



REPORT

Casa Loma Heritage Conservation District Study

CITY OF TORONTO
JULY 2018



Figure 1: Christmas time at Casa Loma, 1963
(Cover Photo)

Table of Contents

0. EXECUTIVE SUMMARY	13
1. INTRODUCTION.....	17
THE HCD STUDY AREA	19
PROCESS	19
CONSULTANT TEAM	20
ACKNOWLEDGEMENTS	24
2. HISTORY AND EVOLUTION.....	25
The Natural Landscape and Early Settlement.....	27
Township Lots.....	28
Estate Ownership Changes.....	31
Later Estates.....	37
Institutional buildings.....	41
Timeline.....	48
3. ARCHAEOLOGY.....	51
Archaeological Potential	53
4. BUILT FORM AND LANDSCAPE SURVEY.....	55
5. LANDSCAPE AND URBAN DESIGN.....	61
Topography.....	63
Streets and Public Realm.....	64
Private Front Yards.....	70
Estates and Institutions.....	75
Role in the Neighbourhood.....	75
Landscape Assessment.....	76
Public Parks and Open Spaces.....	80
Street-related Parks.....	81
Ravine/Escarpment Parks.....	84
Summary Conclusions.....	86
5. CHARACTER ANALYSIS.....	87
Built Form.....	89
Existing Protections.....	91
Dates of Construction.....	93
Heights.....	97
Building Cladding.....	99
Land Use.....	101
Architectural Styles.....	103
Typologies.....	109
Unique Structure Examples	129
Views and Gateways.....	131
Character of Sub-Areas.....	133

Table of Contents

Areas Recommended for Heritage Evaluation.....	149
District Typology.....	149
Description of Heritage Character.....	150
6. HERITAGE EVALUATION.....	151
Periods of Significance.....	153
Criteria for Determination of Cultural Heritage Value.....	160
District Integrity – Hilton Avenue HCD.....	164
District Integrity – Wells Hill Avenue HCD.....	170
7. RECOMMENDATIONS.....	171
General Recommendations.....	173
Statement of District Significance - Hilton Avenue.....	173
Objectives for Hilton Avenue HCD Plan.....	175
Contributing Properties.....	175
Statement of District Significance - Wells Hill Avenue.....	176
Objectives for Wells Hill Avenue HCD Plan.....	178
Contributing Properties.....	178
Recommendations for Further Research.....	179
8. ANALYSIS OF OFFICIAL PLAN AND CURRENT ZONING PROVISIONS.....	181
Provincial Policy Statement.....	182
City of Toronto Official Plan.....	183
Zoning By-Laws.....	187
Table Matrix of Zoning Requirements per area.....	188
Heritage Built Form vs. Zoning.....	191
Conclusion.....	193
Appendix A: Bibliography.....	195
Appendix B: Table of Property Survey Data.....	197
Appendix C: Communications and Engagement Strategies.....	217
Appendix D: Contributing and Non-Contributing Properties.....	219
Appendix E: Recommended Properties for Further Research.....	221

List of Figures

Figure 1: Christmas time at Casa Loma, 1963.....	2
Figure 2: The Casa Loma Stables and greenhouses, 1914.....	12
Figure 3: Entrance to Ardwold showing the Lodge and entry gates, 1912.....	16
Figure 4: A Map of the Casa Loma Heritage Conservation District Study Boundary.....	18
Figure 5: 314 Spadina Road, 1974, Toronto Archives.....	24
Figure 6: No. 1 Plan of the town and harbour of York Upper Canada (1833, Bonnycastle, Library and Archives Canada).....	26
Figure 7: Plan of 916 ¼ acres, in the Township of York in Upper Canada (1802, Chewett, Toronto Public Library); Red circle shows approximate location of study area	28
Figure 8: Spadina, 1818-1835 (1912, Owen Staples, Toronto Public Library).....	30
Figure 9: Russell Hill (1870, Unknown, Toronto Public Library).....	31
Figure 10: Map of the Township of York in the County of York Upper Canada, excerpt (1851, J.O. Browne, City of Toronto Archives).....	31
Figure 11: Davenport (1897, unknown, Toronto Public Library).....	32
Figure 12: : Spadina, 1836-1866 (1912, Frederic Victor Poole, Toronto Public Library).....	32
Figure 13: Tremaine’s Map of the County of York Canada West, excerpt (1860, Tremaine, University of Toronto).....	33
Figure 14: Fire Insurance Map, Plate 36, excerpt (1894, C. E. Goad, City of Toronto); Red outline indicating Wells’ property.....	34
Figure 15: Spadina, 1866 (1880, Unknown, Toronto Public Library).....	35
Figure 16: Fire Insurance Map, Plate 36, excerpt (1890, C. E. Goad, City of Toronto); Red outline indicates Austin’s property.....	35
Figure 17: Glen Edyth (Unknown, Martyn p199).....	36
Figure 18: Glen Edyth Entrance Lodge (1910, Unknown, Toronto Public Library).....	36
Figure 19: Ardwold Entrance (1912, William James family, City of Toronto Archives).....	37
Figure 20: Ardwold (1922, William Freeland, Toronto Public Library).....	37
Figure 21: Casa Loma Looking Northwest, seen from Castle Tower (1913, William James family, City of Toronto Archives).....	38
Figure 22: Casa Loma Foundations seen from Tower of Stables (1908-9, William James family, City of Toronto Archives).....	38
Figure 23: Casa Loma (1911, William James family, City of Toronto Archives).....	38
Figure 24: Lenwil (1913, John O’Brien, Litvak p96).....	39
Figure 25: Maclean House (1991, Unknown, Construction Magazine).....	40
Figure 26: Connable House (1923, Consumers’ Gas, City of Toronto Archives).....	40
Figure 27: Fire Insurance Map, Plate 36, excerpt of Convalescent Home on William Gooderham’s Estate (1890, C.E. Goad, City of Toronto).....	41
Figure 28: Hillcrest Community School, formerly Hillcrest Public School (1909, William James family, City of Toronto Archives).....	41
Figure 29: Bathurst, Looking North (1907, William James family).....	41

List of Figures

Figure 30: Fire Insurance Map, Plate 37, excerpt (1913, C.E. Goad, City of Toronto)	42
Figure 31: Fire Insurance Map, Plate 38, excerpt (1913, C.E. Goad, City of Toronto)	42
Figure 32: 72 Wells Hill (2017, EVOQ)	43
Figure 33: 51 Wells Hill, also known as Jeremiah Dinwoody House (1922, City of Toronto Archives)	43
Figure 34: 58 Lyndhurst Ave (1928, Globe and Mail, City of Toronto Archives); Sale by A.E. Lepage as indicated on lawn's For Sale sign	43
Figure 35: Wells Hill Park Plan (1924, R.B. Evans, City of Toronto Archives)	44
Figure 36: Fire Insurance Map, Plate 38, excerpt (1924, Wilson & Bunnell, City of Toronto); Map shows development of Glen Edyth	44
Figure 37: Fire Insurance Map, Plate 37, excerpt (1924, Wilson & Bunnell)	45
Figure 38: Lot 26 Concession 2 from Bay (1920, City of Toronto Archives); Showing Development of Austin Crescent	45
Figure 39: Spadina Road Looking North (1929, James Salmon)	46
Figure 40: Walmer Road Looking North at Casa Loma Stables (1939, William James family, City of Toronto Archives)	46
Figure 41: Nina Street at Wells Hill Avenue (1922, Dept of Public Works, City of Toronto Archives)	46
Figure 42: Spadina Expressway Plan (1970, City of Toronto Archives)	46
Figure 43: Casa Loma Stables Garden, c.1908, Toronto Archives	50
Figure 44: A Map of the archaeological potential in the Casa Loma HCD study area	52
Figure 45: 63 to 65 Hilton Avenue	54
Figure 46: Example of a Survey Sheet for the Baby Point HCD Study	59
Figure 47: 51 Wells Hill Avenue	60
Figure 48: Topography	63
Figure 49: Street Network	64
Figure 50: Lyndhurst Avenue- Long, Linear Views with a Terminus	65
Figure 51: Austin Crescent- Short, Sequential Glimpses	65
Figure 52: Sidewalks and Boulevards	66
Figure 53: Hilton Avenue- Standard, Concrete Sidewalk	67
Figure 54: Lyndhurst Avenue- Sidewalk with Planted Boulevard	67
Figure 55: Wells Hill Avenue- Landscape extends to the curb	67
Figure 56: Ardworld Gate- No Sidewalks	67
Figure 57: Casa Loma Tree Canopy- Among the most dense in the City	68
Figure 58: Austin Terrace- Mature Street Tree Canopy	69
Figure 59: Davenport Escarpment- Naturalized Woodland	69
Figure 60: Wells Hill Avenue- Mature Rear Yard Trees provide a sense of scale and a green backdrop	69
Figure 61: Front Yards	70

List of Figures

Figure 62: 98 Wells Hill Avenue.....	71
Figure 63: 61 Glen Edith Drive.....	71
Figure 64: 100 Lyndhurst Avenue.....	72
Figure 65: 6-8 Nina Street.....	72
Figure 66: 94 Lyndhurst Avenue.....	73
Figure 67: 16 Austin Crescent.....	73
Figure 68: 367 Walmer Road.....	73
Figure 69: 78 Wells Hill Avenue.....	74
Figure 70: 74 Hilton Avenue.....	74
Figure 71: 73 Nina Street.....	74
Figure 72: Estates and Institutions.....	75
Figure 73: Casa Loma- Parking and Arrival.....	76
Figure 74: Casa Loma- Formal Entry Garden.....	76
Figure 75: Casa Loma- Stone Wall with Vegetation.....	76
Figure 76: Spadina Museum- Street Frontage.....	77
Figure 77: Spadina Museum- Working Landscapes.....	77
Figure 78: Spadina Museum- Open Parkland.....	77
Figure 79: Casa Loma Stables.....	78
Figure 80: Sisters Servant- Formal Entrance and Front Lawn.....	78
Figure 81: Sisters Servant- Escarpment Overlook.....	78
Figure 82: Hillcrest School- Bathurst Street Frontage.....	79
Figure 83: Hillcrest School- Hilton Avenue Frontage.....	79
Figure 84: Rehab Centre- Entrance and Parking Lot.....	79
Figure 85: Casa Loma- Total Open Space.....	80
Figure 86: Public Parks and Open Spaces.....	80
Figure 87: Hillcrest School- Hilton Avenue Frontage.....	81
Figure 88: Wells Hill Park- View from Wells Hill Avenue.....	81
Figure 89: Wells Hill Lawn Bowling Club.....	82
Figure 90: Casa Loma Parkette.....	82
Figure 91: Spadina Road Parkette.....	82
Figure 92: Austin Terrace Boulevard.....	83
Figure 93: Baldwin Steps.....	83
Figure 94: Baldwin Steps Parkette.....	83
Figure 95: Spadina Park.....	84
Figure 96: Boulton Parkette.....	85
Figure 97: Roycroft Park Lands at Boulton Drive.....	85
Figure 98: Roycroft Park Lands.....	85
Figure 99: 17 Wells Hill Avenue.....	86

List of Figures

Figure 100: A Map of the character areas within the Casa Loma Heritage Conservation District Study Area.....	88
Figure 101: Casa Loma, 1957, Toronto Archives.....	89
Figure 102: A Map of the Current Heritage Status within the Casa Loma Heritage Conservation District Study Area.....	90
Figure 103: Pellatt Lodge (328 Walmer Road).....	91
Figure 104: Frank Denison House (72 Wells Hill Avenue).....	91
Figure 105: House for Richard G.W. Mauran (95 Ardwold Gate).....	91
Figure 106: A Map of the Dates of Construction within the Casa Loma Heritage Conservation District Study Area.....	92
Figure 107: Peaks of Development within the Casa Loma study area.....	93
Figure 108: Peaks of Development within the Hilton Avenue area.....	93
Figure 109: Peaks of Development within the Wells Hill Avenue area.....	93
Figure 110: Peaks of Development within Lyndhurst Avenue, Walmer Road and Austin Crescent areas.....	94
Figure 111: Peaks of Development within the Spadina Road area.....	94
Figure 112: Peaks of Development within the Glen Edyth area.....	94
Figure 113: Peaks of Development within Casa Loma area.....	95
Figure 114: Peaks of Development within Lyndhurst Court area.....	95
Figure 115: A Map of the Building Heights within the Casa Loma Heritage Conservation District Study Area.....	96
Figure 116: Building heights within the study area.....	97
Figure 117: 4 Lyndhurst Court.....	97
Figure 118: 1 Lyndhurst Court.....	97
Figure 119: 497 St. Clair Avenue West.....	97
Figure 120: A Map of the Building Cladding within the Casa Loma Heritage Conservation District Study Area.....	98
Figure 121: Building cladding within the study area.....	99
Figure 122: Detail of 14 Wells Hill Avenue, 1915, Toronto Archives.....	99
Figure 123: 117 Lyndhurst Avenue.....	99
Figure 124: A Map of the Current Building Use within the Casa Loma Heritage Conservation District Study Area.....	100
Figure 125: Current Building Use within the study area.....	101
Figure 126: 1357 Bathurst Street.....	101
Figure 127: 68-70 Wells Hill Avenue.....	101
Figure 128: A Map of the Architectural Styles within the Casa Loma Heritage Conservation District Study Area.....	102
Figure 129: Architectural Styles within the study area.....	103
Figure 130: 9 Austin Crescent.....	103

List of Figures

Figure 131: 63 Hilton Avenue.....	103
Figure 132: 70 Hilton Avenue.....	103
Figure 133: 140 Lyndhurst Avenue.....	104
Figure 134: 15 Wells Hill Avenue.....	104
Figure 135: 71 Wells Hills Avenue.....	104
Figure 136: 35 Austin Terrace.....	104
Figure 137: 7 Austin Terrace.....	105
Figure 138: 344 Walmer Road.....	105
Figure 139: 54 Ardwold Gate.....	105
Figure 140: 75 Lyndhurst Avenue.....	105
Figure 141: 6-8 Castle View Avenue.....	106
Figure 142: 18-20 Austin Terrace.....	106
Figure 143: 1 Lyndhurst Court.....	106
Figure 144: 4 Lyndhurst Court.....	106
Figure 145: 51 Hilton Avenue.....	107
Figure 146: 2 Wells Hill Avenue.....	107
Figure 147: A Map of the Overall Typologies within the Casa Loma Heritage Conservation District Study Area.....	108
Figure 148: Overall typologies within the study area.....	109
Figure 149: A Map of the Residential type 1 within the Casa Loma Heritage Conservation District Study Area.....	110
Figure 150: Location of Residential Type 1 within the study area.....	111
Figure 151: Graphics of Sub-Types for Residential Type 1.....	111
Figure 152: Type 1 – A.....	112
Figure 153: 27 Wells Hill Avenue.....	112
Figure 154: 80 Hilton Avenue.....	112
Figure 155: Type 1 – B.....	113
Figure 156: 110 Hilton Avenue.....	113
Figure 157: Type 1 – C.....	113
Figure 158: 101 Hilton Avenue.....	113
Figure 159: Type 1- D.....	114
Figure 160: 126 Lyndhurst Avenue.....	114
Figure 161: Type 1- E.....	114
Figure 162: 374 Walmer Road.....	114
Figure 163: Type 1- F (variation 1).....	115
Figure 164: Type 1- F (variation 2).....	115
Figure 165: 89-91 Hilton Avenue.....	115
Figure 166: 58-60 Austin Terrace.....	115
Figure 167: Type 1- G.....	116

List of Figures

Figure 168: 15 Melgund Road	116
Figure 169: Type 1- H.....	116
Figure 170: 91 Lyndhurst Avenue.....	116
Figure 171: Type 1- I.....	117
Figure 172: 123-125 Hilton Avenue.....	117
Figure 173: Type 1- J.....	117
Figure 174: 52-54 Nina Street.....	117
Figure 175: A Map of the Residential type 2 within the Casa Loma Heritage Conservation District Study Area.....	118
Figure 176: Location of Residential Type 2 within the study area.....	119
Figure 177: Graphics of Sub-Types for Residential Type 2.....	119
Figure 178: Type 2- A (variation 1).....	120
Figure 179: Type 2- A (variation 2).....	120
Figure 180: 21-23 Castle View Avenue.....	120
Figure 181: Type 2- B.....	120
Figure 182: 5 Wells Hill Avenue.....	120
Figure 183: Type 2- C.....	121
Figure 184: 63 Lyndhurst Avenue.....	121
Figure 185: Type 2- D.....	121
Figure 186: 344 Walmer Road.....	121
Figure 187: A Map of the Residential type 3 within the Casa Loma Heritage Conservation District Study Area.....	122
Figure 188: Location of Residential Type 3 within the study area.....	123
Figure 189: Graphics of Sub-Types for Residential Type 3.....	123
Figure 190: Type 3- A.....	124
Figure 191: 29 Wells Hill Avenue.....	124
Figure 192: Type 3- B.....	124
Figure 193: 98 Wells Hill Avenue.....	124
Figure 194: Type 3- C.....	125
Figure 195: 42 Austin Terrace.....	125
Figure 196: Type 3- D.....	125
Figure 197: 290 Spadina Road.....	125
Figure 198: Type 3- E.....	126
Figure 199: 70 Lyndhurst Avenue.....	126
Figure 200: Type 3- F.....	126
Figure 201: 74 Lyndhurst Avenue.....	126
Figure 202: Type 3- G.....	127
Figure 203: 39 Nina Street.....	127

List of Figures

Figure 204: A Map of the Typology 4 within the Casa Loma Heritage Conservation District Study Area.....	128
Figure 205: 15 Ardwold Gate.....	129
Figure 206: Location of Residential Type 4 within the study area.....	129
Figure 207: Casa Loma (1 Austin Terrace).....	129
Figure 208: Spadina House (285 Spadina Road).....	129
Figure 209: A Map of the Gateways within the Casa Loma Heritage Conservation District Study Area.....	130
Figure 210: Walmer Road curving around Casa Loma.....	131
Figure 211: Looking north towards the intersection of Wells Hill Avenue and St. Clair Avenue West.....	131
Figure 212: Looking up Glen Edyth Drive, north of Cottingham Road.....	131
Figure 213: A Map of the Character Areas within the Casa Loma Heritage Conservation District Study Area.....	132
Figure 214: 70 Hilton Avenue.....	134
Figure 215: Typical Hilton Avenue Streetscape.....	135
Figure 216: Typical building setbacks along Wells Hill Avenue.....	136
Figure 217: Example of some of Wells Hill Avenue’s extensive setbacks.....	137
Figure 218: 134 Lyndhurst Avenue.....	138
Figure 219: Typical view of Lyndhurst Ave showing sidewalks.....	138
Figure 220: Lyndhurst Avenue looking south from Nina Street.....	139
Figure 221: 369 to 371 Walmer Road.....	140
Figure 222: 61 Glen Edyth Drive.....	142
Figure 223: 30 Glen Edyth Place.....	142
Figure 224: 17 Ardwold Gate.....	143
Figure 225: 92 Ardwold Gate.....	143
Figure 226: The Spadina House.....	144
Figure 227: 19 Lyndhurst Court.....	146
Figure 228: Streetscape of Lyndhurst Court.....	146
Figure 229: Revised Hilton Avenue Study Area.....	148
Figure 230: 92-94 Hilton Avenue.....	148
Figure 231: 89 Wells Hill Avenue.....	149
Figure 232: 102 Wells Hill Avenue.....	149
Figure 233: Hilton Avenue streetscape.....	150
Figure 234: Looking northwest from Casa Loma tower, 1915, Toronto Archives.....	153
Figure 235: Fire Insurance Map, Plate 37-38, excerpt (1910, C.E. Goad).....	154
Figure 236: Aerial Photograph, Plate 18B, excerpt (1947, City of Toronto).....	159
Figure 237: 15 Wells Hill Avenue.....	170

List of Figures

Figure 2: The Casa Loma Stables and greenhouses, 1914

Figure 238: A Map of the Proposed Hilton Avenue HCD and Wells Hill Avenue HCD Boundaries.....	172
Figure 239: 96 to 100 Hilton Avenue.....	173
Figure 240: 80 to 86 Hilton Avenue.....	174
Figure 241: Map of the proposed Hilton Avenue HCD boundary.....	175
Figure 242: 78 Wells Hill Avenue.....	177
Figure 243: Map of the proposed Wells Hill Avenue HCD boundary.....	178
Figure 244: A Map of Properties Recommended for Further Research.....	179
Figure 245: 44 to 50 Austin Terrace.....	180
Figure 246: Casa Loma Stables, 1939, Toronto Archives.....	182
Figure 247: A view towards Casa Loma.....	184
Figure 248: Roycroft Park Lands Trail within the Nordheimer Ravine, 150 Boulton Drive.....	185
Figure 249: A Map of the Zoning Categories found within the Casa Loma HCD Study Boundary.....	186
Figure 250: Looking towards the City's Skyline from Glen Edyth Drive.....	189
Figure 251: Lot Frontage Conformity.....	190
Figure 252: Front Yard Setback Conformity.....	190
Figure 253: Side Yard Setback Conformity.....	190
Figure 254: Nina Street looking northeast to Wells Hill Avenue, 1922, Toronto Archives.....	193



EXECUTIVE SUMMARY

Executive Summary

The Casa Loma Heritage Conservation District (HCD) study area was identified as a high priority area for an HCD study by Toronto City Council in March, 2015. The objective of the study is to identify and assess the potential heritage values and attributes of the Casa Loma HCD study area and to determine whether the area or portions therein meet the criteria in *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* for designation under Part V of the Ontario Heritage Act. The HCD Study was prepared to inform a recommendation from City Planning to the Toronto Preservation Board.

In July 2017, City Planning retained EVOQ as prime consultants, with DTAH, ASI and Urban Strategies as sub-consultants, to complete the HCD study for Casa Loma. The City of Toronto retained LURA Consulting as a third party facilitator for the community engagement process. The study was carried out in accordance with *Heritage Conservation Districts in Toronto: Policies, Procedures and Terms of Reference*, and the Ontario Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit- Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act.

This report contains a detailed history and evolution of the area (EVOQ); highlights the archaeological potential (ASI); an analyses of the existing planning policy framework and any contradictions there may be with the identified heritage character of the area (Urban Strategies); summarizes the built form and landscape survey (EVOQ and DTAH); summarizes the community consultation and community advisory group meetings (LURA); details the analysis of the existing heritage character (EVOQ); evaluates the study area's cultural heritage values (EVOQ); and provides recommendations (EVOQ).

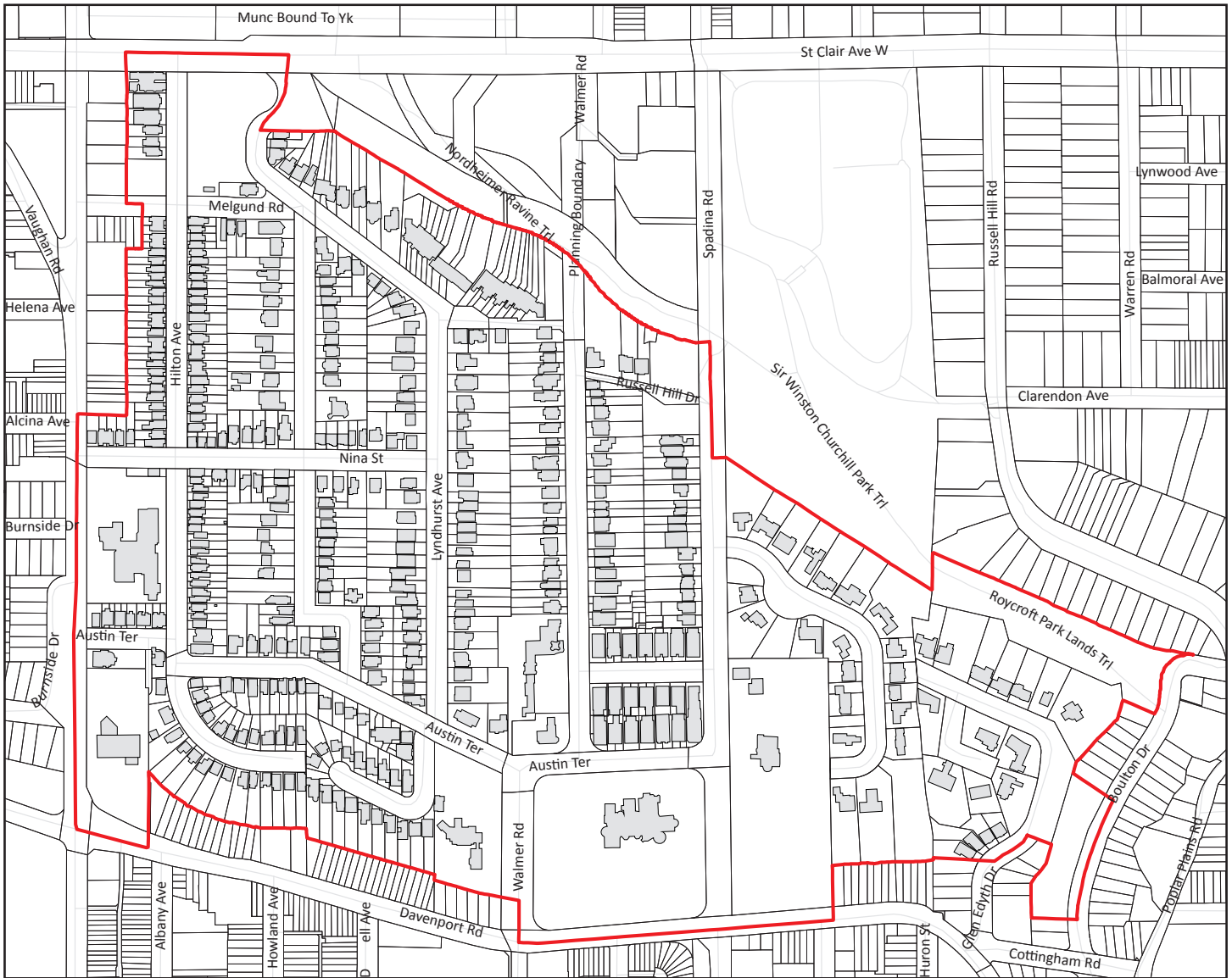
This report concludes with the recommendation to designate Hilton and Wells Hill Avenues as two HCDs and to develop two HCD Plans to conserve and enhance each area's cultural heritage value. The remaining study area was determined not to merit designation as an HCD; however, individual properties have been recommended for further research.

Figure 3: Entrance to Ardwold showing the Lodge and entry gates, 1912, Toronto Archives



1. INTRODUCTION

Figure 4: A Map of the Casa Loma Heritage Conservation District Study Boundary



 Casa Loma HCD Study Boundary

Introduction

THE HCD STUDY AREA

The Heritage Conservation District Study Area (Figure 4) has a boundary defined by Bathurst Street to the west, St Clair Avenue West to the north, the Davenport escarpment to the south and Spadina Road to the east extending to include Ardwold Gates and Glen Edyth Drive and Place. City Council identified the area as the Casa Loma Heritage Conservation District Preliminary Study Area in December of 2005 and the neighbourhood was prioritized as an HCD Study Area in March 2015 by Toronto City Council. The Study Area was expanded by Toronto and East York Community Council in 2017 prior to the initiation of the HCD Study to include Hilton Avenue.

PROCESS

City Planning retained the consultant team to begin the HCD Study in July, 2017. The information gathering of Phase 2: History and Evolution, which developed the thematic history and evolution of the HCD Study Area, occurred concurrently with Phase 3: Built Form and Landscape Survey. In Phase 4: Archaeology, the archaeological potential was reviewed and reported on. In Phase 1: Communications and Stakeholder Engagement, the first community consultation meeting was held on September 28, 2017. This meeting introduced the project to the community, gave them information on the HCD Study process, and presented background information and a preliminary understanding of the area. This meeting as with all subsequent public consultations and community advisory group (CAG) meetings was facilitated by LURA. Members for the CAG were chosen from a list of applicants by the City in collaboration with LURA, based on criteria provided in the CAG terms of reference. The first CAG meeting was held on January 11, 2018, to present preliminary findings from the information gathering phase, and to receive key local input, opinions, and feedback from the residents.

The history as well as the built form and landscape survey data was analyzed in Phase 5: Character Analysis, where the characteristics of extant buildings, including land uses, construction dates, building height, architectural styles, and typologies were mapped. In Phase 6: Analysis of Official Plan and Current Zoning Provisions, the boundary was reviewed alongside the City's Official Plan and other zoning provisions. In Phase 7: Heritage Evaluation and Determination of Part V Designation, the heritage character was defined through an iterative evaluation of the built form analysis and historic themes. The Study determined that two areas within the Casa Loma HCD Study Area merit designation as an HCD: Hilton Avenue and Wells Hill Avenue. A Statement of District Significance for each area was subsequently developed through an analysis of its heritage values. The recommendations for the HCD Plans were developed in Phase 8: Recommendations, including the proposed boundaries, attributes, and objectives. Phase 6 continued after the heritage evaluation and recommendations phases, when the area's heritage character and features were evaluated against the existing planning framework to identify any potential conflicts.

The second CAG meeting took place on April 5, 2018. The analysis of the neighbourhood's history, evolution, and built form as well as character areas were presented to receive feedback regarding each sub-area. A third CAG meeting was held on May 10th, 2018, to present the two proposed HCD boundaries and their heritage values, as well as individual properties recommended for further research. The second community consultation meeting was an open house format held on June 20th, 2018, to present the final recommendations prior to the HCD Study being presented to the Toronto Preservation Board.

CONSULTANT TEAM

The consultant team was composed of Architecture EVOQ Inc. (EVOQ), Archaeological Services Inc. (ASI), Urban Strategies Inc. (USI), and DTAH. The facilitation was conducted by LURA Consulting who was retained directly by the City of Toronto.



Lead Conservation Architects: EVOQ

EVOQ is a full-service architecture firm recognized for quality interventions and site-sensitive design solutions. The firm, formerly known as FGMDA, was first established in 1996, following the merger of two offices both founded in 1983. In January 2016, the firm incorporated and changed its name to EVOQ Architecture. The company is managed by architects Alain Fournier, Julia Gersovitz, Rosanne Moss and Georges Drolet, John Diodati, Éric Moutquin and Dima Cook. Based in Montreal with a regional office in Toronto and site support in Ottawa, EVOQ has over 90 employees and projects across Canada. The multi-disciplinary team includes conservation architects, materials experts, architects, architectural historians, interior designers and technologists.

EVOQ offers a comprehensive and integrated approach to the conservation of heritage buildings and heritage planning based on Parks Canada's Standards and Guidelines for Historic Places in Canada. The firm has developed a series of innovative techniques and rigorous methodologies that have been proven over time. EVOQ is recognized for the quality of its studies including Historic Structure Reports, Heritage Impact Assessments, Building Condition Reports and State of Good Repair Reports, Feasibility Studies and Accessibility Retrofit Programs. The firm is specialized in Heritage Conservation District Studies and Plans and Cultural Resource Assessments.

EVOQ is a leader in the science of materials conservation, with in-depth understanding of the root causes of problems, and proven remediation strategies that address long-term durability. The firm is committed to the advancement of best practices within the field, assuming leadership roles in the Association of Preservation Technology (APT) and the Canadian Association of Heritage Professionals (CAHP). Several EVOQ architects have long standing positions on design review panels, as well as teaching positions at universities and colleges. Culture, history and technology are all part of the discourse, contributing to the overall philosophy of the practice.

Archaeological Consultant: Archaeological Services Inc. (ASI)

Established in October 1980 in Toronto, Ontario with offices in Toronto and Burlington. With 43 FTE employees, ASI provides heritage consulting services (archaeology, built heritage, and cultural heritage landscapes); research, inventory, evaluation, consultation and conservation planning and mitigation development for above and below ground cultural heritage resources across the Province of Ontario.

ASI works with public sector agencies, including federal, provincial, and municipal governments, private landowners, engineering consortiums, and non-profit organizations to provide a variety of services, including: complete heritage resource assessments; large scale heritage planning studies; the documentation of archaeological and built heritage features within proposed developments; and the salvage excavation of archaeological sites. ASI provides the highest quality consulting services in cultural heritage conservation, planning, and management. They do so through the provision of exceptional services that achieve or exceed the highest standards in professional ethics, principles, and practice. The following provides a brief description of relevant services and products offered to their extensive client base:

- Heritage conservation district studies and plans
- Cultural heritage evaluation reports
- Statement of Significance writing
- Streetscape and public realm heritage evaluation and analysis
- Thematic, archival, and oral historical research
- Environmental landscape research
- Geo-coded/GIS-ready building and cultural heritage landscape inventories
- Cultural landscape policy development
- Policy analysis and development for Official Plans, Master Plans, and Secondary Plans
- Stakeholder consultation program development and implementation
- Archaeological management plans, such as municipal master plans
- Archaeological potential modeling
- Archaeological resource assessment and mitigation

Planning Consultants: Urban Strategies

Urban Strategies Inc. is a planning and urban design firm that offers a wide range of services to public and private clients in North America, Europe, and Asia. The firm's fourteen Partners, two Principals, twelve Associates and large complement of Planners and Designers come from diverse backgrounds, including architecture, economics, landscape architecture, planning, public administration and the visual arts. The firm is wholly owned by its practicing Partners, and operates out of one office, in Toronto. Since the firm's founding in 1986, Urban Strategies' work has earned over 100 awards and an international reputation.

Urban Strategies breadth and depth of planning related work in Toronto and around the GTA has given the firm a comprehensive and detailed understanding of planning policy and emerging trends and best practices. They regularly perform policy analysis as part of a wide variety of project types and propose policy and design guidelines for these projects, including work for both the public and private sector.

Urban Strategies brings a tested ability to quickly understand issues, challenges and the important values of a place to develop solutions that are grounded in the realities and opportunities of a particular context. Urban Strategies' process is one of shaping and managing change in a collaborative process to improve built and natural environments, capture new social and economic opportunities, enhance quality of life and provide a greater range of opportunities and experiences for people.

Landscape Architects: DTAH

DTAH architects, landscape architects, planners and urban designers, have been offering a unique mix of interdisciplinary services since 1972 to institutions, federal and provincial government agencies, municipalities, developers and corporations.

The studio has established a solid reputation for providing insightful design solutions to often complex problems. Its continuing success is evident in the over 125 design awards, as well as clients who return repeatedly with further commissions.

They are a collaborative, multi-disciplinary firm with experience leading consultant teams through complex community design processes, as well as working with clients in an advisory role to implement design guidelines and facilitate approvals. They are committed to strong project management, community building and design excellence.

This plan, design and build. Areas of specialty include community planning, urban and street design, transportation and bridge design, renovation/restoration and facilities for residential, educational, institutional, recreational, and commercial/retail uses.

By keeping the studio at a comfortable size, with a staff of around 35, DTAH is able to maintain consistently high standards with each project under the direction of a partner-in-charge. In addition, a project manager is responsible throughout the duration of a project — from initial feasibility to design development and final stages of implementation — coordinating other team members as required. DTAH's technical and managerial capabilities are complemented by the services of engineers, quantity surveyors, specification writers and a variety of other consultants.

ACKNOWLEDGEMENTS

The consultant team thanks and acknowledges the advice and direction given by the community and the Community Advisory Group members, including:

- Dave Hardy, Resident
- Diane Pollack, Resident
- Dyan Kirshenbaum, Casa Loma Residents Association
- Jonathon Spencer, Resident
- Karen Edwards, Museum Administrator, Spadina Museum
- Pamela Earle, Resident
- Robert Levy, Casa Loma Residents Association
- Rod Montgomery, Resident Ruth Ann Lockhart, Resident
- Susan Morrison, Resident

Figure 5: 314 Spadina Road, 1974, Toronto Archives



2. HISTORY AND EVOLUTION

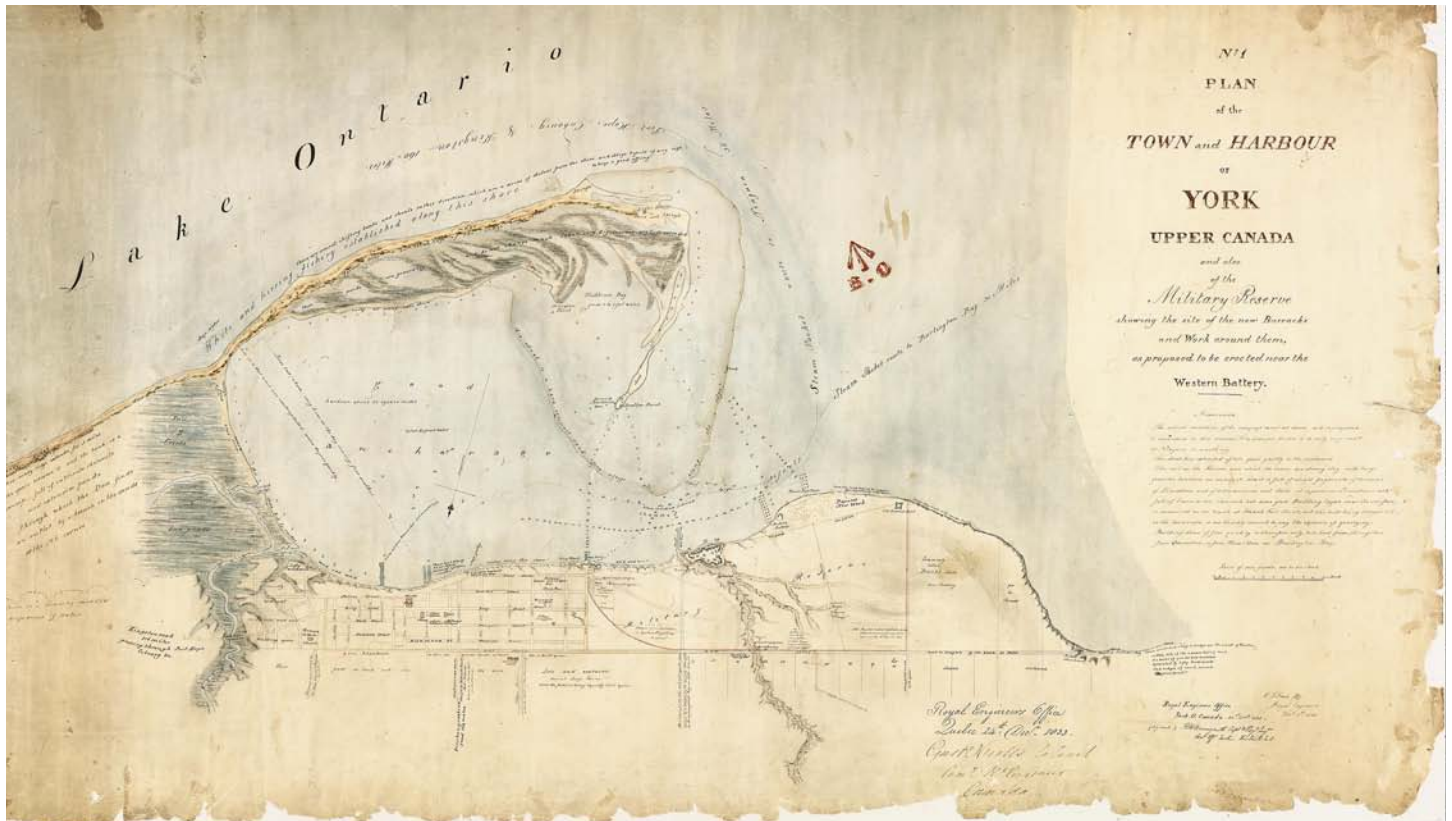


Figure 6: No. 1 Plan of the town and harbour of York Upper Canada (1833, Bonnycastle, Library and Archives Canada)

History and Evolution

THE NATURAL LANDSCAPE AND EARLY SETTLEMENT

Approximately 13,000 years ago, the last of the ice age glaciers melted northward and left an ancient glacial lake in its stead. Known as 'Lake Iroquois', it was a meltwater lake whose water levels stood 40 metres higher than the current Lake Ontario. The lake bordered the escarpment along what is now Davenport Rd; the study area was on high ground, at the shores of this lake.

Around 11,700 years ago, the Laurentian glacier at St. Lawrence River gave way allowing Lake Iroquois to retreat towards St. Lawrence River, creating the smaller Lake Admiralty, with its shoreline approximately 20 kms south of the current Lake Ontario. Early hunter-gatherer inhabitants moved in from the south, though little evidence of their life remains given many of their campsites are now submerged by Lake Ontario.

By 6000 BCE, the climate began changing and warming. With the climbing temperatures came rising water levels, temperate forests and fauna as well as wild game from the south. The lake, now known as Lake Ontario, began to form its current shoreline. The early inhabitant population increased; hunting and fishing became important. The land began supporting crop production and farming. Inhabitants would create semi-permanent villages, providing them a base while hunting/gathering and for the farming of crops, such as corn, beans and squash. Evidence of Iroquoian villages, in the forms of longhouses, defensive stockades and cultivated farms, as well as material artifacts have been found in the greater Toronto region.

Significant trails developed in the area, known as the Toronto Carrying Place Trail or Toronto Passage. These footpaths together formed a network of transit and trade routes, linking settlements to each other and allowing for trade access from the Lower Great Lakes to the Upper Great Lakes and beyond. In particular, the southern border of the study area, along Davenport Rd, stands on one such significant trail, which followed the shoreline escarpment of the old Lake Iroquois, linking the Humber and Don Rivers.

In the 14th century, the Iroquoians in the Ontario region began consolidating their tribes to become larger social groups. One such group, the ancestral Huron-Wendat community, adopted the Toronto region as part of their territory. However, the Huron-Wendat preferred settlement around Georgian Bay; reasons speculated have included better fishing opportunities, waterway accesses, and creating tribal relations with neighbours. Toronto, thus, was sparsely populated between 14th to 16th centuries.

1600's-1700s

The advent of the 1600's brought increasing European contact with fur traders and missionaries. Their presence also brought foreign diseases to the area and a great number of Indigenous peoples perished in the region. In addition, the Haudenosaunee (Five Nations) from New York moved into Ontario. They captured the Huron-Wendat territory and brought it under Haudenosaunee control. In the late 1600's, the Haudenosaunee people of the Seneca Nation settled in the Toronto region. Evidence exists of two communities in Toronto, one at the mouth of Rouge River and the other on the Humber, both strategically located along the Toronto Passage. The Seneca people were soon displaced by the Mississaugas, an Anishinaubeg people.

By the 18th century, the European presence increased, with both the French and the British vying for dominance of northeastern North America and their trade waterways. During these conflicts, the region was claimed by the French and an outpost, known as Fort Rouille was constructed in 1750 on what is now Toronto. By 1760, the French were defeated by the British around the Great Lakes region and forced to retreat northwards to Montreal, passing the region to British rule. Shortly after, the American Revolution was waged to the south (1775-83). With American independence achieved in 1783, a number of loyalist refugees looked to move northwards to settle in the region to remain within British territory.

The British looked for both a suitable place to establish a settlement and a site that could support military operations around the Great Lakes. They negotiated with the Mississaugas to purchase the lands north of Lake Ontario in 1787, chosen for both its access to the Toronto Carrying Place Trail and its protected harbour to defend against potential invasions by the Americans. The land was cleared for farming, settlers moved into the area, and Toronto was established as the provincial capital of Upper Canada in 1789. In 1793, Lieutenant General John Graves Simcoe constructed Fort York at the mouth of the harbour; in tandem, a town site was located to the east of the Fort, known as 'York'. Refer to (Figure 6), an 1833 map showing the harbour, fort, and town site.

TOWNSHIP LOTS

The area around the Town of York was surveyed and divided into larger estate and rural lots. Park lots were 100 acres in size, and ran from the Lot Street (now Queen Street) to what is Bloor Street. North of these park lots were township lots of 200 acres which extended between the Second Concession and Third Concession, and so on. Land ownership and lot grants were used to reward individuals for aiding the governance of the town and to compensate for their poor salary and their relocation costs. The grantees were military or government officials who were often also granted lots within the city.

Once granted a lot, the grantees would then need to complete settlement duties, which included clearing of the land, construction of a house on site as well as maintenance of common roadways. Once completed, the lot would be patented, giving the patentee title to the land, though such procedures were not always followed through prior to the granting of a patent.

The study area spans the northern half of Township Lots 23, 24 and 25, in the Second Concession from the Bay, from what is now Bloor Street to St. Clair Avenue. The land was heavily forested at the time of the first survey. A few natural waterways ran through this land. The gentle Taddle Creek, originating from a pond near Wychwood Park, passed south of the study area as it wound its way towards the Town of York. This creek has now been lost, covered over the years with development. Cutting northeast across the township lots is another ravine, now known as the Nordheimer Ravine. Part of a larger ravine system, the creek that formerly cut through Nordheimer Ravine flowed southeastwards, towards the Don River. This creek is now lost as well, buried in the 1970's. Due to the ancient Lake Iroquois, a high escarpment cuts through the Township lots; the study area is located north of this ridge, now defined by Davenport Road at its base. The land was vegetated and well-wooded, particularly with hardwood species such as oaks and maples.



Figure 7: Plan of 916 ¼ acres, in the Township of York in Upper Canada (1802, Chewett, Toronto Public Library); Red circle shows approximate location of study area

Township Grants

A look into the original grantees of Township Lots 23, 24 and 25 shows a glimpse of the beginnings of the study area's prominence as the site of estates of influential and wealthy Torontonians. Refer to (Figure 7) for a location map of the Township lots in relation to the town-site and harbour.

Township Lot 23 belonged to Peter Russell. Born in Ireland in 1733, he had a varied career within the army, becoming a British officer in the French, Indian and American Revolutionary Wars. It was in America where he made acquaintance with John Graves Simcoe, who at the time was commanding British regiments. Simcoe recommended Russell be appointed Receiver General of Upper Canada, helping him establish governance of Upper Canada. Thus, Russell arrived in Upper Canada at age 59, in 1792.

In 1793, Russell was granted Park Lot 14 in the First Concession (to the south) and Township Lot 23 in the Third Concession, giving him 500 acres of property. (He later acquired Park Lots 15 and 16 in the First Concession, as well as Township Lot 22 in the Third Concession).

Russell also managed to arrange for lot grants for his Irish cousin William Willcocks and Willcocks' son Charles. William Willcocks was granted the adjacent Township Lot 24 (as well as Park Lot 15). Charles Willcocks was granted joint ownership with his father of Township Lot 24 as well as granted Park Lot 13. However, when the grants were made, he was still living abroad and eventually lost his claim of Park Lot 13 (to Robert Gray) and his share of Township Lot 24. In addition to his son Charles, William Willcocks had two daughters, Maria and Phoebe.

Township Lot 25 was granted in 1793 to Ensign John McGill. McGill served in the British Army and was part of Simcoe's Queen's Rangers during the American Revolutionary War.

Early Country Estates

At the time of the lot granting, much of the land was heavily wooded and would need to be cleared for farming and development. McGill was the first to develop his lot; his house 'Davenport' was built within the study area c1797. Rumoured to be named after Major Davenport who served with him at Fort York, it was located at the northeast corner of today's Bathurst Street and Davenport Road up on the ridge of the escarpment, overlooking the Town of York.

For a few decades after 1797, this was the only house of note within the study area. Willcocks never lived on his Township Lot 24, though to satisfy the requirements of settlement he constructed a small log cabin which may have been tenanted to an early settler. It was not until after the deaths of William Willcocks (1813) and Peter Russell (1808) that lots 23 and 24 were developed.

The introduction of the Baldwin name into the study area stemmed from the marriage of Phoebe Willcocks and Dr. William Warren Baldwin in 1803. Baldwin was born in Ireland in 1775 to Robert and Barbara Baldwin, Protestant farmers. He received a medical education from the University of Edinburgh, graduating in 1797. Shortly afterwards he followed his parents and some of his siblings to begin a new life in Upper Canada. Robert Baldwin Sr. received an introduction to Peter Russell, a fellow Irishman, who recommended him for a land grant. The Baldwin family would receive 1200 acres in Durham County, settling on land acquired near Clarke Township. William Baldwin, hoping to further his career, moved to York in 1802 and became reacquainted with the Willcocks and the Russell families (as all three families have ties to Cork County in Ireland). Rather than establishing a medical practice, he turned to law and was admitted to the bar in 1803, the same year he married Phoebe Willcocks.

Baldwin's law practice, focusing on commercial law, slowly grew in the following years, as did his family. With a combination of inheritances (through his marriage to Phoebe Willcocks) and shrewd financial management, he consolidated a large amount of land, leading to his stature as a significant landowner and prominent wealthy lawyer by 1820. In 1823, his son Robert joined his legal practice.

The transfer of Township Lot 24 came about due to William Willcocks death in 1813. The property was inherited by Baldwin through his wife Phoebe. For a time, the land was farmed by a tenant farmer, and likely a small house was constructed on the property. In 1818, Baldwin decided to build a house for his growing family and to relocate from town to this estate. The house stood at the crest of the escarpment and was named 'Spadina', perhaps after the Ojibwe word 'espadinong' meaning 'hill'. A trail along what is now Davenport Road led towards the property. The house was two storeys high, three bays wide, and six bays deep; the front entrance was located on the narrow side. Adjacent to Spadina House was an old wood building pre-dating the main house (Figure 8). A large avenue was constructed through Baldwin's properties (including his later acquisitions of the Willcocks & Russell park lots to the south) down to Queen Street and the Town of York in 1836. Baldwin planted rows of chestnut trees on either side of the avenue now called Spadina, and subdivided the park lots on either side for residential development with streets named after family members.

Spadina became the heart of his country estate from where Baldwin continued his law career until he and his son, Robert, shifted course into influential political positions.

C.1817, Township Lot 23 came under the ownership William's younger brother, Captain Augustus Warren Baldwin of the British Navy. The land was sold to Augustus by Peter Russell's half-sister Elizabeth. Born in 1776 in Ireland, he joined the Navy in 1792. He slowly moved up the ranks until retiring as Captain in 1817. (He was later promoted to Admiral in 1862 during his retirement.) Once retired, he decided to move to Upper Canada, joining his parents and other siblings who immigrated earlier.

In 1818, Augustus Baldwin built a two-storey wood-framed house called 'Russell Hill' on a promontory called 'Sugar Loaf Hill' at present-day Glen Edyth Drive (Figure 9). The house was designed in the Regency Style with a large verandah. Augustus Warren Baldwin soon joined the gentry life of his brother, being appointed to various posts within the government as well as joining the family ship-building business. He married Augusta Jackson, daughter of the reformer John Mills Jackson, in 1827.

By the 1820's, there were three country houses within the study area: 'Davenport', the residence of John McGill; 'Spadina', the residence of William Baldwin; and 'Russell Hill', the residence of Augustus Baldwin (Figure 10). Within the next fifty years, the estates would be sold and other prominent families would move into the neighbourhood.



Figure 8: Spadina, 1818-1835 (1912, Owen Staples, Toronto Public Library)

ESTATE OWNERSHIP CHANGES

Davenport Estate

The first change of ownership occurred with the estate of John McGill. After McGill's death in 1821, the entire lot was sold to Colonel Joseph Wells, a retired British military officer, by McGill's widow for 750 pounds. Wells demolished the original 'Davenport' house and constructed a new, larger residence for his family on the same site.

Wells was born in 1773 in England, and served faithfully in the British army beginning in 1798. His last tour of duty was in the Napoleonic Wars in 1814. With peacetime in 1815 came a reduction in his commission. Thus, in 1817, he decided to immigrate to Upper Canada with the hopes of securing employment. Due to his honourable military service, Wells was able to translate his experience into serving the government of Upper Canada. He was named to the Legislative Council in 1820, was on the first board of the Bank of Upper Canada in 1822, and became a director of the Welland Canal Company in 1825, among other accomplishments. After his retirement from public life, Wells continued to live on the estate until his death in 1853.



Figure 9: Russell Hill (1870, Unknown, Toronto Public Library)

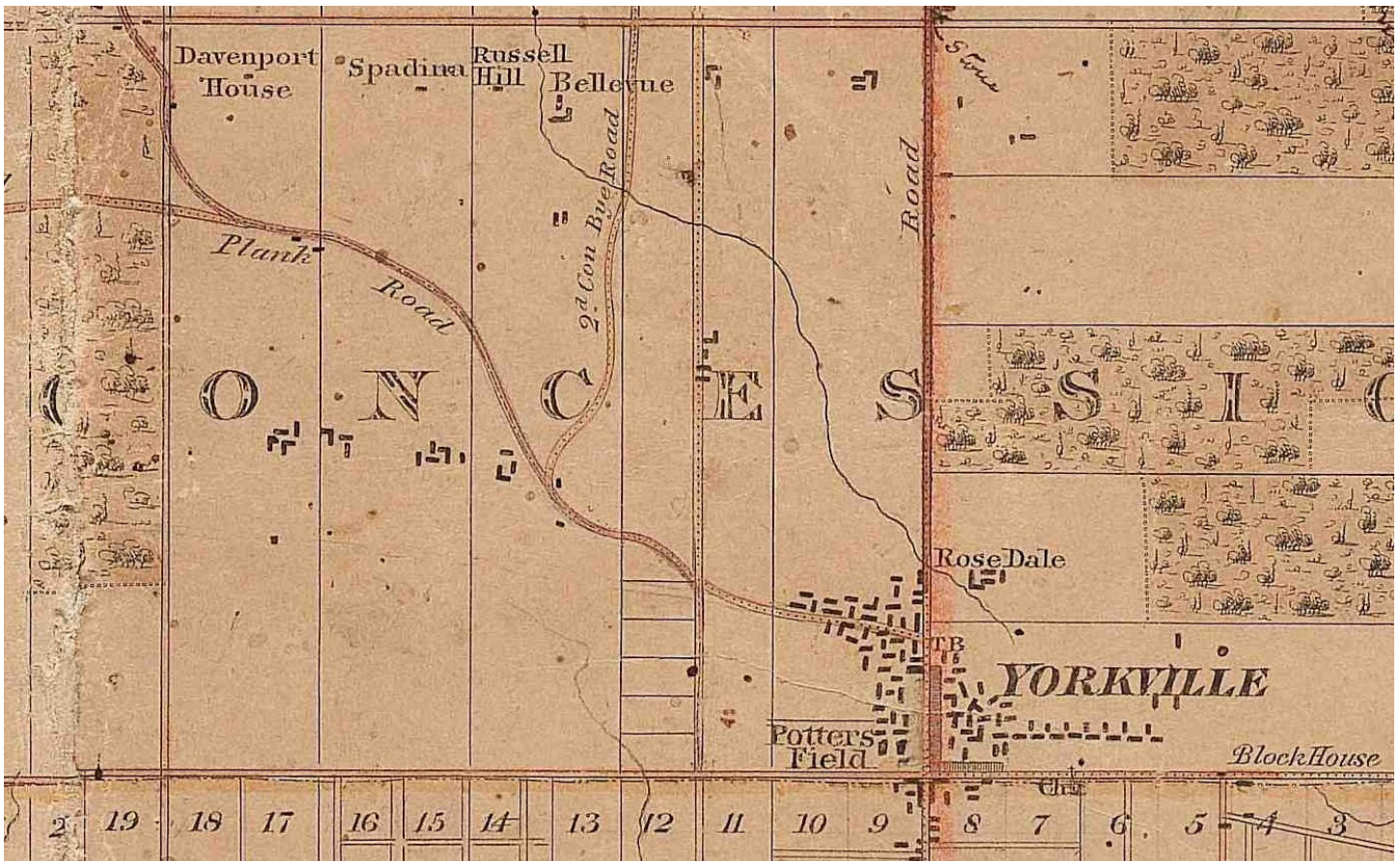


Figure 10: Map of the Township of York in the County of York Upper Canada, excerpt (1851, J.O. Browne, City of Toronto Archives)



Figure 11: Davenport (1897, unknown, Toronto Public Library)

‘Davenport’ was a two and a half storey Georgian style house with a large verandah on its front (Figure 11). It stood slightly back from the Davenport escarpment; a set of wooden steps led from the trail road (Davenport Road) at the foot of the hill up to the property. Stables and outbuildings were located at the rear of the house, on the west. A portion of the property was rented to a tenant farmer; another portion was planted with orchards.



Figure 12: Spadina, 1836-1866 (1912, Frederic Victor Poole, Toronto Public Library)

Spadina Estate

In the adjacent lot to the east, the family of William Baldwin maintained residence at ‘Spadina House’. William Baldwin entered politics in 1820, being elected to represent the riding of York and Simcoe in the 8th Parliament of Upper Canada. He soon made a mark in the political arena as a reformer and advocate for responsible government. Spadina House burned down in 1835; though Baldwin rebuilt a smaller one-storey wood framed house in 1836 (Figure 2-7), the Baldwins relocated to a town house at Front Street, for convenience.

Together with his son Robert, William Baldwin is credited with introducing the concept of ‘Responsible Government’ to Upper Canada. This important concept challenged the existing ruling norms of the Province at the time. The appointed Lieutenant Governors had outsized powers, and in turn, they often leaned on the wealth and influence of a small group of men who received, for their influence, all the important judicial, political and economic government-appointed positions in the governance of Upper Canada (often referred to as the Family Compact). As Reformers, the Baldwins advocated the transfer of power from the monarchy to the elected parliament assembly. It was only after the Upper Canada Rebellion that ‘Responsible Government’ passed, in 1848. William Baldwin, unfortunately, died in 1844, and the estate was passed to his son Robert. Robert Baldwin remained prominent in the political world until his retirement in 1851. Robert Baldwin died in 1858 at the age of 54, predeceased by his wife Augusta Elizabeth Sullivan. Soon after, his surviving son William Willcocks Baldwin began subdividing the estate and selling them off. Spadina House and its surrounding 80 acres were subsequently acquired by James Austin in 1865 at an auction for 3,350 pounds.

Russell Hill Estate

The family of Augustus Baldwin continued to live in 'Russell Hill' as well. Augustus Baldwin retired from the Navy in 1836, and entered the government of Upper Canada. He was appointed to Upper Canada's executive council, and lived on the estate until his death in 1866. His widow, Augusta Jackson Baldwin continued to live there until her death in 1870. With her children predeceased, the property was inherited by William Baldwin (minus a few parcels that Augusta Baldwin sold off prior to her death). In 1871, the lot was parcelled and a northwestern portion of the lot (that which resides in the study area and contained the house 'Russell Hill') was sold to Samuel Nordheimer.

DEVELOPMENT AND SUBDIVISIONS

In the mid to late 1800s the City of Toronto was growing and beginning to expand northwards. Many of the country estates were subdivided and sold, starting in the 1850's. The study area, with its proximity to the city (just north of the city limits), its high viewpoints and association with prominent wealthy families, became an attractive location to purchase a lot and build a family residence. In this period, the Wells property was subdivided and two new prominent families entered the study area.



Figure 13: Tremaine's Map of the County of York Canada West, excerpt (1860, Tremaine, University of Toronto)

Davenport Estate

After Joseph Wells' death in 1853, the property was divided into three narrow lots that ran from Bloor Street north to St. Clair Avenue (Figure 13). The western lot was inherited by Arthur Wells, his fifth son. The middle lot was given to Robert, his second son (who died in 1868). The eastern lot, inclusive of the house and outbuilding, went to Frederick, his fourth son. The oldest son, George Dupont, passed away in 1854, and his third son Charles died young. Gradually, the Wells' lands were sold off and subdivided, beginning with the lots south of Davenport Rd; the property north of Davenport Road (the portion within the study area) remained within the Wells family slightly longer.

In 1866, Frederick Wells married Georgina Dartnell, and in 1871, the family settled at Davenport. A son, George, and then a daughter, Nina, were born. Georgina died during the birth of Nina. Frederick was bereft and moved to England with his children. His brother Robert's widow, Elizabeth, had remarried to a Colonel Wakefield and resided in Davenport with her children after it was vacated by Frederick. Frederick died in England shortly afterwards, and his children George and Nina were raised by relatives. Nina received Davenport as part of her share of the inheritance, and at nineteen she moved back to Toronto. It was in Toronto that she married Adam de Pencier in 1895 and subsequently lived at Davenport for over ten years.

During this time, the Wells' property had continued to be sold off and subdivided. In a fire insurance map dated 1894 (Figure 14), Nena Street (then Nina Avenue, now Nina Street) and Bay View Avenue (now Hilton Avenue) were laid out on Arthur Wells' portion of the property east of Bathurst Street and south of St. Clair Avenue West. The southern portion of Arthur's property was acquired by William Gooderham, but by 1903, it had been subdivided and Hillcrest Avenue (now Austin Terrace) and Albany Avenue (now Hilton Avenue) were laid out. An acre to the south of his acquisition was donated for the construction of Hillcrest Convalescent Home. In 1913, historical maps show the continued development of the property (Figure 30), with Wells Hill Avenue, Lyndhurst Avenue and Melgund Road laid out and Nina Avenue (now Nina St.) extended. By then, Nina's property had dwindled to approximately 20 acres; it was sold in 1913 by the de Penciers and the Davenport house was demolished.

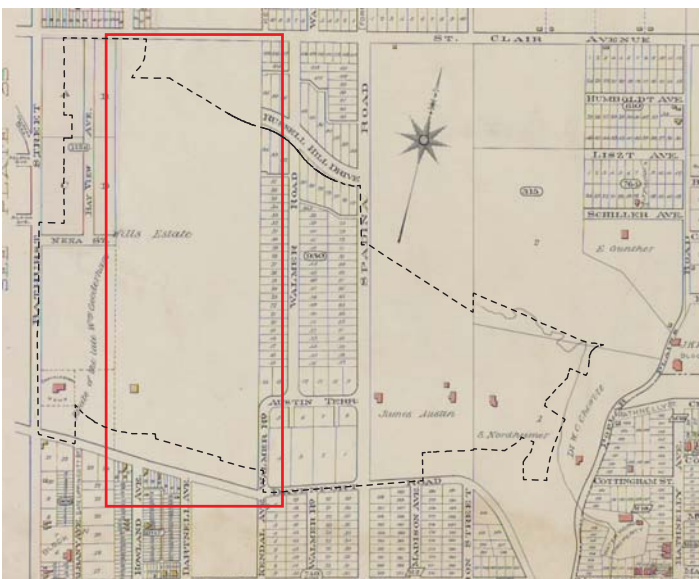


Figure 14: Fire Insurance Map, Plate 36, excerpt (1894, C. E. Goad, City of Toronto); Red outline indicating Wells' property

Spadina Estate

In the next Township Lot to the east, James Austin acquired 80 acres of the Baldwin estate in 1866. Born in Ireland in 1813, he had immigrated to Upper Canada in 1829 with his family. He first apprenticed with William Lyon MacKenzie, later supporting the Upper Canada rebellion. In 1843, together with a partner, Austin became a successful wholesale and retail grocer. With the depression of 1859, Austin decided to liquidate his share of the grocery business, and he took the capital and began to invest in businesses, quickly establishing himself as a prominent businessman and financier. His purchase of Spadina provided an opportunity for his acquired wealth to be displayed. He later founded the Dominion Bank of Canada in 1870 and was on the board of the Consumer's Gas Company among many other business interests.

The one-storey Spadina house was demolished to make way for the new mansion constructed by Austin (Figure 15). This new stately house sits on the original fieldstone foundations of the first Spadina House and incorporates elements of the second Spadina House, though it is a much more extravagant building. It was the epitome of a great Victorian house, surrounded by gardens, lawns and trees. Constructed in buff-brick, it is two and half storeys high, with ample bay windows, and several outbuildings. Portions of the property were also used for farming.

In 1889, Austin subdivided 40 acres of the western portion of his property. The subdivision consisted of 114 town and villa lots, primarily with frontages of fifty feet. Within this subdivision came Spadina Road, Walmer Road, and Austin Terrace. Austin located Austin Terrace at the head of the road along the ridge of the Davenport Escarpment (Figure 16).

Austin died in 1897, and his son Albert inherited the property. Albert made several significant additions and alterations to Spadina House (1897 alterations designed by William Chadwick), giving the house its current appearance. Albert continued to subdivide the property, including selling the northern portion (just north of the study area) to the City for a reservoir. Albert died in 1933; his daughter Anna Kathleen Thompson lived with her family there until 1982. By then, the house stood on only a small acreage. The property was jointly purchased by the City of Toronto and the Ontario Heritage Trust, and was restored and reopened as a public museum in 1984.



Figure 15: Spadina, 1866 (1880, Unknown, Toronto Public Library)

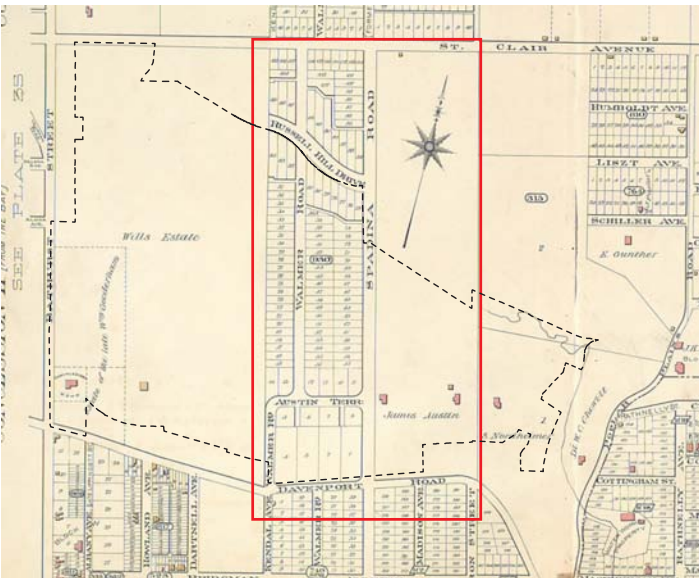


Figure 16: Fire Insurance Map, Plate 36, excerpt (1890, C. E. Goad, City of Toronto); Red outline indicates Austin's property

Glen Edyth Estate

A portion of Augustus Baldwin's property was acquired in 1871 by Samuel Nordheimer and his wife Edith Boulton for \$8100 from Baldwin's heirs. The property was v-shaped, bordered by Poplar Plains Rd to the east, the ravine to the north and with a southern tip converging where Davenport and Poplar Plains Roads meet immediately north of the present-day railway tracks.

Nordheimer was born in Germany in 1824 to a wealthy German merchant family. Together with his brother Abraham, he immigrated first to New York, then to Kingston, Ontario. The brothers subsequently established a music supplier company, importing pianos and other instruments. In the early 1860's, the brothers moved to Toronto, expanding their successful business throughout Ontario and Quebec. In 1871 he converted from Judaism to Anglicanism and married Edith Louise Boulton, granddaughter of George D'Arcy Boulton, a lawyer and member of the Family Compact. Inspired by a glen at the south end of his property, Nordheimer named his new estate Glen Edyth.



Figure 17: Glen Edyth (Unknown, Martyn p199)

The Nordheimers demolished 'Russell Hill' and constructed a large mansion in 1872, locating it further west, closer to the lot line, still at the crest of the hill (Figure 17). It was a 35 room villa designed by a Viennese architect, clad in buff-brick, with towers, turrets, verandas and a large porte-cochere with a balcony. The flat roof, guarded by an iron balustrade, housed a deck with views towards the City. The grounds were large and maintained, and included stables, paths, summer houses, orchards, coach houses and gardens. A large gate lodge, housing the coachman and gardener, was constructed marking the carriage entry at present-day Macpherson Avenue and Poplar Plains Road, gradually winding its way up the hill towards the house (Figure 18). The architect on record for the gate house is David Brash Dick; later additions and mausoleum are also attributed to him. Further additions in 1892 are attributed to architect John Browne.

The Nordheimers were involved in the elite society of Toronto. Nordheimer subsequently became Consul for Germany, president of the Federal Bank of Canada and president of the Philharmonic Society of Toronto. Edith was involved in philanthropic work, including for the Children's Aid Society and Red Cross, among others. The estate became known for its balls, parties, receptions and musical performances.

Both Samuel and Edith died in 1912. Their only surviving son, Roy Boulton Nordheimer, continued to live at Glen Edyth until his death in 1924. In the early 1920's, he began to subdivide the property. After his death, his executors attempted to sell the estate to the City as a park to no avail; eventually, the vacant house was demolished in 1929 for development. Glen Edyth Drive marks the original carriage road to the house; Glen Edyth Place the grounds of where the old mansion stood.



Figure 18: Glen Edyth Entrance Lodge (1910, Unknown, Toronto Public Library)

LATER ESTATES

A few more country estates and houses were constructed during the late 19th and early 20th century prior to extensive residential subdivision, introducing further illustrious families into the neighbourhood.

Ravenswood Estate

Ravenswood was the estate of James Austin's daughter Anne, who had married George Arthurs. The Arthurs constructed a buff-bricked mansion on the same property as Anne's father, in 1867. Designed by William Stibbs, it was located 150 yards east of Spadina House, close to the eastern property line of Spadina, sharing much of the amenities and roads. Glen Edyth was also within its sights to its east. Widowed in 1889, Anne Arthurs continued to live on the property, hosting receptions and events until 1908, when she sold the property to the John Craig Eaton and relocated further south into the City.

Ardwold Estate

John Craig Eaton was the third son of Timothy Eaton, founder of the T. Eaton Company. When Timothy Eaton died in 1907, John took over the reins of the company. Having married in 1901, he purchased the property from Anne Arthurs with the intention of creating a large estate. His property included the ten acres of Ravenswood as well as one acre from the Austin's Spadina, for access to Spadina Road. Commissioning the prominent architecture firm Wickson & Gregg, the Eatons demolished Ravenswood and constructed a large mansion with 50 rooms, a swimming pool and conservatory, naming it 'Ardwold' which was Gaelic for 'high green hill' (Figure 20). The entrance off of Spadina Road was guarded by a gate house (Figure 2-15). The Eatons lived and entertained at Ardwold until 1922, when John Eaton died. His wife, Lady Eaton (John was knighted in 1915), decided to move abroad after her husband's death. The property was sold in 1936, and the carriage drive became Ardwold Gate. The street was subdivided and developed into residential lots and 'Ardwold' house was demolished.



Figure 19: Ardwold Entrance (1912, William James family, City of Toronto Archives)



Figure 20: Ardwold (1922, William Freeland, Toronto Public Library)

Casa Loma

The most famous estate within the study area, and one that remains intact, is Casa Loma. It began with Henry Pellatt purchasing 40 acres (25 town and villa lots) in 1903 from the original Austin subdivision among other purchases within the area, to use for his new estate.

Pellatt was born in 1859 in Kingston, Ontario, the eldest son of six, though the family later moved to Toronto. His father began a career as a stockbroker, and when Henry came of age, he joined his father's business. Pellatt became quite successful through his investments and speculative stock-buying, amassing a large fortune. Together with his wife Mary and sole son Reginald, they moved into the wealthy elite circles of Toronto society. Looking to fulfil his dream to live in a grand house, the Pellatts purchased property from the Austins and Wells in the hopes of building an estate where they could entertain high society. The complex was constructed between 1906 and 1914; the Pellatts named it 'Casa Loma', which means 'House on the Hill' in Spanish.

Pellatt commissioned the prominent architect E. J. Lennox to design the estate, which not only included the main house, but also stables, greenhouses and gardens. The first buildings constructed on site in 1905-6 were the stables, greenhouses (now demolished, but sat south of the stables), the potting shed and the coach house (Figure 21). The stables and coach house (also known as the Pellatt Lodge) are still extant, and sit north of Austin Terrace on the west side of Walmer Road and are important in their own right. The Pellatt Lodge is a two-story red-brick Period Revival style residence. The Casa Loma Stables (including the potting shed) located just north of the Lodge, are constructed of red-brick, in an L-shaped form framing the courtyard, with a large turreted tower, conical roofs and heraldic figures. Below the stable complex is the mechanical system for the estate, and is linked underground to the main house. The grounds were large and included extensive gardens that were well-maintained; a deer park was located northeast of Walmer Road and Austin Terrace, centred on present-day Castle View Road. North of the stables on Walmer Road were the workmen's cottages, two semi-detached houses that were built for the Casa Loma workers, also designed by Lennox and built in 1906.



Figure 21: Casa Loma Looking Northwest, seen from Castle Tower (1913, William James family, City of Toronto Archives)



Figure 22: Casa Loma Foundations seen from Tower of Stables (1908-9, William James family, City of Toronto Archives)



Figure 23: Casa Loma (1911, William James family, City of Toronto Archives)

The main house, however, was the focal point. Construction of the palatial residence began c1908 (Figure 22). Designed in a Period Revival style influenced by Medieval and Renaissance Revival architecture, it is one of the largest houses built in Canada (Figure 2-18). Boasting 98 rooms, it incorporated the latest technological advances (lighting system, elevator), nearly 30 bathrooms, a library, a 100-seat dining room, and designed to contain bowling alleys, a swimming pool and many other amenities. Pellatt's property was portioned into three parts prior to construction of the estate. He was under the impression that City of Toronto would allow him to consolidate his lands into private holdings, however was unsuccessful, and to this day, Austin Terrace and Walmer Rd still cross through his former estate.

The Pellatts moved into Casa Loma in 1913, though it was still incomplete. The Pellatts began to experience financial difficulties soon after moving; the cost of construction, property taxes and wages coupled with a downturn in business were hurting their financial stability. By 1923, the Pellatts were crippled by debt, and forced to vacate. Mary Pellatt died the same year. In 1924, the contents of Casa Loma were auctioned off to pay creditors, though Henry Pellatt still retained ownership of the house. In the late 1920's, William Sparling entered an agreement with Pellatt to convert the castle into a hotel; however its operation as a hotel was short lived, and in 1933, the City of Toronto took ownership of the now derelict residence. It sat vacant until the Kiwanis Club offered to operate the residence as a tourist attraction. Pellatt lived long enough to see this happen, though by then he had few assets. Pellatt died in 1939. Casa Loma still operates to this day as a museum, comprising of the main house and grounds, the stables, and the hunting lodge. The deer park was developed in 1920's and now comprises of semi-detached housing on Castle View Ave.

In addition to the Casa Loma estate, Pellatt also moved into speculative land development during the height of his wealth, purchasing the northwest corner of the study area from the Wells' property in 1908 to be subdivided and sold as residential lots to help fund his construction of Casa Loma. He started selling the lots in 1911, however was only modestly successful due to the depressed economic times. In 1924, the northwest portion of his property was acquired by the City of Toronto and developed into what is now Wells Hill Park.



Figure 24: Lenwil (1913, John O'Brien, Litvak p96)

Lenwil

Adjacent to Casa Loma sits the estate of Lenwil. E. J. Lennox, the architect of Casa Loma and prominent Toronto architect, purchased 2.5 acres of property for \$18,000 in 1913 to construct a residence for himself. He named it 'Lenwil', after a combination of his last name and his wife's maiden name. Completed in 1915, Lennox retired to this residence after closing his firm and lived there until his death in 1933. The 2 ½ storey house consists of 21 rooms; its rubble stone and stucco massing hugs low to the ground, with a terra cotta roof (Figure 24). A portecochere marks the front entrance. After Lennox's death, his wife lived there until her death in 1935. His son then lived there until its purchase in 1945 by Frederick Morrow, an American. Morrow sold the property in 1949 to a Catholic order, the Sisters Servants of Mary Immaculate Christ the King. It has remained in the Order's ownership to this day.



Figure 25: Maclean House (1991, Unknown, Construction Magazine)

Maclean House

Colonel John B. Maclean purchased property to the west of Lenwil in 1906 for \$12,500. Maclean was an Ontario-born publisher, of noted magazines such as Maclean's Magazine, The Financial Post, and Chatelaine Magazine among others, many of which are still in circulation to this day. He constructed a modest two-storey residence in 1910, designed by John M. Lyle, while planning for the design of a larger estate house (Figure 25). The larger estate was never realized, and the family continued to live in the smaller residence until Maclean's death in 1950. Small changes, such as a service wing and southeast addition, were added by Mathers and Haldenby in 1934. The property went to his nephew and then was sold in the 1960's. Around the same time the estate was subdivided, and Lyndhurst Court was developed and houses constructed on either side of the Maclean residence. In 2008, developers purchased the property to have it demolished but were met with a stop-work order issued by the province in December, 2009. This has only been done twice in Ontario's history. The City designated the property under Part IV of the Ontario Heritage Act in 2011 and it was then converted into townhouses, keeping the principle façade and restoring it to its 1910 state.



Figure 26: Connable House (1923, Consumers' Gas, City of Toronto Archives)

Connable House

The Connable House is located on the north edge of the study area rather than at the crest of the south side's escarpment in proximity to the other estates. The house was constructed in 1915-16 by Wickson & Gregg (of Ardworld fame) for Ralph and Harriet Connable, the gardens by H. Dunington-Grubb (Figure 26). Ralph Connable was chairman of the Canadian division of the Woolworth retail chain. Born in Chicago, he relocated to Toronto in 1915. An addition was constructed by the same firm in 1929. The house is of note due to its association with Ernest Hemingway's short sojourn in Toronto in 1919-1920, when the Connables invited the writer to live at the house in return for caring for their son while they were away travelling. The young Hemingway worked for the Toronto Star during his stay. The house was later used as a rehabilitation centre for spinal cord injuries, called Lyndhurst Lodge. Currently, it has reverted back to residential use and now consists of three townhouses.