

PUBLIC ATTACHMENT 1

2 VALLEYANNA DRIVE

The Gatehouse at Annandale / Uplands Estate

HERITAGE IMPACT ASSESSMENT

March 20, 2020; revised April 2022

ERA



Looking east from Bayview and Lawrence, showing Glendon Hall, Uplands, and Vaughan Estate. (City of Toronto Archives, Fonds 1244, Item 2433).

Project # 17-136-01
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EXECUTIVE SUMMARY

2 Valleyanna Drive is located just south of the intersection at Bayview Ave and Lawrence Ave E. The property is a triangular lot occupied by a two-storey building in use as a single-unit residence.

The property was listed on the Toronto Heritage Register in 2006, and designated by By-law 936-2021 in November 2021. York-Kirtling Inc. appealed the designation to the Ontario Land Tribunal on December 24, 2021 (OLT Case No. 21-001952).

History and Heritage Value

2 Valleyanna Drive was built as the gatehouse for the 110-acre *Annandale* estate, which was designed in its entirety for Dr. Herbert A. Bruce in 1920-21 by architect Eden Smith and landscape architects Howard and Lorrie Dunington-Grubb.

The gatehouse featured a carriageway at grade, opening to a cedar-lined avenue to the estate house. South of the carriageway were the chauffeur's quarters, and north was a service garage for early vehicles, with staff living quarters on the second floor.

In the ten years after the gatehouse's construction, an estate wall was built along Bayview Avenue, and Siberian Elm hedgerow landscaping installed by landscape architects Dunington-Grubb. The gatehouse served as an outbuilding on the *Annandale* estate from 1920-1930, and then on the subsequent *Uplands* estate (as it was named after its purchase by Alfred S. Rogers) from 1930-1953.

In the 1950s, the estate was subdivided to create 16 residential lots between the gatehouse and the main estate house. The gatehouse site was carved out as a single residential lot, and acquired by architect Frederick Fletcher, who adapted the gatehouse into a single-unit residence. Fletcher eventually enclosed the carriageway to create additional interior space and interior continuity at grade.

The hedgerow landscaping along the estate wall, detached from the "estate house" in the 1950s and no longer maintained, has become overgrown, causing structural damage to the stone estate wall.

The site is valued for its representation of an estate gatehouse and its ability to yield information about the estate context in the area, its high degree of craftsmanship, its association with notable owners and designers, and its visual, functional and historic relationship to Bayview Avenue.

Proposed Development

The proposed development consists of a three-storey new build that adds three new residential units on site. A minor connection to the gatehouse is proposed on the location of an existing 1968 extension, to be replaced. The new build would extend northward into the triangular area of the lot, with an extended frontage along Bayview Avenue.

Conservation Strategy

The proposed conservation strategy is rehabilitation, with substantial positive impact achieved through the restoration of key gatehouse features.

The proposed development would restore the existing gatehouse, the stone estate wall and estate-wall landscaping, and would re-open the carriageway to explicitly re-establish the building's legibility as a estate gateway.

Interventions are proposed for two heritage attributes: two openings will be made in the restored estate wall to provide access to new units, and the northern original garage bay on the east elevation is proposed to be enclosed with a sensitive single-storey connector to the new building. Neither intervention is anticipated to present a negative impact on the property's cultural heritage value.

The proposed new build consists of high-quality contemporary architecture with a clear relationship to the existing building's character, through the use of select cladding materials and referential datum lines. The new build is set back from the gatehouse, and recessed in part below grade to mitigate for any height impact on the gatehouse.

1 INTRODUCTION

1.1 Scope of the Report

ERA Architects has prepared this Heritage Impact Assessment (HIA) to assess the impact of the proposed development on the property at 2 Valleyanna Drive (“the Site”). According to the City of Toronto, the purpose of an HIA is to evaluate the proposed development in relation to cultural heritage resources and recommend an overall approach to the conservation of their heritage value.

Multiple sources of data were collected, sorted, and analyzed for this assessment. Both primary and secondary sources were examined, including: historical maps, atlases, aerial photographs, archival documents and photographs, historic periodicals, the City of Toronto Heritage Register, previous application documents and staff reports, and observations from multiple site visits.

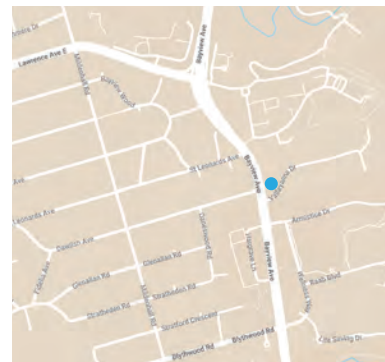
This report was prepared with reference to Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest, the Ontario Heritage Tool Kit, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, the Province of Ontario’s 2014 Provincial Policy Statement, and the Ontario Heritage Act, the City of Toronto’s Heritage Impact Assessment Terms of Reference (2010), and the City of Toronto’s Official Plan (2015).

This HIA has been updated from its original submission in March 2020 to reflect revised architectural drawings developed in December 2021.

1.2 Site Location and Description

The property at 2 Valleyanna Drive is located at the northeast corner of the T-intersection at Bayview Avenue and Valleyanna Drive. To the south is the Sunnybrook Hospital campus, to the north is the Glendon College (York University) campus, to the east are the residences along Valleyanna Drive, and to the west, across Bayview Avenue, is Dawlish Avenue and the Lawrence Park Community Church. The nearest major intersection is Bayview and Lawrence.

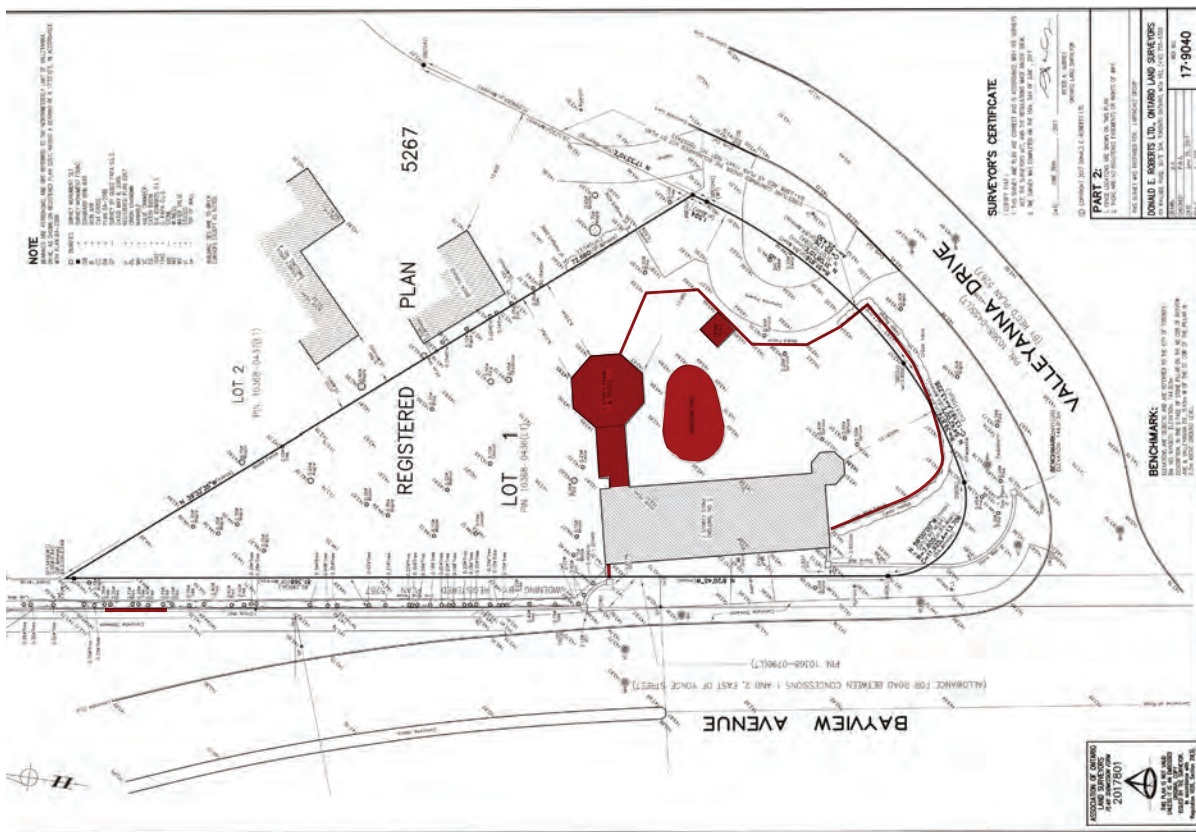
The triangular property is approximately 0.3 hectares in size, and consists of an open space enclosed by mature deciduous trees, and bordered in part at the eastern edge by the house at 4 Valleyanna Drive. There is a single building on site, a fenced-in swimming pool and outdoor space enclosed in part by the building extension off the east elevation, and a triangular yard space to the north of the building.



Site indicated with a blue dot (Google 2017, annotated by ERA)

The building at 2 Valleyanna Drive is a former estate gatehouse, servants' quarters and service garage, designed in the Arts & Crafts style with Tudor Revival detailing. An additional site feature is the stone estate wall along the property line at Bayview Avenue, which now sits within the public realm, and marks the present entrance to Valleyanna Drive with gate posts that formerly bordered the estate's southern driveway.

Alterations since the building's construction include its conversion to a private residence and the closure of the carriageway through the building, as well as an extension off the building's east elevation.



Survey / location plan, with buildings / structures / heritage attributes / landscape features to be removed annotated in red (Donald E. Roberts Ltd, 2017, annotated by ERA).

1.3 Site Photographs

The following pages feature exterior photographs (pages 2-3), as well as interior photographs (pages 4-7) which are included here only so as to orient readers to the building's atypical interior spaces: the former service garage, former carriageway, tower staircase and residential upper storey.



West elevation (ERA 2017).



East elevation, view from northeast (Amantea Architects 2017).



East elevation, including the octagonal extension, view from southeast (ERA 2017).



South elevation (ERA 2017).



Tower, view from northeast (ERA 2017).



“Uplands” nameplate to the north of the carriageway on the west elevation, on the location of the original “Annandale” nameplate. Currently obscured by vines. (ERA 2017).



Inside the currently-enclosed carriage-way, facing east. The door on the east elevation was added in the mid 1960s (ERA 2017).



Inside the currently-enclosed carriage-way, facing west. The semi-transparent glazing within the archway added in the mid 1960s (ERA 2017).



Ground floor, north of the carriageway, facing southeast. The 'exterior' door to the carriageway is visible (ERA 2017).



Ground floor, north of the carriageway, facing southwest (ERA 2017).



ABOVE: Ground floor, north of the carriageway, facing north (ERA 2017).

RIGHT: c. 1968 one-storey dining wing extension, interior (ERA 2017).

BELOW: c. 1968 one-storey dining wing extension (ERA 2017).





Tower at the southeast corner, exterior (ERA 2017).



Winding staircase inside the tower(ERA 2017).



Southeast-facing view of the entrance from the tower stairs into the current master bedroom (ERA 2017).



Northward view down the upstairs hallway (ERA 2017).



Interior residential fabric upstairs, c. 1920-1921 (ERA 2017).

HERITAGE ATTRIBUTES



Flat-headed window (ERA 2017).



Arch on west elevation (ERA 2017).



Stone wall, north portion (ERA 2017).



Stone wall, south portion (ERA 2017).



Original garage bays (ERA 2017).



The stone masonry (ERA 2017).



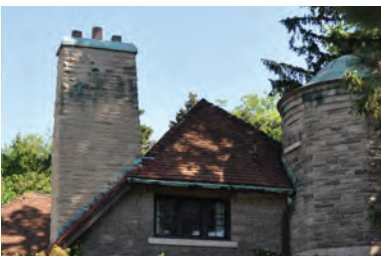
Terracotta, varied rooflines (ERA 2017).



Dormer window, 2nd storey (ERA 2017).



Jerkinhead roof (ERA 2017).



Chimney, at left (ERA 2017).



Stone turret, stone banding (ERA 2017).



Projecting window (ERA 2017).



Ornamental half-timbering (ERA 2017).



Stone, stucco, and wood materials (ERA 2017).



"Uplands" nameplate (ERA 2017).

1.4 Current Context

The Site currently serves as a residential property oriented toward Valleyanna Drive, a curvilinear, low-density residential street developed between 1958-63 and landscaped with planted islands. Many properties have been redeveloped in recent years with larger-scale single-detached residential construction. The street's intersection with Bayview Avenue is marked by stone gateposts and walls, the northern of which stretches along Bayview Avenue until it connects with the building on Site at 2 Valleyanna Drive.

The Site was originally designed to front onto Bayview Avenue, which today serves as a loud and busy thoroughfare connecting Toronto's northeastern neighbourhoods to the downtown core.

Valleyanna Drive is bordered by institutional uses to the north and south: the Sunnybrook Hospital site (south) and the Glendon College, York University campus (north). While the Sunnybrook Hospital site is located immediately south of Valleyanna Drive off Bayview Avenue, its large buildings are concentrated further south on site, and the context nearest to Valleyanna Drive is characterized by increased landscaping north of Armistice Drive leading eastward toward the historic residential Estates of Sunnybrook (Vaughan Estate and McLean House), which are now owned by the hospital and used as event venues.

Across Bayview Avenue, the Site is adjacent to the Lawrence Park Community Church, and the Lawrence Park neighbourhood to the west. The Site is located immediately across from Lawrence Park's east-west Dawlish Avenue, which historically extended eastward across Bayview Avenue as a private estate driveway, passing through the gatehouse/residence on Site. A large townhouse subdivision is located just southwest of the Site across Bayview Avenue.



Aerial view of the Site (indicated in blue) and surrounding context (Google 2017, annotated by ERA).

1.5 Context Photographs



West-facing view of the Site from Valleyanna Drive (ERA, 2017).



West-facing view along Valleyanna Drive, with 18 and 20 Valleyanna Drive to the right (ERA, 2017).



North-facing view of the Site, with the high-traffic Bayview Avenue in the foreground. Photo taken mid-weekday (ERA, 2017).



East-facing view along Dawlish Avenue with the Site in the background (Google Streetview, 2019).



East-facing view along Armistice Drive toward the Estates of Sunnybrook on the Sunnybrook Hospital campus, with hospital buildings to the south, and the landscaped area south of the Valleyanna Drive rear yards to the north. (Google Streetview, 2016).



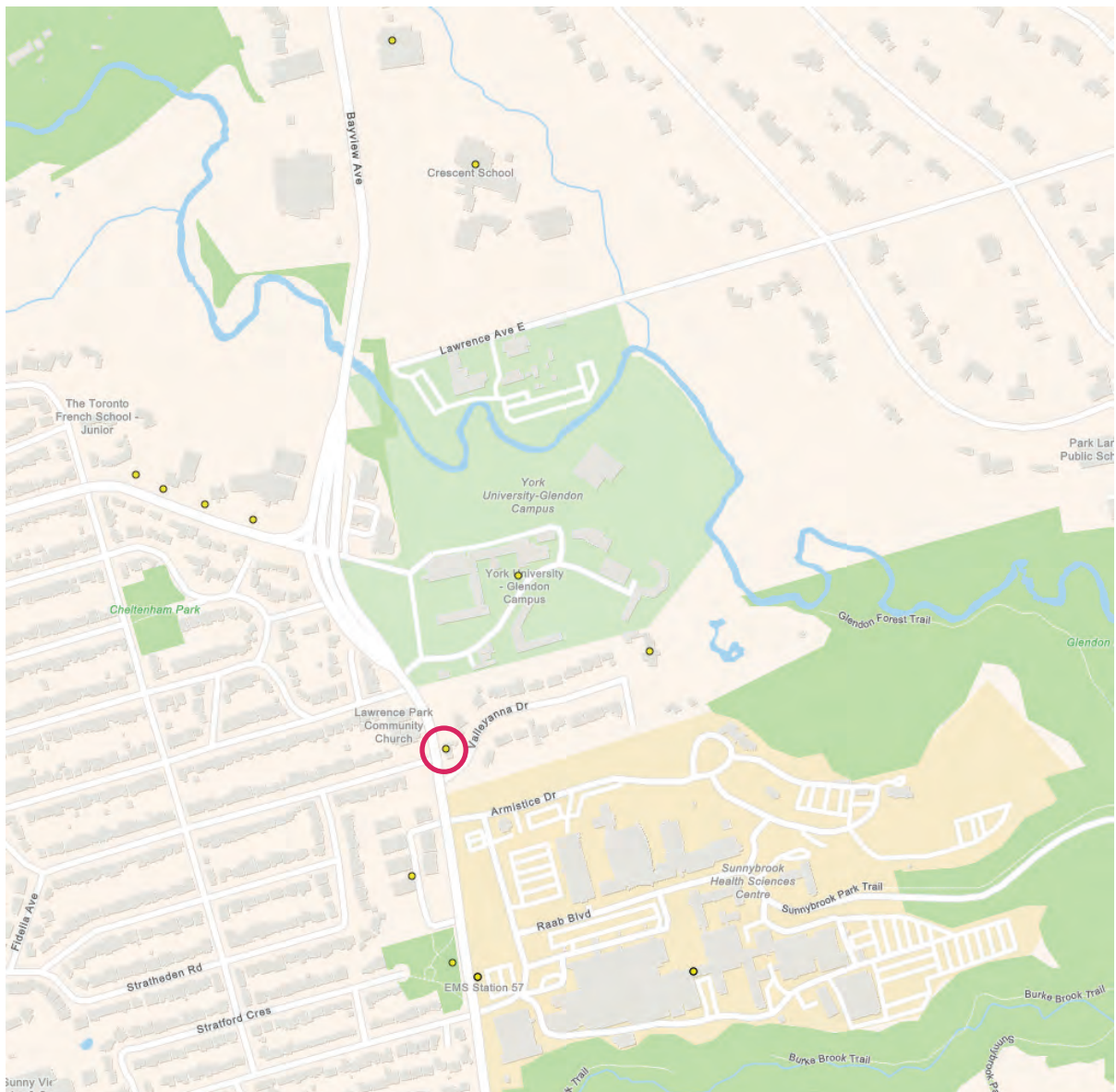
Southwest-facing view across Bayview Avenue, with the Lawrence Park Community Church in the foreground, and the north edge of the large townhouse development at the left edge of the frame (Google Streetview, 2016).

1.6 Existing Heritage Recognition

The Site at 2 Valleyanna Drive is listed on the Toronto Heritage Register as the Annandale Gatehouse, 1921.

1.7 Adjacent and Nearby Heritage Properties

There are no recognized heritage properties adjacent to the Site. There are 8 listed heritage properties nearby, all of which are listed in full or in part for their contribution to the early 20th-century country estate context near the intersection of Bayview and Lawrence.



Toronto Heritage Register Map, where listed properties are indicated with a yellow dot, and the Site is circled in pink (City of Toronto, 2019, annotated by ERA).

1. 24 Valleyanna Drive

Uplands Gardens, 1935

This property at the east end of Valleyanna Drive is the former location of the Annandale (and then Uplands) estate house for which the gatehouse on Site was built. While the estate house was demolished in 1956-57, the property is listed for the remaining Dunington-Grubb landscaping designed for Alfred Rogers in the early 1930s.

Note that the property address is 28 Valleyanna Drive, but is listed as 24 Valleyanna Drive on the Toronto Heritage Register.



28 Valleyanna Dr. aerial photograph (Google Maps, 2017).

2. 2275 Bayview Avenue

Glendon Hall Manor and Gatehouse, 1923

Glendon Hall Gates, 1931



Glendon Hall (ACO Toronto, 2016).



Glendon Hall gatehouse (ACO Toronto, 2016).



Gates to the Wood estate - Glendon Hall (ACO Toronto, 2016).

3. 2075 Bayview Avenue

J. S. McLean Estate, 1929

Donningvale Vaughan Estate, 1931

Sunnybrook Health Science Centre, 1945-48



J. S. McLean House (ACO Toronto, 2016).



J. J. Vaughan House (ACO Toronto, 2016).



Sunnybrook Hospital, 1960 (Chuckman's Toronto Nostalgia, 2016).

4. 318 Lawrence Avenue East

Sifton House (Toronto French School), 1923

5. 306 Lawrence Avenue East

Sifton House (Ursuline School), 1923

6. 296 Lawrence Avenue East

Sifton House (Ursuline School)



Clifford Sifton House (ACO Toronto, 2016).



Clifford Sifton House (ACO Toronto, 2016).



Clifford Sifton House (ACO Toronto, 2016).

7. 2365 Bayview Avenue

F. P. Wood Estate (Crescent School), 1930
Log Cabin Retreat, post-1930



Glendon Hall (ACO Toronto, 2016).

8. 2395 Bayview Avenue

Stonedene, 1929



Stonedene estate house (ACO Toronto, 2016).



Glendon Hall gatehouse (ACO Toronto, 2016).

2 BACKGROUND RESEARCH AND ANALYSIS

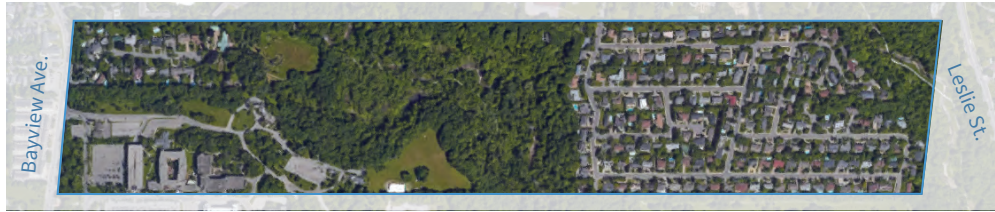
2.1 Chain of Ownership

YEAR	OWNER	ACREAGE	NOTES
1799	Isabella Chewett	200 acres	
1817	Robert Jones Sr.	200 acres?	
pre-1858	Robert Jones Jr.	150 acres	
btwn 1858-78		100 acres	
1904	James, William and Mrs. W. White	100 acres	
1910	Mrs. Shoenerger	100 acres	
1913	Sir Henry Mill Pellatt	100 acres	
1920	Dr. Herbert Alexander Bruce	100 acres	
pre-1927		110 acres	A 10-acre chunk of the estate to the south, owned by the Kilgour Bros. Ltd., conveyed to Dr. H. A. Bruce, Instrument No. 8058.
1927		75 acres	Sold 25 ¹ / ₂ acres to J. J. Vaughan in December 1927.
1927?		27 acres	Sold 47 ¹ / ₂ acres to J. S. McLean
1930	Alfred S. Rogers	27 acres	
1953	James and Irma Crothers	27 acres	
1954			Donated the land east of the Don River following Hurricane Hazel in 1954.
April 1957	Sunnybrook Development Corporation Ltd.	12 acres	Plan 5267 divided the Crothers estate into smaller, developable parcels, to be sold through the Sunnybrook Development Corporation.
1957	Frederick and Barbara Fletcher	³ / ₄ acres	The land was granted by covenant (and \$2.00) to the Fletchers from the Sunnybrook Development Corporation.
2009	Ian and Jane Chisholm	³ / ₄ acres	

Above: The current Site's record of ownership. In some cases, the acreage changes during a single owner's tenure as they subdivided and sold off portions of their property.

Following page: An approximation of the physical subdivision and sale over time of the original 200-acre land grant on which the current Site was located (Concession II east of Yonge Street, Lot 4). The 200-acre lot spanned between today's Bayview Avenue and Leslie Street, and was two lots south of today's Lawrence Avenue East.

1799 to 18--
200 acres



18-- to 18--
150 acres



18?-- to 1927
100 acres



1927-1954
27 acres



1954-1957



1957
12 acres



1957 - present
 $\frac{3}{4}$ acres



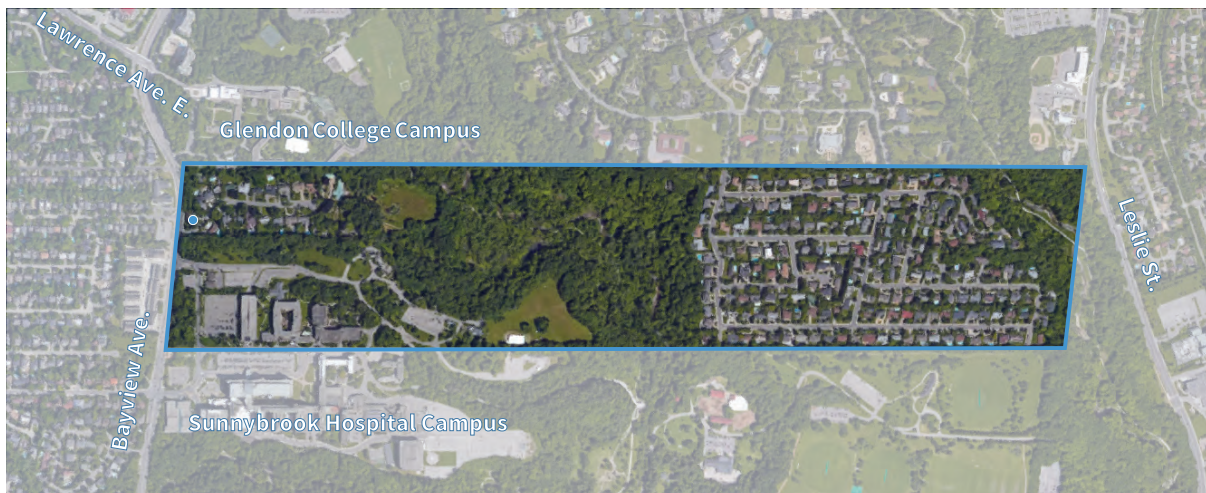
2.2 Detailed Site History

Initial Land Grant and Patent - Isabella Chewett: 1799 to c. 1817

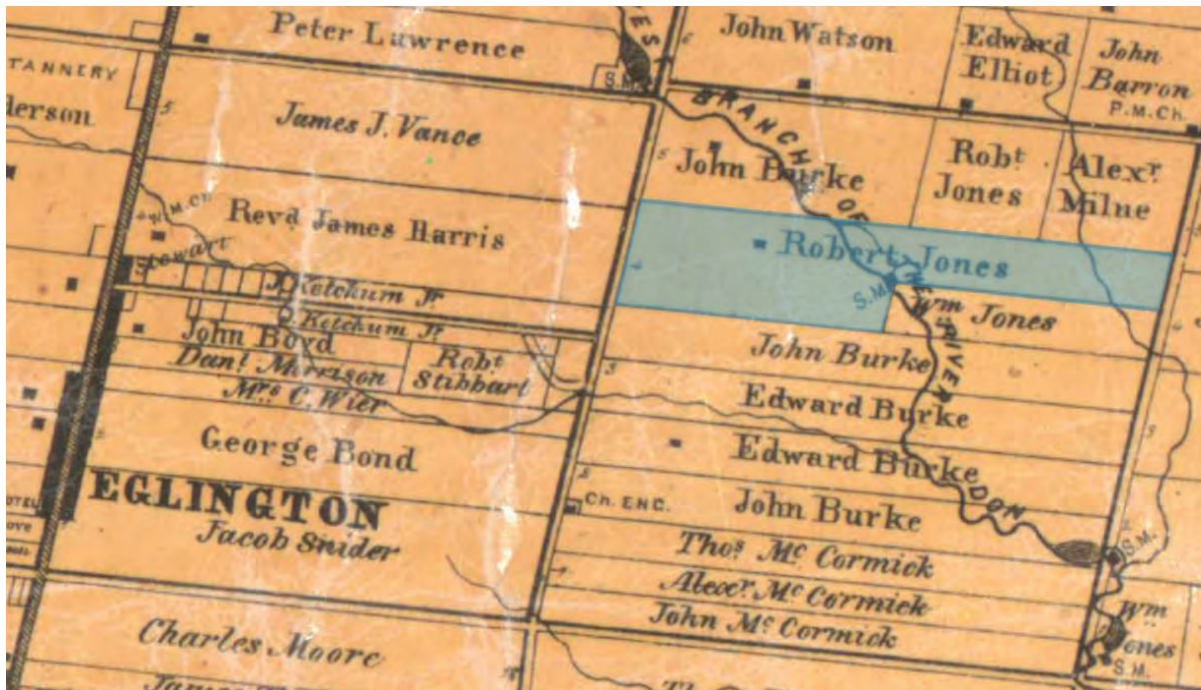
When York County was created within the newly-established colony of Upper Canada in the early 1790s, its land was surveyed in 200-acre lots. The lot on which the current Site is located was surveyed as Concession II east of Yonge Street, Lot 4. It spanned between Concession Road II (now Bayview Avenue), and Concession Road III (now Leslie Street).

Like many others on the outskirts of the burgeoning Town of York, Concession II Lot 4 was granted as a country land holding to a United Empire Loyalist who had been granted additional land in town. The grant for Concession II Lot 4 was awarded in 1799 to Isabella McDonell Chewett, the wife of William Chewett, who was a surveyor and civil servant occupying several early administrative positions in Upper Canada. She was a Loyalist herself, the daughter of Major Archibald McDonell of Cornwall.

William and Isabella Chewett occupied a primary residence, with their four children, at the modern intersection of York Street and Wellington Street West. They also received the grant for Park Lot 26, located between College Street and Queen Street West, two lots west of Ossington Avenue. It is not clear whether they ever developed the land on Site at Concession II Lot 4, and its date of sale is unknown.



Boundaries of the original Concession 2 (east of Yonge Street), Lot 4, overlaid onto a modern aerial photograph. Site marked with a blue dot, adjacent to Bayview Avenue. (Google 2017, annotated by ERA).



Tremaine's Map of the County of York, Canada West, 1860. Robert Jones's 150 acres on Concession 2 (east of Yonge), Lot 4 are highlighted in blue. The building at the property's centre along the river, marked S. M., is a sawmill. (Ontario Historical County Map Project, annotated by ERA).

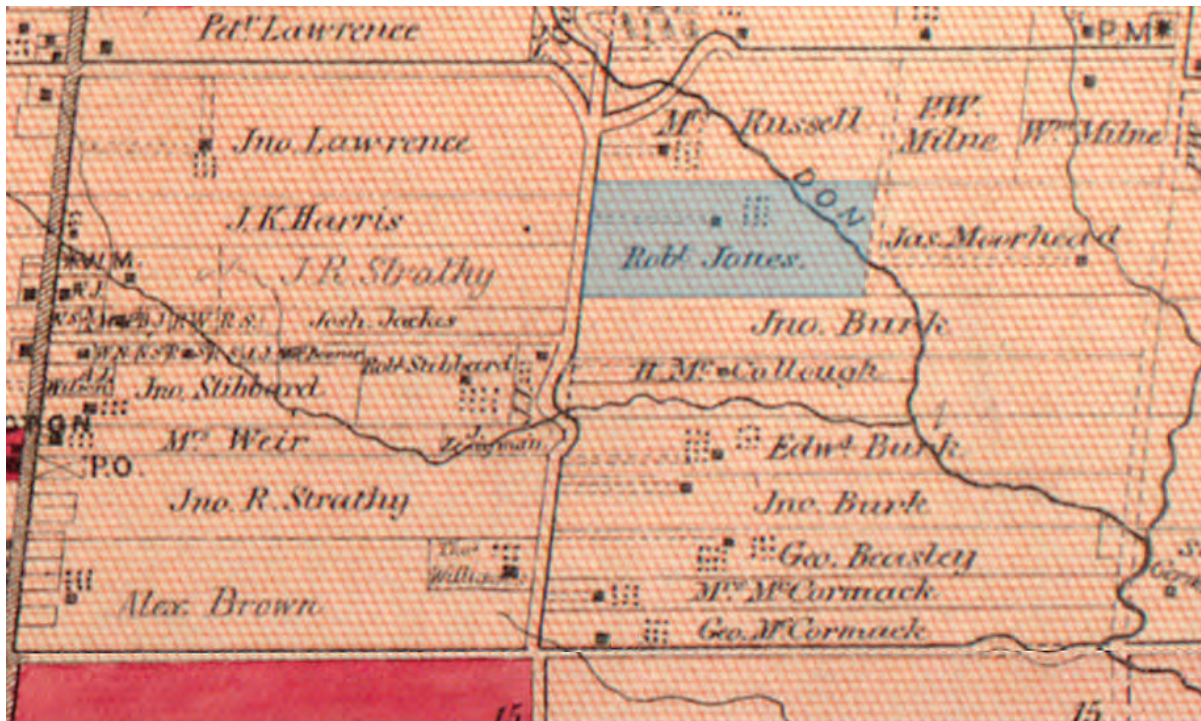
Jones Farm: c. 1817 to 1904

Around 1817, the 200-acre lot was acquired by Robert Jones and his wife Mary Wheelock, recent immigrants from Ireland. They had nine children: six sons, Samuel, James, Richard, Robert, William and Benjamin, and three daughters, Eliza, Henrietta and Fidelia. Henrietta (born 1834) would go on to marry William Jackes in 1857.

By 1860, as seen in the 1860 map of the County of York (above), Robert Jones Sr. had transferred 150 acres of the lot to his son, Robert Jones Jr., and the southeastern 50 acres of the lot to his son William Jones.

The lot's closest urban centre was the village of Eglinton, located along Yonge Street just north of today's Eglinton Avenue. The Jones brothers operated a saw mill located at the centre of their lot, along the Don River at the juncture of the two properties once they had been split and passed down. It is possible that they sold lumber off their property, but the lot served agricultural functions as well. The 1878 Atlas of the County of York indicates that there was no longer a saw mill on site, but instead an orchard located immediately behind the Robert Jones residence. The orchard may have existed previously, as orchards do not appear on the 1860 map.

By 1878, the east half of Concession II Lot 4 had been sold to a James Muirhead, and Robert Jones Jr. maintained ownership over the 100-acre west half. He owned horses,



Illustrated Historical Atlas of the County of York, 1878. Robert Jones's 100 acres on Concession 2 (east of Yonge), Lot 4 are highlighted in blue (Illustrated Historical Atlas of the County of York, annotated by ERA).

wagons, harnesses and agricultural implements, which would be presented for auction after his death, as covered in *The Globe*.

Robert Jones Jr. was unmarried. He lived for the remainder of his life on the west half of Concession II Lot 4 east of Yonge. At his death at age 84 in May 1904, he was described by *The Globe* as one of Eglinton's "oldest and most esteemed residents". His property was described like this:

"There is situated on the property a large brick house, with a cedar avenue about a quarter of a mile in length leading from the concession road to the house, with conservatory, large lawn and large orchard. Also coach house and stable, and bank barn, with stables. The property is situated about four miles from Toronto, and is well suited for a gentleman farmer. The west branch of the Don River runs through the property" (*The Globe*, July 27th 1904).

Interim Owners and Tenant Farmers: 1904 to 1919

In the 15 years following Robert Jones's death, the 100-acre farm was passed through three successive owners, and operated by various tenant farmers. The property remained as it had been during the Jones tenure, with owners and/or tenant farmers living in the brick residence built by the elder Robert Jones. Tax assessments reveal that the property consisted of 60 acres of cleared land, and then a combination of woodland and swamp/marsh/waste land, likely at the rear of the property by the river.

The property was purchased from the Jones estate executors in 1904 by farmers James and William White, who were respectively 24 and 21 years old, and thus likely brothers. Between 1907 and 1909, a Mrs. W. White (or Whyte) is listed as the property owner on both tax assessment rolls and a 1909 map of the Township of York. She is listed in 1907 as a married woman, and in 1909 as a widow. It is not clear whether she was James and William's mother, William's wife, or some other relation.

In 1910, the property was sold to a Mrs. Shoenerger. There is no historical record of Mrs. Shoenerger beyond the tax assessment rolls between 1910 and 1912. Her name may in fact be misspelled in the assessment rolls. Her resident tenant farmer, John Broomfield, was likely responsible for the farm's upkeep during these three years.

In 1913, the 100-acre lot was purchased by Sir Henry Mill Pellatt. Pellatt was born in 1859 in Kingston, Ontario, and attended Upper Canada College before joining his father's stockbroking firm. Through investments in electricity-driven ventures at the end of the 19th century, beginning with the Toronto Electric Light Company, he rapidly became wealthy, and was knighted by King Edward VII in 1905. He is best known for the construction of Casa Loma, which began in 1905 and was completed by 1914. Pellatt never resided at Concession II Lot 4; his property was farmed and managed by a tenant, John T. Hunt.



Right: Sir Henry Mill Pellatt in military dress, 1910. (City of Toronto Archives)



Above: A 1910 sales brochure for the new Lawrence Park estates subdivision features this bird's-eye view map of the area. The Site (circled in light blue) is identifiable using Dawlish Avenue, which turned into the Site's private driveway east of Bayview Avenue.

In 1910, the farm appears to feature a small residence and outbuildings. The stretch between Bayview Avenue and the Don River, east of the Lawrence Park subdivision, is blown up at the right.

(Bird's Eye View of Lawrence Park Estates, Toronto Public Library, as seen in Hayes, Historical Atlas of Toronto, 2008)



Annandale - Dr. Herbert Alexander Bruce Estate: 1919 to 1930

In November 1919, Dr. Herbert Alexander Bruce purchased the 100-acre property. At 51 years old, Herbert Alexander Bruce was already well known in Canadian elite circles. Born in Blackstock, Ontario, his first notable achievement was the 1911 founding of the Wellesley Hospital, a private non-profit organization which became well known for the provision of affordable care subsidized by wealthier paying clientele. During World War One, Dr. Bruce was appointed special inspector-general of the Canadian Army Medical Corps.

In February 1919, Colonel Bruce married Angela Hall of Upminster, Essex in the St. Margaret's Church adjacent to London's Westminster Abbey. Their status was such that the *Toronto Daily Star* reported that "Lord Beaverbrook has lent his country house at Cherkley, Surrey, for the honeymoon" (February 3, 1919).

It may have been Bruce's familiarity with the context of English country estates that drove him to purchase 100 acres of farmland fronting onto Concession II, and descending into the Don River Valley.

Secondary sources (Carolyn Neal, Douglas Brown) report that he soon commissioned renowned local Arts & Crafts architect Eden Smith to replace the existing farmhouse and outbuildings with a design for the components of a typical country estate. He additionally engaged similarly renowned landscape architects Howard and Lorrie Dunnington-Grubb to design the estate's formal gardens and auxiliary landscaping.

Construction occurred between 1920 and 1921; tax assessment rolls show that while the land value remained at \$12,500 between the two years, the value of buildings jumped from \$7,000 to \$49,000.



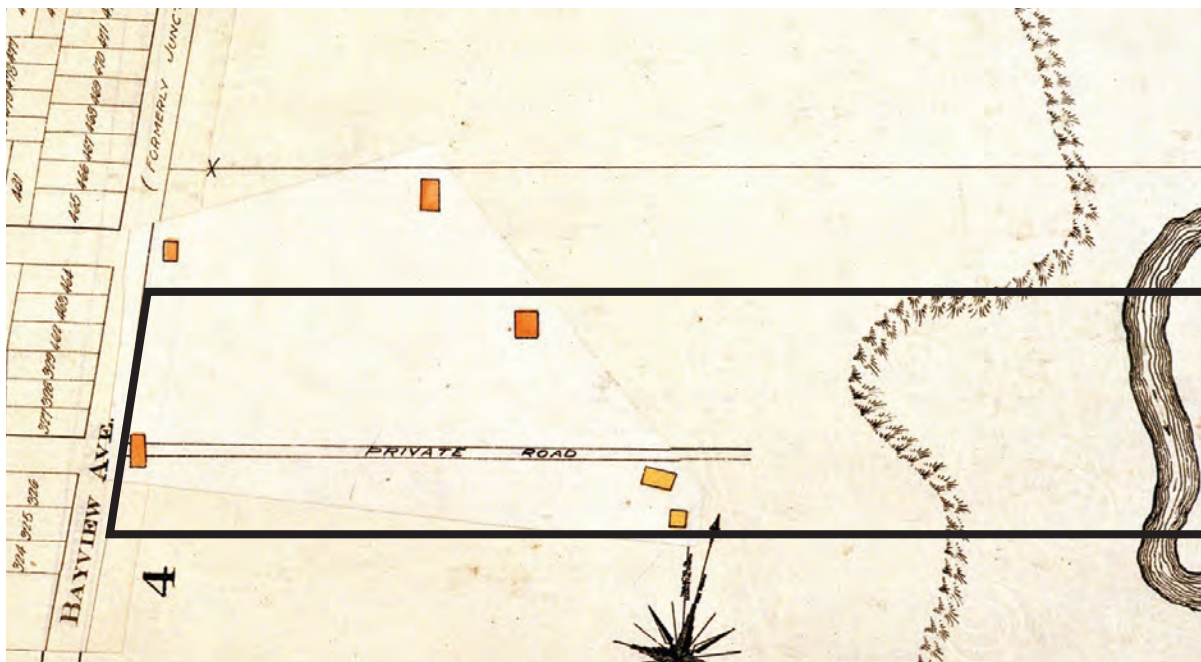
Watercolour of the Estate of Dr. Herbert Bruce, by W. E. Welch, 1920.

The painting shows the estate house from the rear (east and south elevations), looking toward Bayview Avenue. Eden Smith's architecture and the Dunnington-Grubbs' original formal gardens can be seen. (From Ed Butts and Karl E. Stensson's *Sheridan Nurseries: One Hundred Years of People, Plans and Plants*)

Because Dr. Bruce had commissioned a country estate, Smith's designs went beyond the estate house to replace the lot's farmhouse. They included designs for a gatehouse located at the edge of the estate, fronting onto Bayview Avenue, to serve as a marker of the estate's entrance.



LEFT: Annandale Estate House, 1927 (Canadian Homes and Gardens magazine).



1924 Fire Insurance Plan showing the lands east of Bayview Avenue. Herbert Bruce's Concession II Lot 4 is outlined in black. The extant gatehouse and estate house for E. R. Wood's *Glendon Hall* can be seen immediately to the north. (City of Toronto Archives, annotated by ERA)

The 1924 Fire Insurance Plan shows four buildings on the estate: a main house, situated just north of the estate’s “private road” driveway, two frame outbuildings at the end of the driveway, and a gatehouse, positioned over the driveway to mark and greet anyone wishing to enter.

In November 1927, the Canadian Homes and Gardens magazine covered Dr. Herbert Bruce’s Annandale estate. The gatehouse was pictured, among the estate’s main house and other outbuildings (see facing page). The photo caption for the gatehouse read as follows:

Above, the stone lodge and garage of Annandale spans the broad gates, and driving under this medieval bridge, an avenue of Cedars escorts one for a quarter of a mile past meadowland.

Gatehouse Design

The gatehouse is also recognized as the design of Eden Smith. This has not been independently substantiated, but is reported in multiple secondary sources which are considered credible due to the building’s explicit consistency with Smith’s architectural approach.

The building was designed with distinctly different architectural character on its west, public-facing facade, and its east, estate-facing facade.

The public-facing west facade, which marked the estate entrance from the concession road (Bayview Avenue) was designed to appear solid, entrenched into the ground, with a low Arts & Crafts-style pitched roof, conveying the protection of the estate grounds.

The estate-facing east facade was designed in a distinct Tudor style, its roof pitch allowing for a two-storey elevation, and detailing that conveyed openness rather than protection. Both elevations bear a clear relationship to Smith’s design for the Annandale estate house.

On the interior, the ground floor north of the carriageway was occupied by a two-bay service garage. The servants’ residential quarters were located upstairs and accessed via the tower staircase, with a chauffeur’s quarters in the ground floor south of the carriageway .



ABOVE: A view through the gatehouse, dated between 1920-1930. The estate nameplate at the left reads "Annandale". After Alfred Rogers' purchase of the estate in 1930, it would be switched for nameplate reading "Uplands". (City of Toronto Archives)



LEFT: A photograph of the gatehouse from the November 1927 edition of Canadian Homes and Gardens.

Herbert Bruce remained at Annandale over the next ten years with his wife Angela and their son Max. Coverage of the Bruce family and their estate property in newspapers and magazines indicates that the estate was well known, and that the Bruce family was accustomed to hosting guests and dignitaries on site.

A September 1930 news article in the *Toronto Daily Star*, in covering one such guest's stay, describes Annandale as "that marvellous cedar-avenued retreat east of Lawrence Park on Bayview Avenue" (September 15, 1930).

The 1927 coverage of the property by the *Canadian Homes and Gardens* magazine, itself a marker of the estate's status, describes Annandale as follows:

The country estate of one hundred and ten acres belonging to Doctor Herbert Bruce, on the outskirts of Toronto, is a delightful combination of old world charm and modern utility...

By the end of that year, Dr. Bruce had sold the south ~75 acres of his estate. The south 50 acres were sold to J. S. McLean, and the 25 acres in between sold to J. J. Vaughan. Both men would commission estate houses on these lots within the year, known respectively as Bay View (today's McLean House) and Donningvale (today's Vaughan Estate). Both are currently owned by Sunnybrook Hospital and located on the hospital grounds to the south of Valleyanna Drive.

In 1929, *Canadian Homes and Gardens* covered Annandale once again when Dr. Bruce commissioned architects Wickson & Gregg to design a new stable and garage, located along the south edge of the estate driveway, between the driveway and the estate's new south lot line, halfway to the main house.



South elevation of the stables and garage, south of the estate driveway, designed by Wickson & Gregg, 1929 (*Canadian Homes & Gardens*, May 1929).

Uplands - Alfred S. Rogers Estate: 1930 to 1953

On October 8th, 1930, the *Globe* reported:

“Dr. Herbert Bruce, well-known surgeon, has completed the sale of his estate, Annandale, on Bayview Avenue, to Alfred Rogers, President of the Elias Rogers Coal Company...”

The article noted that this sale had come in conjunction with Bruce’s resignation as Professor of Clinical Surgery at the University of Toronto, and speculated that Bruce intended to relocate to London. Within two years, however, Dr. Bruce would be named Lieutenant-Governor of Ontario, a position he would occupy until 1937. He would later serve as the Conservative Member of Parliament for Parkdale (1940-1946).



North-facing aerial view of Alfred S. Rogers’ Uplands estate house, and the 1929 garage at the left, in the early 1930s, following Marani, Lawson & Morris’s significant estate house alterations (City of Toronto Archives).

Alfred Selby Rogers, who had purchased the lot, was a Toronto industrialist. Heir to the Elias Rogers Coal Company, he had purchased the business from his father in 1912, and expanded his business interests over his lifetime to include Ogdensburg Coal and Towing Co. (Montreal), St. Mary's Cement Co. Ltd., Canada Building Materials Ltd., National Cement Co. (Montreal), and various other firms.

Like Dr. Herbert Bruce, he socialized in elite Toronto circles, including the Masonic Order, the Royal Canadian Yacht Club, and various golf clubs, including the Toronto Hunt Club, the Toronto Cricket Club, and the Rosedale Golf Club. He served as a governor of the University of Toronto, and a director of the elite boys' school in St. Catharines, Ridley College. He was related through his father's family to Edward Samuel Rogers Sr. and Ted Rogers Jr.

Upon his purchase of Dr. Bruce's estate, Rogers commissioned architects Marani, Lawson & Morris to undertake significant renovations to the main house. Their work was covered in the *RAIC Journal* in 1932, and *Canadian Homes and Gardens* in 1933 and again in 1936; it constituted such a significant renovation to be considered a new house. The existing gatehouse was not within the scope of the alterations, although its stone 'Annandale' nameplate was replaced with the estate's new name, 'Uplands'. Rogers also engaged landscape architects Howard and Lorrie Dunington-Grubb to revise their original plans to suit the alterations to the estate.

It may have been around this time that the existing estate wall was added along the property's frontage onto Bayview Avenue. The wall does not appear to have been constructed concurrently with the gatehouse, as it is not seen in an early photograph of a coal delivery cart exiting through the carriageway, however a circa mid-1930s aerial of the estate shows the wall clearly in place.

While the estate wall may not have been original to Dr. Bruce's property, it is a classic feature of the 20th-century country estate typology; which by the 1930s was beginning to characterize the concession roads north of the city on the edges of the Don River Valley. Bruce's Annandale and E. R. Wood's Glendon Hall were among the earliest, but over the 1920s, the stretch of Bayview north and south of Lawrence had been populated by country estates, many of which remain partially intact today.

ANNANDALE / UPLANDS: A COUNTRY ESTATE ON THE OUTSKIRTS OF TORONTO

Dr. Herbert A. Bruce and Alfred S. Rogers were members of an elite class of Torontonians whose homes, gardens and social gatherings were profiled in newspapers and magazines. A popular journal of this kind was *Canadian Homes and Gardens*, published between 1925-1962. The journal profiled this particular estate three times: in 1927 and 1929 while it was still Annandale, and in 1936 once it had been purchased by Rogers and rechristened Uplands. The quotes below and photographs on the next page convey a sense of this country estate in the early 20th century.

Rear Grounds

A gravel path from which the view of hill and dale is superb, leads back through the pleasure grounds to the north of the property where the pheasants, exotically flamboyant, parade in grandeur [next to] the model playground belonging to young Master Maxwell Bruce. His playhouse is a fascinating miniature cottage equipped with all the toys dear to a child. Dense shrubbery borders this end of the estate... (Gianelli, *Canadian Homes and Gardens*, 1927).

West (Front) Lawn

The extensive lawns at the west front of the house... extend in a bewitching vista right into the heart of the sunset. Silver Birches are in the foreground with groups of Elms, and beyond the driveway, gently undulating lawns create a fine impression of space only broken by two great herbacious crescents magnificent with autumnal masses of cerise Phlox, Dahlias, Michaelmas Daisies, Cosmos, Asters, Salvia and Zinnias. But predominating are the favourite shades of misty blues and heather-mauves (Gianelli, *Canadian Homes and Gardens*, 1927).

The front door and all windows on the west side of the house overlook the park, serene and restful in all seasonal moods of the year. The great stretches of velvet lawn undulate gently; shrubby masses and a carefully contrived skyline of trees give depth and enhancement of the vista. H. B. Dunnington-Grubb was the landscape architect (*Canadian Homes and Gardens*, 1936).

Aerial Photograph, Early 1930s



Gatehouse/Garage, 1920, and Driveway

The stone lodge and garage of Annandale span the broad gates and driving under this medieval bridge, an avenue of Cedars escorts one for a quarter of a mile, past meadowland, to the old English house whose many casement windows extend a thousand welcomes (Gianelli, *Canadian Homes and Gardens*, 1927).

Through a picturesque gate-lodge that straddles the driveway, the "Uplands" road leads in from Bayview Avenue between tall tree rows, later breaking into open parkland as it nears the house (Gianelli, *Canadian Homes and Gardens*, 1936).

Rear Grounds cont'd.

"Uplands" comprises some ten or twelve acres, with rich variety in the topography. Along the east side there is a sharp drop to the river meadows, and this natural feature has been skillfully utilized by two terraces, upper and lower, and a panel of garden still farther down (*Canadian Homes and Gardens*, 1936).

South Formal Gardens, 1930s

The pool garden is closely related to the house by a series of paved terraces and graduated flights of steps (*Canadian Homes and Gardens*, 1936).

Stables/Garage, 1929

Here, a group of buildings, of attractive massing and layout, has been designed to include the groom's cottage, on the extreme left [east], the horse stable, the cow stable, and the garage... The building was planned with a view of bringing as much south light as possible into the stalls, and at the east end there is a sheltering court facing south. On the extreme right [west] is the garage, with space for two cars and the farm truck (*Canadian Homes and Gardens*, 1929).

South Lawn, 1920s



Canadian Homes and Gardens, October 1927

South Formal Gardens, 1930s



1936 (Toronto Public Library)

West (Front) Lawn



Canadian Homes and Gardens, April 1936

Stables/Garage



Canadian Homes and Gardens, May 1929

Gatehouse/Garage



Canadian Homes and Gardens, November 1927

Driveway



Canadian Homes and Gardens, April 1936

Rear Grounds



Canadian Homes and Gardens, April 1936

COUNTRY ESTATE CONTEXT NEAR ANNANDALE / UPLANDS

An aerial photograph from the mid 1930s provides a clear sense of the country estate character along Bayview Avenue in the early 20th century. The estates have generally been subject to a wave of redevelopment, but many are still partially intact, and the majority retain the original estate houses on site.

A. Annandale (later Uplands)

Build Date: 1921 (demolished 1957)
Built For: Dr. Herbert A. Bruce
Architect: Eden Smith
On Site Today: Valleyanna Drive (res.)

B-D. Clifford Sifton Estate

Build Date: 1922-1925
Built For: Clifford Sifton and sons
Architect: Sandford Fleming Smith
On Site Today: Toronto French School (inst.)

E. Glendon Hall

Build Date: 1925
Built For: Edward Rogers Wood
Architect: Molesworth, West & Secord
On Site Today: Glendon College (inst.)

F. Donningvale

Build Date: 1927-1928
Built For: John James Vaughan
Architect: Burden & Gouinlock
On Site Today: Sunnybrook Estates (inst.)

G. Bay View

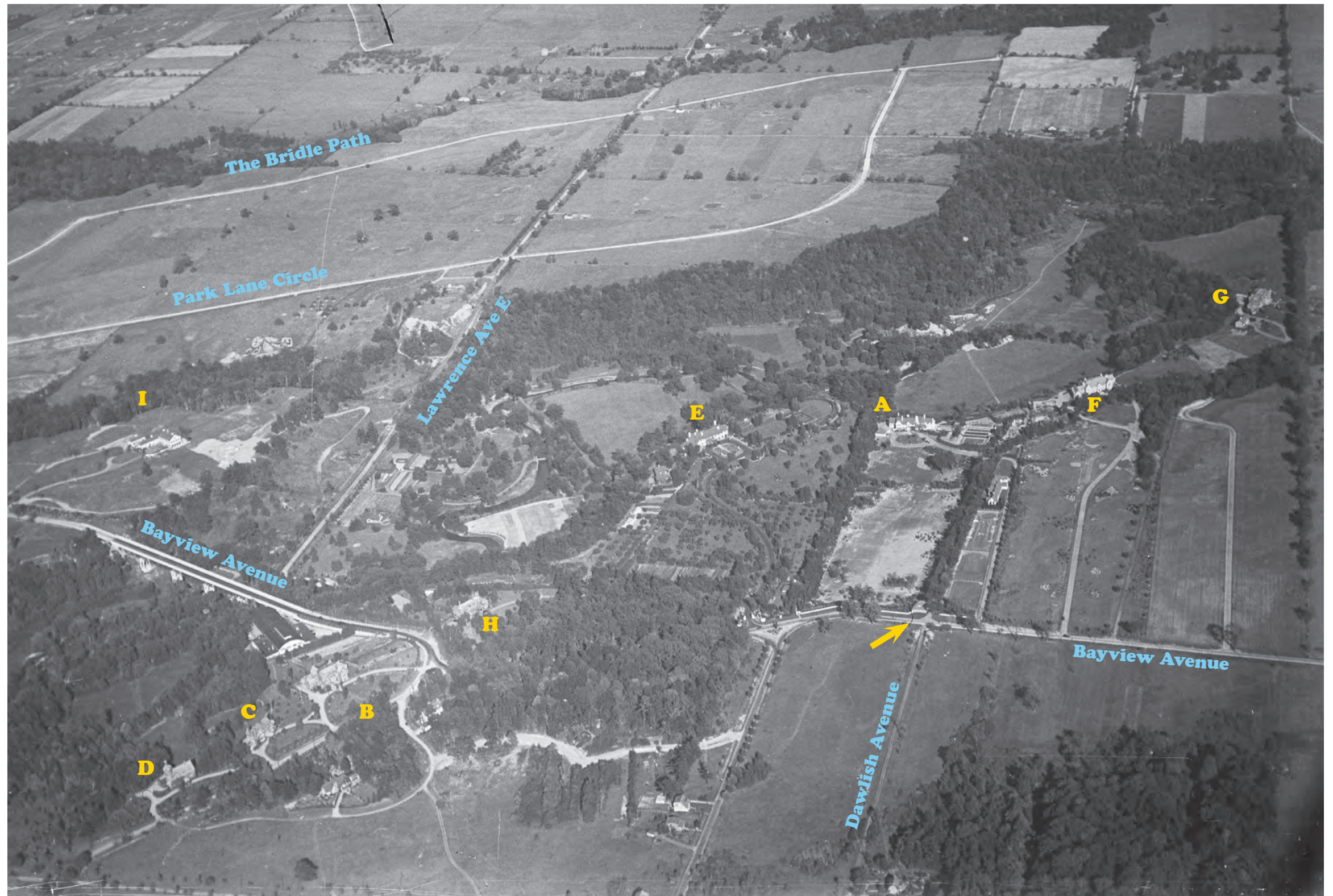
Build Date: 1928-1932
Built For: James S. McLean
Architect: Eric Arthur
On Site Today: Sunnybrook Estates (inst.)

H. Chedington

Build Date: 1928 (demolished 2013)
Built For: Murray & Mildred Wood Fleming
Architect: Molesworth, West & Secord
On Site Today: Chedington Place condos (res.)

I. Frank P. Wood Estate

Build Date: 1930-1931
Built For: Frank P. Wood
Architect: Delano & Aldrich
On Site Today: Crescent School (inst.)



An aerial photograph, facing east, of the intersection of Bayview and Lawrence Avenues. The estate houses are labelled and identified to the left, and the gatehouse on Site at 2 Valleyanna Drive is indicated with a yellow arrow. (City of Toronto Archives, annotated by ERA).

Crothers Estate and Subdivision: 1953 to 1957

Alfred S. Rogers occupied the estate at Uplands with his wife, Winifrede Warwick Rogers, until his death at age 79 in October 1953.

His estate was then sold to industrialist James Crothers. The following year, in the aftermath of Hurricane Hazel, Crothers conveyed the valley lands to the east of the estate house to the newly-formed Metro Toronto and Region Conservation Authority.

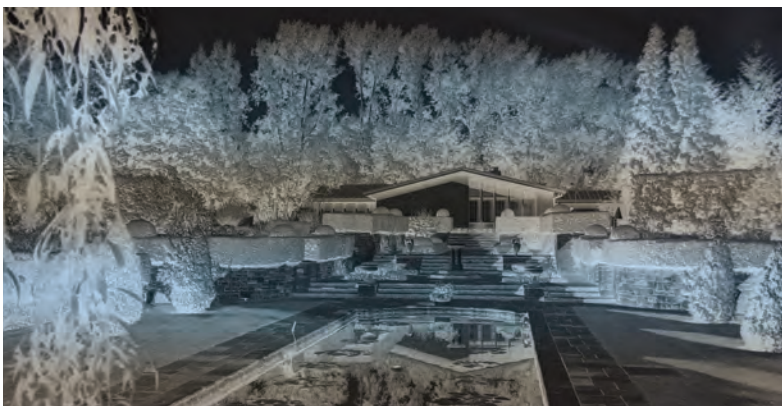
During this period, he engaged architect Gordon Sinclair Adamson to design a modernist replacement for the original country estate house, and he established the Sunnybrook Development Corporation, the instrument through which he would subdivide his estate lands for sale.

Between 1956 and 1957, the estate house was demolished and replaced with a mid-century modern residence of similar stature, oriented to conserve and respond to Alfred Rogers' formal gardens by Dunington-Grubb. Crothers engaged landscape architect George Tanaka for other site work, and eventually would hire architect Raymond Moriyama to design a teahouse on the rear grounds, descending into the valley.



Views of the south elevation of the Rogers (left) and Crothers (below, in negative) 'estate houses' from within Howard and Lorrie Dunington-Grubb's formal gardens in 1936 (left) and the late 1950s (below).

(Left: Canadian Homes and Gardens. Below: University of Calgary Canadian Architectural Archives.)



By 1957, a curvilinear road had been paved through the estate, and by 1959, the 1929 stables and garage had been demolished, and a vehicular connection built between the newly paved road -Valleyanna Drive- and Bayview Avenue.

The connection, south of the gatehouse on Site, appears to have altered the existing stone estate wall and gate posts, widening the south entrance to accommodate the new vehicular road. In a 1959 aerial photograph, the first two new residences have been constructed at 10 and 12 Valleyanna Drive, with another under construction across the street on Valleyanna's south side.

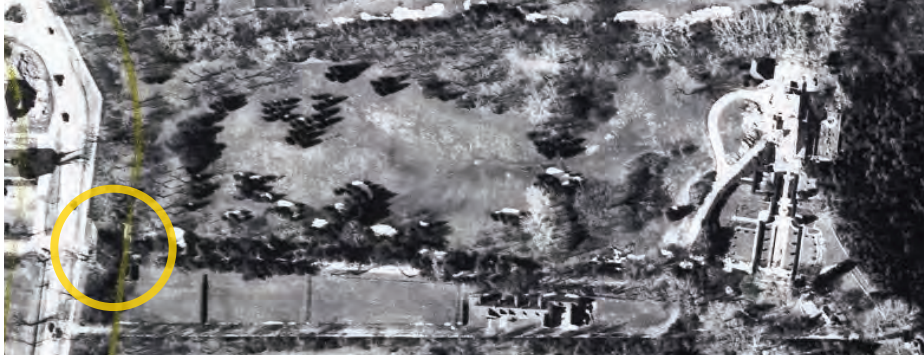
By 1963, the full street had been developed, with eight newly-built residences each on the north and south sides of Valleyanna Drive. By this time, the Annandale/Uplands gatehouse had become the ninth single-detached residence on the north side of the street, occupying the newly-created residential lot at 2 Valleyanna Drive.



Aerial photograph of the estate in 1953, the year of James Crothers' purchase (City of Toronto Archives).

AERIAL PHOTOGRAPHS OF THE CROTHERS ESTATE SUBDIVISION

The gatehouse on Site is circled in yellow (City of Toronto Archives, annotated by ERA).



1956



1957



1959



1963

2 Valleyanna Drive: 1957 to Present

James Crothers had laid the groundwork for the establishment of 2 Valleyanna Drive as a residential lot with his creation of the Sunnybrook Development Corporation. Under the Sunnybrook Development Corporation, Crothers established Plan 5267, a plan of subdivision for what would become Valleyanna Drive.

On September 17th 1957, the Sunnybrook Development Corporation granted the gatehouse lands to Frederick E. Fletcher and his wife, Barbara Jean Fletcher, for “\$2 etc”. Frederick E. Fletcher was an associate at Gordon S. Adamson’s firm, and it is likely that he had been involved with the estate’s subdivision and architecture work on the replacement residence. It is possible that Fletcher saw the potential for the adaptive reuse of the former estate’s gatehouse, and negotiated to purchase the building as a residence for his young family.

In the late 1950s, Fletcher converted the gatehouse for residential use. While his family was living upstairs in the existing servants’ quarters, he filled the east-facing garage bays with glazing and a sliding front door, he installed a staircase within the garage space to provide north-side access to the upstairs (since removed), he established a kitchen, dining and living space in the garage area, laid down terrazzo flooring, and he notably conserved the garage’s grease pit -what would have been considered as a heritage attribute indicative of the building’s historic use- as a mid-century-style reflecting pool.

As the gatehouse occupied a residential lot that had become 2 Valleyanna Drive, the building was conceptually reoriented to have a Valleyanna Drive (east) frontage, despite the fact that it had been designed and intended for public-facing frontage onto Bayview Avenue.

In 1963, *Ontario Homes and Living* magazine covered Fletcher’s adaptive reuse project:

There was no thought of “coach house living” forty years ago when the late Dr. Herbert A. Bruce built a stone mansion for his English bridge. With the passing of time, however, the original house has gone and the land has been subdivided, with only the coach house remaining from the estate. Toronto architect Fred Fletcher was intrigued by the interesting-looking stone structure and, seeing its potential, bought it, along with three-quarters of an acre of land.

A valuable asset of the house was its generous living space. Upstairs had been the servants' quarters, while the chauffeur lived downstairs to the left of the gates. There was also a mediaeval-looking turret with a handsome stone staircase.

Now, some six years later, the Fletchers have converted the former coach house into an attractive spacious three-bedroom home which features a 30 x 24 foot living room with a delightful little indoor pool which was once the old garage greasepit.

Starting with a basic white decorating scheme, the Fletchers have added accents of vivid royal blue, and imaginative free-hand decorations to create a home setting with a distinctive modern character that emphasizes the charm of this old building.



The Fletcher children in the ground floor north of the carriageway, northeastward view (Ontario Homes and Living, 1963).



West elevation prior to the carriageway's enclosure (Ontario Homes and Living, 1963).



East elevation prior to the carriageway's enclosure (Ontario Homes and Living, 1963).



Ground floor north of the carriageway, southeastward view, showing a glazed vestibule and staircase, both removed when the carriageway was enclosed a few years later. The grease pit-turned-reflecting pool is visible, surrounded by potted plants (Ontario Homes and Living, 1963).



RIGHT: Ground floor just north of the carriageway, view of the grease pit-turned-reflecting pool (Ontario Homes and Living, 1963).

By 1968, the Fletchers had undertaken what they deemed Phases 2 and 3 of their house project: (2) the infill of the archway with dark glazing to address the inconvenience of either exiting the building or going upstairs to move between the ground floor's north and south sides, and (3) the addition of a single-storey, octagonal dining-room wing extending eastward from the northeast corner, in reference to Eden Smith's tower on the opposite corner.

A social columnist described Fletcher's renovations in the *Globe and Mail* as follows on June 28, 1968:

Architect Fletcher has renovated the gatehouse on Valleyanna Drive into a fascinating home - the most recent addition being a stark white, modern, high-ceilinged dining room to match the octagonal lines of the old tower at the other side of the house.

The Fletchers would remain at 2 Valleyanna Drive for the next half century, during which Frederick would go on to become chair of the Ontario College of Art (now OCAD), and Barbara would develop an event-planning and catering service.

In 2009, Barbara Fletcher sold the lot to Jane and Ian Chisholm, who briefly lived on Site but eventually sold the property to the proponent within ten years of their purchase.



OCTAGONAL DINING ROOM IS LATEST ADDITION OWNERS HAVE MADE TO THE GATEHOUSE
Architect Fletcher designed the wing and also the wrought iron lighting fixture, dining tables

3 ASSESSMENT OF THE EXISTING CONDITION

ERA performed a general condition assessment of 2 Valleyanna Drive in June of 2017. ERA visually reviewed and photographed all exterior elevations from grade. Select areas of the interior were assessed.

Overall, the building is in good condition; more detailed assessments with photographs are attached in Appendix A.

Estate Wall

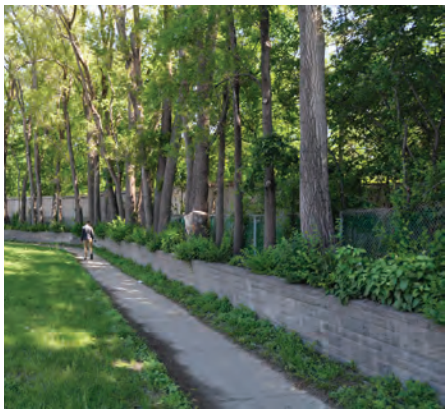
The estate wall, which establishes the threshold between Bayview Avenue and the Site, is in good condition south of the building, but poor condition north of the building. This is due to the growth without maintenance of the Siberian Elm hedgerow planted along its east side.

It is suspected that this Siberian Elm hedgerow was designed by landscape architects Howard and Lorrie Dunington-Grubb and planted during Alfred Rogers' tenure in the early 1930s. When the estate was regraded and the wall was turned into a retaining wall at the point of subdivision, the wall was disconnected from the estate house, and the hedgerow behind it was no longer maintained by the gardeners who continued to maintain the Dunington-Grubb gardens adjacent to the new 'estate house' at 28 Valleyanna Drive. It is suspected that the wall south of the gatehouse was replaced at that time, to allow for the south driveway entrance to be widened to accommodate the newly-established Valleyanna Drive.

Today, the wall north of the gatehouse is in poor condition and requires restoration. Further, it requires the ongoing maintenance of any adjacent planted hedgerows to mitigate for future structural damage.



LEFT: Estate wall south of the building, suspected to have been replaced c. 1950s (ERA 2017).



Estate wall south of the building (ERA 2017).

4 ASSESSMENT OF CULTURAL HERITAGE VALUE

4.1 Evaluation Against Ontario Regulation 9/06

In March 2020, ERA prepared the following assessment of the Site against Ontario Regulation 9/06.

	Value (quoted from O. Reg. 9/06)	Assessment: 2 Valleyanna Drive
DESIGN/PHYSICAL VALUE	a rare, unique, representative or early example of a style, type, expression, material or construction method,	The building is a representative example of the gatehouse building type, a common typological feature of early-20 th -century country estates.
	displays a high degree of craftsmanship or artistic merit	The building displays a high degree of craftsmanship in its solid stone construction and terra cotta roofing. There is a distinct design treatment for the west and east sides, each of which fulfilled distinct roles on the estate. The building also demonstrates a high degree of artistic merit for the sensitive adaptation of the gatehouse as a residence, with several elements of mid-century modern detailing.
	demonstrates a high degree of technical or scientific achievement.	
HISTORICAL/ASSOCIATIVE VALUE	direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	The building is directly associated with the owner for which it was constructed, Dr. Herbert A. Bruce, founder of the Wellesley Hospital and later the Lieutenant-Governor of Ontario.
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The building and other built features on site offer potential to yield information that this stretch of Bayview Avenue was once home to a series of country estates.
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The building is recognized as the work of prolific Toronto architect Eden Smith, who also designed Dr. Herbert A. Bruce's main residence concurrently on the same lot.
CONTEXTUAL VALUE	important in defining, maintaining or supporting the character of an area,	
	physically, functionally, visually or historically linked to its surroundings	The property is physically, functionally and historically linked to Bayview Avenue, as a gatehouse and estate wall that would have been constructed at the threshold between the estate and the public road.
	a landmark.	

4.2 Statement of Significance (City of Toronto Designation By-law 936-2021)

The following Statement of Significance has been revised from the initial version included Designation By-law No. 936-2021, for the purposes of a proposed settlement of the Ontario Land Tribunal appeal of the designation by-law.

For the purposes of this revised HIA and the impact assessment that follows in later sections, the Statement of Significance below is treated as the most current and in-force version.

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. In the 1930s, the first concession road east of Yonge Street was renamed Bayview Avenue.

2 Valleyanna Drive is comprised of a two-storey, L-shaped building. The rectangular-shaped portion of the property fronting Bayview Avenue to the west was constructed from 1920-21 for Dr Herbert Alexander Bruce to serve as the visual and physical entryway to his 100-acre estate “Annandale.” The gatehouse was designed by the prolific Toronto architect Eden Smith.

The property also contains portions of a surviving low, stone wall of the Annandale estate that define the perimeter and frame the current building’s placement upon it. The northern portion of the stone wall abuts the northwest corner of the property on Bayview Avenue while the southern portion of it abuts the southwest corner of the property, with the remaining portions being located in the City right-of-way.

In 1930, the property name was changed from “Annandale” to “Uplands” by Alfred Rogers and his wife, Winifrede M. Rogers, who owned the property. In 1956-7, after the Annandale estate house was demolished, the gatehouse property, then called “Uplands,” was sold to Frederick E. Fletcher and his wife, Barbara Jean Fletcher. The gatehouse was converted for residential use and was given the address of 2 Valleyanna Drive after Valleyanna Drive was created. The adaptive reuse involved conceptually reorienting the converted gatehouse to the quieter residential street of Valleyanna Drive by filling in the original carriageway and introducing the front entrance

on the east elevation. It also involved conducting interior alterations and adding 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 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 a low, stone wall. Also indicative of the property's typology in the 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 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 flatheaded dormer window, the jerkinhead roof over the original carriageway and the general varying roofline, and the prominent chimney.

In the east elevation, which would have originally faced the interior grounds 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. 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 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 and Crafts style, Smith was engaged by Bruce to design his country estate at Annandale, which included the original estate house (demolished in 1956-57) 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 Annandale estate and Bayview Avenue which was 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 gatehouse serving as the visual and functional entryway on Bayview Avenue. While Annandale estate house was demolished and land was subdivided, the original gatehouse with the stone wall is a significant surviving element of the estate and defines the setting 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 and 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 east and west elevations;
- the round-headed archway in the west elevation, which originally served as the carriageway;
- the northern portion of the low, stone wall that abuts the northwest corner of the property on Bayview Avenue;
- the southern portion of the stone wall, with its gatepost and spherical finial;
- the original two, garage bay openings in the first-storey of the east elevation.

Attributes that contribute to the value of the 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 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.

Historical or Associative Value

- the stone “Uplands” nameplate in the 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 Annandale estate and Bayview Avenue, which was 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 west elevation facing Bayview Avenue was the principal elevation of the Annandale gatehouse when the building designed by Eden Smith was constructed in 1920-21.

The octagonal dining room wing in the 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.

5 HERITAGE POLICY CONTEXT

The following documents were reviewed, as they comprise the heritage policy framework for the Site.

- Province of Ontario’s Provincial Policy Statement, 2014;
- City of Toronto Official Plan, consolidated 2019; and
- Townhouse and Low-rise Apartment Guidelines, 2018.

Provincial Policy Statement (PPS)

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources including the following relevant policies:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

City of Toronto Official Plan

Policies within Section 3.1.5 (Heritage Conservation) of the City of Toronto’s Official Plan guide the conservation of heritage resources in the City. Relevant policies in Section 3.1.5 include:

- (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, prior to work commencing on the property and to the satisfaction of the City.
- (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.
- (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 those properties is desirable and encouraged. The retention of facades alone is discouraged.

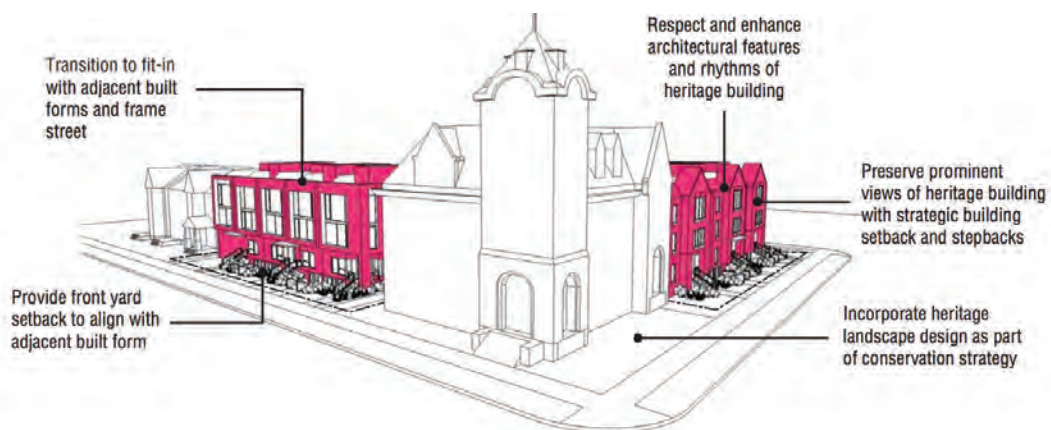
Townhouse and Low-rise Apartment Guidelines

The Townhouse and Low-rise Apartment Guidelines provides direction for new development adjacent to heritage resources. The principle guideline statement for heritage states: “locate and design buildings

**Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2014).*

to conserve the cultural heritage values, attributes and character of on-site and adjacent heritage.” Further guidelines for heritage include:

- a. Conserve and integrate heritage properties into developments in a manner that is consistent with accepted principles of good heritage conservation and the City’s Official Plan Heritage Policies (3.1.5).
- b. Ensure that the integrity of the heritage property’s cultural heritage values and attributes will be retained. The retention of façades alone is discouraged.
- c. When a proposed building is adjacent to a heritage property:
 - i. design new buildings to respect the urban grain, scale, setbacks, proportions, visual relationships, topography, and materials of the historic context;
 - ii. integrate the existing heritage character into the building through high-quality, contemporary design cues;
 - iii. ensure consistency with applicable HCD Plan requirements.
- d. Ensure that low-rise, multi-unit buildings do not visually impede or have a physical impact on the setting of properties on the Heritage Register.
- e. Adaptive re-use of heritage properties is encouraged.



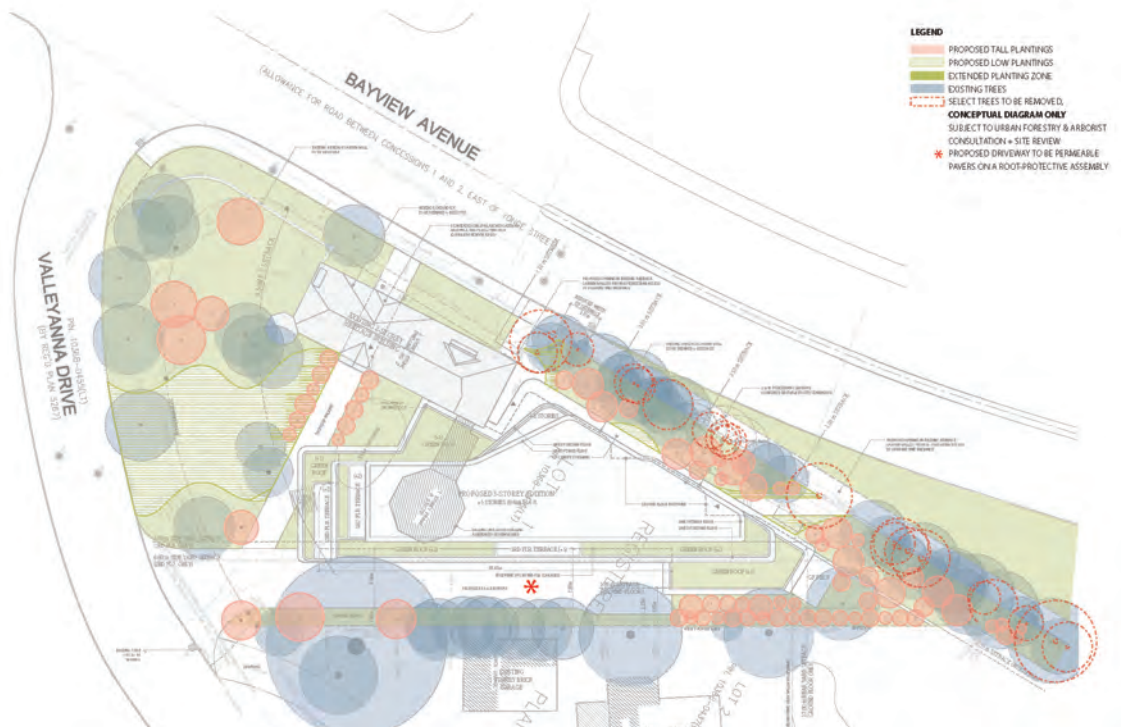
Heritage guidelines for townhouse and low-rise apartments (Townhouse and Low-Rise Apartment Guidelines, 2018).

6 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development involves the restoration of the existing Annandale/Uplands gatehouse, and the replacement of its 1968 octagonal extension with a residential building addition, set back from Bayview Avenue and connected to the gatehouse at the rear, at grade. While the proposed development has sustained minor revisions since the original March 2020 submission, including a reduction in the overall building mass and unit count, the heritage strategy and treatment of the gatehouse remains substantively the same.

The new residential development, The Gatehouse, is conceptualized as a boutique townhouse development. It features four residential units, each with a unique floor area and layout, including the single unit within the gatehouse. From the outside, the building reads not as a typical townhouse development, but as a single mass.

The proposed addition extends from the gatehouse via a single-storey connector, in the same location as the existing 1968 octagonal extension. While the octagonal extension was built off a portion of the northern original garage bay on the gatehouse's east elevation, the proposed addition would enclose the full northern original garage bay, leaving the southern garage bay exposed and visible from Valleyanna Drive. The connection is proposed to be sensitive, and will be detailed further in a forthcoming Conservation Plan.



Conceptual site landscape diagram (Amantea Architects, December 2021)

Pedestrian access to three of the proposed units, including the unit within the gatehouse, is provided off Bayview Avenue. The reopening of the carriageway and two new interventions into the stone estate wall are proposed in order to achieve unit access. The fourth unit is accessed from Valleyanna Drive. Vehicular parking is provided via individual integrated garages, and is accessed via a driveway off Valleyanna Drive.

The three-storey proposed addition is designed explicitly to reference the existing gatehouse's design, which was intended to convey closed, entrenched solidity from the Bayview Avenue public realm, and a more open, ornamental design on the east facade facing the interior of the estate.

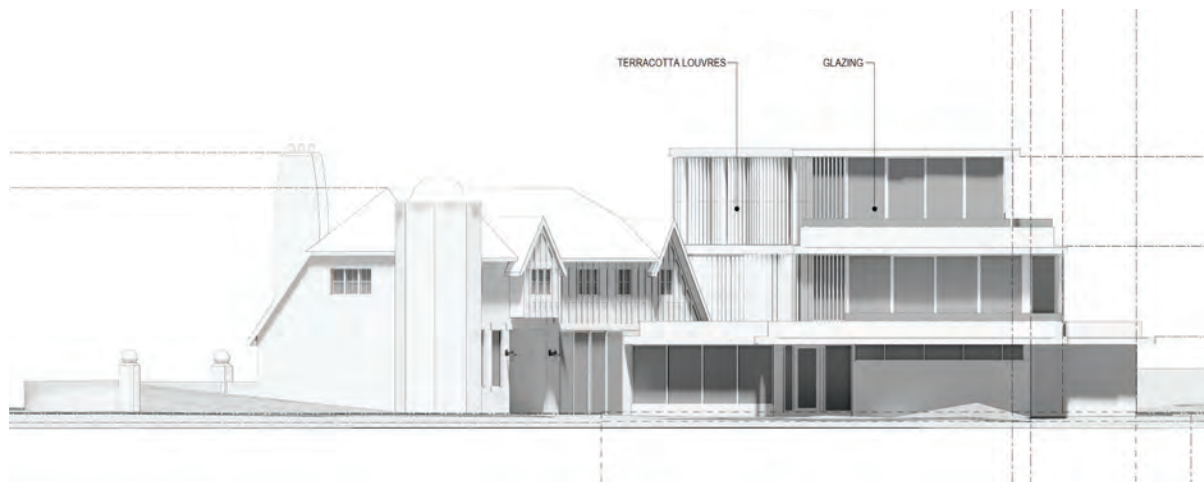
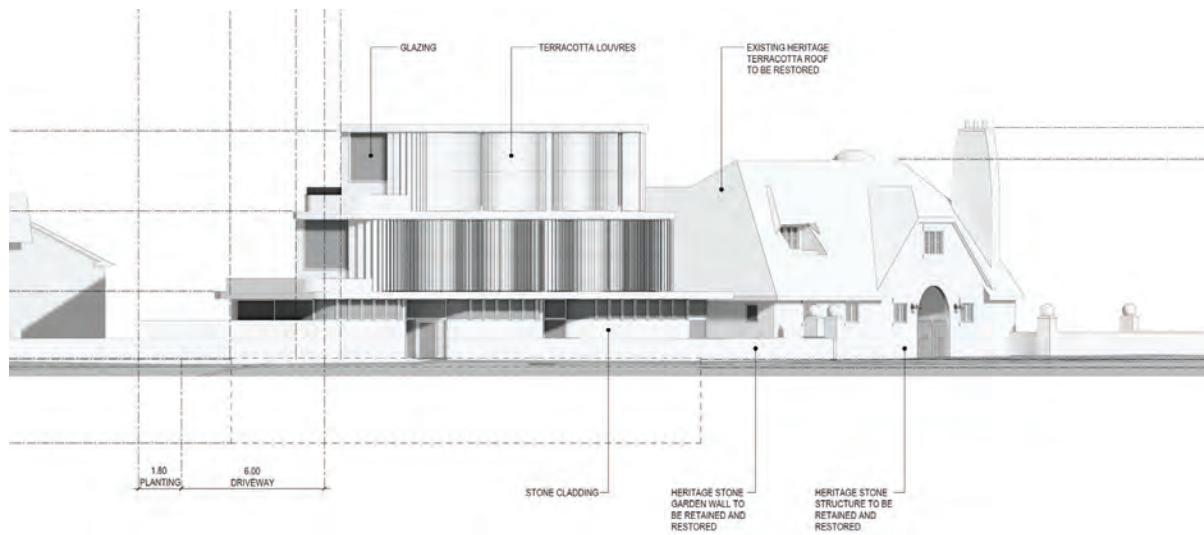
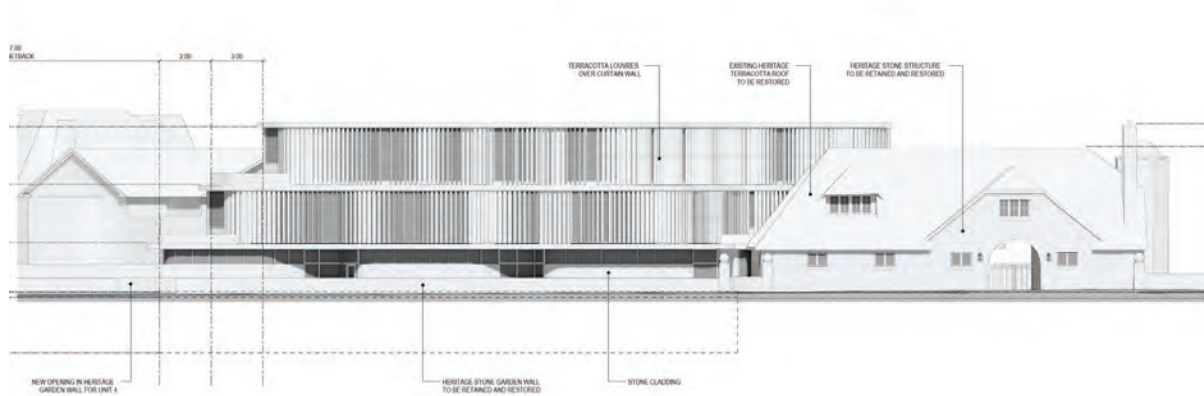
To reference this context, the proposed addition is recessed behind the estate wall at its Bayview frontage, with terracotta louvers characterizing its facade, but presents a more open elevation with ample glazing at the rear.

The detailed renders below were included in the March 2020 submission, and **are included to illustrate the materials and articulation** described above. Heights, locations of entrances, proportion of cladding on the west elevation ground floor, and landscaping may not be exact to the December 2021 plans, which are included on the following page.

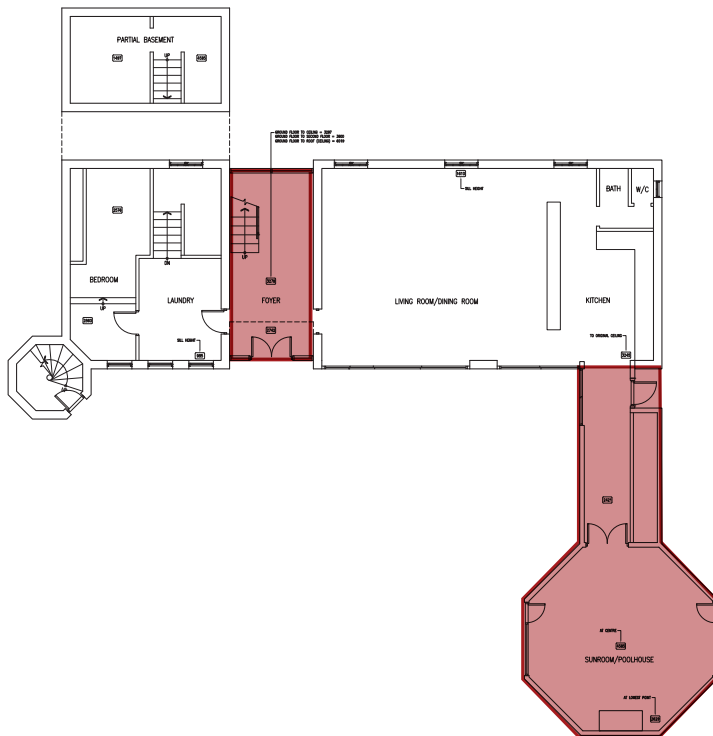
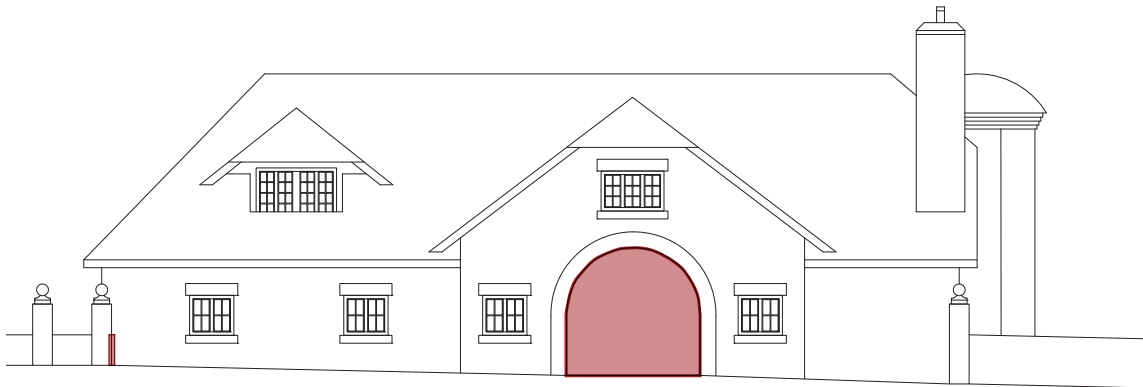


Renderings of the west elevation (above) and southeast elevations (below) demonstrate the design intent and materials proposed (Amantea Architects, 2019).

Annotated models: west elevation (above), northwest elevation (middle), southeast elevation (below)
 (Amantea Architects, December 2021)

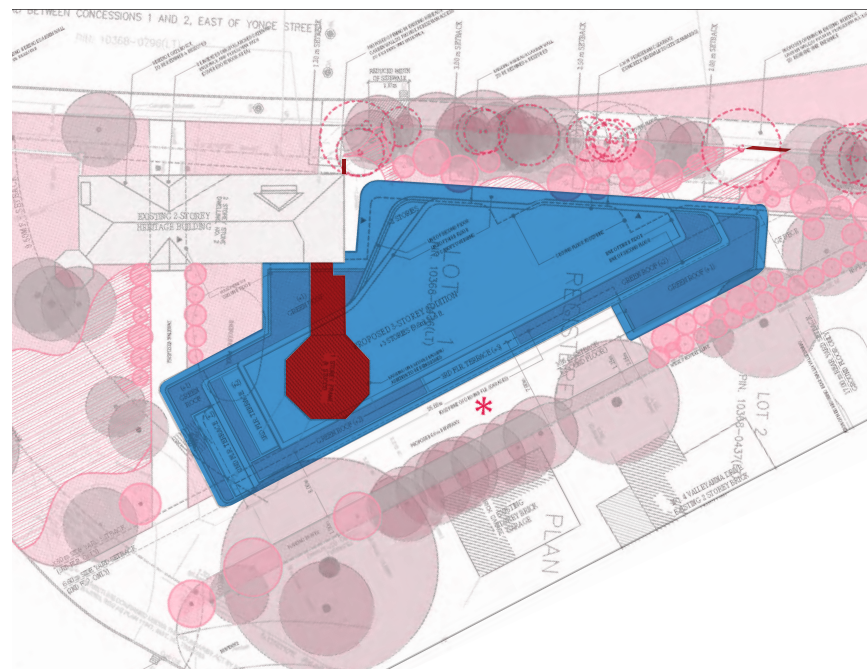
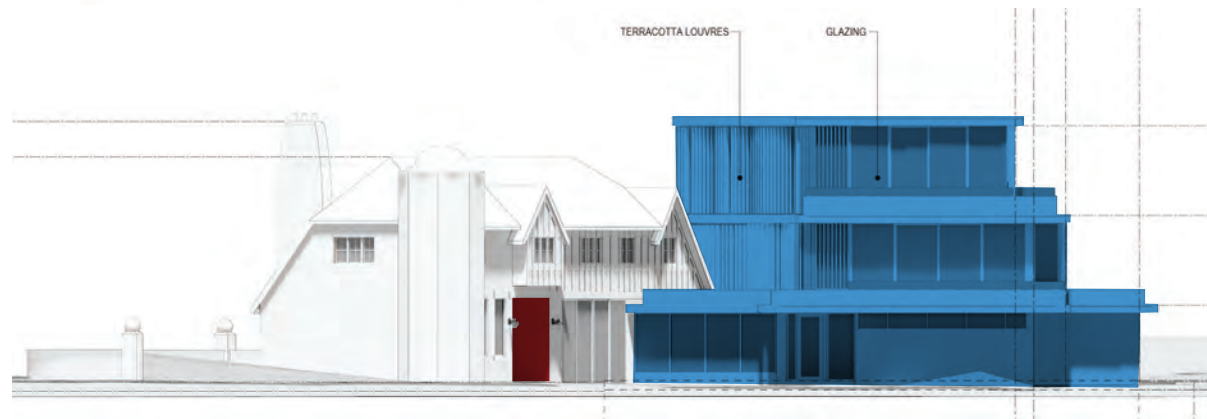
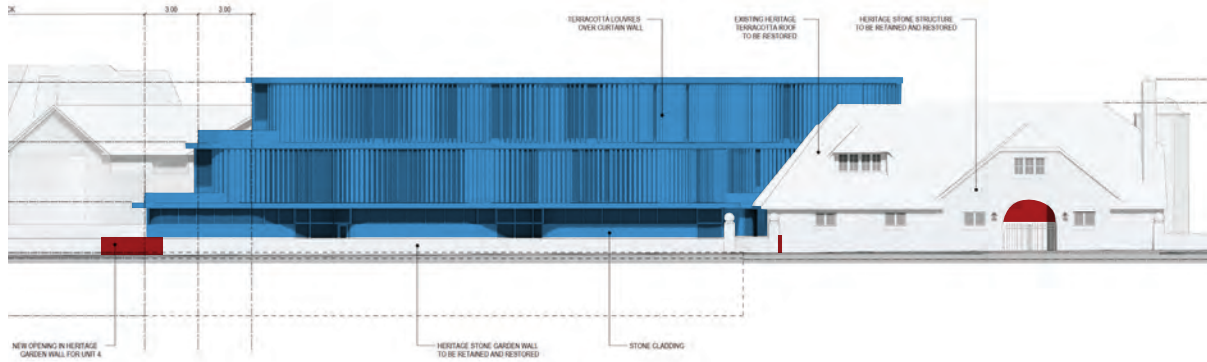


EXISTING PLANS (removed in red, retained in black)



West elevation (above); east elevation (middle); ground floor plan (below). (ERA, 2017)

PROPOSED PLANS (removed in red, retained in black, new construction in blue)



West elevation (above);
southeast elevation (middle);
site / landscape concept plan
(below). (Amantea Architects,
2021)

7 CONSERVATION STRATEGY

7.1 Conservation Approach

The development's conservation approach is rehabilitation, with the restoration of estate gatehouse central to the project.

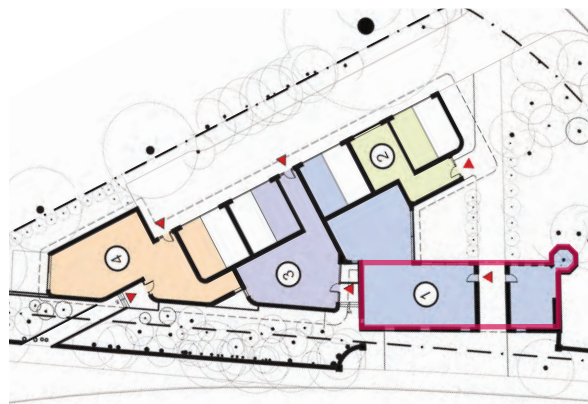
7.2 Conservation Scope

The restoration and rehabilitation of the gatehouse is proposed to incorporate the following scope:

1. The restoration and reopening of the carriageway through the building at grade. The restoration will include the existing iron gates, lamps and vehicle bumpers on either side, and the Uplands (formerly Annandale) plaque on the north side. All interior construction within the carriageway will be removed, and both the north- and south-facing exterior doors within the carriageway will be reinstated.
2. The conceptual reinstatement of Bayview Avenue as the property's street frontage, restoring the gatehouse's original intent as a Bayview-facing structure.
3. The maintenance of any ivy and overgrowth selected to remain along the building face, and any cleaning required to expose and celebrate its original construction and materiality along Bayview Avenue.
4. The removal of the 1968 octagonal extension off the building's east elevation at the north corner, and its replacement with a contemporary one-storey connection to the new development, which will enclose the full original northern garage bay on the gatehouse's east elevation.
5. Minor reconfiguration of the interior layout to incorporate a staircase at the gatehouse's north end.



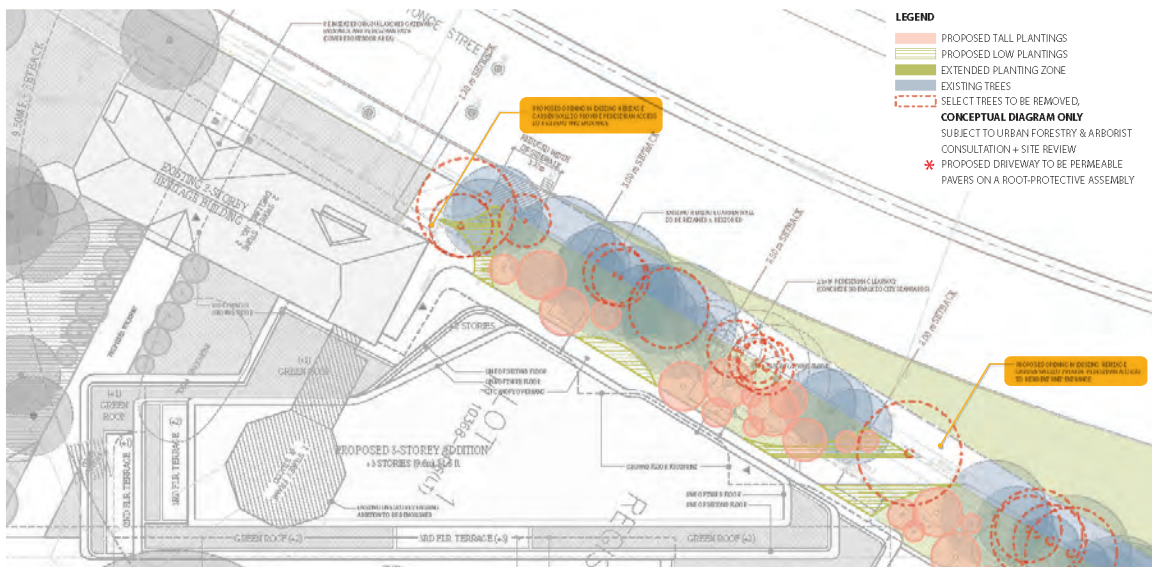
A photograph of the condition to which the carriageway will be restored, taken between 1920-1930. (City of Toronto Archives)



The ground floor plan of the existing building (outlined in pink) and the proposed addition. The four residential units are distinguished by colour. The unit proposed for the existing building carries through into the contemporary addition (Amantea Architects 2019, annotated by ERA).

- The restoration of the estate wall, which has been damaged over time due to its unintended function as a retaining wall; in the 1950s, when the estate lot was regraded for subdivision development, land was pushed up against the east side of the wall, and the Siberian Elm hedgerow planted against the east side became overgrown over the next seven decades.

Select Siberian Elm trees will be removed, subject to further site consultation with Urban Forestry Staff and the project’s Arborist consultant, to improve the quality and viability of the original tree canopy. The remaining Siberian Elms trees will be augmented with a varied selection of newly planted native trees and shrubs. The new and existing foreground landscape will fill the zone between the original stone wall and the new development to conserve and maintain the intent of the hedgerow landscaping as a heritage attribute. Two cuts are proposed to be made in the estate wall, one near the north property line and one at the wall’s intersection with the north end of the gatehouse, to provide access to the new development’s units.



Landscape concept, with the space around the restored retaining wall highlighted in colour, and the two proposed openings in the wall called out in yellow (Amantea Architects, 2021, annotated by ERA)

- A general landscaping strategy that interprets the historic estate landscaping, which was undertaken in 1920 by prolific early-20th-century landscape architects Howard and Lorrie Dunnington-Grubb, and refreshed in 1930 by the same team for a new owner. While the Dunnington-Grubb drawings have not been located for this estate, the proposed planting plan for the Bayview edge has been informed by an analysis of Dunnington-Grubb landscape plans for estates of the same period. A cedar-lined driveway extending east of the carriageway will be restored to establish views from Bayview Avenue similar to those of the original country estate.



Proposed restoration of the cedar-lined driveway east of the carriageway (Amantea Architects, 2019)

8 IMPACT ASSESSMENT & MITIGATION

8.1 Impact Assessment

Possible Effect	Assessment
<p>Destruction of any, or part of any, significant heritage attributes or features</p>	<p>The proposed development conserves exterior and interior heritage attributes on site, with a particular emphasis on enhancing those that are visible from the public realm.</p> <p>The proposed development will include the restoration (where required) of the majority of the heritage attributes, which is considered a positive impact.</p> <p>Interventions are proposed for two heritage attributes: (1) the northern portion of the low-stone wall that abuts the northwest corner of the property on Bayview Avenue, and (2) the original two garage bay openings on the first storey of the east elevation. Neither intervention is anticipated to present a negative impact on the property’s cultural heritage value.</p> <ul style="list-style-type: none"> • While the northern portion of the low stone wall is proposed to be rehabilitated, with its existing poor-to-defective condition addressed, two new openings are proposed to facilitate access to the new proposed units: one near the northern end of the wall, and another at the eastward return of the wall where it currently connects to the gatehouse’s northwest corner. • On the east elevation, the northern original garage bay opening is proposed to be fully enclosed with a new single-storey extension, replacing the partial enclosure of that garage bay that currently exists through the 1968 octagonal extension. The new enclosure is proposed to be compatible and sensitive, capitalizing on the open garage bay to create a connection point (to be detailed further in a forthcoming Conservation Plan).
<p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance</p>	<p>Alterations to the historic fabric are minor and present very low visible and physical impact on the heritage structure.</p>

Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	The proposed addition does not present shadow impact on the heritage structure. There is no original formal landscaping on the gatehouse site, and so there are also no shadow implications on landscape features.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The gatehouse and estate wall have been isolated from other remnant estate features since the 1950s, when the historic country estate was subdivided. Residential lots were established between the Bayview frontage, and the historic site of the main house and the formal gardens at the east end of Valleyanna Drive. The proposed development would restore estate features including the gatehouse, garden wall and entry driveway, and reintroduce early-20th-century country-estate-style landscaping at the front property line to more effectively convey the site's history.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No significant views of the gatehouse are obstructed. The new addition is set back to the gatehouse's northeast corner, allowing its west and south street-facing facades to remain prominent. The proposal would expose more of the building's east (rear) facade than is currently visible, increasing the gatehouse's legibility from the public realm. An historic view through the building toward a cedar-lined driveway is reintroduced with the reopening of the carriageway at grade, and the replanting of cedar trees on the building's east side.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	The gatehouse's land use will remain residential, as it has been since architect Fred Fletcher converted the building for his family's residential use in the early 1950s.
Land disturbances such as a change in grade that alters soils, and drainage patterns	No land disturbances are expected to adversely affect the site's cultural heritage value. Grade is lowered at the location of the new addition to accommodate three storeys while mitigating its height and impact on the gatehouse. The lowering of grade will allow the addition's first storey to be positioned behind the stone estate wall.
Other possible effects (specify if any)	n/a

(Source: City of Toronto Heritage Impact Assessment Terms of Reference.)