

8.2 Impact Mitigation Strategy

The impact of a larger addition on the existing gatehouse is proposed to be mitigated via the following comprehensive strategy:

Setback

The proposed addition is designed to be tucked into the site's northeast pocket, and is pulled back from the original gatehouse's west and south street-facing elevations.

Height & Datum Lines

The proposed addition is designed to respond to the existing eaveline along the gatehouse's Bayview Avenue elevation, which is its most prominent exposure to the public realm. The datum line between the addition's first and second storeys lines up with the gatehouse's eaveline.

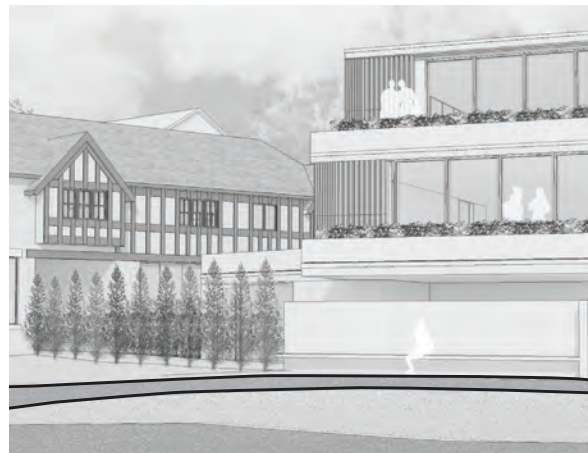
This is made possible by recessing the proposed addition slightly below grade, which both allows the datum lines to connect, and mitigates for the true height of the proposed new build.

The design references and emphasizes the gatehouse's existing horizontality and its solidity, with the first storey embedded into the ground behind the stone wall, similar to the gatehouse's stone base.

Materiality

The second and third storey on the addition's Bayview-facing west elevation are proposed to be fully glazed, and clad in terracotta or other clay-based vertical louvers. These are intended as a contemporary reference to the steep Arts & Crafts-style terracotta roofing on the existing gatehouse.

On the east facade, a more open character with ample glazing is intended to reference the gatehouse's dramatic change in character between its public-street-facing entrenched west facade and its more open estate-facing east facade. Dark vertical separations regularly spaced along the glazing are intended to reference the vertical half-timbering on the upper storey of the gatehouse's east facade.



Verticality along the upper storey of the proposed addition references the half-timbering on the existing building's east facade (Amantea Architects, 2019).

Contemporary stone materials are used at the addition's base, in reference to the gatehouse's historic stone cladding.



Cladding and materials study conducted by Amantea Architects (2019).

There is additional impact mitigation on the adjacent properties on Valleyanna Drive through:

Massing

Despite the proposed addition's series of multi-level rowhouses, or townhouses, the addition's exterior massing more closely resembles a large single multi-storey mass, akin to the residences built since the 1950s along Valleyanna Drive. The proposal consciously strives to avoid the appearances of townhouses, and has designed a structure that, while contemporary, is more sympathetic in massing to the street's existing character.

Noise Attenuation

The proposed addition, in its length, provides a noise barrier for the adjacent properties along Valleyanna Drive from the traffic and high-speed character of Bayview Avenue, which has evolved from its historic role as a country road to become a major urban thoroughfare.

9 CONCLUSION

The Gatehouse is a small-scale development that proposes the restoration and celebration of a significant cultural heritage resource, complemented by a high-quality contemporary addition on Site.

The proposed development would conserve and restore the Annandale estate gatehouse, commissioned by Dr. Herbert A. Bruce in 1920 for his suburban country estate, and recognized as the work of prolific Toronto architect Eden Smith.

The proposal recognizes the property's place within an existing early 20th-century country estate landscape at the intersection of Bayview and Lawrence, and proposes to contribute to this valued context through the restoration of the Annandale / Uplands estate's gatehouse and carriageway, stone estate wall, and formal hedgerow landscaping along the property's Bayview Avenue frontage.

The proposed addition would introduce three new residential units on Site, along with a semi-reconfigured existing residential unit within the gatehouse. The addition would replace a small, single-storey 1968 dining wing with a three-storey new build, extending from the north end of the east elevation, and spanning the triangular lot area to the gatehouse's north.

The proposed addition complements the gatehouse through sympathetic datum lines and through cladding materials, which respond to the varied character along the gatehouse's base and upper storeys on the west and east elevations. The addition is successful in its compatibility and reference to the gatehouse's design, while presenting as high-quality contemporary architecture of its own time. The addition is positioned to mitigate for impact on the gatehouse through its setback and the recession of its first storey slightly below grade.

The Gatehouse represents a significant conservation achievement in the reopening of the Annandale / Uplands estate carriageway, which will offer a major contribution in animating the gatehouse and improving its legibility as an early suburban country estate gateway from within the public realm.

10 PROJECT PERSONNEL

Philip Evans

Philip Evans is a registered architect and Principal of ERA Architects and the founder of small. In the course of his career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP and OAA.

Samantha Irvine

Samantha Irvine is a Senior Associate with the heritage planning team at ERA Architects. She holds a BA in History and Sociology from McGill University, an MA in Historic and Sustainable Architecture from NYU, an MA in Sustainable Urbanism (University of Wales), and a JD from Queen's University. Samantha is a professional member of CAHP.

Emma Abramowicz

Emma Abramowicz is a planner and Senior Project Manager at ERA Architects. She holds a Master of Planning in Urban Development from Ryerson University, as well as a Bachelor of Arts from Queen's University. Emma is a professional member of CAHP.

Emily Collins

Emily Collins is a planner and Project manager with ERA Architects. She is a Registered Professional Planner and a member of the Canadian Institute of Planners. She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.

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APPENDICES

A Condition Assessment



above | view Bayview Avenue frontage of 2 Valleyanna looking north-west.

The building components were graded using the following assessment terms:

Excellent: *Superior aging performance. Functioning as intended; no deterioration observed.*

Good: *Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*



above | view of upper storey of Valleyanna frontage with tower in background.

11.2.1 West Elevation



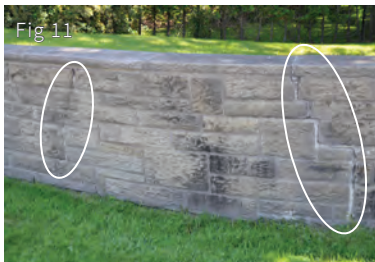
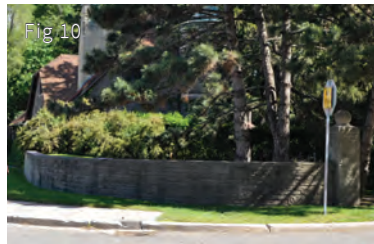
Masonry

- Vines covering most of west elevation exterior masonry walls made assessment difficult; however, exposed Credit Valley stone wall in overall good condition (Fig 1).
- Masonry lintel and sills at openings in good condition (Fig 2, 3).
- Granite gate "bumpers" on either side of arched opening covered in vines. Corresponding east elevation "bumpers" in good condition.
- Terracotta roof in fair condition (Fig 4, 5). Localized spalling, missing tiles, and discoloration on select areas, especially on northern half of roof (Fig 4).
- Credit Valley chimney in fair to good condition, with some staining/discoloration from copper flashings (Fig 6).
- Inset stone lettering on north side of arched gate opening reading "Uplands" in good condition (Fig 3).

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Masonry



- Section of stone retaining wall running north-south to north-west corner of house in overall poor condition. Advanced age of elms behind retaining wall at this location has pushed the wall out of plumb (Fig 7).
- At north-west corner of house, retaining wall in poor condition (Fig 8, 9). Masonry has deflected significantly at corner and where wall meets the house (Fig 9).
- Section of retaining wall south house on north corner of intersection in fair condition, with some localized cracking (Fig 10, 11).
- Section of retaining wall on south corner of intersection in good condition (Fig 12).

Wood



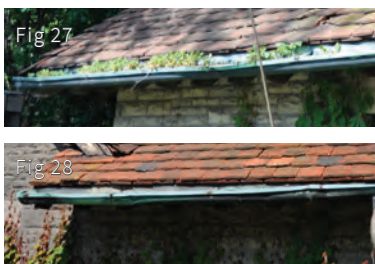
Wood

- Wood overhang, fascia, and brackets are deteriorating and in poor to fair condition (Fig 13-16).
- Paint is flaking and there is localized damage to wood substrate, particularly at cut ends (Fig 15, 16).



Openings

- Original wood windows on ground floor and upper storey are in fair condition (Fig 18-22)
- Wood window units have been retrofitted with exterior storms (Fig 18-22).
- Wood window surrounds are in poor condition; paint is flaking in localized areas (Fig 22).
- Carriage-way has been retrofitted with frosted glass picture window (Fig 17). Masonry opening was unmodified in this retrofit.



Metalwork

- Cast-iron gate at carriageway is in poor condition (Fig 23, 24).
- Paint is flaking off gate's metal surfaces and exposing underlying substrate (Fig 24).
- Copper-clad sconces on either side of carriage-way are in good condition (Fig 25).
- Copper flashings around second storey window are in good condition (Fig 26).
- Copper eaves troughs are in poor condition; metal is bent/distorted and in several locations plants have sprouted in the trough (Fig 26-28).
- Copper flashings around west side of chimney are in fair condition. Caulking deteriorated at joint between masonry and flashing (Fig 29).

11.2.2 East Elevation



Masonry

- Masonry elements on east elevation are in good condition overall (Fig 31-36).
- Indiana limestone water table on tower on south-east corner is in good condition; however, Credit Valley stone below limestone band is discoloured (Fig 33).
- Localized mortar loss and receding mortar joints near door opening on tower (Fig 35).
- Granite gate “bumpers” on either side of carriage-way opening in good condition (Fig 34).
- Masonry lintels and sills in good condition (Fig 36).

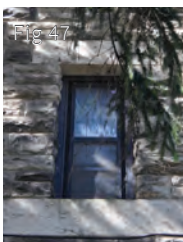
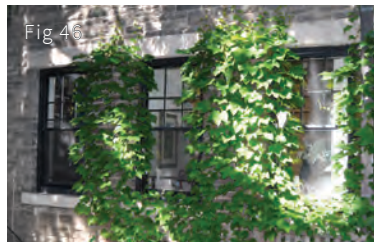
Masonry





Wood & Stucco

- Wood overhang, fascia, brackets, and applied decorative wood on the facade are generally in fair condition (Fig 37-40).
- There is localized paint flaking on the wood fascia (Fig 40).
- Stucco is in fair condition (Fig 37-40).
- Localized areas of stucco show signs of deterioration and some areas have been patched (Fig 38, 39).



Openings

- Original wood windows on ground floor and upper storey are in fair condition (Fig 41-47).
- Wood window units have been retrofitted with exterior storms (Fig 41-47).
- Wood window surrounds are in poor condition; paint is flaking in localized areas (Fig 42-44).
- Wood door to tower is in good condition (Fig 48).
- Carriage-way has been retrofitted with modern double doors and side lights (Fig 49). Masonry opening was unmodified in this retrofit.



Fig 50



Fig 51



Fig 52



Fig 53



Fig 54

Metalwork

- Copper-clad sconces on either side of carriage-way are in good condition (Fig 50).
- Copper eaves troughs and downspouts are in fair condition; rusting has occurred in several localized areas (Fig 51-54).

11.2.3 South Elevation



Masonry

- Vines covering lower half of south elevation exterior masonry walls made assessment difficult; however, exposed high grade Credit Valley stone wall in overall good condition (Fig 55, 57-59).
- Masonry lintels and sills at openings in good condition (Fig 55, 58).
- Terracotta roof in fair condition. Localized spalling, and discoloration on select areas (Fig 56).
- Credit Valley chimney in fair condition, with some staining/discolouration from copper flashings (Fig 57).
- Indiana limestone decorative banding at top of tower discoloured from copper roofing above (Fig 59).

Masonry

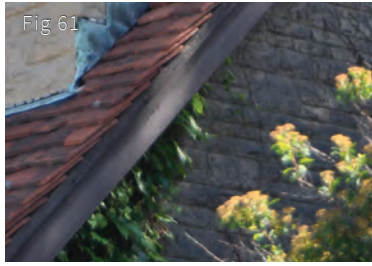


Wood

Fig 60



Fig 61



Wood

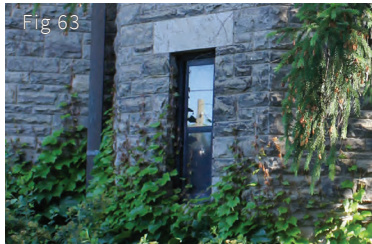
- Wood overhang, fascia, and brackets are in fair condition (Fig 60, 61).

Openings

Fig 62



Fig 63



Openings

- Original wood windows on ground floor and upper storey are in fair condition (Fig 62, 63).
- Wood window units have been retrofitted with exterior storms (Fig 62, 63).
- Wood window surrounds are in poor condition; paint is flaking in localized areas (Fig 62).

Metalwork

Metalwork

Fig 64



Fig 65



Fig 66

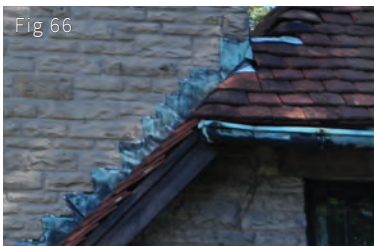
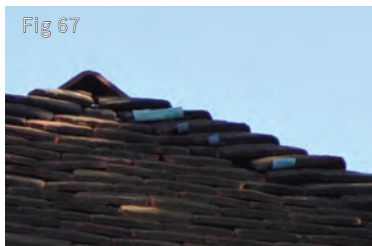


Fig 67



- Copper flashings at top of chimney and copper roof on tower are in good condition (as observed from the ground) (Fig 64, 65).
- Copper flashings around bottom of chimney are in fair condition (Fig 66).
- Copper flashings under terra-cotta tiles at top of roof are exposed from previous repairs (Fig 67).
- Copper eavestrough and downspouts are in fair condition.

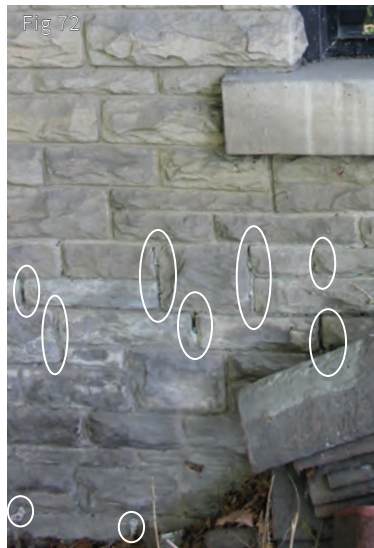
11.2.4 North Elevation



Masonry

- High grade Credit Valley stone wall in fair condition (Fig 69-72).
- Localized mortar loss, receding mortar joints, and efflorescence near grade (Fig 71, 72).
- Masonry lintel and sill at opening in good condition (69, 72).
- Terracotta roof in fair condition. Localized spalling, missing tiles, and discolouration on select areas (Fig 70).

Masonry



Wood



Wood

- Wood overhang and brackets area in fair to good condition (Fig 73, 74).

Openings



Openings

- Original wood window on ground floor in good condition (Fig 75).
- Wood window unit has been retrofitted with exterior storm (Fig 75).
- Wood window surround in fair condition (Fig 75).

Metalwork



Metalwork

- Copper eavestroughs and downspouts are in fair condition (Fig 76-79).



11.2.5 Carriageway

Fig 80



Masonry

- Credit Valley stone walls in poor condition (Fig 80-83).
- Localized step cracking along mortar joints above both door lintels, suggesting movement in the foundation (Fig 82, 83).

Fig 81



Fig 82

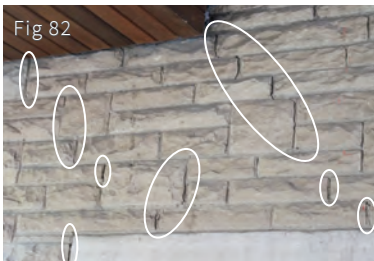
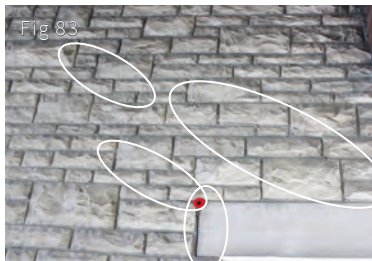


Fig 83



11.2.6 Modern Extension

Fig 84



General

- Octagonal modern extension in good condition overall (Fig 84-88).
- Stucco and wood in fair condition. Minor staining of stucco near grade (Fig 87, 88). Localized flaking of paint on wood (Fig 87, 88).
- Asphalt roof in good condition.
- Copper flashings and eaves troughs in good condition.
- Openings in good condition.

Fig 85



Fig 86

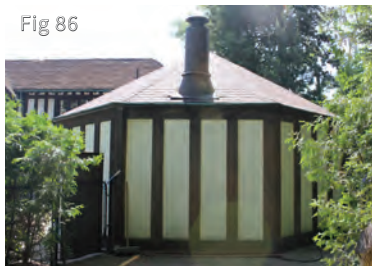
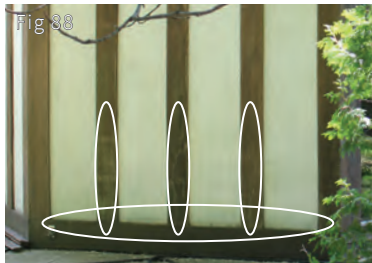


Fig 87



Fig 88



B Architectural Drawing Set (Amantea Architects, 2021)

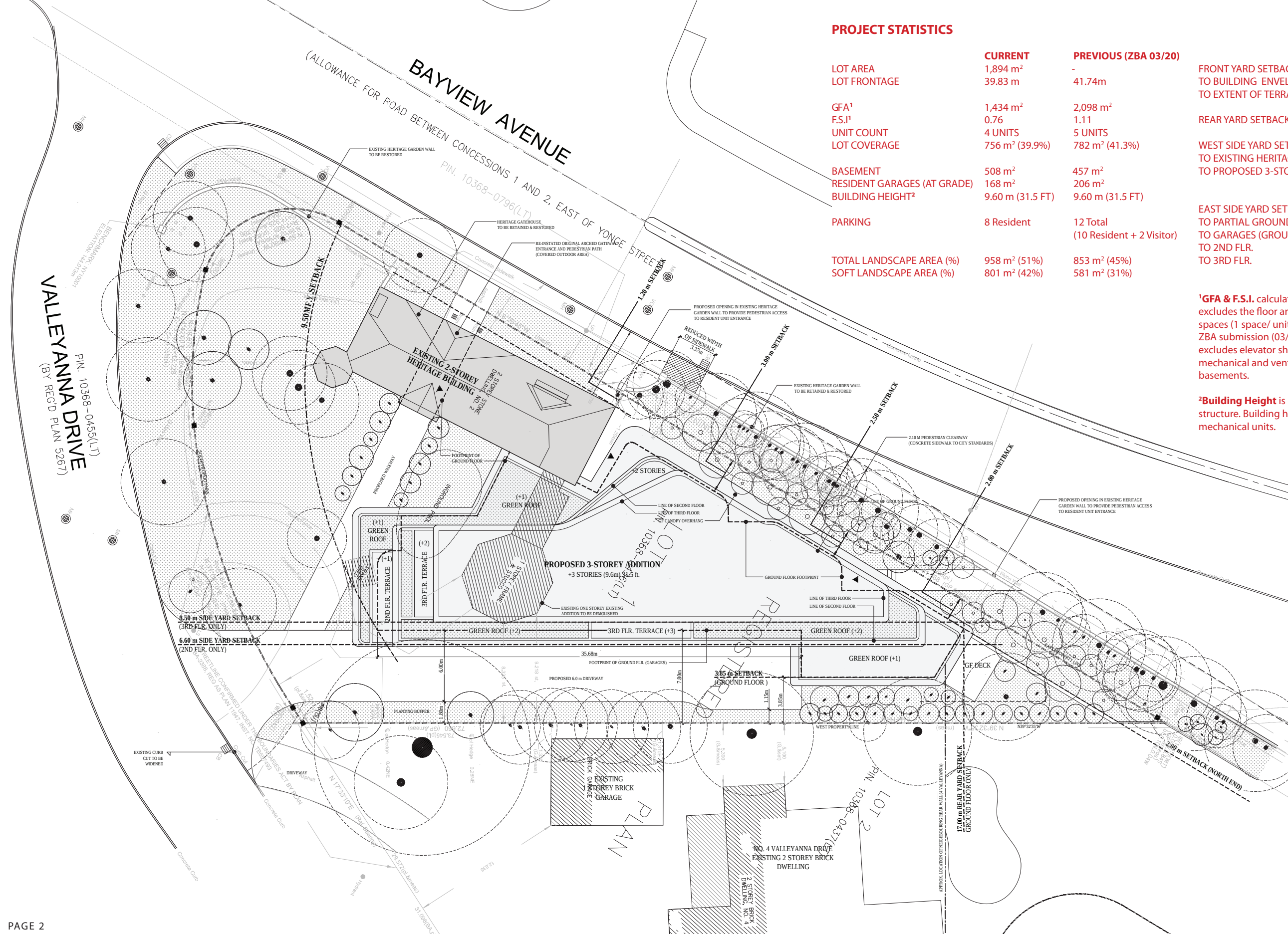
2 VALLEYANNA DRIVE - RE-ISSUED FOR ZONING BY-LAW AMENDMENT - DECEMBER 16, 2021

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**amantea
architects**

T 416.505.3011
studio@amarchitects.ca

343-1655 Dupont St.
Toronto ON M6P 3T1
amarchitects.ca



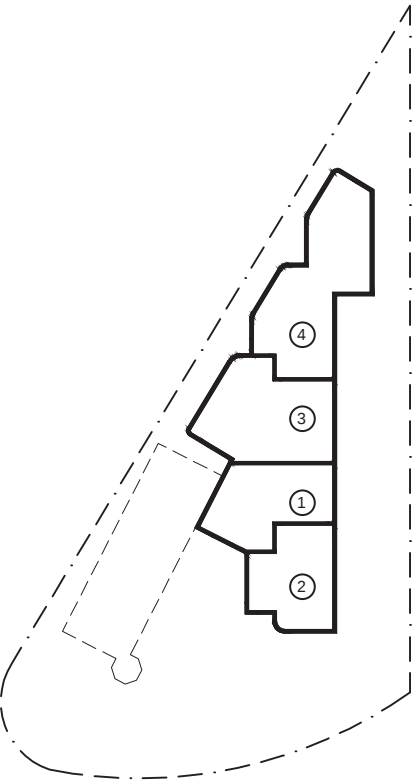
PROJECT STATISTICS

	CURRENT	PREVIOUS (ZBA 03/20)		CURRENT	(ZBA 03/20)
LOT AREA	1,894 m ²	-	FRONT YARD SETBACK (VALLEYANNA):		
LOT FRONTAGE	39.83 m	41.74m	TO BUILDING ENVELOPE	9.50 m	9.63 m
			TO EXTENT OF TERRACE OVERHANG	6.97 m	5.04 m
GFA ¹	1,434 m ²	2,098 m ²	REAR YARD SETBACK (TO GROUND FLR.):	17.0 m	15.0 m
F.S.I ¹	0.76	1.11	WEST SIDE YARD SETBACK (BAYVIEW):		
UNIT COUNT	4 UNITS	5 UNITS	TO EXISTING HERITAGE STRUCTURE	1.20 m	1.20 m
LOT COVERAGE	756 m ² (39.9%)	782 m ² (41.3%)	TO PROPOSED 3-STOREY STRUCTURE	2.0 m (North End)	1.83 m
				3.0 m (South End)	
BASEMENT	508 m ²	457 m ²	EAST SIDE YARD SETBACK:		
RESIDENT GARAGES (AT GRADE)	168 m ²	206 m ²	TO PARTIAL GROUND FLR.	3.85 m	3.85 m
BUILDING HEIGHT ²	9.60 m (31.5 FT)	9.60 m (31.5 FT)	TO GARAGES (GROUND FLR.)	7.80 m	7.80 m
PARKING	8 Resident	12 Total (10 Resident + 2 Visitor)	TO 2ND FLR.	6.60 m	6.60 m
			TO 3RD FLR.	8.50 m	6.60 m
TOTAL LANDSCAPE AREA (%)	958 m ² (51%)	853 m ² (45%)			
SOFT LANDSCAPE AREA (%)	801 m ² (42%)	581 m ² (31%)			

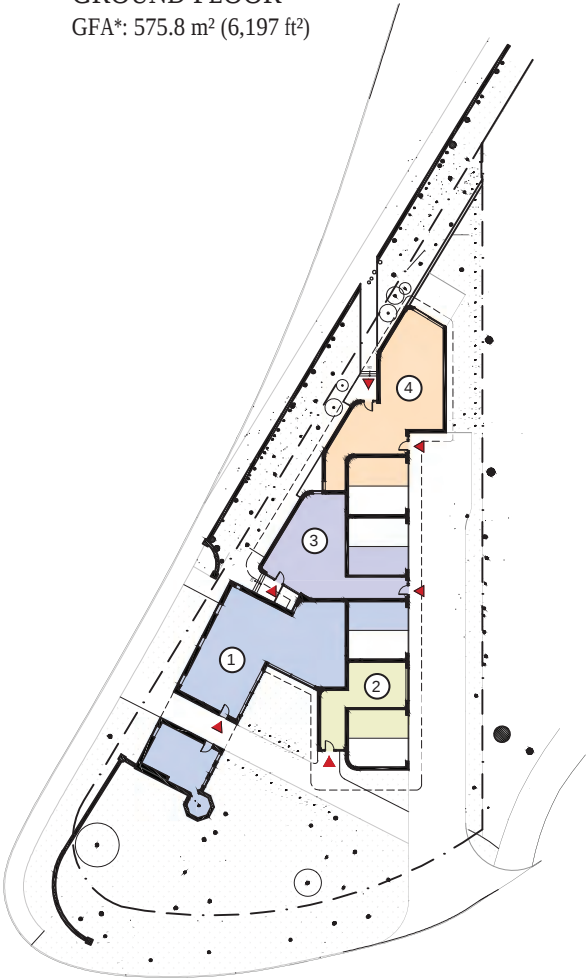
¹GFA & F.S.I. calculation for the new 4-unit (**Fourplex**) proposal (12/21) excludes the floor area of the basements and the area of required parking spaces (1 space/ unit). **GFA & F.S.I.** calculation for the previous (**Apartment**) ZBA submission (03/20) includes basements and garages at grade. GFA excludes elevator shafts on all floors and storage rooms, washrooms, utility/ mechanical and ventilation rooms in the basements.

²**Building Height** is measured from established grade to the top of the roof structure. Building height does not include roof parapet and rooftop mechanical units.

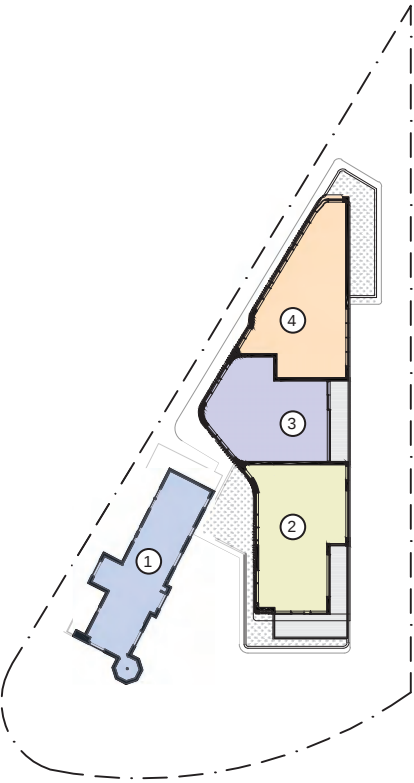
BASEMENT
GFA*: N/A



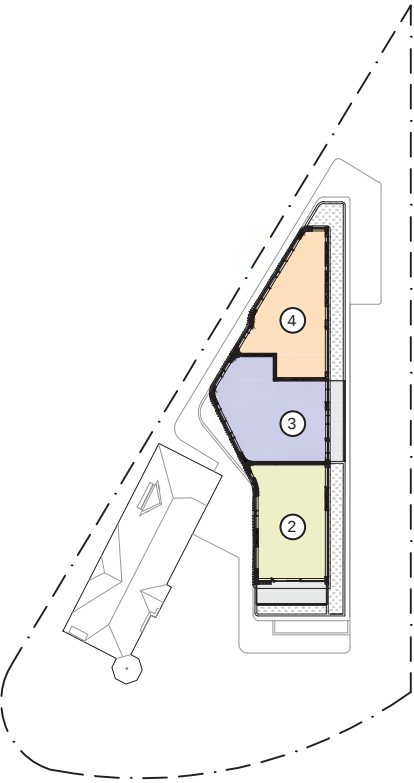
GROUND FLOOR
GFA*: 575.8 m² (6,197 ft²)



SECOND FLOOR
GFA*: 544.1 m² (5,857 ft²)



THIRD FLOOR
GFA*: 314.2 m² (3,382 ft²)



HERITAGE UNIT 1

Ground floor: 254.7 m² (2,742 ft²)
Second floor: 126.9 m² (1,366 ft²)
Third floor: -----
Basement: 102.7 m² (1,105 ft²)

Subtotal GFA: 484.3 m² (5,213 ft²)
Less Exclusions*: 123.7 m² (1,331 ft²)

Total GFA*: 360.6 m² (3,882 ft²)

UNIT 2

Ground floor: 96.2 m² (1,035 ft²)
Second floor: 144.9 m² (1,560 ft²)
Third floor: 100.1 m² (1,078 ft²)
Basement: 96.2 m² (1,035 ft²)

Subtotal GFA: 437.4 m² (4,708 ft²)
Less Exclusions*: 117.2 m² (1,262 ft²)

Total GFA*: 320.2 m² (3,446 ft²)

UNIT 3

Ground floor: 137.8 m² (1,483 ft²)
Second floor: 123.3 m² (1,327 ft²)
Third floor: 112.3 m² (1,209 ft²)
Basement: 137.8 m² (1,483 ft²)

Subtotal GFA: 511.2 m² (5,503 ft²)
Less Exclusions*: 158.8 m² (1,709 ft²)

Total GFA*: 352.4 m² (3,794 ft²)

UNIT 4

Ground floor: 171.0 m² (1,841 ft²)
Second floor: 149.0 m² (1,604 ft²)
Third floor: 101.8 m² (1,096 ft²)
Basement: 171.0 m² (1,841 ft²)

Subtotal GFA: 592.8 m² (6,381 ft²)
Less Exclusions*: 192.0 m² (2,067 ft²)

Total GFA*: 400.8 m² (4,314 ft²)

TOTAL GFA*: 1,434 m² (15,435 ft²) FSI: 0.76

* Total GFA excludes basements and one parking space per unit (21m²/unit as noted).