

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

Date: May 25, 2021

To: Toronto Preservation Board
North York Community Council

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

Wards: Don Valley West – 15

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.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends 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.
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.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 2 Valleyanna Drive was nominated for designation on May 27, 2019.

The property at 2 Valleyanna Drive was included on the City of Toronto's Heritage Register on September 27, 2006.

A Preliminary Report on an application to amend the Zoning By-law 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.

<https://www.toronto.ca/legdocs/mmis/2020/ny/bgrd/backgroundfile-155976.pdf>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the

conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities."

Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. Strategic growth areas include the downtown urban growth centre where this property is located.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

<https://www.ontario.ca/laws/statute/90o18>

<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's 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 adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Heritage Impact Assessments (HIA) will be required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

The Ontario Heritage Toolkit also provides guidance on designating properties of municipal significance. The Tool Kit provides direction on the purpose of designating heritage properties for identifying and protecting places in our communities that have cultural heritage value and is an important part of planning for the future, and of helping to guide change while keeping the buildings, structures and landscapes that give each of our communities its unique identity.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.gov.on.ca/heritage/toolkit/)

COMMENTS

Staff have completed the Research and Evaluation Report for the property at 2 Valleyanna Drive and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design and physical, historical and associative and contextual value. As such, the property is a significant built heritage resource.

2 VALLEYANNA DRIVE

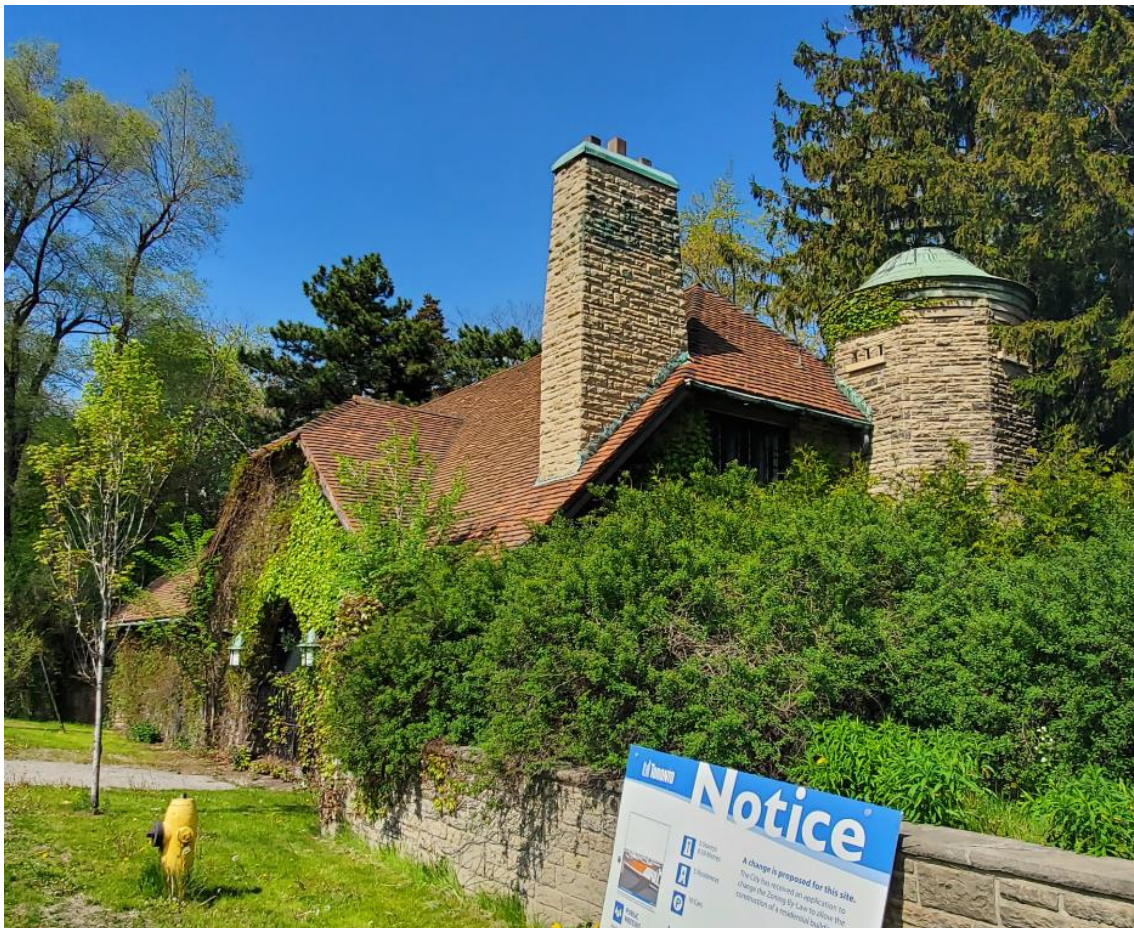
Research and Evaluation according to Ontario Regulation 9/06



Aerial view of 2 Valleyanna Drive (Google Streetview, 2021)



2 Valleyanna Drive, detail of the property's current rear (west) elevation fronting Bayview Avenue (Heritage Planning, 2021)



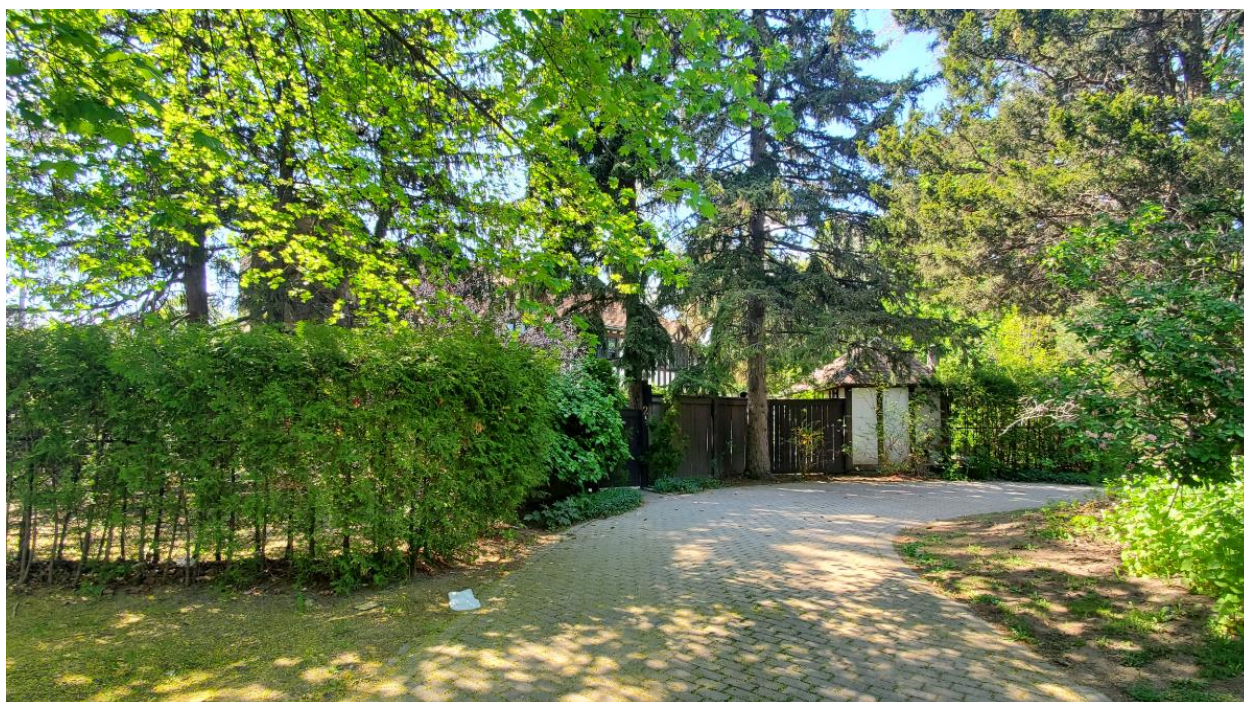
2 Valleyanna Drive, detail of the southwest corner and the corner turret (Heritage Planning, 2021)



2 Valleyanna Drive, partial view of the property's principal (east) elevation (ERA, 2017)



2 Valleyanna Drive, partial view of the property's principal (east) elevation, including the c.1968 addition of the octagonal dining room to the right (ERA, 2017)



2 Valleyanna Drive, view looking up the semi-circular driveway from Valleyanna Drive towards the gatehouse, which is concealed by a gate (Heritage Planning, 2021)

1. DESCRIPTION

2 VALLEYANNA DRIVE (ANNANDALE/UPLANDS)	
ADDRESS	2 Valleyanna Drive
WARD	Don Valley West – 15
LEGAL DESCRIPTION	PLAN 5267 LOT 1
NEIGHBOURHOOD/COMMUNITY	Bridle Path-Sunnybrook-York Mills
HISTORICAL NAME	Annandale/Uplands
CONSTRUCTION DATE	1920-21
ORIGINAL OWNER	Dr Herbert Alexander Bruce
ORIGINAL USE	Residential
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	Eden Smith
DESIGN/CONSTRUCTION/MATERIALS	Stone, terracotta, stucco, wood
ARCHITECTURAL STYLE	Arts and Crafts and Tudor Revival
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design and physical, historical and associative and contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Planning; Loryssa Quattrociocchi
REPORT DATE	June 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 2 Valleyanna Drive, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	With the establishment of the Town of York the surrounding region was subdivided into townships with York Township surrounding the Town of York. The township was surveyed with concession roads subdivided into 200 acre lots.
1799	The 200-acre lot on which the subject property is located was granted by the crown to Isabella Chewett, wife of William Chewett, a surveyor and civil servant. It was surveyed as Concession II east of Yonge, Lot 4. It's not clear if they ever developed the land.
1817	The 200-acre lot was granted to Robert Jones, who had recently immigrated from Ireland.
1844	Jones granted 100 acres of the southeast portion of the land to his son, William Jones.
c.1860	Robert Jones Sr has transferred 150 acres of the lot to his son, Robert Jones Jr.
1876	William Jones sold 100 acres to James Muirhead.
1904	The west half of the land was released from Mary Jones to Joseph J. Davies and Frederick Jackes, who were the executors of Robert Jones. A month later, they granted the land to James Whyte, who granted it to his wife, Elizabeth W. Whyte, the following month.
1909	The western half of the property was granted to Emily S. Shoenberger.
1912	The western half of the property was granted to William J. Rooney, who subsequently granted their land to Sir Henry M. Pellatt and his wife Mary.
1919	Pellatt and his wife granted their land to Dr Herbert Alexander Bruce. It consisted of 100 acres of the western half of the land.
1920-21	Assessment Rolls indicate that John Doherty, a farmer, was a tenant at Concession II, Lot 4. Construction of Bruce's estate occurred sometime between 1920 and 1921. The estate house (Annandale) and gatehouse were designed by the prolific architect Eden Smith and Bruce engaged the landscape architects Howard and Lorrie Dunington-Grubb to design the estate's gardens and landscaping. By 1921, several others were

	listed as tenants in the Assessment Rolls, including R. A. Fletcher, farmer, S. A. Chambers, chauffeur, Jos. Kilgour, and Robert Robertson, Labourer.
1923	Bruce continued to own the property and had six staff members who occupied the property as tenants, including a farmer, butler, chauffeur, gardener, and labourer.
1926	Muirhead's land, which consisted of the eastern half of the lot, was granted to John E. McAllister after his death.
1927	Bruce and his wife Amy granted a portion of their land to John J. Vaughan. A 1927 issue of <i>Canadian Homes and Gardens</i> described Bruce's estate as consisting of 110-acres, but acquisition of an additional 10-acres cannot be found in the Ontario Land Registry records.
1928	Bruce and his wife granted an additional portion of their land to Vaughan, who erected an estate house known as Donningvale (today's Vaughan Estate). James S. McLean was also granted a portion of the land and he built an estate house known as Bay View (today's McLean House).
1930	Bruce and his wife granted an additional portion of their land to Winifrede M. Rogers. Winifrede and her husband, Alfred, commissioned architects Marani, Lawson & Morris to undertake significant renovations to the main house. The name of the estate house changed to "Uplands," which according to a December 1927 issue of <i>Canadian Homes and Gardens</i> , was the name that had been given to Rogers' country estate on Lake Simcoe. The landscape architects Howard and Lorrie Dunington-Grubb were engaged to revise the original plans to suit the alterations to the estate.
1931	According to a March 1931 issue of the <i>Toronto Daily Star</i> , Bruce had acquired an additional 90-acres of property, formerly known as the Dean Farm. His property supposedly totalled 400-acres at this time. This transaction does not appear in the Ontario Land Registry Records, so the acquisition could not be substantiated.
1932	Three owners were associated with the property: McLean, Vaughan, and Rogers, all whom occupied separate buildings on the property.
1938	Winifrede Rogers granted her land to her husband, Alfred Rogers.
1955	Alfred Rogers granted a portion of his land to Irma Crothers with another portion going to Sunnybrook Development Co. Ltd.
1956-57	A curvilinear road had been paved through the estate. Sunnybrook Development Co. Ltd granted their land to the Township of North York, and Irma Crothers granted her land to her husband, James Crothers. Crothers had created Sunnybrook Development Co. Ltd, who established Plan 5267, a plan of subdivision for what would become Valleyanna Drive. Crothers demolished the estate house and replaced it with a mid-century modern residence, which was designed by Gordon Adamson. He also engaged landscape architect George Tanaka and would eventually hire Raymond Moriyama to design a teahouse on the rear grounds.

	On September 17, 1957, the Sunnybrook Development Corporation granted the gatehouse lands to Frederick E. Fletcher and his wife. Sometime during the late 1950s, he converted the gatehouse for residential use.
c.1959	By 1959, the 1929 stables and garage had been demolished and a vehicular connection was built between the newly paved Valleyanna Drive and Bayview Avenue.
1965	By this time, all of Valleyanna had been developed, with the Annandale/Uplands gatehouse becoming a single-detached residence on the street at the newly-created residential lot at 2 Valleyanna Drive.
c.1968	The Fletchers had undertaken further renovations to the property. This included the addition of a single-storey, octagonal dining-room wing extending eastward from the northeast corner.
2009	Barbara Fletcher sold the lot to Jane and Ian Chisholm, who occupied the property and sold it within 10-years.
Present	The subject property is owned by York-Kirtling Inc. It is presently for sale and is listed with Barry Cohen Homes.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the property which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

Concession II, Lot 4

Following the founding of the Town of York in the 1790s, the newly-appointed Lieutenant-Governor of Upper Canada, John Graves Simcoe, and the colonial government surveyed land into 200-acre lots. The lot on which the subject property at 2 Valleyanna is presently located was originally surveyed as Concession II east of Yonge, Lot 4. It spanned from Second Concession Road (now Bayview Avenue) and Third Concession Road (now Leslie Street) (Figure 1). In 1799, Concession II Lot 4 was granted to Isabella Chewett, wife of William Chewett, a surveyor and civil servant. It is not clear if they ever developed the land and the date of sale of the land is not known.

Ontario Land Registry records indicate that in 1817, the 200-acre lot was granted to Robert Jones, who had recently immigrated from Ireland with his wife and children. Several decades later in 1844, Jones granted 50-acres of the southeast portion of his land to his son, William Jones. He later granted the remaining portion of his land to his other son, Robert Jones Sr, in c.1860. The Jones brothers operated a saw mill at the centre of their lot. The separation of their land is illustrated in Tremaine's 1860 *Map of*

the County of York, Canada West (Figure 2). Also evident in Tremaine's map is the closest urban centre located near the subject property – Eglinton, which was located along Yonge Street just north of present-day Eglinton Avenue.

By 1876, William Jones sold 100-acres of the east portion of the land to James Muirhead (Figure 3). He continued to own his property until 1926 when it was granted to John E. McAllister. Robert Jones maintained the portion of his land to the west until his death in 1904. In an issue of *The Globe* on July 27, 1904, his land was described as containing a large brick house with a cedar avenue that led from the concession road to the house, a conservatory, a large lawn, an orchard, a coach house and stable, and a bank barn with stables.¹

Annandale/ Uplands Estate and Gatehouse

During the early-twentieth century, different portions of Concession II Lot 4 continued to transfer hands several times. In 1919, the western half of the land, which consisted of 100-acres, was granted to Dr. Herbert Alexander Bruce. By this time, Bruce was a well-known figure in Canadian elite circles. Born in Blackstock, Bruce graduated in medicine from the University of Toronto. He quickly rose to the top of his profession, specializing in surgery, and in 1911, he founded the Wellesley Hospital in Toronto. Dedicated to public service, during WWI, he was appointed Inspector-General of the Canadian Medical Services. From 1932-37, he was appointed the Lieutenant Governor of Ontario and served as a Conservative member of Parliament for Parkdale, Toronto from 1940-46. Bruce was known as being a champion of cancer care in the 1920s, social housing in the 1930s, better health care for the military and veterans, and the introduction of contributory health insurance in the 1940s.

Shortly after acquiring his portion of the land, Bruce engaged the prolific architect Eden Smith to design a country estate and replace the existing farmhouse and outbuildings.² Smith's designs also included those for the gatehouse (now 2 Valleyanna Drive) located at the edge of the estate fronting Bayview Avenue. Much like the country estates being constructed in England, Bruce's would include various structure and elaborate, picturesque gardens. A historic photograph of the property at 2 Valleyanna Drive (see Figure 6) illustrates that the low stone wall that extends across much of the property's principal (west) perimeter was not originally present, but it can be seen in an aerial photograph in the 1930s. In addition to Smith, Bruce also hired the renowned landscape architects Howard and Lorrie Dunnington-Grubb to design the estate's formal gardens and auxiliary buildings. Assessment Rolls indicate that construction occurred between 1920 and 1921. While the value of the land remained the same at \$12,500, the value of the building rose from \$7,000 to \$49,000. They also suggest that by 1921, several staff were living onsite, including a farmer, chauffeur, and labourer. In addition to containing the carriageway through its centre, the gatehouse also functioned as a garage and residence for the chauffeur and other staff.

¹"For Sale by Tender: Valuable Farm in the Township of York," *The Globe* (July 27, 1904), p.8.

²W. Douglas Brown, *Eden Smith: Toronto's Arts and Crafts Architect* (2003), pp.40-1.

http://www.artsandcraftstoronto.com/media/1685/110703_eden-smith-torontos-arts-and-crafts-architect_web-version.pdf

The 1924 Goad's Atlas Map illustrates four buildings located on the estate: a main house just north of the private road driveway, two frame outbuildings at the end of the driveway, and a gatehouse, which was positioned near Bayview Avenue to serve as the entrance to the estate (Figure 4). Three years later, Bruce's "Annandale" estate was profiled in the November 1927 issue of *Canadian Homes and Gardens*, where photos of the main house, the gatehouse, and the gardens were illustrated (Figure 5-7).³ Bruce's estate was described in this issue as containing 110-acres, however, no record of this additional land acquisition can be found in the Ontario Land Registry records. The same year, Bruce and his wife granted a portion of their land to John J. Vaughan. In 1928, Bruce and his wife granted an additional portion of their land to Vaughan, who erected an estate house known as Donningvale (today's Vaughan Estate). James S. McLean was also granted a portion of their land and he built an estate house known as Bay View (today's McLean House).

The following year, Bruce's Annandale estate received additional public attention in an issue of the *Journal of the Royal Architectural Institute of Canada*, where the newly-built stables at Annandale, which were designed by Wickson & Gregg, received the second award in the Toronto Chapter's Architectural Exhibition (Figure 8).⁴ It was amongst only one other stable to be included in the exhibition, and they was described as "[fitting] in perfectly with their surroundings."⁵

In 1930, Bruce and his wife granted an additional portion of their land to Winifrede M. Rogers, who subsequently granted the land to her husband Alfred. Alfred was the heir to the Elias Rogers Coal Company. He purchased the business from his father in 1912, expanded it, and served as the President. Rogers commissioned architects Marani, Lawson & Morris to undertake significant renovations to the estate. The landscape architects Howard and Lorrie Dunnington-Grubb were engaged to revise the original plans to suit the alterations to the estate. Rogers' estate was featured in the April 1936 issue of the *Canadian Homes and Gardens*.⁶ It was also at this time that the name of the estate house changed to "Uplands," which according to a December 1927 issue of *Canadian Homes and Gardens*, was the name that had been given to Rogers' country estate on Lake Simcoe (Figure 9-10).⁷ The gatehouse at present-day 2 Valleyanna Drive was not within the scope of the alterations undertaken by Rogers, however, the nameplate was replaced to reflect the estate's new name (Figure 11).

The following year, according to a March 1931 issue of *The Toronto Daily Star*, Bruce had acquired an additional 90-acres of property, formerly known as the Dean Farm,

³Adele Gianelli, "Annandale, Country Estate of Dr Herbert Bruce," *Canadian Homes and Gardens* (October 1927), p.27.

⁴E. R. Arthur, "Toronto Chapter Architectural Exhibition," *Journal of the Royal Architectural Institute of Canada*, Vol.6, No.3 (March 1929), p.100.

⁵Idem, p.105.

⁶*Canadian Homes and Gardens* (April 1936), p.28.

⁷Dorothy Perkins, "Uplands, A Country Estate of Great Interest," *Canadian Homes and Gardens* (December 1927), p.24.

bringing the total size of his estate to 400-acres.⁸ This transaction does not appear in the Ontario Land Registry Records, so it could not be substantiated.

Rogers and his wife continued to occupy the estate at Uplands until his death in 1953, after which point, in 1955, a portion of it was sold to Irma Crothers and the other went to Sunnybrook Development Co. Ltd. Irma was the wife of James Crothers, who had created the aforementioned development company. In 1956, he established Plan 5267, the plan of subdivision for what would become Valleyanna Drive. He also conveyed the valley lands to the east of the estate house to the newly-created Metro Toronto and Regional Conservation Authority. The following year, the Sunnybrook Development Corporation granted the gatehouse lands at 2 Valleyanna Drive to Frederick E. Fletcher and his wife, who converted the gatehouse for residential use. Between 1956-7, Fletcher demolished the estate house and replaced the former with a mid-century modern residence that was oriented to conserve the Dunington-Grubb gardens. Fletcher was an associate at Gordon S. Adamson's firm and therefore engaged the firm as the architect. The landscape architect was George Tanaka. This property became known as 28 Valleyanna Drive. It was also at around the same time that the stables/garage was demolished (Figure 12).

When Fletcher acquired 2 Valleyanna Drive, he proceeded to conduct alterations to the property. This included conceptually re-orienting the property to have its principal elevation front Valleyanna Drive as opposed to Bayview Avenue (Figure 13). By 1968, the Fletchers undertook further renovations to the property at 2 Valleyanna Drive. This included the infill of the archway fronting Bayview Avenue with dark glazing and the addition of the single-storey, octagonal dining room wing extending eastward from the northeast corner (Figure 14). The Fletchers remained at 2 Valleyanna Drive for the next half-century, with Barbara Fletcher eventually selling the lot in 2009.

The property is presently owned by York-Kirtling Inc. and is for sale.⁹

Architect: Eden Smith (1858-1949)

According to W. Douglas Brown, who published the seminal text on Eden Smith titled *Eden Smith: Toronto's Arts and Crafts Architect* (2003), both Bruce's estate house and the gatehouse at 2 Valleyanna Drive were designed by Smith. Trained in Birmingham, England, Eden Smith arrived in Toronto in the late 1880s, working for the local firm of Symons and Rae before opening a solo office in 1891. Apart from a brief partnership (1895-1899) with Eustace G. Bird, Smith practiced alone until the summer of 1906 when he was joined by the first of his two sons. Smith's distinctive commissions showed the influence of the Arts and Crafts ideals of William Morris and his circle, 15th and 16th-century British architectural precedents, and the work of influential English architects including Sir Edwin Lutyens, C. F. A. Voysey, Richard Norman Shaw and, in particular, William R. Lethaby, who was described as "the leading Arts and Crafts architect,

⁸"Dr Herbert A. Bruce Buys 90 Acres More for Estate, *The Toronto Daily Star* (March 13, 1931), p.33.

⁹For the current property listing, see <https://www.barrycohenhomes.com/property/2-valleyanna-drive-toronto-ontario-m4n-1j8-ca>

theorist and educator of his day."¹⁰ Eden Smith first drew attention to his practice with St. Thomas's Church (1892) on Huron Street and, after the turn of the century, executed memorable projects that included the community housing estates known historically as Spruce Court and Riverdale Court (1913), as well as the High Park Branch and two other Carnegie-funded libraries for the Toronto Public Library (1915) and the Studio Building (1914) in the Rosedale Ravine for Group of Seven artist, Lawren Harris.

In Toronto, Eden Smith is particularly noted for his innumerable residential projects, several of which are captured in Brown's text, including Bruce's estate house, Annandale, and its original gatehouse at 2 Valleyanna Drive. Reflecting the Period Revival designs favoured in Toronto during the pre-World War I era, the architect applied the careful orientation, distinctive roofs, mixtures of materials, asymmetrically placed entrances, and casement type windows that are associated with his practice.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

The property at 2 Valleyanna Drive is comprised of a two-storey, L-shaped building and is located at the northeast corner of Bayview Avenue and Valleyanna Drive (Figure 15). It is clad in brick, stone, stucco, and wood with a terracotta roof. The property contains two distinctive treatments, with the rear (west) elevation containing features representative of the Arts and Crafts style, and the principal (east) elevation containing Tudor Revival style features. Both elevations were constructed in relationship to Eden Smith's design for the Annandale estate house, which bore architectural features representative of both of the aforementioned styles.

The elevation fronting Bayview Avenue, which was originally the principal elevation and would act as the visual and physical entryway to the estate, contains a low, jerkinhead roof, with the southern portion punctuated by a stone chimney and the northern portion containing a dormer window (Figure 16). Below the off-centre gable is the original carriageway, which contains a semi-circular archway flanked by three flat-headed windows with stone lintels and sills – one above and one on either side of that archway – that are presently concealed by ivy (Figure 17). To the north of the archway below the window sill is the "Uplands" name plate, which was added by the Rogers family in 1930, although it is also presently concealed by ivy (See Figure 11). Below the dormer window are two additional flat-headed windows with stone lintels and sills that are concealed by ivy (Figure 18). Attached to the north end of this elevation is a continuous low stone wall, which is punctuated with an ornamental stone gatepost (Figure 19). This portion of the stonewall is set before a continuous row of Siberian elm trees, which visually shield the property from Bayview Avenue. Similarly, to the south is the same gatepost and stonewall that wraps around the property onto Valleyanna Drive (Figure 20).

¹⁰Brown, Eden Smith: Toronto's Arts and Crafts Architect, p.15.

At the side (south) elevation is an additional flat-headed window below the roof with a stone lintel and sill as well as an attached stone turret that contains a horizontal band detail and an entrance (Figure 21).

The elevation fronting Valleyanna Drive, which was originally the rear elevation and is now the principal (east) elevation, contains a semi-circular driveway and is set behind a gate (Figure 22). Unlike the elevation fronting Bayview Avenue, the Valleyanna Drive facing elevation contains a moderately-pitched roof. The same flat-headed window treatment with stone lintels and sills that was seen at the rear (west) elevation is continued here, with three at the first-storey immediately next to the turret and one at the second-storey (Figure 23). Flat-headed windows are carried throughout the second-storey of the northern portion of the elevation as well (See Figure 14). The first-storey of this portion of the elevation has been altered to include glass sliding doors. Below the centre gable and above the main entrance is a projecting window with the distinct Tudor Revival half-timber ornamentation. This detailing is carried throughout the second-storey of the northern half of the elevation. The attached octagonal dining room addition mimics the half-timbering ornamentation (Figure 24).

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The subject property at 2 Valleyanna Drive is located at the northeast corner of Bayview Avenue and Valleyanna Drive in the Bridle Path-Sunnybrook-York Mills area. To the south is the Sunnybrook Hospital campus, to the north is York University's Glendon College campus, to the east are residences along Valleyanna Drive, and on the west side of Bayview Avenue is Dawlish Avenue and the Lawrence Park Community Church. At the east end of Valleyanna Drive is the former location of the Annandale/Uplands estate for which the gatehouse at 2 Valleyanna Drive was built. The property is listed on the City of Toronto's Heritage Register under the address 24 Valleyanna Drive. The Glendon Hall manor and gatehouse (1931) is presently listed on the City of Toronto's Heritage Register as is the J.S. McLean estate (1929) and the Donningvale Vaughan estate (1931) just south of Valleyanna Drive.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties.

There are three categories for a total of nine criteria under O. Reg 9/06. A property is only required to meet one criterion to warrant designation. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or ✓ if it is applicable to the property, with explanatory text below.

2 VALLEYANNA DRIVE

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Rare, unique, representative or early example of a style, type, expression, material or construction method

The property at 2 Valleyanna Drive is valued as a representative example of a gatehouse building type that is fashioned in the Arts and Crafts and Tudor Revival styles. Gatehouses were commonly erected on the site of twentieth-century country estates at the edge of the property to serve as the visual and functional entryway to the grounds. Representative of this building typology in the rear (west) elevation are the archway below the jerkinhead roof, which originally served as the carriageway, the flanking flat-headed windows and those below the roof dormer, which were meant to provide interior lighting, and the ornamental gateposts with spherical finials connecting to low, stone walls that surround the property on Bayview Avenue. Also indicative of the property's typology in the principal (east) elevation are the flat-headed windows with stone lintels and sills and the original two, garage bay openings in the first-storey that presently contain sliding glass doors.

At 2 Valleyanna Drive, the Arts and Crafts style is evident in the restrained decoration at the rear (west) elevation and the asymmetrical design, which illustrates the guiding principle of the style pertaining to function-over-ornamentation. The style can also be seen in the uniform stone masonry, the low terracotta roof, where the only ornamentation is the flat-headed dormer window, the jerkinhead roof over the original carriageway and the general varying roofline, and the prominent chimney.

In the principal (east) elevation, which would have originally faced the interior of the Annandale estate, additional ornamentation is applied in the Tudor Revival style. This includes the turret at the southeast corner, which is ornamented with a strip of horizontal stone banding, the second-storey projecting window above the central entryway and below the roof gable, the ornamental half-timbering, and the materials, including stone, stucco, and wood.

HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The property at 2 Valleyanna is valued for its association with its original owner, Dr. Herbert Alexander Bruce, a well-known figure in Canadian elite circles. Bruce founded the Wellesley Hospital in Toronto, was the Inspector-General of the Canadian Medical Services during WWI, was the Lieutenant Governor of Ontario from 1932-37, and served as a Conservative Member of Parliament for Parkdale, Toronto from 1940-46. Bruce was known as a champion of cancer care in the 1920s, social housing in the 1930s, better health care for the military and veterans, and the introduction of contributory health insurance in the 1940s.

The property at 2 Valleyanna Drive is valued for its association with Alfred Rogers, heir to the Elias Rogers Coal Company, which was known for having some of the largest and most improved coal handling facilities in all of Canada during the late-nineteenth century.¹¹ He and his wife owned 2 Valleyanna Drive from 1930 and changed its name from "Annandale" to "Uplands," which is reflected on the nameplate in the rear (west) elevation.

Yields, or has the potential to yield, information that contributes to an understanding of a community of culture

The subject property has value for its potential to yield information about the presence of the historic 100-acre Annandale estate, which was once located to the east of the gatehouse prior to the creation of Valleyanna Drive in 1956-57. The grounds of this estate characterized the east side of Bayview Avenue, south of Lawrence, across from Dawlish Avenue for several decades, with 2 Valleyanna continuing to reference this original connection.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property at 2 Valleyanna Drive is valued for its association with the prolific Toronto architect, Eden Smith. With a portfolio amounting to several hundred residential, institutional, ecclesiastical, and commercial commissions, Smith was particularly active in Toronto from the late-nineteenth century and into the first two decades of the twentieth century. Known particularly for his innumerable residential projects in the Arts and Crafts style, Smith was engaged by Bruce to design his country estate at Annandale, which included the original estate house (demolished) and gatehouse at 2 Valleyanna Drive. With his career winding down by the early-1920s, his designs for the Annandale properties appear to be amongst his last projects prior to retiring.

¹¹Jamie Bradburn, "Historicist: An Illustrated Business Quartet, *Torontoist* (January 23, 2010), https://torontoist.com/2010/01/historicist_a_business_quartet/

CONTEXTUAL VALUE

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

Important in defining, maintaining or supporting the character of an area

The property at 2 Valleyanna Drive is important in defining, maintaining, and supporting the historic character of the 100-acre tract of land originally known as Concession II, Lot 4 in the Township of York. In the 1920s, it contained a private road leading from Bayview Avenue to the private estate grounds at Annandale, with the property at 2 Valleyanna Drive serving as the visual and functional entryway. The relationship of the property to its setting is demonstrated by its placement, setback and orientation on the east side of Bayview Avenue where the private road was originally located, where it now holds a prominent position at the entrance of Valleyanna Drive.

Physically, functionally, visually or historically linked to its surroundings

The property at 2 Valleyanna Drive is physically, functionally, visually and historically linked to its surroundings, where it anchors the northeast corner of Bayview Avenue and Valleyanna Drive. With its two-storey scale, massing, and the rectangular-form of the original gatehouse that was oriented to respond to the north-south positioning of Bayview Avenue, the property continues to convey its historic link to the tract of land originally known as the Annandale estate.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 2 Valleyanna Drive and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design and physical, historical and associative and contextual values. As such, the property is a significant built heritage resource.

The property at 2 Valleyanna Drive, known as Annandale or Uplands, was constructed in 1920-21 for Dr. Herbert Alexander Bruce to serve as the visual and physical entryway to his 100-acre estate. It was designed by the prolific Toronto architect Eden Smith. The interior was altered during the 1950s and 60s and an octagonal dining room wing was added at the northeast end of the property. The property at 2 Valleyanna Drive is valued as representative example of a gatehouse building type that is fashioned in the Arts and Crafts and Tudor Revival styles. The Arts and Crafts style can be seen in the rear (west) elevation and the Tudor Revival style in the principal (east) elevation. The property at 2 Valleyanna is valued for its association with its original owner, Dr. Herbert Alexander Bruce, a well-known figure in Canadian elite circles. It is also valued for its association with Alfred Rogers, heir to the Elias Rogers Coal Company. The property at 2

Valleyanna Drive is valued for its association with the prolific Toronto architect, Eden Smith. The subject property has value for its potential to yield information about the presence of the historic 100-acre Annandale estate, which was once located to the east of the gatehouse prior to the creation of Valleyanna Drive in 1956-57. The property at 2 Valleyanna Drive is important in defining, maintaining, and supporting the historic character of the 100-acre tract of land originally known as Concession II, Lot 4 in the Township of York. Lastly, 2 Valleyanna Drive is physically, functionally, visually and historically linked to its surroundings, where it anchors the northeast corner of Bayview Avenue and Valleyanna Drive.

The Statement of Significance (Attachment 3) 2 Valleyanna Drive, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

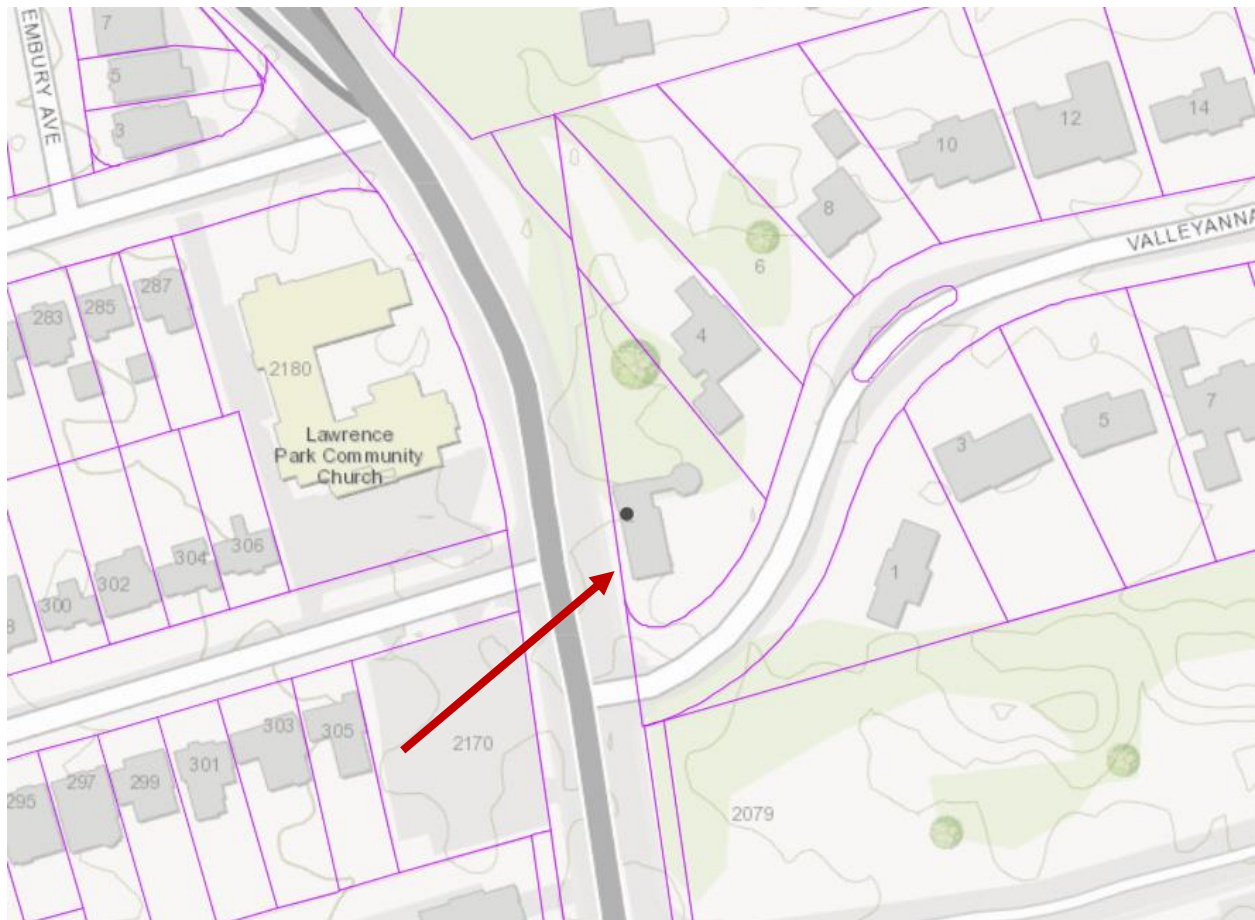
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation) – 2 Valleyanna Drive

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE

ATTACHMENT 1



Location Map: Property map showing the property at 2 Valleyanna Drive (iView, City of Toronto)

MAPS AND PHOTOGRAPHS: 2 VALLEYANNA DRIVE

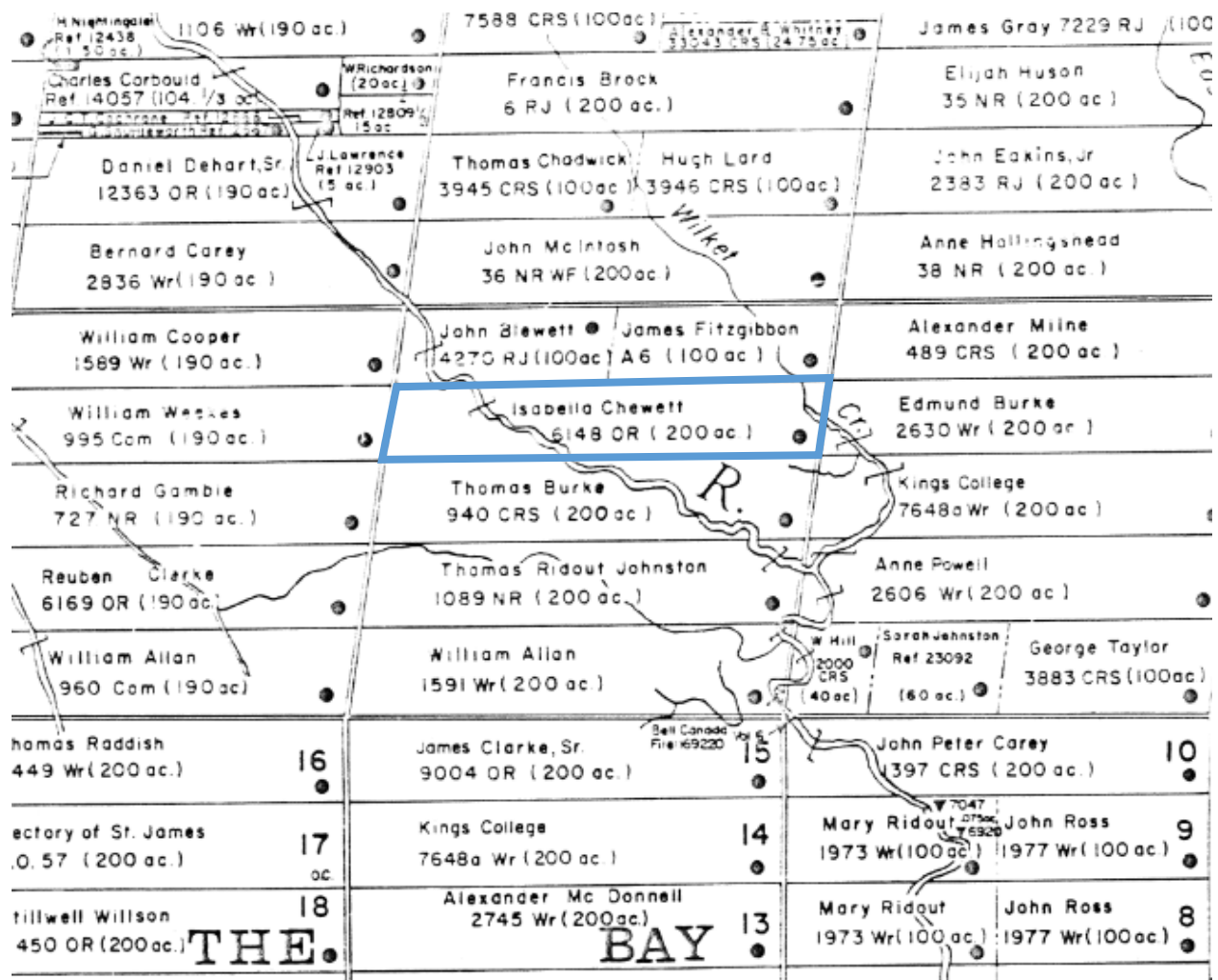


Figure 1. Disposition of Crown Lands. Township of York in the Municipality of Metropolitan Toronto (Formerly the Country of York), annotated to show the location of the 200 acres granted to Isabella Chewett by the Crown in 1799 ([Source](#))

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE



Figure 2. 1860 Tremaine's Map of the County of York, Canada West, annotated to show the location of the Concession II, Lot 4, portions owned by Robert and William Jones ([Source](#))

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE

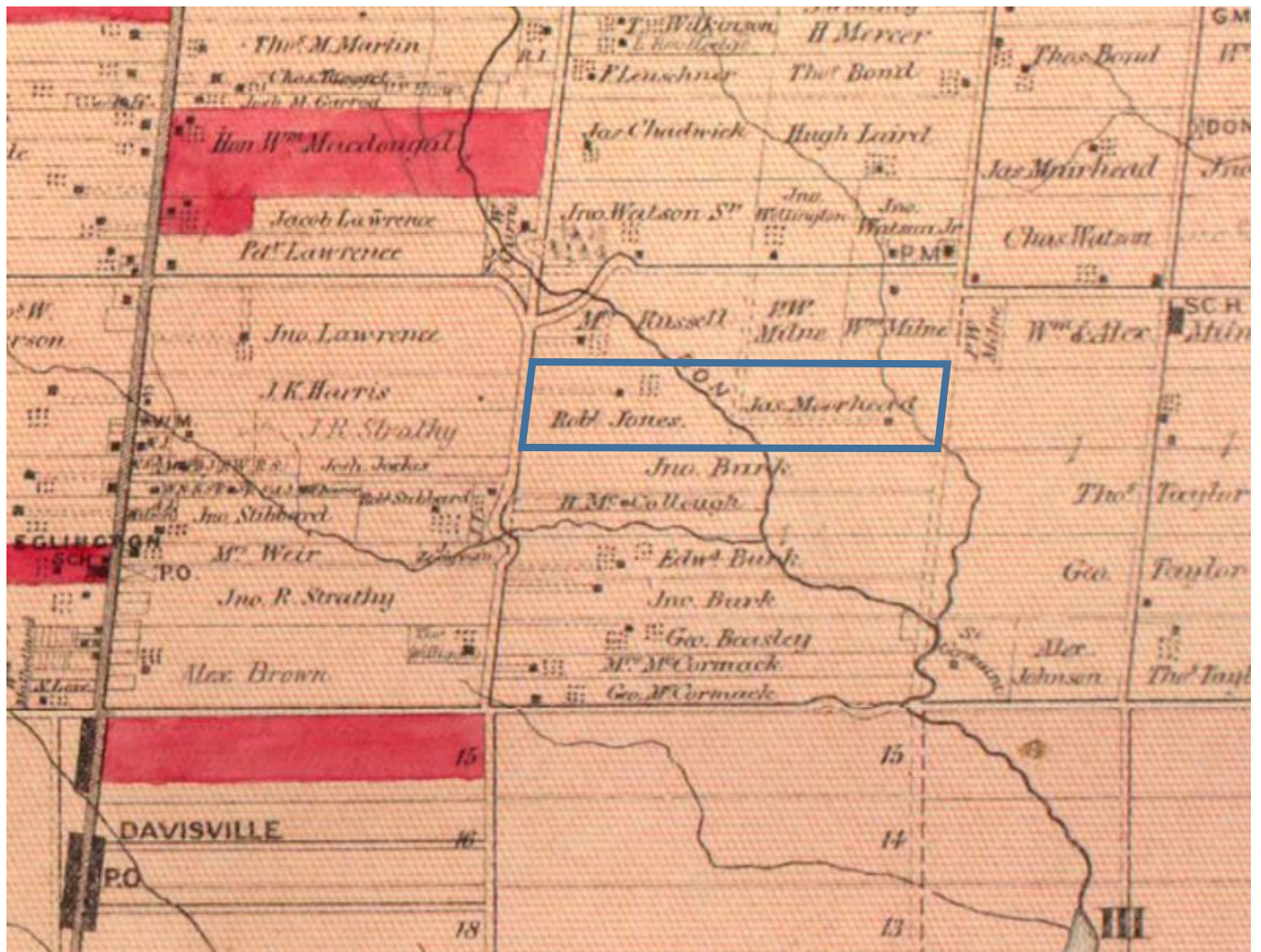


Figure 3. 1878 Illustrated Historical Atlas of the County of York, annotated to show the location of the Concession II, Lot 4, left half owned by Robert Jones and right half owned by James Muirhead ([Source](#))

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE

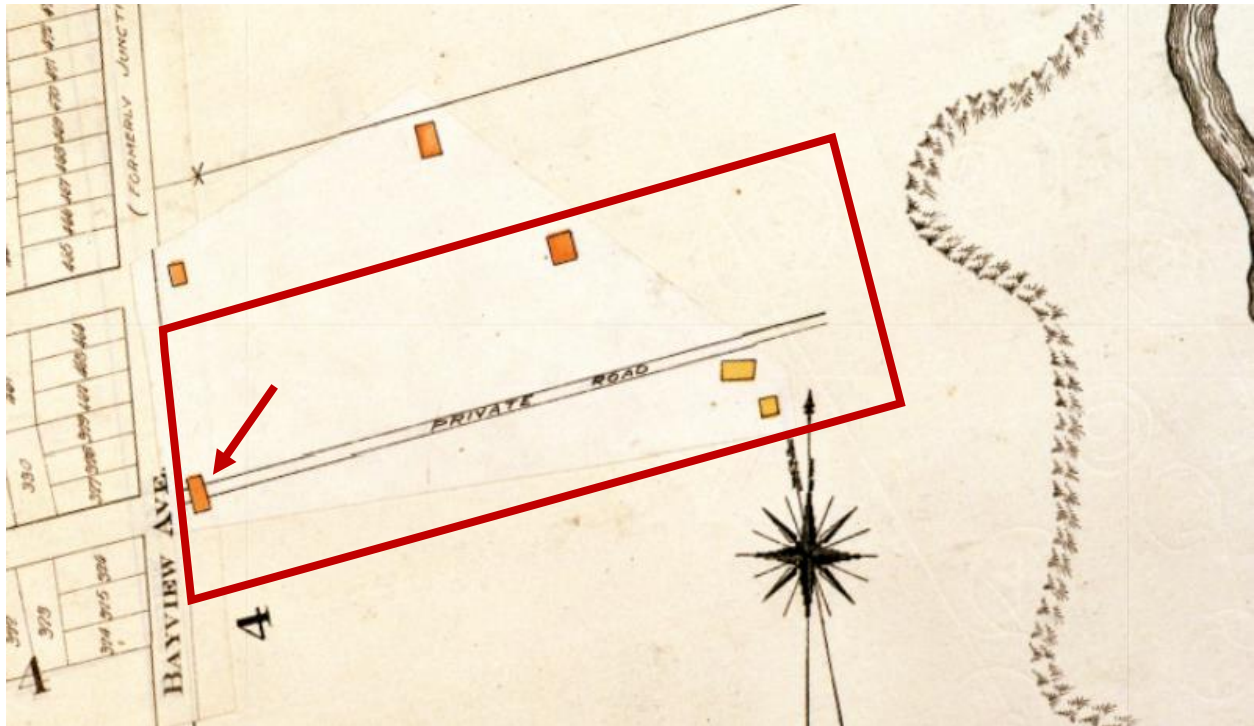


Figure 4. 1924 Goad's Atlas Map, annotated to show the four buildings located on the estate with the gatehouse fronting Bayview Avenue (City of Toronto)



Figure 5. Image of Bruce's main house at Annandale in *Canadian Homes and Gardens* (November 1927)

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE



Figure 6. Image of Bruce's gatehouse at Annandale in *Canadian Homes and Gardens* (November 1927), detailing of the principal (west) elevation fronting Bayview Avenue



Figure 7. Image of Bruce's loggia and rose garden to the rear of the property at Annandale in *Canadian Homes and Gardens* (November 1927)

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE



Figure 8. The stables at Annandale, designed by Wickson & Gregg and illustrated in the March 1929 issues of the *Journal of the Royal Architectural Institute of Canada*

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE

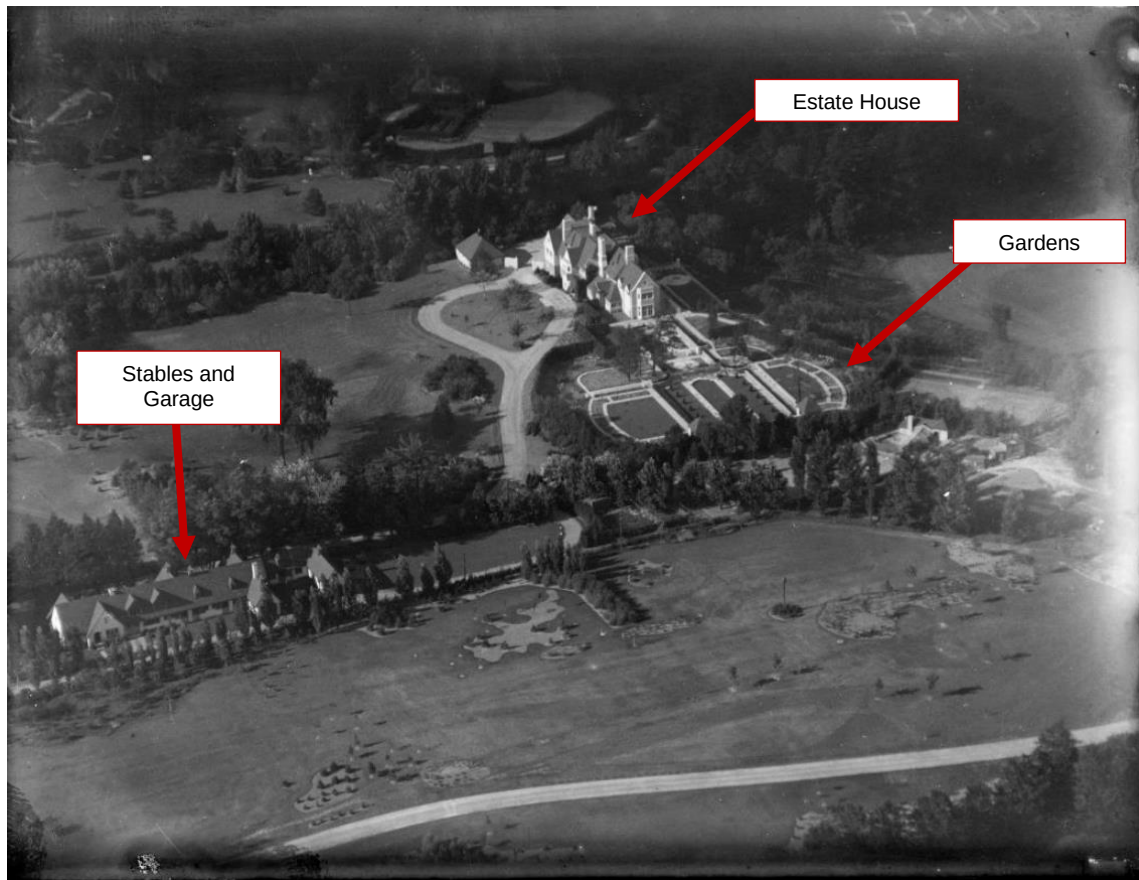


Figure 9. 1930 aerial view over Annandale/Uplands, annotated to show the location of the estate house, formal gardens, and stables/garage. The gatehouse is located outside of the frame to the left (City of Toronto Archives)

**MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE**



Figure 10. 1936 Image of the Rogers' estate house and gardens (Toronto Public Library)



Figure 11. Detail of the "Uplands" nameplate that replaced the earlier "Annandale" nameplate to the north of the carriageway on the west elevation (ERA, 2017)

MAPS AND PHOTOGRAPHS: 2 VALLEYANNA DRIVE



Figure 12. 1965 aerial photograph showing the newly-created Valleyanna Drive, with the gatehouse at 2 Valleyanna Drive fronting Bayview Avenue (left) and 28 Valleyanna Drive (right) (City of Toronto)



Figure 13. Current principal (east) elevation prior to the carriageway's enclosure (left) and a detail of the ground floor north of the carriageway (right) (*Ontario Homes and Living*, 1963, images contained in ERA's Heritage Impact Assessment)

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE



Figure 14. 2 Valleyanna Drive, partial view of the property's current principal (east) elevation, including the c.1968 addition of the octagonal dining room to the right (Barry Cohen Homes)



Figure 15. Detail of southwest corner of 2 Valleyanna Drive standing on the west side of Bayview Avenue (Heritage Planning, 2021)

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE



Figure 16. Detail of the rear (west) elevation fronting Bayview Avenue (Heritage Planning, 2021)



Figure 17. Detail of the original carriageway with the flanking windows (Heritage Planning, 2021)

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE



Figure 18. Detail of the dormer window and the two flat-headed windows at the first-storey, which are concealed by ivy (Heritage Planning, 2021)



Figure 19. Detail of the gatepost at the north end of the elevation (ERA, 2017)

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE



Figure 20. Detail of the gatepost at the south end of the elevation (Heritage Planning, 2021)



Figure 21. Detail of the side (south) elevation illustrating the flat-headed window and turret (ERA, 2017)

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE



Figure 22. Detail of the semi-circular driveway fronting Valleyanna Drive, which contains a privacy gate behind it (Google Streetview, 2020)



Figure 23. Detail of the principal (east) elevation showing the flat-headed windows (left) (ERA, 2017)

MAPS AND PHOTOGRAPHS:
2 VALLEYANNA DRIVE



Figure 24. Detail of the octagonal dining wing addition in the principal (east) elevation (Barry Cohen Homes)

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2 VALLEYANNA DRIVE (ANNANDALE/UPLANDS)**(REASONS FOR DESIGNATION)**

The property at 2 Valleyanna Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

Description

The property at 2 Valleyanna Drive is located at the northeast corner of Bayview Avenue and Valleyanna Drive. It is located in the historic Township of York, which later became the Municipality of the Township of North York, on land that was originally surveyed as Concession II east of Yonge, Lot 4.

2 Valleyanna Drive is comprised of a two-storey, L-shaped building. It is set behind a low, stone wall fronting Bayview Avenue, with a continuous row of Siberian elm trees that line the property to the north. The rectangular-shaped portion of the property fronting Bayview Avenue was constructed from 1920-21 for Dr. Herbert Alexander Bruce to serve as the visual and physical entryway to his 100-acre estate "Annandale." It was designed by the prolific Toronto architect Eden Smith. In 1956-7, the gatehouse, then called "Uplands," was sold to Frederick E. Fletcher and his wife after Valleyanna Drive was created, and the property was converted for residential use and was given the address of 2 Valleyanna Drive. Fletcher conducted interior alterations to the subject property, which involved conceptually re-orienting it to have its principal elevation front Valleyanna Drive instead of Bayview Avenue. This 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. 2 Valleyanna Drive was listed on the City of Toronto's Heritage Register on September 27, 2006.

Statement of Cultural Heritage Value**Design and Physical Value**

The property at 2 Valleyanna Drive is valued as representative example of a gatehouse building type that is fashioned in the Arts and Crafts and Tudor Revival styles. Gatehouses were commonly erected on the site of twentieth century country estates at the edge of the property to serve as the visual and functional entryway to the grounds. Representative of this building typology in the rear (west) elevation are the archway below the jerkinhead roof, which originally served as the carriageway, the flanking flat-headed windows and those below the roof dormer, which were meant to provide interior lighting, and the ornamental gateposts with spherical finials connecting to low, stone walls that surround the property on Bayview Avenue. Also indicative of the property's typology in the principal (east) elevation are the flat-headed windows with stone lintels and sills and the original two, garage bay openings in the first-storey that presently contain sliding glass doors.

At 2 Valleyanna Drive, the Arts and Crafts style is evident in the restrained decoration at the rear (west) elevation and the asymmetrical design, which illustrates the guiding principle of the style pertaining to function-over-ornamentation. The style can also be seen in the uniform stone masonry, the low terracotta roof, where the only ornamentation is the flat-headed dormer window, the jerkinhead roof over the original carriageway and the general varying roofline, and the prominent chimney.

In the principal (east) elevation, which would have originally faced the interior of the Annandale estate, additional ornamentation is applied in the Tudor Revival style. This includes the turret at the southeast corner, which is ornamented with a strip of horizontal stone banding, the second-storey projecting window above the central entryway and below the roof gable, the ornamental half-timbering, and the materials, including stone, stucco, and wood.

Historical or Associative Value

The property at 2 Valleyanna is valued for its association with its original owner, Dr. Herbert Alexander Bruce, a well-known figure in Canadian elite circles. Bruce founded the Wellesley Hospital in Toronto, was the Inspector-General of the Canadian Medical Services during WWI, was the Lieutenant Governor of Ontario from 1932-37, and served as a Conservative Member of Parliament for Parkdale, Toronto from 1940-46. Bruce was known as being a champion of cancer care in the 1920s, social housing in the 1930s, better health care for the military and veterans, and the introduction of contributory health insurance in the 1940s.

The property at 2 Valleyanna Drive is valued for its association with Alfred Rogers, heir to the Elias Rogers Coal Company, which was known for having some of the largest and most improved coal handling facilities in all of Canada during the late-nineteenth century.¹² He and his wife owned 2 Valleyanna Drive from 1930 and changed its name from "Annandale" to "Uplands," which is reflected on the nameplate in the rear (west) elevation.

The subject property has value for its potential to yield information about the presence of the historic 100-acre Annandale estate, which was once located to the east of the gatehouse prior to the creation of Valleyanna Drive in 1956-57. The grounds of this estate characterized the east side of Bayview Avenue, south of Lawrence, across from Dawlish Avenue for several decades, with 2 Valleyanna continuing to reference this original connection.

The property at 2 Valleyanna Drive is valued for its association with the prolific Toronto architect, Eden Smith. With a portfolio amounting to several hundred residential, institutional, ecclesiastical, and commercial commissions, Smith was particularly active in Toronto from the late-nineteenth century and into the first two decades of the twentieth century. Known particularly for his innumerable residential projects in the Arts

¹²Jamie Bradburn, "Historicist: An Illustrated Business Quartet, *Torontoist* (January 23, 2010), https://torontoist.com/2010/01/historicist_a_business_quartet/

and Crafts style, Smith was engaged by Bruce to design his country estate at Annandale, which included the original estate house (demolished) and gatehouse at 2 Valleyanna Drive. With his career winding down by the early-1920s, his designs for the Annandale properties appear to be amongst his last projects prior to retiring.

Contextual Value

The property at 2 Valleyanna Drive is important in defining, maintaining, and supporting the historic character of the 100-acre tract of land originally known as Concession II, Lot 4 in the Township of York. In the 1920s, it contained a private road leading from Bayview Avenue to the private estate grounds at Annandale, with the property at 2 Valleyanna Drive serving as the visual and functional entryway. The relationship of the property to its setting is demonstrated by its placement, setback and orientation on the east side of Bayview Avenue where the private road was originally located, where it now holds a prominent position at the entrance of Valleyanna Drive.

The property at 2 Valleyanna Drive is physically, functionally, visually and historically linked to its surroundings, where it anchors the northeast corner of Bayview Avenue and Valleyanna Drive. With its two-storey scale, massing, and the rectangular-form of the original gatehouse that was oriented to respond to the north-south positioning of Bayview Avenue, the property continues to convey its historic link to the tract of land originally known as the Annandale estate.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 2 Valleyanna Drive as being representative example of a gatehouse building type:

- the flat-headed windows, with stone lintels and sills, in the principal (east) and rear (west) elevations
- the round-headed archway in the rear (west) elevation, which originally served as the carriageway
- the low, stonewalls flanking the rear (west) elevation on Bayview Avenue and side (south) elevation at the corner of Bayview Avenue and Valleyanna Drive, which are punctuated by gateposts with spherical finials on either side
- the original two, garage bay openings in the first-storey of the principal (east) elevation

Attributes that contribute to the value of the rear (west) elevation of the property at 2 Valleyanna Drive as being representative of the Arts and Crafts style:

- the stone masonry
- the low terracotta roof with varying rooflines
- the flat-headed dormer window at the second-storey
- the jerkinhead roof over the original carriageway
- the chimney

Attributes that contribute to the value of the principal (east) elevation of the property at 2 Valleyanna Drive as being representative of the Tudor Revival style:

- the stone turret at the southeast corner with a strip of horizontal stone banding
- the second-storey projecting window above the central entryway and below the roof gable
- the ornamental half-timbering in the original portion of the gatehouse
- the materials, including stone, stucco, and wood

Design or Physical Value

- the stone "Uplands" nameplate in the rear (west) elevation below the flat-headed window to the left of the original carriageway

Contextual Value

Attributes that contribute to the value of the property at 2 Valleyanna Drive as being important in defining, maintaining, and supporting the historic character of the 100-acre tract of land originally known as Concession II, Lot 4 in the Township of York:

- the placement, setback and orientation on the east side of Bayview Avenue at the entrance of Valleyanna Drive, where it now holds a prominent position at the entrance of the street.

Attributes that contribute to the value of the property at 2 Valleyanna Drive as being physically, functionally, visually and historically linked to its surroundings, where it anchors the northeast corner of Bayview Avenue and Valleyanna Drive:

- the two-storey scale, massing, and the rectangular-form of the original gatehouse that was oriented to respond to the north-south positioning of Bayview Avenue

Note: The octagonal dining room wing in the principal (east) elevation was a 1950s addition and was not designed by Eden Smith. It is not being identified as a heritage attribute in this report.