

Street-related Parks

Wells Hill Park

Wells Hill Park is a .75 ha (1.9 ac) public park bounded on three sides by streets- Hilton Avenue, St. Clair Avenue West and Wells Hill Avenue. The open and positive relationship to these streets projects a welcoming and comfortable image.

First developed sometime after 1924, the park now includes a large open lawn area, children's' playground, wading pool benches and other amenities. Paved walkways criss-cross the park, providing access to the park to amenities as well as convenient shortcuts to local destinations. The park is well-planted with mature deciduous trees along the street frontages and through the southern half of the site.

The park is well-used and clearly an important resource for many people.



Figure 87: Hillcrest School - Hilton Avenue Frontage



Figure 88: Wells Hill Park - View from Wells Hill Avenue

Wells Hill Lawn Bowling Club

Established in 1929, the Wells Hill Bowling Club has been a fixture since the early development of the neighbourhood. Fronting onto two streets- Wells Hill Avenue and Melgund Road, the site enjoys good visibility and projects a positive image to the public realm.

The Club is actively promoting membership among a broader demographic.



Figure 89: Wells Hill Lawn Bowling Club

Casa Loma Parkette

Casa Loma Parkette was developed as a public park sometime after 1950. It is an open lawn with a two shade trees and a couple of benches. Of particular interest is the parks' visual relationship with the Casa Loma Stables, which define the north and west limits of the space.

The park enjoys a positive relationship to Walmer Road, which is defined by the remnant piers from the former fence. The park's presentation is not helped by the trash receptacle, which is unfortunately located front and centre.



Figure 90: Casa Loma Parkette

Spadina Road Parkette

Spadina Road Parkette is an open lawn with shade trees and one bench. The space is well-defined on two sides with vegetation prominent. A utilitarian guard rail defines the north side of the park along Russel Hill Drive.

The park is seldom used, perhaps because of its relationship to a very busy street, or its relative lack of amenities.



Figure 91: Spadina Road Parkette

Austin Terrace Boulevard

Austin Terrace Boulevard is a small green space that was created when the intersection with Walmer Road was severed. The space features a few shade trees and shrubs, a small lawn and connecting sidewalks. There are no user amenities, and the space shows little use apart from pedestrian transit.



Figure 92: Austin Terrace Boulevard

Baldwin Steps

Steps up the Davenport Escarpment along the Spadina Road alignment have been in place since the late 19th Century. The current concrete and steel steps were built in 1987 by the City of Toronto. The steps include decorative plantings and a series of landings, and offer great views down the Spadina Avenue corridor to the lake.

The landscape connecting the steps to Spadina Road to the north is a linear park with lawns, shade trees, furnishings and a central walkway. Both the steps and the parkette are heavily used.



Figure 93: Baldwin Steps



Figure 94: Baldwin Steps Parkette

Ravine/Escarpment Parks

Spadina Park

Spadina Park is the southern portion of the Spadina Museum property, and extends from south of the mansion to Davenport Road. Spadina Park is only accessible through the museum. As such, it is fenced and closed after hours.

The northern half of the park is a manicured, picturesque landscape with open lawns and large, mature trees, both deciduous and coniferous. The organization of the northern landscape is informal with vegetation masses defining a series of connected spaces. A lookout is located at the south end of the landscape.

The southern portion of Spadina Park is made up of the Davenport Escarpment landscape. It is extremely steep and heavily vegetated. Views from the lookout above are generally screened by this vegetation.



Figure 95: Spadina Park

Boulton Parkette

Boulton Parkette includes both escarpment and street-related park. The site consists of the escarpment along the east side of Glen Edith Drive and a narrow stretch of lawn parallel to Boulton Drive. The escarpment is steep and well-vegetated. The lawn area has some shade trees and a few benches. At the south end, a walkway with steps connects Boulton Parkette to the Glen Edith Drive Parkette at the intersection of Glen Edith Drive and Cottingham Road.



Figure 96: Boulton Parkette

Roycroft Park Lands

The Roycroft Park Lands is a small portion of a larger ravine system that extends northwest to St. Clair Avenue West and beyond. The Park Lands are part of a ravine park system that is visually quite separate from the surrounding neighbourhoods. Measures are being taken to further re-naturalize the vegetation. A gravel pathway carries pedestrians and cyclists through the site.

The entire south side of the site is defined by a continuous steep and vegetated escarpment. Houses along Glen Edith Drive above back onto the escarpment, but are not visible from below.

The entrance to Roycroft Park Lands at Boulton Drive is quite open and welcoming. Mown lawns with shade trees extend some distance into the site.

Further to the west, the naturalized vegetation encloses the path on both sides. The experience here is very much one of passing through a dense forest.

Because it is part of larger system, the Roycroft Park Lands are heavily used for cycling, strolling and dog-walking.



Figure 97: Roycroft Park Lands at Boulton Drive



Figure 98: Roycroft Park Lands

SUMMARY CONCLUSIONS

Figure 99: 17 Wells Hill Avenue

The Casa Loma neighbourhood is a distinct city precinct with a unique and identifiable character. The physical extent of the neighbourhood is clearly defined by the escarpments, and by Bathurst Street and St. Clair Avenue West. Casa Loma neighbourhood is widely known across the City due to its established and prestigious character, and by virtue of the presence of Casa Loma from which it draws its name.

The neighbourhood's role in Toronto's history is evidenced by the presence of the heritage estates and institutions, by the nature and layout of the street network, and by the character of the houses, many of which date from the early 20th Century.

The following is a summary of the neighbourhood's key landscape features.

Street Character

- Streets are very well-treed; predominance of hardwoods with many oaks.
- Street character is informal and diverse.
- Large, mature trees in private back yards contribute to the street experience.
- Large lots, large buildings with varied setbacks that create sometimes deep and typically varied front lawns.
- Front yard parking is prominent throughout the neighbourhood, but is only visually absorbed into the largest front lawns.

Estates and Institutions

- The three main signature institutions- Sisters Servant of Mary Immaculate (SSMI), Casa Loma (and Stables) and Spadina Museum- are former estates that serve as key landmarks and speak directly to the historical development of the area.
- The typical development pattern consists of historical buildings set in expansive grounds that feature open lawns, mature shade trees and decorative plantings.
- The frontage landscapes of Casa Loma have been given over almost entirely to parking and circulation.
- The relationship to the public domain varies: Casa Loma is open to the street, and invites entry; SSMI and Spadina Museum are closed off and offer only glimpses from the street. That sense of exclusivity augments their dignified, privileged character.

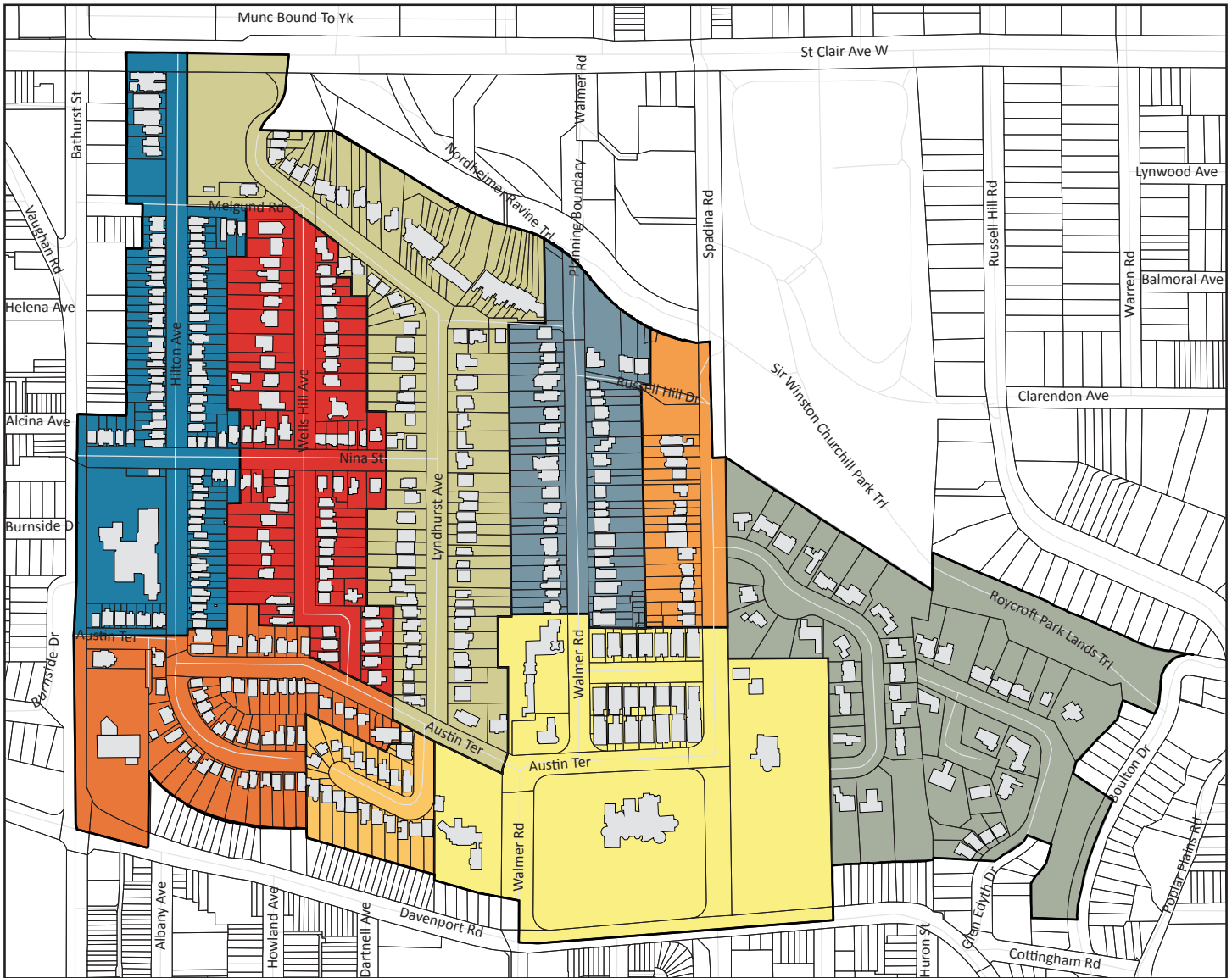
Parks and Open Spaces

- Private open spaces- front yards and estate grounds- are expansive and very important to the neighbourhood character.
- The vegetated escarpments are important features: they define the neighbourhood as a discrete physical area, and contribute an air of undisciplined nature that sets off the calm and cultured private properties.
- The public parks- Casa Loma Parkette and Spadina Road Parkette- are fairly attractive public amenities, but they are more recent, and not significant elements in the neighbourhood's heritage character.



5. CHARACTER ANALYSIS

Figure 100: A Map of the character areas within the Casa Loma Heritage Conservation District Study Area



- Hilton Avenue area
- Wells Hill Avenue area
- Lyndhurst Avenue area
- Walmer Road area
- Spadina Road area
- Glen Edyth area
- Casa Loma area
- Lyndhurst Court area
- Austin Crescent area

Character Analysis

The Casa Loma neighbourhood developed later when compared to its surrounding neighbourhoods with Township Lots 23, 24, and 25 being gradually subdivided by their owners and sold off. The area was largely developed between 1910 and 1940. Each section in this chapter will describe the Casa Loma HCD study area as a whole before providing further detail on the different character areas (Figure 100). The delineation of these smaller character areas was gradually defined through an iterative process throughout the character analysis and community engagement process, and is largely defined by the north-south streets. An analysis of each character area can be found at the end of the chapter. These areas were refined through a review of the buildings' date of construction, stylistic influences, massing, and materials.

Nine areas were identified by the consultant team:

1. Hilton Avenue (including properties on Melgund Road, Nina Street, Austin Terrace, and Bathurst Street), hereafter referred to as the **Hilton Avenue area**;
2. Wells Hill Avenue (including properties on Nina Street and Austin Terrace), hereafter referred to as the **Wells Hill Avenue area**;
3. Lyndhurst Avenue (including properties on Wells Hills Avenue, Connable Drive, Nina Street, and Austin Terrace) hereafter referred to as the **Lyndhurst Avenue area**;
4. Walmer Road (including properties on Russell Hill Drive), hereafter referred to as the **Walmer Road area**;
5. Spadina Road (including properties on the west side of Spadina Road), hereafter referred to as the **Spadina Road area**;
6. Ardworld Gate and Glen Edyth Drive and Place (including one property on Spadina Road), hereafter referred to as the **Glen Edyth area**;
7. Casa Loma and its surrounding buildings (including properties on Castle View Avenue, Austin Terrace, and Spadina and Walmer Roads) hereafter referred to as the **Casa Loma area**;
8. Lyndhurst Court, hereafter referred to as the **Lyndhurst Court area**; and
9. Austin Crescent (including properties on Hilton Avenue, Bathurst Street, and Austin Terrace) hereafter referred to as the **Austin Crescent area**.

BUILT FORM

The character analysis of the HCD study area was conducted in two stages. The first stage consisted of the visual documentation of the buildings, streets and landscapes. The data recorded on the building inventory sheets database was mapped and analyzed. This data included the heritage status, date of construction, building height, land use, stylistic influences, and building material components. Further analysis of the built form resulted in the identification and mapping of several building typologies. The mapping was completed in several iterations in which initial findings were presented to City staff, the public, and the Community Advisory Group members. Gaining more insight throughout the process, the maps were continuously updated with new information, further analysis, and input from all parties involved.



Figure 101: Casa Loma, 1957, Toronto Archives

Figure 102: A Map of the Current Heritage Status within the Casa Loma Heritage Conservation District Study Area

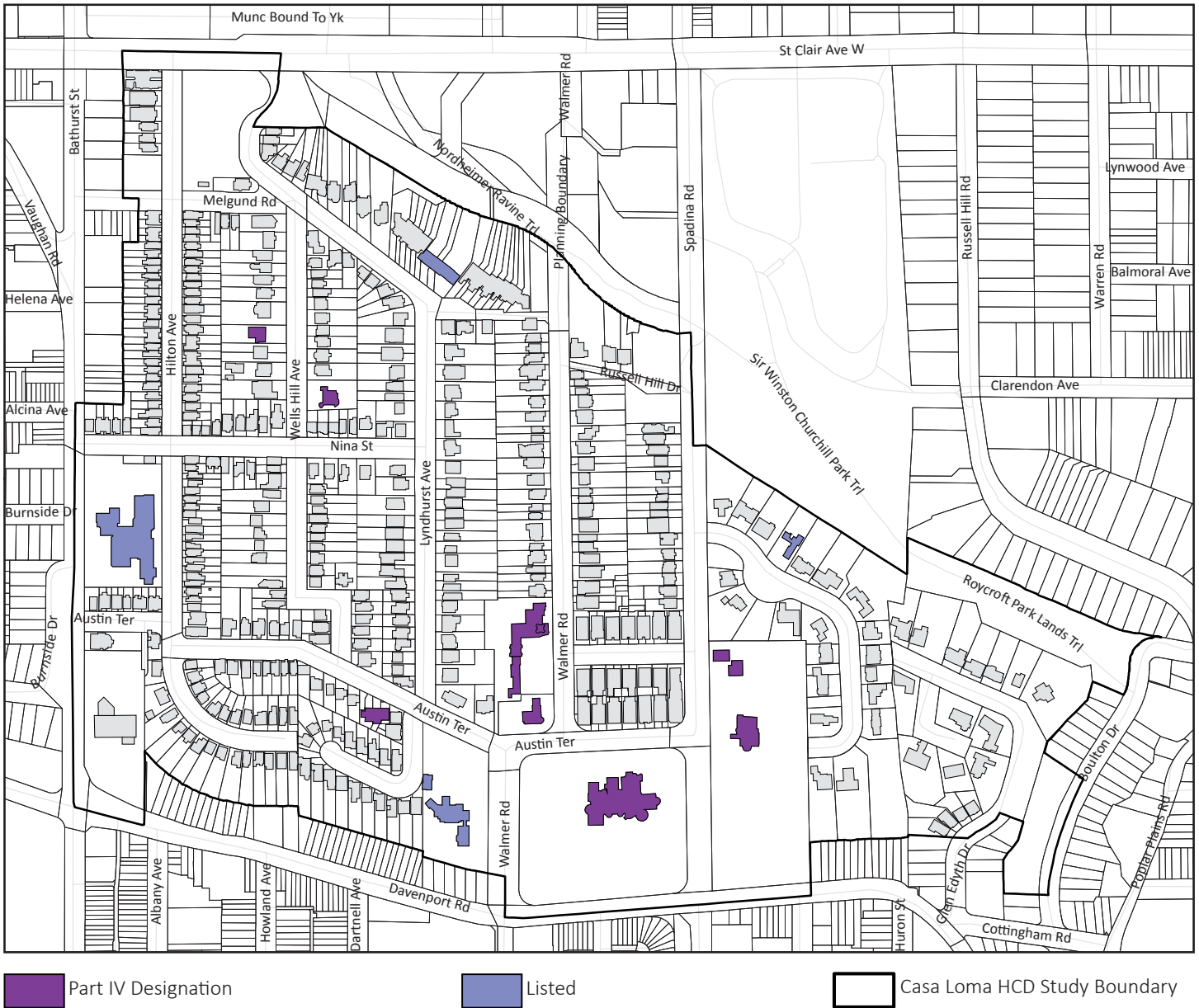




Figure 103: Pellatt Lodge (328 Walmer Road)

EXISTING PROTECTIONS

The study area contains four properties listed on the City of Toronto’s Heritage Register and seven properties designated under Part IV of the Ontario Heritage Act (OHA). Half of these identified heritage properties are located around Casa Loma. The remaining heritage properties can be found on Ardwold Gate, and Hilton, Wells Hill, and Lyndhurst Avenues.

Part IV Designations:

- Casa Loma (1 Austin Terrace)
- Maclean House (7 Austin Terrace)
- Spadina House (285 Spadina Road)
- Pellatt Lodge (328 Walmer Road)(Figure 103)
- Casa Loma Stable (330 Walmer Road)
- J. Dinwoody House (51 Wells Hill Avenue)
- Frank Denison House (72 Wells Hill Avenue) (Figure 104)

Listed on the City of Toronto’s Heritage Register

- Lenwil (5 Austin Terrace)
- Hillcrest Community School/Hillcrest Junior Public School (44 Hilton Avenue)
- Lyndhurst Lodge (153 Lyndhurst Avenue)
- House for Richard G.W. Mauran (95 Ardwold Gate) (Figure 105)

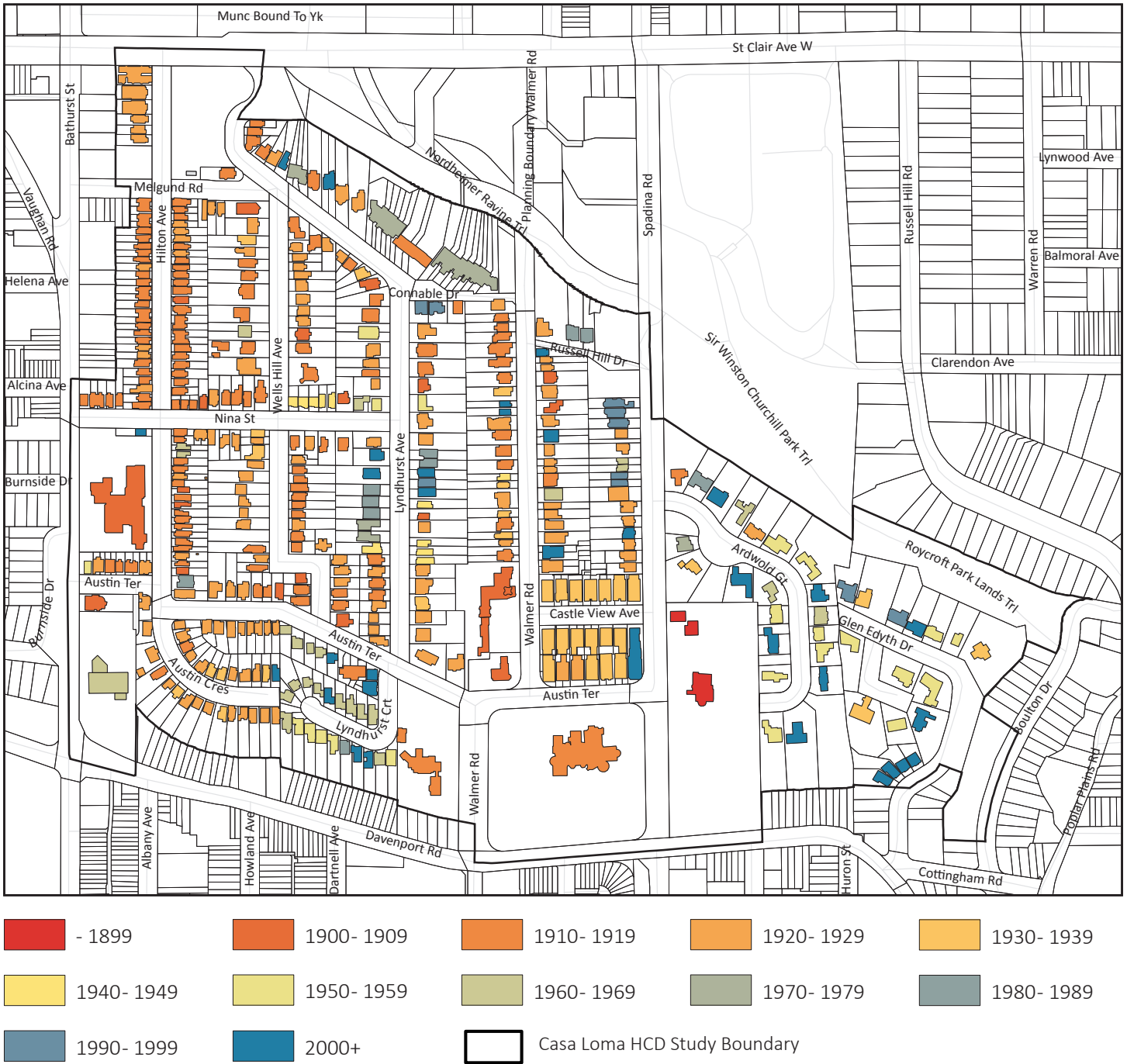


Figure 104: Frank Denison House (72 Wells Hill Avenue)



Figure 105: House for Richard G.W. Mauran (95 Ardwold Gate)

Figure 106: A Map of the Dates of Construction within the Casa Loma Heritage Conservation District Study Area



DATES OF CONSTRUCTION

The dates of construction of the existing building stock within the study area ranges between 1889 to present day. Spadina House at 285 Spadina Road is the only remaining building built prior to 1900 in the study area. At the beginning of the 20th century (up to 1909), development within the study area began slowly as the larger estate lots were beginning to be subdivided into smaller property lots. The most intensive period of development was between 1910 and 1929 where 62% of the area’s existing building stock was constructed. In the 1930s, development began to slow, and by 1939, 71% of the neighbourhood was built. Throughout the rest of the 20th century and into the 21st century, infill and redevelopment remained relatively slow and constant with small peaks of development in the 1960s and in last twenty years. (Figure 107)

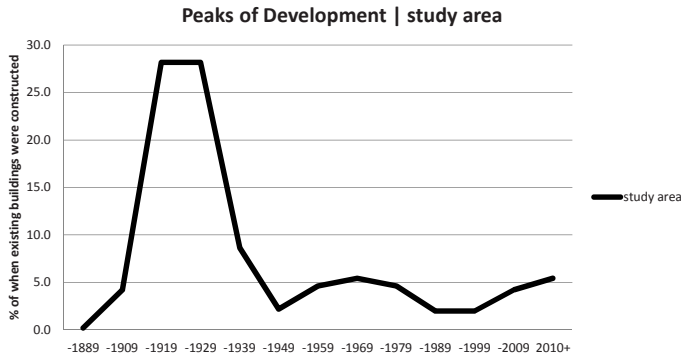


Figure 107: Peaks of Development within the Casa Loma study area

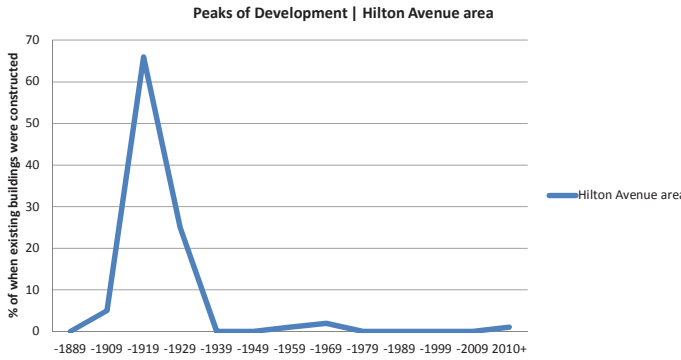


Figure 108: Peaks of Development within the Hilton Avenue area

Between 1910 and 1919, the Hilton Avenue area had its most intensive period of development, which continued into the 1920s. By the end of the 20s, 96% of Hilton Avenue area was built up and no infill and redevelopment would occur until the 1950s and 60s, and again in more recent years. (Figure 108)

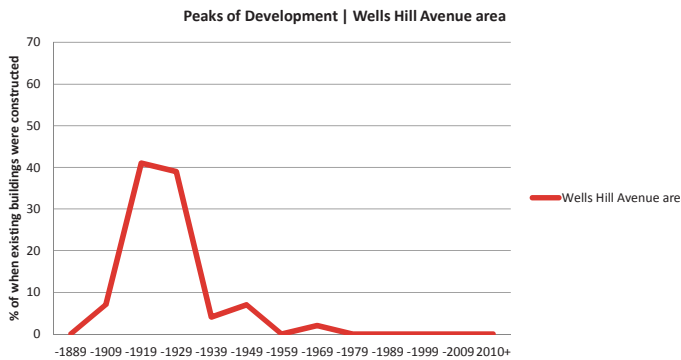


Figure 109: Peaks of Development within the Wells Hill Avenue area

The Wells Hill Avenue area had a similar peak of development as Hilton Avenue area, where it was significantly built up between 1910 and 1929. Development continued at a slower rate until the end of the 1940s, at which point 98% of Wells Hill Avenue area was built. The street wouldn’t see significant infill or redevelopment until more recently. (Figure 109)

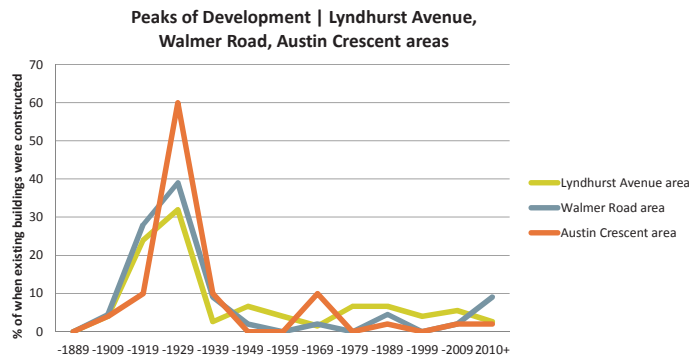


Figure 110: Peaks of Development within Lyndhurst Avenue, Walmer Road and Austin Crescent areas

Similarly, the Lyndhurst Avenue, Walmer Road, and Austin Crescent areas were developed between 1910 and 1929; however infill and redevelopment of these streets would remain constant throughout the 20th century. The Lyndhurst Avenue area experienced slight peaks of redevelopment in the 1970s, 80s, and 2000s, as would the Walmer Road area in the 1980s and 2010s. No new construction occurred in the Austin Crescent area in the 1940s and 50s, but the street did see a spike in infill and redevelopment in the 60s. Beyond this date, little development occurred within the area. (Figure 110)

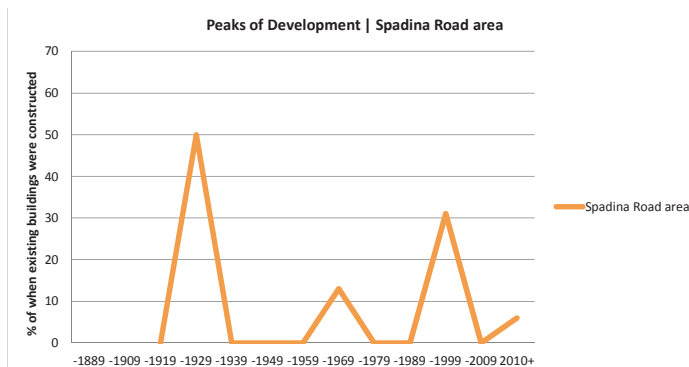


Figure 111: Peaks of Development within the Spadina Road area

The significant periods of development on the west side of the Spadina Road area was in the 1920s and again in the 1990s. By 1929, 50% of the street was built up, and wouldn't see any new infill or small redevelopment until the 1960s. New construction largely stopped until a significant peak in the 1990s, where 30% of the current buildings were constructed. (Figure 111)

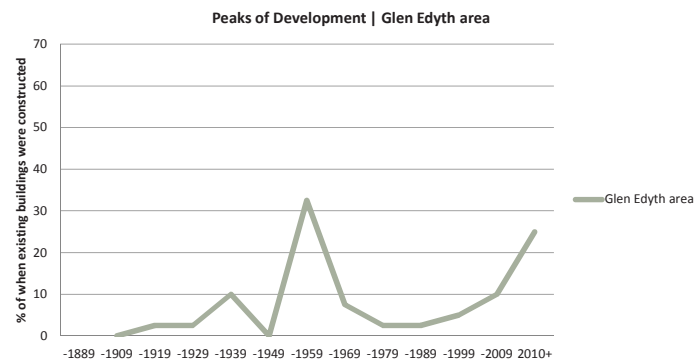


Figure 112: Peaks of Development within the Glen Edyth area

The subdivision of the Glen Edyth area didn't occur until the 1920s, and subsequently, development did not peak in the area until the 1950s. Construction continued throughout the rest of the 20th century and into the 21st century, with infill and redevelopment doubling each decade since the 1980s. (Figure 112)

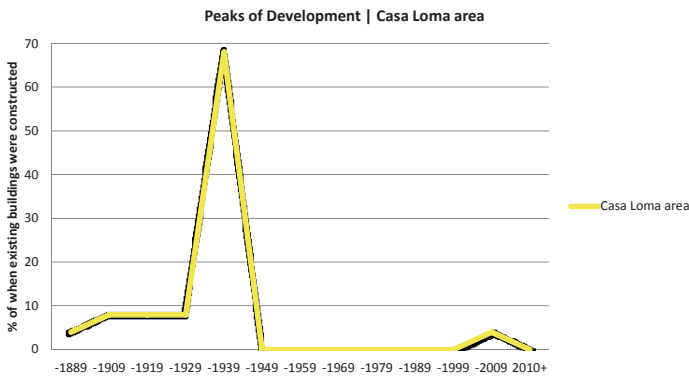


Figure 113: Peaks of Development within Casa Loma area

The Casa Loma area contains the grandest and oldest structures within the study area. Its development is defined by the historic estate buildings in the area: Casa Loma, its stables and lodge, Spadina House, and Lenwil. In the 1930s, multi-unit residential buildings on Castle View Avenue and the north side of Austin Terrace between Spadina and Walmer Roads were constructed. There was no infill or redevelopment within the area until the 21st century, when two of the multi-unit residential buildings were demolished for the construction of townhouses. (Figure 113)

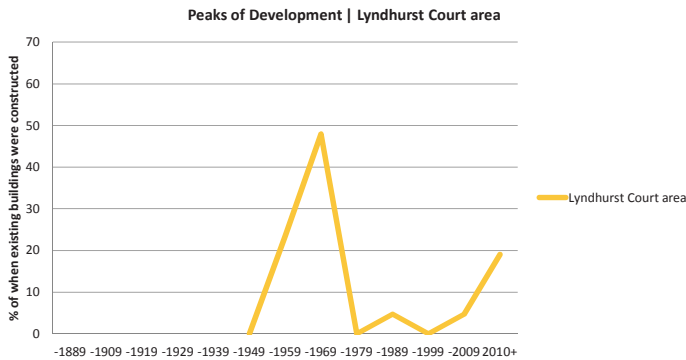


Figure 114: Peaks of Development within Lyndhurst Court area

The last street to be developed in the study area was the Lyndhurst Court area, which was subdivided c.1956 and was built out by the end of the 1960s. Small infill or redevelopment occurred in the 1980s and the 2000s, and has accelerated in the 2010s with about 20% of the properties being redeveloped. (Figure 114)

The analysis of the dates of construction shows that the Hilton Avenue and Wells Hill Avenue areas were primarily developed during the 1900 to 1929 and retain most of their original buildings. The Lyndhurst Avenue, Walmer Road, Spadina Road, Austin Crescent and the Casa Loma areas were substantially developed by the end of the 1930s and retain a number of buildings from their initial period of development. Lyndhurst Court and Glen Edyth areas were primarily developed in the 1950s and 60s, and have seen a significant amount of infill and redevelopment within the 21st century.

Throughout the rest of the 20th century, development within the study area remained constant with each decade filling in empty lots and redeveloping existing ones at a relatively consistent rate with slight slowdown in the 1980s and 1990s. The 2000s and 2010s saw an increase in the redevelopment rate impacting almost 10% of the buildings within the study area.

HEIGHTS

Building heights in the study area range from 1 to 4+ storeys, however the area is primarily dominated by 2-2.5 storey structures. These low-rise buildings were constructed throughout the 20th and into the 21st century and include 90% of the buildings surveyed.

The majority of 1-1.5 storey buildings are located in the Lyndhurst Court area encompassing half of the area’s houses (Figure 117), and in the Glen Edyth area where they make up about 20% of the area’s buildings. The Wells Hill Avenue area is the only other street within the study area that contains buildings of this height, which only make up about 3% of its buildings and are not character defining.

3 storey structures can be found in all of the identified sub-areas of the HCD study area. These structures have no specific groupings or clusters and can be found scattered throughout the HCD study area.

There are only four 4(+)-storey buildings within the study area: Casa Loma at 1 Austin Terrace, the Casa Loma Stables at 330 Walmer Road, the Toronto Grace Health Centre at 47 Austin Terrace, and the apartment building at 497 St. Clair Avenue West (Figure 119). Although some of these buildings are landmarks within the Casa Loma neighbourhood, 4(+)-storey buildings do not define the overall character of the study area.

The analysis of building heights shows that 2-2.5 storey structures define the majority of the study area. While buildings of 3 or more storeys can be found throughout, they do not contribute to the area’s character. 1-1.5 storey buildings contribute to the character of Lyndhurst Court and Glen Edyth areas, but not the study area overall.

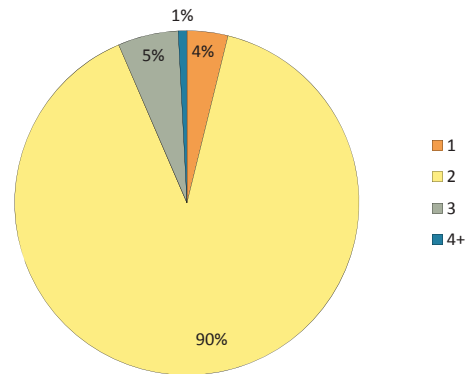


Figure 116: Building heights within the study area



Figure 117: 4 Lyndhurst Court

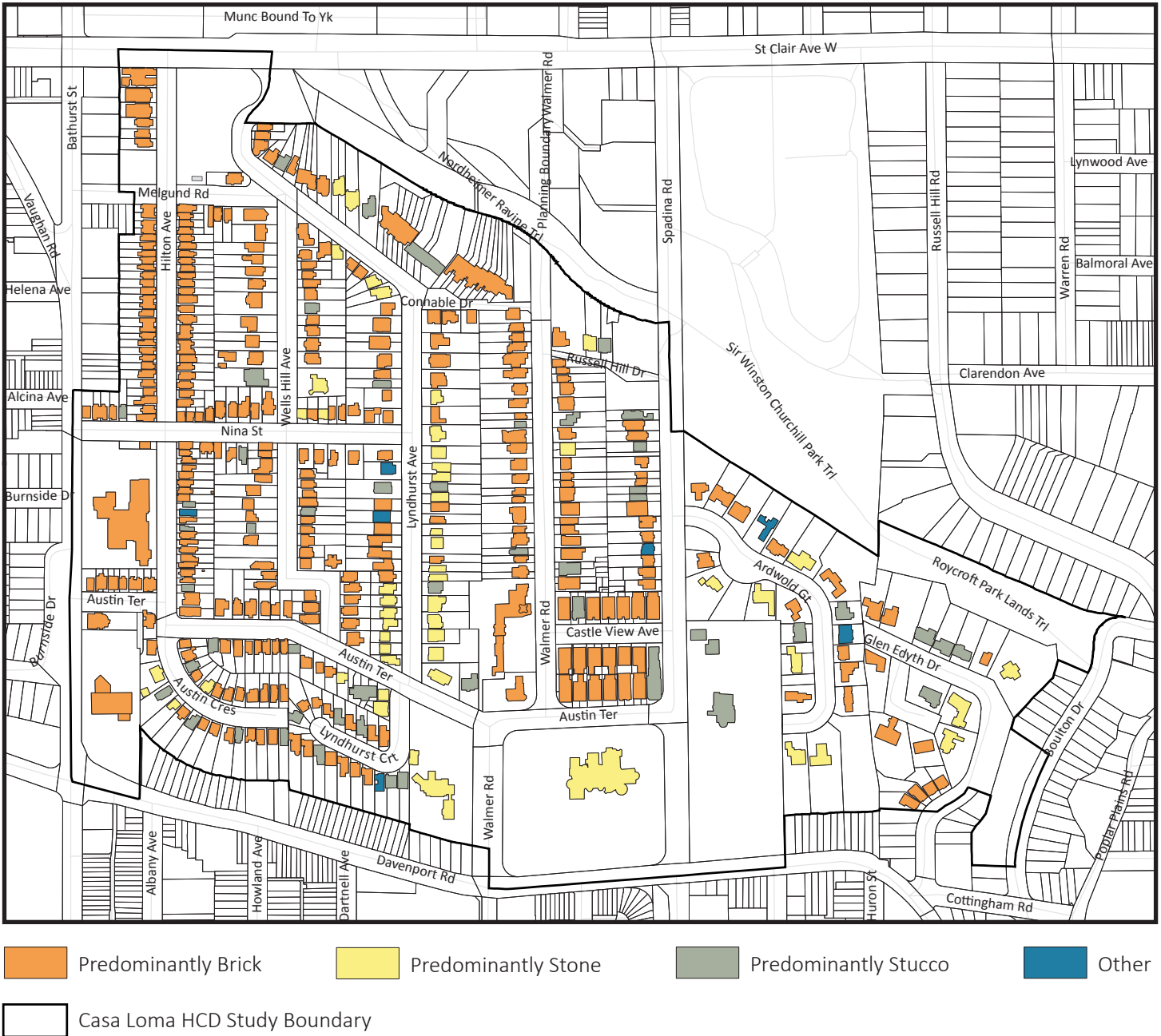


Figure 118: 1 Lyndhurst Court



Figure 119: 497 St. Clair Avenue West

Figure 120: A Map of the Building Cladding within the Casa Loma Heritage Conservation District Study Area



BUILDING CLADDING

The predominant building material used in the study area is brick with other decorative cladding materials such as shingles, stucco, and wood (half-timbering), or a combination. Other prominent materials used in the study area are stone (with other decorative cladding elements) and stucco. The use of concrete and metal panels as cladding is present on newer builds in the study area, but they do not contribute to the overall character of the area and have been labelled as “other” on the map illustrating building cladding.

All but 5 structures within the Hilton Avenue area are clad in brick. It has the highest concentration of brick (and brick/shingle) clad buildings comprising over 30% of the street’s houses. This is one of the only streets that contain no stone (or stone veneer) clad buildings.

Similarly, the Wells Hill Avenue area has a high concentration of brick buildings including brick/stucco and brick/wood (half-timbering) clad structures, as well as a small number of stone buildings north of Nina Street.

The Lyndhurst Avenue area contains the largest number of stone clad buildings, with a high concentration at the south of Lyndhurst Avenue where it meets Austin Terrace, and on the east side of the street.

The Glen Edyth area has a significant number of stone clad buildings, and contains a wide range of all the identified materials in the HCD study area including brick, stucco, wood (half-timbering), shingle, concrete, and metal panel clad buildings. It is the only area that has buildings with exposed concrete finishes.

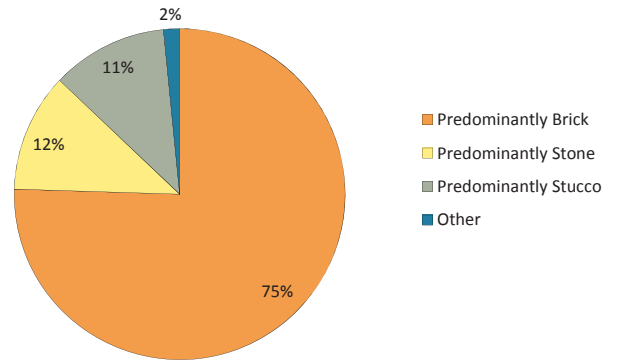


Figure 121: Building cladding within the study area



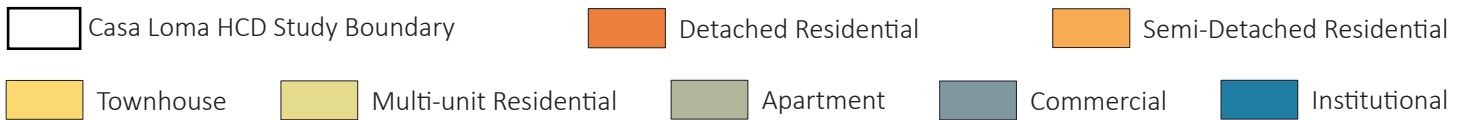
Figure 122: Detail of 14 Wells Hill Avenue, 1915, Toronto Archives



Figure 123: 117 Lyndhurst Avenue

The analysis of building materials shows that the Hilton Avenue area has no stone structures and a high concentration of brick and shingle clad buildings; the Wells Hill Avenue area is predominantly brick with some stone structures; the Lyndhurst Avenue area has the highest concentration of stone clad structures; Glen Edyth area buildings have the widest range of cladding materials; and the remaining areas contain an even mix and distribution of brick, stone, and stucco finishes.

Figure 124: A Map of the Current Building Use within the Casa Loma Heritage Conservation District Study Area



LAND USE

The study area is a residential neighbourhood bound by two major arterial roads (Bathurst Street and St. Clair Avenue West), the Davenport Escarpment and Nordheimer Ravine. Almost all the properties are used for residential purpose (approximately 99%); 87% of the buildings are detached houses, 6% are attached or semi-detached houses, and 6% are multi-unit residential buildings.

The Hilton Avenue area contains 75% of the semi-detached residential buildings within the study area. It contains the only commercial-use building within the study area located at 1357 Bathurst Street (Figure 126), which is a converted detached residential building. Hillcrest Community School is one of the few institutional buildings in the study area and has gone through several renovations over the years and now includes a community centre.

The Wells Hill Avenue and Lyndhurst Court areas are predominantly detached residential with the exception of 68-70 Wells Hill Avenue (Figure 127), and 1B-C Lyndhurst Court. Similarly, the Lyndhurst Avenue area is predominantly detached residential buildings; however, it also contains a large number of townhouses including the cluster between 6 Connable Drive to 169 Lyndhurst Avenue.

The Walmer and Spadina Road areas are predominantly detached residential with a few semi-detached and multi-unit residential buildings.

The Glen Edyth area includes the only streets in the study area with exclusively detached residential buildings. The Casa Loma area has one detached residential building- the Pellatt Lodge- located at 328 Walmer Road. This area is defined by its high concentration of institutional buildings and multi-unit residential buildings.

The Austin Crescent area has a high concentration of detached residential buildings, but also includes townhouses at 7 Austin Terrace (the former Maclean house which was converted in 2009), and an institutional building at 47 Austin Terrace, the Toronto Grace Health Centre.

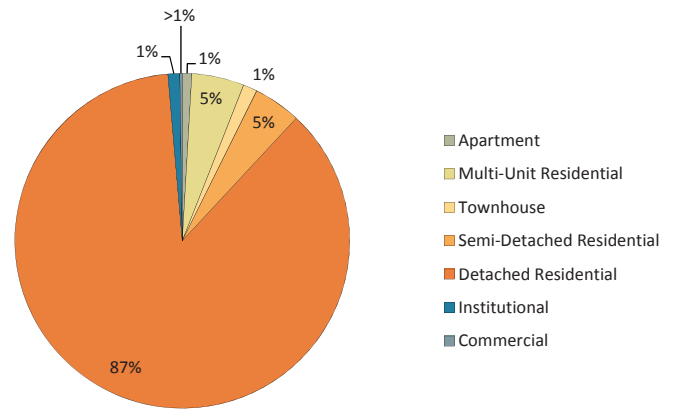


Figure 125: Current Building Use within the study area

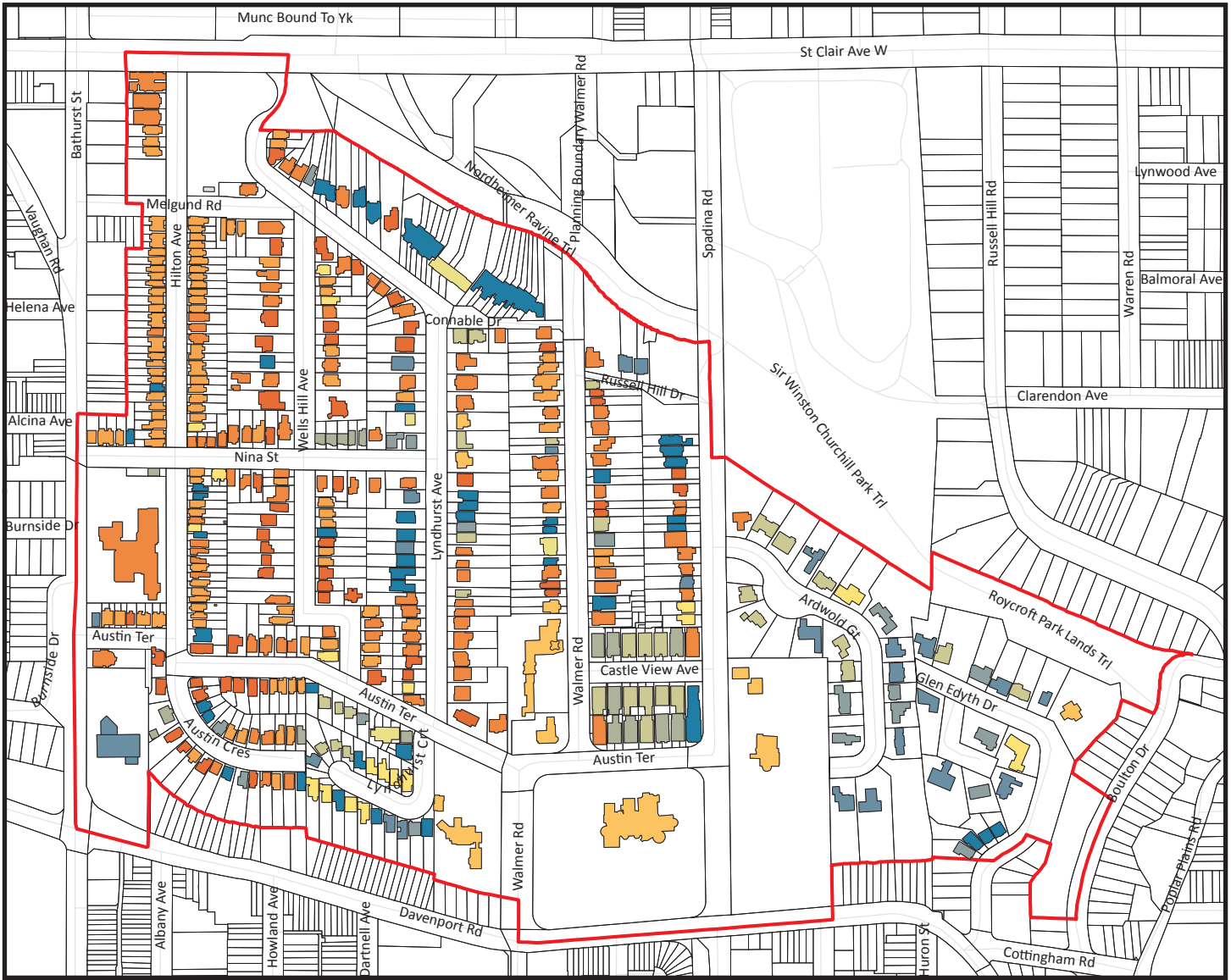













Figure 126: 1357 Bathurst Street



Figure 127: 68-70 Wells Hill Avenue

Figure 128: A Map of the Architectural Styles within the Casa Loma Heritage Conservation District Study Area



- | | | |
|--|--|---|
|  Arts and Crafts/English Cottage |  Bungalow / 1-1.5 Storeys |  New Traditional |
|  Edwardian |  Colonial Revival |  Contemporary/Modern |
|  Edwardian Two Bay |  New Traditional (Colonial Revival) |  No Style |
|  Other Period Revivals |  New Traditional (Tudor Revival) | |

ARCHITECTURAL STYLES

The HCD study area contains a range of architectural styles representative of its period of development between the 1900s and the 1940s. The majority of houses are better understood as having been influenced and inspired by various architectural styles rather than representing a pure expression of any particular style. The stylistic influences are predominantly Edwardian and Edwardian Two-Bay. These two Edwardian styles make up almost half of the buildings in the study area. Other prominent stylistic influences include English Cottage, Arts and Crafts, and New Traditional with various revival influences. Given that this is primarily a residential neighbourhood, a large number of houses have been classified as Vernacular; that is, homes with either no primary stylistic influence or with a range of embellishment from a range of styles.

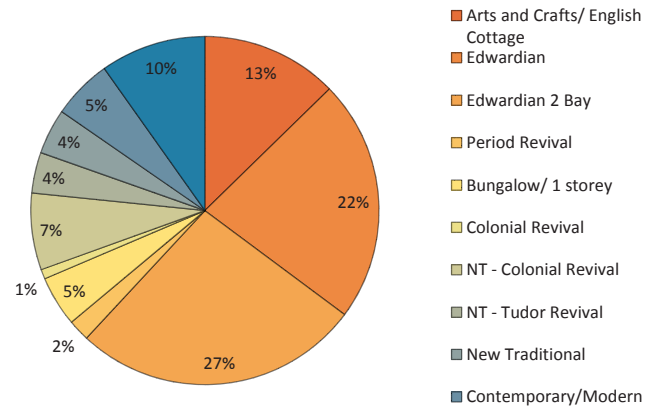


Figure 129: Architectural Styles within the study area

Edwardian (1900 – 1930)

The Edwardian style uses classical motifs; however, it diverges from the academic demands of rigidity to classical rules and results in a freer use of ornament and arrangement. For residential construction, the style is noted for its simplified and restrained classical detailing including its regular window rhythm, pediments, columned entrances or porticos, simple rooflines, bay windows, dormers and brick cladding. This is the most prominent style within the study area and has its largest presence on Walmer Road, and Hilton, Wells Hill, and Lyndhurst Avenues. Examples of this style include 66 Lyndhurst Avenue and 9 Austin Crescent (Figure 130).



Figure 130: 9 Austin Crescent



Figure 131: 63 Hilton Avenue

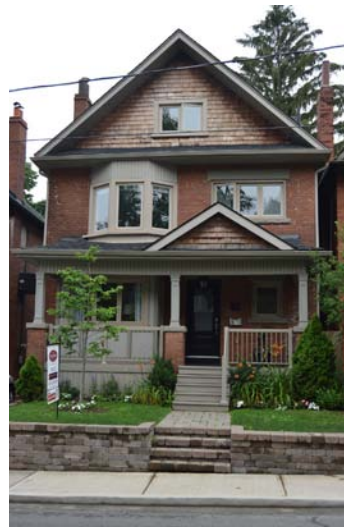


Figure 132: 70 Hilton Avenue

A sub-set of the Edwardian style is the **Edwardian Two-Bay**, a popular expression for urban residential houses. This style is defined by its double storey bay window, gabled projecting porch and front or side gable roof and central dormer. This sub-set can be found within the Hilton, Wells Hill, and Lyndhurst Avenues, Walmer Road, and Austin Crescent areas; however, almost 70% of the houses of this style are located in the Hilton Avenue area. Some examples of this sub-set include 63 Hilton Avenue (Figure 131) and 70 Hilton Avenue (Figure 132).

Arts and Crafts (1900 – 1934)

This unpretentious early 20th century movement marked a departure from the classical architectural tradition and industrialization, and takes inspiration from a variety of influences such as rural English cottages. Elements of this style can be found in the design of early 20th century cottages and residences on Well Hill and Lyndhurst Avenues. Its common features include asymmetrical facades, steeply-pitched roofs, stucco cladding, multi-paned windows, roofs with expressed knee brackets and rafter ends, porches with larger stone or brick piers and wooden columns and dormers with decorative brackets. Some examples include 140 Lyndhurst Avenue (Figure 133) and 15 Wells Hill Avenue (Figure 134).

Central to the Arts and Crafts style/movement was the idea of siting a building to fit in with its natural landscape, incorporating natural materials and organizing interior spaces to be more usable and maximize natural daylight.

English Cottage (1900 – 1934)

Under the broader term of period revivals, the English Cottage style was one of the most popular in Ontario in the early 20th century. This style drew from rural English Tudor cottages and often incorporated stone and brick-clad walls, projecting upper floors with half-timbering, and a variety of steeply pitched gables and cross gables that may be clipped to form a hip-on-gable roof. Typical details include half-timbering, stone window surrounds, stone lintels with carved stone drip moulds, arched windows, and elaborate chimneys. The majority of English Cottage style houses are located on Wells Hill and Lyndhurst Avenues. Some examples include 71 Wells Hill Avenue (Figure 130) and 35 Austin Terrace (Figure 136).



Figure 133: 140 Lyndhurst Avenue



Figure 135: 71 Wells Hills Avenue



Figure 134: 15 Wells Hill Avenue



Figure 136: 35 Austin Terrace

Colonial Revival (1900 – 1934)

The Colonial Revival style can be defined as a hybrid of historic classical styles that had been developed during the 18th and early 19th centuries in Canada and the United States. The Colonial Revival style combines various forms of the Georgian and Edwardian styles with other classical elements. In Canada, examples of this style may incorporate elements from the Loyalist and French homes of Upper and Lower Canada. The Colonial Revival style can often be identified by a central entrance that may be accentuated with a pediment sitting on pilasters or extruded to sit on thin columns, and commonly surrounded by a fanlight and/or sidelights. Massing and windows are often symmetrical, with double-hung multi-pane windows at times in pairs. Examples of this style include 7 Austin Terrace (Figure 137) and 344 Walmer Road (Figure 138).

New Traditional (1935 – present day)

The New Traditional style describes homes built after 1935 that were heavily influenced by traditional architectural styles in their massing, proportions, materials and details. These traditional elements are incorporated and often modified to accommodate modern construction techniques.

New Traditional with Colonial Revival Influences

New Traditional with Colonial Revival Influences is a contemporary interpretation of Colonial Revival homes that borrows heavily from elements of Georgian and Edwardian architecture in the cladding materials, massing, and dominant front gables. A majority of these houses can be found in the Lyndhurst Avenue and Glen Edyth areas, as well as along Castle View Avenue. Some examples include 54 Ardwood Gate (Figure 139) and 75 Lyndhurst Avenue (Figure 140).



Figure 137: 7 Austin Terrace



Figure 139: 54 Ardwood Gate



Figure 138: 344 Walmer Road



Figure 140: 75 Lyndhurst Avenue

New Traditional with Tudor Revival Influences

New Traditional with Tudor Revival Influences is a contemporary interpretation of English Cottage style homes that borrows heavily from elements of rural English Tudor cottages with stone and brick-clad walls, the use of half-timbering, steeply pitched gable roofs and stone detailing. A majority of these houses can be found within the Casa Loma area, specifically along Castle View Avenue and the north side of Austin Terrace between Spadina and Walmer Roads. Some examples include 6-8 Castle View Avenue (Figure 141) and 6 to 22 Austin Terrace (Figure 142)

Minimal Traditional (1935 – 1960s)

Minimal Traditional is a modest style within the HCD study area that is only found in the Lyndhurst Court area. The style is defined by its 1 – 1.5 storey height, small massing, low pitched roof (which is often gabled, but can be hipped with either a small overhang or none at all, and rarely has a dormer), and has very little architectural detailing. The style was prominent in the post WWII era and the 1950s-60s, which is consistent with the development period of the Lyndhurst Court area. Examples of Minimal Traditional buildings include 1 to 4 Lyndhurst Court (Figure 143) and (Figure 144).



Figure 141: 6-8 Castle View Avenue



Figure 143: 1 Lyndhurst Court



Figure 142: 18-20 Austin Terrace



Figure 144: 4 Lyndhurst Court

Bungalow (1900 – 1945)

The Bungalow style became quite popular in the first half of the 20th century. Houses in the Bungalow style are defined by their 1 – 1.5 storey height, low pitched roof, extended roof covering a front porch, stone or bricked chimneys, grouped windows, and little to no ornamentation. There are 9 Bungalows in the HCD study area, most of which are located in the Hilton Avenue and Wells Hill Avenue areas. Examples of this style include 51 Hilton Avenue (Figure 145) and 2 Wells Hill Avenue (Figure 146).

No Style

Houses built without concern for strict stylistic requirements or that incorporate elements from various stylistic influences of its time, and highly modified homes that can no longer be identified by their original architectural style have been classified as *no style*.



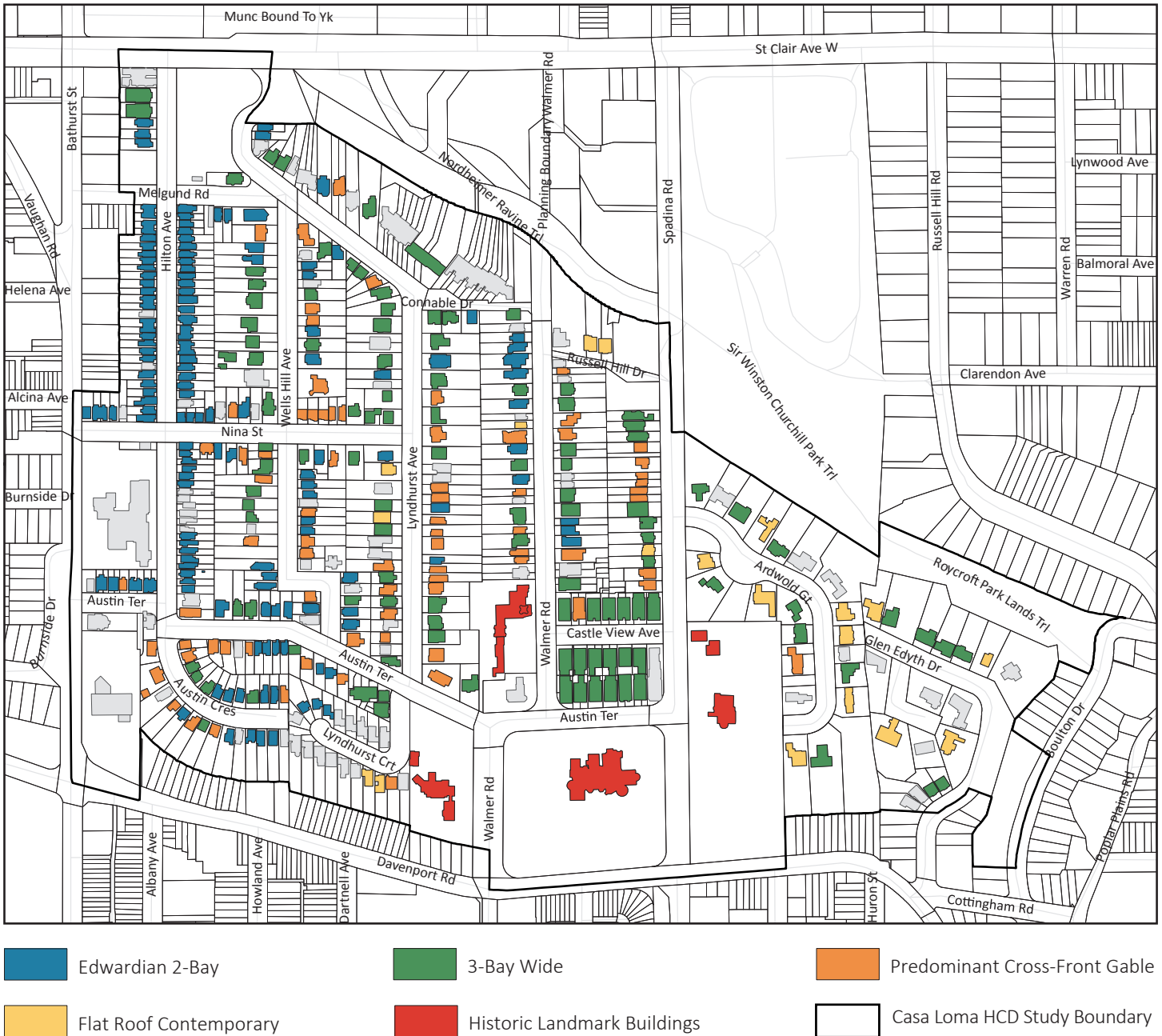
Figure 145: 51 Hilton Avenue



Figure 146: 2 Wells Hill Avenue

The analysis of architectural styles show that the Hilton Avenue area is predominantly Edwardian Two-Bay with a smaller number of Edwardian houses; the Wells Hill Avenue area has an equal distribution of Arts and Crafts, English Cottage, Edwardian, and Edwardian Two Bay ; Lyndhurst Avenue and Spadina Road areas are primarily Edwardian, but have a high concentration of Vernacular properties; Walmer Road area is predominantly Edwardian and Edwardian Two Bay, but also contains quite a few Arts and Crafts, English Cottage, and Vernacular properties; Glen Edyth area has the highest concentration of Contemporary/ Modern buildings, as well as a large number of New Traditional and New Traditional with Colonial Revival Influence; the Casa Loma area has the highest concentration of Period Revival buildings with New Traditional buildings around Castlevue Avenue; Lyndhurst Court area has the highest concentration of Bungalow/1 Storey buildings; and Austin Crescent area is mostly Arts and Craft and English Cottage, Edwardian, and Edwardian Two Bay, but with a significant number of Vernacular buildings.

Figure 147: A Map of the Overall Typologies within the Casa Loma Heritage Conservation District Study Area



TYPOLOGIES

Building typologies are a means of understanding and analyzing the shape and form of the building including its massing, roof type, height, and number of bays to identify patterns of built form in the study area. Although the analysis considers architectural styles, it is not the primary determining factor, since details from different styles are often applied as ornament to the same basic house form. This analysis determined that the built form throughout the Casa Loma area is diverse, and that each area has different predominant typologies that characterize it.

Building Typologies

Residential

Built throughout the 20th century and moving into the 21st century, residential buildings define the HCD study area. In order to understand the different types of residential buildings, they have been grouped into different typologies which are defined by the building massing, number of storeys, window placements, number of bays, and type of roof.

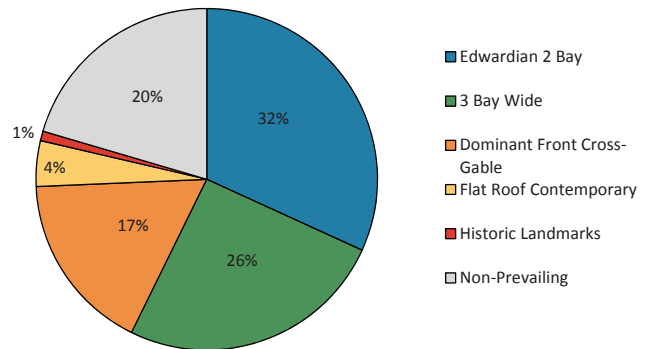
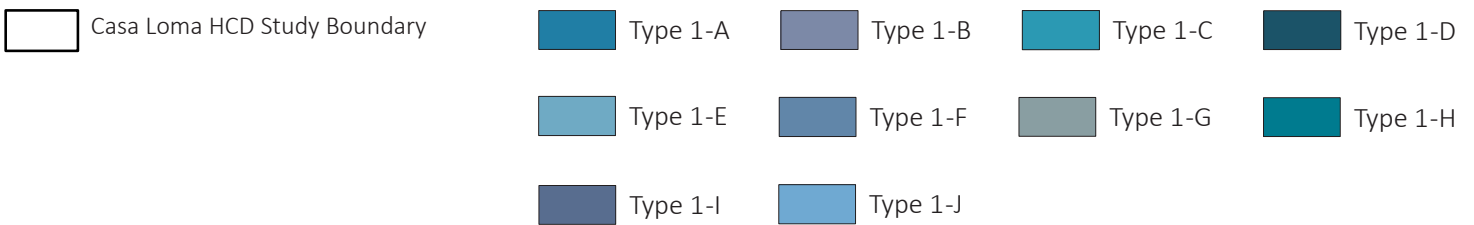
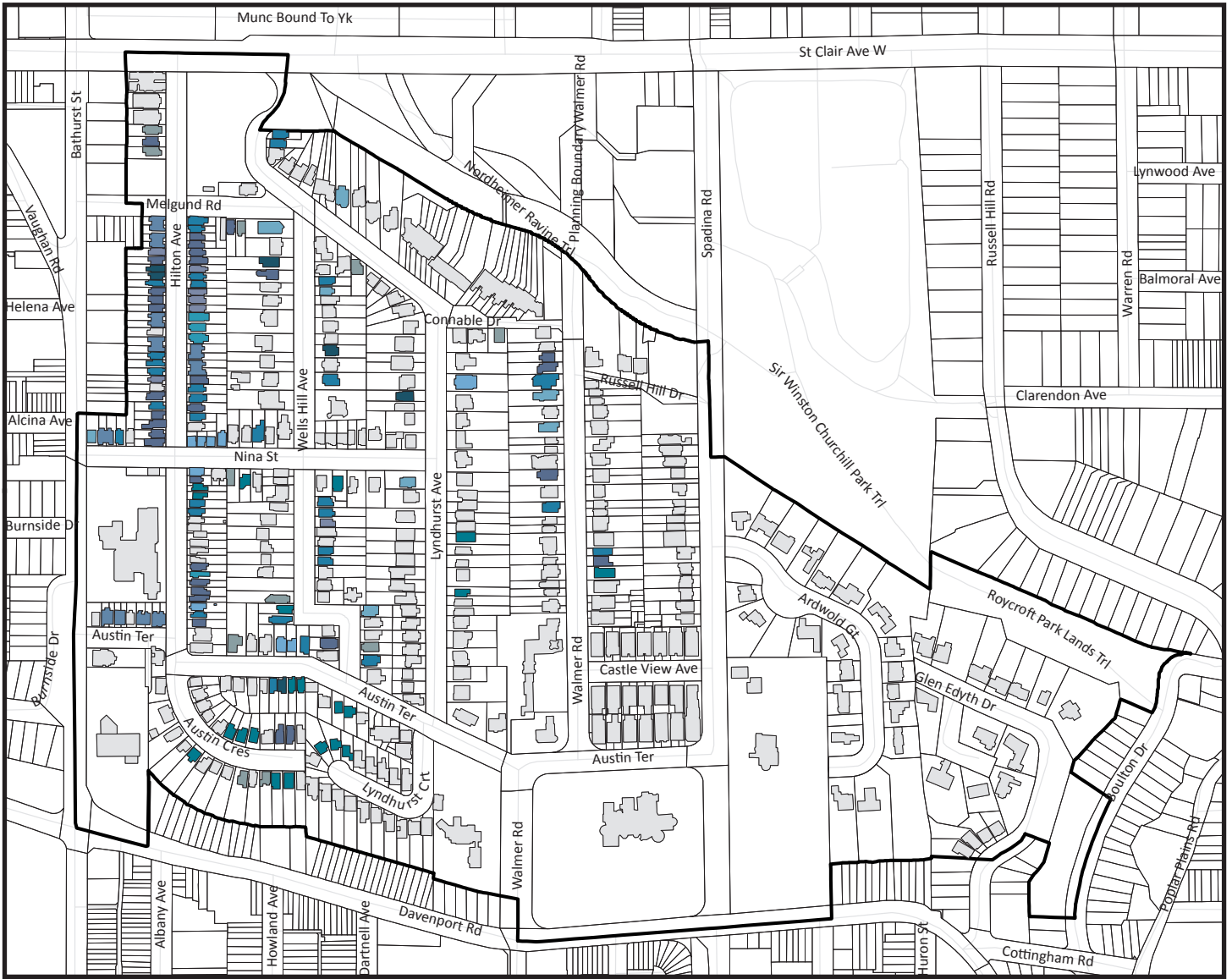


Figure 148: Overall typologies within the study area

Figure 149: A Map of the Residential type 1 within the Casa Loma Heritage Conservation District Study Area



Residential Type 1 – Edwardian Two Bays

Residential Type 1 is a 2.5 storey hipped, front or side gabled roof structure with 2 to 3 bays, asymmetrical composition, off centre entrance next to a 1 or 2 storey bay window, exterior chimney on eaves (or gable wall), can have a central dormer, and a solid to void ratio of 3:1. The majority of Residential Type 1 buildings are found in the Hilton Avenue area, encompassing almost 80% of the buildings along the street. This typology defines the character of Hilton Avenue. The remaining Residential Type 1 buildings can be found sparsely throughout the study area except in the Casa Loma, Spadina Road, and Glen Edyth areas.

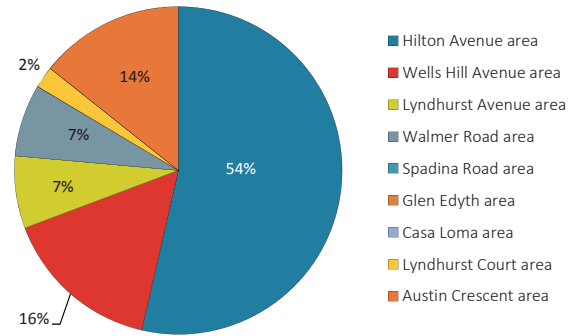


Figure 150: Location of Residential Type 1 within the study area



Figure 151: Graphics of Sub-Types for Residential Type 1



Figure 152: Type 1 – A

Type 1 – A

Sub-type A is 2.5 storey, side gabled roof structure with 2 bays, asymmetrical composition, off centre entrance next to a 2 storey bay window, exterior chimney on gable wall, can have a central dormer, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the side gable roof and the full 2-storey bay window. (Figure 153) and (Figure 154)



Figure 153: 27 Wells Hill Avenue



Figure 154: 80 Hilton Avenue

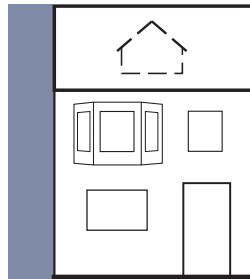


Figure 155: Type 1 – B

Type 1 – B

Sub-type B is 2.5 storey, side gabled roof structure with 2 bays, asymmetrical composition, off centre entrance next to a bay or picture window, exterior chimney on gable wall, can have a central dormer, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the side gable roof and first or second storey bay window. (Figure 156)



Figure 156: 110 Hilton Avenue

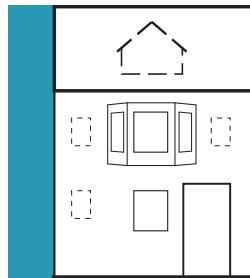


Figure 157: Type 1 – C

Type 1 – C

Sub-type C is 2.5 storey, side gabled roof structure with 3 bays, asymmetrical composition, off centre entrance next to a picture window or two smaller windows, exterior chimney on gable wall, can have a central dormer, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the side gable roof and the symmetrical second storey with a central bay window. (Figure 158)



Figure 158: 101 Hilton Avenue



Figure 159: Type 1 - D

Type 1 – D

Sub-type D is 2.5 storey, hipped roof structure with 2 bays, asymmetrical composition, off centre entrance next to a bay or picture window, exterior chimney on eaves, can have a central dormer, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the hipped roof and first or second storey bay window. (Figure 160)



Figure 160: 126 Lyndhurst Avenue



Figure 161: Type 1 - E

Type 1 - E

Sub-type E is 2.5 storey, hipped roof structure with 2 bays, asymmetrical composition, off centre entrance next to a 2 storey bay window, exterior chimney on eaves, can have a central dormer, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the hipped roof and the full 2 storey bay window. (Figure 162)



Figure 162: 374 Walmer Road

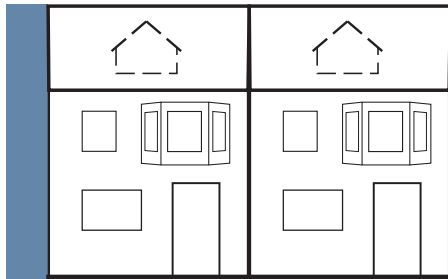


Figure 163: Type 1 - F (variation 1)

Type 1 – F

Sub-type F is 2.5 storey, side gabled roof, semi-detached structure with 4 bays (2 per building), asymmetrical composition or symmetrical composition is that they mirror each other, off centre entrance next to a bay or picture window, exterior chimney on gable wall or interior gable ridge, can have a dormers, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the side gable roof, first or second storey bay window, and that it is a semi-detached structure. (Figure 165) and (Figure 166)

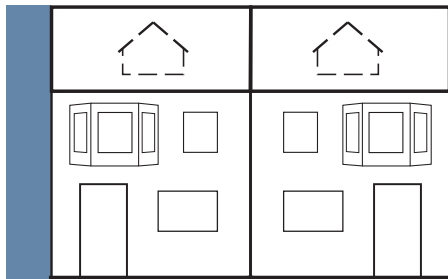


Figure 164: Type 1 - F (variation 2)



Figure 165: 89-91 Hilton Avenue



Figure 166: 58-60 Austin Terrace

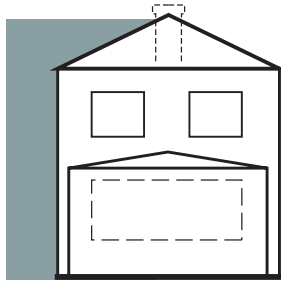


Figure 167: Type 1 - G

Type 1 - G

Sub-type G is 2.5 storey, hipped roof structure with 2 bays on its principal façade and often three on the secondary facade, symmetrical composition, entrance located on the secondary (side) façade, often with a projecting sun room on the first storey of the principal façade, exterior chimney on eaves, can have a central dormer, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the hipped roof and the location of the main entrance. (Figure 168)



Figure 168: 15 Melgund Road

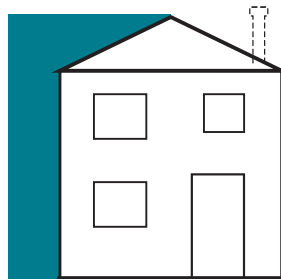


Figure 169: Type 1 - H

Type 1 - H

Sub-type H is 2.5 storey, hipped roof structure with 2 bays, asymmetrical composition, off centre entrance next to a bay or picture window or has an enclosed front porch, exterior chimney on eaves, can have a central dormer, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the hipped roof, the bay or picture window on the first floor, and the second storey window above the door which is smaller than the one beside it. (Figure 170)



Figure 170: 91 Lyndhurst Avenue

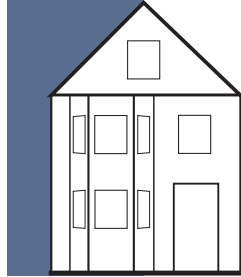


Figure 171: Type 1 - I

Type 1 - I

Sub-type I is 2.5 storey, front gabled roof structure with 2 bays, asymmetrical composition, off centre entrance next to a 2 storey bay window, exterior chimney on eaves, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the front gabled roof and the full 2 storey bay window. (Figure 172)



Figure 172: 123-125 Hilton Avenue



Figure 173: Type 1 - J

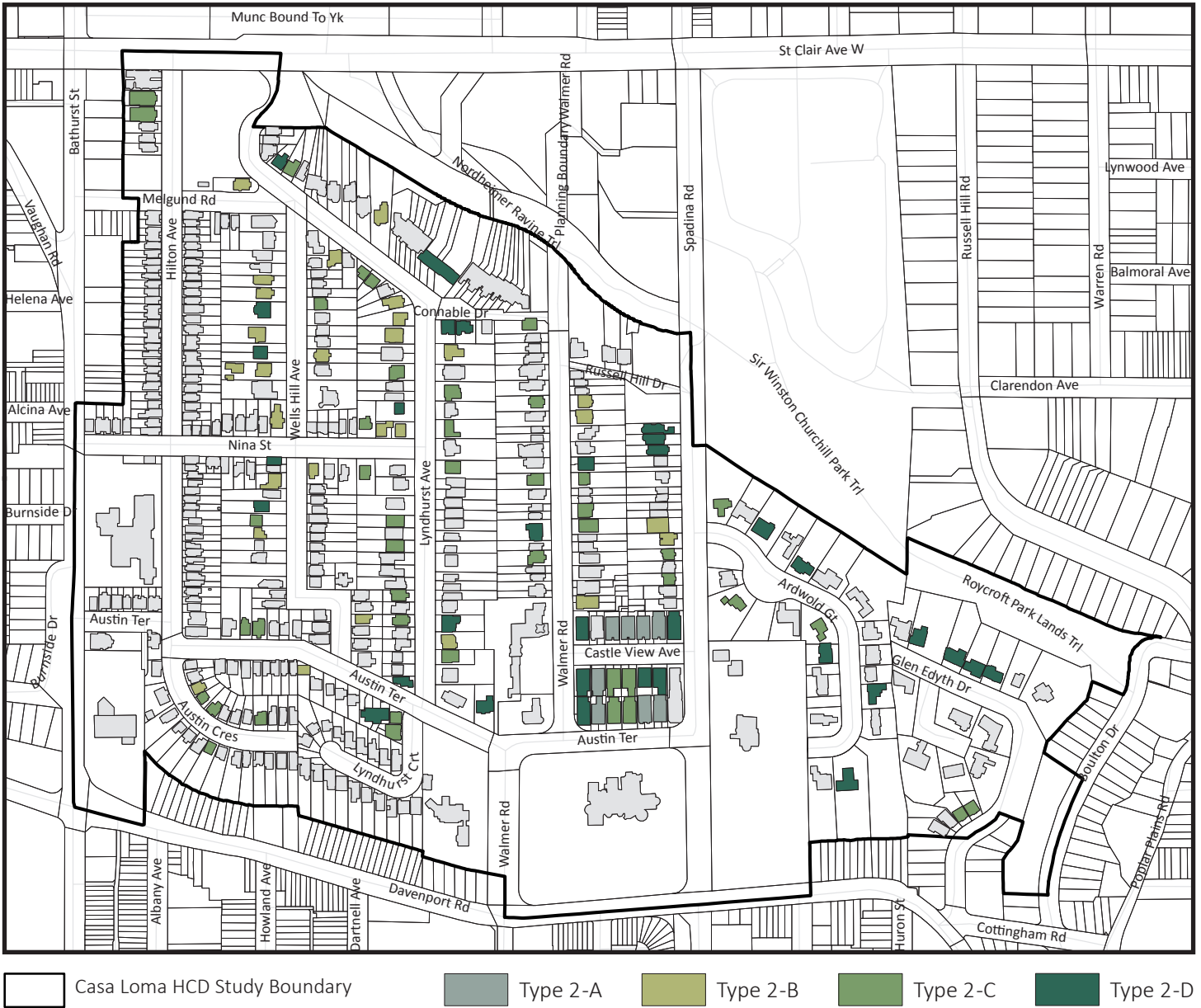
Type 1 - J

Sub-type J is 2.5 storey, front gabled roof structure with 3 bays, asymmetrical composition, off centre recessed entrance often with an enclosed sun room above, a 2 storey bay window on one of the end bays which can have a smaller front gable dormer, exterior chimney on eaves, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the front gabled roof, the full 2 storey bay window, the recessed entrance under a balcony or sun room, and that the principal façade has 3 bays. (Figure 174)



Figure 174: 52-54 Nina Street

Figure 175: A Map of the Residential type 2 within the Casa Loma Heritage Conservation District Study Area



Residential Type 2 – 3 Bay Wide

Residential Type 2 is a 2.5 storey hipped, side or crossed gabled roof structure with 3 to 5 bays, often symmetrical but can have an asymmetrical composition, central entrance (usually), and a solid to void ratio of 3:1. Residential Type 2 can be found throughout the entirety of the study area with the exception of Hilton Avenue where there are only two north of Melgund Road.

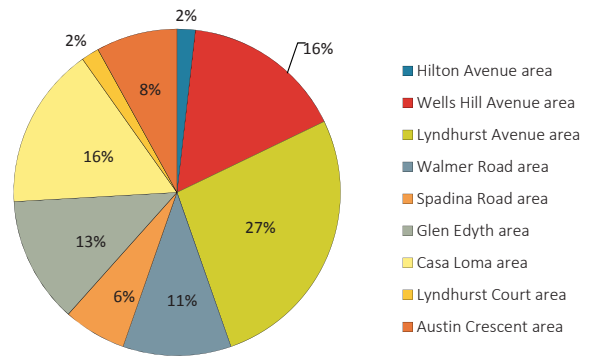


Figure 176: Location of Residential Type 2 within the study area



Figure 177: Graphics of Sub-Types for Residential Type 2



Figure 178: Type 2 - A (variation 1)

Type 2 – A

Sub-type A is 2.5 storey hipped, side or cross gabled roof structure with 3 bays, symmetrical composition, central entrance with a small window above, exterior chimney on gable wall or eaves, and projecting bays on both sides of the central entrance. What differentiates this sub-type from the others is the projecting bays on both sides of the central entrance, and its 3 bay wide principal façade with a symmetrical composition. (Figure 180)

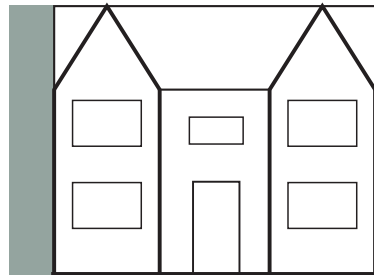


Figure 179: Type 2 - A (variation 2)



Figure 180: 21-23 Castle View Avenue

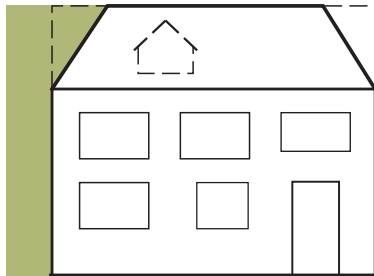


Figure 181: Type 2 - B

Type 2 – B

Sub-type B is 2.5 storey, hipped or side gabled roof structure with 3 bays, asymmetrical composition, off centre entrance, exterior chimney on gable wall or eaves, can have a central dormer or paired dormers, and often different sized windows or shapes of the window surrounds (round, segmental, flat arched). What differentiates this sub-type from the others is the planar, 3 bay wide principal façade with an asymmetrical composition and off centre entrance. (Figure 182)



Figure 182: 5 Wells Hill Avenue

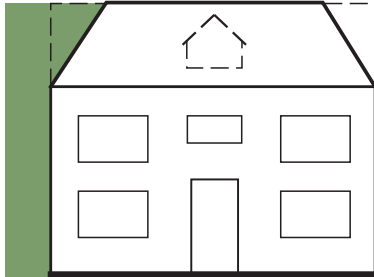


Figure 183: Type 2 - C

Type 2 – C

Sub-type C is 2.5 storey, hipped or side gabled roof structure with 3 bays, symmetrical composition, central entrance with a small window above, exterior chimney on gable wall or eaves, can have a central dormer, and the third bay can include an integrated garage. What differentiates this sub-type from the others is the planar, 3 bay wide principal façade with a symmetrical composition. (Figure 184)



Figure 184: 63 Lyndhurst Avenue

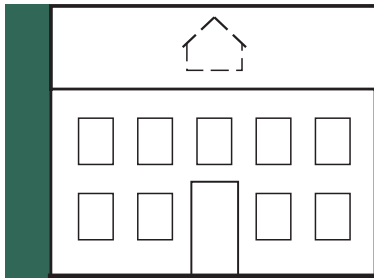


Figure 185: Type 2 - D

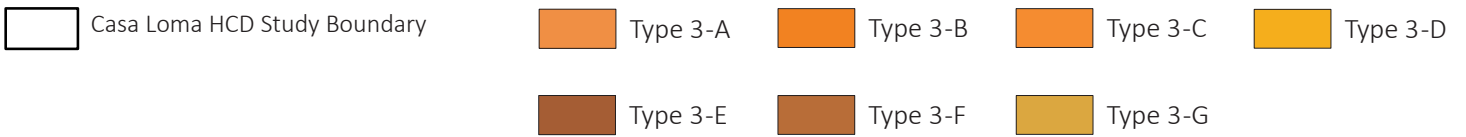
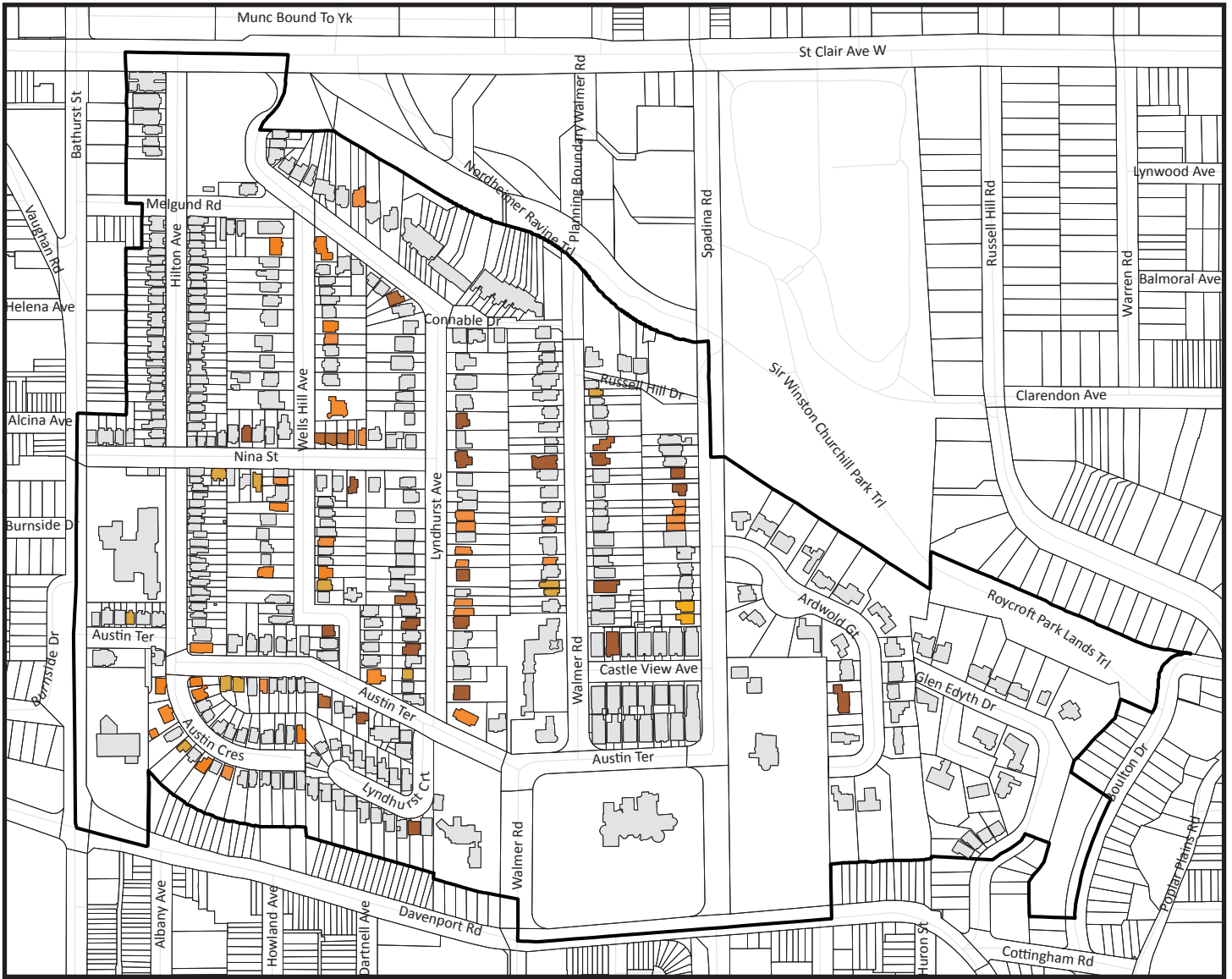
Type 2 – D

Sub-type D is 2.5 storey, often hipped or side gabled roof structure with 5 or more bays, symmetrical composition (or asymmetrical composition if it has an integrated garage), central entrance often with a small window above, and an exterior chimney on gable wall or eaves. What differentiates this sub-type from the others is the 5 or more bay wide principal façade and potential integrated garage at the last bay. (Figure 186)



Figure 186: 344 Walmer Road

Figure 187: A Map of the Residential type 3 within the Casa Loma Heritage Conservation District Study Area



Residential Type 3 – Dominant Cross Front Gable

Residential Type 3 is a 1.5 to 2.5 storey hipped with intersecting front gable(s) or cross gabled roof structure with 2 to 5 bays; is usually asymmetrical but can have a symmetrical composition; central or off centre entrance next to a (or a series of) bay or picture window(s); exterior chimney on eaves or gable wall, or interior chimney on ridge or slope; and a solid to void ratio of 3:1. Residential Type 3 is predominantly found east of Hilton Avenue and west of Spadina Road with the exceptions of Austin Crescent and Terrace (western portion). Ardwood Gate, Castle View Avenue, and Lyndhurst Court each only have one of this typology on their streets. There are no buildings of this type on either Glen Edyth Drive or Place.

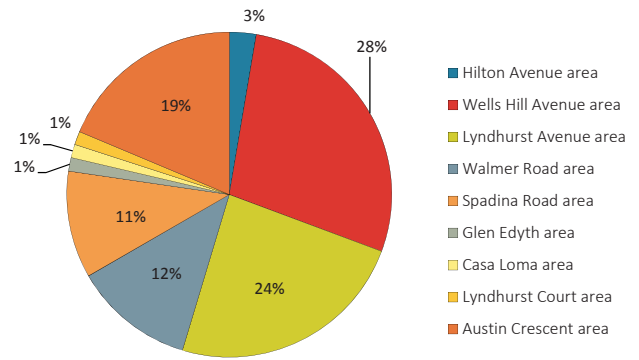


Figure 188: Location of Residential Type 3 within the study area



Figure 189: Graphics of Sub-Types for Residential Type 3



Figure 190: Type 3 - A

Type 3 – A

Sub-type a is 2.5 storey, low hipped roof structure with an off centre projecting front gable bay (either second storey or 2 full storey projection), 2 bays in width, asymmetrical composition, off centre entrance next to a bay or picture window, exterior chimney on gable wall, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is that the intersecting front gable bay has a lower ridge than the main hipped roof, and extends slightly past the eaves; it is 2 bays wide; and the gabled bay is projecting from the principal façade. (Figure 191)



Figure 191: 29 Wells Hill Avenue

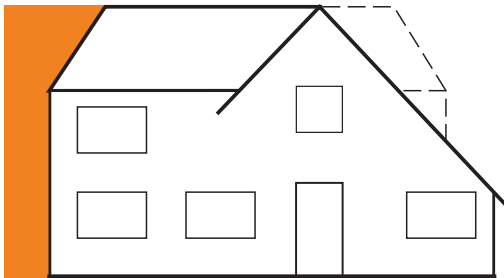


Figure 192: Type 3 - B

Type 3 – B

Sub-type B is 1.5 to 2.5 storey, hipped roof structure with an off centre intersecting front gable that spans over multiple bays and down multiple storeys; 3 – 5 bays in width with a central or off centre entrance next to a (or a series of) bay or picture window(s); exterior chimney on eaves or gable wall, or interior chimney on ridge or slope; has an asymmetrical composition and a solid to void ratio of 3:1. What differentiates this sub-type from the others is that the intersecting front gable has uneven slope legs with the slope directed inwards extending to meet the eave, and the slope directed outwards extending down to the first storey. (Figure 193)



Figure 193: 98 Wells Hill Avenue

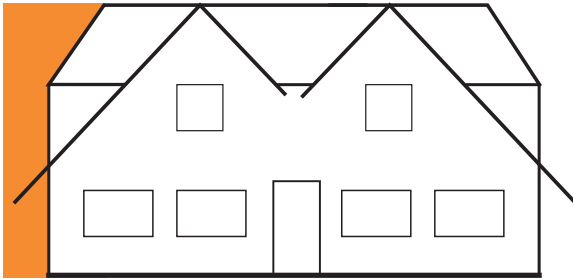


Figure 194: Type 3 - C

Type 3 – C

Sub-type C is 1.5 to 2.5 storey, hipped roof structure with two symmetrical off centre intersecting front gables that span over multiple bays and down multiple storeys; 3 – 5 bays in width with a central entrance and relatively symmetrical façade (sometimes with an integrated garage); exterior chimney on eaves or gable wall, or interior chimney on ridge or slope; has a symmetrical composition (other than the integrated garage); and a solid to void ratio of 3:1. What differentiates this sub-type from the other is that there are two front gables that intersect the hipped roof and have uneven legs with their inner slopes meeting the hip roof eaves and their outer ones extending down to the first storey. (Figure 195)



Figure 195: 42 Austin Terrace

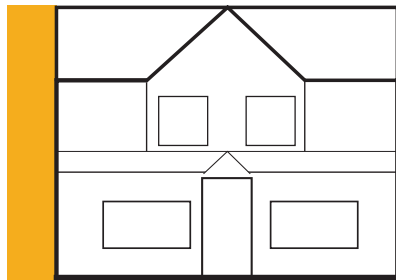


Figure 196: Type 3 - D

Type 3 – D

Sub-Type D is 2.5 storey, cross gabled roof structure with a projecting central front gable bay on the second storey, 3 bays in width, recessed central entrance beside an enclosed front porch, symmetrical composition, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the second storey projecting front gable bay, enclosed front porch, and symmetrical composition with a central entrance. (Figure 197)



Figure 197: 290 Spadina Road

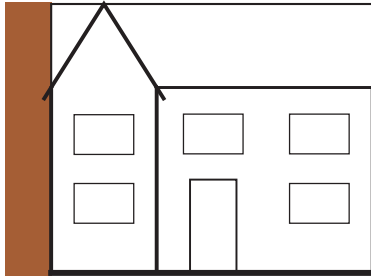


Figure 198: Type 3 - E

Type 3 – E

Sub-type E is 2-2.5 storey, cross gabled roof structure with a predominant off center protruding front gable bay, often 3 bays in width, central entrance (or secondary elevation entrance) in between two bay or picture windows, an exterior chimney on eaves or gable wall, has an asymmetrical composition, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the intersecting front gable bay has the same ridge height as the side gable roof and either meets or slightly extends past the eaves; it is often 3 bays in width; and the gabled bay is projecting from the principal façade. (Figure 199)



Figure 199: 70 Lyndhurst Avenue



Figure 200: Type 3 - F

Type 3 – F

Sub-type F is 2 to 2.5 storey, low hip and valley roofed structure with one projecting front gable bay and often one recessed front gable bay, 3 – 5 bays in width, recessed bays with an integrated garage, central or off centre entrance, an asymmetrical composition, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is the prominence of integrated garages and the recessing bays from the projecting from gable bay. (Figure 201)



Figure 201: 74 Lyndhurst Avenue



Figure 202: Type 3 - G

Type 3 – G

Sub-type G is 1.5 to 2.5 storey cross gabled roof structure with a predominant off centre front gable bay, 2 to 3 bays in width, off centre or central entrance next to a bay or picture window, can have an exterior chimney on gable wall, can have an enclosed front entrance, an asymmetrical composition, and a solid to void ratio of 3:1. What differentiates this sub-type from the others is that the side gable roof eaves extends past the planar surface of the principal façade (at times enclosing the front entrance); and the front gable bay has the same ridge height as the main side gable roof but a higher eaves. (Figure 203)

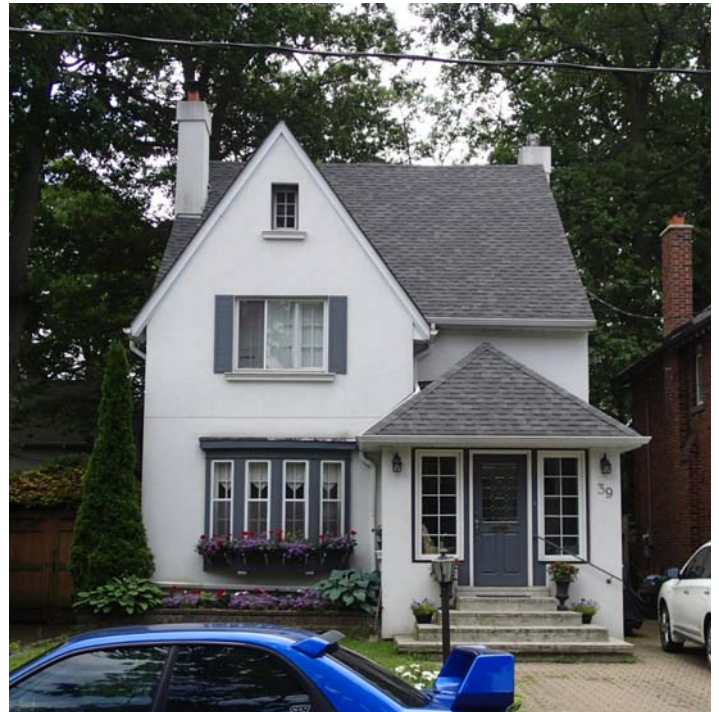


Figure 203: 39 Nina Street

Figure 204: A Map of the Typology 4 within the Casa Loma Heritage Conservation District Study Area



Type 4 – Flat Roof Contemporary

The flat roof contemporary type buildings can range from 1 to 3 storeys, have many bays, have a symmetrical or asymmetrical composition, and have flat roofs. These are structures built as early as the 1950s up to the present date and incorporate a more contemporary expression of materials and detailing. The majority of this type can be found on Ardworld Gate and Glen Edyth Drive and Place which contain more than half of these buildings. They can also be found throughout parts of the study area where infill or redevelopment has occurred.



Figure 205: 15 Ardworld Gate

UNIQUE STRUCTURE EXAMPLES

The study area contains a number of unique buildings that contribute to the character of the area but do not belong to any of the identified building typologies:

- Casa Loma (1 Austin Terrace) (Figure 207)
- Lenwil, former residence of E.J. Lennox (5 Austin Terrace)
- 1295 Bathurst Street
- 61 Glen Edyth Drive
- The Hillcrest Community School (44 Hilton Avenue)
- Spadina House (285 Spadina Road) (Figure 208)
- 497 St. Clair Avenue West
- 328 Walmer Road
- The Casa Loma Stables (330 Walmer Road)
- 336 Walmer Road
- 15 Wells Hill Avenue
- 17 Wells Hill Avenue



Figure 207: Casa Loma (1 Austin Terrace)

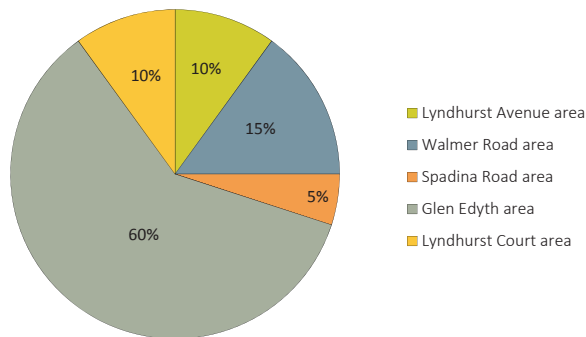


Figure 206: Location of Residential Type 4 within the study area



Figure 208: Spadina House (285 Spadina Road)

Figure 209: A Map of the Gateways within the Casa Loma Heritage Conservation District Study Area

