

**Casa Loma Heritage Conservation District Study
Community Advisory Group
Meeting #2 Summary**

1. Meeting Details

Thursday, April 5th, 2018, 7:00 pm – 9:00 pm
Spadina House, Basement Meeting Room, 285 Spadina Road

2. Attendees

Community Advisory Group

Dave Hardy, Resident
Dyan Kirshenbaum, Casa Loma Residents Association
Robert Levy, Casa Loma Residents Association
Ruth Ann Lockhart, Resident
Susan Morrison, Resident
Jonathon Spencer, Resident
Rod Montgomery, Resident

Toronto City Councillors/Representatives

Councillor Joe Mihevc, Ward 21 St. Paul's

Project Team

Alex Corey, Project Manager and Heritage Planner, City of Toronto
Kristen Flood, Assistant Heritage Planner, City of Toronto
Tamara Anson-Cartwright, Program Manager, Heritage Preservation Services, City of Toronto
Dima Cook, Consultant Team Lead, EVOQ Architecture
Reece Milton, EVOQ Architecture
Warren Price, Urban Strategies Inc.
Matthew Kelling, Urban Strategies Inc.
Susan Hall, Lead Facilitator, Lura Consulting
Zoie Browne, Lura Consulting

3. Meeting Purpose and Objectives

- Provide an update of the HCD Study work completed to date;
- Guided discussion with CAG members; and
- Review next steps.

The meeting agenda is included as Appendix A.

4. Meeting Summary

Review of HCD Study work completed to date

- A brief presentation of background, work completed to date, and next steps for the Casa Loma HCD Study was provided.
- An update of the work completed to date by EVOQ was also provided:
 - EVOQ is currently working on character analysis, planning analysis and evaluation;
 - EVOQ has completed work on:
 - History research;
 - Building types and eras;
 - Built form and landscape survey; and
 - Archaeological potential.

Presentation - Casa Loma HCD Study: sub-areas

EVOQ provided a summary of their character analysis of different sub-areas within the study area. Recommendations for individual properties to consider for the Toronto Heritage Register were also reviewed. The following sub-areas were reviewed:

- Hilton Avenue
- Wells Hill Avenue
- Lyndhurst Avenue
- Walmer Road
- Spadina Road
- Estates and Castle View Avenue
- Ardworld Gate, Glen Edyth Place & Drive

Following the review of each sub-area, EVOQ provided a high-level overview of properties they may recommend the City undertake additional research on for potential inclusion on the Heritage Register.

Please refer to Appendix B for map of all Casa Loma HCD Study sub-areas. Note that the sub-areas were divided prior to the meeting from how they are displayed in the map.

Guided Discussion

After the presentation, Ms. Hall led a guided discussion on each sub-area based on the pre-meeting questions that were distributed to CAG members (Appendix C) along with an area map (Appendix B). CAG members were encouraged to walk around each of the areas and provide feedback on the following list of questions:

- Is there anything that makes this area unique? Consider building age, house features, views, landmarks, setbacks, landscapes, streets, etc.
- Are there any areas that are very similar to one another? If so which areas and what aspects/features are similar?
- Does the apparent age of the buildings contribute to the area's character?
- Are there any aspects/features that make the entire HCD study area unique?

- Are there features of older buildings that contribute to/detract from the character of the area? Consider windows, doors, building materials, roof styles, notable residents, etc.
- Are there features of newer homes that contribute to/detract from the character of the area? Consider windows, doors, building materials, roof styles, notable residents, etc.

The following points summarize responses from CAG members:

Hilton Avenue

- The character is intact, with many common building ages and types.
- It was noted as one of the most distinct streets in the study area.
- It was suggested by some members that it felt more like a historic planned development than other areas.
- Some participants noted there are some similarities to other parts of the City, including a similar feel to the Annex, however Hilton Avenue is compact. The houses are close to one another and the street.
- Some participants noted it includes intact properties similar to those on Wells Hill Avenue, and it is not similar to other neighbourhoods in the City.
- Building features such as front porches that connect to the street with columns, wooden doors, double bay and hanged windows, brick and not a lot of stone were highlighted.
- The lack of garages, little room for parking, and presence of some laneway parking were discussed.
- Relatively small setbacks were noted as contributing to the character of the street, with short-front lots. However, it was also noted that this area has similar setbacks to the rest of the City of Toronto.
- Hillcrest Community School extension has been integrated and maintained and it is an anchor connection to the library (heritage and public space structures) and Casa Loma.
- Lots sizes and mature tree canopy were noted as key features.

Note – in response to a question relating to a long-term plan to restore and replace appropriate trees for climate and biodiversity, City staff noted that a tree inventory is not within the realm of an HCD study.

Wells Hill Avenue

- The majority of houses are intact (original) with very few outliers.
- Some members described this area as having village like qualities. Other descriptions of its character include: graciousness, grand, spacious but with an intimacy to its sidewalks, scale and trees.
- It was noted that there is an individuality to homes in this area. The building types are less consistent but there are a lot of unique houses anchored by the home at 51 Wells Hill Avenue.
- Historic houses reflect the original dates built. An example of the clinker brick house (on Wells Hill just north of Austin Terrace) on the hill was given.
- Newer homes generally integrate well within the character of the street.
- Members expressed that the south end has defining features like set-backs however, these set-backs are distinctly different on the west-side from east-side.

- Members discussed a Garden Suburb style of bookend houses and building schematics with mostly 3 stories, oversized porches, garages and a mix of material (stone and wood).
- Windows and detailing are most visible from the street.
- The most striking features noted were trees and set-backs.
- Trees were used to build an organic ‘forest’ and are viewed as important to the character.
- Large setbacks and greater spacing between homes contributes to a sense of grandeur.
- It was noted that there appear to be a few homes (on Wells Hill and Nina) with more consistent styles and setbacks while the rest of the area has a wide variety of styles.
- One member described some buildings are “small tall houses” meaning small, narrow lots with high ceilings on 2nd and 3rd floors.

Lyndhurst Avenue

- Some members suggested there is no prevailing history or consistent building types.
- It was noted that this area has less heritage character and value than Wells Hill or Hilton.
- There are “true” mansions at the top of the area with features like lead glass windows, porches, large set-backs, trees and overall unique qualities.
- The area has a similar style to Rosedale in that there are apartment buildings next to older homes and it doesn’t wreck the character of the neighbourhood.
- It was noted that the modern built homes in this area are subtle and have a unique nature despite renovations.
- One member indicated that many homes have undergone complete redevelopments and a variety of architectural styles which is not unique and, in their opinion, not of heritage value.
- Some members suggested most redevelopments of modern houses maintain large setbacks which retains overall ‘grandness’ of the street.
- The most prominent features noted of this area is the lush greenery and canopy, fences between houses, and stone masonry clad houses.

Walmer Road

- Some members suggested this area is similar to a cul-de-sac and an important connection to the castle because visitors will often use this street.
- Some members noted there is a cottage style to some houses on Walmer Road, a lot of good infill with modern developments, and an increase of density.
- Discussions of individual properties in this area include:
 - Concerns of a recent development on Russell Hill Drive which has an aggressive tower next door to a cottage style home.
 - Opportunities for restoration projects similar to a large home on the west side where the owners have restored its original yellow brick with modern features.
- One member indicated that many homes have undergone complete redevelopments and blend a variety of architectural styles which is not unique and, in their opinion, not of heritage value.
- One member noted that Lyndhurst Crescent has a broad mix of house types and features that are not consistent with one another and do not have heritage value.

Spadina Road

- Some members suggested there is an inconsistency of building types and only about 3 original homes in this area.
- It was noted that the age of buildings in this area did not contribute to its character and there is a difference sense of place on both sides of the road.
- Some members noted that Austin Terrace is an extremely unique part of this area.
- The garages of homes on the west side of Spadina Road were noted as a very strong character defining element.

Estates and Castle View

- Casa Loma, tables, hunting lodge and Spadina House were noted as contributing to the character of the area and already having heritage designation.
- Some members noted there is a cottage style to this area with more consistency of form than other areas.
- It was historically built and designed as a collection of quadraplexes in revival styles meant to fit in with the surrounding residential neighbourhood.
- This area also has a lot of laneways and very little street or front yard parking.
- Most building types use brick material and the roof lines are similar to Lyndhurst.
- It was noted that some of the quadraplexes have been converted to single family homes or duplexes while maintaining the original exterior design.
- One member noted the homes in this area are more recently built (mid 20th century) and do not contribute to a sense of heritage character.

Ardwold Gate, Glen Edyth Place & Drive

- There is a general sense from members that this area is continuously under construction and there is a wide range of architectural styles, with many new modern homes. It was noted that the age of buildings in this area does not contribute to the character.
- Some members referred to the public-private park spaces as important features of this area.
- It was noted that some new houses are too big for their lots which changes the character as seen from the road because they tower over their neighbours.
- It was noted that there is a strong sense of architectural style including street lanterns, large setbacks, and interesting modern stylistic elements.

Recommended properties for inclusion on the City of Toronto Heritage Register

CAG members reviewed a list of preliminary properties that EVOQ had prepared of houses they may recommend for additional research. CAG members were asked to put forward any properties that they felt warranted further review and consideration.

- NOTE: CAG members requested a list of properties in the area that already have heritage designation.

5. Next Steps

- A brief review of heritage planning and related tools to conserve heritage and neighbourhood character was provided by the city. This included overviews of the following:
 - Listing or designation of individual properties to the Heritage Register

- Heritage conservation districts
- Zoning amendments
- Neighbourhood urban design guidelines
- CAG members were asked to provide any further comments, questions and list of other recommended properties by April 12th, 2018.
- A public open-house is to be scheduled in Spring 2018. The project team will post study documents online prior to the meeting date.



Casa Loma Heritage Conservation District Study

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Spadina House

285 Spadina Road

7:00 pm – 9:00 pm

Meeting Purpose:

- Provide an update of the HCD Study work completed to date;
- Guided discussion with CAG members; and
- Review next steps

Agenda:

- 7:00 pm Agenda Review, Opening Remarks and Introductions**
- Review of feedback from CAG #1 meeting
- 7:10 pm Presentation (Dima Cook, Senior Associate, EVOQ Architecture)**
- Update on character analysis and evaluation
 - Overview of preliminary properties of heritage potential
- 7:30 pm Guided Discussion (Susan Hall, Facilitator, Lura Consulting)**
- Defining different character areas within the Casa Loma neighbourhood
 - Identifying individual properties of heritage potential
 - Review of heritage planning and related tools to conserve heritage and neighbourhood character
- 8:55 pm Wrap Up and Next Steps**
- 9:00 pm Adjourn**

Appendix B – Casa Loma HCD Study sub-area maps



Casa Loma HCD Study: CAG #2
Draft map for discussion

Appendix C – April 2018 Pre-meeting questions



Casa Loma Heritage Conservation District Study
Community Advisory Group Meeting #2
PRE-MEETING QUESTIONS

1. Please visit each of the areas identified on the map provided, and think about the following questions:
 - a. Is there anything that makes this area unique? Consider building age, house features, views, landmarks, setbacks, landscapes, streets, etc.
Area 1:
Area 2:
Area 3:
Area 4:
Area 5:
 - b. Are there any areas that are very similar to one another? If so which areas and what aspects/features are similar?
 - c. Does the apparent age of the buildings contribute to the area's character?
Area 1:
Area 2:
Area 3:
Area 4:
Area 5:
 - d. Are there any aspects/features that make the entire HCD study area unique?
2. Housing Age and Features
 - a. Are there features of older buildings that contribute to/detract from the character of the area? Consider windows, doors, building materials, roof styles, notable residents, etc.
 - b. Are there features of newer homes that contribute to/detract from the character of the area? Consider windows, doors, building materials, roof styles, notable residents, etc.