

3100 Weston Road - Amending Listing Statement

Date: October 5, 2023

To: Toronto Preservation Board

Etobicoke York Community Council

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

Wards: 7 - Humber River-Black Creek

SUMMARY

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.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. 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 1 to the report (October 5, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

FINANCIAL IMPACT

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

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On October 6, 1997, City of North York Council adopted Resolution 97-17 which included the property at 3100 Weston Road on the City of North York's Inventory of Heritage Properties.

On September 6, 2023, Toronto City Council requested the Chief Planner and Executive Director, City Planning, to evaluate a property listed on the Heritage Register, at 3100 Weston Road, for designation under Part IV of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MM10.5>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act.

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

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

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

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

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

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated

property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of provincial criteria when adding properties to the Register.

A brief statement named, "Reasons for Inclusion", is prepared for each recommended property explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reason for Inclusion.

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Bill 23 makes listing a prerequisite to designation, should a property be subject to a development application and before the occurrence of a "Prescribed Event." A prescribed event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of complete application to the public in accordance with the Planning Act.

If the property is recommended for designation under the Act, further evaluation will be undertaken in accordance with O. Reg 9/06 and the statement of cultural heritage value, including a description of the heritage attributes, will be identified and prepared in compliance with the Act. More detailed historical research conducted through a future evaluation may determine additional heritage values for this property.

The property at 3100 Weston Road was included on the North York Inventory of Heritage Properties in 1997. At that time, North York City Council considered the property to merit inclusion due to the home's design, its association first with Percy Ryerson Gardiner and later with the Order of St. Basils, as well as its status as landmark Tudor Revival building. The Listing Statement (1997) is attached as Attachment 1.

In August 2020, the property at 3100 Weston Road was nominated by members of the public for designation under the Ontario Heritage Act, with the specific request that the designation protect both the estate home and the Marian Shrine of Gratitude, which had been created in 2005.

In August 2023, the property at 3100 Weston Road was sold by the Order of St. Basil the Great. The new owner closed off public access to the site of the Marian Shrine of Gratitude, and elements of the shrine, including statues and plaques, were removed for the Order of St. Basil the Great. An online petition was begun on August 11, 2023, to call for protection of the Shrine, and now includes over 19,000 signatures. Staff have received over 200 emails advocating for the protection of the property. Furthermore, at its meeting on August 24, 2023, the Toronto Catholic District School Board passed a motion requesting that both the Government of Ontario and City of Toronto, designate the former Gardiner Family Summer Resort (Basilian Fathers House), including the Marian Shrine of Gratitude located at 3100 Weston Road in Toronto as a heritage site protected by the Ontario Heritage Act.

At its meeting on October 6, 2023, Toronto City Council adopted a motion to prioritize the evaluation of the property at 3100 Weston Road for designation under the Ontario Heritage Act. While that work is coordinated, Staff have determined that an amended Listing Statement that demonstrates a more comprehensive understanding of the site could provide greater clarity to inform any future plans for development.

As per the Official Plan, any potential development application for the site will need to submit a Heritage Impact Assessment that both considers the heritage values and attributes of the site, and the impact of any proposed changes on those values and attributes.

CONCLUSION

Following research and evaluation in accordance with Ontario Regulation 9/06, Staff are recommending the adoption of an amended Listing Statement (October 2023) for the property at 3100 Weston Road. The amended Listing Statement will provide greater clarity regarding the values and potential attributes which would need to be considered by any future development application, and can provide greater clarity for how the subject property meets one or more provincial criteria and merits inclusion on the City's Heritage Register. The amended Listing Statement (Reasons for Inclusion) for the subject property is presented in Attachment 2.

CONTACT

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SIGNATURE

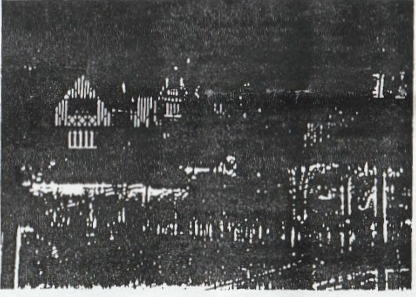
Mary L. MacDonald, MA, CAHP
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Urban Design, City Planning

ATTACHMENTS

Attachment 1 - 1997 Listing Statement (Reasons for Inclusion) - 3100 Weston Road
Attachment 2 - 2023 Amended Listing Statement (Reasons for Inclusion) - 3100 Weston Road

1997 Listing Statement (Reasons for Inclusion)
3100 Weston Road

ATTACHMENT 1

<p style="text-align: center;">3100 WESTON RD. "RIVERMEDE"</p> <p style="text-align: center;">.....</p>  <p style="text-align: center;">.....</p> <p style="text-align: center;">FRONT ELEVATION</p>	<p>STYLE: Tudor Revival</p> <p>CONSTRUCTION: Beige, red, and grey fieldstone exterior walls; redbrick chimney stack; false timber and stucco upper storey.</p> <p>ARCHITECT: None on record.</p> <p>DESIGN: 2-1/2-storey; asymmetrical; numerous high pitched cross gables; highly decorative stucco and false timber work; casement windows in multiple banks/configurations; massive chimney stacks with multiple flues.</p> <p>AGE: Constructed circa 1930.</p> <p>HISTORIC ASSOCIATIONS: Built for Percy Ryerson Gardiner (b.1895). Gardiner was a stock broker with Gardiner, Wardrop & Co., Toronto. Originally entered the firm of The James Morrison Brass Manufacturing Co. Ltd., working in various capacities until 1921. He became the Canadian representative of the Metal Sales Co., 1921 and in 1926 in association with J.A. Wardrop, formed the partnership of Gardiner, Wardrop & Co., Stock Brokers. The building is presently used as a residence by the Order of St. Basils.</p> <p>COMMUNITY DEVELOPMENT: This large impressive estate building is an example of a structure associated with a prosperous entrepreneur and business individual in the early part of the 20th century. Its west-side location in North York makes it especially significant as a landmark Tudor Revival building.</p>
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Prepared by: Steven Bell, Architectural Historian
 June 1997

2023 Amended Listing Statement (Reasons for Inclusion)
3100 Weston Road

ATTACHMENT 2



(Top) View of main (east) façade of former estate home with garage (right) at 3100 Weston Road. Google Streetview, 2022.



Map of the property at 3100 Weston Road, outlined in red. Red arrows indicate the former school complex (top), and the former estate home of Rivermede (bottom). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

3100 Weston Road - Updated Reasons for Inclusion on the City of Toronto's Heritage Register:

The property at 3100 Weston Road straddles the boundary of the Humbermede and Pelmo Park-Humberlea neighbourhoods in Etobicoke York Community Council area. Located on the west side of Weston Road at the intersection of Weston Road and Sheppard Avenue West, the subject property comprises a Tudor Revival estate home with garage and surrounding landscape, set on a large lot that extends into the Humber River Valley. 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 subject property has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property once known as Rivermede has design value as a representative example of a Tudor Revival estate home with a high degree of artistic merit. Completed c.1930-31, the two and half-storey house with garage is distinguished by its multiple bays and projections, steep cross gables and two brick chimneys with multiple flues, as well as elevations featuring field stone in the lower level, decorative stucco and false timber work in the upper stories, and artistic woodwork. The property includes a terraced rear garden with stone walls and swimming pool (now filled in) overlooking the Humber Valley.

The property has historical/associative value for reflecting of the work and ideas of the talented Canadian architect Jocelyn Davidson whose mastering of the Tudor Revival and Georgian Revival residential estate design is exemplified in his work for some of the City's most affluent families, including the subject property designed for the Gardiner family. Rivermede is also associated with the prominent Gardiner and Crang families of Toronto who owned the property at separate times. The property also holds historical value for its association with the Order of Saint Basil the Great who acquired the property in the late 1950's and overtime used it for various purposes, including a monastery, a private boarding school for boys and a co-ed private high school. In 2005, the Marian Shrine of Gratitude was created in the rear gardens and became an important site of spiritual meaning, as well as a space for peaceful reflection and solace in the community.

The subject property has contextual value as an architectural and community landmark in Toronto.