

Authority: Toronto and East York Community Council Item 21.25,
as adopted by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

BY-LAW No. 1303-2013

To amend former City of Toronto By-law No. 545-87 being a by-law to designate the property at 1 Austin Terrace (Casa Loma) as being of architectural value or interest by amending the reasons for designation and the legal description.

Whereas By-law No. 545-87 designated the property at 1 Austin Terrace (Casa Loma) as being of historic or architectural value or interest; and

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to amend designating by-laws to revise the language of the by-law to make it consistent with the requirements of the Act, as amended; and

Whereas authority was granted by Council to amend By-law No. 545-87 by amending the reasons for designation to explain the cultural heritage value or interest of the property at 1 Austin Terrace (Casa Loma) and to describe its heritage attributes; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 1 Austin Terrace and upon the Ontario Heritage Trust, a Notice of Intention to amend By-law No. 545-87 in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection to the proposed amendment has been served upon the Clerk of the municipality; and

Whereas the amended reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto enacts:

1. Schedules "A" and "B" attached to By-law No. 545-87 are deleted and replaced by Schedules "A" and "B" attached to this by-law.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" and shown on Schedule "C" attached to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 1 Austin Terrace and upon the Ontario Heritage Trust.

Enacted and passed on October 11, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
AMENDED REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

Former City of Toronto By-law No. 545-87 designating the property at 1 Austin Terrace under Part IV, Section 29 of the *Ontario Heritage Act* is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the legislation.

Description

The property at 1 Austin Terrace is designated under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the south side of Austin Terrace, east of Walmer Road, Casa Loma (1910-14) was designed as a residential building that is now operated as a heritage attraction by the City of Toronto.

Statement of Cultural Heritage Value

Casa Loma is a unique example of a residential estate house in Toronto that is purported to be the largest house form building in Canada. A distinctive interpretation of Period Revival design inspired by British and European architecture, Casa Loma stands as the showpiece of a former country estate that is supported by the neighbouring Pellatt Lodge and the Casa Loma Stables, which were designed to complement it. While portions of the interior were altered in the 1920s for an exclusive apartment hotel, it contains an important series of corridors, rooms and special features that retain many of the original materials, finishes and unique details. Casa Loma contained many technological innovations, among them the first passenger elevator in a private residence in Canada, and the heating, lighting and communication systems that were specially designed to serve a complex of its magnitude.

Casa Loma was built for Sir Henry Mill Pellatt (1859-1939), the famous Toronto financier, entrepreneur, noted amateur sportsman, and military enthusiast who was knighted for his service with the Queen's Own Rifles. After financial success as a stock broker, Pellatt was instrumental in the development of the hydro-electric power system in Ontario, and introducing electric street lights and street cars to Toronto. Pellatt remains best known for commissioning the Casa Loma estate, which he retained until 1933 after losing his personal fortune.

Plans for Casa Loma were prepared by E. J. Lennox, who was one of Toronto's most prolific architects during the late 19th and early 20th centuries and who had experience in designing all types and styles of buildings. With the attention he received as the architect of Toronto's landmark Old City Hall, Lennox accepted the commission for Casa Loma and drew upon medieval and classical precedents, 18th and 19th century replications and his own ingenuity in devising the plans for the castle. Casa Loma was among the highlights of Lennox's 35-year-long practice, after which he retired to Lenwil, the residence he built at 5 Austin Terrace adjacent to Pellatt's estate.

Casa Loma is a landmark in the City of Toronto. Its location, setback and setting in landscaped grounds with gardens on the escarpment overlooking Davenport Road allows the edifice to be viewed from numerous vantage points in the surrounding neighbourhood and the city beyond.

Heritage Attributes

The exterior attributes of the property at 1 Austin Terrace are:

- The residential building known as Casa Loma
- The scale, form and massing of the sprawling plan that rises three stories plus towers and turrets and features a large conservatory at the east end
- The materials, with limestone and sandstone cladding and stone, glass, metal and wood detailing, and the early use of Roman stone (also known as art stone and cast stone)
- The complicated and picturesque roofline with towers, turrets, gables, battlements and chimneys
- The Scottish Tower at the east end with a stepped conical roof
- At the west end, the Norman Tower, which has a five-storey rounded form
- The square North Tower marking the main entrance
- The main (north) entrance with panelled wood doors, which is protected by a port-cochere with a datestone
- The fenestration, which mixes different shaped openings, including pointed-arched, flat-headed, lancet and oriel windows, many of which contain casement windows and include a monumental bay window on the south elevation
- The decorative detailing incorporating sculpted iconography
- The terrace along the south elevation, which overlooks the gardens

The interior attributes of Casa Loma are:

- In all of the rooms and corridors described below, the original wood floors (with patterned floors in Peacock Alley and the Library, Dining Room, Oak Room and Smoking Room) and the original wood doors with wood surrounds and hardware
- Inside the main (north) entrance porch and vestibule, the Great Hall, with the arcade on the north side overlooked by balconies, the wood panelling, the original organ chambers and, on the east wall, the fireplace with a marble surround and elaborate wood mantel (which was relocated from the Dining Room)
- At the north end of the Great Hall, the main staircase that rises three stories and features wood detailing
- East of and connected to the Great Hall, the Library with the wood panelling and bookcases, and the plaster ceiling with geometrical patterns
- The historical separation of the library from the dining room, which are currently divided by four pillars (the pillars themselves are not significant)
- The Dining Room with the wood panelling and cornices, and the plaster ceiling with mouldings that incorporates an oval pattern and contains original recessed lighting
- Adjoining the southeast corner of the Dining Room, the Alcove with classical detailing
- At the east end of the first floor, the Palm Room with the marble floor, dado and stairs, the arched entries with bronze-framed doors (west), the rounded alcove with columns on the east, and the monumental glass dome incorporating a grapevine pattern

- Extending from the Great Hall to the Palm Room, the corridor named Peacock Alley with the wood panelling and the vaulted plaster ceiling
- On the north side of Peacock Alley, opposite the Library, The Study, with the wood panelling and carvings, the beamed ceiling, and the fireplace with a marble surround that is set in an alcove and flanked by hidden staircases
- On the north side of Peacock Alley, opposite the Dining Room, The Serving Room (Breakfast Room) with the classical detailing and the coved plaster ceiling
- North of Peacock Alley on a cross-corridor, the location of the elevator with the concealed shaft and the original elevator cab with panelled wood walls
- West of and connected to the Great Hall, the Oak Room with the wood panelling with carved details and columns, the plaster ceiling detailing, and the fireplace with a marble surround and a carved wood mantel
- North of the Oak Room, the Smoking Room, with the brick fireplace with a wood mantel and the coved ceiling with panels
- North of and connected to the Smoking Room, the Billiards Room with the sunken floor and the wood cornice
- On the second storey, the corridors with the wood panelling on the walls and the vaulted ceilings
- Sir Henry Pellatt's Bedroom, which is located on the south side of the second floor, with the wood panelling, the nook (north), the plaster ceiling design, the fireplace with a marble surround and mantel, and the concealed compartment beside the fireplace
- East of and connected to Sir Henry Pellatt's Bedroom, Sir Henry Pellatt's Bathroom with the marble tile on the floor and walls
- In the southeast corner of the second floor, Lady Pellatt's Suite, with the sitting room, bedroom, solarium and bathroom
- Lady Pellatt's Sitting Room, with the coved ceiling with mouldings, the fireplace with a marble surround, and the classical detailing that extends into the adjoining Solarium
- East of and connected to Lady Pellatt's Sitting Room, Lady Pellatt's Bedroom, with the plaster ceiling with cornices, and the fireplace with a marble surround and an original installed mirror
- North of and connected to Lady Pellatt's Bedroom, Lady Pellatt's Bathroom, with the marble tile on the floor and walls
- At the west end of the second floor, The Round Room (bedroom), with the circular design with the bowed walls, windows and doors, the plaster detailing on the walls and ceiling, and the fireplace with the marble surround and mantel
- In the northwest corner of the second floor, The Windsor Room (bedroom), with the ceiling cornices and the fireplace with a marble surround and mantel
- At the east end of the second floor, opposite Lady Pellatt's Suite, the Bedroom, with the ceiling mouldings and the fireplace with the marble surround and mantel
- On the third floor, the corridor with the arched ceiling
- The interiors of the Scottish Tower and the Norman Tower with the roof structures and the iron spiral staircases
- The servants' staircase
- In the basement, at the east end under the Palm Room, the roughed-in Swimming Pool
- The Tunnel leading from Casa Loma to Pellatt Lodge and the Casa Loma Stables, with access to the Potting Shed/Garage and the Stables/Carriage House

The landscaping elements and views of the property at 1 Austin Terrace are:

- The formal garden south of and below the south terrace
- The large woodland garden in the southwest corner of the property at Davenport and Walmer Roads
- The open landscaped area at the east end of the grounds that extends around the east end of the building
- The fence combining fieldstone and Roman stone with raised pointing that surrounds the property along Davenport Road, Walmer Road, Austen Terrace and the east boundary adjoining the parkette leading to the Baldwin Steps, including the main gates (north) with iron detailing
- The views of Casa Loma from Spadina Road and Dupont Street, from the north side of Austin Terrace opposite Casa Loma, from and to Spadina (the historic house museum) to the northeast, from the parkette directly east of Casa Loma, from the towers, and from and to Pellatt Lodge and the Casa Loma Stables on Walmer Road

SCHEDULE "B"
LEGAL DESCRIPTION

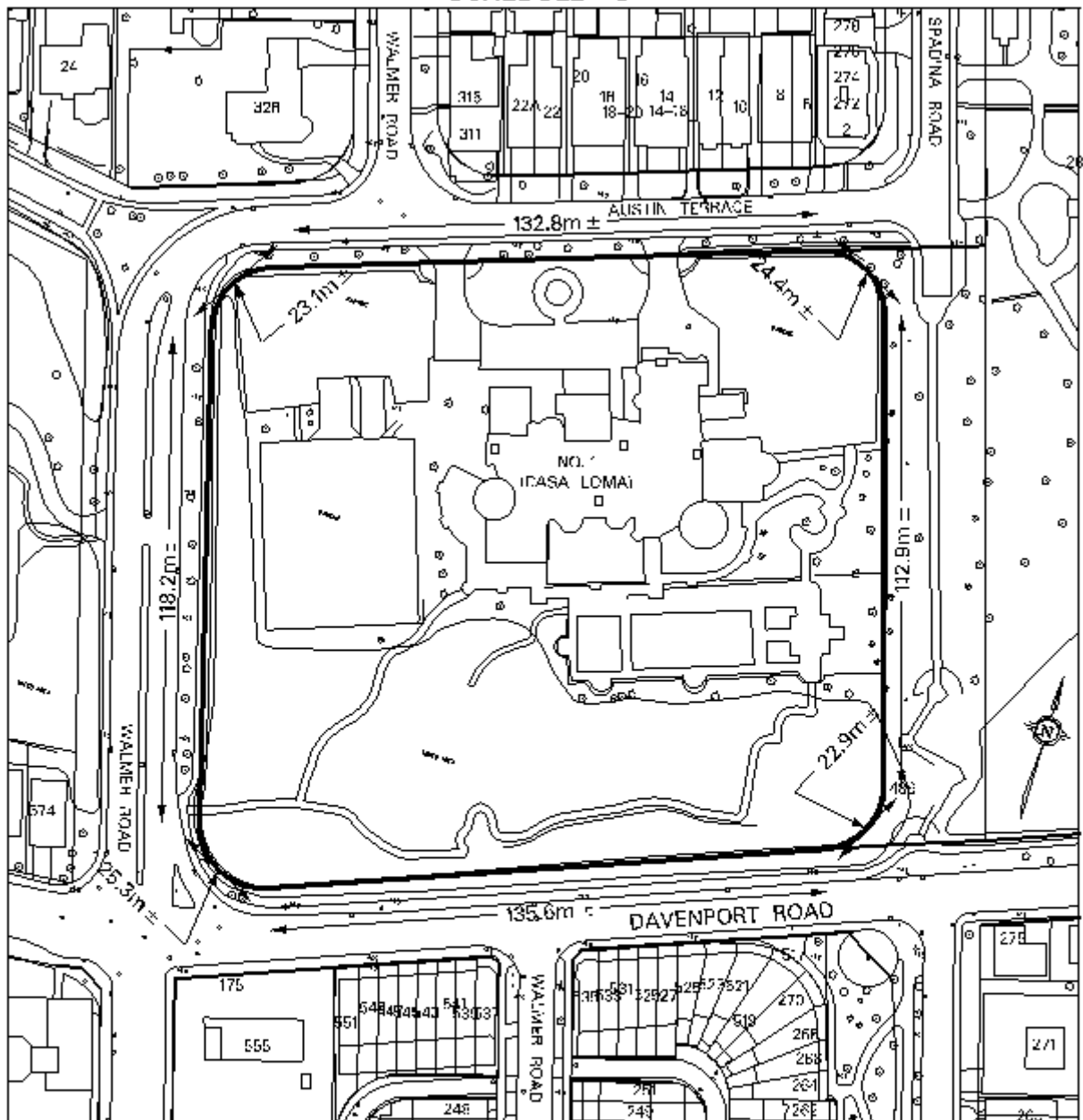
PIN 21222-0145 (LT)

LT 1-8 PL 930 WYCHWOOD BRACONDALE DOVERCOURT;
PRIVATE RD PL 930 WYCHWOOD BRACONDALE
DOVERCOURT BTN LO 5 & 6 & BTN LOT 7 & 8

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2013-090 dated September 24, 2013, as set out in Schedule "C".

SCHEDULE "C"



Toronto
 OFFICIAL CITY OF TORONTO SERVICE
 311-398-8888 • 311-398-8888
 311-398-8888 • 311-398-8888

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND IS NOT TO BE
 USED FOR SURVEY
 PURPOSES. IT IS
 NOT TO BE USED
 FOR THE PURPOSES
 OF THE TORONTO
 ZONING BY-LAW.

CHECKED BY: CHV HOS-
 PREPARED BY: DWAYNE R

WARD 22 - S. PAUL'S
 DATE: SEPTEMBER 24, 2013

PROPERTY INFORMATION SHEET

NO. 1 AUSTIN TERRACE (CASA LOMA)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2013-090