

**Casa Loma Heritage Conservation District Study
Community Advisory Group
Meeting #3 Summary**

1. Meeting Details

Thursday, May 10th, 2018, 6:30 pm – 8:30 pm
Casa Loma, Basement Café, 1 Austin Terrace Drive
Note: Venue change due to Spadina House closure

2. Attendees

Community Advisory Group

Susan Morrison, Resident
Pamela Earle, Resident
Diane Pollack, Resident
Dave Hardy, Resident
Dyan Kirshenbaum, Casa Loma Residents Association
Robert Levy, Casa Loma Residents Association
Ruth Ann Lockhart, Resident
Jonathan Spencer, Resident

Toronto City Councillors/Representatives

Michelle Maron, Office of 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
Gary Miedema, Project Manager, Heritage Preservation Services, City of Toronto
Dima Cook, Consultant Team Lead, EVOQ Architecture
Reece Milton, EVOQ Architecture
Susan Hall, Lead Facilitator, Lura Consulting
Zoie Browne, Lura Consulting

3. Meeting Purpose and Objectives

- Provide an update of the HCD Study;
- Present draft HCD Study recommendations; and
- Review next steps.

The meeting agenda is included as Appendix A.

4. Meeting Summary

Presentation - Casa Loma HCD Study

EVOQ provided a presentation of the Casa Loma HCD Study evaluation process and recommendations, including proposed boundaries, overall character, draft heritage attributes, criteria for the determination of cultural heritage value and individual properties recommended for further research.

Please refer to Appendix B for a map of the proposed HCD boundaries.

Please refer to Appendix C for a map of individual properties identified by individuals for further research to determine whether they merit inclusion on the Heritage Register. These were provided for discussion purposes only and have not been assessed by the consulting team or City staff. Additionally, they have not been endorsed by the CAG as a whole.

Guided Discussion

After the presentation, Ms. Hall led a guided discussion on the evaluation process and proposed recommendations and invited CAG members to express their questions, concerns and feedback about the following list of questions:

- Do you have any questions about the evaluation process?
- Are there any additional heritage attributes that you associate with the proposed HCD?
- Do you have any questions or comments about the proposed HCD boundary?
- Are there other individual properties that you would recommend for further research?

The following points summarize responses from CAG members at, and following, the meeting:

Evaluation Process

A question was asked if the evaluation process is based on architectural features only or if it also considered who owned or lived in the homes. The consultant team clarified that the evaluation is completed based on the criteria identified in the presentation (design, context, history, etc.). The evaluation does not consider ownership of the homes.

It was noted that the HCD Study and evaluation process determine if portions of the neighbourhood can be recommended for designation and the development of an HCD Plan as well as identify any individual properties for further research. It was clarified that the HCD Study boundary encompassed a larger area as the study process is used to evaluate the whole neighbourhood. However, the proposed HCD boundary is determined based on the research, survey work and analysis undertaken as part of the HCD Study. One member specifically noted that the evaluation seems like a complete process.

Character and Heritage Attributes

CAG members were encouraged to reflect on the social and intangible cultural heritage values and attributes of the area. Members discussed the following character and heritage attributes:

- The Casa Loma neighbourhood was developed as a mixed-income and socially inclusive neighbourhood which is different from areas like Forest Hill, Rosedale and other Toronto areas. In contrast, Ardwold Gate and Wychwood Park were exclusive areas, restricted to certain cultural groups of people at one point in the past. The Casa Loma neighbourhood has always been inclusive and diverse.
- Hilton Avenue was discussed as having a history of rooming houses. It was noted that these homes were not developed as such but this also speaks to the diversity of housing types within the area. These houses were well maintained and have high integrity. One member noted that other houses within the study area were rooming houses as well (i.e. on Wells Hill Avenue).
- The street design, inclusive of dead ends and sidewalks on both sides of some streets, makes walking interesting and accessible within the area. Public access was noted as being developed in the design of the area and is an important element of its character.
- The tree canopy and green spaces were also noted as important character features of the area. An example was given of 5 Austin Terrace (E.J Lennox's former home), which was purposeful in providing extensive green spaces in the front. This was also done with groupings of houses on Wells Hill Avenue.
- The views from the Casa Loma area of the rest of the City of Toronto are important features to maintain. The general views of landmarks within the area such as Casa Loma and the stables were also noted as important features.
- Set-backs, heights of buildings and roof-lines were also noted character features. Some CAG members expressed specific concern about people moving their homes too far forward (and too high) which would change the character of the neighbourhood, reducing green space and blocking views.
- Fences were also expressed as being few and low which added to an openness of character.
- One member noted they were surprised that Ardwold Gate and Glen Edyth Drive were not included in the recommended HCD Plan boundary. The consulting team noted that although many buildings on these streets have exceptional architecture they do not have a consistency of heritage character. The consulting team noted there are historic homes on those streets that are being recommended for further research.

Proposed Boundary

Dima Cook of EVOQ reviewed the two areas proposed for HCD Plans – Hilton Avenue and Wells Hill Avenue – as well as an additional area for consideration on Austin Terrace at the south-end of Hilton Avenue. Ms. Cook explained that the rationale for proposing two HCD Plan boundaries is based on each area's different heritage characteristics. Ms. Cook noted that if they were to proceed with HCD Plans, they would likely have different policies. The project team clarified that policies are unique for each HCD and would be developed further along in the process for each proposed area. The City team noted that in other HCD Studies, the City received recommendations from consultants to create separate HCDs for adjoining areas, however, based on public feedback received, opted to create one HCD boundary instead.

The group was encouraged to indicate if they had a strong preference for one or two areas. There was no consensus from CAG members in favour or opposed to one or two HCD Plan boundaries. Some members noted that one proposed HCD boundary would be favourable while others were more favourable of maintaining two separate proposed boundaries based on their varying characteristics and

unique aspects. Some members indicated that the differences between the two streets are part of what makes the neighbourhood as a whole a unique place. An example of Walmer Road was given, where a few homes at the south end of the street were made for people who built the castle. The architectural point of view was expressed by one member as only one aspect to consider. Consideration for why people lived there, why there were rooming houses and other historical development aspects were noted as being important components of the community and contribute to what it means to the City.

In terms of the potential additional HCD Plan area on Austin Terrace at Hilton Avenue, some members noted it should be included in the proposed HCD Plan boundary as it would further represent the diversity of the area and would better relate the area to Casa Loma.

A couple of members noted that Austin Crescent and a few smaller cottages on Walmer Road close to Casa Loma are worthy of inclusion in the proposed HCD Plan boundaries based on the heritage character of properties.

One member asked if the boundary would be extended if an individual property immediately outside of the proposed HCD boundary was designated a heritage property. The project team responded no, that the boundary would not be enlarged to include individual properties unless they were determined to contribute to the district.

The consultant team clarified that the HCD Study process was used to evaluate the whole neighbourhood and through analysis determine if all or portions of the neighbourhood should be recommended for designation and the development of an HCD Plan as well as identify if there are any individual properties for further research. The designation of an HCD was not predetermined and the recommendations were developed through an iterative process.

There was a concerned comment about the proposed HCD boundaries being too small to fully capture and reflect the entire Casa Loma neighbourhood, and unable to adequately protect the character of the neighbourhood from future developments. It was noted that development that occurs adjacent to HCDs (immediately outside the HCD boundary) will be reviewed to ensure that it does not have a negative impact on the HCD. This also applies to development that occurs adjacent to individual properties that are included on the Heritage Register. As a result, the consultant team is confident that the recommendations will afford sufficient protection for heritage resources throughout the Casa Loma neighbourhood.

Recommended Properties for Further Research

CAG members reviewed the list of individual properties recommended for further research prepared by EVOQ. This list of properties will be presented to City of Toronto staff for further research. CAG members were invited to comment on, or add to, the list.

Feedback on the list of recommended individual properties for further research included:

- One member noted that the individual properties recommended for further research should have the same restrictions as properties within the HCD boundary/boundaries. It was noted that, if the properties are determined to merit designation, they will be required to abide by Official Plan policies for heritage properties.
- One member suggested that rooming houses on the west side of Walmer Road and some identical homes on the east side should be considered.

- One member was concerned about what developments could happen on individual properties that are not being recommended for further research or included within the proposed HCD boundaries. Specific concerns about increased height and modern designs were noted. City staff noted that other tools may be more appropriate to address height concerns than an HCD and that the existing planning framework provides guidance on the setback of new houses.

Two CAG members also suggested various additional properties they felt warranted further review and consideration. It is important to note that these suggestions are for discussion purposes only and have not been assessed by the consultant team or City staff. Additionally, they have not been endorsed by the CAG as a whole. A map highlighting these properties can be found in Appendix C.

Other Discussion Items

The group discussed the following additional items:

- Some CAG members were interested in understanding the impacts (increases or decreases) to property value should the proposed HCD areas be designated. A couple of CAG members noted there are real estate agents in the neighbourhood that can speak to the impacts on properties.
- Some CAG members were interested in better understanding the implications for homeowners within the proposed HCD Plan boundaries and neighbours in close proximity, particularly around renovations to homes. City staff noted that the HCD Plan would provide clear guidance on what is and is not permitted.
- One member asked specifically about implications to exterior home repairs. City staff clarified that property owners within an HCD are not required to undertake any proactive work aside from regular maintenance which is already required. Any policies and guidelines that are developed during the HCD Plan process would only be applicable to additions and/or changes that are visible from the street. Regular repairs and maintenance, such as exterior painting, cleaning, gardening, or lighting are not restricted/addressed.
- There was some confusion amongst CAG members about the regulatory framework of an HCD Plan. City staff clarified that an HCD Plan is a municipal by-law developed by the City and not a two-party agreement between the City and local residents. The process of developing an HCD Plan includes community input.
- One member asked if there will be a summary of the whole consultation process prepared as part of the Casa Loma HCD Study. City staff noted there will be a report developed by the facilitator about the study process, what they heard from the community and their evaluation. Appendices will be included with the engagement process summary prepared by the facilitator which will include all CAG and public meeting summaries.
- One member asked if there will be an increase in traffic if the area is designated as an HCD due to increased tourism. The consulting team noted that traffic studies are not included as part of an HCD Study or HCD Plan, but to the best of their knowledge, an increase in traffic has not been seen in other HCDs in Toronto (i.e. Rosedale, Cabbagetown or Wychwood Park).

5. Next Steps

Community Consultation Meeting #2

The Community Consultation Meeting (CCM) #2 will be held on Wednesday, June 20th, 2018 at St Michael's College School from 5:30 pm - 8:30 pm. The HCD Study Report will be presented to the

Toronto Preservation Board on July 12th, 2018. A summary of the engagement process, including all Community Advisory Group Meeting summaries, will be included as appendices to this report.

CAG members were invited to share feedback on what information would be relevant to the public and areas of clarity that members also needed about the Casa Loma HCD Study and next steps in the process.

The project team will consider the following questions in developing material for the CCM#2 as they were posed by CAG members at, and following, the meeting.

- What does it mean to be a homeowner in an HCD area?
 - Does the HCD designation appear on a listing for sale of a property?
 - How does an HCD impact property values?
- Is there compensation for conservation-related repairs and maintenance?
- What incentive programs are available?
- What are the financial impacts on homeowners? What are the benefits?
- What is the decision-making process relating to the HCD study and plan?
- How is the public able to participate as the HCD process continues?

CAG members identified the following additional topic areas and suggestions for the CCM #2:

- Consideration of how the individual properties recommended for further research will be presented to the community and homeowners.
- Consideration for the inclusion of a separate board showing recommended individual properties identified by some members of the CAG.
- Developing frequently asked questions and/or factsheet handouts to address common questions.

Appendix A – Meeting Agenda



Casa Loma Heritage Conservation District Study

Casa Loma Community Advisory Group Meeting #3

Thursday, May 10, 2018

Spadina House, Basement Meeting Room

285 Spadina Road, Toronto

6:30 pm – 8:30 pm

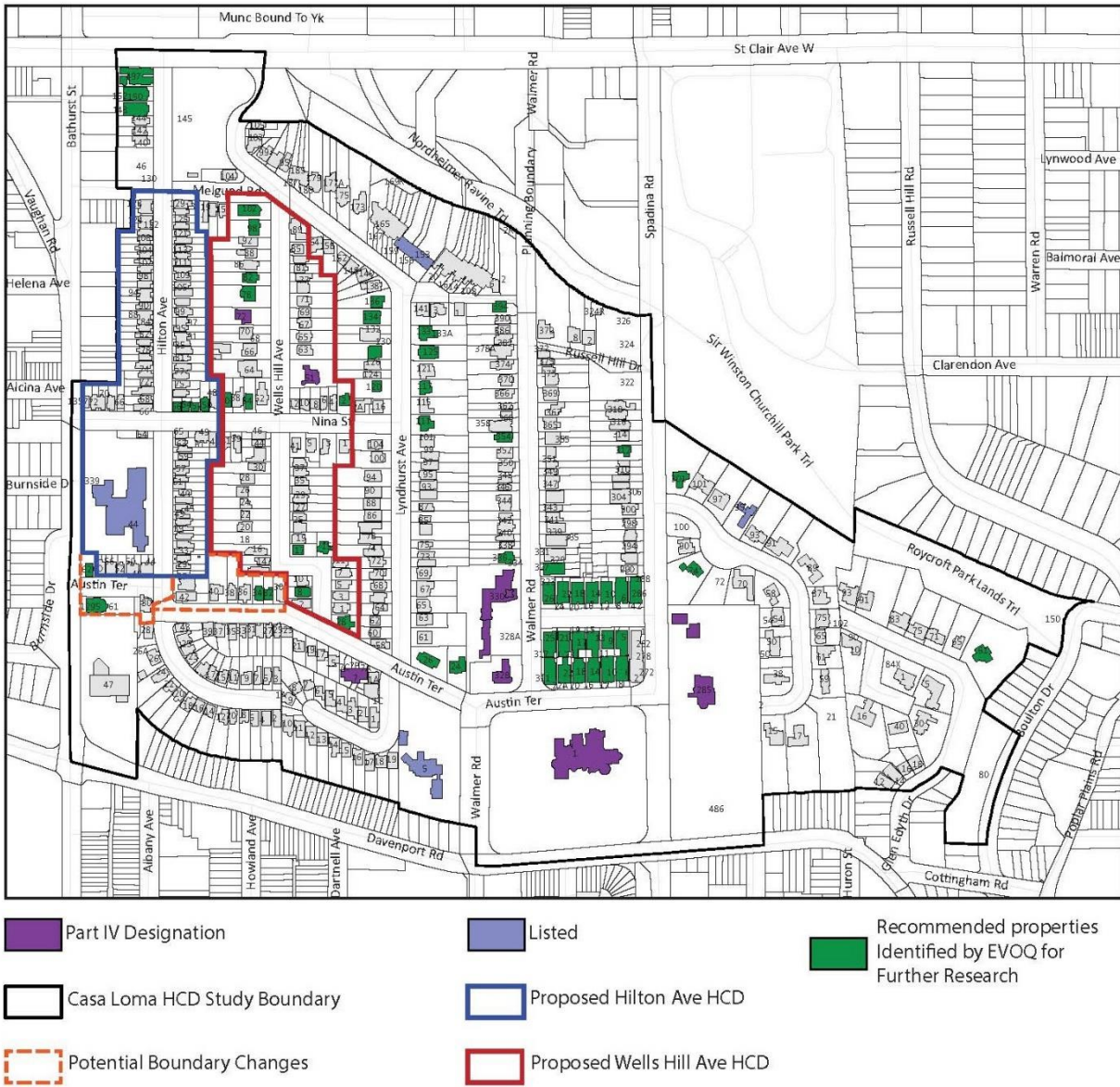
Meeting Purpose:

- Provide an update on the Casa Loma Heritage Conservation District (HCD) Study
- Present draft HCD Study recommendations
- Review next steps.

Agenda:

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| 6:30 pm | Agenda Review, Opening Remarks and Introductions |
| 6:40 pm | Presentation (Dima Cook, Senior Associate, EVOQ Architecture) <ul style="list-style-type: none">• Review HCD recommendations (including evaluation, heritage attributes, and boundary)• Review recommended properties for further research |
| 7:00 pm | Guided Discussion (Susan Hall, Facilitator, Lura Consulting) <ul style="list-style-type: none">• Review recommendations, evaluation process, heritage attributes and boundary• Review individual properties for further research |
| 8:10 | Public Open House Planning (Susan Hall, Facilitator, Lura Consulting) <ul style="list-style-type: none">• Review format, time and location• Discuss information needs |
| 8:25 pm | Wrap Up and Next Steps |
| 8:30 pm | Adjourn |

Appendix B – Casa Loma Proposed HCD Boundaries



Appendix C – Casa Loma Individual Properties for Further Research as Suggested by Individuals

Note: The suggestions of properties for further research identified by individuals are for discussion purposes only and have not been assessed by the consultant team or City staff. Additionally, they have not been endorsed by the CAG as a whole.

