

3100 Weston Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: December 18, 2024

To: Toronto Preservation Board

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

Wards: Ward 7 - Humber River-Black Creek

SUMMARY

This report recommends that City Council state its intention to designate the property at 3100 Weston Road under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of heritage attributes found in Attachment 1.

The subject property at 3100 Weston Road is located on the west side of Weston Road at the intersection of Weston Road and Sheppard Avenue West. The subject property straddles the boundary of the Humbermede and Pelmo Park-Humberlea neighbourhoods. A location map and current photograph of the heritage property is found in Attachment 2.

Known as Rivermede, the property contains a detached two and a half-storey house-form building with a two and a half-storey garage, a rear pool complex and pumphouse, and an expansive surrounding landscape. Constructed in c.1930-1931 for Percy R. Gardiner and his wife, Gertrude Gardiner, and designed by renowned architect Jocelyn Davidson and landscape architect Arthur M. Kruse, the residence is fashioned in the Tudor Revival style and is set within an expansive lot that extends into the Humber River Valley. The main house holds a prominent position in its setting at the top of the embankment with the primary (east) elevation fronting Weston Road and the rear (west) elevation contains a panoramic view overlooking the Humber-Sheppard Pond (Crang's Pond) to the west. Views of the side (south) elevation of the main house have also been maintained and contribute to its sense of place within the landscape. While much of the original interior detailing, including expansive wood panelling, has since been removed, the original fieldstone fireplace in the main foyer is extant as is the original wood panelling and ceiling beams in the library at the northeast corner of the main house.

In 1958, 3100 Weston Road was sold to The Order of Saint Basil the Great (OSBM) Holding Corporation, a Ukrainian Greek Catholic monastic order, based in Winnipeg, Manitoba, to be the future site of their church, school (St. Basil-the-Great College),

monastery, and printing house. The main house at Rivermede, which was used as a residence for the priests, became a full monastery known as the St Gregory of Nyssa Monastery. In 1961-62, the former St. Basil-the-Great College School, which is now Carmine Stefano Community Centre, was constructed in red brick in the Modernist style at the north end of the property. At the rear of the main house at Rivermede, is the former location of the Marian Shrine of Gratitude which was removed prior to the sale of the property in August 2023.

The property at 3100 Weston Road was included on the North York Inventory of Heritage Properties by North York Council on October 6, 1997. The original listing related solely to the former Rivermede house. 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.

On September 6, 2023, City Council adopted item MM10.5, a request from Councillor Anthony Perruzza to evaluate the listed property at 3100 Weston Road for designation under Part IV of the Ontario Heritage Act.

City Council amended the Listing Statement on November 8, 2023.

Staff have determined that the property at 3100 Weston Road has cultural heritage value and meets 6 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 3100 Weston Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 3100 Weston Road (Reasons for Designation) attached as Attachment 1, to the report, December 18, 2024, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. City Council direct the Senior Manager, Heritage Planning, Urban Design, City Planning to evaluate the entire property at 3100 Weston Road as a Cultural Heritage Landscape, considering all historical eras of the site including, but not limited to, the area's Indigenous heritage and the Humber River Valley, the post-colonial siting of the private residence, Rivermede, and the property's use by of The Order of Saint Basil, a Ukrainian Greek Catholic monastic order, as the site of their church, school (St. Basil-

the-Great College), monastery, and printing house, and to recommend any such amendment to this designation as may be necessary.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

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

DECISION HISTORY

The property at 3100 Weston Road was included on the North York Inventory of Heritage Properties by North York Council on October 6, 1997.

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On September 6, 2023, City Council adopted item MM10.5, a request from Councillor Anthony Perruzza to evaluate the listed property at 3100 Weston Road for designation under Part IV of the Ontario Heritage Act. The report can be found here:

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

On November 8, 2023, City Council adopted item EY8.26, which recommended that City Council amend the Listing Statement for the property at 3100 Weston Road.

The report can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EY8.26>

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 Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

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

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 3100 Weston Road (see Attachment 3) and provides the rationale for the recommendations found in this report.

According to the Ontario Heritage Act, "Heritage attributes" means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. The description of heritage attributes in Attachment 1 –3100 Weston Road-Statement of Significance (Reasons for Designation) are currently present on the property.

The heritage evaluation of the former St. Basil-the Great College School Chapel in the northeast portion of the current Carmine Stefano Community Centre is pending since access to the interior of the chapel was not provided to City staff. The integrity of the chapel and its individual cultural heritage value will be determined at a future date. Heritage staff are of the opinion that its potential value is distinct from the earlier constructed Rivermede house and relates more directly to the post-1958 period of the property's evolution and occupation.

The house-form building, garage and lands immediately surrounding the property at 3100 Weston Road meet the following 6 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

The property at 3100 Weston Road known as Rivermede has design and physical value as a representative example of a Tudor Revival style house-form building. One of the most popular revival or eclectic styles, Tudor Revival came to define early-20th century domestic architecture across Toronto. The style is evidenced at 3100 Weston Road in the main house in its asymmetrical form and two and a half-storey massing, in the materials, which include beige, red, and grey fieldstone, stucco, and false half-timbering and in the varied roofline with numerous high pitched cross gables. The style can also be seen in the primary (east) elevation, in the one-storey fieldstone bay with central round-headed archways that connect the residence to the garage, the recessed porch, the multiple chimney stacks, and the casement windows in a multitude of banks/configurations throughout. The style can also be seen in the two and a half-storey attached garage in the materials, false half-timbering with decorative bargeboards and finials, and the casement windows with multiple banks and configurations. The pumphouse at the rear of the property contains the same beige, red and grey fieldstone as the main house and Tudor Revival details. While much of the original interior detailing including expansive wood panelling has been removed, the original fieldstone fireplace in the main foyer is extant, as is the original wood panelling and ceiling beams in the library at the northeast corner of the main house.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit

Rivermede displays a high degree of artistic merit in the complexity of the overall building massing and landscape design, the multiple high pitched cross gables in the roofline, and in the wealth of details seen in the materials, including fieldstone, stucco, and half-timbering. A high level of craftsmanship is present in the skilled carpentry required to construct the complex roof-scape and the wooden half-timbering as well as at the interior, in the fieldstone fireplace in the main foyer and original wood panelling and ceiling beams in the library at the northeast corner of the main house.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institutions that is significant to a community

The subject property has historical and associative value for its direct association with its original owners, the well-known Toronto philanthropists, Percy R. Gardiner (1895-1965) and his wife, Gertrude Gardiner. Percy Gardiner acquired his wealth in the brass manufacturing industry, establishing the brokerage Gardiner, Wardrop and Co., and he later became a member of the Toronto Stock Exchange. Throughout his lifetime, Gardiner was associated with Maple Leaf Gardens, Acadia Sugar, Bowles Lunch, United Steel, City Dairy, B.C. Pulp, and various other companies. He also served as the Vice President of the Bank of Nova Scotia. Percy and Gertrude Gardiner (formerly Gertrude Corcoran) are fondly remembered for the immense philanthropic contributions made throughout their lifetime. Together they established the Gardiner Foundation for medical research in the mid-1950s and made large contributions to almost every charity that requested help. Percy is also known for his contributions to the world of Toronto baseball for shouldering the entire financial burden of the Toronto Maple Leaf Baseball

Club during the winter of 1936-7 when an Albany, N.Y. group was bidding to acquire it from the Oakley-Dunn estate. Gertrude Gardiner is also known for making significant contributions to charities aiding orphaned children, including the Carmelite Orphanage and the Loyal True Blue Orphanage. She was also a prominent sponsor of the Canadian National Ballet and the Canadian Amateur Theatre Guild.

3100 Weston Road also has historical and associative value for its direct association with Jethro Kirby Crang (1900-1980) and Elizabeth Rebecca Goulding (1866-1923), who purchased the property from the Gardiner family in 1950. A builder by trade, Crang constructed one of the first outdoor malls in Ontario named "Crang Plaza." He is also responsible for developing the subdivisions surrounding Oakwood Avenue and St. Clair Avenue West, naming many of the street names after his family members. Just north of Oakwood Avenue off St. Clair Avenue West is Crang Avenue, which was named after the family. The Crangs built Oakwood Theatre, Oakwood Pool, Oakwood Stadium, and Oakwood Collegiate Institute, as well as various other houses and mixed-use residential buildings along St. Clair Avenue West.

The property at 3100 Weston Road also has historical and associative value for its later association with the Order of St. Basil-the-Great who acquired the property in 1958 and over time used it for various purposes, including a monastery at the main house, a private boarding school for boys and a co-ed private high school (St. Basil-the-Great College School) until they sold it in 2023.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

Rivermede is valued for its association with the architect Jocelyn Davidson (1892-1974), who was active in Toronto and Vancouver and is credited for designing various impressive private residences and mansions in Canada in the early-20th century. He completed designs for private mansions for some of the city's leading businessmen, including Gardiner, W. Garfield Weston, Edward P. Taylor, and George B. Heintzman. A specialist in the Tudor Revival and Georgian styles, many of Davidson's commissions exemplify his command of the styles, including Gardiner's estate at 3100 Weston Road, Windfields (1936-7), the sprawling mansion for Edward P. Taylor on Bayview Avenue (now the Canadian Centre for Advanced Film Studies) and the residence for E.H. Watt at 12 Sunnydene Crescent (1930).

The property at 3100 Weston Road is also valued for its association with the landscape architect Arthur M. Kruse (1889-1980), who joined the firm Harries and Hall which was later renamed Harries, Hall and Kruse (later Harries, Hall and Kruse Limited). In 1929, the firm designed and constructed the Memorial Gateway for Sunnybrook Park, and Kruse went on to create numerous landscape designs for estates in Ontario that were featured in issues of *Canadian Homes and Gardens*. These designs include the landscaping for Rivermede, the Babayan Estate, Highland Crescent, York Mills (1931), residences for J.A. Turner, Hamilton, and W.G. Hezzelwood, Oshawa (c.1932), and the gardens for Mrs. Geo. Hope, Hamilton (1933). Kruse continued working as a town planner and landscape architect throughout the U.S. until his death at 91.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

Contextually, Rivermede has cultural heritage value related to its importance in maintaining the historic character of Emery Village, which developed as a farming community near Finch Avenue and Weston Road during the early-19th century. While the land to the north of the subject property and on the east side of Weston Road was subdivided and cleared for suburban redevelopment during the 1960s, the subject property retains its substantial lot size and pattern, which extends into the Humber River Valley and reflects the 19th-century character of the area, in contrast to the late 20th-century subdivided lot patterns that surround it.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

The property holds a prominent position in its setting at the top of the embankment with the primary (east) elevation fronting Weston Road and the rear (west) elevation containing a panoramic view overlooking the Humber-Sheppard Pond (Crang's Pond) to the west. The subject property is therefore physically, functionally, visually, and historically linked to its surroundings through its placement, setback and orientation. Views of the side (south) elevation of the main house have also been maintained and contribute to its sense of place within the landscape.

See Attachments 1, 2 and 3 of this report for the Statement of Significance, Location Map and Photograph and the Research, Evaluation and Visual Resources pertaining to the property. All of these documents are integral to the recommendations found in this staff report.

CONCLUSION

Staff have determined that the property at 3100 Weston Road meets 6 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council state its intention to designate property to conserve its cultural heritage value.

The Statement of Significance: 3100 Weston Road-Statement of Significance (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

It should be noted that this evaluation, and the recommendations contained within this report, relate exclusively to the Rivermede residence and its landscape context. However, staff are of the opinion that the property as a whole should be reviewed as a cultural heritage landscape, with values and attributes considered for all historical eras of the site including, but not limited to, the area's Indigenous heritage and the Humber River Valley, the post-colonial siting of the private residence, Rivermede, and the

property's use by of The Order of Saint Basil, a Ukrainian Greek Catholic monastic order, as the site of their church, school (St. Basil-the-Great College and chapel), monastery, and printing house. Timing considerations related to a potential prescribed event, and staff's inability to gain access to the former school chapel, preclude the foregoing review at this time. Therefore, staff are requesting Council to direct staff to undertake additional work and to consider a possible amendment at a later date.

CONTACT

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SIGNATURE

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Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – 3100 Weston Road-Statement of Significance (Reasons for Designation)
Attachment 2 – 3100 Weston Road - Location Map and Current Photograph
Attachment 3 – 3100 Weston Road - Research, Evaluation and Visual Resources

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 3100 Weston Road (Rivermede) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

Description

Located on the west side of Weston Road at the intersection of Weston Road and Sheppard Avenue West, the property at 3100 Weston Road, known as Rivermede, contains a detached two and a half-storey house-form building with a two and a half-storey garage, a rear pool complex and pumphouse, and an expansive surrounding landscape. Constructed in c.1930-1931 for Percy R. Gardiner and his wife, Gertrude Gardiner, and designed by renowned architect Jocelyn Davidson and landscape architect Arthur M. Kruse, the residence is fashioned in the Tudor Revival style and is set within an expansive lot that extends into the Humber River Valley. The main house holds a prominent position in its setting at the top of the embankment with the primary (east) elevation fronting Weston Road and the rear (west) elevation overlooking the Humber-Sheppard Pond (Crang's Pond). Uninterrupted views of the side (south) elevation of the main house have also been maintained and contribute to its sense of place within the landscape. While much of the original interior detailing including expansive wood panelling has been removed, the original fieldstone fireplace in the main foyer is extant as is the original wood panelling in the library at the northeast corner of the main house.

The Order of St. Basil-the-Great acquired the property in 1958 and in 1961-2 built, at the north end of the property, the Modernist style St. Basil-the-Great College School and chapel (now the Carmine Stefano Community Centre). The school was closed in 1999 when a new school was opened in the neighborhood. In August 2023, the Order of St. Basil-the-Great sold 3100 Weston Road and removed all elements of the Marian Shrine of Gratitude that had been located at the rear of the house since 2005.

Statement of Cultural Heritage Value

The property at 3100 Weston Road known as Rivermede has design and physical value as a representative example of a Tudor Revival style house-form building. One of the most popular revival or eclectic styles, Tudor Revival came to define early-20th century domestic architecture across Toronto. The style is evidenced at 3100 Weston Road in the main house in its asymmetrical form and two and a half-storey massing, in the materials, which include beige, red, and grey fieldstone, stucco, and false half-timbering and in the varied roofline with numerous high pitched cross gables. The style can also be seen in the primary (east) elevation, in the one-storey fieldstone bay with central round-headed archways that connect the residence to the garage, the recessed porch, the multiple chimney stacks, and the casement windows in a multitude of banks/configurations throughout. The style can also be seen in the two and a half-storey

attached garage in the materials, false half-timbering with decorative bargeboards and finials, and the casement windows with multiple banks and configurations. The pumphouse at the rear of the property contains the same beige, red and grey fieldstone as the main house and Tudor Revival details. While much of the original interior detailing including expansive wood panelling has been removed, the original fieldstone fireplace in the main foyer is extant, as is the original wood panelling and ceiling beams in the library at the northeast corner of the main house.

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3100 Weston Road also has historical and associative value for its direct association with Jethro Kirby Crang (1900-1980) and Elizabeth Rebecca Goulding (1866-1923), who purchased the property from the Gardiner family in 1950. A builder by trade, Crang constructed one of the first outdoor malls in Ontario named "Crang Plaza." He is also responsible for developing the subdivisions surrounding Oakwood Avenue and St. Clair Avenue West, naming many of the street names after his family members. Just north of Oakwood Avenue off St. Clair Avenue West is Crang Avenue, which was named after the family. The Crangs built Oakwood Theatre, Oakwood Pool, Oakwood Stadium, and Oakwood Collegiate Institute, as well as various other houses and mixed-use residential buildings along St. Clair Avenue West.

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The property has historical and associative value for its association with the former Marian Shrine of Gratitude (2005-2023) in the rear gardens, which became an important site of spiritual meaning, as well as a space for peaceful reflection and solace in the community.

Contextually, Rivermede has cultural heritage value related to its importance in maintaining the historic character of Emery Village, which developed as a farming community near Finch Avenue and Weston Road during the early-19th century. While the land to the north of the subject property and on the east side of Weston Road was subdivided and cleared for suburban redevelopment during the 1960s, the subject property retains its substantial lot size and pattern, which extends into the Humber River Valley and reflects the 19th-century character of the area, in contrast to the late 20th-century subdivided lot patterns that surround it.

The property holds a prominent position in its setting at the top of the embankment with the primary (east) elevation fronting Weston Road and the rear (west) elevation containing a panoramic view overlooking the Humber-Sheppard Pond (Crang's Pond) to the west. The subject property is therefore physically, functionally, visually, and historically linked to its surroundings through its placement, setback and orientation. Views of the side (south) elevation of the main house have also been maintained and contribute to its sense of place within the landscape.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the cultural heritage value of the property at 3100 Weston Road as a representative example of a Tudor Revival style house-form building and as displaying a high degree of craftsmanship and artistic merit:

- The two and a half-storey scale, asymmetrical form, and massing of the Tudor Revival style main house
- The materials of the main house, including beige, red, and grey fieldstone, stucco and false half-timbering
- The varied roofline with numerous high pitched cross gables
- In the primary (east) elevation, the one-storey fieldstone bay with two central round-headed archways that connects the residence to the garage
- The recessed porch with a large central door with deep wooden surrounds
- The multiple chimney stacks
- The decorative bargeboards in the gables and finials
- The casement windows in a multitude of banks/configurations
- The one-storey scale, rectangular form, and massing of the Tudor Revival pumphouse at the rear of the property
- The placement and orientation of the pumphouse within the sloped embankment
- The materials of the pumphouse, including beige, red, and grey fieldstone and wooden bargeboards
- At the interior, the original fieldstone fireplace in the main foyer
- At the interior, the original wood panelling throughout the library in the northeast corner of the main house, which includes wooden ceiling beams with ornamental lacework, and the wood paneling of the walls with an ornamental wooden door surround

Historical and Associative Value

Attributes that contribute to the cultural heritage value of the property at 3100 Weston Road as having direct associations with the architect Jocelyn Davidson and landscape Arthur M. Kruse:

- The presence of the sloped terrace extending from the rear of the main house to the pool
- The form, scale, massing, orientation, and placement of the pool at the rear of the main house on the midpoint within the sloped embankment
- The concrete and flagstone retaining walls and central nook with a staircase accessible on either side
- The flagstone steps in the pool complex
- The flagstone paths laid in a random rectangular pattern
- The rectangular form, scale, massing, orientation, and placement of the pavilion building adjacent to the pool within the sloped embankment
- The beige, red and grey fieldstone exteriors walls and pillars of the pavilion

Contextual Value

Attributes that contribute to the cultural heritage value of the property at 3100 Weston Road as maintaining the historic character of Emery Village and as being physically, functionally, visually and historically linked to its surroundings:

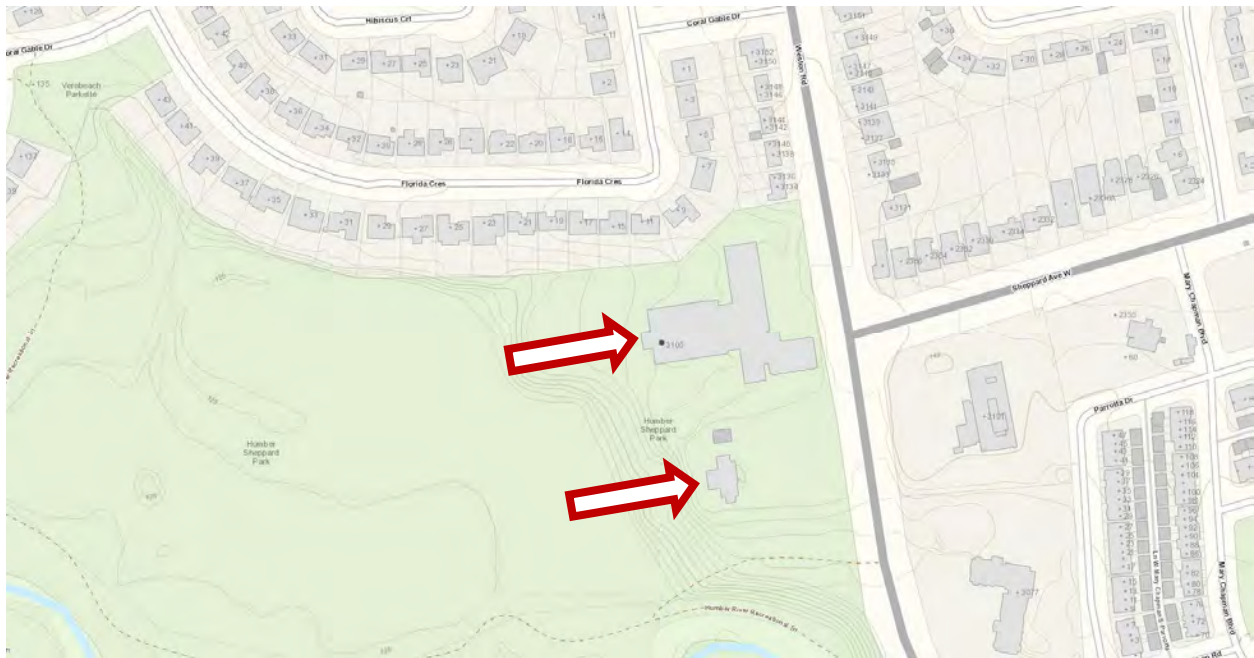
- The placement, setback, and orientation of the main house at the top of the embankment overlooking the pool complex, Floodplain Lands, Humber-Sheppard Pond (Crang's Pond), valleylands, and the Humber River

Views:

- The panoramic view from the rear of the main house and looking west towards the Humber-Sheppard Pond
- The view of the side (south) elevation of the main house from just below the sloped embankment and across the side yard, which establishes a sense of place within the landscape

LOCATION MAP AND CURRENT PHOTOGRAPH 3100 WESTON ROAD

ATTACHMENT 2



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrows mark the location of the former Rivermede estate (bottom) and the Carmine Stefano Community Centre (top) at 3100 Weston Road (City of Toronto iView mapping)



View of the primary (east) elevation of the main house at 3100 Weston Road (Heritage Planning, August 2024)



View of the primary (east) elevation of the garage at 3100 Weston Road (Heritage Planning, August 2024)