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## Agway Metals Case Study | ANTONIO FERNANDEZ LANEWAY HOUSE, TORONTO ON

A collaboration between ZZ Contracting's Zeke Kaplan and Brock James of LGA Architectural Partners, this project began with a crumbling, 100-year-old house set directly against the property's back lane. Working within the existing two-storey envelope and utilizing 50 per cent of the existing structure allowed LGA (along with Moses Structural Engineers) to build without seeking zoning variances – a potentially difficult, costly and time-consuming process.

The choice of Agway's AR Standing Seam Profile for the building's exterior cladding and roofing focused on the products durability which, due to the proximity of neighbouring structures and the alleyway, was essential for this type of project. Additionally, the non-flammable nature of the product coupled with the ease of installation addressed all the practical concerns held by the architect and builder.

Agway's AR Profile delivered the desired aesthetics deemed as important by the owner. It provided the project with a clean contemporary look, an essential requirement

from the owner, as well as the ability of the cladding and roofing profile to work with the glazing and re-purposed Douglas Fir (wood) elements.

The subdued colour of the Charcoal helped facilitate the blending of the new structure into the existing landscape.

The site's dimensions necessitated some creative design solutions to maximize space, like a sunken kitchen and oversized "dormers" to house the upper bedrooms. "The design demarcates spaces while also using the square footage in a unique way," says Kaplan. "The actual footprint of the building hasn't changed, but between adding dormers and the split-level design, it feels a lot bigger than it actually is."

Further maximizing the livable area, the home's glass front accordions open, turning the lush, landscaped yard into an extension of the living room.





#### PROJECT

Antonio Fernandez Laneway House

#### ARCHITECT

LGA Architectural Partners

#### ENGINEERS

Moses Structural Engineers

#### APPLICATOR

ZZ Contracting

#### AGWAY PRODUCTS USED

Roofing  
AR Standing Seam

Colour: Charcoal

Cladding  
AR Standing Seam

Colour: Charcoal



Upstairs, the master bedroom similarly opens onto a small green roof planted with lavender. Rather than trying to hide the laneway, the lane-facing clerestory on the main floor is positioned above head height, ensuring privacy while allowing for light, air-flow and a perfectly framed view of the patinated garages nearby.

The site's size and location required rethinking otherwise routine operations, like pumping concrete through an unfinished skylight and using trench-less "torpedo" technology to run gas, sewage and power lines underground from the street. The project also necessitated constant cooperation with neighbours to ensure supplies, contractors and machinery could come and go for the duration of the year-long build. "There were a lot of conversations," says Kaplan. "We were mindful of the density and wanted to communicate that, just so everyone was on the same page."

