Character of Areas

The study area was largely developed between 1910 and 1940. The delineation of character areas was gradually refined through an iterative process throughout the character analysis and community engagement process, and is largely defined by the north-south streets. These areas were defined through a review of the buildings' date of construction, stylistic influences, massing, and materials. The analysis on the following panels was completed by looking at the study area as a whole and each of the nine identified character areas individually.

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. Ardwold 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.

Legend

- 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

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Dates of Construction

Peaks of Development

	-1889	1900-1909	1910-1919	1920-1929	1930-1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2017
%	0.2	4.2	28.2	28.2	8.7	2.2	4.6	5.4	4.6	2.0	2.0	4.2	5.4
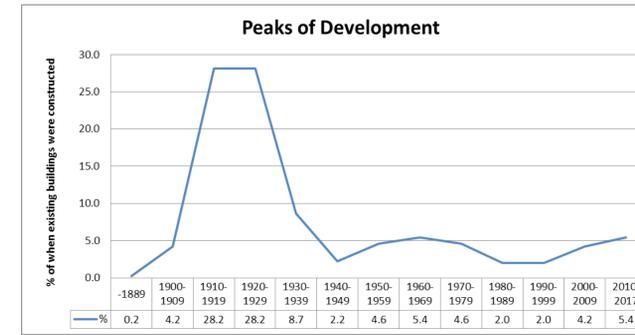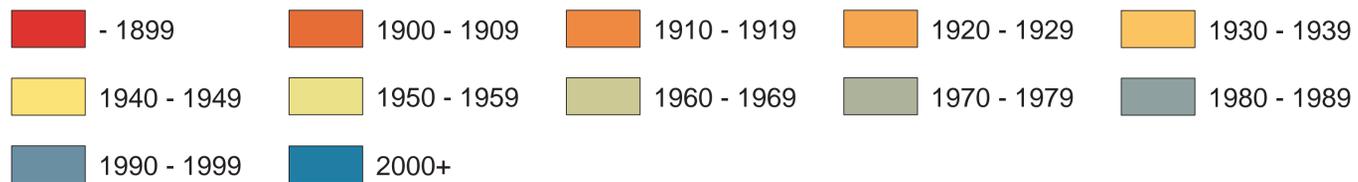
Peaks of Development in the Casa Loma HCD Study Area

Goads Map, 1924

Legend
- ■ - 1899
- ■ 1900 - 1909
- ■ 1910 - 1919
- ■ 1920 - 1929
- ■ 1930 - 1939
- ■ 1940 - 1949
- ■ 1950 - 1959
- ■ 1960 - 1969
- ■ 1970 - 1979
- ■ 1980 - 1989
- ■ 1990 - 1999
- ■ 2000+
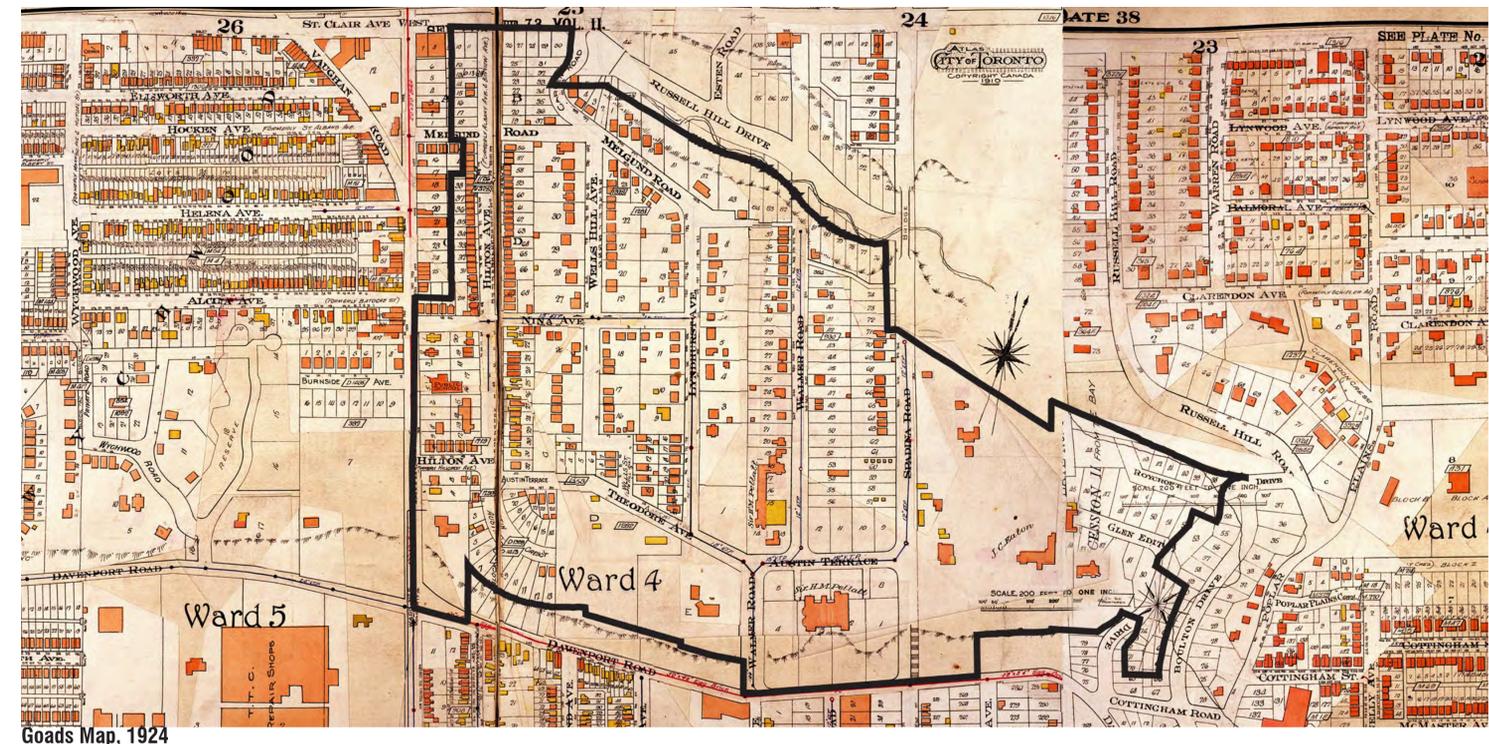
The dates of construction of the buildings within the study area range between 1889 to present day. Spadina House is the only remaining building built prior to 1900 in the study area. At the beginning of the 20th century (up to 1909), development within the study area began slowly as the larger estate lots were subdivided into smaller property lots. The most intensive period of development occurred between 1910 and 1929 when 62% of the area's buildings were constructed. Although the rate of development slowed in the 1930s, by 1939, 71% of the neighborhood 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.

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.

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Architectural Style Influences

Legend

- ■ Arts and Crafts/English Cottage
- ■ Edwardian
- ■ Edwardian Two Bay
- ■ Other Period Revivals
- ■ Bungalow / 1-1.5 Storeys
- ■ Colonial Revival
- ■ New Traditional (Colonial Revival)
- ■ New Traditional (Tudor Revival)
- ■ New Traditional
- ■ Contemporary/Modern
- ■ Vernacular
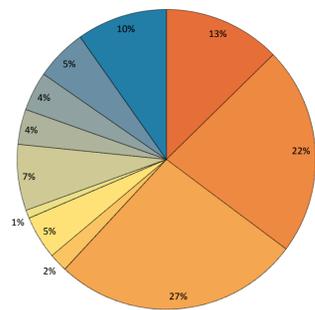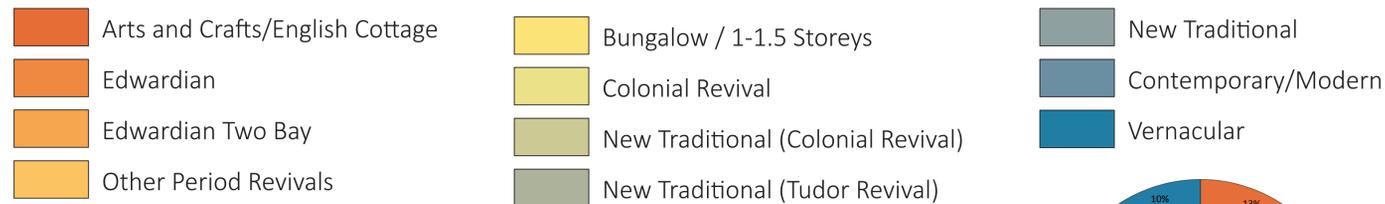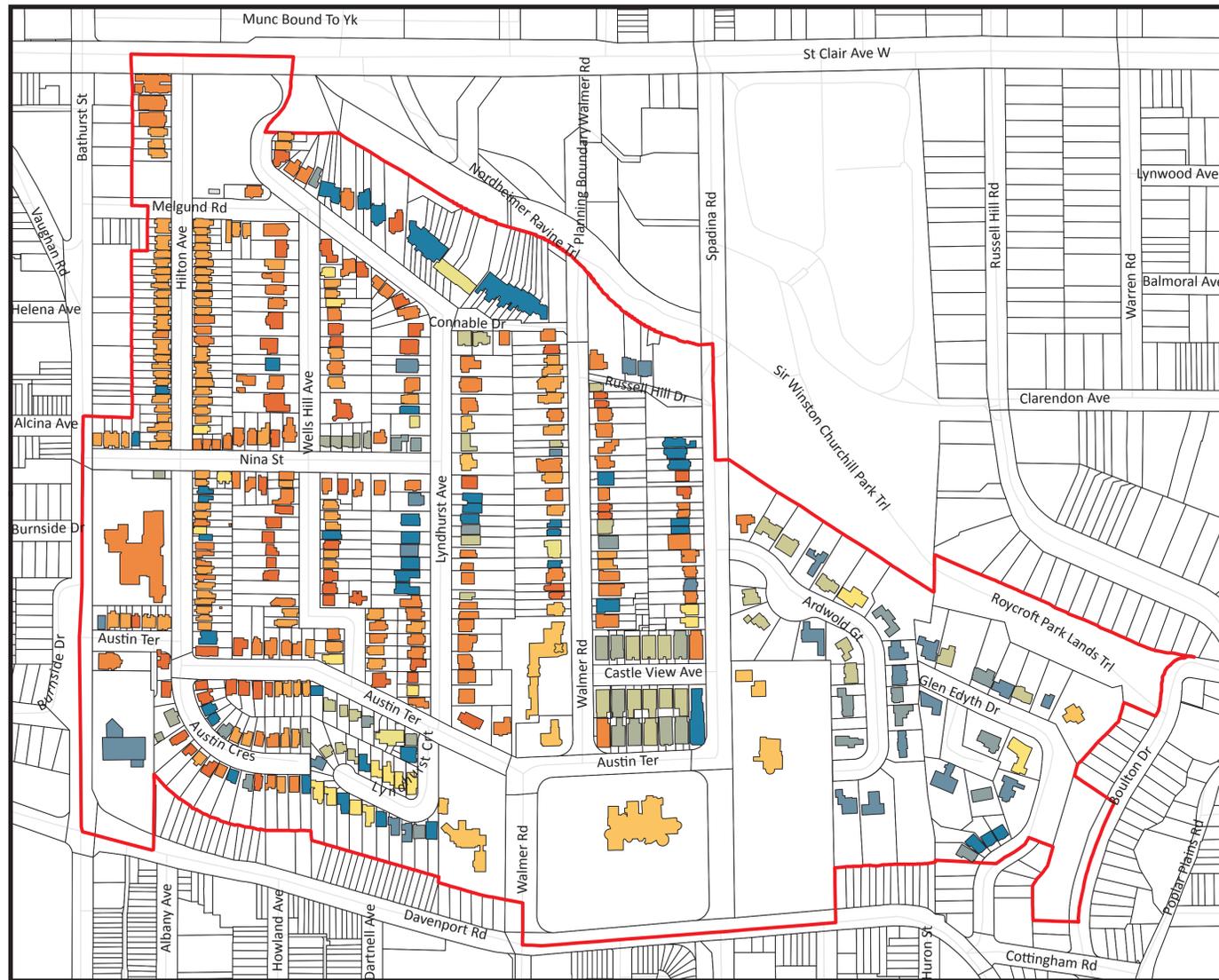
The HCD study area contains a range of architectural styles representative of its period of development between the 1900s and the 1940s. The majority of houses are better understood as having been influenced and inspired by various architectural styles rather than representing a pure expression of any 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 wide range of styles.

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. The Lyndhurst Avenue and Spadina Road areas are primarily Edwardian, but have a high concentration of Vernacular architecture. The Walmer Road area is predominantly Edwardian and Edwardian Two-Bay, but also contains quite a few Arts and Crafts, English Cottage, and Vernacular properties. The 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 Castleview Avenue. The Lyndhurst Court area has the highest concentration of Bungalow/1 Storey buildings. The Austin Crescent area is mostly Arts and Craft and English Cottage, Edwardian, and Edwardian Two-Bay, but with a significant number of Vernacular buildings.

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Types of Buildings

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.

The analysis of building typologies show that the Hilton Avenue area is almost exclusively Type 1 (Edwardian Two Bay), with only two Type 2 (3 Bay Wide), one Type 3 (Dominant Cross-Front Gable), and a small cluster of non-prevailing types. The Wells Hill Avenue and Walmer Road areas have an equal distribution of Types 1 through 3, and only a few non-prevailing types found sporadically through their area. The Lyndhurst Avenue area is predominantly Type 2, but also contains a considerable amount of Type 3, fewer Type 1 buildings, and two Type 4 (Flat Roof Contemporary). The Spadina Road area has only Types 2 and 3, with the exception of one Type 4. The Glen Edyth area has the highest concentration of Type 4 buildings, and also contains a considerable amount of Type 2 and non-prevailing buildings. The Casa Loma area contains all of the study area's historic landmarks. The residential buildings within the Casa Loma area are predominantly Type 2, with the exception of one Type 3. The Lyndhurst Court area mostly contains a minimal one storey non-prevailing typology, with a small cluster of Type 2 and two Type 4. The Austin Crescent area is predominantly Type 1, with a large number of Type 2 and a few Type 3.

Legend

- **Edwardian 2-Bay**
- **3-Bay Wide**
- **Predominant Cross-Front Gable**
- **Flat Roof Contemporary**
- **Historic Landmark Buildings**

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