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City Clerk
City of Toronto, City Hall
13th Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2
Attn: John Elvidge (John.Elvidge@toronto.ca)

Dear Mr. Elvidge:

Re: Subject Property: 2365 Bayview Avenue, Toronto (Crescent School)
Ward: Don Valley West – Ward 15
Notice of Objection pursuant to subs. 29(5) of the *Ontario Heritage Act*

We represent The Crescent School in connection with the City's Notice of Intention to Designate the above-noted Subject Property dated February 4, 2021 (the "**Notice**").

Our client hereby **objects** to the Notice pursuant to subsection 29(5) of the *Ontario Heritage Act*, RSO 1990, c. O.18, as amended (the "**OHA**") and requests a hearing before the Conservation Review Board.

Context

Crescent School has been working with a team of experts on a significant Master Campus Planning exercise to renew and improve campus facilities over the next five years. The first phase proposes the construction of a two-storey addition to the existing school, to accommodate a new dining hall and entrance facility. The addition would be located to the north of the historic service-garage of the manor house, between the existing dining hall and the athletic field. Phase 1 will also include central utility plant work with surface landscaped space and centralized loading, mechanical/electrical and garbage storage below grade.

Phase 2 is proposed to feature an entirely new health and wellness centre on the campus, containing indoor athletic facilities and associated program and office space.

The third and final phase anticipates renovations to the existing lower, middle and upper school space. Crescent School has dedicated over three years of preparation to this Master Plan process, and has had multiple contact points with City departments and other agencies, such as TRCA. The comprehensive, phased plan reflects a significant capital investment in this neighbourhood over a five-year period.

Reasons for Objection

Our client has had an opportunity to review the Staff Report from the Senior Manager, Heritage Planning, Urban Design, City Planning, dated January 25, 2021 (the “**Staff Report**”).

Our client has been and will continue to be respectful of the history of the Subject Property, and does not oppose the intention to designate certain attributes on the Subject Property, specifically the Manor House (main house and service wing), its setback, placement and orientation, the forecourt and the remaining portion of the service court. Crescent School does not oppose the intention to designate specific attributes of the Manor House and the service wing as listed on pages 13 and 14 of the Staff Report. With respect to the single-storey, gable roof, log and stone cabin built on the slope to the north-east of the house located in the ravine area, the heritage attribute should appropriately be limited to the architectural features of the building; the walkway associated with the cabin is no longer in tact and could not be included in the heritage attribute to be preserved.

However, our client respectfully submits that the list of heritage attributes identified in the Staff Report (beginning at page 12) may negatively impact or preclude the redevelopment goals set out in the school’s Master Campus Plan. Some of the identified attributes do not meet the criteria described under O Reg 9/06 (Criteria for Determining Cultural Heritage Value or Interest) or have no heritage value remaining. Others are overly broad, vague and/or incapable of objective determination. The following perceived attributes as identified should not form part of the heritage designation:

- The secondary garage building and any associated attributes listed on page 13 of the Staff Report;
- The view of the house from Bayview Avenue;
- The approach to the house from Bayview Avenue via a long curvilinear driveway which terminates at the entry forecourt, surrounded by low walls on the south and west, the main house on the east and service-garage building on the north;
- The secondary driveway which deviates from the main drive to proceed to the service court which is flanked to the south by the service-garage building and to the north by the secondary garage building;
- The terrace surrounding the house on the north, east and south elevations, now modified and extended but still maintaining the change in level and steps down to the east and the formal lawn, and the open area to the north;
- The formality of the landscaped setting, the terraces, the lawn and the various classical elements which reflect the Georgian Revival influence;
- The landscaped, treed setting with its ravine topography; and
- The original complex of buildings associated with the Frank P. Woods estate maintained within later additions undertaken by the Crescent School expressing the adaptive re-use of the complex and the changed use from residential to institutional.

Many of the attributes listed above to which Crescent School objects go far beyond the attributes identified in, and are not supported by, the Heritage Impact Assessment prepared by Common Bond Collective, dated September 30, 2020. The majority of the heritage attributes identified therein were focused on the Manor House and immediate context (e.g. forecourt), which Crescent School acknowledges likely satisfies the criteria under O Reg 9/06, and which Crescent School is

committed to protecting. Beyond the Manor House and associated attributes to which our client does not object (as described above), the remaining attributes (as described in the Staff Report and listed immediately above) do not have design or physical value (for example, alterations to the secondary garage), historical or associative value as described in the attribute, or contextual value as described in the attribute (for example, vague attribute descriptions like “landscaped, treed setting...”) under O Reg 9/06.

A number of important goals will be accomplished through the implementation of the Master Campus Plan as envisioned. The maintenance of the school’s history through its built form heritage is part of that. The extensive study and preparation of the Master Campus Plan acknowledged and was cognisant of the importance of the campus’ heritage buildings and landscape. The execution of the Master Campus Plan will contribute to an enhanced educational experience for students and will contribute to the achievement of the planned function of the Subject Property and will not degrade or diminish the heritage attributes of significance. Crescent School takes great pride in its campus and is committed to its enhancement through good planning principles and the reasonable protection of heritage attributes.

Our client reserves the right to expand on these reasons or provide further reasons at the hearing in accordance with O Reg 9/06.

We look forward to receiving Notice of the referral to the Conservation Review Board in due course. In the meantime, our clients invite further conversation with City Staff to reach a mutually agreeable solution.

Yours very truly,

BORDEN LADNER GERVAIS LLP



Katie Butler
kb/pp/as

Encl. Staff Report Excerpt

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 2365 Bayview Avenue

Date: January 25, 2021

To: Toronto Preservation Board
North York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Don Valley West - Ward 15

SUMMARY

This report recommends that City Council state its intention to designate the listed heritage property at 2365 Bayview Avenue (the Frank P. Wood state) under Part IV, Section 29 of the Ontario Heritage Act, approve the alterations proposed for the heritage property in connection with a proposed development of the subject property and grant authority to enter into a Heritage Easement Agreement for the subject property.

The property at 2365 Bayview Avenue, containing the Frank P. Wood estate now known as the Crescent School, is part of a sequence of grand estates, constructed between 1920 and 1940, on the forested ravine above the western branch of the Don River, in the Bridle Path-Sunnybrook-York Mills neighbourhood. The 30-acre property was purchased in 1928 by Frank P. Wood, the financier, art collector and major benefactor of the Art Gallery of Toronto (now the Art Gallery of Ontario). Wood commissioned the New York firm of Delano & Aldrich Architects who designed a meticulously-detailed Georgian Revival house and service buildings, clad in limestone and slate, set within a picturesque complex comprising a forecourt with terraces and formal gardens perched above the ravine landscape. A painting studio designed as a log cabin was commissioned by Emma Wood, Frank P. Wood's wife. With Wood's death in 1955 the estate was bequeathed to the Art Gallery of Toronto and purchased in 1967 by the Crescent School. The school relocated to the Bayview Avenue property in 1970 and have added a number of educational buildings, maintaining most of the original complex and its setting.

The property was included on the City of Toronto's Heritage Register in 2006.

residential estate buildings, including the main house, the garage-service building, the garage, the log cabin and the landscape features including the curvilinear drive, forecourt, service court and lawn. New educational buildings added to the property have been sympathetic to the original estate buildings in siting, form and materials.

The Frank P. Wood estate was designed by the New York firm of Delano & Aldrich Architects. The partnership of William Adams Delano (1874-1960) and Chester Holmes Aldrich (1871-1940) lasted from 1903-1940. Their work reflected their training at the Paris Ecole des Beaux Arts and internship at the influential New York firm of Carrere & Hastings. They were particularly renowned for their country house designs for the U. S. east coast elite including the Vanderbilt, Astor, Rockefeller and Whitney families and for their Georgian Revival style, both of which are reflected at the Wood estate, their only known Toronto-based commission.

Located on the east side of Bayview Avenue north of Lawrence Avenue in the Bridle Path-Sunnybrook neighbourhood, the property has contextual value as it defines and maintains the landscaped and treed, ravine setting of the west branch of the Don River and the original Frank P Wood estate, one of the original country estates which have been characteristic of this part of North York since its incorporation. As with many of the surrounding former private estates, the Wood estate is characteristic as it has been adaptively re-used for institutional purposes, in this case for the Crescent School, resulting in the addition of new buildings and modification to the original landscaped setting. Constructed in 1930, the Frank P. Wood estate is physically and historically linked to its surroundings representing that "brief period of about thirty years, from 1925-1955, the Bayview area was a delightful pastoral suburb on the edge of a burgeoning city."

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the value of the Frank P. Wood estate at 2365 Bayview Avenue as a representative of an early 20th-century country house estate type typical of the Bayview Avenue estates:

- The setback, placement and orientation of the main house, its service-garage building, secondary garage building, forecourt and service court which are placed in alignment with the ridge, on its crest and with views to the surrounding ravine valleys
- The view of the house from Bayview Avenue
- The approach to the house from Bayview Avenue via a long curvilinear driveway which terminates at the entry forecourt, surrounded by low walls on the south and west, the main house on the east and service-garage building on the north
- The secondary driveway which deviates from the main drive to proceed to the service court which is flanked to the south by the service-garage building and to the north by the secondary garage building
- The terrace surrounding the house on the north, east and south elevations, now modified and extended but still maintaining the change in level and steps down to the east and the formal lawn, and the open area to the north

- The arc of four columns supporting an entablature at the end of the lawn, formerly at Dentonia estate and relocated by the Crescent School
- The scale form and massing of the two-and-a-half storey, rectangular, main house with its gable roof, pair of chimneys and cupola and the two-storey-hipped roof, service-garage building and one-and-a-half storey hipped roof garage building
- The south elevation of the house with its addition of a five-sided sunroom with its slender metal columns, glazed panels, decorative cornice and copper roof
- The French doors on the north, east and south elevations of the house which are a modification of the typical Georgian sash window as the estate and design of the house responds to the topography and access to terraces
- The scale form and massing of two-storey-hipped roof, service-garage building and one-and-a-half storey hipped roof garage building, both with roof dormers
- The south elevation of the service-garage building with its large arched opening, designed as a passage to the service court, the flanking double-hung sash windows with the circular windows above at the second floor level and the semi-circular dormer in the roof
- The scale form and massing of the single-storey, gable roof, log and stone cabin built on the slope to the north-east of the house, with its stone base, extending into the adjacent terrace, stone wall with chimney
- The elevations of the cabin which feature a base of stone, a fireplace wall of stone, extending beyond the volume of the cabin with corbelled stones at the eaves line, the openings in the west, north and east elevations with their views of the ravine landscape
- The single volume interior of the cabin with its stone wall with fireplace, log walls and exposed rafters and cross beams

The following heritage attributes contribute to the design and physical value of the property at 2365 Bayview Avenue as a well-designed representative of the early-20th century Georgian Revival style with elements of American colonial style and contemporary Art Deco style and modern influence:

- The rectangular form with a gable roof and cupola featuring symmetrical chimneys, symmetrical dormers, and a five-sided porch/sun room on the south elevation, and central entrances on the principal east and west elevations leading to the internal central hall plan
- The composition and design of the principal, west (entry) and east (garden) elevations with their central entries flanked by three double hung sash windows or French doors on either side with shutters, an octagonal (west) or sash window above the entrance, flanked by three windows aligned with the windows below and the dormers, in the roof, three on the west and four on the east elevations, aligned symmetrically with the openings below
- The principal entries on the west and east elevations with their classical door surrounds featuring columns supporting entablatures with pediments above (triangular pediment on the west and broken-arched pediment on the east)
- The composition and design of the south elevation with four openings arranged symmetrically at each level with a central arched opening in the attic storey
- The six-over-six sash windows and their shutters

- The octagonal window on the west elevation centred over the door as it represents the contemporary influence of the Art Deco style and is also sympathetic to the symmetry and hierarchy of the Georgian Revival facade
- The cupola which with its weather vane is a characteristic feature of the New England Colonial and Neo-Colonial architecture reflecting the English Georgian roots
- The formality of the landscaped setting, the terraces, the lawn and the various classical elements which reflect the Georgian Revival influence
- The west and north elevations of the service-garage building with its stone cladding, quoins, walls that extend into low level walls enclosing the court, double-hung sash windows with shutters and, at grade, the former openings to the two garages and the access from the forecourt

The following heritage attributes contribute to the contextual value of the property at 2365 Bayview Avenue as it supports the early-20th century character of this section of Bayview Avenue to the north and south of Lawrence Avenue as characterized by grand country estates with the well-treed and landscaped setting of the ravines of the west branch of the Don River.

- The view of the house from Bayview Avenue
- The set-back from Bayview Avenue with the curvilinear drive to the complex
- The landscaped, treed setting with its ravine topography
- The original complex of buildings associated with the Frank P. Woods estate maintained within later additions undertaken by the Crescent School expressing the adaptive re-use of the complex and the changed use from residential to institutional

SUMMARY HISTORY AND EVALUATION

The Location Map, Maps and Photographs and a complete Research and Evaluation report are contained in Attachments 1, 2 and Attachment 3.

Description

Frank P. Wood Estate, 2365 Bayview Avenue	
ADDRESS	2365 Bayview Avenue, Toronto M2L 1A2
WARD	Don Valley West
LEGAL DESCRIPTION	YORK CON 2 EY PT LOT 6 AND RP 64R14220 PARTS 1 TO 4
NEIGHBOURHOOD/COMMUNITY	Bridle Path-Sunnybrook-York Mills
HISTORICAL NAME	n/a
CONSTRUCTION DATE	1931
ORIGINAL OWNER	Frank P. Wood
ORIGINAL USE	Residential
CURRENT USE*	Educational
ARCHITECT/BUILDER/DESIGNER	Delano & Aldrich Architects
DESIGN/CONSTRUCTION/MATERIALS	Limestone cladding with slate
ARCHITECTURAL STYLE	Georgian Revival