

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

Date: January 10, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, 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 Chief Planner and Executive Director, 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, January 10, 2025, from the Chief Planner and Executive Director, 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.

The property was listed on the City of Toronto's Heritage Register 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. 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 Frances A. Mattson (1901-1974), 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

Jason Thorne
Chief Planner and Executive Director
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

3100 WESTON ROAD
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 1

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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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:

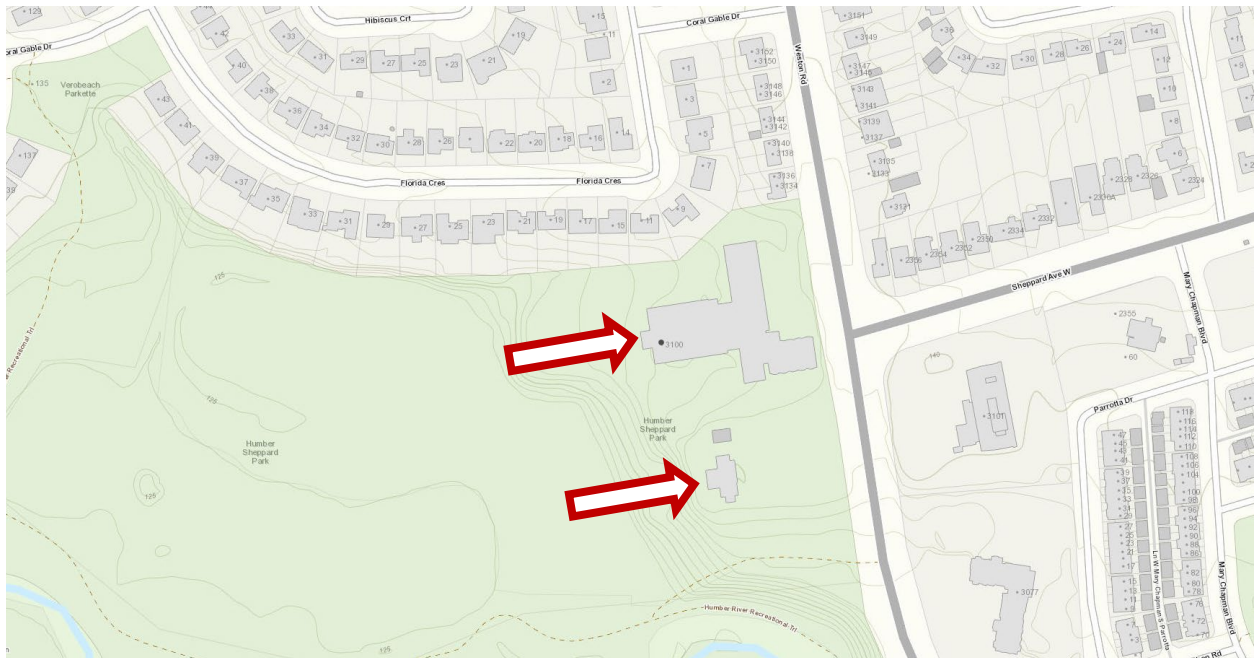
- The placement, setback, and orientation of the main house at the top of the embankment overlooking the pool complex, Floodplain Lands, Humber-Sheppard Pond (Crang's Pond), valleylands, and the Humber River

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)

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.¹ 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

¹ 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."² 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.³ 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 (1860-1956)

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

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

³ *Canadian Homes and Gardens* (June-July 1934).

⁴ 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.⁵ 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 Frances A. Mattson (1901-1974)

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.⁶ Several of the Crang family members were builders, and amongst their body of work is one of the first outdoor malls in Ontario named "Crang Plaza." The Crang family was 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. Jethro Crang Sr. had also built a large family home at 2 Regal Avenue (demolished) (Figure 18).

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

⁵ All information on Gertrude Gardiner was acquired from "Gertrude Gardiner Private Rites Held," *Toronto Star*, Appendix 5f (Tuesday, October 16, 1956).

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

in the early-20th century.⁷ 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.⁸ 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 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

⁷ 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.dictionaryofarchitectsincanada.org/node/1635>

⁸ 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>

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).⁹ The OSBM ran a fundraising campaign in November 1959, which raised over \$300,000 from the Ukrainian Catholic community in Ontario was collected in the form of donations and pledges.¹⁰ 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.¹¹ 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 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

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>

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.¹²

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.¹³ 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 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

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/>

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.¹⁴ 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 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

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

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.

4. VISUAL RESOURCES

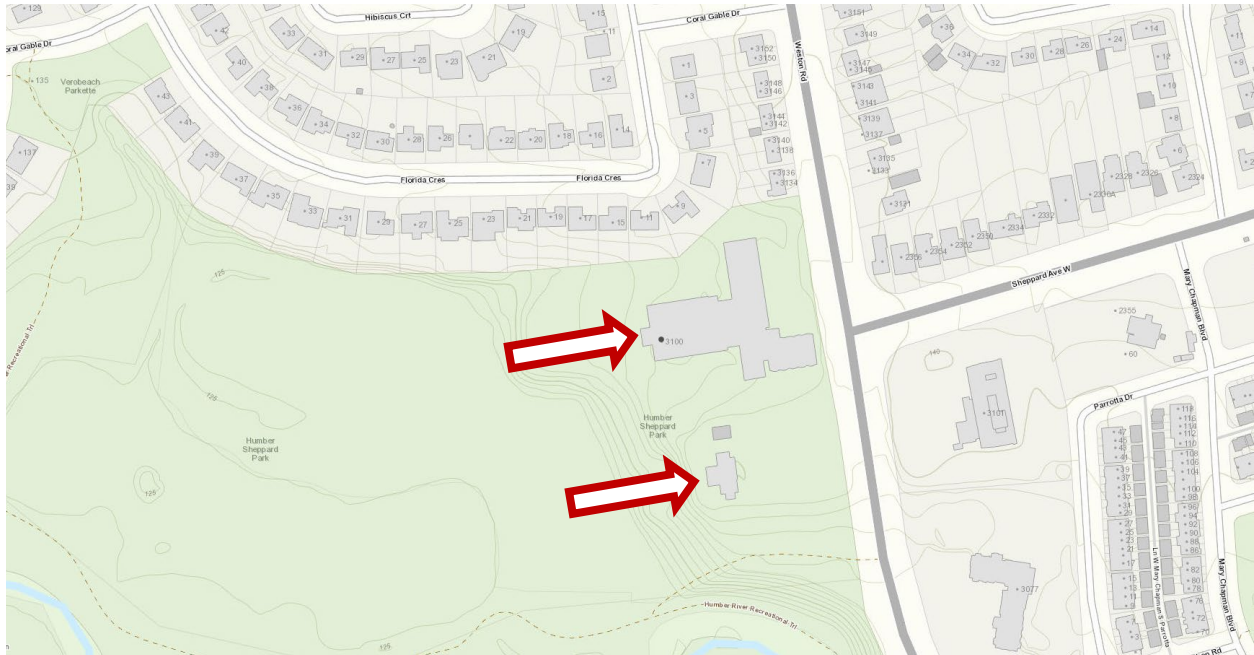


Figure 1. This location map is for information purposes only; the exact boundaries of the property are not shown. The map marks the location of the former Rivermede estate (bottom) and the Carmine Stefano Community Centre at 3100 Weston Road (City of Toronto iView mapping)

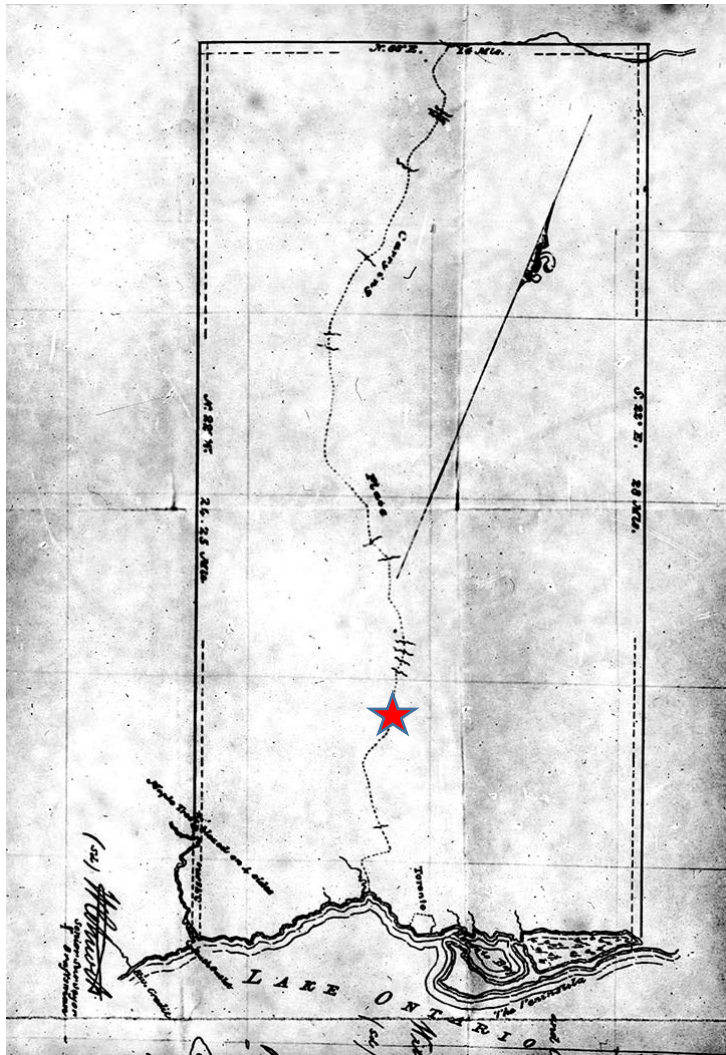


Figure 2. The Toronto Purchase Map (1805), with the approximate location of the property at 3100 Weston Road (TorontoPurchaseOrig2.e002994000.jpg (1143×795) (googleusercontent.com))



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 (Natalia Outkina, 2022)



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)

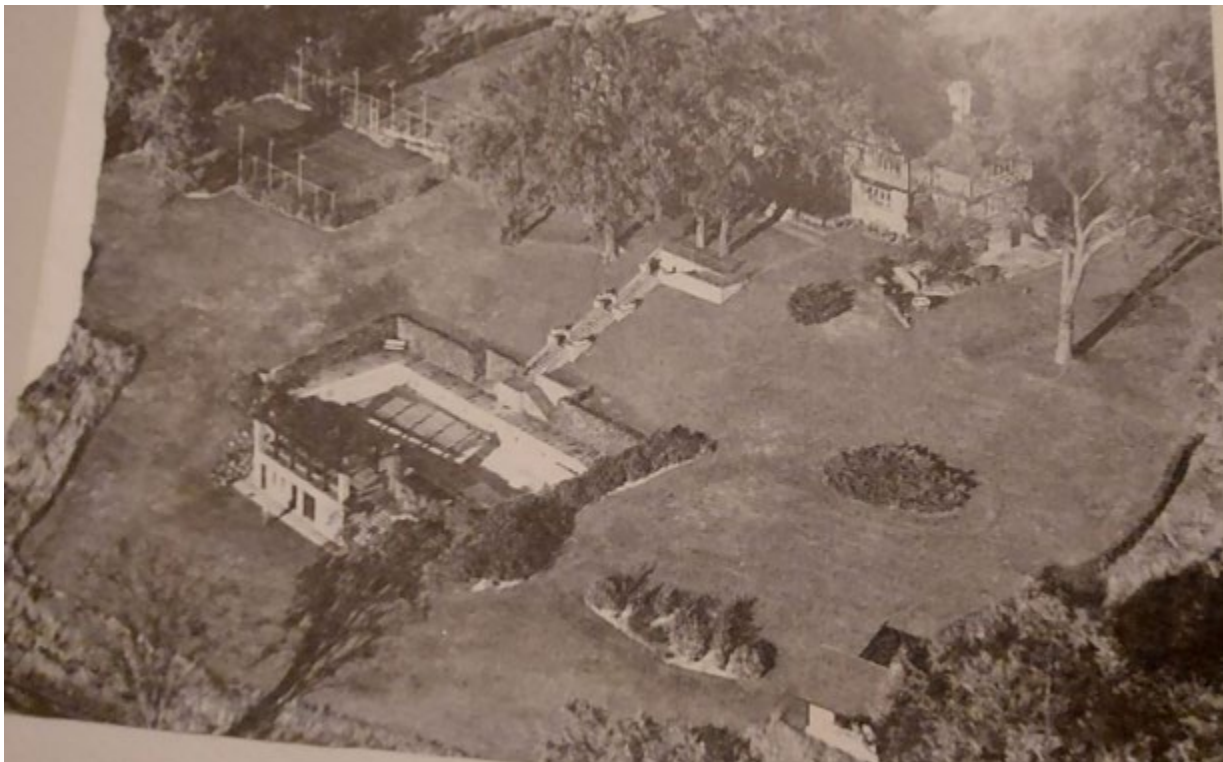


Figure 11. Aerial image detailing the tennis court, pool complex, and main house in 1960 (LHC Heritage Planning & Archaeology Inc., Heritage Impact Assessment, 2023)

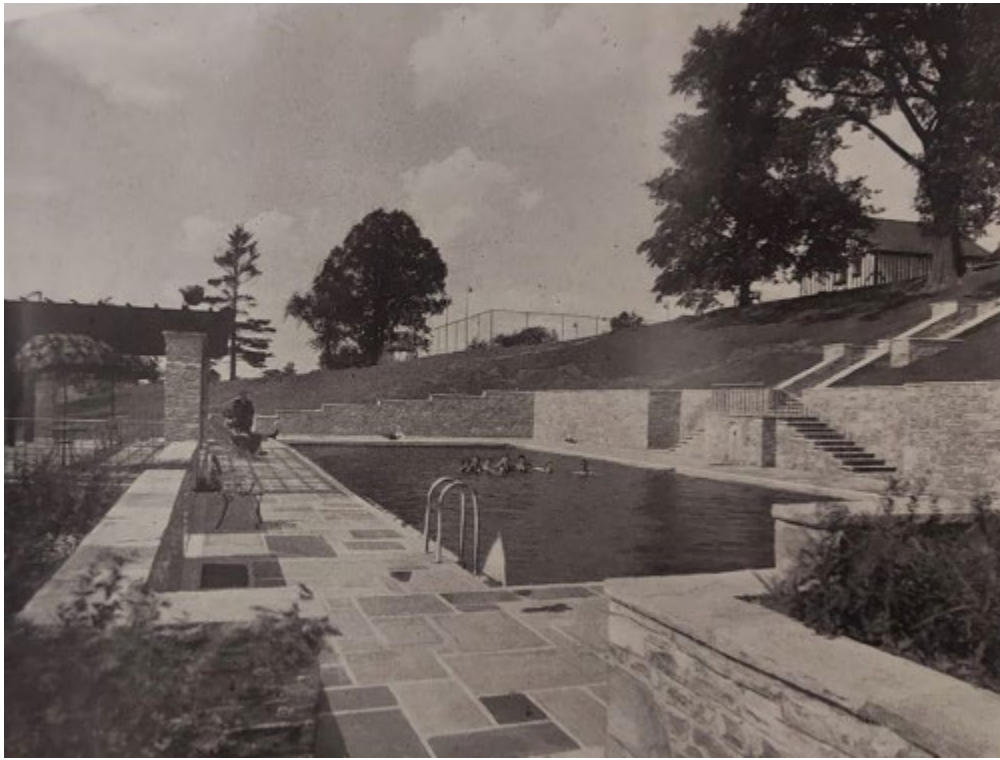


Figure 12. View looking north of the pool complex in 1934 (*Canadian Homes and Gardens*, June-July 1934)

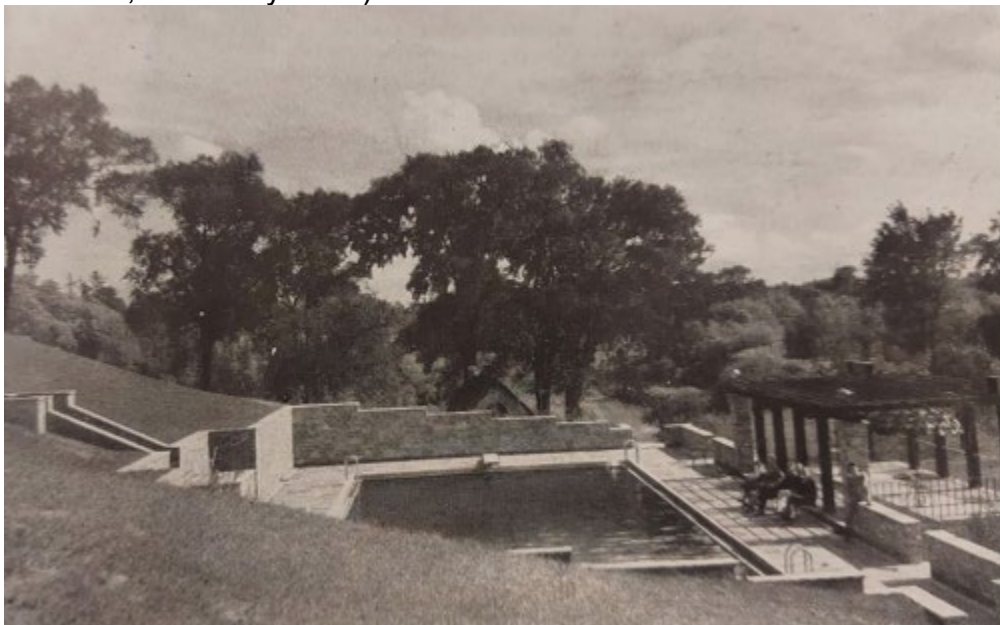


Figure 13. View looking south of the pool complex (*Canadian Homes and Gardens*, June-July 1934)



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



Figure 15. Looking east at the pumphouse (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)



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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