



CASA LOMA RESIDENTS ASSOCIATION NEWSLETTER

Heritage Neighbourhood · Vibrant and Strong Community

Your neighbourhood organization, the Casa Loma Residents Association (CLRA), has been active over the past three years. A committed group of residents have been very involved in many aspects and our community is in better shape because of the many efforts of these volunteers.

ADAPTIVE REUSE OF MACLEAN HOUSE AT 7 AUSTIN TERRACE

Background

This property faced the threat of complete demolition and massive overdevelopment with the proposal of 8 townhomes and a 6-unit rental property. The CLRA charge was led by Dyan Kirshenbaum and Robert Levy, and Paul Morrison and the McCarthy's legal team provided strong and critical support.

The original developer mounted a fierce campaign to destroy the heritage features of the building, thereby acting against the spirit of the heritage review process.

What the CLRA did

- The CLRA worked together with Heritage Preservation Services to demonstrate that the property met the criteria for heritage designation. You can download the Heritage Report prepared by HPS Toronto at www.CLRAToronto.com
- With the support of city councillor Joe Mihevc, MPP Dr. Eric Hoskins, and then Mayor David Miller, we stopped the ongoing demolition and obtained a Provincial Order to stop the developer's plans.
- A new developer bought the property and the CLRA worked with Councillor Mihevc to come up with an acceptable redevelopment plan -- the 100-year old mansion was turned into three ultra-luxurious townhomes in a style that complemented the heritage mansion and neighbourhood.



Maclean House

HERITAGE PROTECTION FOR FAÇADE OF 72 WELLS HILL AND PROTECTION OF OLD GROWTH OAK TREES

Background

This property is one of the original houses on Wells Hill and was in almost original condition. A new owner purchased the property on a conditional basis with the view of complete demolition and replacement with a completely new structure. He would have also eliminated many significant trees!

What the CLRA did

- During the conditional period we made the new owner very aware of the potential heritage features and significance of this property and the importance to the CLRA of preserving elements of heritage. However, he continued to take an aggressive stand to achieve his initial goal of complete demolition.
- Once again the CLRA mobilized. To the executive team, we added Jonah Arnold, Brian Barron, Dr. Albert Lau and then tenant of the home, Lucia Guen.
- Through deep research initiated by the team and complemented by the Toronto Heritage Preservation Services, we determined that this property met the requirements for designation. The super interesting report can be viewed at www.CLRAToronto.com
- Again, Paul Morrison and the McCarthy's team lent invaluable support to the CLRA case and also provided critical advice for the existing tenants in helping to negotiate reasonable settlements for their departure.



72 Wells Hill Avenue in 1933 and 2012.

COMMITTEE OF ADJUSTMENT MEDIATION FOR 3 AUSTIN CRESCENT

Background

The new owners initially requested complete demolition and variances that were felt to be excessive and in danger of setting unreasonable and negative precedents for our neighbourhood.

What the CLRA did

The CLRA, aided by Councillor Mihevc and neighbouring residents, helped achieve a negotiated settlement and reasonable road map for all parties. As a result of this process, which involved Matt Garnett (the developer of 7 Austin Terrace) and Architect Lorne Rose, we were able to arrive at a solution which saw support of all parties at the Committee of Adjustment hearing.



3 Austin Crescent

HERITAGE CONSERVATION DISTRICT AREA

Background

As is evident from the redevelopments at 7 Austin Terrace and 72 Wells Hills, it is possible to arrive at a reasonable compromise where owners can redevelop and adapt their properties to their needs and yet preserve the unique heritage and character of our neighbourhood.

Our neighbourhood is indeed special in many ways, historically, presently and for the future. It is included in Art Tour walks organized by museums, and Casa Loma and Spadina House are two of the top tourist and local draws anchoring our neighbourhood. This was one of the first neighbourhoods that attracted the most successful Toronto families to establish themselves and we are the guardians of this history and heritage. Plus, it is the best place to live in Toronto!

Exciting Next Steps

Casa Loma has been selected by the City's Heritage Preservation Services as one of eight priority areas to be the subject of an in-depth Heritage Conservation Study slated to commence in 2016.

This study will unearth many unique stories about the history, architecture and people who lived here before us AND also help us and the City clearly identify those aspects that are in specific need of preservation.

This will create a transparent road map for all, and will help avoid future problems and stress, such as was incurred with the 7 Austin Terrace and 72 Wells Hill properties. This Study should actually serve to increase the prestige and property values for all residents.

HOW YOU CAN HELP AND GET INVOLVED IN THE CLRA!

Learn, Have Fun, Make a Real Difference to our Area – Meet your Neighbours – Maintain your Property Value!

We will continue to face challenges in our wonderful Casa Loma neighbourhood. You can help make an important difference to the future! Other Issues we are monitoring include the Concentrated Pearson flight paths affecting our area, the Dupont Street development study, and many more. Please join, support and participate in your CLRA!

Make a donation to help defray the costs, fund our research and legal battles!

Sign up now to **join our Committees!** Any volunteer assistance on our Committees would be terrific!

You can get involved with:

- **Planning and Heritage** - Get involved in the real political process and committee meetings at City Hall, do heritage research to uncover actual history.
- **Membership** - Local outreach to neighbours, maintain contacts.
- **Communications** - Outreach and liaison, PR, media relations, newsletter.
- **“Save the Trees”** - Keep our special trees and old growth forest alive.
- **Events and Social** - Create and organize neighbourhood events, get to know new people.
- **Fundraising** – keep the CLRA alive and vibrant in order to continue its good work

There is something for all interests!

For more information and photos about our neighbourhood and the CLRA, our work, local development and the heritage process, please visit our website at www.clratoronto.com.

CASA LOMA RESIDENTS ASSOCIATION – EXECUTIVE COMMITTEE

Robert Levy: President (clratoronto@gmail.com) • Dyan Kirshenbaum: Vice President (dyankbaum@hotmail.com) • Jonah Arnold: Vice President (jonah@walaw.ca)

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