



Toronto Preservation Board

Meeting No.	10	Contact	Matthew Green, Committee Administrator
Meeting Date	Tuesday, October 10, 2023	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB10.8	ACTION	Amended		Ward: 7
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3100 Weston Road - Amending Listing Statement

Board Decision

Toronto Preservation Board recommends that:

1. City Council amend the paragraph on page 8 of Attachment 2 to the report (October 5, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning, titled "Updated Reasons for Inclusion on the City of Toronto's Heritage Register" by deleting the words "an important" so that the last sentence in the paragraph reads as follows:

"In 2005, the Marian Shrine of Gratitude was created in the rear gardens and became ~~an important~~ a place of spiritual meaning, as well as a space for peaceful reflection and solace in the community."

2. City Council amend the Listing Statement for the property at 3100 Weston Road on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 2 to the report (October 5, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning, as revised by Recommendation 1 above.

Decision Advice and Other Information

Gary Miedema, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 3100 Weston Road - Amending Listing Statement.

Origin

(October 5, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on October 10, 2023 the Toronto Preservation Board considered Item [PB10.8](#) and made recommendations to City Council.

Summary from the report (October 5, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council adopt an amended Listing Statement (October 2023) for 3100 Weston Road to inform the property's cultural heritage value and interest with new information that has arisen since the original listing was adopted by City of North York Council in 1997.

Located on the west side of Weston Road at the intersection of Weston Road and Sheppard Avenue West, the property at 3100 Weston Road comprises a Tudor Revival estate home with garage and surrounding landscape, set on a large lot that extends into the Humber River Valley. The subject property straddles the boundary of the Humbermede and Pelmo Park-Humberlea neighbourhoods in Etobicoke York Community Council area. The house on the property was designed for stockbroker Percy Ryerson Gardiner by architect Jocelyn Davidson, and the estate was named, "Rivermede". Overtime the property has evolved to include a red brick, Modernist style former school and chapel building complex built for the Order of Saint Basil the Great, which currently is the location of the Carmine Stefano Community Centre. In 2005, the Marian Shrine of Gratitude was constructed in the rear gardens.

The property at 3100 Weston Road was included on the North York Inventory of Heritage Properties by North York Council on October 6, 1997. Following revisions to the Ontario Heritage Act in 2005, 3100 Weston Road and many other properties on pre-amalgamation municipal inventories were included on the City of Toronto's Heritage Register as listed properties on September 27, 2006.

Following the sale of the property in August 2023, Staff have reviewed the Listing Statement (1997) and have determined that the property continues to meet criteria related to design, historical association, and context, as adopted by the former North York Council. Given new information about the site that has arisen since 1997, however, Staff have amended the Listing Statement (October 2023) to reflect the values of the property more comprehensively.

A municipal heritage register may include properties that have not been designated but Council believes to be of "cultural heritage value or interest", and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Ontario Heritage Act (the Act) now also limits listing to a period of two years.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan's Heritage Policies. The listing of non-designated properties on the municipal heritage register also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

On January 1, 2023, amendments to the Act through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the Heritage Register prior to Part IV designation and before the occurrence of a "Prescribed Event". Heritage Impact Assessments (HIA) are required for development applications that affect listed properties

Background Information

(October 5, 2023) Revised Report and Attachment 1-2 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 3100 Weston Road - Amending Listing Statement (<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-239811.pdf>)

(October 5, 2023) Report and Attachment 1-2 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 3100 Weston Road - Amending Listing Statement

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-239723.pdf>)

Staff Presentation on 3100 Weston Road - Amended Listing Statement

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-239755.pdf>)

(October 6, 2023) Letter from Vice Chair, Julia Rady

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-239760.pdf>)

Communications

(September 9, 2023) E-mail from Steve De Quintal (PB.Main)

(September 10, 2023) E-mail from Jean Nahorniak (PB.Main)

(September 18, 2023) E-mail from Karin Bess (PB.Main)

(September 21, 2023) E-mail from Corina Sallaberger (PB.Main)

(October 6, 2023) E-mail from Samuel Babs, Chief Executive Officer, AvranceCorp Developments (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-172581.pdf>)

(October 7, 2023) E-mail from Nicole Corrado (PB.Supp)

(October 7, 2023) E-mail from Lino DeFacendis (PB.Supp)

(October 7, 2023) E-mail from Grace Awang (PB.Supp)

(October 7, 2023) E-mail from Edith George (PB.Supp)

(October 8, 2023) E-mail from Mariana Matti (PB.Supp)

(October 8, 2023) E-mail from Omta M (PB.Supp)

(October 8, 2023) E-mail from Jessica Caceres (PB.Supp)

(October 8, 2023) E-mail from Sandra Moya (PB.Supp)

(October 8, 2023) E-mail from Maileen Chico (PB.Supp)

(October 8, 2023) E-mail from Mary Cruz (PB.Supp)

(October 8, 2023) E-mail from Angelica Coronas (PB.Supp)

(October 8, 2023) E-mail from Edwin Cruz (PB.Supp)

(October 8, 2023) E-mail from Stella Cavallaro (PB.Supp)

(October 8, 2023) E-mail from Roksana Rak (PB.Supp)

(October 8, 2023) E-mail from Myroslava Chenka (PB.Supp)

(October 8, 2023) E-mail from Lesia Mazur (PB.Supp)

(October 8, 2023) E-mail from Olena Korogodska (PB.Supp)

(October 8, 2023) E-mail from Nataliya Shved (PB.Supp)

(October 8, 2023) E-mail from Oksana Z (PB.Supp)

(October 8, 2023) E-mail from Oksana Z (PB.Supp)

(October 8, 2023) E-mail from Melina (PB.Supp)
(October 9, 2023) E-mail from Heather Heath-Abraham (PB.Supp)
(October 9, 2023) E-mail from Sonia Facchini (PB.Supp)
(October 9, 2023) E-mail from Michael Sokolik (PB.Supp)
(October 9, 2023) E-mail from Krystyna Sokolik (PB.Supp)
(October 9, 2023) E-mail from Vasyi (PB.Supp)
(October 9, 2023) E-mail from Maria (PB.Supp)
(October 9, 2023) E-mail from Sebastian Varghese (PB.Supp)
(October 9, 2023) E-mail from Johnny Biafore (PB.Supp)
(October 9, 2023) E-mail from Drusilla Lobo (PB.Supp)
(October 9, 2023) Letter from Tom Rakocovic, Member of Provincial Parliament, Humber River-Black Creek (PB.Supp)
<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-172629.pdf>
(October 9, 2023) E-mail from Elizabeth Nahabetian (PB.Supp)
(October 9, 2023) E-mail from Paula Sartipi (PB.Supp)
(October 9, 2023) E-mail from Rhonda Parente (PB.Supp)
(October 9, 2023) E-mail from Alice Tsoi (PB.Supp)
(October 9, 2023) Letter from Grant Evers, President, Humber Summit Residents' Association (PB.Supp)
<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-172634.pdf>
(October 9, 2023) E-mail from Etota Oshana (PB.Supp)
(October 9, 2023) E-mail from William Harper and Adeba Harper (PB.Supp)
(October 9, 2023) E-mail from Sonia Mathews (PB.Supp)
(October 9, 2023) E-mail from Marilyn McGoey (PB.Supp)
(October 9, 2023) E-mail from Susan De Rosa (PB.Supp)
(October 9, 2023) E-mail from Silvano Lochner (PB.Supp)
(October 9, 2023) E-mail from Zenaida Rialubin (PB.Supp)
(October 9, 2023) Submission from Angie Carboni (PB.Supp)
(October 9, 2023) Submission from Angie Carboni (PB.Supp)
(October 9, 2023) E-mail from Angie Carboni (PB.Supp)
(October 9, 2023) E-mail from Angie Carboni (PB.Supp)
(October 9, 2023) Letter from Vivian Broersma (PB.Supp)
(October 9, 2023) Submission from Silvano Lochner (PB.Supp)
(October 9, 2023) Submission from Angie Carboni (PB.Supp)
(October 9, 2023) E-mail from Angie Carboni (PB.Supp)
(October 9, 2023) E-mail from Liudmyla Bidnyk (PB.Supp)
(October 8, 2023) Letter from Sonya Fiorini (PB.Supp)
(October 8, 2023) Letter from Sonya Fiorini on behalf of Domenica and Carlo Fiorini (PB.Supp)
(October 9, 2023) Submission from Silvano Lochner (PB.Supp)
(October 9, 2023) E-mail from Stepan Telishchuk (PB.Supp)
(October 8, 2023) Submission from Samuel Babs, Chief Executive Officer, AvranceCorp Developments (PB.Supp)
<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-172670.pdf>
(October 10, 2023) E-mail from Rose Savage (PB.Supp)
(October 10, 2023) E-mail from Teghbir Kairon (PB.New)
(October 10, 2023) E-mail from Carmela Caravaggio (PB.Supp)

Speakers

Edith George (Submission Filed)

Angie Carboni (Submission Filed)

Teresa Lubinski, Trustee, Toronto Catholic District School Board

Rose Savage (Submission Filed)

Tom Rakocevic, Member of Provincial Parliament, Humber River - Black Creek

Samuel Babarinde, AvranceCorp Developments (Submission Filed)

Elizabeth Nahabetian (Submission Filed)

Teghbir Kairon, AvranceCorp Developments (Submission Filed)

Councillor Anthony Perruzza

Olga Rubino

Motions

Motion to Add New Business at Committee moved by Sandra Shaul (Carried)

Vice Chair Julia Rady recommends that:

1. The Toronto Preservation Board introduce and consider the staff report (October 5, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning, related to 3100 Weston Road, at its October 10, 2023 meeting.

Motion to Amend Item moved by Barbara McPhail (Carried)

That the Toronto Preservation Board recommend that:

1. City Council amend the paragraph on page 8 of Attachment 2 to the report (October 5, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning, titled "Updated Reasons for Inclusion on the City of Toronto's Heritage Register" by deleting the words "an important" so that the last sentence in the paragraph reads as follows:

"In 2005, the Marian Shrine of Gratitude was created in the rear gardens and became an important a place of spiritual meaning, as well as a space for peaceful reflection and solace in the community."

Motion to Adopt Item as Amended moved by Paul Cordingley (Carried)