



Decision Letter

Toronto Preservation Board

Meeting No.	25	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, June 16, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB25.8	ACTION	Adopted		Ward: 15
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2 Valleyanna Drive

Board Decision

The Toronto Preservation Board recommends to the North York Community Council that:

1. City Council state its intention to designate the property at 2 Valleyanna Drive under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 2 Valleyanna Drive (Reasons for Designation) attached as Attachment 3 to the report (May 25, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the property.

Decision Advice and Other Information

Loryssa Quattrociocchi, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2 Valleyanna Drive.

Origin

(May 25, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council state its intention to designate the property at 2 Valleyanna Drive under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value for its design and physical, historical and associative, and contextual value. The property at 2 Valleyanna Drive, Annandale/Uplands, was listed on the City of Toronto's Heritage Register on September 27, 2006.

The property at 2 Valleyanna Drive is located at the northeast corner of Bayview Avenue and Valleyanna Drive and is comprised of a two-storey, L-shaped building. Originally the gatehouse to Dr Herbert Bruce's "Annandale" estate, which served as the physical and visual entryway to his 100-acre property, the building was designed by renowned architect Eden Smith in 1920-21, and is situated on a rectangular-shaped portion of the property fronting Bayview Avenue. In 1956-7, after Valleyanna Drive was created, the gatehouse, then called "Uplands," was sold to Frederick E. Fletcher who converted the building for residential use and re-oriented its principal elevation onto the newly created Valleyanna Drive. Fletcher constructed interior alterations, which included filling in the original carriageway and the addition of the octagonal dining room wing at the northeast end of the property, which created its present L-shape plan.

Following research and evaluation undertaken according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 2 Valleyanna Drive merits designation under Part IV Section 29 of the Ontario Heritage Act for its design and physical, historical and associative, and contextual value.

An application was made to amend the Zoning By-law for the property at 2 Valleyanna Drive to permit a three-storey residential addition containing 4 units, retaining and converting the existing gatehouse into a three-bedroom dwelling within the proposed development. A Preliminary Report on the application was adopted by North York Community Council on September 10, 2020 authorizing staff to conduct a community consultation meeting. The applicant appealed the Zoning By-law Amendment application to the Local Planning Appeal Tribunal (LPAT) on March 30, 2021.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

Background Information

(May 25, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2 Valleyanna Drive

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-167318.pdf>)

Staff Presentation - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2 Valleyanna Drive

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-168141.pdf>)

Communications

(June 11, 2021) Letter from Alex. M. Grenzebach, Interim Chair, North York Community Preservation Panel (PB.Supp)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-132870.pdf>)

(June 11, 2021) Letter from Daniel B. Artenosi, Overland LLP on behalf of York-Kirtling Inc. (PB.Supp)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-132872.pdf>)

(June 14, 2021) E-mail from Lynda Moon (PB.Supp)

Speakers

Michael Cara