS CAMPUS EXPANSION PROJECT
WINDFIELDS ESTATE
2489 BAYVIEW AVENUE
TORONTO, ON M2L 1A8

DRAWING
ACTORS' CONSERVATORY
SECTIONS

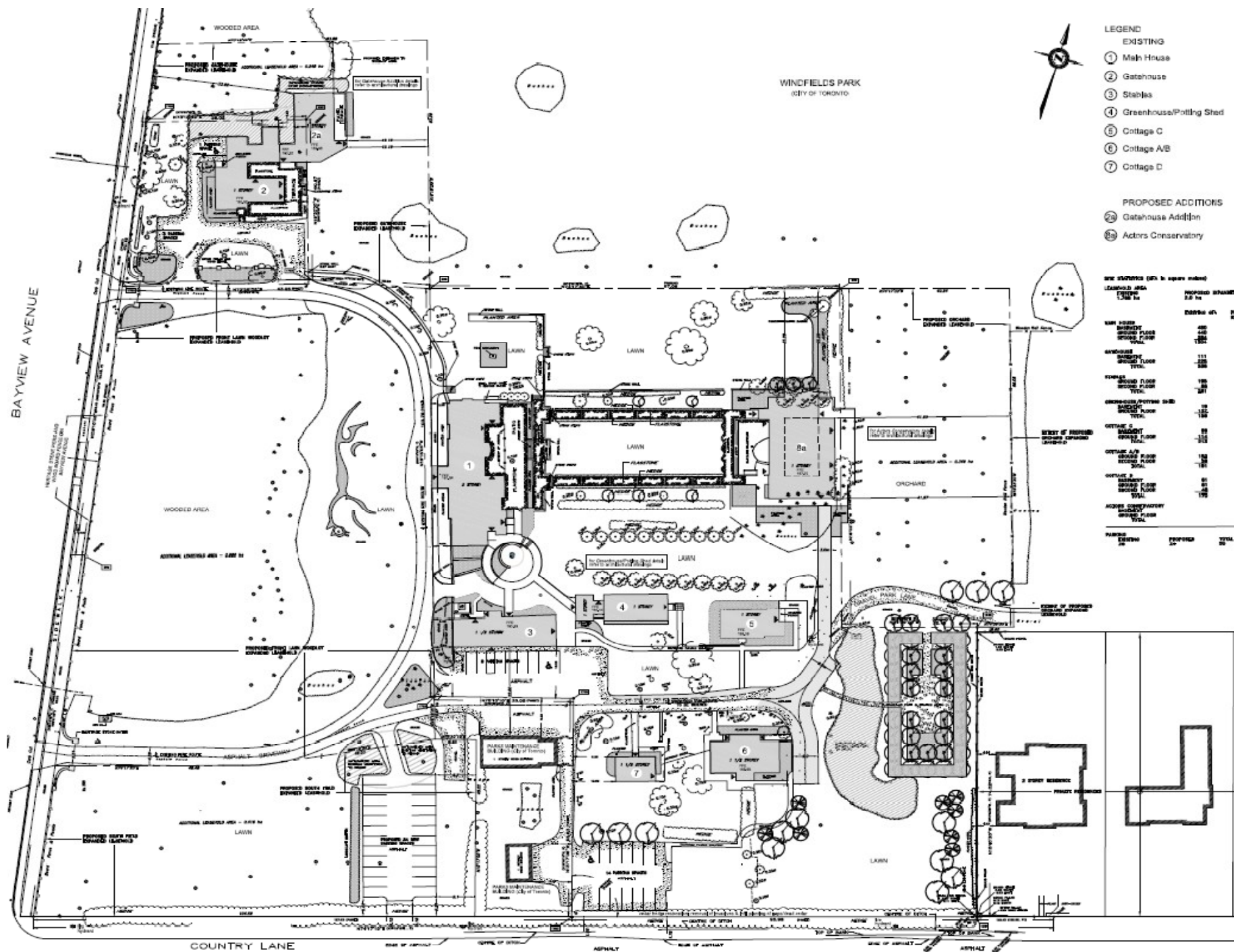
DATE DRAWN
MAY 2010
DATE PRINTED
MAY 20, 2010
DRAWN BY
DCKF
PROJECT NO.
201003
SCALE
AS NOTED

SHEET NO.
AC-4
REVISION NO. 0

Greenhouse/potting shed – (6 sq. m.)

- a small extension of the Potting Shed to accommodate a barrier free washroom





archaeology

- an important relic landscape feature, the remnants of the west orchard located to the south west of the circular drive which likely dates back to the time of the early farmstead.

