

**3100 WESTON ROAD**

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Detail of the front (east) elevation of the main house of Rivermede in 1934  
(*Canadian Homes and Gardens*, June-July 1934)

**1. DESCRIPTION**

3100 WESTON ROAD - RIVERMEDE ESTATE	
ADDRESS	3100 Weston Road
WARD	Ward 7 - Humber River-Black Creek
NEIGHBOURHOOD/COMMUNITY	Boundary of the Humbermede and Pelmo Park-Humberlea
CONSTRUCTION DATE	c.1930-1
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential and institutional
ARCHITECT/BUILDER/DESIGNER	Unknown
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	Included on the North York Inventory of Heritage Properties on October 6, 1997

	Listed on the City's Heritage Register on September 27, 2006. On November 8, 2023, City Council adopted item EY8.26, amending the Listing Statement.
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## 2. ONTARIO REGULATION 9/06 CHECKLIST:

### CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 3100 Weston Road for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

#### 3100 Weston Road

1.	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.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	✓
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	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.	✓
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

### 3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

#### i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

##### **Emery**

The property at 3100 Weston Road is located in the former agricultural community known as Emery, which dates back to the early-19th century. The pioneer settlement originally formed at the intersection of Weston Road and Finch Avenue, and Finch Avenue and Islington Avenue, which later became known as Humber Summit. The community was first called Grouse Hill, later Dayton, and then called Emery in 1880. Isaac Devins, of Pennsylvania-German descent was credited as the first European settler of Emery, having purchased a lot on the east bank of the Humber River in 1796. Emery continued to develop during the mid-to-late 19th century, and in 1870, the Toronto Grey and Bruce Railway constructed a narrow-gauge line through Emery. By end of the 19th century, the community had many local facilities, including a carriage and blacksmith shop, general store, and post office, however little remains of the early pioneer village.

##### **Rivermede**

Quickly following the signing of Treaty 13 in 1787 following the Toronto Purchase, surveyors began to divide the land into legal lots to be granted or sold by the Crown to European settlers (Figure 2). According to the Land Registry records, the land where the subject property would be located was purchased by Matthew Griffith in 1848. The Griffith brothers, which included Matthew, Thomas and Joseph with their brother-in-law, Abraham Welsh, were the first settlers of this area. They came from Ireland and by 1878, they owned approximately 1,000 acres of land. Thomas and Abraham also fought with their government troops in the 1837 Mackenzie Rebellion. An 1878 historic map illustrates that the land where the subject property would be located was owned by Francis Griffith and a Miss Welsh.<sup>1</sup> In 1911, the lands were sold to Aaron Goddard and his wife, Alice E. Goddard, for a sum of \$3,000. In 1928, it was purchased by Percival R. Gardiner and his wife Gertrude Gardiner to construct their weekend getaway main house for a sum of \$12,000.

In 1930, the *Toronto Evening Telegram* remarked that the Gardiners main house was almost complete by August 1930. The site of the main house was described as "one of the most attractive rural sites in Canada," situated "on a picturesque eminence

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<sup>1</sup> See Ted Chirnside's North York pioneers and landmarks map, 1878 (1956) at <https://digital.library.yorku.ca/maps-1950-onwards/north-york-pioneers-and-landmarks-1878>

overlooking a wide sweep of the Humber Valley."<sup>2</sup> The Gardiners commissioned the architect Jocelyn Davidson to design the Tudor Revival style residence and landscape architect Arthur M. Kruse to design the grounds. The general construction of the main house, garage, and pool complex at the Rivermede estate was contracted to Ramsay Contracting Company and the existing native trees on the riverbank and its crest were cared for by arborist R.D. Simpson.

The main house was described as 60 ft x 100 ft with walled and flagged courtyard and ancillary garage building constructed on a Manor Mews rectangular plan (Figures 4-6). The lower walls of the residence are constructed in stone and the upper walls contain plaster and half-timbering in the Tudor Revival style. The garage to the north is built of the same materials and in the same style.<sup>3</sup> The interior was described as containing 24 rooms, trimmed and panelled throughout with carved hardwood and decorated with tapestries and mosaics, yet featuring ultra-modern utilities for the time period (Figures 8-10). The property also contained a tennis court covered with French clay measuring 56 ft x 118 ft that was constructed into the crest of the bluff using massive retaining walls and earth fill. It also featured drinking fountains and rest nooks (Figure 11).

The swimming pool was built into the sloped embankment for a cost of approximately \$75,000 and measured 30 ft x 75 ft (Figures 12-14). It was walled with stone on concrete footings and was surrounded by a 2.74 m wide floor of imported variegated flagstones. There was also terraced landscaping and retaining walls varied in height. A pumphouse designed in a similar style to the main house was also constructed at the southwest end of the property (Figure 15).

The Gardiners hosted numerous lavish fundraising parties to support charitable measures during the Great Depression and WWII. Their estate was given the name Rivermede because of the impressive view of the Humber River and valley. The Gardiners even created a customized map to "Rivermede Farm," which was shared with first time travellers and guests who attended their parties and events. Notable in the map are the drawings of the main house, garage, and front gates between two stone pillars (Figure 16).

In 1950, the Gardiner family sold the property to Jethro Kirby Crang and his wife, Elizabeth Rebecca Goulding. The Crangs began excavating the acreage behind the estate, creating a gravel quarry, much of which was used to build Highway 401. As a result of the quarry, a large pond was created called the Humber-Sheppard Pond, although it is aptly called Crang's Pond by the community (Figure 17).

### **Percy R. Gardiner (1895-1965) and Gertrude Gardiner (-1956)**

Percy R. Gardiner gained success in the metal industry and later in the Toronto Stock Exchange.<sup>4</sup> He joined James Morrison Brass Manufacturing Co. and in 1925, formed a

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<sup>2</sup> "Elizabethan Home Built in Vale of Avon Setting," *Toronto Evening Telegram*, August 19, 1930, p.13.

<sup>3</sup> *Canadian Homes and Gardens* (June-July 1934).

<sup>4</sup> All information on Percy R. Gardiner was acquired from "Heart Attack Kills Percy R. Gardiner," *The Telegram*, Toronto, Appendix 5c (Friday, July 2, 1965).



partnership in the brokerage firm of Gardiner, Wardrop and Co. and became a member of the Toronto Stock Exchange. Gardiner continued to have a prosperous business career and throughout his lifetime, he 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. Together with his wife, Gertrude Gardiner (formerly Corcoran), 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.<sup>5</sup> She was also a prominent sponsor of the Canadian National Ballet and the Canadian Amateur Theatre Guild. Gardiner and his wife are fondly remembered for the immense philanthropic contributions they made throughout their lifetime.

Percy and Gertrude had a son, George, and a daughter, Helen, the former going on to achieve immense business success and eventually creating the ceramic art museum in Toronto bearing his name (Gardiner Museum). He became an Officer, and his wife, Helen, a Member of the Order of Canada and George also became a Member of the Order of Ontario. The Gardiner's daughter, Helen, and her husband, Paul Phelan, also became Members of the Order of Canada.

### **Jethro Kirby Crang (1900-1980) and Elizabeth Rebecca Goulding (1866-1923)**

Prior to purchasing Rivermede from the Gardiner family, Jethro Kirby Crang and his wife Frances A. Mattson owned a farm on the northwest corner of Jane Street and Wilson Avenue that had been purchased in the 1920s from Sir Henry Pellatt.<sup>6</sup> Despite owning a farm, Crang was a builder and did not work the land. After selling the farm by 1910, the Crangs owned a large parcel of land at St. Clair Avenue West and Oakwood Avenue, where they built a large family home at 2 Regal Avenue (demolished) (Figure 18). Amongst Crang's body of work are Crang is 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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<sup>5</sup> All information on Gertrude Gardiner was acquired from "Gertrude Gardiner Private Rites Held," *Toronto Star*, Appendix 5f (Tuesday, October 16, 1956).

<sup>6</sup> All information on Jethro Kirby Crang was acquired from a letter of support sent to Heritage Planning by a family member.

### **Architect: Jocelyn Davidson (1892-1974)**

Jocelyn Davidson was an architect active in Toronto and Vancouver who can be credited with designing various impressive private residences and mansions in Canada in the early-20th century.<sup>7</sup> Born in Toronto and educated at St Andrew's College, he graduated from the University of Toronto's Department of Architecture at the School of Practical Science in 1915. Upon graduating, he moved to New York City and spent a year working in the office of Delano & Aldrich (1915-16) and then served overseas with the Imperial Army during WWI. He rejoined the firm in 1919, and it was there that he acquired the skills to design stately mansions for the Astor family, Rockefeller family, and Whitney Family. In 1920, he moved to Seattle, Washington, and worked in the office of Daniel Huntington, a leading architect in that city, for two years. He then moved to Los Angeles and worked in the office of Witmer & Watson, Architects for six months. Following attending summer classes at the Ecole des Beaux Arts in Paris and the American Academy in Rome in 1921, he returned to Toronto and established his independent practice in 1924. In the decade following, he completed designs for private mansions for some of the city's leading businessmen, including W. Garfield Weston, Edward P. Taylor, George B. Heintzman and Percy R. Gardiner. A specialist in the Tudor Revival and Georgian styles, many of Davidson's commissions exemplify his command of the styles, including Windfields Farm (1936-7), the sprawling mansion for Edward P. Taylor on Bayview Avenue (now the Canadian Centre for Advanced Film Studies) (Figure 19), the residence for E.H. Watt at 12 Sunnydene Crescent (1930) (Figure 20), and the estate of Percy R. Gardiner at 3100 Weston Road. Davidson relocated to Vancouver, B.C. in late-1948, and later formed a partnership with his son, Ian, Davidson, in 1958 as Davidson & Davidson Architects. He retired in December 1965 and subsequently died in Vancouver in 1974.

### **Landscape Architect: Arthur M. Kruse (1889-1980)**

Born in 1889 in Moravia, New York, Kruse graduated from Cornell University's Bachelor of Science in Agriculture in 1912 and obtained his first job as a landscape architect with T. Glenn Phillips of Detroit.<sup>8</sup> Shortly thereafter in 1915, the two formed a partnership and Kruse became a member of the American Society of Landscape Architects. For some 18-months from 1917-18, Kruse became a member of the Town Planning Division of the U.S. Housing Corp., in Washington, D.C. In 1919, he joined the firm Harries and Hall. Harries and Hall had formed their partnership in 1914 after working with the notable firm of Howard B. and Lorrie A. Dunnington-Grubb. The firm existed through 1961, and in 1925, the name was changed to Harries, Hall and Kruse. The name was changed, again, to Harries, Hall & Kruse Limited in 1928. 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 Babayan Estate, Highland

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<sup>7</sup> All information on Jocelyn Davidson was acquired from Robert Hill's *Biographical Dictionary of Architects In Canada 1800-1950*, "Davidson, Jocelyn," accessed on August 13, 2024, at <http://www.dictionarofarchitectsincanada.org/node/1635>

<sup>8</sup> All information on Arthur M. Kruse was acquired from a Chronology for Harries, Hall & Kruse compiled by Pleasance Crawford from, "The Forgotten Landscape Architectural Firm of Harries, Hall and Kruse of Toronto and Buffalo," accessed on August 13, 2024, at <http://www.kaufmancrawford.ca/publications/HH&K%20chronology.pdf>

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). He then acquired the commission for Rivermede in 1934. In 1941, after 22-years as a town planner and landscape architect in Toronto, Kruse returned to the U.S., moving to Clearwater, Florida. He continued to work throughout the U.S. until his death at 91 on May 9, 1980.

### **The Order of St. Basil-the-Great and the Marian Shrine of Gratitude**

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.

The school was constructed between 1961-1962 at the north end of the property on the former site of the Crang family's apple orchard (Figure 21).<sup>9</sup> The OSBM ran a fundraising campaign in November 1959, which raised over \$300,00 from the Ukrainian Catholic community in Ontario was collected in the form of donations and pledges.<sup>10</sup> The school was designed by the architect Eugene Olekshy (1925-2013) and constructed by Malan Construction Co. Ltd. for a cost of \$699,892 as part of a \$1,500,00 development comprising of a gym, library, a 350 seat chapel, a dormitory for 400 students, and a 1,500 seat auditorium. Born in Calmar, Alberta, and forming the partnership Olekshy & Partners with Arnold Steinbrecher from 1955-1980s, he primarily designed industrial and commercial buildings in Edmonton but was also known for designing some schools, churches, and other institutional buildings.

In September 1969, the OSBM entered into an agreement with the Metropolitan Separate School Board, now the Toronto Catholic District School Board (TCDSB), whereby the Board assumed responsibility for Grades 9 and 10 while Grades 11,12 and 13 remained private under the jurisdiction of the Order. The school became a day school in 1970 and its boarding facilities were eliminated. That same year, the school became co-educational.<sup>11</sup> A second storey addition was completed adjacent to the gymnasium in 1976 and was designed by the architect L.O. Simonson.

By the early 1990s, the school could no longer house the growing population and, in 1995, a new site was acquired south on Weston Road at Starview Lane to replace the building's use as a school. The new School was opened in 1999. That same year, City

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9 The history of the former St. Basil-the-Great College School and chapel is included in the Historical Information section of this report because it is situated on the same property as Rivermede, and shares some of the estate's post-1958 history. However, the school and chapel will be subject to a separate evaluation, and additional information may arise at that time.

10 "Purchase Property in Weston: Ukrainians to Build Own College," *The Globe and Mail* (July 9, 1962), p.5.

11 St. Basil-the-Great College School, "About Us," Toronto District School Board, accessed November 15, 2024, at <https://www.tcdsb.org/o/stbasilthegreat/page/about-us>

Council renamed the building the Humber-Sheppard Community Centre and entered into a 10-year lease agreement with the OSBM Holding Corporation to lease the community centre and playing fields. According to Building Records, the interior and structure of the building was renovated by architect Stephen Teeple of Teeple Architects Inc in 2000.

The property, with specific reference to Rivermede, was included on the North York Inventory of Heritage Properties in 1997.

In 2007, the former school and chapel was renamed the Carmine Stefano Community Centre (Figure 22). It was named for Carmine Stefano, founder of the Weston Soccer Club League.<sup>12</sup>

The story of the Marian Shrine of Gratitude begins on October 4, 2004. Following an accident at the subject property where Father Basil Cembalista, OSBM, sustained a corneal abrasion while completing yard work. He prayed to the Mother of God to save his eyesight. After experiencing this healing miracle, he resolved to set up an altar in the garden at the site. The following year, he acquired a marble statue of the Virgin Mary and had a mason erect a pedestal. He added a metal icon of the Last Supper and completed it with a multicoloured crucifix from his own collection and called the altar "Marian Shrine of Gratitude (Figures 23-27)."

Cembalista continued to pray at the altar often, either alone or with a small group of the faithful. After meeting Angie Carboni, whose care agency, St Bernadette's Family Resource Centre, was being housed at the Carmine Stefano Community Centre, the two began holding a rosary procession at the shrine. Over the following months and years, the garden and shrine grew into a religious destination that would garner crowds of hundreds of people a day. Each stake and plaque had been purchased by members of the community and they all shared the responsibility of maintaining the site and landscape. Like Cembalista, visitors continued to report experiencing miraculous events after visiting the shrine, and it continued to be a place of solace and prayer for those within and outside of the community.

It was reported on February 26, 2024, in *Toronto Life* that although the Shrine was never officially endorsed by the Canadian leadership in Winnipeg of the Basilian Fathers, they continued to accept its legitimacy.<sup>13</sup> That was until leadership changed and in 2016 the Basilian Fathers announced their intention to close the monastery and move Cembalista to Brazil, shut down the shrine, and put the property up for sale. In response to the news, Carboni and other community members and visitors created a petition, which received more than 5,000 signatures, and travelled to Rome with other followers to meet with the Superior General of the Basilian Order of Rome to request an

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12 City of Toronto, Report Renaming the Humber Sheppard Community Centre in Honour of Carmine Stefano, accessed November 15, 2024 at

<https://secure.toronto.ca/council/agenda-item.do?item=2007.EY6.32>

13 Nicholas, Hune-Brown, "One Holy Mess, " *Toronto Life* (February 26, 2024), accessed August 27, 2024, at <https://torontolife.com/deep-dives/real-estate-developer-vs-catholic-marian-shrine/>

official investigation into Cembalista's miracle. While the investigation was never undertaken, a letter was sent by the Superior General stating that the shrine area could be used for personal prayer. Following the death of Cembalista on November 30, 2018, devotees continued to visit the shrine.

On August 16, 2023, it was announced that the property at 3100 Weston Road had been sold and that within five days, public access to the monastery grounds would be restricted and all religious items would be removed. Following the sale, worshippers and supporters of the shrine continued to gather nightly to pray and protest on the soccer field below the garden. The shrine was dismantled by Father Zachary Shwaluk, provincial Secretary and Treasurer, on August 20, 2023, and the subject property is currently under private ownership.

### **Architect: Eugene Olekshy (1925-2013)**

Born in Calmar, Alberta, to Ukrainian immigrant farmers, Olekshy joined the Royal Canadian Navy after graduating high school. Following the end of WWII, he worked in Alberta's emerging oilpatch and in construction.<sup>14</sup> With an interest in drawing, he enrolled in architecture at the University of Manitoba in 1947 and went to Edmonton after graduating to take advantage of the postwar building boom. He worked in an architectural firm for two years and then in 1953 set up his own practice with his first partner, Scotty Macintosh. Two years later, he opened another firm with Arnold Steinbrecher, and both architects remained at the first until they retired in the early-1980s. While Olekshy designed some commercial and industrial buildings in Edmonton such as the Mitchell transit garage and the Wardair hangar at the Edmonton International Airport, he was known for designing schools, churches and other institutional buildings. Olekshy's architectural portfolio is approximately 100-buildings strong, and he is known as a prolific Edmonton architect who helped create numerous Edmonton landmarks such as St. Basil's Ukrainian Catholic Church, St Joseph's Basilica and the Cross Cancer Institute. It is unclear if Olekshy designed any other structures in Ontario other than the former St. Basil-the-Great College School and chapel at 3100 Weston Road.

## **ii. ARCHITECTURAL DESCRIPTION**

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The subject property at 3100 Weston Road contains a detached 2.5-storey house-form building with a 2.5-storey garage, pool pavilion and pumphouse, and an expansive surrounding landscape (Figures 28-36). The Tudor Revival style main house and garage were constructed in c.1930-1, and the property is set on a vast lot that extends into the Humber River Valley. The property also contains the Carmine Stefano

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14 All information on Eugene Olekshy was taken from Bill Mah, "'Great architect' designed St. Basil's," *Edmonton Journal* (March 9, 2013), accessed on December 9, 2024, at [https://www.pressreader.com/canada/edmonton-journal/20130309/282406986780029?srltid=AfmBOoqUqIHh8ssY3o7Gw0xBZN2u\\_0yNtXsw\\_FNEJS90w\\_D9AttP5mHq](https://www.pressreader.com/canada/edmonton-journal/20130309/282406986780029?srltid=AfmBOoqUqIHh8ssY3o7Gw0xBZN2u_0yNtXsw_FNEJS90w_D9AttP5mHq)

Community Centre (formerly St. Basil-the-Great College School), which was constructed in the Modernist style in 1962. The property is lined by a steel fence, and the main house and garage are accessed via a paved driveway. The setback comprises landscaped front yards, although none of the original landscaping remains.

The main house and garage at 3100 Weston Road are representative of the Tudor Revival style, which was one of the most popular revival or eclectic styles that defined early-20th century domestic architecture across Toronto. The style is generally defined by an asymmetrical façade, brick and stone cladding, applied half-timbering, exposed rafters, prominent chimneys, complex roof-scapes, and leaded glass windows. The picturesque variety of forms as well as materials included elements from medieval architectural styles, including Gothic, Romanesque, and the later Queen Anne style. The style demanded a high level of artistic imagination on the part of the architect, and the richness of form and surface detail at Rivermede is an indication of the high standards that were achieved.

The former Gardiner residence is constructed in beige, red, and grey fieldstone at the lower level with false half-timber and stucco in the upper storey and it is entered through a large central door with deep wooden surrounds (Figure 37). It sits on an asymmetrical plan containing numerous high pitched cross gables. A one-storey fieldstone bay with a central round-headed archway connects the residence to the former horse stables (now a garage), which mirrors the residence in its style and use of materials. A recessed porch is located in the primary (south) elevation and there are casement windows in a multitude of banks/configurations throughout. There are also multiple chimney stacks throughout.

While much of the original interior detailing including expansive wood panelling has been removed (Figure 38, Figure 39), 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 (See Figures 7-10).

At the rear of the property is a former pool complex, which contains a filled in swimming pool, garden, terraced slope, pavilion and pumphouse. The pumphouse located southwest of the main house was also constructed in the Tudor Revival architectural style (See Figure 15). The pool was infilled as a prayer garden beginning in 2005, the same year that the Marian Shrine of Gratitude was constructed in the rear gardens. The shrine was removed in August 2023.

Additions to the property occurred in 1961-2 when the red brick, Modernist style Carmine Stefano Community Centre (formerly St. Basil-the-Great College School) was constructed at the north end of the property. It is a two and a half-storey T-shaped building comprised of two distinct sections, the interconnected school building, which is a low, rectangular mass with subdued exterior detailing and the former chapel portion which contains a barrel-vaulted roof and vertical stained-glass windows with the coloured glass (Figures 40-43). Staff were not granted access to the former chapel at the time of writing this report, so it is unclear if the interior retains any integrity.



### **iii. CONTEXT**

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The location map attached (Attachment 2) shows the site of the property at 3100 Weston Road. It is situated on the west side of Weston Road at the intersection of Weston Road and Sheppard Avenue West and straddles the boundary of the Humbermede and Pelmo Park-Humberlea neighbourhoods. The property is bound by Weston Road to the east, a housing subdivision on Coral Gable Drive to the north, the Humber-Sheppard Pond (Crang's Pond) to the west, and the Humber River and Humber River recreational trail to the south (Figure 44). The property at 3100 Weston Road is set apart from other properties on Weston Road due to its setback and expansive lot size, and its prominent position within its setting.

The main house was situated on a promontory with a view of the Humber River and floodplains to the west, and it has maintained views of the side (south) elevation of the main house, which contributes to its sense of place within the landscape (Figure 45). The residence is accessible from Weston Road via an expansive front driveway and the landscaping on the grounds were designed to conform to the established location of the residence and other buildings.

The Floodplain Lands are located west of the Rivermede rear yard and pool complex and the Carmine Stefano Community Centre, adjacent to the Humber-Sheppard Pond (Crang's Pond). These lands have been converted into recreational sports use and are accessed by an asphalt pathway and steps down the embankment and distinct from the primary structure and historic outbuildings up on the ridge.

3100 Weston Road - Notice of Intention to Designate

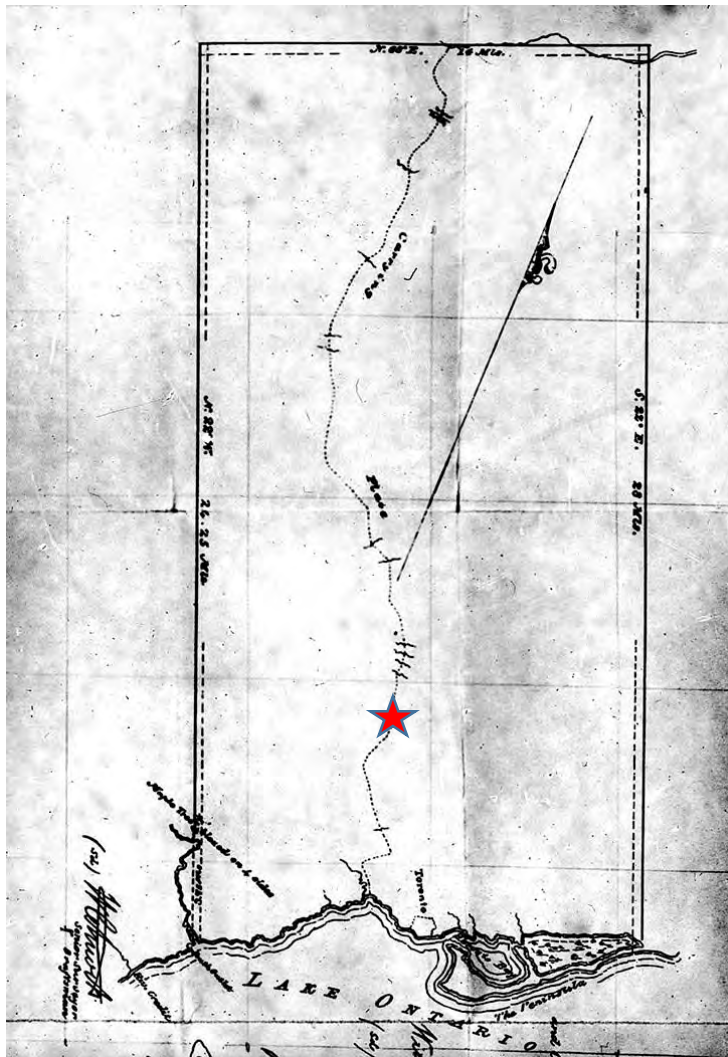


Figure 2. The Toronto Purchase Map (1805), with the approximate location of the property at 3100 Weston Road ([TorontoPurchaseOrig2.e002994000.jpg](http://TorontoPurchaseOrig2.e002994000.jpg) (1143×795) ([googleusercontent.com](http://googleusercontent.com)))



Figure 3. Drawings of the main house and garage, *Toronto Daily Star* (September 16, 1930).





Figure 4. View from the driveway approach and principal elevation at Rivermede (*Canadian Homes and Gardens*, June-July 1934)



Figure 5. Watercolour rendering of the from the driveway approach and principal elevation at Rivermede and garage (*Canadian Homes and Gardens*, June-July 1934)



Figure 6. View from the driveway approach and principal elevation at Rivermede (Nomination for Designation of Rivermede, August 26, 2020)



Figure 7. Detail of the surviving original fieldstone fireplace in the main foyer (Heritage Planning, August 2024)





Figure 8. Detail of the original wooden panelling in the library at the northeast corner of the main house (Heritage Planning, August 2024)



Figure 9. Detail of the original wooden panelling in the library at the northeast corner of the main house (Heritage Planning, August 2024)



Figure 10. Detail of the original wooden panelling in the library at the northeast corner of the main house (Heritage Planning, August 2024)



Figure 11. Aerial image detailing the tennis court, pool complex, and main house in 1960 (LHC Heritage Planning & Archaeology Inc., Heritage Impact Assessment, 2023)





Figure 12. View looking north of the pool complex (*Canadian Homes and Gardens*, June-July 1934)



Figure 13. View looking south of the pool complex (*Canadian Homes and Gardens*, June-July 1934)



Figure 14. View looking southeast of the pool complex (*Canadian Homes and Gardens*, June-July 1934)



Figure 15. Looking east at the pump house (Heritage Planning, August 2024)



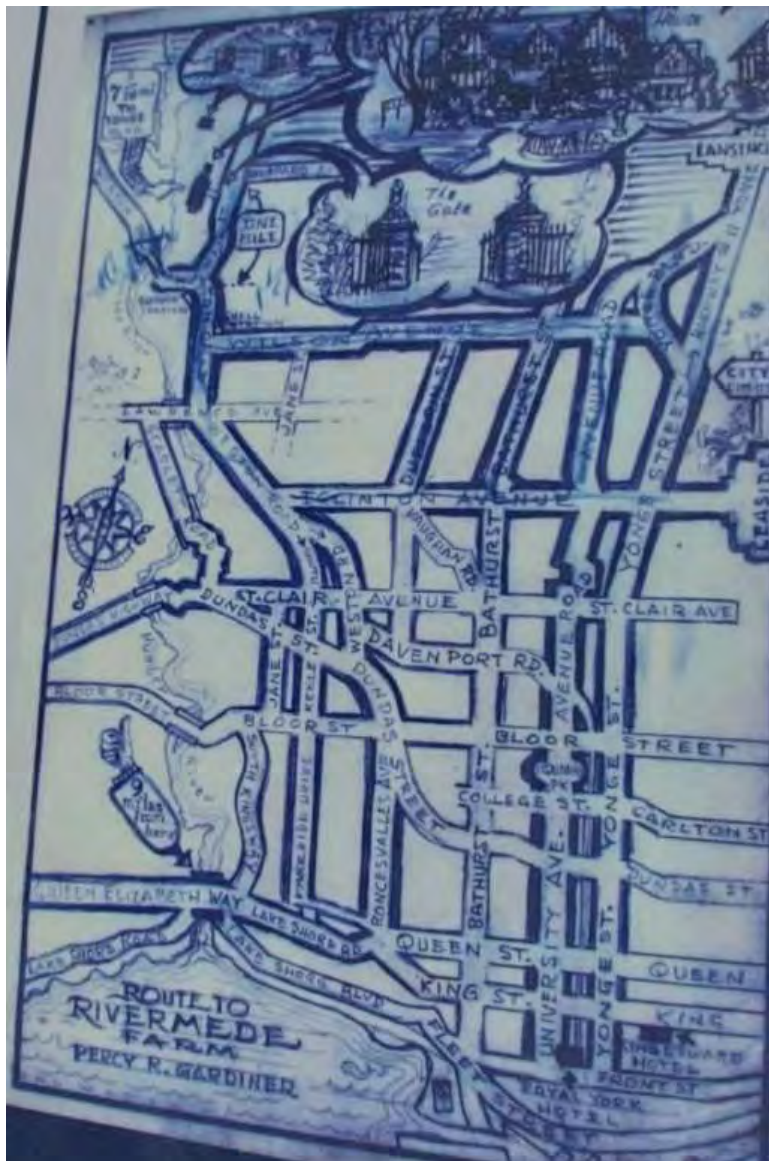


Figure 16. Route to Rivermede map prepared by Gardiner in the 1930s (Facebook)



Figure 17. 1965 Aerial view showing Crangs pond to the rear of the residence (lower) and St-Basil-the-Great College (upper) (City of Toronto Aerial Photographs)





Figure 18. The Crang Family House at 2 Regal Avenue (demolished)  
(<https://regalheights.ca/2020/01/16/how-regal-heights-got-built/>)



Figure 19. Windfields, mansion for Edward P. Taylor (1936-7), 2489 Bayview Avenue (Heritage Planning, November 2024)



Figure 20. Residence for E.H. Watt (1930), 12 Sunnyside Crescent (Bob Krawczyk, ACO Toronto TOBuilt)





Figure 21. St. Basil-the-Great College School (*Weston-Times Advertiser*, September 6, 1962)



Figure 22. Carmine Stefano Community Centre (formerly St. Basil-the-Great College School) (Heritage Planning, November 2024)





Figure 23. Historical view of the Marian Shrine of Gratitude prior to removal (2018) ([https://www.tripadvisor.ca/Attraction\\_Review-g155019-d10410267-Reviews-Marian\\_Shrine\\_of\\_Gratitude-Toronto\\_Ontario.html](https://www.tripadvisor.ca/Attraction_Review-g155019-d10410267-Reviews-Marian_Shrine_of_Gratitude-Toronto_Ontario.html))



Figure 24. Marian Shrine of Gratitude looking southeast in early-2024. The surrounding retaining wall and central notch is visible (*Toronto Life*, February 26, 2024)





Figure 25. Rear garden in its current condition. Former site of Marian Shrine of Gratitude looking east (Heritage Planning, August 2024)



Figure 26. View looking west towards the pavilion and pool area in 2020 (Nomination for Designation of Rivermede, August 26, 2020)





Figure 27. View looking west towards the pavilion and pool area (Heritage Planning, August 2024)



Figure 28. View of the primary (east) elevation of the main house from the driveway approach (LHC Heritage Planning & Archaeology Inc., Heritage Impact Assessment, 2023)





Figure 29. Detail of the original rose garden in the turning circle of the driveway approach in 1950 (Nomination for Designation of Rivermede, August 26, 2020)



Figure 30. View of the primary (east) elevation of the main house from the driveway approach (Heritage Planning, August 2024)





Figure 31. View of the stone arched wall connecting the main house to the garage in the primary (east) elevation (Heritage Planning, August 2024)



Figure 32. View of the northeast corner of the main house (Heritage Planning, August 2024)





Figure 33. View of southeast portion of the main house (Heritage Planning, August 2024)



Figure 34. View of the primary (east) elevation of the garage (Heritage Planning, August 2024)





Figure 35. View of the side (north) corner of the garage (Heritage Planning, August 2024)



Figure 36. View of the side (south) elevation (Heritage Planning, August 2024)





Figure 37. Detail of the main entrance door in the primary (east) elevation (Heritage Planning, August 2024)



Figure 38. Original wooden panelling in the front foyer that has been removed (LHC Heritage Planning & Archaeology Inc., Heritage Impact Assessment, 2023)





Figure 39. Original central staircase that has been removed (LHC Heritage Planning & Archaeology Inc., Heritage Impact Assessment, 2023)



Figure 40. View looking south towards the former chapel of St. Basil-the-Great-College School, now the Carmine Stefano Community Centre (Heritage Planning, November 2024)



Figure 41. View looking southwest at the former chapel of St. Basil-the-Great-College School, now the Carmine Stefano Community Centre (Heritage Planning, November 2024)



Figure 42. View of the interior of former chapel of St. Basil-the-Great-College School (Heritage Planning, November 2024)





Figure 43. View looking west at the former school portion of St. Basil-the-Great-College School, now the Carmine Stefano Community Centre (Heritage Planning, November 2024)



Figure 44. View looking west from the kitchen towards the Floodplain Lands and the Humber-Sheppard Pond (Crang's Pond) (Heritage Planning, August 2024)





Figure 45. Uninterrupted view of the side (south) elevation of the main house (Heritage Planning, August 2024)

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