

Casa Loma

Heritage Conservation District (HCD) Study

Engagement Summary Report



Prepared by Lura Consulting for the City of Toronto

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Casa Loma Heritage District Conservation (HCD) Study Community Engagement Summary Report

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Executive Summary

The Casa Loma Heritage Conservation District (HCD) Study was prioritized by Toronto City Council in March 2015. The HCD Study was recommended to provide an overall understanding of the area's history and heritage character and to determine if an HCD would be an appropriate heritage planning tool. The Casa Loma HCD Study included a comprehensive property inventory, historical and archival research, character analysis, evaluation of the area's heritage value, and review of the area's existing planning framework to determine if the Study Area warrants designation.

City Planning engaged a consultant team, led by EVOQ Architecture with Urban Strategies, DTAH and ASI Inc. to conduct the Casa Loma HCD Study. In parallel, the City retained an independent neutral third-party facilitator, Lura Consulting, to work with the City and consultant team to develop and conduct the community engagement process. The overall objective of the engagement process was to gather community input and feedback to inform the HCD Study. The community engagement process took place between September 2017 and June 2018 and included two Community Consultation Meetings (CCMs) and three Community Advisory Group (CAG) meetings.

This Engagement Summary Report outlines the consultation approach and outreach tools used and provides an overview of the key feedback themes heard from consultation participants during the Casa Loma HCD Study process.

1. Introduction

The Casa Loma HCD Study Area (Figure 1) is generally bound by the Davenport Escarpment to the south, Bathurst Street to the west, Nordheimer Ravine to the north and Poplar Plains Road to the east. The Study Area contains approximately 516 residential properties, as well as City-owned parkland and a select number of institutional properties.

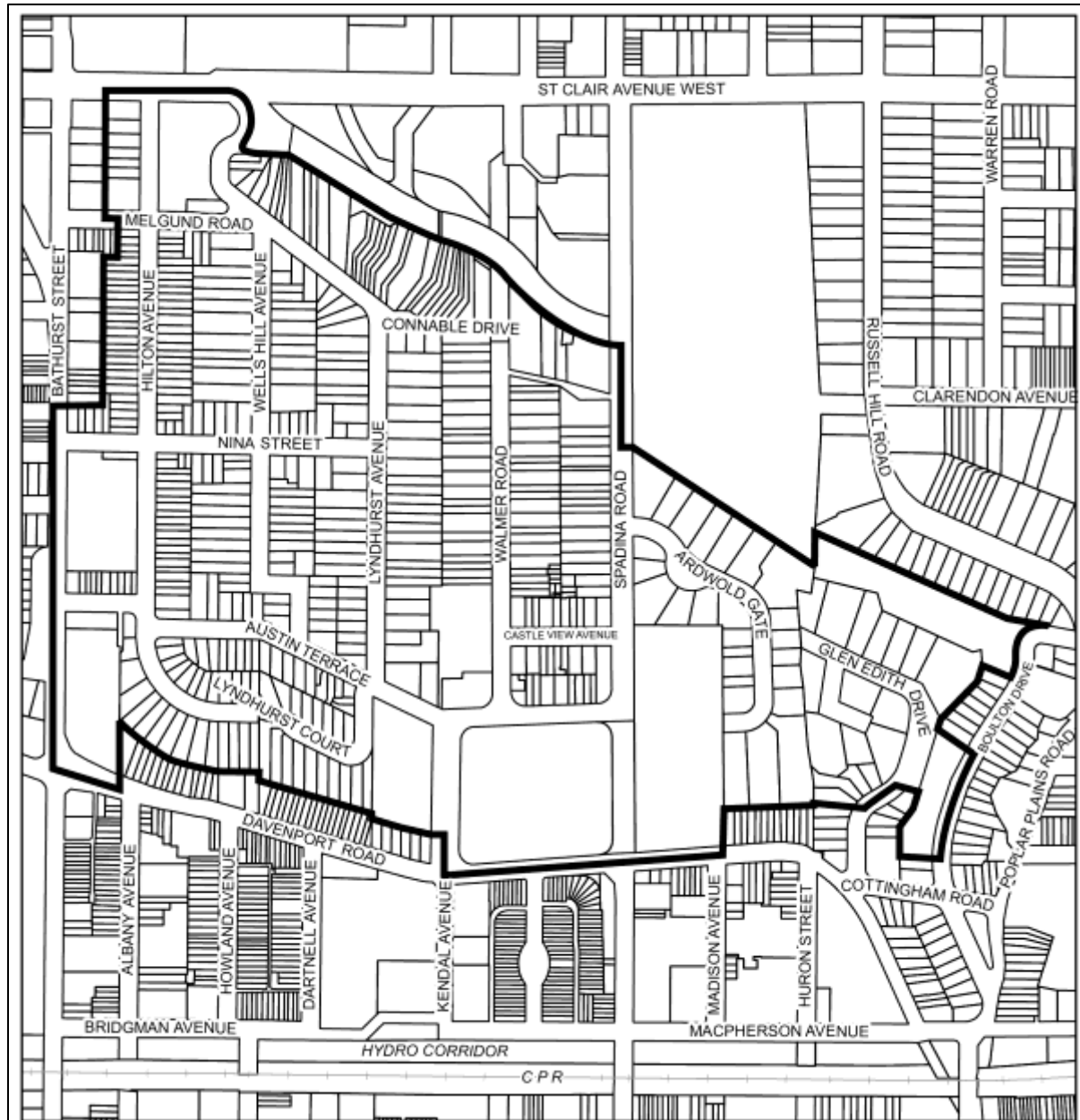


Figure 1: Casa Loma HCD Study Area

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2. Overview of Community Consultation Process

The overall objective of the engagement process was to gather community input and feedback to inform the HCD Study analysis, evaluation and recommendations. The engagement process provided face-to-face and online opportunities for public participation.

Between September 2017 and June 2018, two community consultation events and three community advisory group sessions were held as part of the Casa Loma HCD Study engagement process. The date, locations and number of participants who attended each session are listed in the table below.

Table 1: Casa Loma HCD Study engagement – Session Dates, Location, and Participation

Date	Location	No. of Participants
Community Consultation Sessions		
September 28, 2017	Toronto Archives, 255 Spadina Road	60 people
June 20, 2018	St Michael's College School, 1515 Bathurst St	53 people
Community Advisory Group Sessions		
January 11, 2018	Spadina House, 285 Spadina Road	9 members
April 5, 2018	Spadina House, 285 Spadina Road	7 members
May 10, 2018	Casa Loma	8 members

Project updates and notices of engagement opportunities were posted on the City of Toronto's [blog](#) and [website](#). Notices of the community meetings were also mailed to property owners throughout the HCD Study Area and sent by email to those who provided their contact information. The public also had the ability to reach City staff, throughout the study process with any questions, feedback and concerns. Sections 2.1 and 2.2 provide an overview of the engagement tools and process, while Section 3 provides a summary of the feedback provided by community members. Summaries from each Community Consultation Meeting (CCM) and Community Advisory Group (CAG) meeting are provided as appendices to this report.

2.1 Community Consultation Meetings

The Community Consultation Meetings (CCM) were public open house style events intended to provide community members with the opportunity to learn about the HCD Study, speak to staff and consultants, and offer their feedback at several key milestones in the study. The events consisted of various stations for participants to visit at their leisure and speak to City staff or the consultant team on a one-on-one basis.

Each station included information pertaining to a specific HCD Study topic area and included opportunities for participants to provide feedback and share their knowledge of the study area.

Tools used to capture input at the CCMs are described in Table 2.

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Table 2: Casa Loma HCD Study community consultation meeting engagement tools and descriptions.

Tool	Description
Comment Forms	Comment forms were used at both CCMs to enable attendees who may not be comfortable expressing their views in a large group or who may need more time during, and after, the meetings, to submit written feedback on the topics discussed. Attendees were able to complete forms and submit them to City staff and the project team during the event or for two weeks after the meeting. If members of the public were not able to be present at a meeting, comment forms were made available online and all questions mirrored what was asked or presented at the meeting. The online comment forms were also available for two weeks after the meeting.
IdeaRatingSheets	IdeaRatingSheets were used at the first CCM to provide an indication of the level of agreement and disagreement amongst public feedback and comments at each station. Each sheet had a different idea and participants could complete as many as they liked. Throughout the event, participants would read and consider the ideas posted by others. For each idea, they fill in one dot per sheet to record their opinion of each idea on a scale of “stronger agreement”, “agreement”, “neutral”, “disagreement”, “strong disagreement” or “confusion”. Participants were also invited to add other ideas if there wasn’t already an existing sheet that was relevant.
Interactive Map	An interactive large-scale map of the neighbourhood and study area was available to attendees at each CCM event to refer to specific places and properties to shape discussions of heritage attributes and features. Attendees were invited to place sticky notes on the maps with their feedback.
Frequently Asked Questions (FAQs)	A compilation of ‘Frequently Asked Questions’ (FAQs) was developed based on recurring questions raised by the public and CAG members throughout the HCD Study process. This FAQ document was circulated at the second CCM and was made available online through the City’s website.
Comment/Feedback Station	A comment/feedback station was used at the second CCM to provide a face-to-face option for the public to verbally provide feedback to the neutral third-party facilitators. This tool was also a direct line of communication to those who were filling out paper comment forms to elaborate on their questions and feedback and provide a line of communication to those who were feeling they wanted to engage in dialogue about the HCD Study rather than in written form.

2.2 Community Advisory Group Meetings

A Community Advisory Group (CAG) was established to obtain feedback from a diverse range of residents and stakeholders within the study area throughout the HCD Study process. The mandate of the CAG was to provide local expertise and advice to the consultant team and City staff to inform the HCD Study and its recommendations. The CAG Terms of Reference stated that the purpose of the CAG was to:

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- Assist in the identification of the study area's cultural heritage value;
- Share perspectives on key issues arising from the HCD Study;
- Offer knowledge, views, and ideas for consideration within the process; and
- Provide City staff and the consultant team with a vetting of information and ideas.

The draft Terms of Reference (TOR) and application form were shared with community members at the first CCM in September 2017. Community members were invited to apply by mid-October 2017 for consideration on the CAG. Applicants were encouraged to communicate their interests in open deliberation towards discussions of cultural heritage value within the study area as well as their commitment to participate fully in all meetings and follow-up with online communications. Applicants were also encouraged to provide a description of their skills and experience relating to heritage conservation that could help the group in its work.

Lura Consulting and the City were responsible for reviewing all applications and recommending the final composition of the Casa Loma CAG. The selection process was intended to ensure the inclusion of a diversity of expertise and perspectives that would inform the HCD Study. This group was composed of both individual residents who expressed interest in participating and representatives of local community groups.

The Casa Loma CAG consisted of ten (10) members (not including City staff and consultants who also attended the meetings).

The Casa Loma CAG composition included:

- Unaffiliated residents in the HCD Study Area (6 representatives)
- Casa Loma Residents Association (2 representatives)
- Spadina House (1 representative)

The CAG met three times during the study process. Each meeting included a brief overview presentation from City staff and the consultant team about the overall HCD Study process and work completed followed by questions of clarification and facilitated group discussions. The facilitated discussions were designed to encourage dialogue and feedback around the topics covered in each presentation and update provided. Members were also given the opportunity to submit additional feedback for up to one week following each session.

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3. Summary of Participant Feedback ‘What We Heard’

A high-level summary of the participant feedback obtained through the consultation process is presented below and organized by each engagement event/meeting. More detailed summaries of each Community Consultation Meeting (CCM) and Community Advisory Group (CAG) meeting are available in the appendices.

3.1 Community Consultation Meeting # 1

The City of Toronto held the first Community Consultation Meeting for the Casa Loma HCD Study on September 28, 2017, from 5:00 to 8:00 p.m. at the City of Toronto Archives (255 Spadina Road). This event was attended by approximately 60 people, including the Ward 21 and 22 Councillors.

The purpose of the event was to:

- Introduce the Casa Loma HCD Study and process;
- Present background material and a preliminary understanding of the area;
- Answer community member questions about the HCD Study process;
- Obtain community input on current conditions and historical areas of interest in the study area; and
- Highlight next steps in the study process.

Through comment forms and discussions with the consulting team and City staff, participants provided feedback on neighbourhood character-defining features. These included the bowling green, parkland, and greenspaces, as well as the overall tree canopy and presence of “old growth” oak trees, particularly on streets like Wells Hill Avenue, Hilton Avenue and Lyndhurst Avenue. The removal of large, “old growth” trees during home renovations or re-developments was a concern raised by a number of participants. Replacing the loss of many mature trees in the neighbourhood, particularly on Walmer Road between Austin Terrace and Russel Hill Drive was suggested. Improved amenities (i.e., benches, gardens, patios, etc.) in Wells Hills Park was suggested as a means of attracting a diversity of park users.

Participants identified a number of building styles and materials (e.g.: arts and crafts and clinker brick) as well as historic properties as contributing to the neighbourhood’s character, including: Casa Loma and its stables, MacLean House, Connable House, Spadina House and its gardens, the Sisters Servants of Mary Immaculate Convent on Austin Terrace and the Wychwood Library. Multiple homes on Wells Hill Avenue, Lyndhurst Avenue, Austin Terrace, Austin Crescent, Walmer Road and Ardwood Gate were also noted. The character created by the mix of older detached homes and “antique” apartment buildings was highlighted.

The local road network/configuration and pedestrian laneways linking Connable Drive and Walmer Road, as well as memories of the former pond near Lyndhurst Avenue and Austin Terrace that was used as a skating rink in the winter season were identified as character-defining features. The views overlooking the city from the north side of Davenport Road (i.e., south of Spadina House and Casa Loma) were also identified as significant.

The feedback from the first CCM was used to enhance the consulting team’s preliminary understanding of the area during the analysis of the HCD Study process and was integrated into the CAG meeting discussions. In addition, the feedback received was used in creating FAQs to address common concerns.

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3.2 Community Advisory Group Meeting # 1

The first Community Advisory Group Meeting was held on January 11, 2018 from 7:00 to 9:00 p.m. at Spadina House (285 Spadina Road).

The purpose of this meeting was to:

- Learn about the Casa Loma HCD Study and process;
- Review and adopt the CAG Terms of Reference;
- Provide a presentation of work completed to date; and
- Discuss the neighbourhoods character and defining features.

Through guided discussions, members provided feedback on the character-defining features of the neighbourhood. Walkability, the length of local streets (i.e., Lyndhurst, Hilton, and Wells Hill Avenue are unusual for their length) and street patterns (i.e., the dead-end configuration of Austin Terrace at Walmer Road) were identified as defining features, along with historic stone walls. Specifically, remaining historical stone fences on Spadina Road in front of the Ardwold Gate House were mentioned. It was also noted that some stone walls that appear older were recently constructed but generally limited and few fences between properties is a distinct feature.

Public parks and greenspace within and adjacent to the HCD Study Area (i.e., Spadina Road Park, Sir Winston Churchill Park, Nordheimer Ravine, Davenport Escarpment) as well as mature trees and the tree canopy (specifically willow and oak trees) contribute to a strong sense of place. Members noted that the Sisters Servants of Mary Immaculate Convent front yard on Austin Terrace feels like an extension of the adjacent park.

Built form was debated as the variety of housing sizes, heights, porches and setbacks of houses from the street were considered by some to be defining features, while others suggested these are not consistent or defining features on all streets. The roof heights of older homes, in contrast to those of newer homes, was also highlighted. Specific buildings were identified as contributing to the neighbourhood's character, such as: Casa Loma and its stables; Spadina House and its gardens; the Baldwin Steps; the convalescent home; and apartments on Austin Terrace, St Clair Avenue, Hilton Avenue and Castle View Avenue were noted, along with the diverse and high-quality character of new homes on Ardwold Gate. Feedback suggested that Walmer Road and Lyndhurst Crescent do not have a defined character.

This feedback was used to inform the character analysis and evaluation being completed by the consultant team, as well as informed what would be presented at CCM #2.

3.3 Community Advisory Group Meeting # 2

The second CAG meeting was held on April 5, 2018 from 7:00 to 9:00 p.m. at Spadina House (285 Spadina Road).

The purpose of this meeting was to:

- Provide an update of the HCD Study work completed to date;
- Discuss the study sub-areas with CAG members; and
- Discuss the proposed recommended properties for inclusion on the City of Toronto Heritage Register with CAG members.

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The consultant team divided the study area into 7 sub-areas, based on common characteristics and to guide the discussion. Comments provided by members for each-sub area are summarized below.

Sub Area	Highlights
Area 1 – Hilton Avenue	<p>CAG members identified that the character of Hilton Avenue as being intact, with many common building ages and building features such as front porches that connect to the street with columns, wooden doors, double bay and hanged windows, brick and not a lot of stone to name a few. Other defining features include lot sizes, lack of garages, limited street parking, setbacks and narrow-front lot widths.</p> <p>There was inconsistent feedback about the overall character of the area. Some participants expressed that it is one of the most distinct streets in the Study Area, while others indicated there are similarities to other parts of Toronto, including the Annex.</p>
Area 2 – Wells Hill Avenue	<p>CAG members suggested that the majority of houses on Wells Hill Avenue are intact with very few outliers. The building types appear to be less consistent but there are a lot of unique homes. Some members described this area as having village-like qualities.</p> <p>Members discussed a Garden Suburb-style as prevailing in the sub-area, with large front yard setbacks complimented by bookend houses. Prevailing built form features include, oversized porches, side and rear yard garages and a mix of materials (brick, stone and lots of wood).</p> <p>Some members suggested that the most striking features of this sub-area were the trees and the large front yard setbacks. Trees provide a sense of place and contribute to a 'forest-like' character, complimented by the setbacks and scale which are further apart than other streets in the neighbourhood.</p>
Area 3 – Lyndhurst Avenue	<p>Some members felt the most prominent features of this area are the lush greenery and canopy, fences/hedges between houses, and stone masonry clad houses. However, other members suggested there is no prevailing character or consistent building type, and that this sub-area has less heritage character and value.</p> <p>Generally, members agreed that the more recently constructed homes in this area are subtle and have a unique character despite renovations. Some members suggested most redevelopments maintain large setbacks which contribute to a sense of overall 'grandness' within the sub-area.</p>
Area 4 – Walmer Road	<p>Some members suggested this area is similar to a cul-de-sac and serves as an important connection to Casa Loma because visitors will often explore this street. It was also noted that there is a cottage-style to some houses on Walmer Road particularly on the south end, a lot of good infill developments, and an increase in density compared to other streets in the neighbourhood.</p>

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Sub Area	Highlights
Area 5 – Spadina Road	Some members suggested that there is an inconsistency of building types and only about 3 original homes in this area. It was suggested that the age of buildings in this area does not contribute to its character and there is a different sense of place and character on either side of the road. The portion of Austin Terrace within this sub-area was suggested to be very unique. The garages of homes were also identified as defining characteristics.
Area 6 – Estates and Castle View Avenue	Casa Loma and its stables, the ‘hunting lodge’ and Spadina House were noted as contributing to the character of the area. Some members suggested there is a cottage-style to houses in this area, with more consistency of built form than other areas in the neighbourhood. It was historically built and designed as a collection of quadraplexes in revival styles meant to fit in with the surrounding residential neighbourhood. Some of the quadraplexes have been converted to single family homes or duplexes while maintaining the original exterior design. Members also noted that most buildings use brick material and there are a lot of laneways with very little street and front yard parking.
Area 7 – Ardwood Gate, Glen Edyth Place & Drive	There is a strong sense of architectural style including street lanterns, large setbacks, and interesting modern stylistic elements, however, this area is continuously under construction and has many new modern homes. Members felt that some new houses are too big for their lots and tower over neighbouring homes which changes the character as seen from the road. Some members referred to the public-private park spaces as important features. The high-degree of architectural integrity of modern houses in this area was identified as a defining feature by some members, and that it is an area in transition.

Feedback at, and following, CAG meeting #2 was used to review the character analysis, refine the evaluation and prepare recommendations.

3.4 Community Advisory Group Meeting # 3

The final CAG meeting was held on May 10, 2018 from 6:30 to 8:30 p.m. at Casa Loma (1 Austin Terrace Drive).

The purpose of this meeting was to:

- Provide an update of the HCD Study;
- Present draft HCD Study recommendations; and
- Review next steps.

Through guided discussions, members provided feedback about the evaluation process and proposed recommendations. It was clarified that the evaluation process is completed based on the prescribed criteria identified under Part IV of the Ontario Heritage Act and further defined in the Council-adopted Terms of Reference for Heritage Conservation Districts. The entire HCD Study Area was evaluated, and the proposed HCD boundaries are the result of the research, survey work and analysis undertaken as part of the HCD Study.

The consultant team reviewed the two proposed HCD boundaries– Hilton Avenue and Wells Hill Avenue – with the CAG for discussion. A few members agreed with the proposed recommendations based upon the distinct differences between Hilton Avenue and Wells Hill Avenue. However, others felt that the two

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boundaries were too small to fully capture and reflect the entire Casa Loma neighbourhood. Additionally, some indicated that one boundary inclusive of both areas, expanded to include portions of neighbouring streets like Austin Terrace, should be considered.

In discussing the character and heritage attributes of the two proposed HCD areas, members referenced the importance of the development of the area as mixed income and socially inclusive. Additionally, sidewalks on both sides of the street make for a very pedestrian-friendly area. Some members felt strongly that the views within the area of iconic structures like Casa Loma and the stables as well as views of the City of Toronto, particularly from the south side of the Study Area, should be preserved along with setbacks, heights of buildings and roof-lines to ensure that new development does not impede these views.

CAG members reviewed the list of individual properties recommended for further research prepared by the consultant team. Two CAG members suggested additional properties they felt warranted further review and consideration. These suggestions were put forward for discussion purposes during the CAG meeting and were subsequently assessed by the consultant team. Additionally, they were not endorsed by the CAG as a whole.

Feedback at, and following, CAG meeting #3 was used to review the evaluation and proposed recommendations particularly for intangible cultural heritage values and the Statements of District Significance. The feedback received also supported the development of key messages, Frequently Asked Questions (FAQs) and public display information for CCM #2.

3.5 Community Consultation Meeting # 2

The second Community Consultation Meeting for the Casa Loma HCD Study was held on June 20, 2018, from 5:30 to 8:30 p.m. at St Michael's College School (1515 Bathurst Street). This event was attended by approximately 53 people.

The purpose of the event was to:

- Share and obtain feedback on the Casa Loma HCD Study results and recommendations;
- Share material related to key components of the study (e.g. character analysis, heritage evaluation, and boundary recommendations, etc.);
- Answer community member questions about the Casa Loma HCD Study results and recommendations; and
- Highlight next steps.

The open house consisted of multiple stations offering community members an opportunity to learn about the HCD Study, speak to City staff, the consultant team and facilitators, and share feedback. A Frequently Asked Questions (FAQ) document was provided to all participants, as was a comment form for those who wanted to provide written feedback.

Many participants asked questions or provided feedback to City staff, the consulting team or facilitators at the meeting and a total of 11 comment forms were received. Discussions consisted of questions, comments as well as stories about intangible cultural heritage and the history of individual properties. Highlights of the meeting feedback relating to the comment forms and information stations are summarized below, including comments submitted following the meeting.

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Those who expressed support for an HCD designation noted the importance of recognizing the historic significance of individual properties as well as the neighbourhood, but also questioned the level of protection available to preserving trees through district designation given the importance of the mature tree canopy to the character of the area. Those who expressed concern about a potential HCD designation identified the financial implications of applying for heritage permits as well as renovation restrictions as key challenges that should be addressed.

The feedback received at the second CCM was used to review the evaluation results and proposed recommendations, particularly for intangible cultural heritage values. The feedback will also inform the key messages and information provided to the public in the future if the HCD Study recommendations are endorsed by the Toronto Preservation Board.

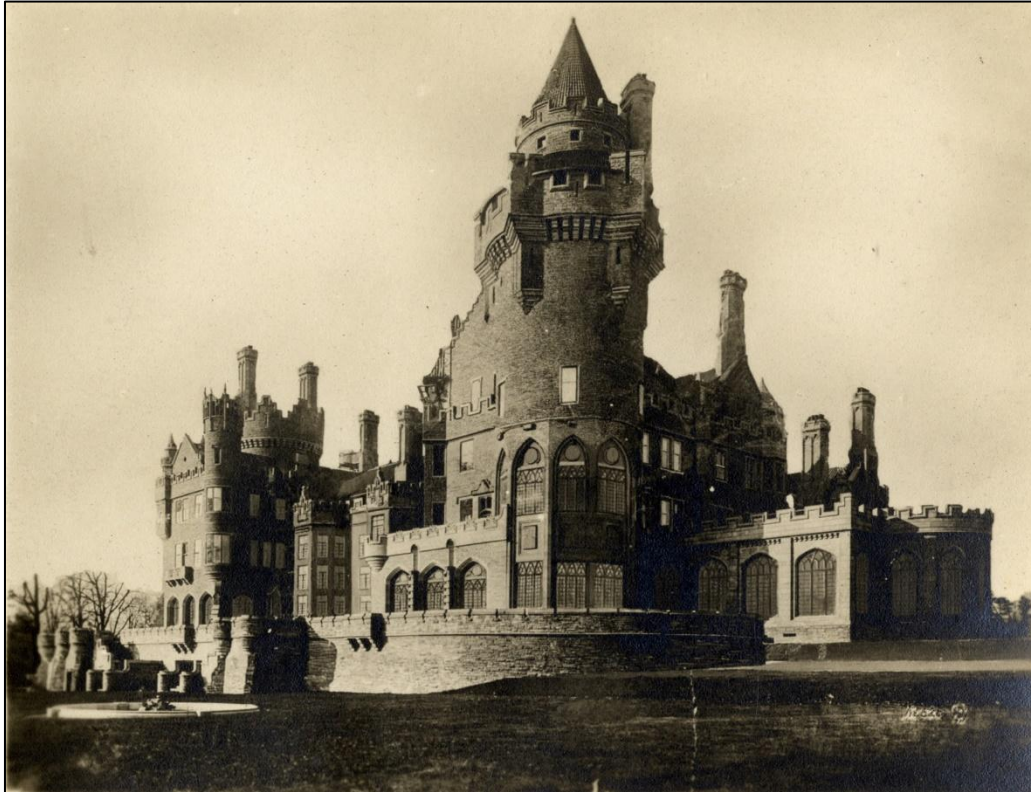
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Appendix A

Community Consultation Meeting #1 Summary

Casa Loma Heritage Conservation District (HCD) Study

Community Consultation Meeting #1 – Summary Report



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Community Consultation Meeting #1 – Summary Report

1. Introduction

Study Purpose

In March 2015, Toronto City Council prioritized the Casa Loma neighbourhood for study as a potential Heritage Conservation District (HCD). The purpose of the Casa Loma HCD Study is to research, survey and analyze the neighbourhood's history and existing conditions (e.g., buildings, structures, archaeology, public spaces and other features) and develop an understanding of the area's heritage character. The Study includes:

- A sidewalk survey of all properties within the area;
- An analysis of prevailing conditions (setbacks, building materials, tree canopy, height, etc.);
- An analysis of the existing planning framework and development trends; and
- An evaluation of the neighbourhood's overall historic character.

Study Area

The Casa Loma HCD study area contains approximately 516 residential properties, as well as City-owned parkland and a select number of institutional properties. The study area is located directly north of the Davenport escarpment, with significant topographic features defining its north, west and east boundaries as shown in Appendix A.

More information about HCD's in Toronto can be found on the City of Toronto's [blog](#).

2. Community Consultation Meeting #1

Meeting Objectives

Community consultation and engagement is an important component of the HCD study. The City of Toronto held the first Community Consultation Meeting for the Casa Loma HCD Study on September 28, 2017 from 5:00 to 8:00 p.m. at the City of Toronto Archives (255 Spadina Road).

The purpose of the event was to:

- Introduce the Casa Loma HCD Study;
- Present background material and a preliminary understanding of the area;
- Answer community member questions about the HCD Study process;
- Obtain community input on current conditions and historical areas of interest in the study area; and
- Highlight next steps in the study process.

A copy of the meeting notice is included as Appendix B.

3. Summary of Feedback

The Community Consultation Meeting was designed as an Open House offering community members an opportunity to learn about the HCD study, speak to staff and consultants, and share feedback. The Open House was organized into five stations, enabling community members to focus on the HCD topics of interest to them. The five stations were:

1. Project and Planning Overview;
2. History of the Area;
3. Existing Conditions;
4. Landscape; and
5. Maps.

Approximately 60 community members participated.

In addition to public meetings, a Community Advisory Group (CAG) will be formed to obtain feedback from a diverse range of residents and voices within the study area throughout the HCD Study process. Copies of the draft Terms of Reference and an application form to participate on the CAG were also made available at the Open House.

What We Heard

The purpose of this phase of consultations was to obtain community input on current conditions in the study area. A summary of the feedback received through the Community Consultation is presented below and organized by the discussion questions featured at each station. The summary provides a high level synopsis of recurring comments, concerns or suggestions from community members and is based on 46 Idea Rating Sheets seven (7) feedback forms, and two (2) email submissions.

Station 1: Project Planning and Overview

Discussion Question: What are the most important and character-defining heritage features of the Casa Loma neighbourhood? Are they captured within the Study Area boundaries?

The most important and character-defining heritage features identified by community members include:

- The historic properties located in the area such as Casa Loma and its stables, Spadina House and its gardens, Ardwold gatehouse, and Wychwood Library.
- The overall tree canopy and presence of “old growth” oak trees, particularly on streets like Wells Hill, Hilton and Lyndhurst Avenues.
- The bowling green, parkland (e.g., Wells Hill Park) and greenspace.
- The character created by the mix of older detached homes and “antique” apartment buildings.
- The local road network/configuration and pedestrian laneways.
- The overall feel of the Casa Loma neighbourhood.

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Station 2: History of the Area

Discussion Question: What are the most important cultural or historical features (notable people, events) in your neighbourhood?

Feedback from community members identified several cultural or historical features in the neighbourhood, including:

- Historic homes – Casa Loma and stables, Woolworth Manor, MacLean House, Connable House, Neilson House, and Spadina House and its gardens; and
- Historic buildings – Sisters Servants of Mary Immaculate Convent on Austen Terrace, Wychwood Library, and Wychwood Barns.

It was noted that Sir John Craig Eaton, Ernest Hemmingway, Marshal McLuhan, John Adaskin, St. Clair Balfour, and members of the Neilson family (of the Neilson Dairy business) all lived in the neighbourhood during their respective lifetimes. Famous visitors to the neighbourhood also included Lucy Maud Montgomery and Albert Einstein.

Station 3: Existing Conditions

Discussion Question: What positive/negative changes have you seen in the neighbourhood?

Several changes to the neighbourhood emerged in the feedback provided by community members, such as:

- The use of Casa Loma as an event venue – This has led to an increase in traffic and parking issues, as well as noise and light show impacts on residents living on adjacent streets.
- Home renovations and redevelopments – This has resulted in an “eclectic” mix of housing styles that some community members feel is not consistent with the original character (i.e., Victorian-style) of certain neighbourhood streets (e.g., Walmer Road). Feedback from other community members indicated that some renovations and/or re-developments have resulted in homes that blend in well with existing building styles (e.g., Wells Hill near Melgund Road, renovations to McLean and Neilson Houses).
- Tree removal – The removal of large, “old growth” trees during home renovations or re-developments was cited as a negative change; it was noted that these trees contribute to the neighbourhood’s ambiance.
- Conservation of greenspaces – The preservation of the ravine parkland near Sir Winston Churchill Park was noted as a positive change.
- Changes to street configurations – The closure of Austen Terrace in 1973 was welcomed as a change by some residents as it ensured Lyndhurst Avenue and Wells Hill Avenue did not become a speedway.
- Infill development – The construction of two blue houses on the west side of Walmer Road replaced a vacant lot between 1942 and 1948.
- Changes in density – The changes in density of some residences (i.e., Austin Terrace, opposite Casa Loma, was built as a four-plex, but several units have been converted to

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Community Consultation Meeting #1 – Summary Report

six or more bedrooms) or streets (e.g., less rooming houses on Wells Hill Avenue) conveyed both positive and negative perceptions toward changes in density.

- Increase in young families – A rise in the number of young families was noted as a positive change in the neighbourhood; however, more would be welcome.
- Set-backs – The long set-backs of homes from the curb were cited as common on some streets, but have been decreasing as houses are re-developed.

Station 4: Landscape

Discussion Question: Do you have any other comments, questions, concerns or input to the Casa Loma HCD Study you would like to share?

Recurring comments raised the need to:

- Replace the loss of many mature trees in the neighbourhood, particularly on Walmer Road between Austin Terrace and Russel Hill Drive.
- Clarify which materials are appropriate for permeable parking spaces.
- Improve the amenities (e.g., benches, gardens, patios, etc.) in Wells Hills Park as a means to attract a diversity of park users

Station 5: Maps

Discussion Questions: Are there specific areas within the Casa Loma neighbourhood that you think are historic (buildings/blocks/parks/views)? What makes them unique to you? Identify the buildings, blocks, parks, landmarks and features that are important to you.

In addition to the features noted earlier, community members who attended the open house highlighted several neighbourhood features (i.e., buildings, blocks, parks and views) with on aerial maps. These features include:

- Building materials (i.e., use of clinker bricks on Wells Hills Avenue);
- Building styles (e.g., arts and crafts);
- Specific buildings and homes (e.g., multiple homes on Wells Hills Avenue, Lyndhurst Avenue, Austin Terrace, Austin Crescent, Walmer Road, and Ardworld Gate);
- The views overlooking the city from the north side of Davenport Road (i.e., south of Spadina House and Casa Loma);
- A former pond near Lyndhurst Avenue and Austin Terrace that was used as a staking rink in the winter; and
- The pedestrian laneway linking Connable Drive and Walmer Road.

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Casa Loma Heritage Conservation District Study Community Consultation Meeting #1 – Summary Report

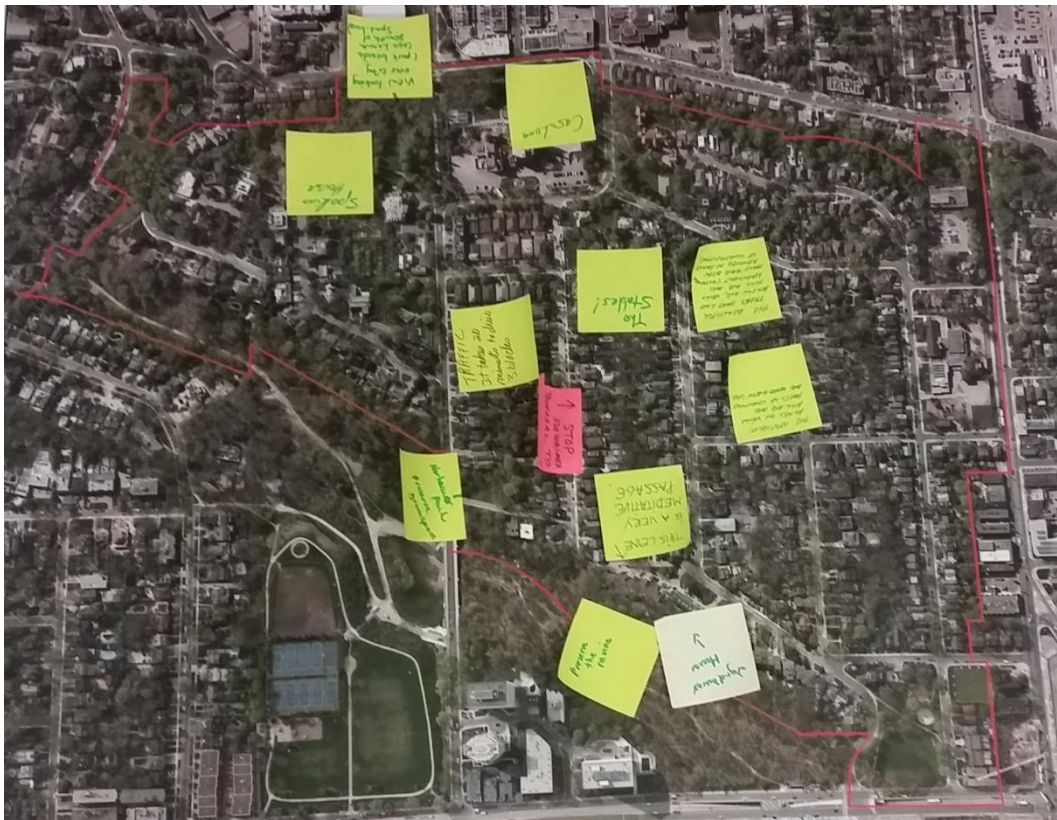


Figure 2: Aerial map of the study area with comments and feedback from CCM participants.

Additional Feedback and Areas for Clarification

Community members provided many other comments about the study, as well as those that are outside the scope of the project. The list below highlights the top recurring additional comments that emerged in the feedback:

- Concern that an HCD designation will impact property values – Recurring comments expressed concern that a heritage designation will negatively affect real estate values and/or the ability of homeowners to renovate their properties. In relation to this, suggestions were made to designate specific buildings within the study area rather than applying a district-level designation. Conversely, a few property owners specifically requested the removal of their properties from the study area on the basis that they do not have any heritage value.
- Support to designate the study area as an HCD – Multiple comments conveyed support to recognize the area's built heritage and character formally through an HCD.
- Need for more parking and noise bylaw enforcement – There is concern that the City is not enforcing parking and noise bylaws related to the use of Casa Loma as an event space, and the general increase in front yard parking (often without permits).

Casa Loma Heritage Conservation District Study
Community Consultation Meeting #1 – Summary Report

4. Next Steps

Feedback obtained at the first Community Consultation Meeting will be considered as part of the HCD Study. The CAG will also be established following the Community Consultation Meeting, with the first meeting anticipated for fall 2017. Project updates will be posted on the City of Toronto's [blog](#).

Casa Loma Heritage Conservation District Study
Community Consultation Meeting #1 – Summary Report

Appendix A – Casa Loma HCD Study Area Boundary

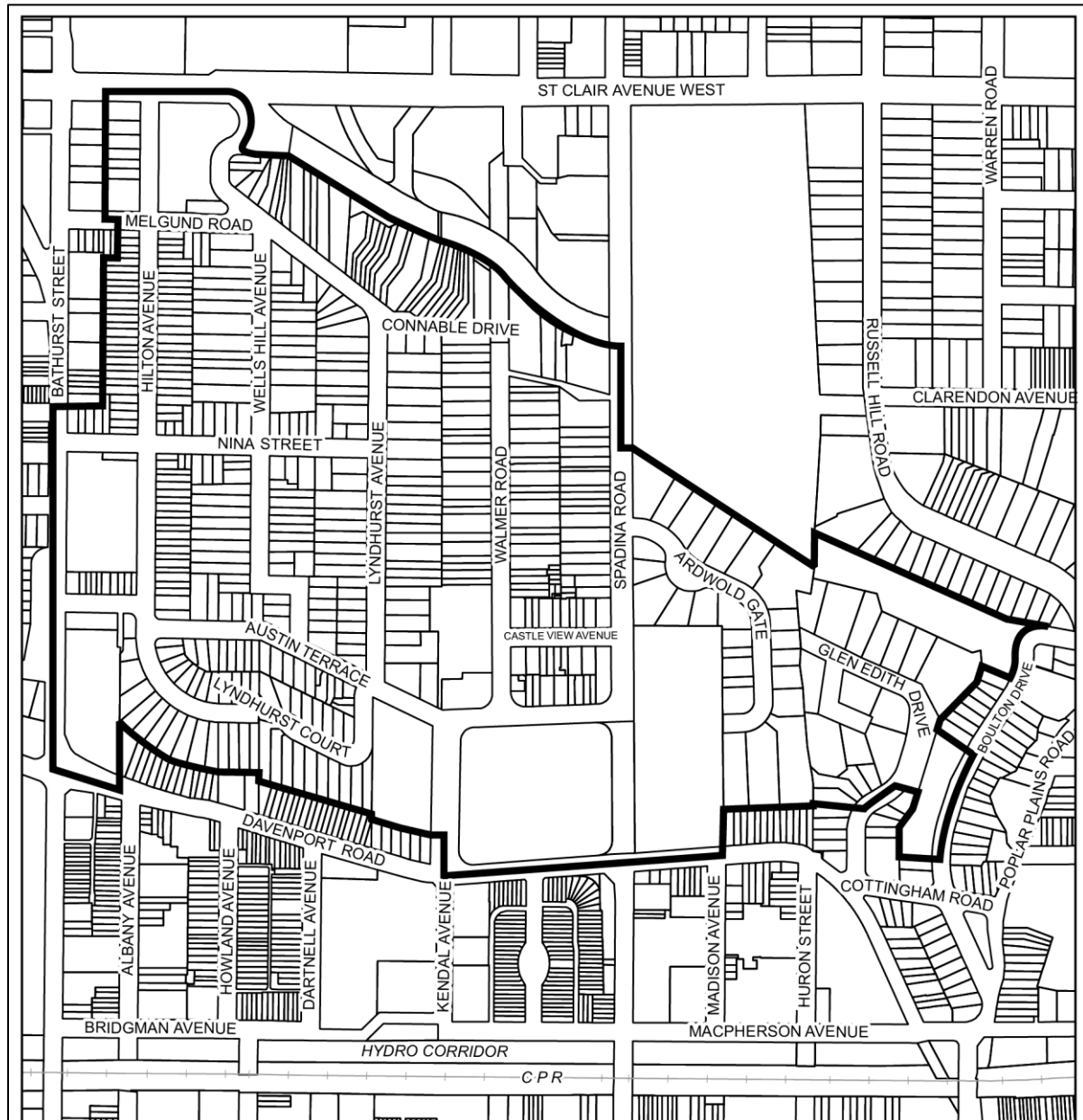


Figure 3: Casa Loma HCD Study Area

CASA LOMA HERITAGE CONSERVATION DISTRICT STUDY

OPEN HOUSE

The City is holding the first Open House for the Casa Loma Heritage Conservation District (HCD) Study, where you can drop by to gather information, speak with staff and consultants and share comments.

Date: September 28, 2017

Time: 5pm-8pm (drop-in at any time)

Place: City of Toronto Archives

255 Spadina Road, Ground Floor Atrium

City Planning initiated the Casa Loma HCD Study in order to research, survey and analyze the neighbourhood's history and existing conditions and develop an understanding of the area's heritage character. This Study was authorized and prioritized by City Council to determine if the Casa Loma neighbourhood may warrant designation as an HCD. The HCD Study includes:

- a sidewalk survey of all properties within the area
- an analysis of prevailing conditions (setbacks, building materials, tree canopy, height, etc.)
- an analysis of the existing planning framework and development trends
- an evaluation of the neighbourhood's overall historic character

Community consultation and engagement is an important component of this study. This Open House will provide an overview of the HCD Study process and preliminary findings from the heritage survey and research. Please drop by to share your thoughts on the Casa Loma neighbourhood, ask questions and participate in the process. Additional meetings will be held through the course of the study.



Contacts:

Alex Corey
Heritage Planner, City of Toronto
416-338-1092
alex.corey@toronto.ca

Councillor Joe Mihevc
Ward 21, St. Paul's
416-392-0208
councillor_mihevc@toronto.ca

Councillor Josh Matlow
Ward 22, St. Paul's
416-392-7906
councillor_matlow@toronto.ca

For more information on HCDs, visit the HCD Blog:
www.hcdtoronto.wordpress.com

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record. Our public meeting locations are wheelchair/mobility device accessible. Other reasonable accommodation or assistive services for persons with disabilities may be provided with adequate notice. Please contact the Planner above with your request. The City of Toronto is committed to taking the necessary steps to insure compliance with the Accessibility for Ontarians with Disabilities Act, 2005.

Casa Loma Heritage Conservation District (HCD) Study Engagement Summary Report

Appendix B

Community Advisory Group Meeting #1 Summary

**Casa Loma Heritage Conservation District Study
Community Advisory Group
Meeting #1 Summary**

1. Meeting Details

Thursday, January 11, 2018, 7:00 pm – 9:00 pm

Spadina House, Basement Meeting Room, 285 Spadina Road

2. Attendees

Community Advisory Group

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

Toronto City Councillors/Representatives

Councillor Joe Mihevc, Ward 21 St. Paul's

Denise McMullin, Special Assistant to Councillor Josh Matlow, Ward 22 St. Paul's

Project Team

Alex Corey, Project Manager and Heritage Planner, City of Toronto

Kristen Flood, Assistant Heritage Planner, City of Toronto

Dima Cook, Consultant Team Lead, EVOQ Architecture

Reece Milton, EVOQ Architecture

Peter Smith, DTAH

Matthew Kelling, Urban Strategies Inc.

Susan Hall, Lead Facilitator, Lura Consulting

Lily-Ann D'Souza, Lura Consulting

3. Meeting Purpose and Objectives

- Review and adopt the CAG Terms of Reference
- Learn about the Casa Loma Heritage Conservation District Study process
- Present work completed to date
- Guided discussion on neighbourhood character and defining features

4. Meeting Summary

Review of the CAG Terms of Reference

- Ms. Hall reviewed the mandate, roles and responsibilities, code of conduct and terms and conditions of CAG membership outlined in the CAG Terms of Reference
- The Terms of Reference were mutually agreed upon and adopted with no amendments

Presentation - Casa Loma HCD Study Process, Research and Analysis

- An overview presentation covering the following topics was provided to CAG members:
 - HCD Study Process, Policy Framework
 - Summary of Community Consultation Meeting #1 Feedback
 - History, Existing Conditions, and Survey
 - Landscape
 - Land Use, Setbacks and Planning Framework

Note – in response to a question regarding the study boundary, City Staff clarified that the study area boundary and the inclusion/exclusion of certain landmarks or features (e.g. Sir Winston Churchill Park, Wells Hill Lawn Bowling Club, Wychwood Library, etc.), was based on a preliminary understanding of the history and evolution of the neighbourhood and may change through the study process

Guided Discussion

- Following the presentation, Ms. Hall led a guided discussion on the neighbourhood's character and history as well as the HCD study process. The following points summarize responses from CAG members:

Identifying Neighbourhood Features and Character

Q. What do you see as the most important features of the Casa Loma neighbourhood?

Built Form

- The setback of houses from the street (not the same on all streets)
- The variety of housing sizes

Specific Buildings and Elements

- Casa Loma and the stables
- Spadina House and its gardens

- The Baldwin steps
- The convalescent home
- The apartment buildings on Austin Terrace and Castle View Avenue
- Historic stone walls (e.g. remaining stone wall from Ardwold Gate gatehouse)
 - a CAG member noted that some stone walls that appear old were recently constructed

Street Pattern

- The length of local streets (e.g., Lyndhurst, Hilton, and Wells Hill Avenues are unusual in their length which, when combined with the tree canopy, contributes to a strong sense of place)
- The walkability of the neighbourhood

Community Character

- Strong feeling of community, based on and reinforced by design features such as front porches

Q. Are there specific periods in the history of the Casa Loma neighbourhood that you consider to be more evident in its present-day character?

- Advisory group members did not believe that any one specific period of history is more evident in the neighbourhood's present-day current character than any other

Q. Do the housing types identified in the consultant's presentation adequately reflect the prevailing character of the neighbourhood? Why or why not? Are there other types of houses or buildings within Casa Loma that contribute to its character?

- There was some agreement that the housing types reflected the prevailing character, however no thorough explanation from Advisory Group members was provided as to why
- There was concern that the housing types identified did not adequately reference houses constructed post-1970, of which there are a number within the neighbourhood
 - The consultant clarified that all types of housing would be included in their analysis (including modern/contemporary homes) to determine the neighbourhood's character

Q. Does the landscape analysis reflect your understanding of the neighbourhood's landscaping and public space? Are there landscaping features you think are missing or underrepresented?

The following landscape features were noted as contributing to the neighbourhood's character:

- Mature trees and tree canopy (specifically willow and oak trees)
- Public parks and greenspace within and adjacent to the study area (e.g., Spadina Road Park, Spadina Park, Sir Winston Churchill Park, Nordheimer Ravine, Davenport Escarpment)
- Limited or few fences between properties (use of hedges instead of fences)
- Sisters Servants of Mary Immaculate Convent front yard (which looks like an extension of the Austin Terrace Boulevard Lands)

Related comments and questions included:

- Park space does not always have to be developed and should enable passive uses within a natural setting (such as Spadina Road Park)
- There was a question regarding the uniqueness of the area's tree canopy in relation to other neighbourhoods. The consultant team clarified that no comparative studies had been or would be done as part of the HCD Study project, and that similar mature tree canopies may exist within the City

Q. Are there any other elements or features within the neighbourhood that you think contribute to its character? Are there streets or groups of streets that do or do not have a defined character?

Other elements or features that contribute to the area's character include:

- The roof heights of older homes
- The dead-end configuration of Austin Terrace at Walmer Road
- The apartment building at St. Clair and Hilton Avenues

Streets or groups of streets with/without a defined character:

- The diverse and high-quality character of new homes on Ardworld Gate is unique
- The height and setback of certain houses or groups of houses on Wells Hill Avenue (e.g., 18-32 Wells Hill Avenue)
- Walmer Road and Lyndhurst Crescent were noted as not having a defined character

History

Q. Do you have any comments on historical information about a building, street, public space or the overall neighbourhood that you would like add to the history of Casa Loma?

- Advisory Group members noted that some of the most important individuals involved in Toronto's development lived in the neighbourhood, a point that had not been included in the presentation
 - The consultant clarified that the history of residences and residents was not included in the presentation for the sake of time, but would be included in the final report

HCD Study Process

Q. Do you have any questions about the HCD Study process?

- Request that City Staff provide examples of the types of policies and guidelines that an HCD Plan could include, and to provide residents with an opportunity to review and discuss these policies during the study phase

- Comment that there are many beautiful neighbourhoods in Toronto (e.g. with mature tree canopies, deep setbacks, older houses) and that further analysis is needed to demonstrate what makes the Casa Loma neighbourhood unique and meriting of a HCD
- Question regarding the implication that the HCD Study may have on the processing of building permit applications
 - City Staff clarified that building permits will continue to be approved by the City while the HCD Study is underway and that the HCD Study process has no implications on the processing of permits within the study area
- Comment that it seemed as though a decision had been made that the area or portions of would be designated as an HCD
 - City Staff clarified that the decision has yet to be made as to whether the area should be designated as an HCD. Additional review and analysis is required, which will be presented at the next advisory group meeting and a subsequent public open house. The final decision as to whether Staff will proceed with preparing an HCD Plan will be made by the Toronto Preservation Board

Q. Thinking about the role and responsibilities of the CAG and the scope of the HCD Study, how would you define a successful CAG process?

i.e. number of meetings, methods of engagement, etc.

There were no immediate comments from CAG members. Some suggested they would consider it and follow-up with City Staff. No follow-up comments to this question were received.

5. Next Steps

- LURA provided the guided discussion questions to CAG members for them to consider and provide feedback
- City Staff will be arranging a second advisory group meeting in early Spring, and a public open house shortly after

Casa Loma Heritage Conservation District (HCD) Study Engagement Summary Report

Appendix C

Community Advisory Group Meeting #2 Summary

**Casa Loma Heritage Conservation District Study
Community Advisory Group
Meeting #2 Summary**

1. Meeting Details

Thursday, April 5th, 2018, 7:00 pm – 9:00 pm
Spadina House, Basement Meeting Room, 285 Spadina Road

2. Attendees

Community Advisory Group

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

Toronto City Councillors/Representatives

Councillor Joe Mihevc, Ward 21 St. Paul's

Project Team

Alex Corey, Project Manager and Heritage Planner, City of Toronto
Kristen Flood, Assistant Heritage Planner, City of Toronto
Tamara Anson-Cartwright, Program Manager, Heritage Preservation Services, City of Toronto
Dima Cook, Consultant Team Lead, EVOQ Architecture
Reece Milton, EVOQ Architecture
Warren Price, Urban Strategies Inc.
Matthew Kelling, Urban Strategies Inc.
Susan Hall, Lead Facilitator, Lura Consulting
Zoie Browne, Lura Consulting

3. Meeting Purpose and Objectives

- Provide an update of the HCD Study work completed to date;
- Guided discussion with CAG members; and
- Review next steps.

The meeting agenda is included as Appendix A.

4. Meeting Summary

Review of HCD Study work completed to date

- A brief presentation of background, work completed to date, and next steps for the Casa Loma HCD Study was provided.
- An update of the work completed to date by EVOQ was also provided:
 - EVOQ is currently working on character analysis, planning analysis and evaluation;
 - EVOQ has completed work on:
 - History research;
 - Building types and eras;
 - Built form and landscape survey; and
 - Archaeological potential.

Presentation - Casa Loma HCD Study: sub-areas

EVOQ provided a summary of their character analysis of different sub-areas within the study area. Recommendations for individual properties to consider for the Toronto Heritage Register were also reviewed. The following sub-areas were reviewed:

- Hilton Avenue
- Wells Hill Avenue
- Lyndhurst Avenue
- Walmer Road
- Spadina Road
- Estates and Castle View Avenue
- Ardworld Gate, Glen Edyth Place & Drive

Following the review of each sub-area, EVOQ provided a high-level overview of properties they may recommend the City undertake additional research on for potential inclusion on the Heritage Register.

Please refer to Appendix B for map of all Casa Loma HCD Study sub-areas. Note that the sub-areas were divided prior to the meeting from how they are displayed in the map.

Guided Discussion

After the presentation, Ms. Hall led a guided discussion on each sub-area based on the pre-meeting questions that were distributed to CAG members (Appendix C) along with an area map (Appendix B). CAG members were encouraged to walk around each of the areas and provide feedback on the following list of questions:

- Is there anything that makes this area unique? Consider building age, house features, views, landmarks, setbacks, landscapes, streets, etc.
- Are there any areas that are very similar to one another? If so which areas and what aspects/features are similar?
- Does the apparent age of the buildings contribute to the area's character?
- Are there any aspects/features that make the entire HCD study area unique?

- Are there features of older buildings that contribute to/detract from the character of the area? Consider windows, doors, building materials, roof styles, notable residents, etc.
- Are there features of newer homes that contribute to/detract from the character of the area? Consider windows, doors, building materials, roof styles, notable residents, etc.

The following points summarize responses from CAG members:

Hilton Avenue

- The character is intact, with many common building ages and types.
- It was noted as one of the most distinct streets in the study area.
- It was suggested by some members that it felt more like a historic planned development than other areas.
- Some participants noted there are some similarities to other parts of the City, including a similar feel to the Annex, however Hilton Avenue is compact. The houses are close to one another and the street.
- Some participants noted it includes intact properties similar to those on Wells Hill Avenue, and it is not similar to other neighbourhoods in the City.
- Building features such as front porches that connect to the street with columns, wooden doors, double bay and hanged windows, brick and not a lot of stone were highlighted.
- The lack of garages, little room for parking, and presence of some laneway parking were discussed.
- Relatively small setbacks were noted as contributing to the character of the street, with short-front lots. However, it was also noted that this area has similar setbacks to the rest of the City of Toronto.
- Hillcrest Community School extension has been integrated and maintained and it is an anchor connection to the library (heritage and public space structures) and Casa Loma.
- Lots sizes and mature tree canopy were noted as key features.

Note – in response to a question relating to a long-term plan to restore and replace appropriate trees for climate and biodiversity, City staff noted that a tree inventory is not within the realm of an HCD study.

Wells Hill Avenue

- The majority of houses are intact (original) with very few outliers.
- Some members described this area as having village like qualities. Other descriptions of its character include: graciousness, grand, spacious but with an intimacy to its sidewalks, scale and trees.
- It was noted that there is an individuality to homes in this area. The building types are less consistent but there are a lot of unique houses anchored by the home at 51 Wells Hill Avenue.
- Historic houses reflect the original dates built. An example of the clinker brick house (on Wells Hill just north of Austin Terrace) on the hill was given.
- Newer homes generally integrate well within the character of the street.
- Members expressed that the south end has defining features like set-backs however, these set-backs are distinctly different on the west-side from east-side.

- Members discussed a Garden Suburb style of bookend houses and building schematics with mostly 3 stories, oversized porches, garages and a mix of material (stone and wood).
- Windows and detailing are most visible from the street.
- The most striking features noted were trees and set-backs.
- Trees were used to build an organic 'forest' and are viewed as important to the character.
- Large setbacks and greater spacing between homes contributes to a sense of grandeur.
- It was noted that there appear to be a few homes (on Wells Hill and Nina) with more consistent styles and setbacks while the rest of the area has a wide variety of styles.
- One member described some buildings are "small tall houses" meaning small, narrow lots with high ceilings on 2nd and 3rd floors.

Lyndhurst Avenue

- Some members suggested there is no prevailing history or consistent building types.
- It was noted that this area has less heritage character and value than Wells Hill or Hilton.
- There are "true" mansions at the top of the area with features like lead glass windows, porches, large set-backs, trees and overall unique qualities.
- The area has a similar style to Rosedale in that there are apartment buildings next to older homes and it doesn't wreck the character of the neighbourhood.
- It was noted that the modern built homes in this area are subtle and have a unique nature despite renovations.
- One member indicated that many homes have undergone complete redevelopments and a variety of architectural styles which is not unique and, in their opinion, not of heritage value.
- Some members suggested most redevelopments of modern houses maintain large setbacks which retains overall 'grandness' of the street.
- The most prominent features noted of this area is the lush greenery and canopy, fences between houses, and stone masonry clad houses.

Walmer Road

- Some members suggested this area is similar to a cul-de-sac and an important connection to the castle because visitors will often use this street.
- Some members noted there is a cottage style to some houses on Walmer Road, a lot of good infill with modern developments, and an increase of density.
- Discussions of individual properties in this area include:
 - Concerns of a recent development on Russell Hill Drive which has an aggressive tower next door to a cottage style home.
 - Opportunities for restoration projects similar to a large home on the west side where the owners have restored its original yellow brick with modern features.
- One member indicated that many homes have undergone complete redevelopments and blend a variety of architectural styles which is not unique and, in their opinion, not of heritage value.
- One member noted that Lyndhurst Crescent has a broad mix of house types and features that are not consistent with one another and do not have heritage value.

Spadina Road

- Some members suggested there is an inconsistency of building types and only about 3 original homes in this area.
- It was noted that the age of buildings in this area did not contribute to its character and there is a difference sense of place on both sides of the road.
- Some members noted that Austin Terrace is an extremely unique part of this area.
- The garages of homes on the west side of Spadina Road were noted as a very strong character defining element.

Estates and Castle View

- Casa Loma, tables, hunting lodge and Spadina House were noted as contributing to the character of the area and already having heritage designation.
- Some members noted there is a cottage style to this area with more consistency of form than other areas.
- It was historically built and designed as a collection of quadraplexes in revival styles meant to fit in with the surrounding residential neighbourhood.
- This area also has a lot of laneways and very little street or front yard parking.
- Most building types use brick material and the roof lines are similar to Lyndhurst.
- It was noted that some of the quadraplexes have been converted to single family homes or duplexes while maintaining the original exterior design.
- One member noted the homes in this area are more recently built (mid 20th century) and do not contribute to a sense of heritage character.

Ardwold Gate, Glen Edyth Place & Drive

- There is a general sense from members that this area is continuously under construction and there is a wide range of architectural styles, with many new modern homes. It was noted that the age of buildings in this area does not contribute to the character.
- Some members referred to the public-private park spaces as important features of this area.
- It was noted that some new houses are too big for their lots which changes the character as seen from the road because they tower over their neighbours.
- It was noted that there is a strong sense of architectural style including street lanterns, large set-backs, and interesting modern stylistic elements.

Recommended properties for inclusion on the City of Toronto Heritage Register

CAG members reviewed a list of preliminary properties that EVOQ had prepared of houses they may recommend for additional research. CAG members were asked to put forward any properties that they felt warranted further review and consideration.

- NOTE: CAG members requested a list of properties in the area that already have heritage designation.

5. Next Steps

- A brief review of heritage planning and related tools to conserve heritage and neighbourhood character was provided by the city. This included overviews of the following:
 - Listing or designation of individual properties to the Heritage Register

- Heritage conservation districts
 - Zoning amendments
 - Neighbourhood urban design guidelines
- CAG members were asked to provide any further comments, questions and list of other recommended properties by April 12th, 2018.
- A public open-house is to be scheduled in Spring 2018. The project team will post study documents online prior to the meeting date.



Casa Loma Heritage Conservation District Study

Casa Loma Community Advisory Group Meeting #2

Thursday, April 5, 2018

Spadina House

285 Spadina Road

7:00 pm – 9:00 pm

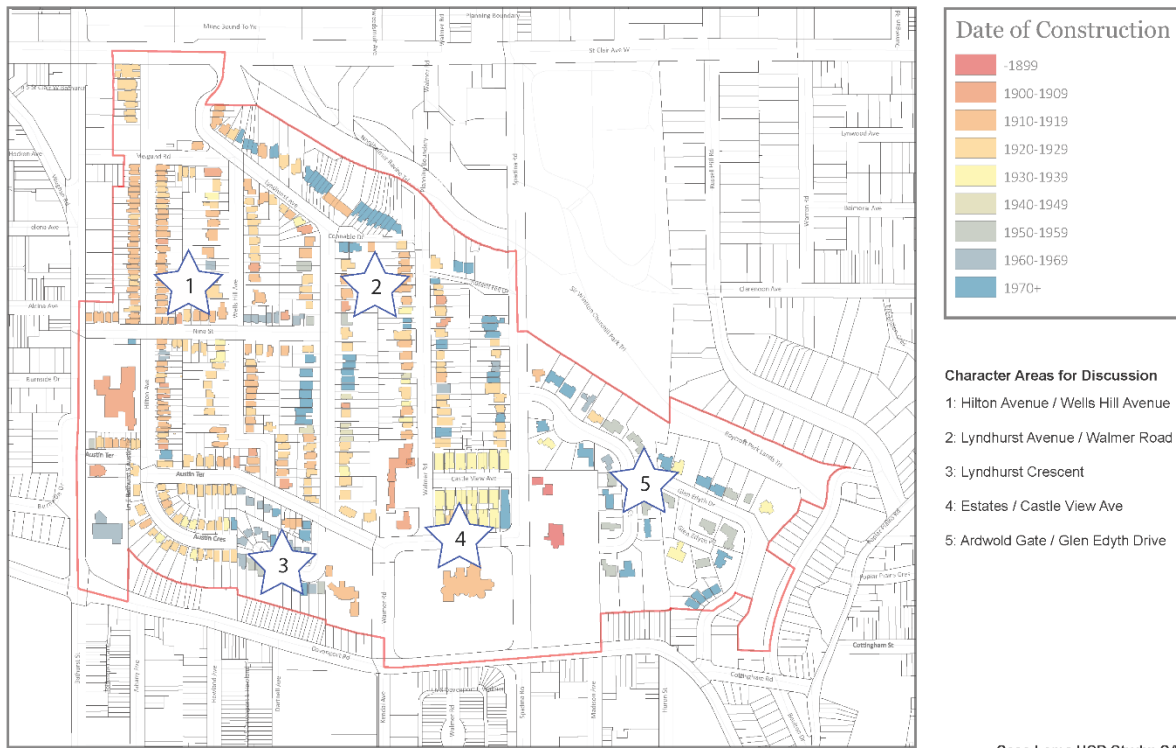
Meeting Purpose:

- Provide an update of the HCD Study work completed to date;
- Guided discussion with CAG members; and
- Review next steps

Agenda:

- | | |
|----------------|--|
| 7:00 pm | Agenda Review, Opening Remarks and Introductions <ul style="list-style-type: none">• Review of feedback from CAG #1 meeting |
| 7:10 pm | Presentation (Dima Cook, Senior Associate, EVOQ Architecture) <ul style="list-style-type: none">• Update on character analysis and evaluation• Overview of preliminary properties of heritage potential |
| 7:30 pm | Guided Discussion (Susan Hall, Facilitator, Lura Consulting) <ul style="list-style-type: none">• Defining different character areas within the Casa Loma neighbourhood• Identifying individual properties of heritage potential• Review of heritage planning and related tools to conserve heritage and neighbourhood character |
| 8:55 pm | Wrap Up and Next Steps |
| 9:00 pm | Adjourn |

Appendix B – Casa Loma HCD Study sub-area maps



Casa Loma HCD Study: CAG #2
Draft map for discussion

Appendix C – April 2018 Pre-meeting questions



**Casa Loma Heritage Conservation District Study
Community Advisory Group Meeting #2
PRE-MEETING QUESTIONS**

1. Please visit each of the areas identified on the map provided, and think about the following questions:
 - a. Is there anything that makes this area unique? Consider building age, house features, views, landmarks, setbacks, landscapes, streets, etc.
Area 1:
Area 2:
Area 3:
Area 4:
Area 5:
 - b. Are there any areas that are very similar to one another? If so which areas and what aspects/features are similar?
 - c. Does the apparent age of the buildings contribute to the area's character?
Area 1:
Area 2:
Area 3:
Area 4:
Area 5:
 - d. Are there any aspects/features that make the entire HCD study area unique?
2. Housing Age and Features
 - a. Are there features of older buildings that contribute to/detract from the character of the area? Consider windows, doors, building materials, roof styles, notable residents, etc.
 - b. Are there features of newer homes that contribute to/detract from the character of the area? Consider windows, doors, building materials, roof styles, notable residents, etc.

Casa Loma Heritage Conservation District (HCD) Study Engagement Summary Report

Appendix D

Community Advisory Group Meeting #3 Summary

**Casa Loma Heritage Conservation District Study
Community Advisory Group
Meeting #3 Summary**

1. Meeting Details

Thursday, May 10th, 2018, 6:30 pm – 8:30 pm
Casa Loma, Basement Café, 1 Austin Terrace Drive
Note: Venue change due to Spadina House closure

2. Attendees

Community Advisory Group

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

Toronto City Councillors/Representatives

Michelle Maron, Office of Councillor Joe Mihevc, Ward 21 St. Paul's

Project Team

Alex Corey, Project Manager and Heritage Planner, City of Toronto
Kristen Flood, Assistant Heritage Planner, City of Toronto
Tamara Anson-Cartwright, Program Manager, Heritage Preservation Services, City of Toronto
Gary Miedema, Project Manager, Heritage Preservation Services, City of Toronto
Dima Cook, Consultant Team Lead, EVOQ Architecture
Reece Milton, EVOQ Architecture
Susan Hall, Lead Facilitator, Lura Consulting
Zoie Browne, Lura Consulting

3. Meeting Purpose and Objectives

- Provide an update of the HCD Study;
- Present draft HCD Study recommendations; and
- Review next steps.

The meeting agenda is included as Appendix A.

4. Meeting Summary

Presentation - Casa Loma HCD Study

EVOQ provided a presentation of the Casa Loma HCD Study evaluation process and recommendations, including proposed boundaries, overall character, draft heritage attributes, criteria for the determination of cultural heritage value and individual properties recommended for further research.

Please refer to Appendix B for a map of the proposed HCD boundaries.

Please refer to Appendix C for a map of individual properties identified by individuals for further research to determine whether they merit inclusion on the Heritage Register. These were provided for discussion purposes only and have not been assessed by the consulting team or City staff. Additionally, they have not been endorsed by the CAG as a whole.

Guided Discussion

After the presentation, Ms. Hall led a guided discussion on the evaluation process and proposed recommendations and invited CAG members to express their questions, concerns and feedback about the following list of questions:

- Do you have any questions about the evaluation process?
- Are there any additional heritage attributes that you associate with the proposed HCD?
- Do you have any questions or comments about the proposed HCD boundary?
- Are there other individual properties that you would recommend for further research?

The following points summarize responses from CAG members at, and following, the meeting:

Evaluation Process

A question was asked if the evaluation process is based on architectural features only or if it also considered who owned or lived in the homes. The consultant team clarified that the evaluation is completed based on the criteria identified in the presentation (design, context, history, etc.). The evaluation does not consider ownership of the homes.

It was noted that the HCD Study and evaluation process determine if portions of the neighbourhood can be recommended for designation and the development of an HCD Plan as well as identify any individual properties for further research. It was clarified that the HCD Study boundary encompassed a larger area as the study process is used to evaluate the whole neighbourhood. However, the proposed HCD boundary is determined based on the research, survey work and analysis undertaken as part of the HCD Study. One member specifically noted that the evaluation seems like a complete process.

Character and Heritage Attributes

CAG members were encouraged to reflect on the social and intangible cultural heritage values and attributes of the area. Members discussed the following character and heritage attributes:

- The Casa Loma neighbourhood was developed as a mixed-income and socially inclusive neighbourhood which is different from areas like Forest Hill, Rosedale and other Toronto areas. In contrast, Ardwold Gate and Wychwood Park were exclusive areas, restricted to certain cultural groups of people at one point in the past. The Casa Loma neighbourhood has always been inclusive and diverse.
- Hilton Avenue was discussed as having a history of rooming houses. It was noted that these homes were not developed as such but this also speaks to the diversity of housing types within the area. These houses were well maintained and have high integrity. One member noted that other houses within the study area were rooming houses as well (i.e. on Wells Hill Avenue).
- The street design, inclusive of dead ends and sidewalks on both sides of some streets, makes walking interesting and accessible within the area. Public access was noted as being developed in the design of the area and is an important element of its character.
- The tree canopy and green spaces were also noted as important character features of the area. An example was given of 5 Austin Terrace (E.J Lennox's former home), which was purposeful in providing extensive green spaces in the front. This was also done with groupings of houses on Wells Hill Avenue.
- The views from the Casa Loma area of the rest of the City of Toronto are important features to maintain. The general views of landmarks within the area such as Casa Loma and the stables were also noted as important features.
- Set-backs, heights of buildings and roof-lines were also noted character features. Some CAG members expressed specific concern about people moving their homes too far forward (and too high) which would change the character of the neighbourhood, reducing green space and blocking views.
- Fences were also expressed as being few and low which added to an openness of character.
- One member noted they were surprised that Ardwold Gate and Glen Edyth Drive were not included in the recommended HCD Plan boundary. The consulting team noted that although many buildings on these streets have exceptional architecture they do not have a consistency of heritage character. The consulting team noted there are historic homes on those streets that are being recommended for further research.

Proposed Boundary

Dima Cook of EVOQ reviewed the two areas proposed for HCD Plans – Hilton Avenue and Wells Hill Avenue – as well as an additional area for consideration on Austin Terrace at the south-end of Hilton Avenue. Ms. Cook explained that the rationale for proposing two HCD Plan boundaries is based on each area's different heritage characteristics. Ms. Cook noted that if they were to proceed with HCD Plans, they would likely have different policies. The project team clarified that policies are unique for each HCD and would be developed further along in the process for each proposed area. The City team noted that in other HCD Studies, the City received recommendations from consultants to create separate HCDs for adjoining areas, however, based on public feedback received, opted to create one HCD boundary instead.

The group was encouraged to indicate if they had a strong preference for one or two areas. There was no consensus from CAG members in favour or opposed to one or two HCD Plan boundaries. Some members noted that one proposed HCD boundary would be favourable while others were more favourable of maintaining two separate proposed boundaries based on their varying characteristics and

unique aspects. Some members indicated that the differences between the two streets are part of what makes the neighbourhood as a whole a unique place. An example of Walmer Road was given, where a few homes at the south end of the street were made for people who built the castle. The architectural point of view was expressed by one member as only one aspect to consider. Consideration for why people lived there, why there were rooming houses and other historical development aspects were noted as being important components of the community and contribute to what it means to the City.

In terms of the potential additional HCD Plan area on Austin Terrace at Hilton Avenue, some members noted it should be included in the proposed HCD Plan boundary as it would further represent the diversity of the area and would better relate the area to Casa Loma.

A couple of members noted that Austin Crescent and a few smaller cottages on Walmer Road close to Casa Loma are worthy of inclusion in the proposed HCD Plan boundaries based on the heritage character of properties.

One member asked if the boundary would be extended if an individual property immediately outside of the proposed HCD boundary was designated a heritage property. The project team responded no, that the boundary would not be enlarged to include individual properties unless they were determined to contribute to the district.

The consultant team clarified that the HCD Study process was used to evaluate the whole neighbourhood and through analysis determine if all or portions of the neighbourhood should be recommended for designation and the development of an HCD Plan as well as identify if there are any individual properties for further research. The designation of an HCD was not predetermined and the recommendations were developed through an iterative process.

There was a concerned comment about the proposed HCD boundaries being too small to fully capture and reflect the entire Casa Loma neighbourhood, and unable to adequately protect the character of the neighbourhood from future developments. It was noted that development that occurs adjacent to HCDs (immediately outside the HCD boundary) will be reviewed to ensure that it does not have a negative impact on the HCD. This also applies to development that occurs adjacent to individual properties that are included on the Heritage Register. As a result, the consultant team is confident that the recommendations will afford sufficient protection for heritage resources throughout the Casa Loma neighbourhood.

Recommended Properties for Further Research

CAG members reviewed the list of individual properties recommended for further research prepared by EVOQ. This list of properties will be presented to City of Toronto staff for further research. CAG members were invited to comment on, or add to, the list.

Feedback on the list of recommended individual properties for further research included:

- One member noted that the individual properties recommended for further research should have the same restrictions as properties within the HCD boundary/boundaries. It was noted that, if the properties are determined to merit designation, they will be required to abide by Official Plan policies for heritage properties.
- One member suggested that rooming houses on the west side of Walmer Road and some identical homes on the east side should be considered.

- One member was concerned about what developments could happen on individual properties that are not being recommended for further research or included within the proposed HCD boundaries. Specific concerns about increased height and modern designs were noted. City staff noted that other tools may be more appropriate to address height concerns than an HCD and that the existing planning framework provides guidance on the setback of new houses.

Two CAG members also suggested various additional properties they felt warranted further review and consideration. It is important to note that these suggestions are for discussion purposes only and have not been assessed by the consultant team or City staff. Additionally, they have not been endorsed by the CAG as a whole. A map highlighting these properties can be found in Appendix C.

Other Discussion Items

The group discussed the following additional items:

- Some CAG members were interested in understanding the impacts (increases or decreases) to property value should the proposed HCD areas be designated. A couple of CAG members noted there are real estate agents in the neighbourhood that can speak to the impacts on properties.
- Some CAG members were interested in better understanding the implications for homeowners within the proposed HCD Plan boundaries and neighbours in close proximity, particularly around renovations to homes. City staff noted that the HCD Plan would provide clear guidance on what is and is not permitted.
- One member asked specifically about implications to exterior home repairs. City staff clarified that property owners within an HCD are not required to undertake any proactive work aside from regular maintenance which is already required. Any policies and guidelines that are developed during the HCD Plan process would only be applicable to additions and/or changes that are visible from the street. Regular repairs and maintenance, such as exterior painting, cleaning, gardening, or lighting are not restricted/addressed.
- There was some confusion amongst CAG members about the regulatory framework of an HCD Plan. City staff clarified that an HCD Plan is a municipal by-law developed by the City and not a two-party agreement between the City and local residents. The process of developing an HCD Plan includes community input.
- One member asked if there will be a summary of the whole consultation process prepared as part of the Casa Loma HCD Study. City staff noted there will be a report developed by the facilitator about the study process, what they heard from the community and their evaluation. Appendices will be included with the engagement process summary prepared by the facilitator which will include all CAG and public meeting summaries.
- One member asked if there will be an increase in traffic if the area is designated as an HCD due to increased tourism. The consulting team noted that traffic studies are not included as part of an HCD Study or HCD Plan, but to the best of their knowledge, an increase in traffic has not been seen in other HCDs in Toronto (i.e. Rosedale, Cabbagetown or Wychwood Park).

5. Next Steps

Community Consultation Meeting #2

The Community Consultation Meeting (CCM) #2 will be held on Wednesday, June 20th, 2018 at St Michael's College School from 5:30 pm - 8:30 pm. The HCD Study Report will be presented to the

Toronto Preservation Board on July 12th, 2018. A summary of the engagement process, including all Community Advisory Group Meeting summaries, will be included as appendices to this report.

CAG members were invited to share feedback on what information would be relevant to the public and areas of clarity that members also needed about the Casa Loma HCD Study and next steps in the process.

The project team will consider the following questions in developing material for the CCM#2 as they were posed by CAG members at, and following, the meeting.

- What does it mean to be a homeowner in an HCD area?
 - Does the HCD designation appear on a listing for sale of a property?
 - How does an HCD impact property values?
- Is there compensation for conservation-related repairs and maintenance?
- What incentive programs are available?
- What are the financial impacts on homeowners? What are the benefits?
- What is the decision-making process relating to the HCD study and plan?
- How is the public able to participate as the HCD process continues?

CAG members identified the following additional topic areas and suggestions for the CCM #2:

- Consideration of how the individual properties recommended for further research will be presented to the community and homeowners.
- Consideration for the inclusion of a separate board showing recommended individual properties identified by some members of the CAG.
- Developing frequently asked questions and/or factsheet handouts to address common questions.

Appendix A – Meeting Agenda



Casa Loma Heritage Conservation District Study

Casa Loma Community Advisory Group Meeting #3

Thursday, May 10, 2018

Spadina House, Basement Meeting Room

285 Spadina Road, Toronto

6:30 pm – 8:30 pm

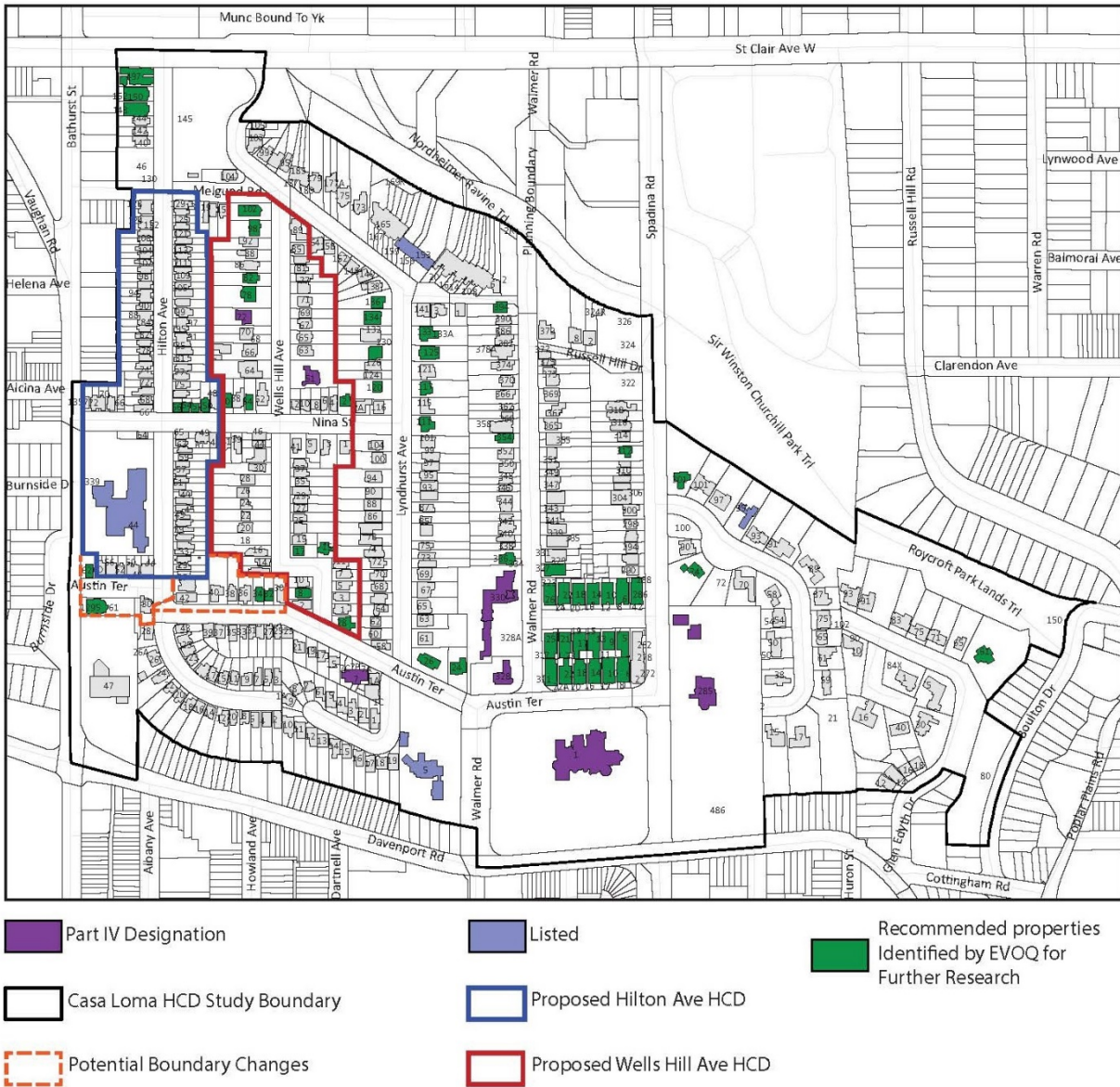
Meeting Purpose:

- Provide an update on the Casa Loma Heritage Conservation District (HCD) Study
- Present draft HCD Study recommendations
- Review next steps.

Agenda:

6:30 pm	Agenda Review, Opening Remarks and Introductions
6:40 pm	Presentation (Dima Cook, Senior Associate, EVOQ Architecture) <ul style="list-style-type: none">• Review HCD recommendations (including evaluation, heritage attributes, and boundary)• Review recommended properties for further research
7:00 pm	Guided Discussion (Susan Hall, Facilitator, Lura Consulting) <ul style="list-style-type: none">• Review recommendations, evaluation process, heritage attributes and boundary• Review individual properties for further research
8:10	Public Open House Planning (Susan Hall, Facilitator, Lura Consulting) <ul style="list-style-type: none">• Review format, time and location• Discuss information needs
8:25 pm	Wrap Up and Next Steps
8:30 pm	Adjourn

Appendix B – Casa Loma Proposed HCD Boundaries



Casa Loma Heritage Conservation District (HCD) Study Engagement Summary Report

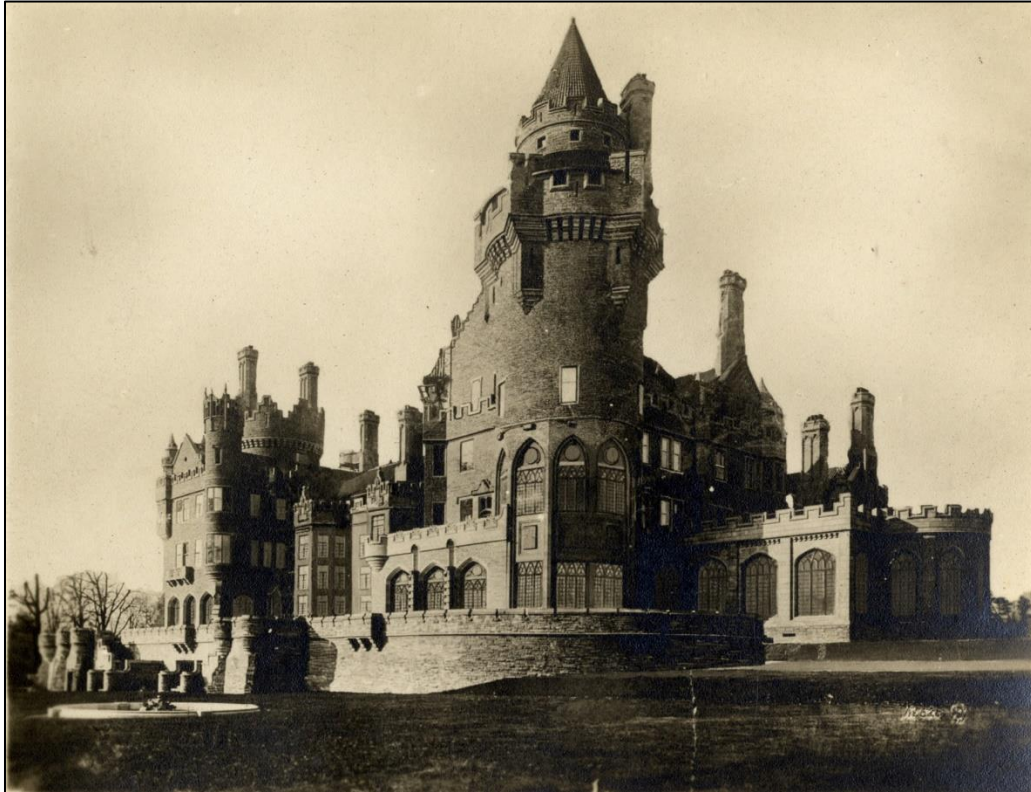
Appendix E

Community Consultation Meeting #2 Summary

Casa Loma

Heritage Conservation District (HCD) Study

Community Consultation Meeting #2 – Summary Report



Casa Loma Heritage Conservation District Study Community Consultation Meeting #2 – Summary Report

1. Introduction

Study Purpose

In March 2015, Toronto City Council prioritized the Casa Loma neighbourhood for study as a potential Heritage Conservation District (HCD). The purpose of the Casa Loma HCD Study is to research, survey and analyze the neighbourhood's history and existing conditions (e.g., buildings, structures, archaeology, public spaces and other features) and develop an understanding of the area's heritage character. The Study includes:

- A sidewalk survey of all properties within the area;
- An analysis of prevailing conditions (setbacks, building materials, tree canopy, height, etc.);
- An analysis of the existing planning framework and development trends; and
- An evaluation of the neighbourhood's overall historic character.

Study Area

The Casa Loma HCD study area contains approximately 516 residential properties, as well as City-owned parkland and a select number of institutional properties. The study area is located directly north of the Davenport escarpment, with significant topographic features defining its north, west and east boundaries as shown below.

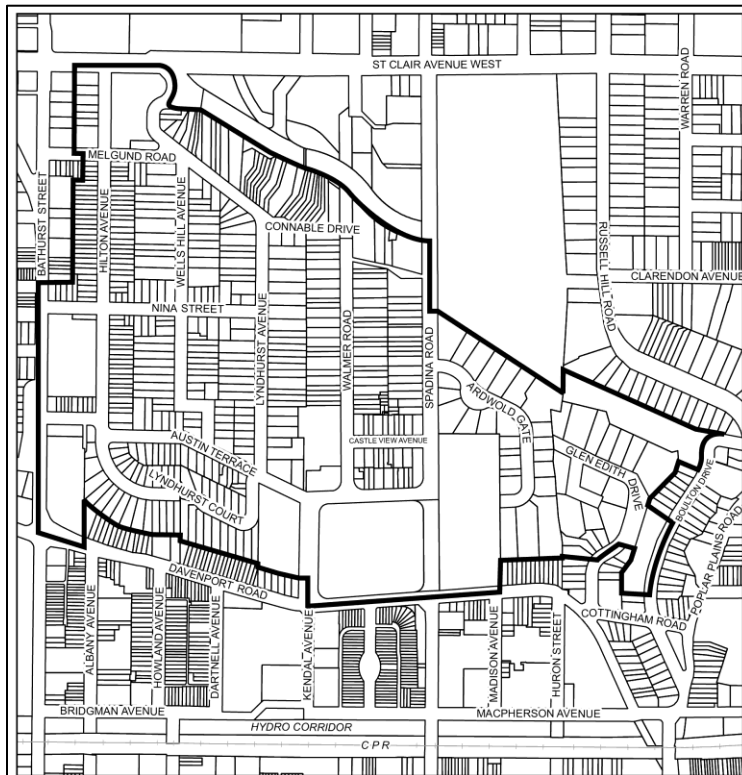


Figure 1: Casa Loma HCD Study Area

More information about HCD's in Toronto can be found on the City of Toronto's [website](#).

2. Community Consultation Meeting #2

Meeting Objectives

Community consultation and engagement is an important component of the HCD Study. The City of Toronto held the second Community Consultation Meeting for the Casa Loma HCD Study on June 20, 2018 from 5:30 to 8:30 p.m. at St Michael's College School (1515 Bathurst Street).

The purpose of the event was to:

- Share and obtain feedback on the Casa Loma HCD Study results and recommendations;
- Share material related to key components of the study (e.g. character analysis, heritage evaluation, and boundary recommendations, etc.);
- Answer community member questions about the Casa Loma HCD Study results and recommendations (e.g. online or handouts); and
-
- Highlight next steps in the study process.

A copy of the meeting notice is included as Appendix A.

3. Summary of Feedback

The meeting format featured an open house with seven stations offering community members an opportunity to learn about the HCD Study, speak to City staff, the consultant team and facilitators, and share feedback. A Frequently Asked Questions (FAQ) document was provided to all participants, as was a comment form for those who wanted to provide written feedback.

A copy of the FAQ document is included as Appendix B.

The seven stations were:

1. Project and Planning Overview/About the Project;
2. History and Evolution;
3. Character Analysis;
4. Planning Framework;
5. Heritage Evaluation;
6. Comments/Feedback; and
7. Interactive Map.

Feedback was obtained through the following methods:

- a) Input during discussions at the 'Comments/Feedback' station;
- b) Input during discussions and sticky notes at the 'Interactive Map' station;
- c) Feedback forms submitted during, and following, the meeting; and
- d) Direct e-mails to City of Toronto staff.

Approximately 55 community members participated.

Participants were invited to visit the project website, and to submit comments and/or feedback forms via mail or e-mail following the meeting or in person during the meeting. For those unable

Casa Loma Heritage Conservation District Study Community Consultation Meeting #2 – Summary Report

to attend the meeting, a digital comment form was made available on the project website. The digital comment form was available online to the public until July 4th, 2018.

What We Heard

Many participants asked questions or provided feedback to City staff, the consulting team or facilitators at the meeting and a total of 11 comment forms were received. Discussions consisted of questions, comments and answers as well as stories about intangible cultural heritage and the history of individual properties. Highlights of the meeting feedback relating to the comment forms and information stations are summarized below, including comments submitted following the meeting.

3.1. History and Evolution

A few participants noted the presentation of the history and evolution information was thorough, very interesting and well organized. One participant inquired if the information presented would be made available in other languages for those who do not speak English. *Note: information can be presented in other languages upon request.*

3.2. Character Analysis

In discussing the character analysis, one participant recommended that the proposed Hilton Avenue HCD feature historic streetscape elements such as gas lighting and cobblestone or brick road paving, and that cable lines be buried if the HCD Study proceeds to designation. Another participant was unclear about the meaning of 'Vernacular' houses.

3.3. Heritage Evaluation

Feedback received regarding the heritage evaluation was generally positive. One participant noted support for preserving the deep front yard setbacks for Wells Hill Avenue. A few participants highlighted the importance of mature tree canopies to the overall character of the area. One participant inquired if there would be plans to restore trees as part of the HCD Plan process. Another participant inquired if there would be additional protection or recognition for trees beyond what is already offered by the City tree by-law.

3.4. Proposed HCD Boundaries

Some participants were pleased with the proposed boundaries of Wells Hill Avenue and Hilton Avenue however, some participants questioned the rationale for only including two streets rather than the entire area. Additionally, a few participants recommended consideration of expanding the proposed boundaries to also include Lyndhurst Avenue (specifically around Nina St), Walmer Road, Spadina Road, Austin Terrace and Castlevue Avenue. One participant questioned why historic landmark buildings, such as 'Lenwil', are not included in the proposed boundary.

3.5. Recommended Individual Properties for Further Research

While some participants agreed with the individual properties being recommended for further research, a few noted the desire for more properties to be identified within the HCD Study boundary surrounding the proposed boundaries on Hilton Avenue and Wells Hill Avenue. Additionally, specific examples of other properties to consider for further research include the Connable Estate (already on the Heritage Register), the workers' cottages on Lyndhurst Avenue

Casa Loma Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

and 200, 64 and 62 Russel Hill Road (outside of Casa Loma HCD Study Area). One participant noted concerns about the use of certain properties in a historic residential area, and the impact it could pose on historic character, such as the use of Casa Loma as an escape room. Another participant noted that more information would be appreciated as to what the criteria is to assess individual properties as well as how property owners will be informed should City staff determine their property merits inclusion on the Heritage Register.

3.6. Additional Feedback

Additional feedback about the history of individual properties and intangible cultural heritage stories were noted specifically at the interactive map station. There were a few 2nd generation homeowners who were the kids of original owners either purchasing their parents homes or moving back into the neighbourhood.

4. Next Steps

The HCD Study Report will be presented to the Toronto Preservation Board on July 12th, 2018. A summary of the engagement process, including all Community Advisory Group Meeting and Community Consultation Meeting summaries, will be included as appendices to this report.

Updates on the project will be posted on the website: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/casa-loma-heritage-conservation-district-study/>

Casa Loma Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

Appendix A – Community Meeting Notice

Toronto City Planning undertakes Heritage Conservation District (HCD) studies in order to identify areas with significant heritage value and to provide recommendations to the Toronto Preservation Board and City Council. The City Planning Casa Loma HCD study team is hosting a community consultation (open house) where you can learn about the study, ask questions and share your comments.

Casa Loma Heritage Conservation District Study

Community Consultation (Open House)

Join City Planning staff and their consultants to learn about the first phase of the Casa Loma HCD Study. Discover the history of the neighbourhood, from its beginnings as an enclave of secluded estates atop the Davenport escarpment to its 20th century history as a residential suburb of the growing city.



June 20th, 2018

5:30 PM - 8:30 PM

[open house - drop-in anytime]



St. Michael's College School, Theatre Lobby

1515 Bathurst Street

HCDs are neighbourhoods whose cultural heritage value contributes to a sense of place extending beyond their individual buildings, structures and landscapes. The Casa Loma HCD Study involved the research and analysis of the area's history, evolution and present-day character. The HCD Study community advisory group provided their input and feedback to the study team in developing an understanding of the area's social and community values and an appreciation for the neighbourhood's character and heritage resources.

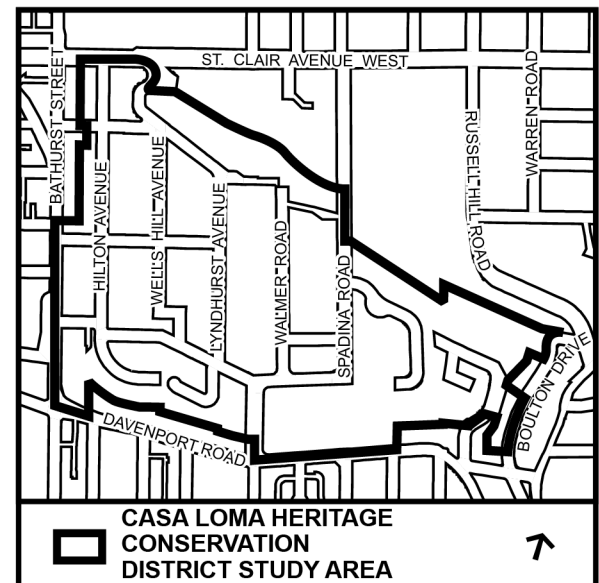
The HCD Study analysis and recommendations explain why a portion of the Casa Loma neighbourhood merits designation under Part V of the Ontario Heritage Act. Additional individual properties have been identified for further research to determine if they warrant inclusion on the Heritage Register.

For those unable to attend, or who wish to learn more about the HCD Study analysis and recommendations, please visit the study website:

<https://www.toronto.ca/casaloma-heritage-study>

Next Steps

Following the open house, it is anticipated that the Toronto Preservation Board will consider the Casa Loma HCD Study at its meeting on July 12, including the recommendation to proceed to Phase 2 and to develop an HCD Plan for portions of the study area.



Alex Corey
Heritage Planner
Heritage Preservation Services
416-338-1092
Alex.Corey@toronto.ca

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record. Our public meeting locations are wheelchair accessible. Please contact Alex Corey at 416-338-1092, alex.corey@toronto.ca 72 hours in advance to arrange additional accommodation.

Casa Loma Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

Appendix B – Frequently Asked Questions

Heritage Conservation Districts in Toronto Frequently Asked Questions

What is a Heritage Conservation District?

Heritage Conservation Districts are neighbourhoods that are protected by a municipal by-law passed under Part V of the Ontario Heritage Act by City Council. Heritage Conservation Districts are put in place to conserve and enhance the special character of Toronto's historic areas and neighbourhoods.

Why and how are Heritage Conservation District Studies initiated?

Provincial planning policy and the City's Official Plan mandate the City to conserve areas with significant heritage value, wherever they exist. Potential Heritage Conservation Districts can be nominated by community members or can be identified by Staff. Like all planning studies done by the City, Heritage Conservation District studies are conducted by planning professionals, to ensure that the area is worthy of study, evaluate whether it warrants designation, and provide recommendations to the Toronto Preservation Board and City Council.

What are the advantages of being part of a Heritage Conservation District?

Being part of a Heritage Conservation District ensures that changes in your neighbourhood are guided by a clear planning and permit application process, with area specific guidelines. Property owners within Heritage Conservation Districts may also benefit from the Toronto Heritage Grant Program which can assist with the cost of conservation work.

How will being part of a Heritage Conservation District affect my ability to change my property?

Heritage Conservation Districts support changes that enhance a neighbourhood's unique character. Property owners within a District 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.

Is there a cost for heritage permit applications, and how long is the application process?

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.

Will being part of a Heritage Conservation District affect the use of my property?

No, designation within a Heritage Conservation District does not affect the use of a property. If an owner would like to change the use of a property, an application is required under the Planning Act. If a change of use requires alterations to the building, the alterations may require heritage permit approval under the Ontario Heritage Act.

Will I have to change my existing windows and doors if the neighbourhood is designated?

No, you will not be required to replace your existing windows and doors. If you choose to replace your existing windows and doors that are visible from the sidewalk, you will need a heritage permit to do so. The Toronto Heritage Grant Program may be able to assist in the cost of repair or restoration of original windows and doors.

Will being part of a Heritage Conservation District affect my property values?

Property values are determined by many factors. Recent studies indicate that property values are most often similar or higher in Heritage Conservation Districts when compared to similar properties in undesignated areas. For more information, see:

- "Heritage Districts Work! – More Stories of Success", 2012. Architectural Conservancy of Ontario, Robert Shipley, University of Waterloo
- "The Economic Value of Heritage Districts: How Assessment Growth in Heritage Conservation Districts Compares With Non-designated Areas in Hamilton", 2016. Urban Insights bulletin, CivicPlan.

Will being part of a Heritage Conservation District affect my insurance premiums?

The provincial Ministry of Tourism, Culture and Sport and the Insurance Bureau of Canada have both confirmed that insurance premiums should not go up as result of heritage designation. Heritage property owners are encouraged to shop around to find the right insurance provider, and should contact the Insurance Bureau of Canada if their insurer has questions regarding designation.

Will residents be polled by City Planning during the Heritage Conservation District Study process?

No, Policy 16 of the Council-adopted terms of reference for Heritage Conservation Districts states that Heritage Preservation Services will not undertake any polling of residents or owners to determine if designation is appropriate or warranted. The study process includes public engagement and consultation. City staff present professional recommendations to Council regarding the eligibility of the proposed district for designation.

How can a resident/owner share their opinion on the HCD Study?

Community consultation meetings are one way for residents to provide input; recommendations can be reviewed online and feedback provided to City Planning. Comments will be included in the summary of community engagement in the appendix of the HCD Study, and a summary of community feedback will be included in the staff report for Toronto Preservation Board. Residents can also write to the Toronto Preservation Board once the agenda and report is posted, or make a deputation at that meeting.

What happens at the end of Phase I of the HCD Study?

To clarify, the HCD Study report and recommendation to develop an HCD Plan for Baby Point is the first phase of a multi-phase project; the area will not be designated until an HCD Plan is developed and the item is approved by Community Council and City Council. If the Toronto Preservation Board endorses the recommendation to move forward, we will be undertaking a new round of consultations in 2019 while the HCD Plan is being prepared and prior to designation.