

Consolidated Clause in Toronto and East York Community Council Report 9, which was considered by City Council on December 5, 6 and 7, 2005.

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**Casa Loma Heritage Conservation District
Preliminary Study (Wards 21 and 22 - St. Paul's)**

City Council on December 5, 6 and 7, 2005, adopted this Clause without amendment.

The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 11, 2005) from the Director, Community Planning, Toronto and East York District:

Purpose:

To identify an area around Casa Loma for preliminary study to determine its potential as a Heritage Conservation District under Part V of the *Ontario Heritage Act* and to seek authority for the City to receive donations to fund the necessary studies.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) City Council identify the area shown in Attachment No. 1 of this report as the Casa Loma Heritage Conservation District Preliminary Study Area;
- (2) City Council authorize the acceptance of donations to be used to conduct the Casa Loma Heritage Conservation District Preliminary Study and that all donations received be held in a separate account designated for that purpose;
- (3) the Treasurer be authorized to issue an Income Tax receipt to the donor for funds donated in the amount of \$10 or more;
- (4) a consultant be retained through the Request for Proposals process to conduct the Preliminary Study once sufficient funds have been collected or identified to pay for his or her services;

- (5) upon completion of the Preliminary Study staff report to Toronto and East York Community Council and the Toronto Preservation Board with a recommendation regarding further study leading to a District Plan and potential designation as a Heritage Conservation District; and
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

At its meeting of July 19-21, 2005 City Council adopted Notice of Motion J (15). In this Motion Council resolved that a study be undertaken to determine whether the Casa Loma area might be suitable for designation as a Heritage Conservation District under the *Ontario Heritage Act*.

Comments:

The City of Toronto currently has 11 Heritage Conservation Districts, including Rosedale and Cabbagetown. The District Plans, which guide development in these Districts, have proven to be effective at preserving their heritage character. At least 12 additional neighbourhoods are in various stages of the study process leading to possible designation by City Council. In most of these cases the studies are being spearheaded by local residents' associations, with the advice and guidance of professional consultants and Planning staff.

The Forest Hill area is experiencing significant redevelopment. Some residents are concerned that the character of the area is being negatively affected. They have made inquiries with Planning staff regarding options for the protection of heritage resources from unsympathetic change. Staff made a presentation in September to a Village South Ratepayers Association meeting on Heritage Conservation Districts and engaged in a discussion of the options available for addressing neighbourhood change.

To qualify for designation as a Heritage Conservation District an area must display, among other things, a significant concentration of heritage resources. In general, there should also be a good level of support for the initiative in the community. Staff has reviewed the area bounded by Bathurst Street, St. Clair Avenue West, Russell Hill Road and the top of the escarpment north of Davenport Road. This area contains properties that are recognized on the City of Toronto Inventory of Heritage Properties for their cultural significance, including Casa Loma and Spadina House. From the preliminary assessment, staff has determined that the portion of the Casa Loma area outlined in black on the accompanying map (Attachment 1) has sufficient heritage resources to qualify it for a Heritage Conservation District Preliminary Study.

The *Ontario Heritage Act* was amended on April 28, 2005. One of the changes made was a provision allowing a municipality to undertake a preliminary study of any area. The preliminary study would examine an area's character, report on the suitability of the area for designation as a Heritage Conservation District, make recommendations regarding boundaries including changes to the original boundaries (Attachment 1), state the objectives of any designation and recommend changes to the zoning by-law. Based on the findings of this preliminary study, recommendations would be made regarding further research and analysis needed to create a District Plan which

would guide alterations, demolition and new construction in the District. At the end of this second part of the study a recommendation would be made on the designation of the area.

Staff is recommending that the preliminary study be undertaken. Such a study would be conducted by a professional heritage consultant, who would be engaged by the City and supervised by Planning staff. As is the usual practice, staff recommend that the City accept donations to fund this study. Such a study could cost \$30,000 to \$40,000. Public participation and consultation with the area's property owners and residents will occur throughout the study process. The preliminary study will not commence until the resources are available to engage the consultant.

Conclusions:

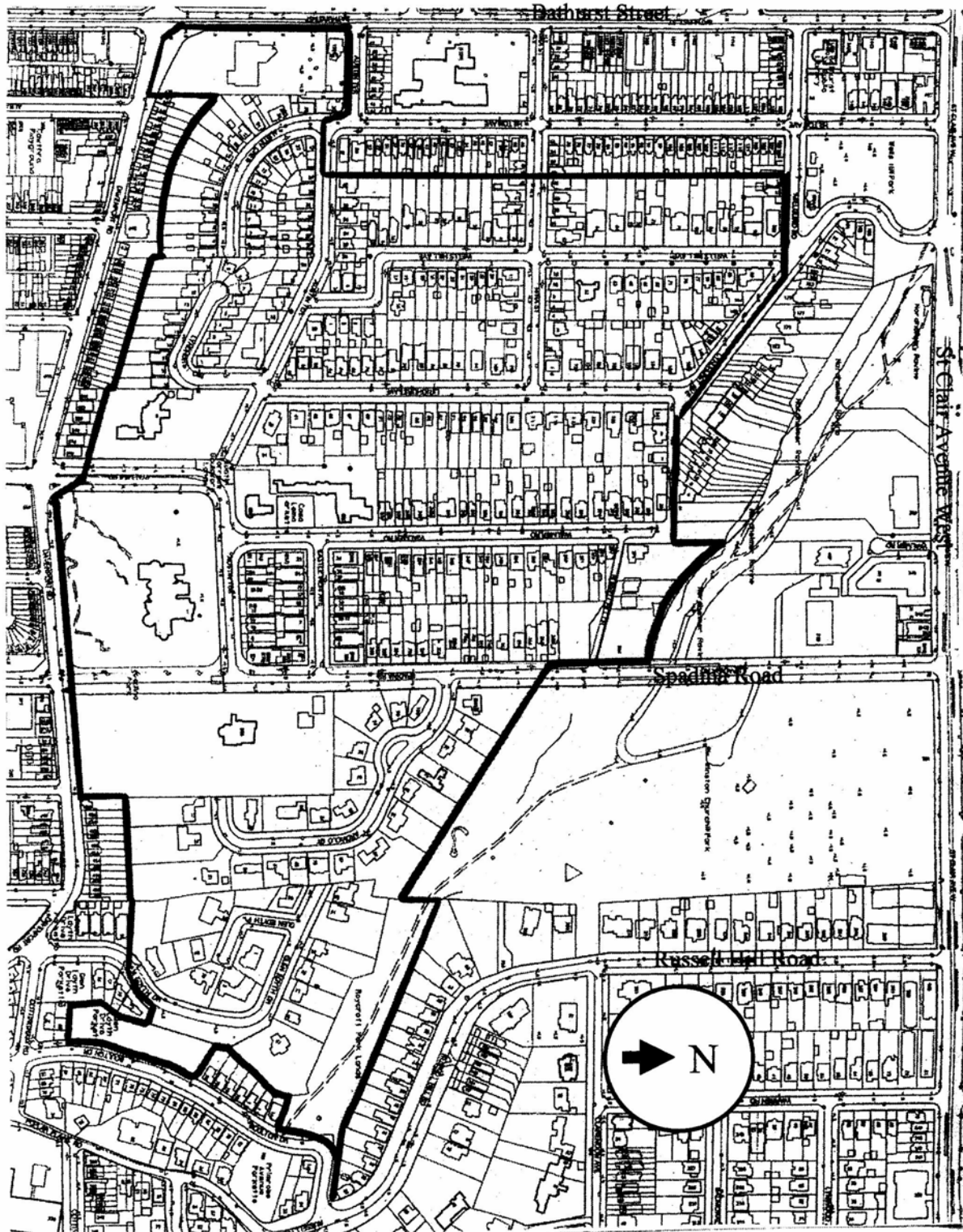
The Casa Loma area is a neighbourhood with significant historical and architectural resources which is undergoing redevelopment. Concern has been expressed that the character of the area is being negatively affected. Staff has reviewed the proposed area on a preliminary basis and has determined that a portion of it would qualify for preliminary study as a heritage conservation district. Contributions will be required to engage a professional consultant to carry out this preliminary study. Based on the results of the preliminary study, and an assessment of the level of support for the initiative among the residents and property owners, staff will make recommendations regarding further study leading to possible designation. Staff recommends that Council identify the area shown in Attachment 1 as the Casa Loma Heritage Conservation District Preliminary Study Area under Part V of the *Ontario Heritage Act*.

Contact:

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CASA LOMA HCD STUDY AREA

ATTACHMENT 1



The Toronto and East York Community Council also submits the communication (November 4, 2005) from the City Clerk, Toronto Preservation Board:

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (October 11, 2005) from the Director, Policy and Research, City Planning Division.

Action taken by the Board:

The Toronto Preservation Board received the communication (October 31, 2005) from Jane Beecroft, O.M.C., President, Community History Project.

Background:

The Toronto Preservation Board on November 3, 2005, considered a report (October 11, 2005) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council identify the area shown in Attachment 1 of this report as the Casa Loma Heritage Conservation District Preliminary Study Area;
- (2) City Council authorize the acceptance of donations to be used to conduct the Casa Loma Heritage Conservation District Preliminary Study and that all donations received be held in a separate account designated for that purpose;
- (3) the Treasurer be authorized to issue an Income Tax receipt to the donor for funds donated in the amount of \$10.00 or more;
- (4) a consultant be retained through the Request for Proposals process to conduct the Preliminary Study once sufficient funds have been collected or identified to pay for his or her services;
- (5) upon completion of the Preliminary Study staff report to Toronto and East York Community Council and the Toronto Preservation Board with a recommendation regarding further study leading to a District Plan and potential designation as a Heritage Conservation District; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto Preservation Board also considered a communication (October 31, 2005) from Jane Beecroft, O.M.C., President, Community History Project, regarding the Casa Loma Heritage Conservation District Study.

Jane Beecroft, President, Community History Project, addressed the Toronto Preservation Board.