

Existing Planning Framework

THE OFFICIAL PLAN

The Official Plan for the City of Toronto implements the Province’s policies and sets the City’s long-term vision for how and where communities should grow.

Casa Loma is a Stable Neighbourhood

New development must respect and reinforce the existing physical character of the area, including the massing and dwelling type of buildings, prevailing setbacks, and conservation of heritage.

Cultural and Natural Heritage is to be Protected

Areas with a concentration of heritage resources will be designated as Heritage Conservation Districts; conservation and design guidelines will be adopted to maintain and improve their character.

Heritage Features

Casa Loma and Spadina House will continue to serve as a resource for community, tourist and other public activities that reflect its historic and architectural importance.

Nordheimer Ravine and the Lake Iroquois Escarpment are to be respected.

Views from the Public Realm

Views to Casa Loma from the south, and from Casa Loma, the Baldwin Steps, and Sir Winston Churchill Park through the Study Area to Downtown are protected Views.

ZONING BY-LAWS

Toronto’s Zoning By-laws translate the Official Plan’s high level vision into rules that regulate what can be built, where it can be built, the form it can take, and how it can be used.

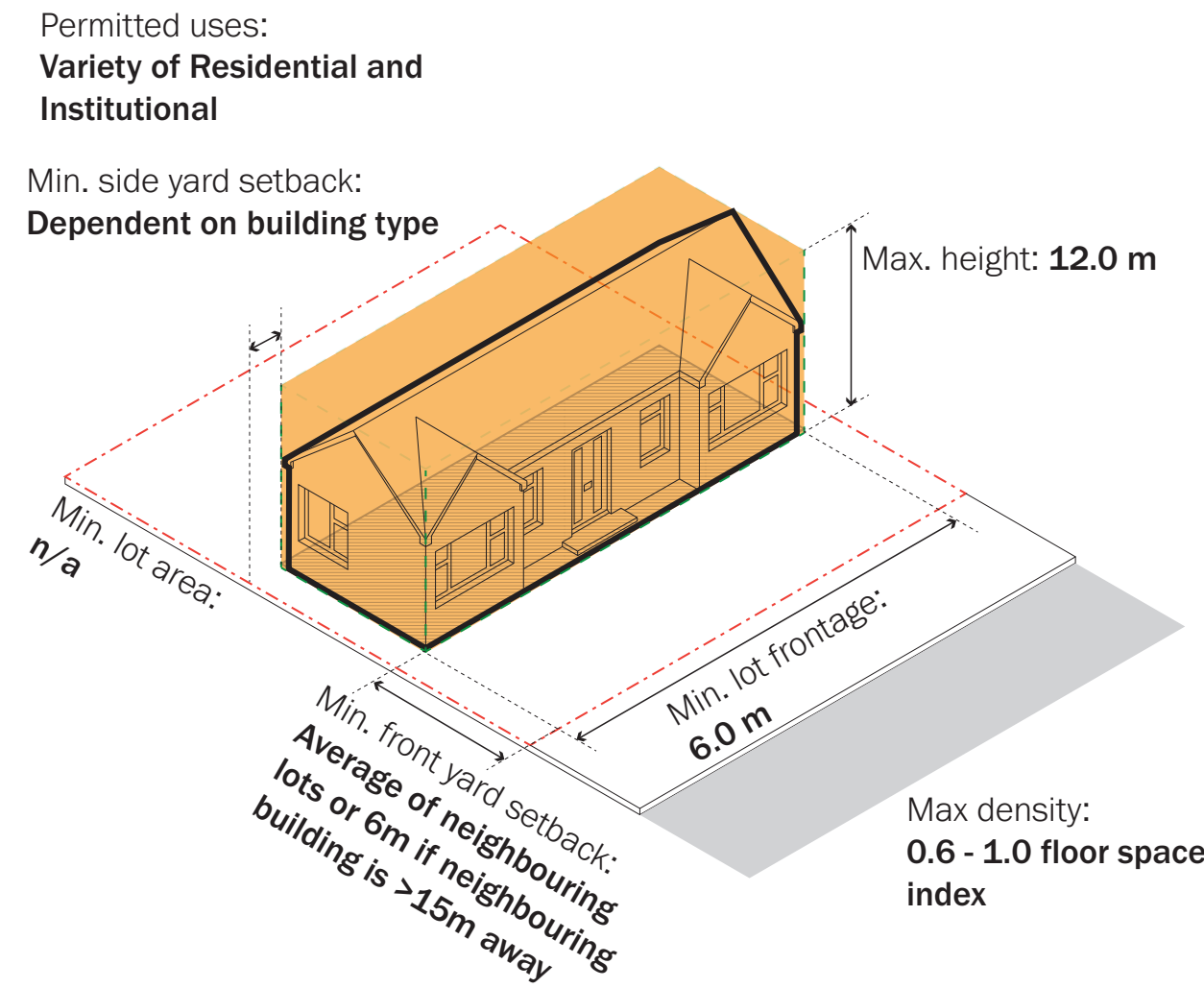
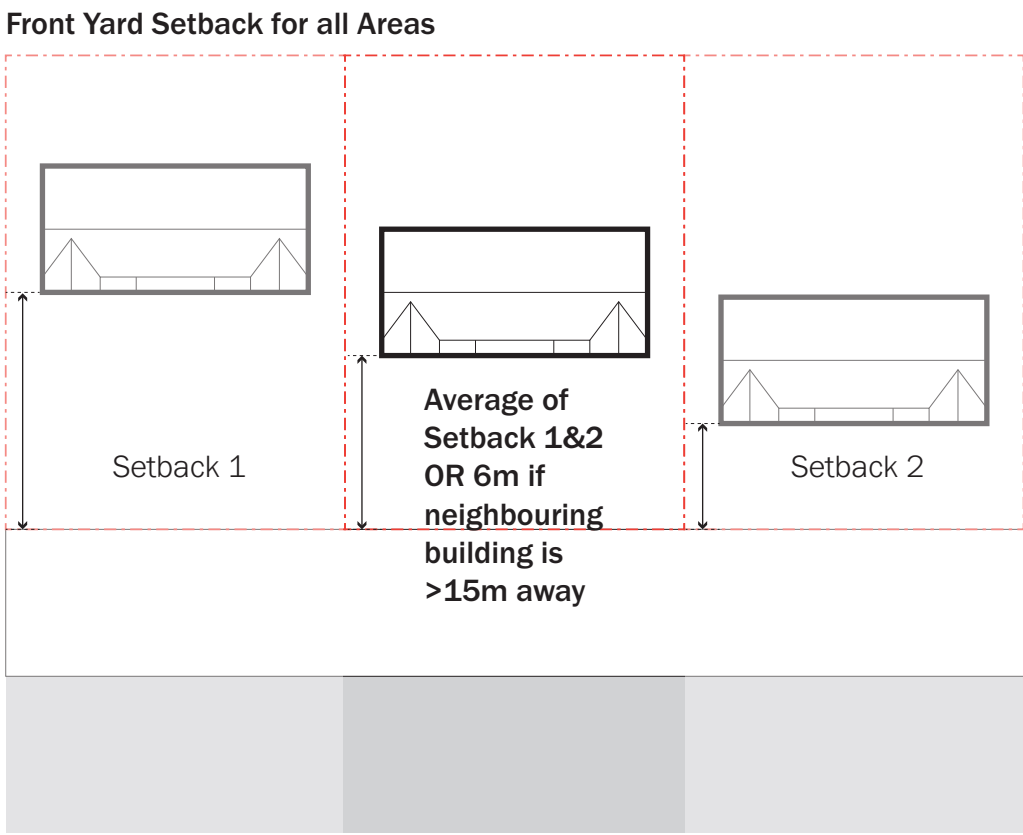
Casa Loma’s residential areas can be divided in four general zoning categories that provide for slight variation in built form and site configuration.



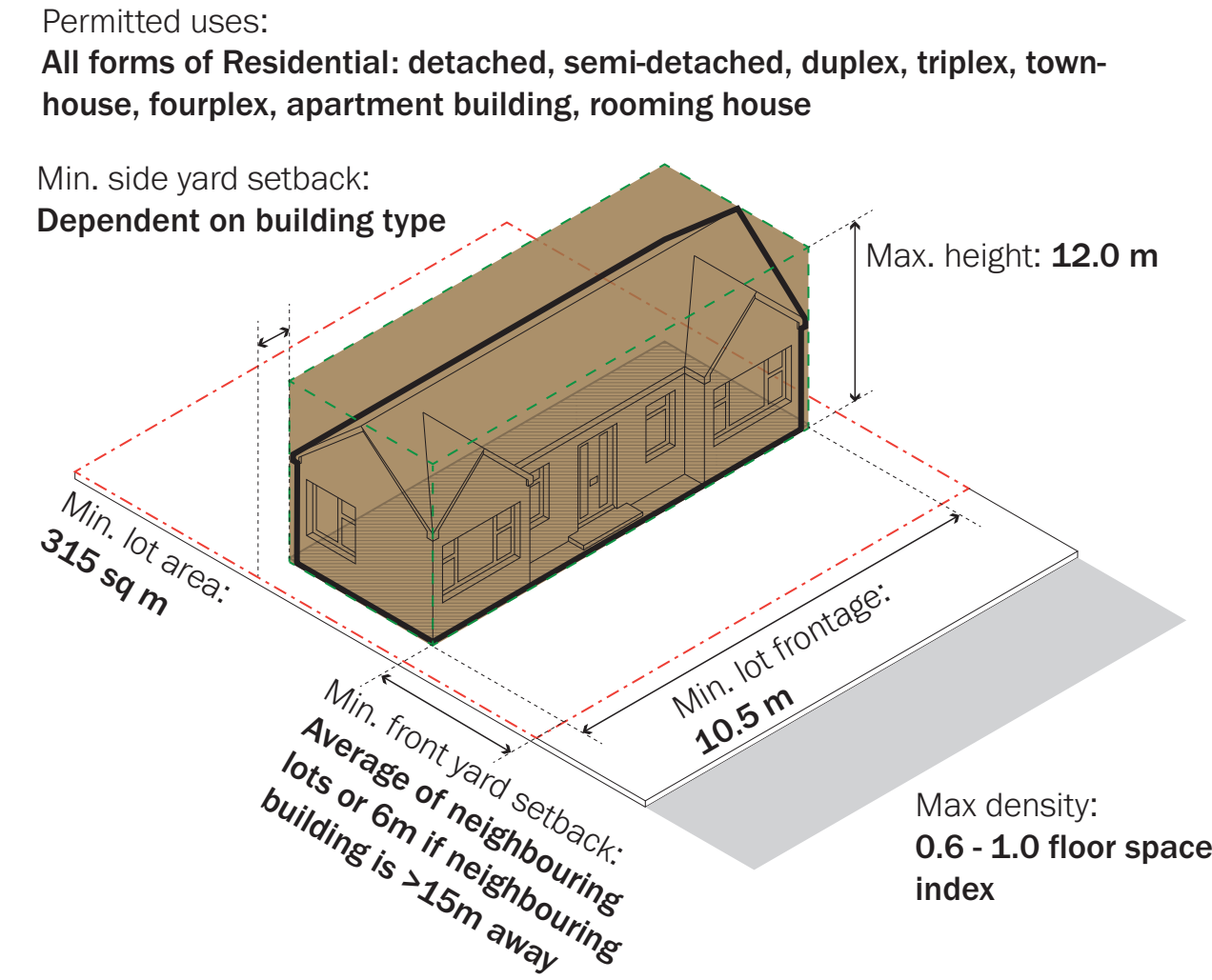
REGULATIONS PER ZONING CATEGORY

These diagrams illustrate the permitted housing location and configuration in each of the four categories.

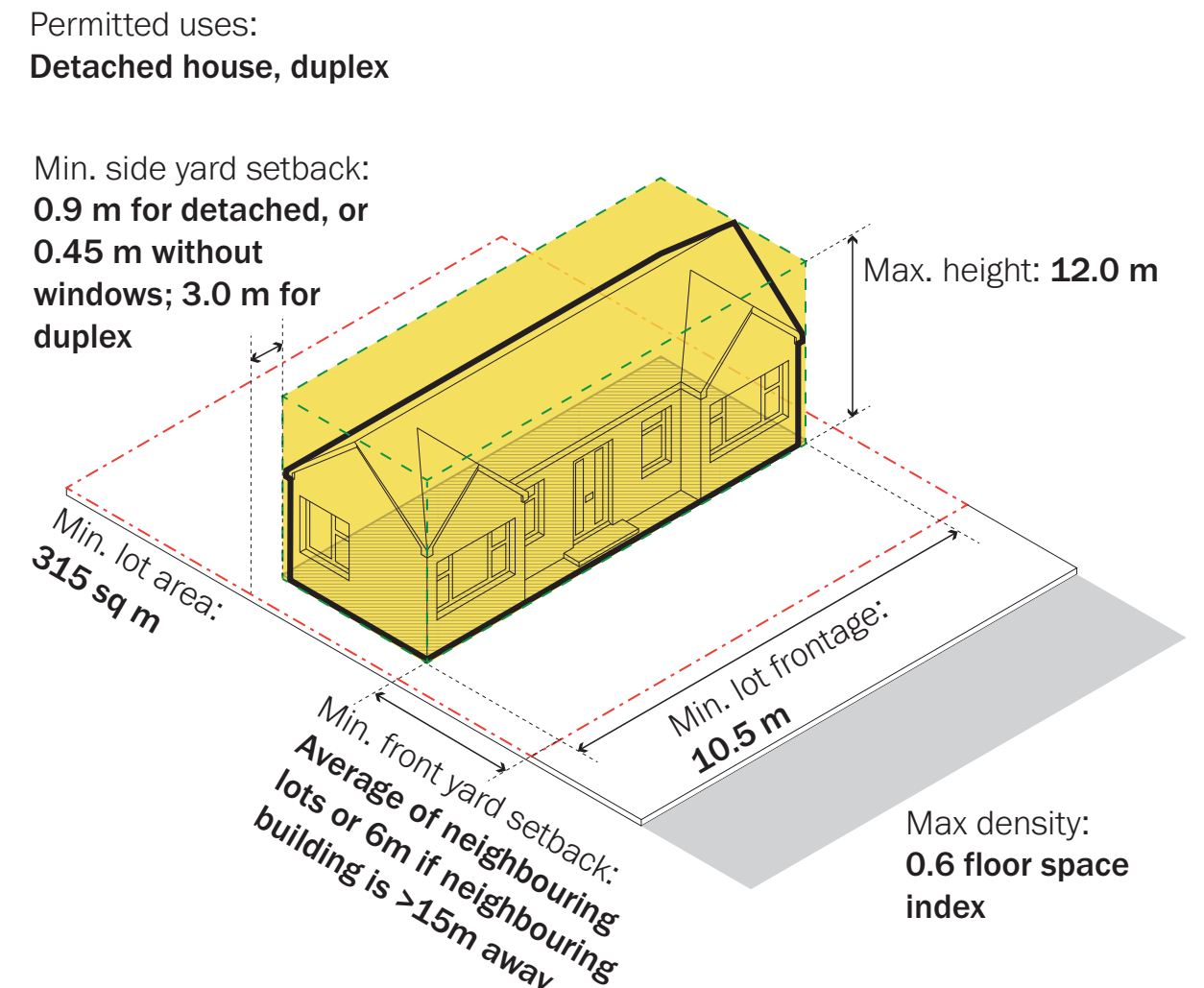
The zoning generally reflects the built form of the neighbourhood, with smaller homes and lots on the western edge of the Study Area transitioning to large homes and lots on the eastern edge.



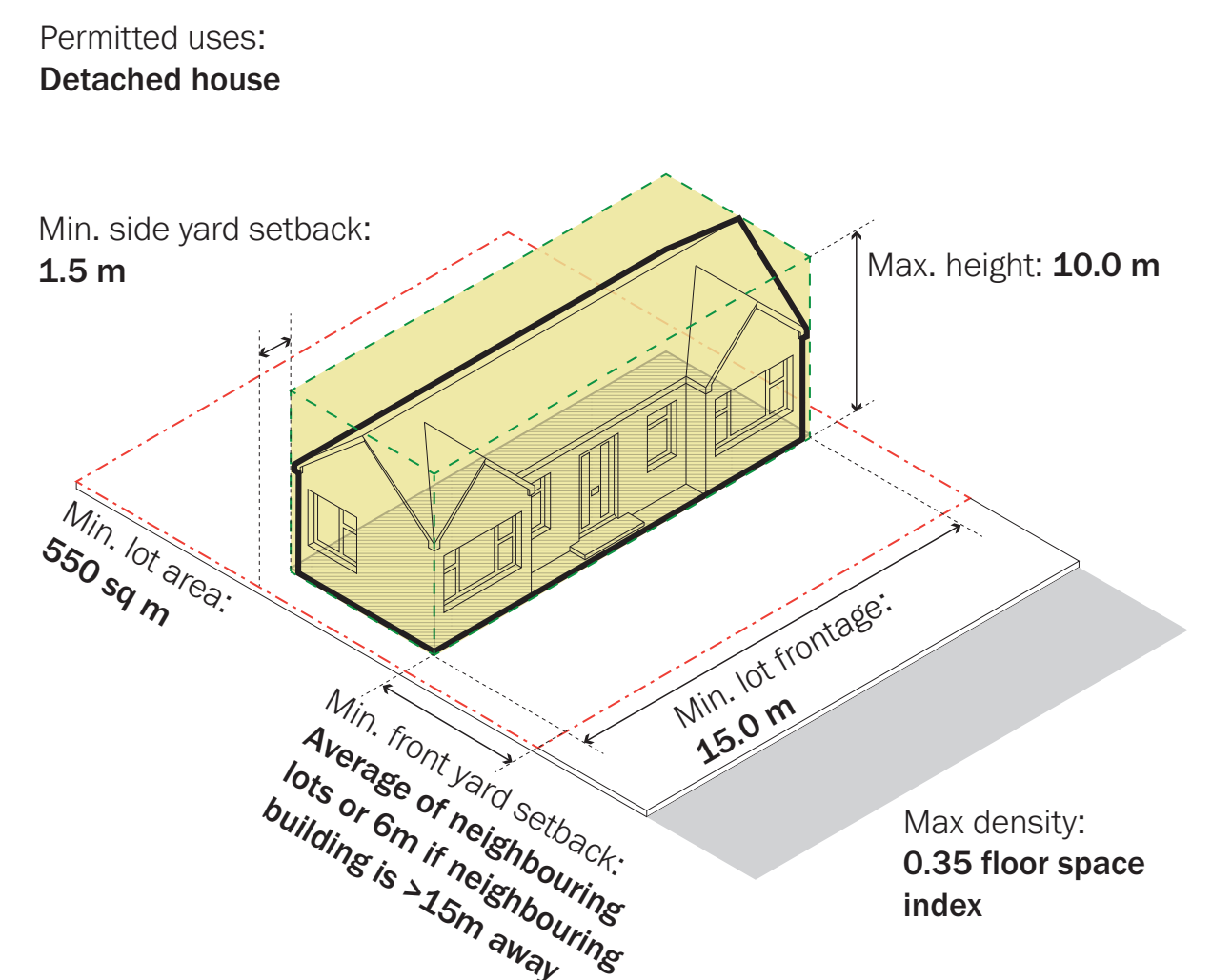
Area A - Institutional Corridor



Area B - Hilton



Area C - West of Spadina



Area D - East of Spadina

CASA LOMA HCD STUDY: Open House

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

Comparative Analysis of Zoning & Heritage Character

CURRENT BUILT FORM VS. ZONING

The following is an analysis that contrasts the built form of the 88 contributing properties within the Hilton Avenue HCD Area and the 69 contributing properties within the Wells with their lot frontage and setback regulations.

Please note: If a lawfully existing building does not reflect the current zoning regulations, the existing building is still considered to conform.

HILTON AVENUE AREA

Lot Frontage

There are 80 properties (91%) with lot frontages that are narrower than the minimum requirement of the Zoning By-law.

Setbacks

There are 19 properties (22%) with **front yard setbacks** that are smaller than the minimum requirement of the Zoning By-law.

There are 79 properties (90%) with **side yard setbacks** that are smaller than the minimum requirement of the Zoning By-law.

WELLS HILL AVENUE AREA

Lot Frontage

There are 16 properties (23%) with lot frontages that are narrower than the minimum requirement of the Zoning By-law.

Setbacks

There are 25 properties (35%) with **front yard setbacks** that are smaller than the minimum requirement of the Zoning By-law.

There are 43 properties (62%) with **side yard setbacks** that are smaller than the minimum requirement of the Zoning By-law.

DISCUSSION

- **Hilton HCD Area** is characterized by small lot sizes with narrow lot frontages and a consistent streetwall. The current By-law does not support these small properties, encouraging larger lots. Further policy protection is therefore desirable. The existing zoning does partially support the consistent streetwall, prescribing a minimum setback that is the average of the front setbacks of their neighbours. However, there is no maximum setback. There is potential to introduce a **build-to line** policy that would ensure that development respects the existing two to three metre setback of the street.
- **Wells Hill Avenue HCD Area** is characterized by two distinct types of building-to-site configurations.

The majority of the corridor features prominent and varying front yard setbacks. This is well reflected by the existing Zoning By-law, which prescribes a minimum setback that is the average of the front setbacks of their neighbours. This By-law should maintain this overall character of varying front yard sizes over time, even if the setbacks of individual homes do experience change.

The second type of building-to-site configuration is the deep, consistent front setbacks of 18-28 Wells Hill Avenue, providing views and a unique landscape character. The current Zoning By-law does not support this. The establishment of a **build-to line** policy for those properties would help preserve this set-back and the related views and character.



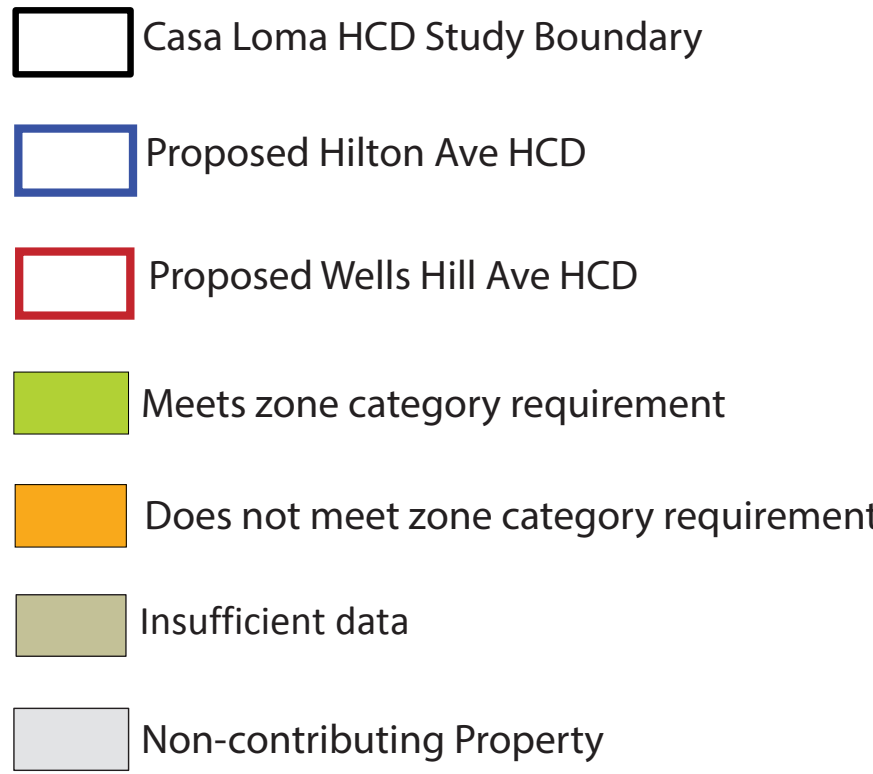
Lot Frontage



Front Yard Setback



Side Yard Setback



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