

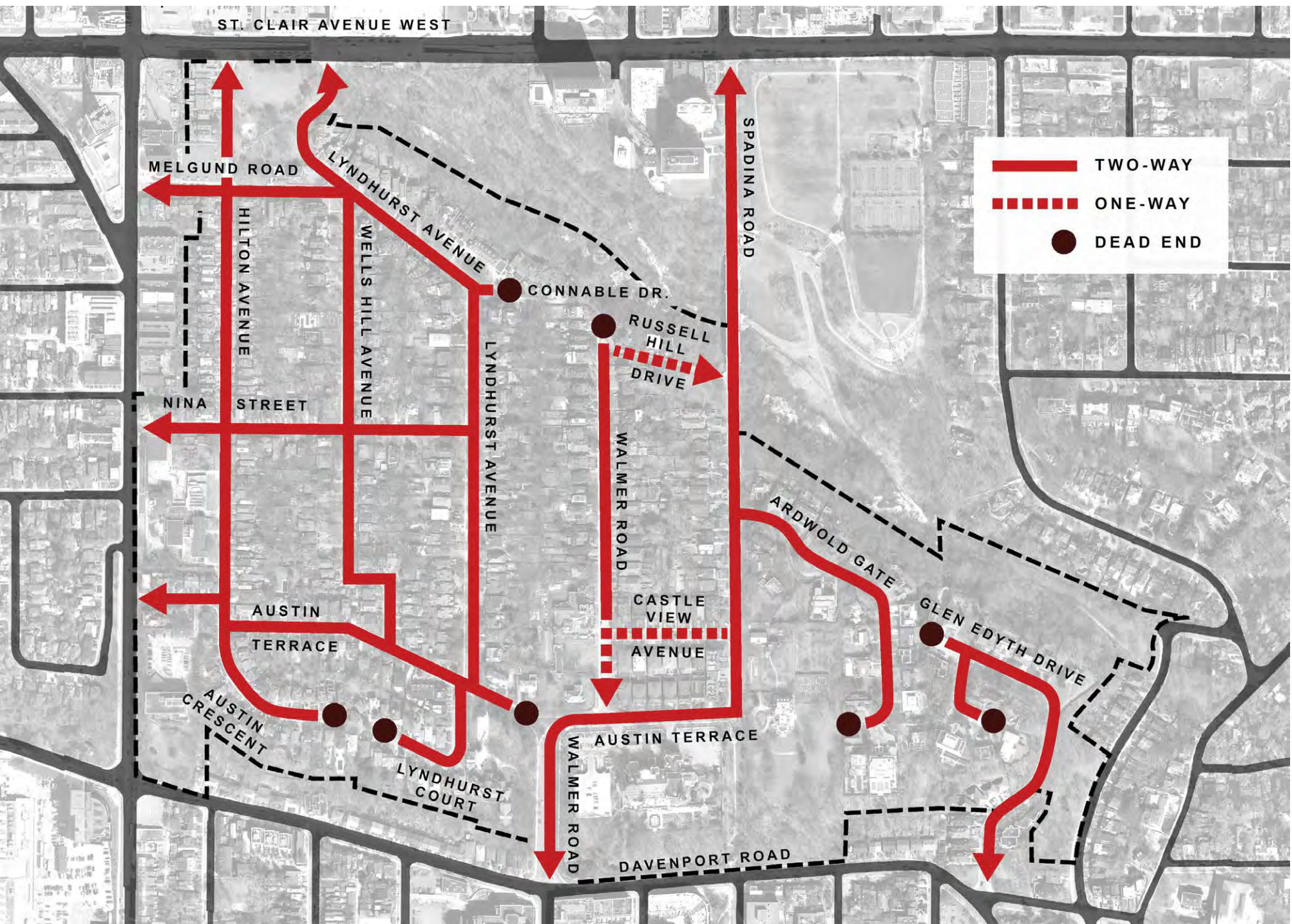
Landscape Analysis



CASA LOMA HCD STUDY: Open House

June 20, 2018 | 5:30pm - 8:30pm

Understanding the Neighbourhood – Landscape and Open Space



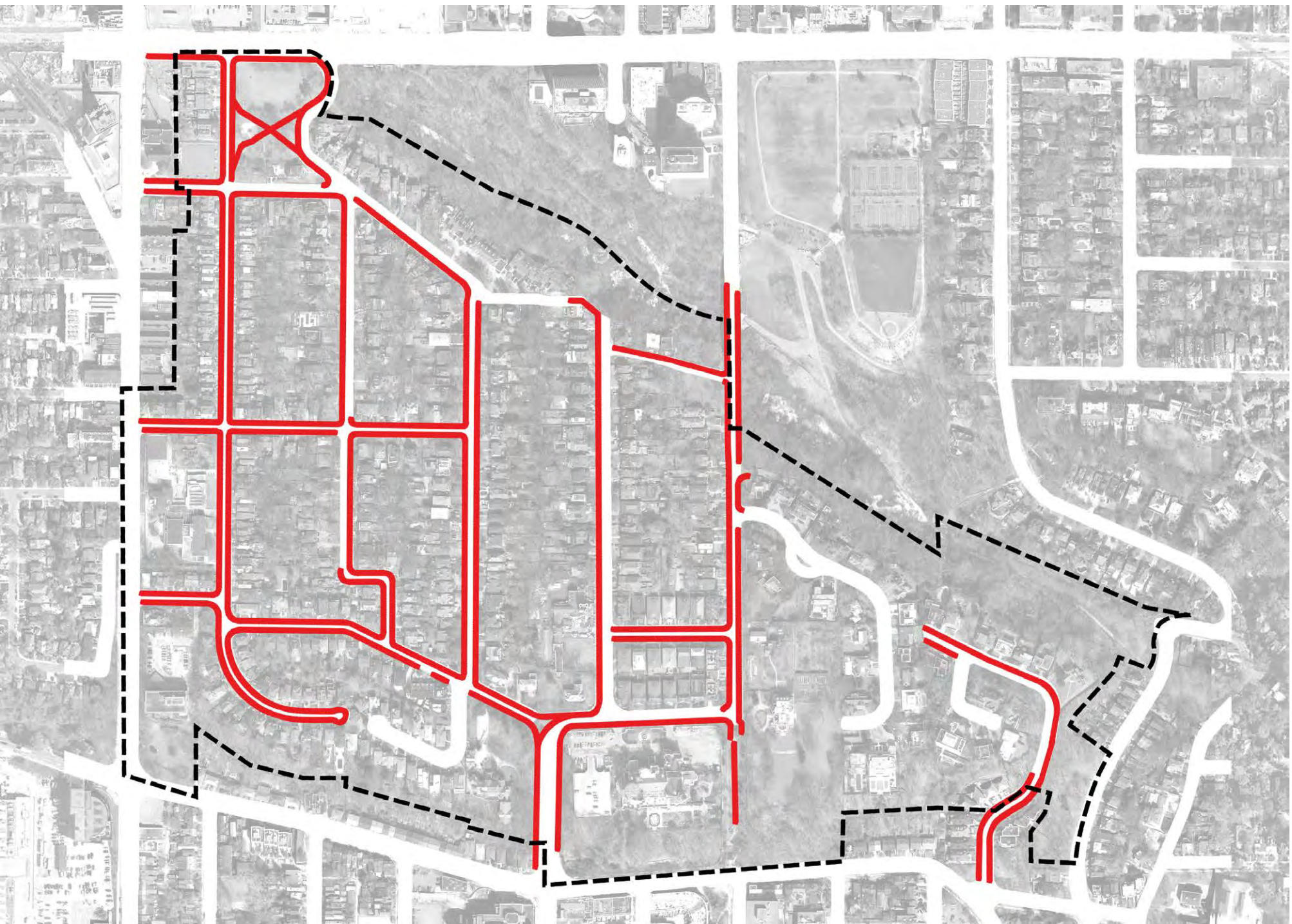
Street Network - Generally reflecting the pattern of the original estate lots, streets form regular blocks except where they are interrupted by the escarpment topography. Discontinuities and dead ends make it difficult to drive through the neighbourhood.



Tree Canopy - The mature tree canopy is a distinctive feature of the neighbourhood. Private trees and street trees work together to create a nearly continuous canopy.



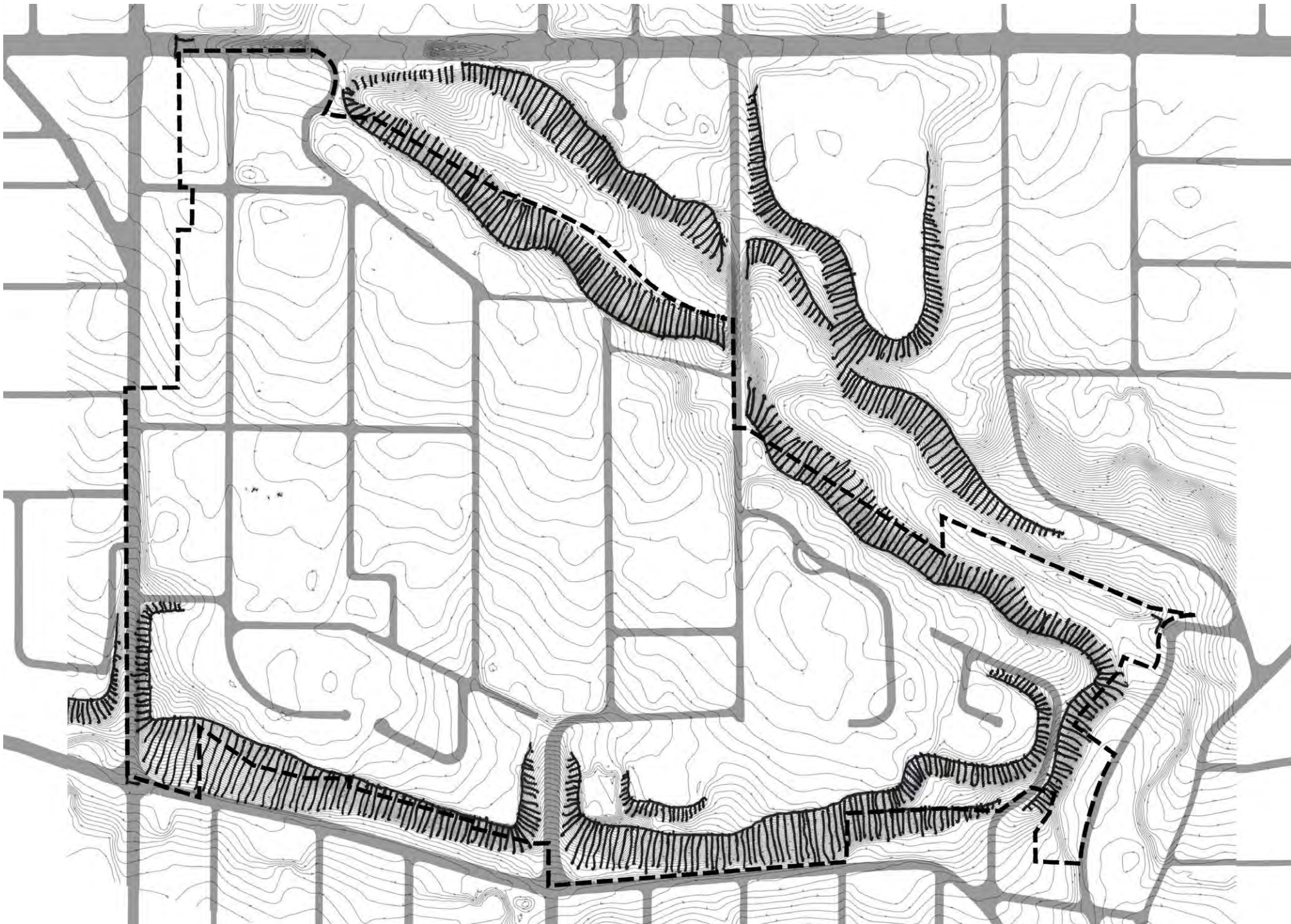
Public Realm - The streets, buildings and private front yards contribute to a generous, connected public realm that varies in width according to building setbacks.



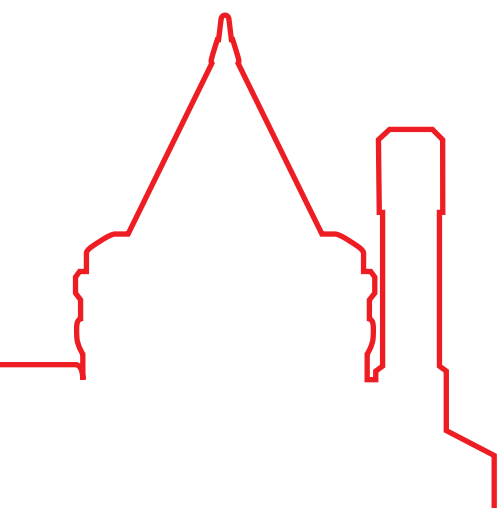
Sidewalks - The sidewalk network is discontinuous and varies across the neighbourhood. Where no sidewalks exist, front yard landscapes extend right to the curb.



Parking - Because there are no rear lanes in the neighbourhood, many streets have front-yard parking.



Topography - The rugged topography of the Davenport Escarpment and Nordheimer Ravine separates the area from adjacent neighbourhoods and contributes to its unique character.



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Proposed HCDs - Landscape Character



- Similar house forms set close together create a consistent edge to the public realm.
- Mature trees along the street frame views and provide shade and seasonal variation.
- The straight street provides long views that are terminated far in the distance.



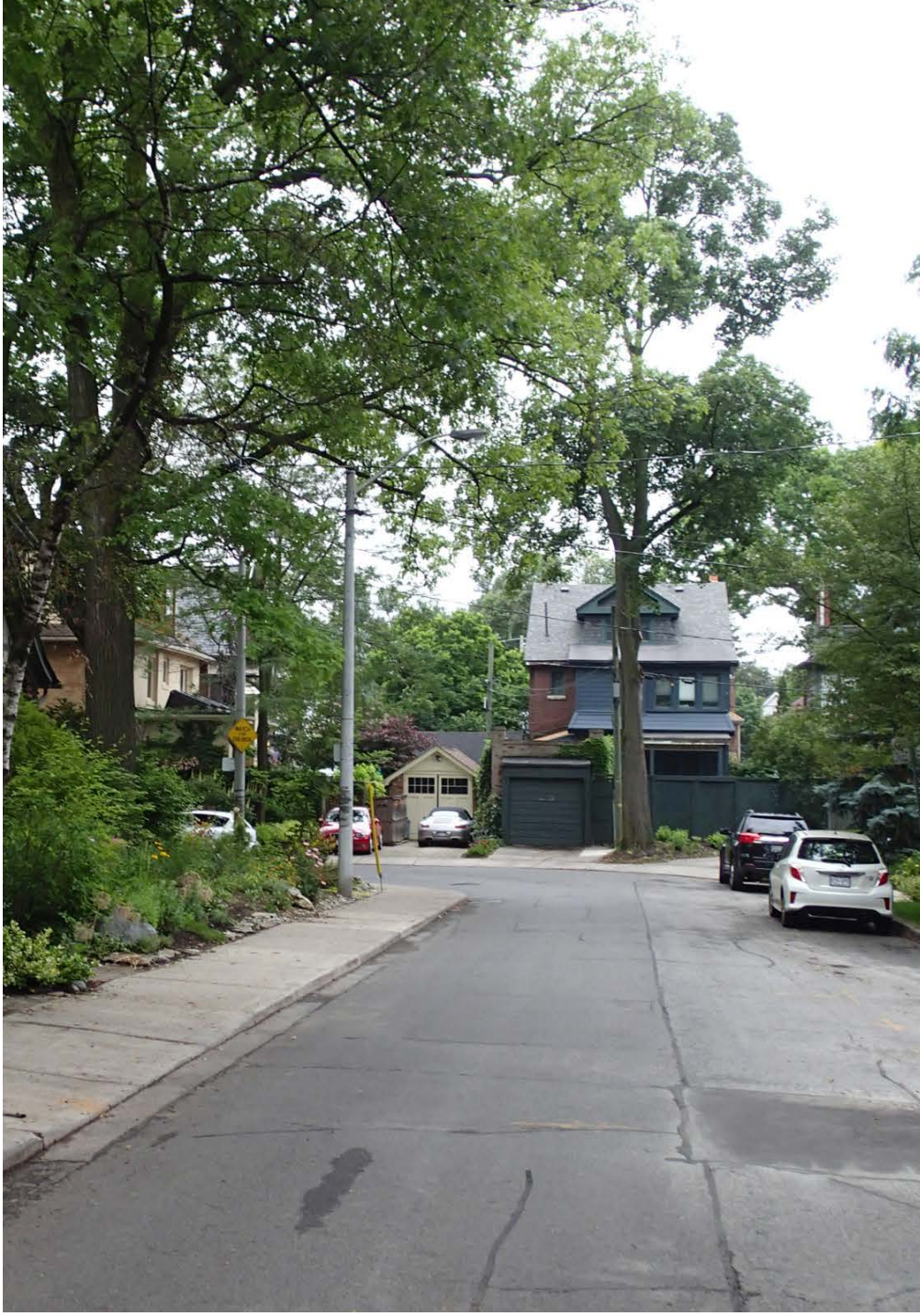
- Although house forms are similar, individual landscape treatments create a rich streetscape.
- Limited in size, front yards showcase small scale and highly detailed garden designs.
- Although perhaps necessary, front yard parking compromises the visual experience of the street.



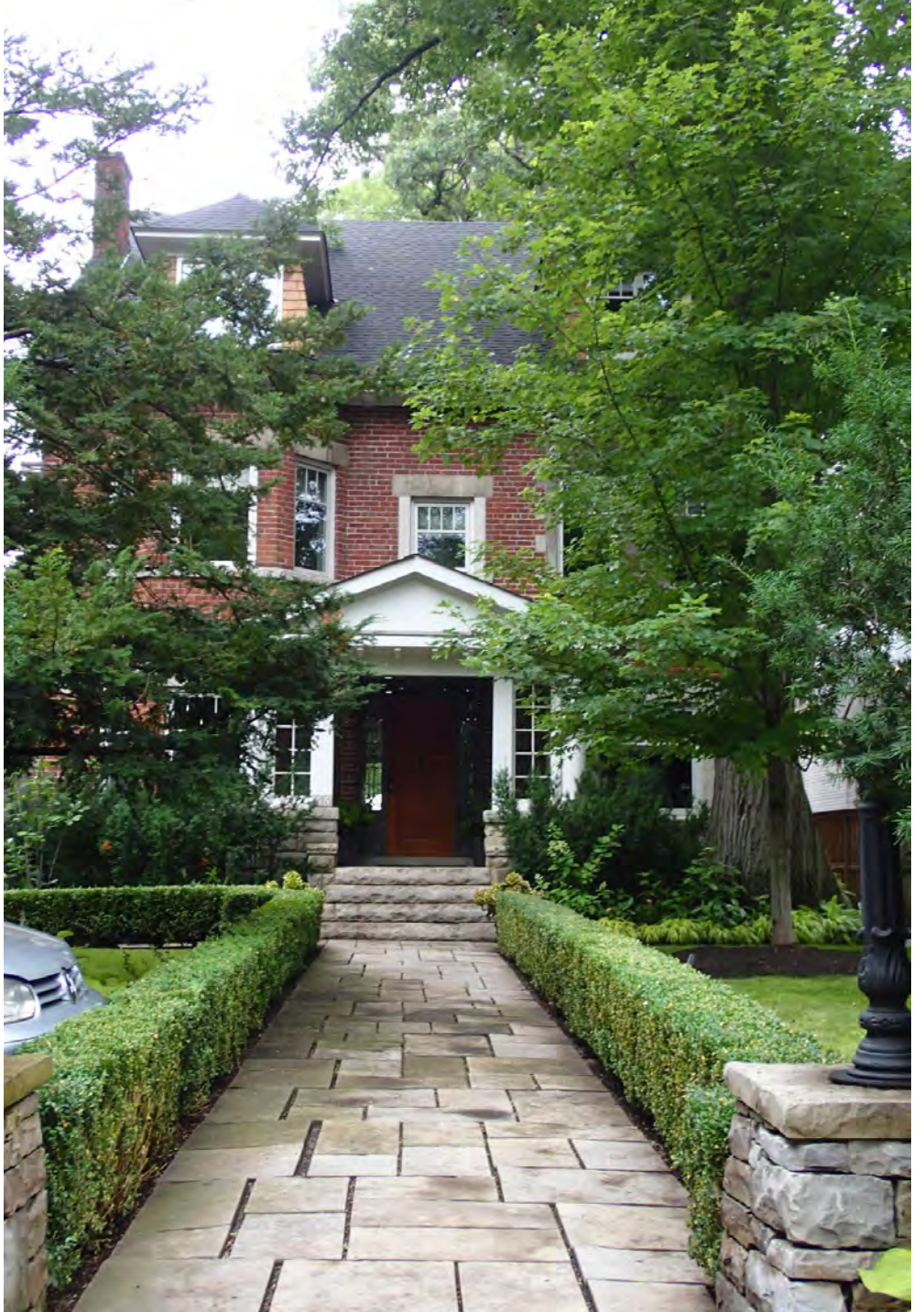
- Hilton Avenue - similar houses set close together create a consistent corridor with an intimate scale.
- Wells Hill Avenue - Large houses with varied setbacks create an informal and uniquely pastoral streetscape.



- Where houses are set back on the lot, lawns and mature trees create an open, shared parkland.
- The large lots absorb front yard parking without compromising the overall landscape character.
- Mature trees in back yards serve as backdrops, lending the large houses a sense of intimacy and scale.



- Where the street changes direction, street views are terminated by houses on Nina Street.



- The romantic, pastoral streetscape is punctuated by moments of ordered formality.

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