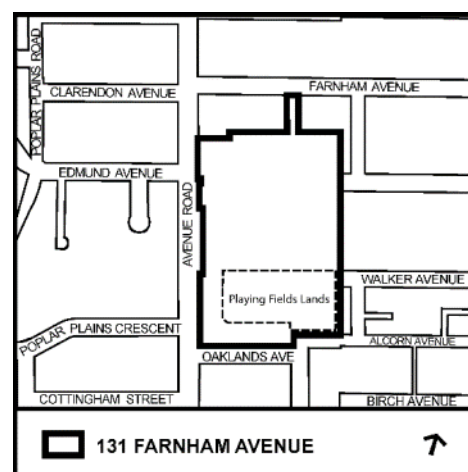


Alterations to a Designated Heritage Property and Amendment of Existing Heritage Easement Agreement - 131 Farnham Avenue and 45 Oaklands Avenue

Date: March 7, 2017
To: Toronto Preservation Board
 Toronto & East York Community Council
From: Chief Planner and Executive Director, City Planning Division
Wards: 22 - St. Paul's

SUMMARY

This report recommends that City Council approve the proposed alterations to the heritage designated property municipally known as 131 Farnham Avenue and 45 Oaklands Avenue, which is currently occupied by the De La Salle College "Oaklands" campus. Proposed is the redevelopment of a portion of the property adjacent to Oaklands Avenue and Avenue Road with 19 townhouse units (Site Plan Application No. 14 263627 STE 22 SA and Zoning By-law Amendment Application No. 14 263631 STE 22 OZ). Through mediation at the Ontario Municipal Board, the City reached an agreement with other parties that included improvements to the original development proposal and a more sensitive conservation strategy.



The De La Salle College property is designated under Part IV of the Ontario Heritage Act (By-law 0010-1977) and is subject to a Heritage Easement Agreement (HEA).

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council approve the alterations to the heritage property at 131 Farnham Avenue and 45 Oaklands Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of nineteen (19) townhouse units on the lands known municipally in the year 2017 as 131 Farnham Avenue and 45 Oaklands Avenue, with

such alterations substantially in accordance with plans and drawings, dated October 22, 2016 by Richard Wengle Architect Inc., and with the Gatekeeper's Cottage & Stone Gates Conservation Plan - 131 Farnham Avenue prepared by ERA Architects Inc., dated March 7, 2017, and on file with the Senior Manager, Heritage Preservation Services, subject to the following additional conditions:

a. That the related zoning by-law amendment and site plan approval giving rise to the proposed alterations shall be in full force and affect in a form and with content acceptable to the City Solicitor;

b. That prior to any Ontario Municipal Board Order issuing in connection with the Zoning By-law Amendment and Site Plan Approval Application appeal (OMB Case no. PL150753), the owner shall:

1. That the City's pre-approval conditions for the Site Plan Control application shall be satisfied;

2. Amend the existing Heritage Easement Agreement for the property at 131 Farnham Avenue and 45 Oaklands Avenue in accordance with plans and drawings dated October 22, 2016 by Richard Wengle Architect Inc., and the Gatekeeper's Cottage & Stone Gates Conservation Plan - 131 Farnham Avenue prepared by ERA Architects Inc., dated March 7, 2017 and on file with the Senior Manager, Heritage Preservation Services, including registration of such amending agreement to the satisfaction of the City Solicitor;

3. Submit an addendum to the Conservation Plan dated March 7, 2017, which specifies the restoration and necessary repair measures for the historic gates, to the satisfaction of the Senior Manager, Heritage Preservation Services;

c. Prior to the issuance of any permit for all or any part of the building known as the Gatekeeper's Cottage and the structures known as the Stone Gates at 131 Farnham Avenue & 45 Oaklands Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works as are acceptable to the Senior Manager, Heritage Preservation Services:

1. The owner shall provide full building permit drawings including notes and specifications for the alterations and conservation including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. The owner shall provide a Letter of Credit, including provisions for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the Gatekeeper's Cottage and Stone Gates Conservation Plan

- 131 Farnham Avenue, prepared by ERA Architects Inc. dated March 7, 2017;

d. Prior to the release of the Letter of Credit, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the Gatekeeper's Cottage and Stone Gates Conservation Plan - 131 Farnham Avenue prepared by ERA Architects Inc. dated March 7, 2017, and that an appropriate standard of conservation has been maintained, to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of this report.

DECISION HISTORY

Conica Glen Homes Corp (the "Applicant") purchased a .46 hectare land parcel at the southwest corner of Avenue Road and Farnham Avenue from the owners of De La Salle College for the purposes of redevelopment.

On December 12, 2014, Conica Glen Home Corporation submitted Zoning By-law Amendment and Site Plan Approval applications for the redevelopment of the southwest corner of the site at Avenue Road and Oaklands Avenue with 28 four-storey townhouses. The re-development called for the demolition of the historic gatekeeper's cottage (1908) and the stone gates (1869), which mark the historic entrance to the Oaklands Estate property.

City Council did not make a decision on the application within the statutory time frame, and so on August 14, 2015 the applicant appealed the Zoning By-law Amendment and Site Plan Control applications to the OMB pursuant to Sections 34(11) and 41(12) of the Planning Act.

On February 3 and 4, 2016, City Council adopted a motion directing the City solicitor to attend the OMB to refuse the proposal, but also to request mediation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE13.12>

Through mediation, City staff and the other parties reached an agreement that included improvements to the proposal and conservation strategy. City Council adopted staff recommendations to support the proposed settlement, subject to conditions, on July 12, 2016. City Council adopted a recommendation to amend the existing Designation by-law. (See Appendix 5 for Amended Reasons for Designation)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.CC20.18>

On November 8 & 9, 2016, City Council approved the amendment of the Official Plan with a Site and Area-Specific Policy introduced into the Yonge-St. Clair Secondary Plan respecting the De La Salle College playing field lands.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE19.3>

ISSUE BACKGROUND

Provincial Policy Statement and the Planning Act

The Planning Act and associated Provincial Policy Statement guide development in the Province. Under the Planning Act, section 2 (d) the "conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" is a matter of Provincial interest. The Provincial Policy Statement is issued under Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

Policy 2.6.1 of the PPS reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

The Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") was prepared under the Places to Grow Act, 2005 and is a growth management framework for the Golden Horseshoe region. Under policy 4.2.4, the Growth Plan requires that Municipalities develop official plan policies in support of conservation objectives including cultural heritage conservation to foster a "culture of conservation".

Ontario Heritage Act

Under Section 33, the Ontario Heritage Act states that no owner of property designated under Section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the heritage attributes, unless the applicant receives the consent of City Council.

Under Section 27, the Ontario Heritage Act states that the Council of a municipality may enter into an easement for the conservation of property of cultural heritage value or interest, which may then be registered against the real property affected. The City registered an HEA on the Subject Property in February, 1995 (Instrument No. CA332829).

Official Plan

Section 3.1.5 of the Official Plan contains a series of heritage conservation policies that apply to the subject property:

- Policy 3.1.5.4- Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.
- Policy 3.1.5.5- Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained.
- Policy 3.1.5.6- The adaptive re-use of properties on the Heritage Register is encouraged provided that it is consistent with the Standards & Guidelines.
- Policy 3.1.5.26- New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.
- Policy 3.1.5.27- Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on Heritage Register properties is desirable and encouraged. The retention of facades alone is discouraged.

Standards and Guidelines for the Conservation of Historic Places in Canada

In 2008, Toronto City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards & Guidelines") as the official document guiding the planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The Standards & Guidelines describes a conservation decision making process, three primary conservation treatments, a set of fundamental standards and more specific guidelines for making decisions about specific types of features. The primary conservation treatment for this project is rehabilitation, which means the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use. Below are a selection of relevant standards for the project:

- Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not

move a part of a historic place if its current location is a character-defining element

- Conserve heritage value by adopting an approach calling for minimal intervention
- Find a use for an historic place that requires minimal or no change to its character-defining elements
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference
- Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements

The Standards and Guidelines also include several key definitions. Central to these is the definition of Conservation. Conservation is defined as all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.

Development Site

The development site is an L-shaped parcel with 83 metres of frontage on the east side of Avenue Road and 121 metres of frontage on the north side of Oaklands Avenue. It measures 4,623 square metres in area, and has a depth ranging from 26 to 30 metres. The development site slopes downwards from north to south along Avenue Road, descending from the historic Lake Iroquois Shoreline escarpment at the north end of the De La Salle College Oaklands campus, which measures 12 acres in size. De La Salle College, Oaklands, is a private middle / secondary school for students ranging from grades 5 to 12, which was established at this location in 1931.

The development site is situated on a portion of the athletic field for De La Salle College.

Heritage Resource Description

The De La Salle, Oaklands campus was designated under Part IV of the Ontario Heritage Act in 1977 (By-law 0010-1977), with the designation by-law updated in 2015 (Attachment No. 5). The amended designation by-law comprehensively describes the buildings and landscape features of the 12-acre property that are significant for design, associative and contextual reasons.

The elements of the property that are the subject of this application are the Gatekeeper's Cottage (1908) at the south west corner of the property and the Stone

Gates (1869), both of which are described below in the context of the property's historical evolution.

The De La Salle Oaklands campus originated with the Oaklands estate in the 1850's, founded by John Macdonald. Macdonald was a businessman, preacher, philanthropist and politician, who constructed the Oaklands house at the top of the Lake Iroquois Escarpment in 1859-1860. Designed by architect William Hay, the house is considered one of the area's finest examples of High Victorian Gothic Revival residential architecture, which is enhanced by the intact features of its original landscaped surroundings. The house was constructed on the Lake Iroquois escarpment, a glacial landscape formation that is visible as a ridge crossing the property from east to west.

The stone gates that are the subject of this application are thought to have been constructed during a significant expansion of the Oaklands house in 1869, undertaken to accommodate Macdonald's growing family. The stone gates were originally positioned on Cottingham Street further south, serving as the primary entrance to the estate, however were moved in the early 20th century to their present location. The gates consist of 8 stone gate posts with domed tops, buttresses and incised quatrefoil motifs. The gates frame a pedestrian entrance at the west and a main vehicular entrance. An iron fence with trefoil motifs connects the posts (Attachment 2).

In 1906, Nettie McCormick purchased the property as a residence for her eldest daughter Mary Virginia. Mary Virginia's father Cyrus was a Chicago based inventor and millionaire entrepreneur credited with patenting the mechanical reaper in 1831. Mary Virginia McCormick resided at the Oaklands estate until it was sold to De La Salle College in 1931. She was a notable philanthropist and financial benefactor of hospital expansions in Alabama, local YMCA's and a children's playground. In 1908, Mary commissioned architects Darling & Pearson to design a 1.5 storey brick dwelling for the south west corner of the estate, which would be used as a gatekeeper's house.

Together the stone gates and the gatekeeper's house marked the entry to the estate property (See Attachment No. 3- Oaklands Estate- Historic Plan). A carriageway passed through the gates and wound through the lower field (now the playing fields) and up the sloping face of the ravine, culminating in the main residence on the summit of the escarpment.

De La Salle College is associated with the Brothers of the Christian Schools, an organization founded in 1680 by Jean Baptiste de la Salle in France. The Brothers of the Christian Schools arrived in Toronto in 1851 and founded the De La Salle Institute in 1870 on Richmond Street West. The Brothers of the Christian Schools purchased the Oaklands Estate in 1931. The new campus adopted the name Oaklands from the McCormick and Macdonald occupancies. The school made some significant changes to the site, chiefly the construction of a purpose built school building at the eastern edge of the site in 1949. The school also constructed a residential wing to the original Victorian residence in 1958, an athletic centre in 1960-1966, a retreat centre in 1988 and a music studio in 2004. The original driveway was altered in 1957 as the lower part of the property was re-purposed. A running track was introduced just north of the gatekeeper's house in 1992. The gatekeeper's house was re-purposed as a residence for employees of De La Salle College.

Contextually, De La Salle College Oaklands remains a landmark on Avenue Road, where the property is historically, visually, physically and functionally linked to its surroundings.

The view from Avenue Road and from Oaklands Avenue through the gates, including the open playing field, the escarpment and the south elevation of Oaklands House is a heritage attribute of the property.

The stone gates and the gatekeeper's house are also heritage attributes that contribute to an understanding of the expansiveness of the original estate property.

APPLICATION

The original submission proposed 28, 4-storey townhouses in six blocks of four to five units facing west on Avenue Road and south on Oaklands Avenue. The units ranged in height from 12.5 to 15 metres, with a total gross floor area of 8,604 square metres. The applicant proposed to demolish the gatekeeper's house and re-locate the stone gates.

Through the negotiation process, the proposal was reduced in scale to 22 units, with heights decreased to between 10.7 metres and 11 metres.

In summer 2016, through mediation at the Ontario Municipal Board, City Staff secured further changes to the proposal, including the following:

- The southernmost townhouse unit on Avenue Road was removed
- The two westernmost townhouse units on Oaklands Avenue were removed
- The total number of townhouses was reduced from 22 to 19 (original proposal was for 28 units)
- The view from the corner of Avenue Road and Oaklands into the De La Salle site was opened up from approximately 10 metres to approximately 22.75 metres (measurement taken from the corners of the southernmost and westernmost townhouses)
- The historic gates and the gatekeeper's cottage were now conserved
- The City agreed to initiate an Official Plan Amendment to include the identified views in an amendment to the Official Plan Policy 3.1.1, Schedule 4
- The City agreed to initiate an Official Plan Amendment to Yonge St. – St. Clair Secondary Plan to designate the lands on the site below the Iroquois Escarpment Institutional and permit only Open Area use for the purpose of a playing field, running track, and small scale accessory recreational uses

City Council has since approved the amendment of the Official Plan with a Site and Area-Specific Policy introduced into the Yonge-St. Clair Secondary Plan respecting the De La Salle College playing field lands.

The parking areas for the townhouse blocks, which are partly below-grade will be accessed through a widened entrance driveway running between the historic gates. The east gate posts will be relocated slightly to accommodate the widened driveway. A significant landscaped area will be retained around the gatekeeper's cottage.

The steep downward slope of the site means that some re-grading is required at the corner of the running track leading down to the driveway for the townhouses. A tiered retaining wall is proposed to provide the necessary transition in grade (see Attachment 4 - Proposal Drawings).

COMMENTS

Through the application negotiation process, City Staff sought to conserve and protect the following property attributes that were threatened in the initial submission:

- the stone gates - their location, materials and design
- gatekeeper's cottage - its location, materials, projecting verandah and doric columns
- the view from Oaklands Avenue, through the gates and across the open fields to the ridge and to the south elevation of Oaklands House

In the proposed OMB settlement plans, the gatekeeper's cottage will be conserved in situ and rehabilitated. Wood work, flashing, and the chimney will be repaired. Brick underneath the deck will be repaired and a fire escape on the south elevation that was not part of the original design will be removed. General repairs will be made to all elevations of the building.

The doric columns at the ground level of the east elevation, which support a projecting roof (Attachment 2) marked the original limits of the front verandah. This finding is supported by physical evidence discovered during the preparation of the conservation plan. In recent years, an uncovered deck extension was added to the verandah, projecting beyond the original limits. As part of the rehabilitation of the house, the extension will be removed and the verandah restored.

Windows and doors to the house are not original, and will be replaced with new units based on photographic evidence.

The west half of the historic gate assembly will be retained in situ and will be restored by a qualified stone mason. The east half of the historic gates (including posts and fencing) will be relocated further to the east to accommodate the minimum required driveway width for the townhouse development. The intervention is considered reasonable as it maintains the historic location and purpose of the gates to define the property entrance.

In the mediation process, the applicant eliminated three additional townhouse units to create a wider view cone, which conserves the continuous view from Oaklands Avenue across the playing field to the historic mansion at the crest of the escarpment. This view is of particular significance as it assists in an understanding of the size and character of the original estate property that has survived and is now the De La Salle College campus.

HPS staff are satisfied that the landscaping proposed along the south wall of the townhouse block (Attachment 4), in conjunction with the generous setbacks on all sides of the gatekeepers house allows for the continued, successful interpretation of the building within a naturalized setting.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development, and is satisfied that the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the City of Toronto's Official Plan heritage policies and the Standards and Guidelines for the Conservation of Historic Places in Canada. Conservation of the stone gates and the gatekeeper's house maintains the legibility of the original extent of the Oaklands estate while conservation of the view beyond maintains a strong visual connection between the Gatekeepers Cottage and Oaklands House. The position of the main entrance driveway for the townhouse development, which runs through the stone gates and past the restored gatekeeper's house maintains the symbolic and historic function of each structure. Accordingly, the proposed alterations are worthy of approval under section 33 of the Ontario Heritage Act.

CONTACT

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SIGNATURE

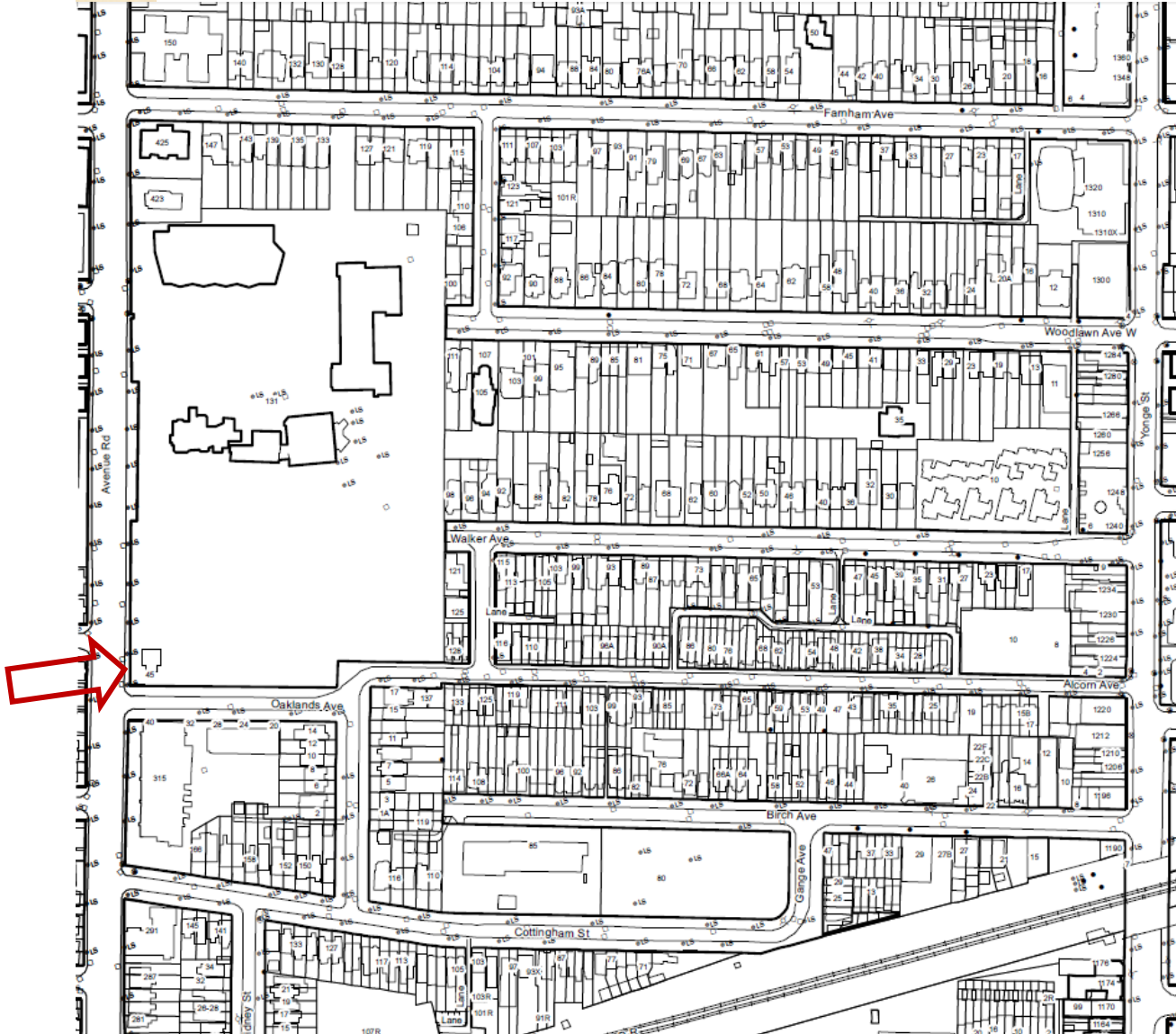
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Plan
Attachment No. 2 – Photographs
Attachment No. 3 – Oaklands Estate-Historic Plan
Attachment No. 4 – Proposal Drawings
Attachment No. 5 - Statement of Significance

LOCATION MAP
131 FARNHAM AVENUE & 45 OAKLANDS AVENUE

ATTACHMENT NO. 1



The arrows mark the location of the property. This location map is for information purposes only; the exact boundaries of the property are not shown



Stone gates with the gatekeeper's house (Heritage Preservation Services, 2015)



The stone gates with the gate keeper's house at the left and the view of the south façade of Oaklands, and the Lake Iroquois ridge in the distance from Oaklands Avenue

PHOTOS
131 FARNHAM AVENUE & 45 OAKLANDS AVENUE

ATTACHMENT NO. 2



Principal (east) elevation (ERA, 2015).



North elevation (ERA, 2014).



West elevation (ERA, 2015).



South elevation (ERA, 2015).



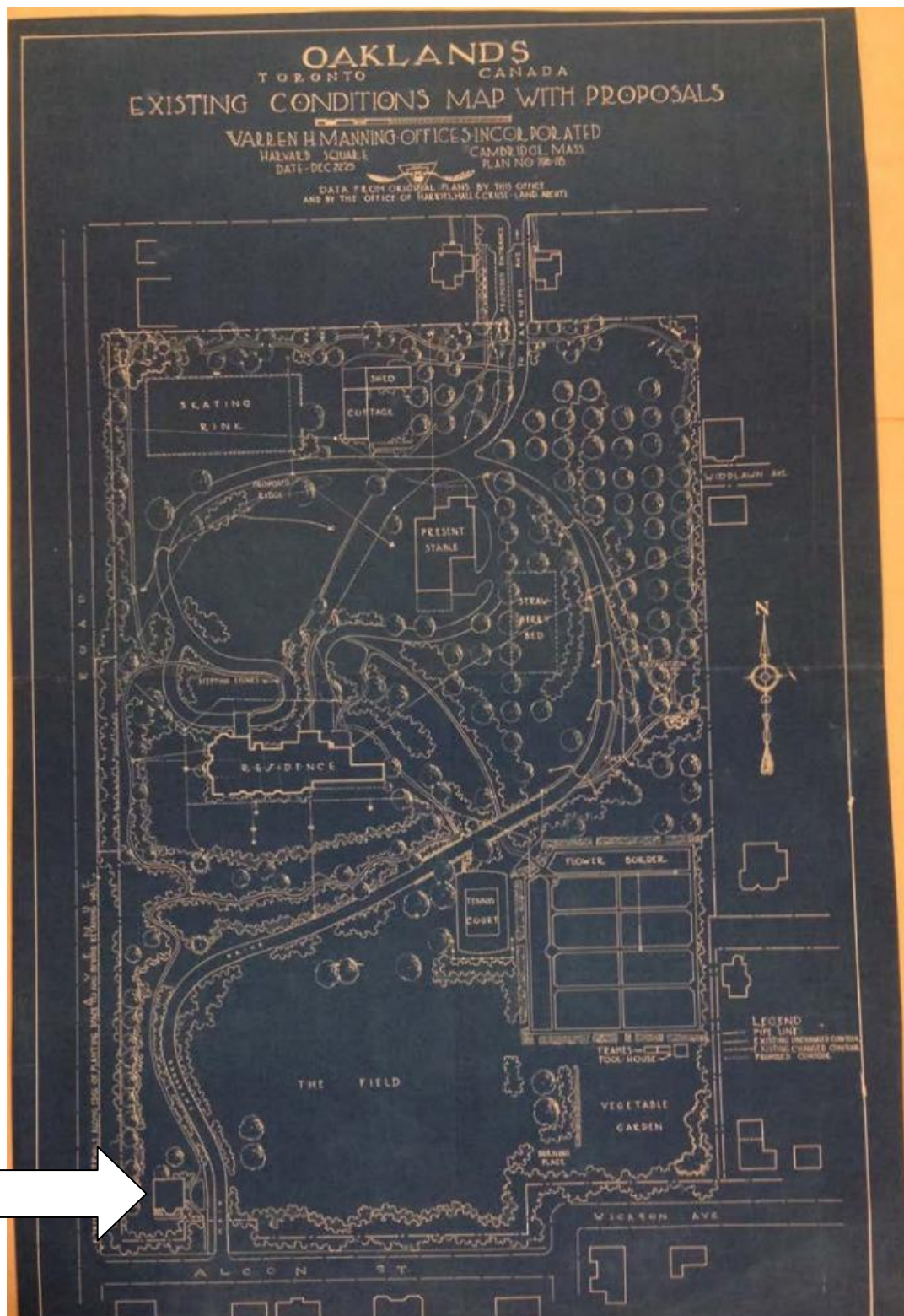
Some of the existing stone gates (ERA, 2014).

Elevations of Gatekeeper's House & Stone Gates (Courtesy of ERA Architects)

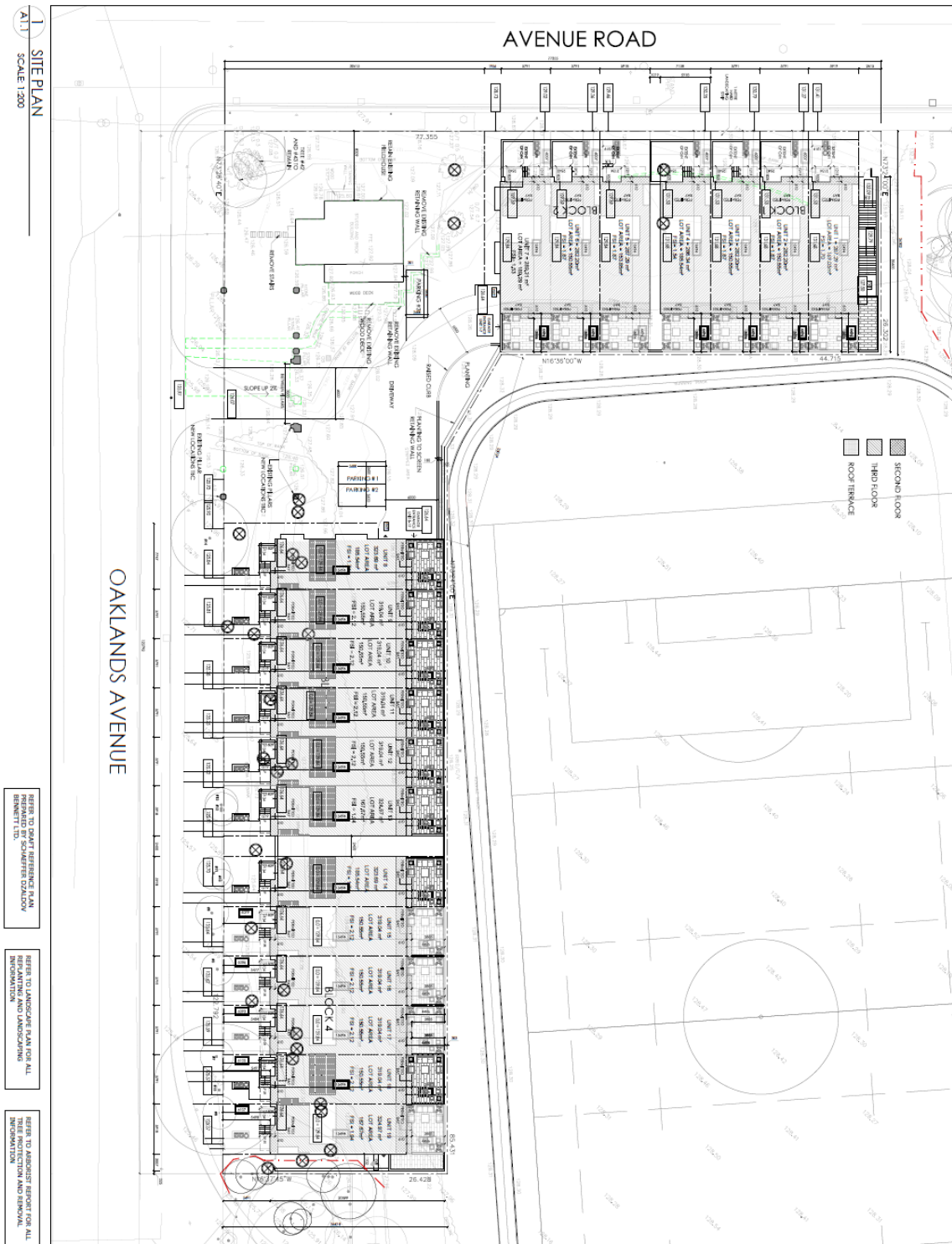


City of Toronto Archives, Series 65, s0065_f10056_id0098

Photograph of Gatekeeper's House showing - 1959



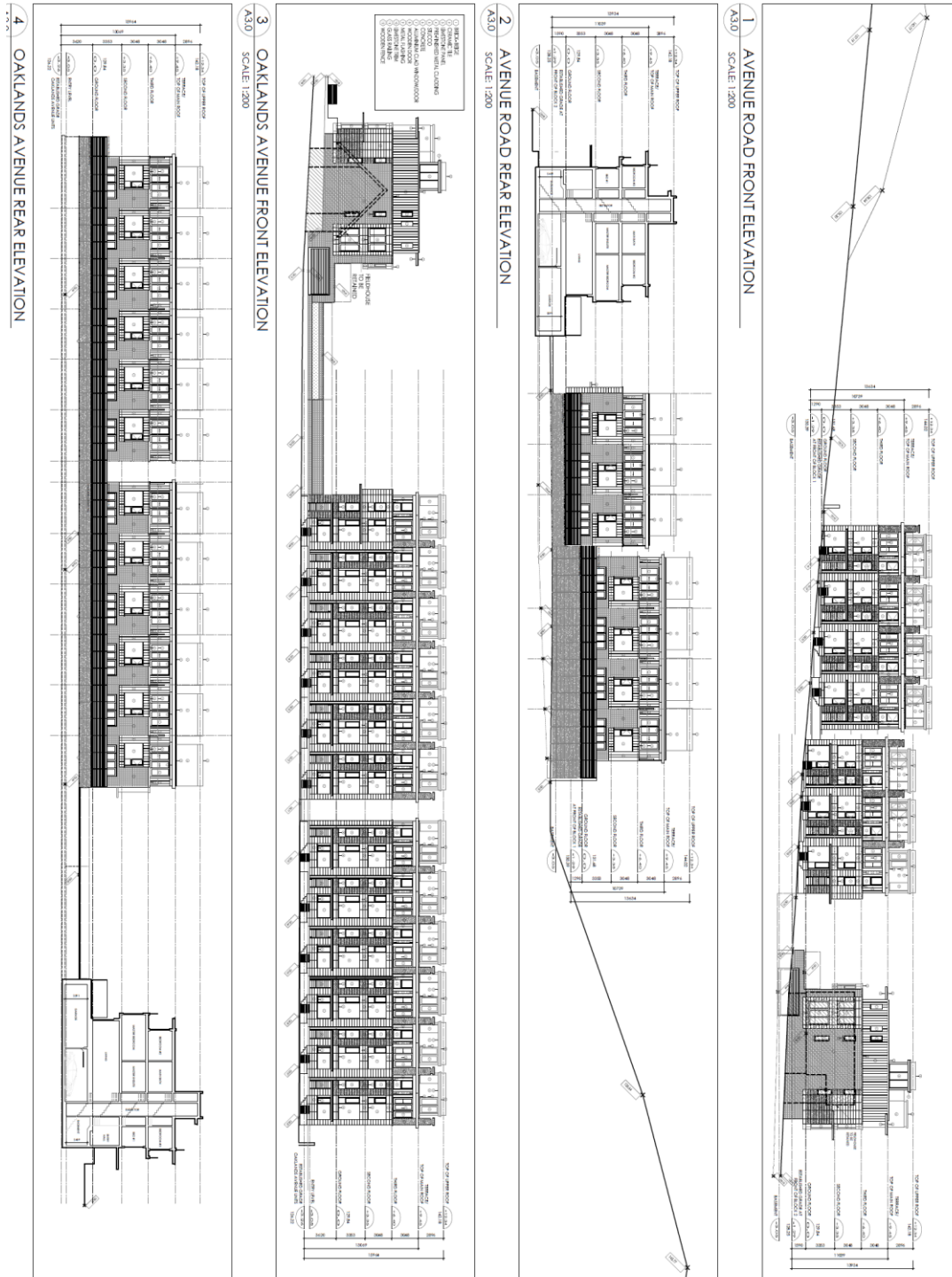
Oaklands Estate- Historic Plan



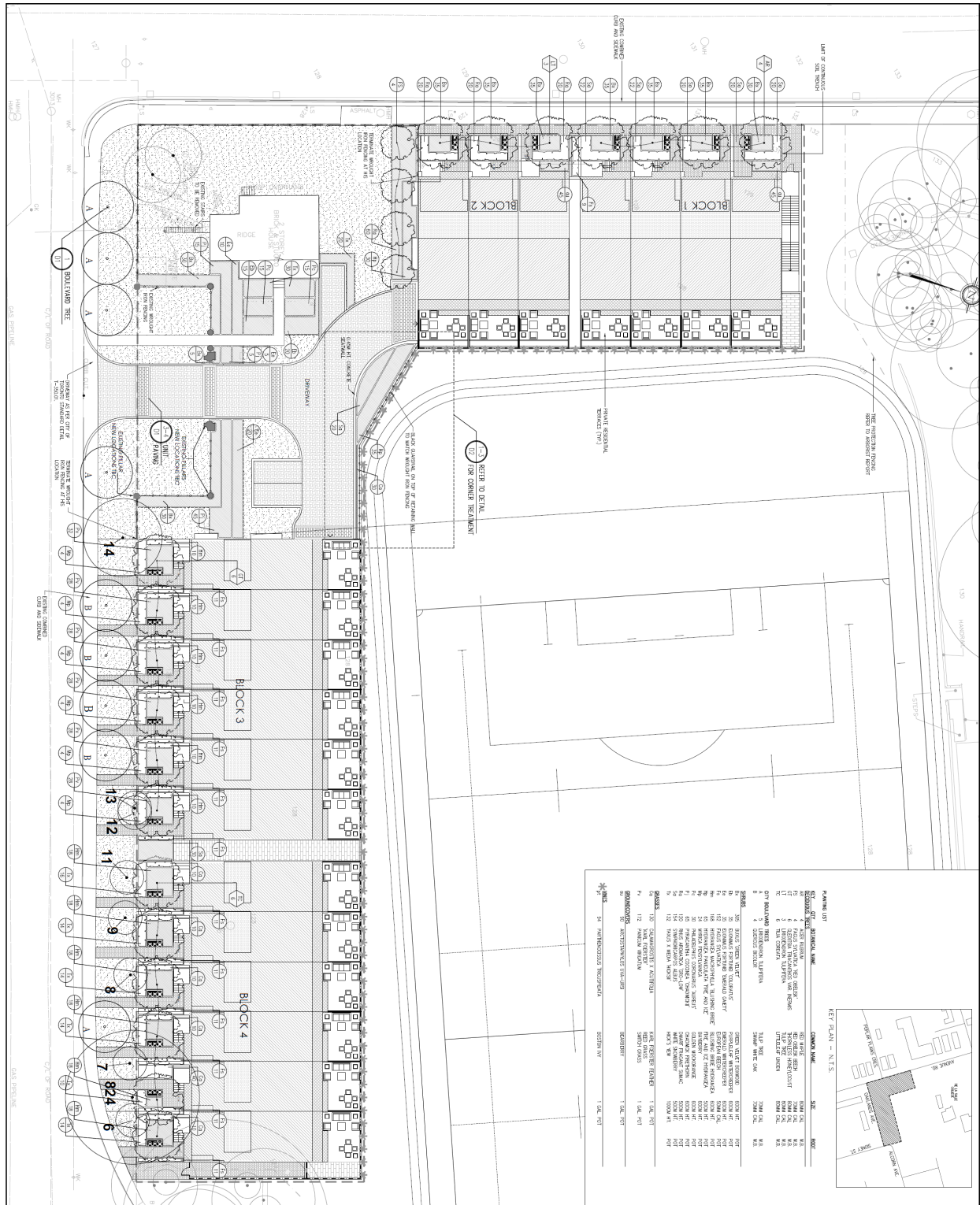
Site Plan

PROPOSAL DRAWINGS
131 FARNHAM AVENUE & 45 OAKLANDS AVENUE

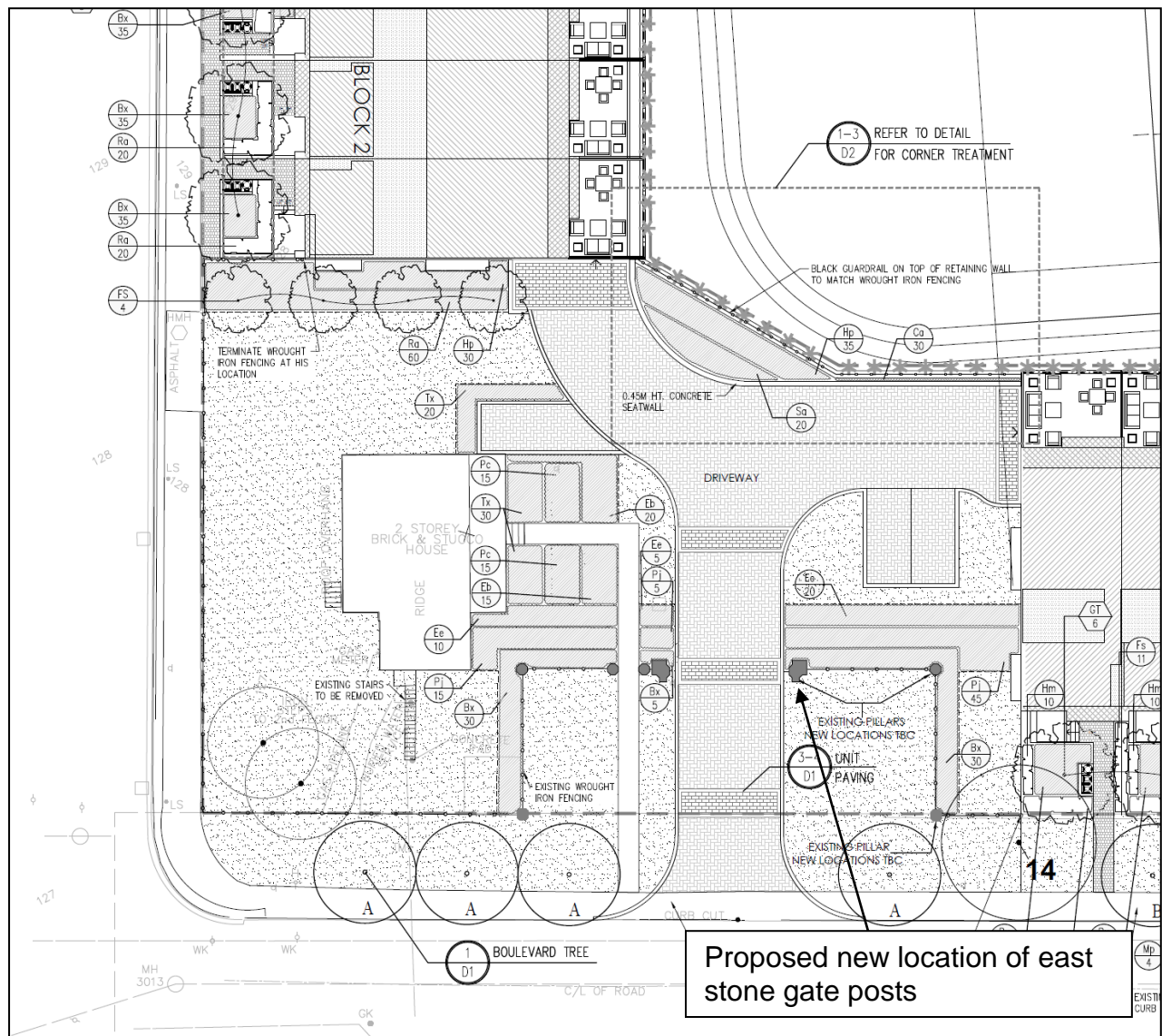
ATTACHMENT NO. 4



Elevations



Landscape Plan



Landscape Plan- close-up

De La Salle College "Oaklands" (previously known as Oaklands)

Description

De La Salle College "Oaklands" is situated on the east side of Avenue Road between Oaklands Avenue and Farnham Avenue. The property is a secondary school campus (including a historic house and estate) situated on the Lake Iroquois escarpment which runs east-west through the property. On top of the ridge to the north is the upper campus with planted open space surrounded by the original Macdonald family house, known as Oaklands (1859 onwards), and a series of more recent school buildings including the 1949 De La Salle College "Oaklands" building. To the south is the escarpment face leading down to the sports fields including a running track and football pitch as well as the historic gates (1860s) and gatekeeper's house (1908) at the north-east corner of Avenue Road and Oaklands Avenue.

The property at 131 Farnham Avenue was designated in 1977 under By-Law 10-77. under Part IV, Section 29 of the Ontario Heritage Act.

Statement of Cultural Heritage Value

De La Salle College "Oaklands" campus is an important cultural heritage property in the City of Toronto that has design, associative and contextual values.

De La Salle College "Oaklands" originated as the Oaklands estate, which dates to the late 1850s with the purchase of three lots of land on the east side of Avenue Road and the construction of Oaklands house (1859-60 and onwards) which has had a continuous prominence as a landmark on the ridge ever since.

The property has historical value for its associations with important historical figures and institutions of local, national and international significance.

Originally the estate of John Macdonald (1824-1890), who built Oaklands house (1859-60) and later extended it (1869-70) on Toronto's escarpment. A prominent innovative businessman, Methodist preacher, philanthropist and politician who was elected to both the provincial and federal parliaments, Macdonald was ultimately appointed to the Senate by Sir John A. Macdonald.

Oaklands is also valued for its association with Mary Virginia McCormick (1861-1941), the daughter, of Cyrus H. McCormick (1809-1994), the internationally-lauded inventor of labour-saving farm machinery, known as the mechanical reaper, and founder of the Cyrus H. McCormick and Brothers company which later merged with J. P. Morgan to become the International Harvester Company now known as the Navistar International Corporation. Mary McCormick was also a noted philanthropist both in the United States and Canada, contributing funds for the creation of the Mary McCormick Recreation

Centre and Park in Brockton. During her occupation of Oaklands she extended the house, added the gatekeeper's house and modified the landscaping and circuitous driveway.

Oaklands is valued for its association with Jean-Baptiste de la Salle who founded the Christian Brothers in Reims, France in 1680. The Brothers operate educational institutions, named for De La Salle around the world. They first opened a Canadian branch in Montreal in 1837 and followed in Toronto in 1851 where they have had a continuous presence in the city as a Catholic educational institution, creating De La Salle College "Oaklands" in 1931.

Finally the property is valued for its association with a series of important Toronto architects: William Hay and his succeeding firm of Gundry and Langley, the firms of Darling and Pearson, Gordon and Helliwell and James H. Haffa.

The property's design value relates to the house and its surroundings as one of the only two surviving Victorian houses constructed on the Lake Iroquois escarpment, which retains the essential features of its original landscape setting. Oaklands is valued as one of the finest examples of High Victorian Gothic Revival residential architecture, the "Victorian house, par excellence." Built in 1859-60 and extended in 1869-70 with buff brick with stone details it is an excellent example of the High Victorian Gothic Revival style. This is evident in the asymmetrical plan and picturesque massing of the exterior which combines steeply pitched gable roofs and dormers, oriel and bay windows, and three octagonal towers. The variety of details are typical of the style and include polychromatic slate roofs, elaborate weathervanes, decorative wood bargeboards with kingposts or metal finials, crenellated parapet. The stone gates (c1860s) with their octagonal piers, decorated with quatrefoil motifs in relief, and the iron railings with their trefoil motifs extended the design value to the original entry of the property.

Later additions to the house built during Mary McCormick's occupation of the property (c1912), contribute to design value in the well-crafted features such as the stone porte-cochere on the north side and single-storey bay window extensions on the south side, which replaced the earlier verandahs, but maintain the High Victorian Gothic Revival details and picturesque rambling character of the house. Many of the identified interior areas and features, such as the fireplaces and the door cases reflect the influence of Neo-Classicism after the turn of the century. The result is a unique work which is a rare stylistic combination of evolving architectural style over 60 years that seeks to create a unified whole respecting the original house.

The gatekeeper's cottage (c1908), also built during Mary McCormick's residency, with its stucco walls, steep sloping roofs punctuated by dormers and extending to incorporate an asymmetrical verandah has a compatible picturesque style with a rustic Classical quality evident in the Doric columns and arched verandah walls that contributes to the design value in exemplifying Edwardian eclecticism.

Design value is also evident in the setting of the Oaklands house on the edge of the wooded escarpment, originally reached by a winding, still partially extant drive, which ascended across the lower open fields to the upper level of the ridge and exemplifies the more rustic aspects of the Picturesque aesthetic which converged with the High

Victorian Gothic Revival. The escarpment driveway retaining walls with their stone arcades of pointed Gothic arches (c1912) are also identified for their design value.

Under the new ownership of the Christian Brothers in 1931, and a shift in purpose from a single family home to an educational/collective-residential function, the whole property was re-imagined with a collection of school buildings, including the historic Oaklands house, carefully composed around the edge of the central gardens of the dell on the upper terrace at the top of the ridge, with the fields of the open space below devoted primarily to athletic activities. Despite the change of use, the re-development of the site reinforced the physical and design value of the original domestic setting. The upper terrace of gardens with the dell, the original oak trees, additional maple trees planted during the Macdonald family's occupation and their enclosure on three sides (north, east and south) by the house and De La Salle College, with the open west side which permits views across the open space from Avenue Road to the house, the college and the gardens, are also identified for their physical and design value.

The De La Salle College "Oaklands" building (1949) is identified as having cultural heritage value through its design which represents a mid-twentieth century Neo-Classical style as a two-and-a-half storey, flat-roofed building with a central cupola topped with a conical copper roof and cross, clad in variegated red brick with Neo-Classical stone pilasters and entablatures framing the central entrance and two side wings of the chapel and auditorium, with stone relief panels and other details. The incorporation of glass block and the inclusion of contemporary subjects in the relief panels and the varied treatment of Neo-Classical elements to accommodate the school's functions are modern elements indicating the influence of the mid-twentieth century on the building's design.

The contextual value of the property relates to the historical, visual, physical and functional links between Oaklands and its grounds and the Yonge-St. Clair and Casa Loma neighborhoods. With the house positioned on the edge of the Lake Iroquois escarpment facing south to the city, Oaklands and its setting are valued for maintaining the 19th century character of the escarpment in this area. This character originated with the sequence of estates built along the ridge from as far west as Wychwood Park, west of Bathurst Street, to Oaklands in the east. Of these nineteenth century estates, only Spadina and Oaklands have survived and maintain their distinctive escarpment setting. Situated on the east side of Avenue Road, Oaklands is contextually valued for providing the most publically visible remnant of this 19th century development pattern on the escarpment.

De La Salle College "Oaklands" is a landmark sitting on the ridge of Avenue Road which with University Avenue is one of the city's main north-south routes. The property is part of a sequence of nineteenth century landmarks viewed on this route which are important institutions including the Ontario Legislature, and the University of Toronto to the south and Upper Canada College in the north.

Beyond the significance of 19th century settlement and history of Toronto, the contextual value of the property also lies with the visibility of the escarpment from Avenue Road and Oaklands Avenue. The escarpment is part of the Lake Iroquois Shoreline Ridge formed approximately 12,000 – 13,000 years ago and recognized as a

feature in the City's Natural Heritage System as identified on Map 9 of the Official Plan. "The Iroquois Shoreline Ridge clearly represents one of the city's most important cultural and natural heritage features on account of its archaeological, geological, Aboriginal, city-historic and built heritage associations, as well as its physical prominence." The City of Toronto's Archaeological Master Plan has identified the ridge including the De La Salle property as having archaeological potential. The natural heritage features include the prominence of red and white oaks, maple and pine trees on the site. As a link between the Humber River and Don Valley, the ridge fostered an east-west trail used by aboriginal people which survives today as Davenport Road.

The views from Avenue Road across the school's open fields have been identified as providing some of the best views of the escarpment in the City. The view from the gates on Oaklands Avenue is significant both for its view of the escarpment as well as preserving the view of Oaklands framed by the gates which was established between 1899 and 1903.

Heritage Attributes

The heritage attributes of Oaklands and the Oaklands estate on the property at 131 Farnham Avenue are:

Oaklands (exterior)

- The placement, setback and orientation of Oaklands in its original location on the edge of the escarpment with one principal elevation facing south looking over the landscape of the escarpment and the playing fields to the city skyline and the other one facing north to formal gardens
- The scale, form and massing of the house-form building, with the irregular plan including three towers, a variety of windows, bay windows, dormers and gable roofs and chimneys
- The two-coloured slate bands on the tower roofs
- The buff brick and stone materials, the wood windows and bargeboards with king-posts and the metal finials and weather vanes

North Elevation

- The north elevation includes the main building with a service wing on the east.
- The main building is composed of a five storey tower set between two, two-and-a-half storey gable-roofed wings and an additional hipped roof section to the east
- The tower has a square plan at the first three levels which becomes octagonal at the upper two. It features a three-sided oriel window with pointed-head openings at the third level, at the fourth level triangular cusped windows with stone drip moulds terminating in carved bosses. Above bands of decorative wood corbelling provide a transition to the slate roof which has dormers on four sides with tiny metal finials and is capped with an elaborate metal weather vane
- The gable-roofed wing to the west of the tower has a two-storey bay window with a hipped roof and stone surrounds at the window openings
- The stone porte-cochere, added c1912, has engaged columns and flattened arches with Gothic cusps and a stone balustrade of pointed arches on its roof.

- The main doorway has a paneled, wooden door case with multi-paned sidelights and transom
- To the east of the tower, a single storey bay window with stone surrounds with a stone balustrade of pointed arches matching that of the porte-cochere.
- The east wing on the north elevation includes 3 gable roofed wings with decorative bargeboards with 2 patterns that are distinct from those of the main house and the smallest of the three towers
- The remaining windows on the north elevation are a combination of flat-headed with stone surrounds or lintel, or they feature brick arches in-filled with stone relief panels carved with quatrefoils. Third storey windows in the gables feature round heads. The second storey windows in the kitchen wing tower feature slender lancet shaped windows
- Three chimneys project from the roof of the main building, three more project from the kitchen wing

West Elevation

- A gable roofed bay at the south-west corner with a two-storey rectangular bay window with stone surrounds around the windows, a decorative word bargeboard with quatrefoil motifs and a large king-post finial
- At the north end of the west elevation a single-storey rectangular bay window features a crenellated parapet with the Macdonald family crest
- Two dormer windows with deep wooden hoods and a large chimney feature in the roof

South Elevation

- The south elevation includes the original house, 1859-60 at the centre, two-and-a-half story extensions to the west and two-storey extensions to the east dating from 1869-70. At the ground floor are a series of bay windows dating from c1912
- At the western end a gable roof with two dormers which are extensions of the south brick face and feature bargeboards and metal finials
- At the ground floor below a large bay window extension with diagonal corners, features stone window surrounds and an upper balcony with a wooden pointed-arch balustrade
- At the centre of the elevation, a projecting gable wing features a bargeboard with a king-post finial, a hexagonal second-floor bay window with stone headers and sills, a round-headed window at the third floor with a metal balustrade featuring thistles and quatrefoils. At the ground an oval bay window with stone surrounds
- To the east, a large bay window with diagonal corners and stone headers, with a balcony above. Facing the balcony are two windows, two over two sash with stone headers. Above is a narrow dormer with a deep wooden hood
- The 1859-60 octagonal tower emerges at the second story level between this bay window and the next one to the east. The tower has flat headed windows at the second level and round-headed windows above with what appears to be black-painted pointed arches on the brick above the windows. The roof features polychromatic shingles
- The east bay window extension dating to c1912 supporting an upper level sunroom which is glazed on three sides

- The south façade of the kitchen wing of 1869-70 with a gable dormer whose barge-board matches those on the north elevation

Oaklands Interior

- The important areas are situated on the first and second floor, additional descriptions have been added as the uses have changed. These areas are the Main Entrance and Vestibule, the Chapel (south-west corner room), the Boardroom (north-west corner room), the Office (with oval bay window), the Sitting Room (not identified in 1995 HEA), the Dining Room (currently an office), the Entrance Hall with staircase, a second-storey Sitting Room, the second-storey Sun Room and the second-storey stairwell to the third floor.

First Storey

- Main Entrance and Vestibule with wooden doors with glazing and multi-paned sidelights and transoms
- The Main Foyer with two door cases with classical surrounds featuring fluted pilasters, neo-classical mouldings and a dentilated cornice
- The Chapel (south-west corner room) with marble fireplace, flanked by two single doorways with classical surrounds and cornices, and a dentilated cornice around the entire room, as well as fluted Corinthian pilasters and columns supporting the beam between the main room and the bay windows
- The Board Room (north-west corner) with a dentilated cornice and frieze with Neo-Classical mouldings which continues on all elevations of the room as well as the two-colour marble fireplace surround with Neo-Classical decorative relief panels and mouldings
- The Office (south) with the oval bay window framed by wood paneling and the multi-paned double doors framed by an ornamented wood surround and its fireplace with wood and stone surround
- Sitting Room (south) with white marble fireplace with elaborately detailed carving featuring three richly carved corbel pendants, at the sides and centre of the fireplace surround, spiral roll moulds around the arched opening and carved discs in the spandrel panels to either side of the arch and a mantel shelf with an undulating edge profile
- The Dining Room contains wooden wall paneling, elongated trefoil transoms and wooden ceiling beams and its fireplace of brick with stone corbels and wood mantel
- Entrance Hall with wood paneling, wooden door surrounds with Neo-Classical detailing and quarter-turn staircase with carved balustrade and newel post with caps, landing and window with its leaded glass window of five lights with transoms above with stained glass detailing

Second Storey

- The second storey Sitting Room contains a marble fireplace with an arched marble surround, keystone incised detailing and a bowed mantelpiece
- Fireplace on the second storey level with a marble surround featuring an arch with a keystone similar to but different from that identified above

- Fireplace in the second storey Sun Room with marble and wood surround ornamented by egg and dart moulding, scroll detailing, paneled frieze and a dentilated cornice
- Second storey stairwell contains a two-turn staircase with an open well, twisted balusters and carved tread brackets

Stone Gates

- Situated in their current location at the exact distance from the north-east corner of Avenue Road and Oaklands Avenue, 8 stone gate posts with domed tops, two with buttresses and all with incised quatrefoil motifs creating a pedestrian entrance at the west and a vehicular entry on the right. The iron fence includes trefoils motifs at its base

Gatekeeper's House

- Situated in its exact location and set back from the north-east corner of Oaklands Avenue and Avenue Road
- Including a one-and-a-half storey stucco-clad structure on a raised brick basement with a projecting verandah on the east face and three dormer windows, one cut into the eaves on the east face
- Elements include the verandah walls with the arched openings at both ends, and the Doric columns on the verandah

De La Salle College "Oaklands", 1949 (exterior)

- Two-and-a-half storey, variegated red brick clad building on an irregular J-shaped plan with a flat roof topped with a cupola with a conical copper roof supporting a cross
- The west façade with its symmetrical projecting bays at either end and central entry bay, all featuring full-height fluted stone pilasters with classical capitals supporting a stone entablature
- The central entrance bay features the main entrance door with a large stone surround with classical pilasters and entablature and large broken pediment with curved volutes flanking
- The southern entry bay of the auditorium features stone pilasters and entablature with three sets of doors between the pilasters with window openings at the second floor with stone surrounds and a dentilated cornice. In the attic level, carved relief panels featuring a central panel with a cartouche flanked by horns of plenty all featuring fruits and flowers. To the south, an octagonal panel featuring a drum and bugle and to the north a panel with a running football player almost at the goalposts. At the outer edges in two recessed flanking walls, two long narrow window openings are filled with glass blocks
- The north projection is the exterior face of the chapel and features a sloping stone pediment with a cross at the centre supported on two pairs of stone pilasters with fluted capitals. Between them, the window of the chapel featuring a Palladian pattern with a larger central bay and two smaller bays with glass block windows. Above, two stone relief panels featuring crests

Oaklands estate: views and landscape features

- The retaining walls of the driveway with their arcaded balustrades and the arched opening below the driveway
- The views from Avenue Road of the ridge, the playing fields and the south elevations of Oaklands
- The view from Oaklands Avenue, through the gates and across the open fields of the ridge and the south elevation of Oaklands
- The landscape of the ridge including trees, vegetation, paths and slope
- The open space with trees and plantings at the upper terrace on the north side of Oaklands and the location of the buildings framing and partially enclosing the open space while keeping it open to views from Avenue Road of the west elevation of the 1949 school building and the north and west elevations of Oakland house
- The trees on the upper terrace including oaks, pines and maples
- The curving driveway on the north side of Oaklands that contains an open grassed and planted area with a dell known as "The Dish"