MEMO

TO: The Chair – Toronto East York Community Council
FROM: Councillor Joe Mihevc
RE: Expansion of Casa Loma Conservation District Study Area
DATE: May 1, 2017

1. Requested the Chief Planner and Executive Director, City Planning to expand the Casa Loma Conservation District Study Area to the area bounded by Bathurst Avenue, St. Clair Avenue West (Nordheimer Ravine), Davenport Road and Glen Edith Drive.

SUMMARY:

The Casa Loma Conservation District Study will commence in the next month. In preparing for the study, City Planning undertook a tour of the area and reviewed the current study area boundary to ensure all properties potentially associated with the neighbourhood’s evolution are included. It has been determined that the study boundary excludes a significant portion of the neighbourhood west of Wells Hill Avenue and properties along Lyndhurst Avenue and Connable Drive. The boundary had also excluded institutions related to the history of the neighbourhood, including the local school and library. Expanding the Study Area to reflect a broader understanding of Casa Loma would allow the City Planning Division to take into consideration the important relationship between the residential and institutional sites that contribute to the character of the neighbourhood. See Attached Study Area map.

The study will examine the character and appearance of this area including buildings, structures, and other features to determine if the area should be conserved as an HCD. Once the history, evolution and significance of the district is understood and documented, the study area boundaries will be re-examined to ensure they are accurate and reflect the cultural heritage values, character and/or geography of the potential HCD -- the recommended boundaries of a potential HCD may be different from those of the study area. Community feedback and consultation will be required to inform recommendations on the boundaries of an HCD.

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I have discussed this matter with staff from Heritage Preservation Services and they concur with this approach.

**Recommendation**
That Toronto and East York Community Council request the Chief Planner and Executive Director of City Planning to:

1. Expand the Casa Loma Conservation District Study Heritage Conservation District Study Area to the area bounded by Bathurst Avenue, St. Clair Street West, Bathurst Street and College Street.

Sincerely

Councillor Joe Mihevc
Ward 21, St. Paul's West