

Proceeding from Study to Plan Phase for the Casa Loma Heritage Conservation District Study: Hilton Avenue and Wells Hill Avenue

Date: June 28, 2018
To: Toronto Preservation Board
From: Director, Urban Design, City Planning Division
Wards: 21 and 22 - St. Paul's

SUMMARY

This report recommends that the Toronto Preservation Board endorse City Planning's decision to proceed from the Study Phase to the Plan Phase of the Casa Loma Heritage Conservation District (HCD) Study and to develop HCD Plans for the proposed Hilton Avenue and Wells Hill Avenue HCDs.

In March 2015, City Council authorized and prioritized the Casa Loma HCD Study. In July 2017, City staff, with a consultant team led by EVOQ Architecture, began a study of the potential for this area to be designated as an HCD under Part V of the Ontario Heritage Act. This study followed the Council-adopted *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*.

The purpose of this report is to summarize the findings of the HCD Study and make recommendations for the creation of two proposed HCDs as shown on Attachment 1, and for staff to undertake additional research on 63 heritage potential properties, to provide a policy framework that could better ensure the long-term conservation of the cultural heritage values, integrity and heritage resources of Casa Loma neighbourhood.

RECOMMENDATIONS

The Director, Urban Design, City Planning recommends that:

1. The Toronto Preservation Board receive for information the report dated June 28, 2018 from the Director, Urban Design, City Planning, entitled Proceeding from Study to Plan Phase for the Casa Loma Heritage Conservation District Study: Hilton Avenue and Wells Hill Avenue.
2. The Toronto Preservation Board endorse the preparation of Heritage Conservation District Plans for the proposed Hilton Avenue and Wells Hill Avenue Heritage Conservation Districts.
3. The Toronto Preservation Board endorse the establishment of a Community Advisory Group prior to the commencement of each of the Heritage Conservation District Plans, with such committees to be comprised of a diverse and representative sample of property owners, residents and community organizations within the proposed Plan areas.
4. The Toronto Preservation Board endorse the list of heritage potential properties recommended for further research in Attachment 6 - Recommended Properties for Further Research
5. The Toronto Preservation Board request the Director, Urban Design consider additional tools that could help inform contextually-sensitive change in the Casa Loma neighbourhood beyond the proposed Hilton Avenue and Wells Hill Avenue Heritage Conservation Districts.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On December 5, 6 and 7, 2005, City Council authorized Casa Loma for study as a potential heritage conservation district.

<https://www.toronto.ca/legdocs/2005/minutes/council/cc050719.pdf>

On March 5, 6, and 7, 2012, City Council adopted the document titled "Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference" (January 2012) for the nomination, studying and planning of Heritage Conservation Districts in Toronto.

At the same meeting, City Council directed staff to develop a prioritization system to determine which potential heritage conservation districts should be undertaken first.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG11.5>

On March 31, 2015, City Council adopted the amended Council-approved prioritization system and criteria as shown in Attachments 1A-6A to the report February 3, 2015 from the Chief Planner and Executive Director, City Planning.

At the same meeting, City Council directed the Chief Planner and Executive Director, City Planning, to initiate the study of Baby Point, Bloor West Village, Cabbagetown Southwest and Casa Loma districts in 2016, as a result of the application of the prioritization criteria.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

On May 2, 2017, Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning, to expand the Casa Loma Heritage Conservation District Study Area.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE24.80>

COMMENTS

Legislative Framework

Provincial Policy Statement and Planning Act

The Planning Act and associated Provincial Policy Statement guides development in the Province. The Provincial Policy Statement states that the wise use and management of cultural heritage and archeological resources is a key provincial interest. Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. Under Part 1 Section 2 (d) of the Planning Act, those responsible for carrying out activities under the Act shall have regard to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest".

Ontario Heritage Act

The Ontario Heritage Act (OHA) is the key piece of legislation for the conservation of heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeological resources, within municipal boundaries. This is largely achieved through designation of individual properties under Part IV, or designation of HCDs under Part V. It can also be achieved through the registration of a Heritage Easement Agreement on title.

Part IV of the OHA enables municipalities to designate individual properties of cultural heritage value or interest. Designation under Part IV can ensure the conservation of heritage properties and their identified heritage attributes, and requires the receipt of permission from the municipal council to alter, demolish or remove a building or structure on the property.

Part V of the OHA empowers municipalities to designate any defined area as an HCD. Central to Part V designation is the adoption of an HCD plan, which enables municipal

councils to conserve the district's heritage character through the application of policies and guidelines specific to the district.

Prior to designating an HCD, City Council must undertake an HCD study to determine if the area merits designation. Section 40 (2) of the OHA identifies the scope and required components of an HCD study. These include: an analysis of the character and appearance of the district; recommendations for the district's boundaries; recommendations for the objectives of the HCD plan; and recommended changes to the Official Plan and municipal by-laws, including zoning by-laws. This report summarizes the preliminary recommendations of the HCD study undertaken in accordance with the Ontario Heritage Act.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) region. Section 4.2.7 of the Growth Plan states that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. Municipalities are directed to work with stakeholders, as well as First Nations and Metis communities, in development and implementing Official Plan policies and strategies for the identification, wise use and management of cultural heritage resources.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with the Growth Plan.

Official Plan

The City of Toronto's Official Plan contains policies that seek to protect and manage cultural heritage resources, including significant buildings, properties, districts, landscapes and archaeological sites. The Official Plan recognizes the contribution of these resources to sustainable development and place making, and provides policies to guide their conservation and wise use.

Section 3.1.5, "Heritage Conservation," provides, amongst other matters, direction on the identification, study and evaluation of cultural heritage resources, including HCDs in Toronto. Policy 3.1.5.3 states that HCDs will be protected by being designated under the OHA. The Official Plan also provides direction on how HCD studies and plans will be conducted, and notes the protocols and provisions that will be included (3.1.5.30-1).

Casa Loma HCD Study

Background

City Staff identified an area around Casa Loma as suitable for an HCD Study in October 2005, and at its meeting of December 5, 6 and 7 2005 City Council authorized the area for study as an HCD. The area was prioritized by City Council for study in 2015, and the

boundary was expanded to the north and west by Toronto and East York Community Council in 2017.

Context

The Casa Loma HCD Study Area is a primarily residential neighbourhood located atop the Davenport Escarpment and generally bounded by Bathurst Street, Nordheimer Ravine and Boulton Drive. It's composed of single family detached houses, with a small number of multi-unit residential buildings, institutions and parks.

Archaeology

Slightly less than 25% of the Study Area has been classified in the City of Toronto's Archaeological Management Plan as having archaeological potential. The majority of archaeological investigations that have taken place within the Study Area relate to the existing and former estate houses; this includes a continued program of archaeological excavations at Spadina House, as well as an excavation of the Nordheimer family mausoleum that occurred during the redevelopment of a property on Glen Edyth Place. Additionally, a small Indigenous site was located in the Nordheimer Ravine, most likely evidence of repair to a stone tool and of an unknown date.

Existing Heritage Protections

The Study Area contains eleven properties that are included on the City of Toronto's Heritage Register; four of the properties are listed, and the remainder are designated under Part IV of the Ontario Heritage Act. These properties reflect the neighbourhood's history as an enclave of wealthy estates, and include Casa Loma, Spadina House, Lenwil, and the Maclean, Dinwoody, Dennison and Connable Houses. Hillcrest Community School, built prior to the area's annexation by the City of Toronto, and the Richard Mauran House, built in 1968 by the architect Taivo Kapsi on Ardworld Gate, are also included on the register.

History and Evolution

Research into the history and evolution of the Study Area was undertaken as part of the HCD Study process. This review provided the foundational understanding of the history of development within the Study Area and informed the subsequent character analysis and heritage evaluation.

The Study Area is located within a broader region which has been inhabited by Indigenous peoples for millennia. Its unique elevated topography is reflective of the former shoreline of Lake Iroquois and the creeks and rivers that formed following the glacial retreat. The southern boundary of the Study Area, defined by the Davenport Escarpment, roughly traces a portion of a significant trail that connected the Humber and Don Rivers, two important transit and trade routes north from Lake Ontario.

Following the establishment of the Town of York in 1793 the surrounding region was subdivided into town lots (south of Queen Street), park lots (north of Queen Street) and township lots (north of Bloor Street). The Study Area was contained within township lots 23, 24 and 25. These lots were granted to well-connected and upwardly mobile individuals, either as a reward for military service or due to familial connections. The original grantees included Peter Russell, William Wilcocks, and John McGill. The character of the Study Area through much of the 19th century was defined by the country estates constructed by these early township lot owners and subsequent

generations. As the century progressed the original lots were subdivided and portions sold or inherited, however the area remained largely rural in character. The earliest estates were built along the escarpment edge, and included 'Davenport' (1797), 'Spadina' (1818) and 'Russell Hill' (1818). None of these early estate houses remain.

In the mid- to late-19th century the City of Toronto experienced a period of rapid growth, and began to expand northwards, spurring speculative development and the subdivision of township lots north of Bloor Street. The Study Area, however, remained relatively stable, partially owing to the difficulty of working around its challenging terrain as well as the interests of the estate owners in maintaining its more secluded character. In 1866 the original Spadina House burnt down, and a new estate house was built by James Austin, a founder of the Dominion Bank and The Consumers' Gas Company. To the east of Spadina House was the estate of Ravenswood, built for Austin's daughter, as well as Glen Edyth, constructed in 1871 by Samuel Nordheimer to replace Russell Hill.

Subdivision and speculative development began in the westernmost portions of the Study Area. Fire insurance maps from 1894 show Nina Street, the northern portion of Hilton Avenue, Spadina Avenue, Austin Terrace and Walmer. In contrast, the lots east of Spadina Road owned by the Austin and Nordheimer families remained largely intact. Although these streets were laid out, it wasn't until the annexation of the neighbourhood in 1909 by the City of Toronto and the provision of city services that the area began to experience rapid development, particularly along Hilton and Wells Hill Avenues.

In spite of the residential suburban development occurring in the western portions of the Study Area, the neighbourhood retained its desirability for the city's elite. In 1903 Sir Henry Pellatt purchased 40 acres from the Austin family for the construction of Casa Loma, built between 1904 and 1914 and one of the largest private homes ever built in Canada. Immediately to its west is Lenwil, the house of the prominent architect E. J. Lennox (1914) and the Maclean House, home of Colonel John. B. Maclean (1910). These estates remain, along with the Connable House (1916), Dinwoody House (1913) and Dennison House (1910), and, along with Spadina House, are the last built form vestiges of the neighbourhood's early history as an enclave of wealthy estates.

Residential subdivision following the Study Area's annexation was piecemeal, reflected in the diversity of streetscape, lot pattern and built form character in the neighbourhood. The Study Area contains representative examples of early to mid-20th century residential construction; Hilton Avenue was substantially developed between 1911-1919 with a high degree of consistency in architectural design in contrast to Wells Hill Avenue which is defined by singularly-designed houses sited within a garden suburb context. Glen Edyth and Ardwold Gate, two of the last streets to be subdivided, have a wholly different character reflective of mid- to late-20th century residential development.

Built Form and Landscape Survey

A built form and landscape survey was undertaken to inventory each property within the Study Area, using the City of Toronto's standardized survey form and completed according to the *HCDs in Toronto*. Through the summer of 2017 the consultant team undertook a survey of each property within the Study Area from the public realm. The survey recorded information including the number of storeys, building material,

architectural style, and roof types, supplemented with photographs. The total number of properties surveyed was 514.

Character Analysis

An analysis of the Study Area's character was undertaken to understand the defining features of the Casa Loma neighbourhood, and to determine whether those features reflect and support an appreciation for the Study Area's periods of development. This analysis included the mapping of information collected through the built form and landscape survey, including dates of construction, architectural styles, building typologies and integrity. The analysis of this data enabled the consultant team to identify patterns and trends in the built form of the Study Area.

An analysis of dates of construction of existing houses was undertaken in order to determine whether portions of the Study Area primarily relate to specific periods of development. Spadina House is the oldest extant building within the Study Area; the remaining buildings were built in the 20th and 21st centuries. The majority (71%) of houses were built between 1910 and 1939; development began on the western streets working its way east as the larger estates were demolished and subdivided. While most streets, and the Study Area as a whole, have seen a steady rate of redevelopment, certain streets such as Hilton and Wells Hill Avenue were built-out within a defined time period and have seen limited new construction.

The Study Area includes a variety of early- to mid-20th century architectural styles, interspersed with contemporary buildings which range from traditionalist to modern in style. While the area contains excellent representative examples of architectural styles, including Arts and Crafts, Tudor Revival and Brutalism, many of its houses evidence the influence of various styles, and have been classified by the consultant team under broader architectural stylistic categories.

Building typologies were identified within the Study Area in order to analyze the predominance and pattern of houses with common architectural form and massing. This includes an analysis of roof types, heights, and number of bays. The consultant team identified four distinct building typologies within the Study Area: Edwardian Two-Bay, Three-Bay Wide, Dominant Cross Front Gable and Flat Roof Contemporary. The spread of these typologies is across the Study Area and generally representative of 20th century residential architecture in Toronto, however some typologies can be found in concentration on certain streets and define those streets' character. In particular, 80% of the houses on Hilton Avenue are Edwardian Two-Bay, and more than 50% of the Study Area's Flat Roof Contemporary houses are found on Ardwold Gate and Glen Edyth. These prevailing typologies support an understanding of the varying periods of development across the Study Area, as well as the different socio-economic classes who lived in the neighbourhood, reflected in the varying lot and house sizes, rate of redevelopment and design detail.

Planning Analysis

A thorough review of the existing planning framework within the Study Area was undertaken and analyzed against the area's prevailing heritage character. This was done in order to understand whether the existing planning controls support or detract

from the identified heritage character, and to support a recommendation for appropriate tools to resolve any conflicts, where required.

The planning analysis identified that the existing planning framework in the Casa Loma neighbourhood generally supports its character as a low-rise residential area, interspersed with institutional properties, parks and open spaces.

In regards to the Hilton Avenue area, the planning analysis identified that the existing zoning supports the area's prevailing height, however it conflicts with the prevailing lot frontage, lot area and streetwall. In particular, the existing zoning requires lots to be larger and have wider frontages than what defines the area. While it would not permit a new house be built closer to the front lot line, there are currently no provisions regarding a maximum front yard setback, which could result in the gradual erosion of Hilton Avenue's consistent streetwall.

In regards to the Wells Hill Avenue area, the zoning by-law supports the street's bucolic character defined by large lot frontages, substantial front and side yard setbacks, and general height of 2.5 - 3 storeys. However, the zoning may conflict with the established heritage character for those properties between 18-30 Wells Hill Avenue, which have a uniquely deep and consistent setback, creating a perception of a communal garden in front. Under the current by-law, should these properties be redeveloped, they may be permitted to reduce the existing front yard setback, disrupting the visual cohesiveness of the grouping and eroding the perceived communal front garden.

The planning analysis recommends that appropriate tools be put in place to address the conflict between the existing zoning by-law and the established heritage character, such as an HCD Plan. Additionally, it supports any other urban design policies or guidelines that may reinforce the zoning by-law's support for the Casa Loma neighbourhood's residential character.

Community and Stakeholder Consultation

The HCD Study process included 2 community consultation meetings and 3 community advisory group (CAG) meetings. City Planning, in collaboration with Lura Consulting, a facilitator retained to assist with consultation, undertook public engagement in order to benefit from local expertise and receive community knowledge, views and ideas for consideration as part of the HCD Study. The CAG process provided the study team with an opportunity to vet information and ideas and incorporate potential revisions before bringing it to the broader community.

The first CAG meeting took place on January 11, 2018. City staff presented an overview of the HCD Study process and the consultant outlined research and survey work completed to date. CAG members were asked to describe what features of the neighbourhood they consider important and the types of changes they think contribute to or detract from the area's character. CAG members noted a wide variety of features as being important to the area's character, however there was disagreement as to whether those features may be considered 'heritage' or not. A variety of opinions were provided as to what form of redevelopment may be desirable.

The second CAG meeting was held on April 5, 2018. The study team presented draft findings from the research and analysis stage, with a focus on character areas and further refining an understanding of the nuanced differences within the Study Area. A third CAG meeting was held on May 9, 2018 to present the draft recommendations. Materials and format of the second Community Consultation was also presented for discussion. There was general support from the CAG for the consultant's recommendations, however concerns were raised regarding the process for identifying and recommending individual properties for further research. CAG members expressed support for the proposed open house format for the second community meeting.

Community consultation meetings were held on September 28, 2017 and June 20, 2018 to present the consultant team's findings and solicit input and feedback from the broader community on the Study Area's cultural heritage value and heritage attributes. Both community consultation meetings were set-up as an open house format, and provided attendees with an opportunity to review the consultant team's research, analysis, evaluation and recommendations, provide feedback and ask questions of the consultants and City Staff.

Evaluation

Cultural Heritage Value

Following the analysis of the Study Area's present-day character, history and evolution the consultant team evaluated the area against the Criteria for the Determination of Cultural Heritage Value within a Heritage Conservation District, established in *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*.

The evaluation determined that the Hilton Avenue and Wells Hill Avenue areas within the Casa Loma neighbourhood possess design, physical and contextual heritage value and warrant designation under Part V of the Ontario Heritage Act as HCDs. The consultant team is recommending two separate HCD Plans be prepared for these areas.

The Hilton Avenue area has design and physical value as it exemplifies an early 20th century middle class residential street in Toronto, substantially built out between 1910-1919 and having seen minimal redevelopment since. The prevailing building typology is Edwardian Two Bay, most built by contractors for individual homeowners or speculative developers. The majority of houses have minimal front and side yard setbacks contributing to a strong and continuous streetwall articulated by covered porches, bay windows front gables and dormers. The cohesive appearance of the street is reinforced by a consistent height of 2.5 storeys and the prevailing use of brick cladding with wood detailing. Important resources within the area include Hillcrest Community School, opened in 1905 to serve the growing local community of Wychwood and Bracondale prior to its annexation by the City of Toronto in 1909.

Wells Hill Avenue is complementary yet distinct from Hilton Avenue, having been identified as a representative example of early 20th century upper middle class housing and subdivision. Houses on Wells Hill Avenue are larger than those in the rest of the Study Area and set within the natural landscape, often incorporating substantial side and front yard setbacks, preserving the mature tree canopy and a park-like setting. Architectural styles and building typologies vary, and include examples of the

Edwardian, Arts and Crafts, English Cottage and Bungalow styles. Many of the houses display a high degree of craftsmanship, and would have been designed by architects for individual homeowners, rather than developers or investors. Wells Hill Avenue has a defined sense of place and enclosure owing to the T-intersection at the north end of the street at Lyndhurst, and the jog in the street at the south end. The two 'communal gardens' on the street, created by groups of houses that are substantially setback from the road, support the area's unique and distinctive character.

The two proposed HCDs, while different in their built form and streetscape, are related to one another both in proximity as well as their value in reflecting patterns in early 20th century residential development in Toronto. They are important contributions to the character of the larger Casa Loma neighbourhood, and are valued by area residents as streets that support an understanding of the history of the neighbourhood.

Recommendations: Hilton Avenue

Proposed Boundaries

The proposed Hilton Avenue HCD boundary generally includes properties facing Hilton Avenue between Melgund Road and Austin Terrace. Some properties on Nina Street, Melgund Road and Austin Terrace have been included in the proposed boundaries as well.

Statement of Objectives

A draft Statement of Objectives has been prepared and organized based upon identified cultural heritage values to ensure the long-term conservation and enhancement of the district (Attachment 3). This includes general objectives that address the conservation of the area's cultural heritage value and heritage attributes, and that ensure that new development conserves and contributes to its heritage character. These objectives may be revised and refined through the course of developing the HCD Plan.

Statement of District Significance

The draft Statement of District Significance identifies and describes the proposed Hilton Avenue HCD's cultural heritage value (Attachment 2). The Statement of District Significance may be revised through the course of developing the HCD Plan.

Heritage Attributes

Heritage attributes are the physical, spatial and material elements within the district that conveys its heritage character and that should be conserved. These can range from physical and design features to overall spatial patterns that support an understanding of the district's cultural heritage value.

The draft list of heritage attributes has been organized based upon the associated cultural heritage values. The list includes features such as the consistency of the streetscape along Hilton Avenue and the predominant use of brick cladding with stone and wood details. The list of heritage attributes is included in Attachment 2, and may be refined through the course of developing the HCD Plan.

Contributing Properties

Properties within the proposed district were evaluated to determine whether they contribute to the area's identified cultural heritage values. Contributing properties are

those that have design, historic and/or contextual value and that support the area's established heritage character. Contributing properties must also retain sufficient integrity in order to convey the area's cultural heritage value. Properties within the proposed district were identified as contributing if they satisfied the following criteria:

- Constructed during the identified period of significance (1900-1929)
- are a prevailing typology within the area
- were designed in a prevailing architectural style within the area
- Maintain their integrity and have not been significantly altered as seen from the street

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

Recommendations: Wells Hill Avenue

Proposed Boundaries

The proposed Wells Hill Avenue HCD boundary generally includes properties facing Wells Hill Avenue between Lyndhurst Avenue Road and Austin Terrace. Some properties on Nina Street, Lyndhurst Avenue and Austin Terrace have been included in the proposed boundaries as well.

Statement of Objectives

Draft objectives have been prepared and organized based upon the identified cultural heritage values of the proposed Wells Hill Avenue HCD to ensure the long-term conservation and enhancement of the area (Attachment 5). This includes general objectives that address the conservation of the area's cultural heritage value and heritage attributes, and that ensure that new development conserves and contributes to the area's heritage character. These objectives may be revised and refined through the course of developing the HCD Plan.

Statement of District Significance

The draft Statement of District Significance identifies and describes the proposed Wells Hill Avenue HCD's cultural heritage value (Attachment 4). The Statement of District Significance may be revised through the course of developing the HCD Plan.

Heritage Attributes

Heritage attributes are the physical, spatial and material elements within the district that convey its heritage character and that should be conserved. These can range from physical and design features to overall spatial patterns that support an understanding of the district's cultural heritage value.

The draft list of heritage attributes has been organized based upon the associated cultural heritage values. The list includes features such as the mature tree canopy and the significant setbacks of houses on Wells Hill Avenue. The complete list of heritage attributes is included in Attachment 4 and may be revised and refined through the course of developing the HCD Plan.

Contributing Properties

Properties within the proposed district were evaluated to determine whether they contribute to the area's identified cultural heritage values. Contributing properties are those that have design, historic and/or contextual value and that support the area's established heritage character. Contributing properties must also retain sufficient integrity in order to convey its cultural heritage value. Properties within the proposed district were identified as contributing if they satisfied the following criteria:

- Constructed during the identified period of significance (1900-1929)
- Are a prevailing typology within the area
- Were designed in a prevailing architectural style within the area
- Maintain their integrity and have not been significantly altered as seen from the street

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

Recommended Properties for Further Research

Properties within the Casa Loma Study Area that may merit individual listing or Part IV designation under the OHA have been identified by the consultant team as part of the HCD Study. The properties recommended for further evaluation are listed in Attachment 6. City staff will evaluate these properties against Ontario Regulation 9/06 and bring forward listing and/or designation reports where warranted.

Next Steps

Should the Toronto Preservation Board endorse staff recommendations to proceed with designating the proposed Hilton Avenue and Wells Hill Avenue Heritage Conservation Districts, work on the HCD Plans will commence in early 2019. This will include community consultation, as well as establishing community advisory groups to solicit feedback. It is anticipated that the development of an HCD Plan will take approximately one year, after which the HCD Plan and designating by-law will be presented to the Toronto Preservation Board, Community Council and City Council for approval.

City Planning will undertake additional research and evaluation for the individual properties recommended by the consultant team in Attachment 6, which may result in additional properties being added to the City's Heritage Register. City staff will bring forward another report for Toronto Preservation Board, Community Council and City Council consideration with recommendations for listing and designation.

CONCLUSION

The Casa Loma HCD Study meets the requirements of the Ontario Heritage Act and other provincial legislation and municipal policies, including requirements for consultation, evaluation and content.

The HCD Study was undertaken collaboratively within the City Planning Division. Proceeding with the development of HCD Plans for the Hilton Avenue and Wells Hill Avenue areas will enable City Council to conserve the cultural heritage value and heritage attributes of the proposed HCDs and to manage and guide future change in

accordance with the Official Plan and the Ontario Heritage Act. City Planning staff have reviewed and support the findings and recommendations of the HCD Study, including the determination that the areas qualify for designation under Part V of the Ontario Heritage Act. It is therefore recommended that City Planning proceed with the preparation of the Hilton Avenue and Wells Hill Avenue HCD Plans. This report seeks endorsement from the Toronto Preservation Board for these recommendations.

CONTACT

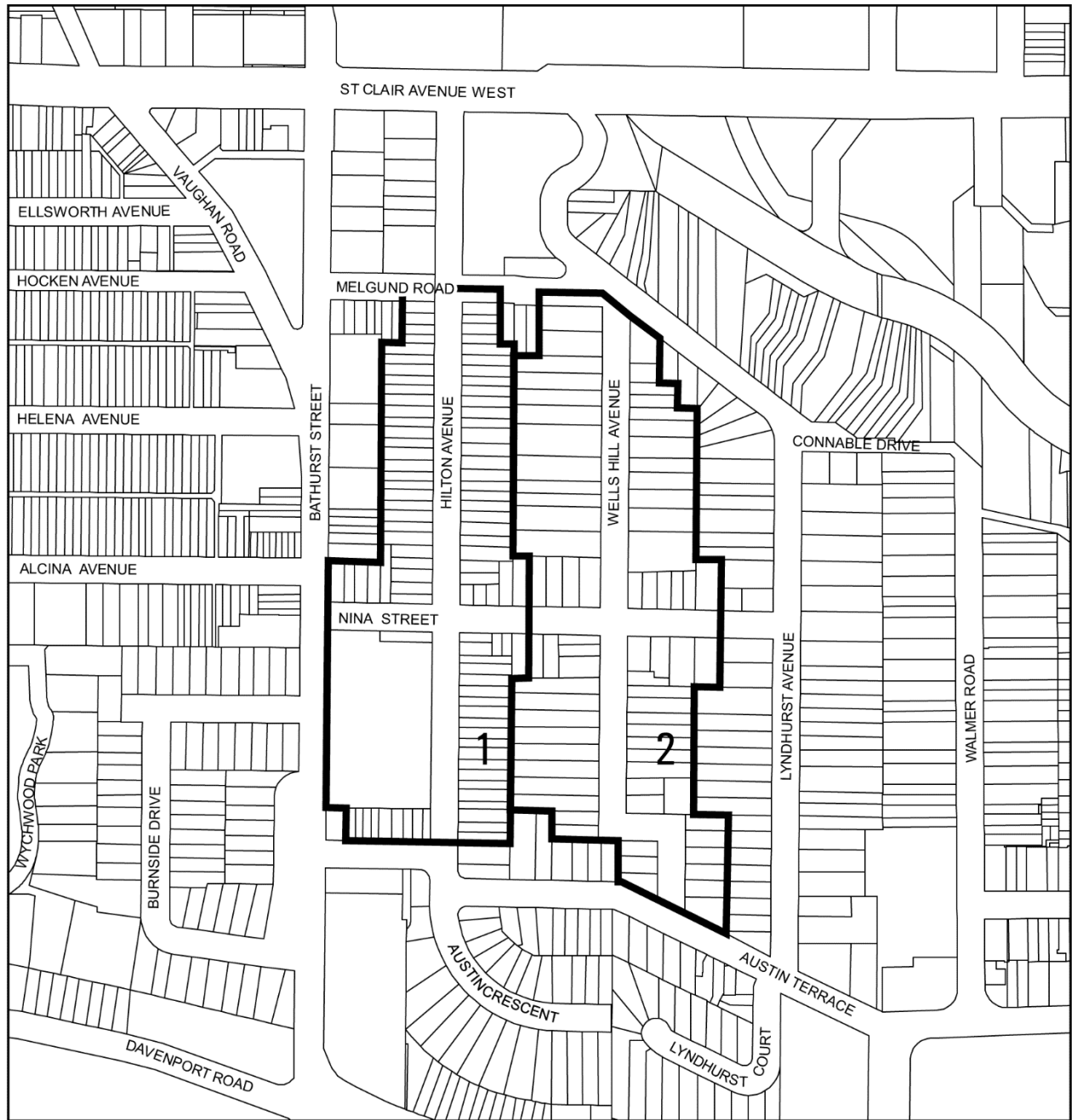
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SIGNATURE

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ATTACHMENTS

Attachment 1 – Hilton Avenue and Wells Hill Avenue HCDs – Boundaries
Attachment 2 – Hilton Avenue HCD – Draft Statement of District Significance and Heritage Attributes
Attachment 3 – Hilton Avenue HCD – Draft Statement of Objectives
Attachment 4 – Wells Hill Avenue HCD – Draft Statement of District Significance and Heritage Attributes
Attachment 5 – Wells Hill Avenue HCD – Draft Statement of Objectives
Attachment 6 - Recommended Properties for Further Research
Attachment 7 - Casa Loma Heritage Conservation District Study



Casa Loma HCD Study

▣ Proposed Heritage Conservation Districts

- 1 - Proposed Hilton Ave HCD
- 2 - Proposed Wells Hill Ave HCD



Not to Scale
 5/31/2018

Hilton Avenue Statement of District Significance

Description of Historic Place

Hilton Avenue is the western most street in the residential neighbourhood of Casa Loma. It is on lands that were originally part of the Davenport estate owned by Colonel Joseph Wells. After Wells' death in 1853, the property was divided into three narrow lots that ran from Bloor Street to St. Clair Avenue West. The western lot was inherited by Arthur Wells, the fifth son, which he gradually subdivided and sold off. By 1894, Nena Street (now Nina Street) and Bay View Avenue (now Hilton Avenue north of Nina Street) were laid out on the northern portion of Arthur's property. The southern portion of his property was acquired by William Gooderham. By 1903, it had been subdivided into Hillcrest Avenue (now Austin Terrace) and Albany Avenue (now Hilton Avenue south of Nina Street).

Hilton Avenue was intensively developed in a ten year period between 1910 and 1919, with development continuing at a slower pace in the 1920s. The street is defined by its brick Edwardian two-bay houses that create a street wall of consistent height and setback with an articulated regular rhythm of projecting front porches and bay windows. Hilton Avenue is an excellent example of an early 20th century middle class urban street that has maintained its integrity, authenticity and coherence.

The district's boundary generally includes all properties along Hilton Avenue between Austin Terrace and Melgund Road. Additional properties on Austin Terrace, and Nina and Bathurst Streets have been included.

Cultural Heritage Value

Hilton Avenue's cultural heritage value is based on its contextual, design and physical values as an excellent representation of an early 20th century middle class Edwardian two-bay residential neighbourhood. Its consistency largely relates to the construction of most of its homes in a narrow 10 year period between 1910 and 1919.

The district's design and physical values stem from the predominance of Edwardian two-bay houses. This typology is composed, at its basic form, of a double height bay window and a front porch with a simple window above. The roof is either a side gable with a central dormer or a front gable clad in wood shingles with a central window. The front porches have projecting front gabled roofs that rest on high brick bases with short wooden columns. Variants include two-bay compositions with a single story bay window with a simple window above, and a projecting gabled front porch with a bay window above. Other variants have a central second storey oriel window, and porches that extend the full width of the façade. A wider three-bay variant is also found in the area. The overall street character is reinforced by the predominance of 2.5 storey buildings, their regular street wall height, and by the datum lines and articulated rhythms created by the projecting porches, bay windows, dormers and roof eaves. The consistency of the street character is further supported by the buildings' cladding materials: brick as the

predominant cladding with stone and wood accents, and wood shingles in the front gables.

The district's contextual value as an early 20th century middle class urban neighbourhood stem from its cohesive streetscape of distinctive Edwardian two-bay houses built between 1910 and 1919. The houses create a continuous street wall of regular lot sizes and building heights articulated by entrance porches, bay windows and dormers.

The Hillcrest Community School, which also contains a community centre, is an important landmark which contributes to the heritage character and identity of Hilton Avenue. This anchor helps reinforce the contextual values by creating a strong sense of place at the south end of the district.

Heritage Attributes

Design and Physical Attributes

- The consistency of the predominantly detached Edwardian two-bay houses with some semi-detached of a similar style on both sides of the street
- The consistency of the generally narrow lot frontages
- The consistency of the streetwall defined by 2-3 metre setbacks, articulated by covered porches, dormer windows, front gables and dormers
- The low-rise scale of houses, generally 2-2.5 storeys tall
- The predominant use of brick cladding with stone, wood, stucco and wood shingle detailing
- The predominant front and side-gable roof rhythm
- Central dormer windows or central windows in front gables
- The predominance of bay windows, often 2-storeys tall
- The covered wood front porches with gabled entrances and brick-based wood pillars
- The consistent grade of the front yards

Contextual Attributes

- The consistent streetscape of Edwardian two-bay houses constructed between 1910 – 1919 typifying Toronto middle class housing
- Hillcrest Community School at 44 Hilton Avenue, an important neighbourhood institution and community landmark

1. Conserve, maintain and enhance the cultural heritage values of the District as expressed through its heritage attributes, contributing properties, public realm and archaeological resources.
2. Conserve and enhance the District's Part IV designated and listed properties.
3. Conserve the consistent rhythm and houses, including their front yard setbacks.
4. Conserve the District's consistent streetwall, and the rhythm and articulation provided by bay windows, front gables, dormers and covered porches.
5. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes within the District.
6. Ensure that new development and additions conserve and enhance the cultural heritage values of the District particularly with respect to the historic scale, form, massing and materials of its contributing properties, streetscape and public realm.
7. Encourage high quality architecture in the design of new development and additions that is complementary to the District's cultural heritage value.
8. Ensure harmony of materials and architectural features between old and new, including type, colours, scale, finishes and details.
9. Ensure that development and alterations adjacent to the District conserve its cultural heritage value.

Wells Hill Avenue Statement of District Significance

Description of Historic Place

Wells Hill Avenue is the second western most street of the residential neighbourhood of Casa Loma. It is on lands that were originally part of the Davenport estate owned by Colonel Joseph Wells. After Wells' death in 1853, the property was divided into three narrow lots that ran from Bloor Street to St. Clair Avenue West. The middle lot was inherited by Joseph's son Robert Wells, which he gradually subdivided and sold off. By 1910, the northern portion of Wells Hill Avenue was laid out, Nina Avenue (now Nina Street) had been extended east, and four properties were built upon. By 1924, the southern portion with the jog down to meet Theodore Avenue (now Austin Terrace) was completed, and most of the properties were built upon.

The houses on Wells Hill Avenue provide an excellent representation of early 20th century housing styles, including English Cottage, Arts and Craft, Edwardian and Bungalow. The pitched roofs and dormers, brick cladding with stone, wood and stucco accents, front porches and expressed entrances, 2 to 2.5 storeys, and general 3:1 solid to void ratio create a visually cohesive historic streetscape. The siting of the homes with their large treed front yard setbacks on the west side of the street creates the perception of unique communal garden settings with large mature tree canopies. The area is an excellent example of an early 20th century upper middle class urban street reflective of garden suburb principles and that has maintained its integrity, authenticity and coherence.

The district's boundary includes properties on Wells Hill Avenue from Lyndhurst Avenue to Austin Terrace, and on Nina Street from addresses 2-40, and 1-41.

Cultural Heritage Value

Hilton Avenue's cultural heritage value is based on its contextual, design and physical values as an excellent representation of an early 20th century upper middle class residential neighbourhood built between 1910 and 1929.

The district's design and physical values stem from its representation of early 20th century residential architecture styles built predominantly between 1910 and 1930, namely Edwardian, Arts and Crafts, English Cottage and Bungalow. The visual cohesiveness of the historic streetscape is supported by the pitched roofs with their varying pronounced eaves and dormers; the covered front porches, expressed entrances, and bay windows that articulate the massing and facades; the general 3:1 solid to void ratio and vertically proportioned windows that create continuous datum lines; and the limited garages that are either attached, at the rear, or integrated into the massing of the house and at grade.

The consistency of the historic street character is further supported by the buildings' cladding materials: the predominant use of brick, punctuated by stone details, half

timbering and stuccoed second storeys that gives the street a cohesive material expression.

The siting of the houses underscores the unique character of the area. Two wooded garden landscapes are created by the wide front yard setbacks on the west side of the street north and south of Nina Street. The northern front yard landscape is supported on its west side by the wide lots, deep front yard setbacks, and varying side yard setbacks, which reinforce a natural and fluid garden-like setting, and is framed on the east side by the sloped and raised front gardens that directly abut the street. Both sides of the street have several irregular rows of trees that form a strong canopy. Most of the houses on the west side have front lawns which create a low green landscape interrupted by driveways, and punctuated by trees. The small sloped gardens at the east side of the street are generally planted creating a continuous raised landscape border.

The perceived 'communal garden' on Wells Hill Avenue south of Nina Street between 18-30 Wells Hill Avenue is a clearly defined space created by 6 properties on the west side of the street with very deep front yard setbacks. The front gardens have lawns interrupted by driveways and punctuated by trees, which, with the lack of sidewalk, create a low continuous landscape that abuts the street. The siting of these houses allowed for the preservation of the mature tree canopy, which contributes to the area's unique and distinctive character. While the front yard setbacks on the east side of the street are far shallower, their trees help unify both sides of the street reinforcing the enclosed and intimate garden setting.

The extensive tree canopy defines both the streetscape and the backdrop of the houses reinforcing the natural forest like setting. Wells Hill Avenue is also defined by its termini – the jog in the street to the south ending at Austin Terrace and the angled T-intersection at the north, which serve to reinforce its boundaries and contribute to a sense of enclosure.

The district has contextual value as a representative example of an early 20th century upper middle class urban neighbourhood built between 1910 and 1929 and which incorporates garden suburb principles. The houses on Wells Hill Avenue provide an excellent representation of early 20th century housing styles, and the siting of the homes, with their large treed front yard setbacks on the west side of the street, creates a perception of a communal garden setting.

Heritage Attributes

Design and Physical Attributes

- The streetscape reflective of garden suburb principles with large front yard setbacks of varying depths and extensive soft landscaping
- The two garden-like settings north and south of Nina Street created by homes with very deep front yard setbacks
- The side yard setbacks that give each home a strong individual identity and reinforce the bucolic landscapes and streetscape
- The absence of sidewalks from one side of the street

- The mature tree canopy with several rows of trees in the front yards, and rear yard trees that create a green backdrop to the houses
- The consistency of historic homes from the 1910s and 1920s that have high integrity
- The variety of early 20th century architectural styles, namely English Cottage, Arts and Craft, Edwardian and Bungalow
- The predominantly low-rise scale of houses, generally 2.5 storeys tall
- The general use of brick, with stone, stucco and wood elements, including wood half-timbers and shingles
- The articulated roof profiles, including gabled and hip roofs
- The strongly expressed front entrances often with projecting covered porches

Contextual Attributes

- The defined and enclosed streetscape of early 20th century homes with a high degree of authenticity and integrity.
- The historic homes set back from the street with large front gardens creating a bucolic setting
- The perceived enclosure of the street, created by the angular T-intersection at the north end of the street and the jog in the street at the south end

1. Conserve, maintain and enhance the cultural heritage values of the District as expressed through its heritage attributes, contributing properties, public realm and archaeological resources.
2. Conserve and enhance the District's Part IV designated and listed properties.
3. Ensure complementary alterations to contributing properties and prevent the removal of Hilton Avenue and the District.
4. Ensure that new development and additions conserve and covered porches.
5. Encourage high quality architecture in the design of new development and additions that is complementary to the District's cultural heritage value.
6. Ensure harmony of materials and architectural features between old and new, including type, colours, scale, finishes and details.
7. Conserve and enhance Wells Hill Avenue's garden suburb character, particularly in respect to its natural setting, including its tree canopy and landscaped front yards with extensive gardens and softscaping.
8. Conserve and enhance the deep front yard setbacks where they exist on Wells Hill Avenue, which contribute to a perception of communal front gardens and the District's park-like setting.
9. Ensure that development and alterations adjacent to the District conserve its cultural heritage value.

74 Ardwold Gate

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

1295 Bathurst Street

61 Glen Edyth Drive

2-4 Castle View Avenue
6-8 Castle View Avenue
10-12 Castle View Avenue
14-16 Castle View Avenue
18-20 Castle View Avenue
22-24 Castle View Avenue
26 Castle View Avenue / 323 Walmer Road
5-7 Castle View Avenue
9-11 Castle View Avenue
13-15 Castle View Avenue
17-19 Castle View Avenue
21-23 Castle View Avenue
25 Castle View Avenue / 317 Walmer Road

146-148 Hilton Avenue
150-152 Hilton Avenue

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

2 Nina Street
34 Nina Street
40 Nina Street
50 Nina Street
52 Nina Street
54 Nina Street
56 Nina Street

301 Spadina Road
312 Spadina Road

497 St. Clair Avenue West

311-315 Walmer Road
325-327 Walmer Road
334-336 Walmer Road

354 Walmer Road
394 Walmer Road

8 Wells Hill Avenue
15 Wells Hill Avenue
17 Wells Hill Avenue
78 Wells Hill Avenue
82 Wells Hill Avenue
98 Wells Hill Avenue
102 Wells Hill Avenue

Attachment 7 will be made available prior to the Toronto Preservation Board Meeting.