



The Casa Loma Heritage Conservation District

Prepared by the Casa Loma Residents Association

HERITAGE CONSERVATION DISTRICTS

Heritage Conservation Districts (HCDs) are neighbourhoods that are protected by a municipal by-law passed by City Council under Part V of the [Ontario Heritage Act](#). Together with Part IV of the Act which designates individual properties, HCD's are put in place to conserve and enhance the special character of Toronto's historic areas and neighbourhoods.

Being part of a HCD ensures that changes in the neighbourhood are guided by a clear planning and permit application process, with area specific guidelines. Property owners within HCDs may also benefit from the [Toronto Heritage Grant Program](#) which can assist with the cost of conservation work.

Property owners within a HCD are required to receive a heritage permit for additions, alterations or demolition on their property. Changes to the interior, changes to the exterior that are not visible from the street, and routine maintenance like painting do not require a heritage permit. Heritage permits are free, and are integrated with the building permit process; only one application is required, and the average time for review of heritage permit applications is three days.

Recent studies referenced by the City of Toronto indicate that property values are most often similar or higher in HCDs when compared to similar properties in undesignated areas. As of November 2018, there were 20 HCD's in Toronto and many more under consideration.

The Casa Loma Heritage Conservation District Study (HCD)

This information is a summary of the [Casa Loma HCD Study material](#) and related information on the City of Toronto website.

Background

City Council authorized the Casa Loma HCD Study in December 2005 and prioritized the study in 2015. City Planning with a consultant team led by EVOQ Architecture began its study in July 2017. In total, 514 properties were surveyed in the Study area which was bounded by the Davenport escarpment, Bathurst Street, the Nordheimer ravine and Boulton Drive. The HCD Study process included [2 community consultation meetings](#) (Sept 28, 2017 and June 20, 2018) and [3 community advisory group \(CAG\) meetings](#) (Jan 11, 2018, April 5, 2018 and May 9, 2018). The Study found that, while most streets in the study area as a whole have seen a steady rate of development, Hilton Avenue and Wells Hill Avenue were built out within a defined time period and have seen limited new construction.

Approval

On July 12, 2018 The Toronto Preservation Board approved the recommendation of the City of Toronto's Planning Division to proceed from the Study Phase to the Plan Phase to designate two areas of our Casa Loma neighbourhood as Heritage Conservation Districts (HCDs). Two HCD Plans will be developed: The Hilton Avenue HCD Plan and the Wells Hill Avenue HCD Plan. In addition the Toronto Preservation Board approved City Planning's recommendation to evaluate 63 other properties in our neighbourhood for HCD and in some cases

for Part IV designation. The objective is to ensure that new development conserves and contributes to the area's heritage character.



The Plan Phase will begin early in 2019 and will take about one year to complete before it is presented to the Toronto Preservation Board, Community Council and City Council for approval. During 2019 there will be public meetings and meetings with community advisory groups. A Community Advisory Group will be formed prior to the commencement of each of the HCD plans. Urban Design will also consider additional tools that could help inform contextually-sensitive change in the Casa Loma neighbourhood beyond the proposed Hilton Avenue and Wells Hill Avenue HCDs. The HCD Plan will address the conflicts between the existing zoning by-law and the established heritage character of the neighbourhood.

Hilton Avenue HCD

[Includes properties facing Hilton Avenue between Melgund Road and Austin Terrace, 44-60 Austin Terrace, 48- 72 and 43-51 Nina Street and 1357 Bathurst St.]

There are 88 contributing and 9 non-contributing properties in the proposed Hilton Avenue HCD.

Hilton Avenue exemplifies an early 20th century middle class residential street in Toronto, substantially built between 1910-1919 and having seen minimal redevelopment since. The street has maintained its integrity, authenticity and coherence. The district's design and physical values stem from the predominance of Edwardian two-bay houses. The overall street character is reinforced by the consistency of the street wall defined by predominance of 2.5 storey buildings, their street wall of regular lot sizes and set-backs, and by the datum lines and articulated rhythms created by the projecting porches, bay windows, dormers and roof eaves. The consistency of the street character is further supported by the buildings' cladding materials: brick as the predominant cladding with stone and wood accents, and wood shingles in the front gables.

The Hillcrest Community School at 44 Hilton is an important neighbourhood institution. It is also one of 12 properties in the neighbourhood that have Part IV designation under the Ontario Heritage Act and are registered in Toronto's Historic Registry.

The HCD will (i) conserve the district's consistent street wall and the rhythm and articulation provided by bay windows, front gables, dormers and covered porches, (ii) ensure complementary alterations to contributing properties and prevent the removal of heritage attributes within the HCD and (iii) encourage high quality architecture in the design of new development and additions that is complementary to the heritage value.

Wells Hill Avenue HCD

[Includes properties facing Wells Hill Avenue between Lyndhurst Avenue and Austin Terrace and on Nina Street from addresses 2-40 and 1-41]

There are 69 contributing and 4 non-contributing properties in the proposed Well Hill Avenue HCD.

Wells Hill Avenue is an excellent example of an early 20th century upper middle class urban street reflective of garden suburb principles that has maintained its integrity, authenticity and coherence. Architectural styles and building typographies vary, and include examples of early 20th century housing styles, including Edwardian, Arts & Crafts, English Cottage and Bungalow. The two “communal gardens” on the street, created by groups of houses that are substantially set back from the road on the west side of the street north and south of Nina Street, support the area’s unique and distinctive character. The side yard setbacks give each home a strong individual identity and reinforce the bucolic landscapes and streetscape. The perceived “communal garden” between 18-30 Wells Hill Avenue is a clearly defined space created by 6 properties on the west side of the street with very deep front yard setbacks. While the front yard setbacks on the east side of the street are far shallower, their trees help unify both sides of the street reinforcing the enclosed and intimate garden setting. The mature tree canopy on the street creates a green backdrop to the houses.

The pitched roofs and dormers, brick cladding with stone, wood and stucco accents, front porches and expressed entrances, 2 to 2.5 storeys and general 3:1 solid to void ratio create a visually cohesive historic landscape.

There are two properties in the proposed Wells Hill Avenue HCD that already have Part IV designation: The Dinwoody House at 51 Wells Hill Avenue and the Denison House at 72 Wells Hill Avenue.

The HCD will (i) ensure complementary alternations to contributing properties, (ii) ensure new development and additions conserve and enhance the garden suburb character including the tree canopy and front yard setbacks with extensive gardens and landscaping, (iii) ensure harmony of materials and architectural features between old and new including type, colours, scale, finishes and details and (iv) encourage high quality architecture in the design of new development and additions that is complementary to the HCD’s cultural heritage value.

Recommended Properties for Further Research

Properties within the Casa Loma Study Area that may merit individual listing or Part IV designation under the OHA have been identified by the consultant team as part of the HCD Study.

Lyndhurst Ave: 111, 117, 120, 125, 128, 133, 134, 136

Walmer Road: 311-315, 317, 323, 325-327, 334-336, 354, 394

Castlevue Ave.: 2-4, 5-7, 6-8, 9-11, 10-12, 13-15, 14-16, 17-19, 18-20, 21-23, 22-24, 25, 26

Hilton Ave: 146-148, 150-152

Austin Terrace: 6-8, 10-12, 14-16, 18-20, 22-22A, 24, 26, 28, 32, 34, 35, 37, 39, 42, 62

Spadina Rd.: 301, 312

St. Clair Ave. West: 497

Bathurst St: 1295

Within the Wells Hill Avenue HCD; to be reviewed for potential Part IV designation

Wells Hill Ave.: 8, 15, 17, 78, 82, 98, 102

Nina Street: 2, 34, 40

Within the Hilton Avenue HCD; to be reviewed for potential Part IV designation

Nina Street: 50, 52, 54, 56

Within the HCD Study area but outside the CLRA boundaries:

Ardwold Gate: 74

Glen Edyth Drive: 61

Residents may request that other properties not listed above be reviewed for HCD inclusion or Part IV designation during the Plan Stage. Please [email](#) your suggestions to the CLRA.

The CLRA supports the objectives of the Casa Loma HCD Study and will be working within the Community Advisory Group to advise on the HCD Plan. We will update our members with progress reports and notices of meetings as the Plan stage unfolds.



[linked references]

Casa Loma Neighbourhood Properties included in the City of Toronto Heritage Register

1 Austin Terrace	Casa Loma; 1910-1913	June 20, 1973
5 Austin Terrace	Lenwil, E.J. Lennox house, 1915	June 20, 1973
7 Austin Terrace	John B. Maclean House	Jan 27, 2010 *
1433 Bathurst St.	Wychwood Library 1915	Aug 18, 1976
44 Hilton Ave.	Hillcrest Jr. Public School	July 2, 1974
153 Lyndhurst Ave. 155 Lyndhurst Ave. 157 Lyndhurst Ave.	Ralph Connable house, 1915-16, a home of Ernest Hemingway	July 2, 1974
285 Spadina Road	Austin House "Spadina", 1866+	June 20, 1973
338 Spadina Road 340 Spadina Road	Wembley Apartments, 1921	Feb 12, 1996
328 Walmer Road	Pellatt Lodge; 1905	Dec 10, 1975
330 Walmer Rd.	Casa Loma Stables; 1905	Dec 10, 1975
51 Wells Hill Ave.	J. Dinwoody House, 1913	Sept 24, 1981
72 Wells Hill Ave.	Frank Denison House, 1910	Nov 29, 2012 *
95 Ardworld Gate	Richard G.W. Mauran home, 1968	Feb 25, 1992
* Intention to Designate		

Community Advisory Group for Casa Loma HCD Study

Jan 11th, 2018 Meeting

Pamela Earle, Resident

Karen Edwards, Acting Manager, Museum & Heritage Services

Dave Hardy, Resident

Dyan Kirshenbaum, Casa Loma Residents Association

Robert Levy, Casa Loma Residents Association

Ruth Ann Lockhart, Resident

Susan Morrison, Resident

Diane Pollack, Resident

Jonathon Spencer, Resident

April 5th, 2018 Meeting

Dave Hardy, Resident

Dyan Kirshenbaum, Casa Loma Residents Association

Robert Levy, Casa Loma Residents Association

Ruth Ann Lockhart, Resident

Susan Morrison, Resident

Jonathon Spencer, Resident

Rod Montgomery, Resident

May 10th, 2018 Meeting

Susan Morrison, Resident

Pamela Earle, Resident

Diane Pollack, Resident

Dave Hardy, Resident

Dyan Kirshenbaum, Casa Loma Residents Association

Robert Levy, Casa Loma Residents Association

Ruth Ann Lockhart, Resident

Jonathan Spencer, Resident

Heritage Conservation Districts in Toronto

November 2018

AREA	MAIN USES	# of Properties	BY-LAW #	YEAR DESIGNATED
Blythwood	Residential	88	12-2004	2003
Cabbagetown-Metcalf St.	Residential	281	110-2002	2002
Cabbagetown North	Residential	595	259-2004	2004
Cabbagetown North	Residential	321	325-2008	2008
Cabbagetown South	Residential	451	887-2005	2005
Draper Street	Residential	29	26-1999	1999
East Annex	Residential	256	520-94	1994
Fort York/Garrison Common	Museum	1	420-85 & 541-2004	2004
Harbord Village	Residential	102	137-2005	2005
Harbord Village Phase 2	Residential	222	28-2011	2011
Kingswood Road South	Residential	65	1058-2010	2010
Lyll Ave.	Residential	63	718-2006	2006
North Rosedale	Residential	653	749-2004	2004
Queen Street West	Commercial	254	979-2007	2007
Riverdale	Residential	224	951-2008	2008
South Rosedale	Residential	1037	115-2003	2003
Union Station	Commercial	50	634-2006	2006
Weston West	Residential	118	798-2006	2006
Wychwood Park	Residential	67	421-85	1985
Yorkville-Hazelton Ave	Commercial/ Residential	197	622-2002	2002