

## VIEWS AND GATEWAYS

General views were noted and analyzed by the consultant team during the initial site visits and further refined after the public consultation meetings. While no specific views or vistas were identified beyond those of Casa Loma, a number of gateways entering and exiting the community were noted. These gateways help define a sense of place by situating the viewer with respect to the immediate surroundings and can create a sense of entrance and transition from one area to another. Important gateways of the Casa Loma HCD study area include:

- The intersection of Walmer and Davenport Roads, where Spadina Road ends and the road curves around Casa Loma
- The intersection of St. Clair and Wells Hill Avenues, where most resident access their neighbourhood
- The intersection of Cottingham Road and Glen Edyth Drive, the only access point to Glen Edyth Drive and Place

The City of Toronto’s Official Plan identifies several views from the Public Realm both within and surrounding the HCD Study Area. These views are categorized by Prominent and Heritage Buildings, Structures and Landscapes, as well as Important Natural Features. Identified views within and surrounding the Casa Loma HCD Study Area are noted in *Chapter 8: Analysis of Official Plan and Zoning Provisions*.



Figure 210: Walmer Road curving around Casa Loma

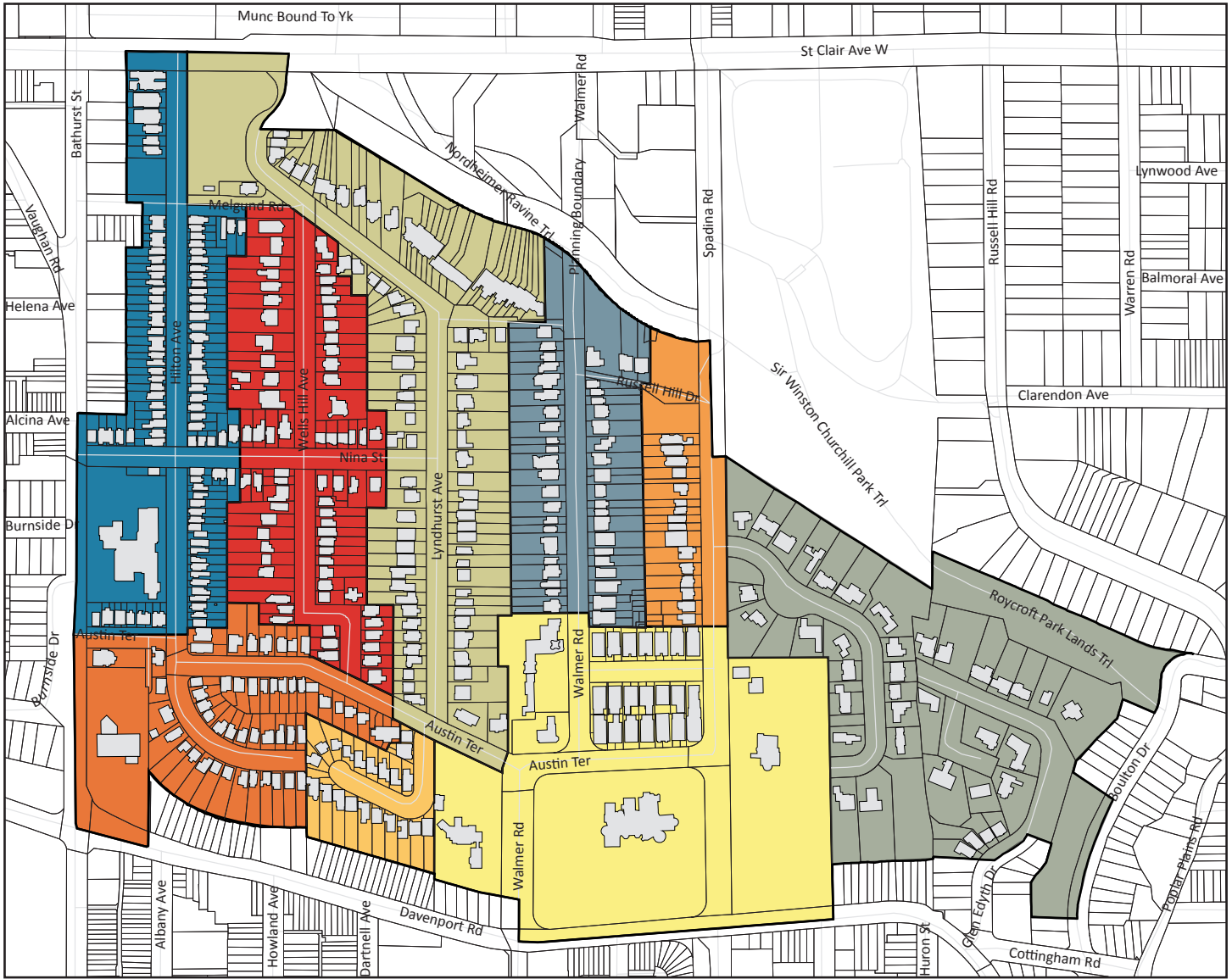







Figure 211: Looking north towards the intersection of Wells Hill Avenue and St. Clair Avenue West



Figure 212: Looking up Glen Edyth Drive, north of Cottingham Road

Figure 213: A Map of the Character Areas within the Casa Loma Heritage Conservation District Study Area



- |   |   |  |
|---|---|--|
|  Hilton Avenue area     |  Walmer Road area  |  Casa Loma area       |
|  Wells Hill Avenue area |  Spadina Road area |  Lyndhurst Court area |
|  Lyndhurst Avenue area  |  Glen Edyth area   |  Austin Crescent area |

## CHARACTER OF SUB-AREAS

The Casa Loma neighbourhood developed later when compared to its surrounding neighbourhoods with Township Lots 23, 24, and 25 being gradually subdivided by their owners and sold off. The area was largely developed between 1910 and 1940. Each section in this chapter will describe the Casa Loma HCD study area as a whole before providing further detail on the different character areas (Figure 213). The delineation of these smaller character areas was gradually defined through an iterative process throughout the character analysis and community engagement process, and is largely defined by the north-south streets. An analysis of each character area can be found at the end of the chapter. These areas were refined through a review of the buildings' date of construction, stylistic influences, massing, and materials.

Nine areas were identified by the consultant team:

1. Hilton Avenue area;
2. Wells Hill Avenue area;
3. Lyndhurst Avenue area;
4. Walmer Road area;
5. Spadina Road area;
6. Glen Edyth area;
7. Casa Loma area;
8. Lyndhurst Court area; and
9. Austin Crescent area.



### Hilton Avenue area

The Hilton Avenue area includes all of the properties lining Hilton Avenue between St. Clair Avenue West and Austin Terrace, excluding 25 Hilton Avenue; the properties on the south side of Melgund Road, between Hilton and Wells Hill Avenues; the properties on the north and south side of Nina Street between Bathurst street eastward to 43 and 48 Nina Street; and the properties on the north side of Austin Terrace between Hilton Avenue and Bathurst Street. The area is defined by its early 20th century residential character, consistent narrow lot frontages, setbacks, cladding materials, and building heights. The prevailing typology that dominates this area is Residential Type 1 – Edwardian Two Bay typology.

### *Periods of Significance*

- 3 Lots, 3 Stories (Late 18th century – 1900)
  - 1793 – Town of York founded, Township Lots in the 2nd Concession granted to Ensign John McGill (Lot 25)
  - c1797 – ‘Davenport’ was constructed on Lot 25 by McGill
  - 1821 – McGill died; Lot 25 sold to Colonel Joseph Wells; Wells demolished the existing ‘Davenport’ and built a new one on the same site
  - 1853 – Death of Joseph Wells; his property is divided equally into three and inherited by his sons – Arthur, Robert and Frederick (who received the house ‘Davenport’)
  - 1884-86 – Portion of Arthur Wells’ property is sold to William Gooderham; Gooderham donates one acre of land for the construction of the Hillcrest Convalescent Home, completed in 1885
  - c1894 – Portion of Arthur Wells’ property subdivided with the introduction of Nena Street (now Nina Street) and Bay View Avenue (now Hilton Avenue)
  - c1895 – Nina Wells, daughter of Frederick, inherits both his estate and his brother Robert’s, and subsequently resided in Davenport for around 10 years.
- Build Out and Intensification (1900 – 1939)
  - c1903 – Northern portion of the Gooderham estate is subdivided and streets and lots have been laid
  - c1903-1910 – The remainder of the Wells property is subdivided and lots and streets are laid out
  - 1905 – Hillcrest Public School is constructed on a portion of the former Gooderham estate.
  - 1908 – Pellatt purchases land at the northwest corner of the Study Area and begins to subdivide and sell lots for development
  - 1909 – Study Area is annexed to the City, municipal services delivered to area
  - 1910-1913 – Hilton Avenue is subdivided and construction begins
  - 1924 – City acquires a portion of Pellatt’s land on Hilton Avenue and constructs Wells Hill Park



Figure 214: 70 Hilton Avenue

**Built Form**

- A mixture of detached and semi-detached residential buildings with the exceptions of the three apartment buildings at the north end, the Hillcrest Community School (Institutional), and 1357 Bathurst Street (Commercial)
- Intensively developed in a ten year period between 1910 – 1919, with development continuing at a slower pace in the 1920s (96% built up by the end of the 1920s)
- Composed of 79% of Residential Type 1 – Edwardian 2-Bay; 2% Residential Type 2 – 3 Bay Wide; and 2% Residential Type 3 – Dominant Cross-Front Gable
- Has a consistent use of brick cladding with stone and wood accents, and wood shingles in the front gables
- Consistent entrance porches, bay windows and dormers that create a regular rhythm and street wall articulation.
- Small consistent lots ranging from 7 to 15m (average of 7.5m) in frontage
- Consistent setbacks of 1 to 6m (average of 1m) with the exception of the Hillcrest Community School (44 Hilton Avenue)
- Predominantly 2 to 2.5 storeys in height (96%), with the exceptions of a few 3 storeys, and one 4 storey building at 497 St. Clair Avenue West.
- Significant properties include:
  - 44 Hilton Avenue
  - Prevailing architectural styles:
    - Edwardian Two Bay
    - Edwardian
    - Bungalow

**Streetscape & Landscape**

- Relatively flat grade with the exception of the slope along Austin Terrace between Hilton Avenue and Bathurst Street
- Transition area at the southern point of the street where it turns into Austin Terrace or Crescent
- Transition area at Hilton Avenue and Melgund Road
- Street widths:
  - Hilton Avenue 8m
  - Melgund Road 8.5m
  - Nina Street 7m
  - Austin Terrace 7m
- Sidewalks on both sides of the street with the exception the north side of Melgund Road, east of Hilton Avenue
- Movement
  - All streets are local roadways
  - Hilton Avenue area borders major arterial roadways to its north (St. Clair Avenue West) and west (Bathurst Street)



Figure 215: Typical Hilton Avenue Streetscape

## Wells Hill Avenue area

The Wells Hill Avenue area includes all of the properties lining Wells Hill Avenue between Melgund Road and Austin Terrace; the properties on the north side of Nina Street between 2 and 40, and south side of Nina Street between 1 and 41; and 28 Austin Terrace. The area is defined by its early 20th century residential character, mixture of large lot frontages, extensive setbacks, and a relatively even mixture of the prevailing typologies.



Figure 216: Typical building setbacks along Wells Hill Avenue

## *Periods of Significance*

- 3 Lots, 3 Stories (Late 18th century – 1900)
  - 1793 – Town of York founded, Township Lots in the 2nd Concession granted to Ensign John McGill (Lot 25)
  - c1797 – ‘Davenport’ was constructed on Lot 25 by McGill
  - 1821 – McGill died; Lot 25 sold to Colonel Joseph Wells; Wells demolished the existing ‘Davenport’ and built a new one on the same site
  - 1853 – Death of Joseph Wells; his property is divided equally into three and inherited by three of his sons – Arthur, Robert and Frederick (who received the house ‘Davenport’)
  - c1894 – Portion of Arthur Wells’ property subdivided with the introduction of Nina Street (now Nina Street) and Bay View Avenue (now Hilton Avenue)
  - c1895 – Nina Wells, daughter of Frederick, inherits both his estate and his brother Robert’s, and subsequently resided in Davenport for around 10 years.
- Build Out and Intensification (1900 – 1939)
  - c1903 – Northern portion of the Gooderham estate is subdivided and streets and lots have been laid
  - c1903-1910 – The remainder of the Wells property is subdivided and lots and streets are laid out
  - 1906 – John B. Maclean purchases the remaining southern portion of Nina Wells’ estate, where Davenport is located.
  - 1908 – Pellatt purchases land at the northwest corner of the Study Area and begins to subdivide and sell lots for development
  - 1909 – Study Area is annexed to the City, municipal services delivered to area
  - 1909-1911 – Construction of the Frank Denison House at 72 Wells Hill Avenue by architects Wickson & Gregg.
  - 1913 – Jeremiah Dinwoody House constructed at 51 Wells Hill Avenue by architect J.A. Harvey
  - 1913 – ‘Davenport’ is demolished, ending the presence of the Wells in the Casa Loma neighbourhood
  - c1918 – Increasing densification of the neighbourhood spurred by development of small design builders, such as A.E. LePage



### *Built Form*

- Predominantly detached residential buildings with the exception of 68-70 Wells Hill Avenue (semi-detached)
- Predominantly built between 1910 and 1930 (87%), with no infill or development after the 1960s until the 21st century
- Composed of an even mixture of prevailing typologies including: 31% of Residential Type 1 – Edwardian 2-Bay; 25% Residential Type 2 – 3 Bay Wide; and 30% Residential Type 3 – Dominant Cross-Front Gable
- Has a consistent use of brick cladding, punctuated by stone details, half timbering and stuccoed second storeys, that gives the street a cohesive material expression
- Consistent covered front porches, expressed entrances, and bay windows that articulate the massing and facades
- Large lots ranging from 9 to 20m in frontage with exceptionally large lots averaging 15.5m north of Nina Street and 11.5m south.
- A mixture of large setbacks of 1 to 23m (average of 10m) with emphasis of:
  - 16-30 Wells Hill Avenue
  - 51 Wells Hill Avenue
- Predominantly 2 to 2.5 storeys in height (94%), with the exceptions of two 1.5 storeys at 30 and 89 Wells Hill Avenue, and two 3 storey buildings at 22 and 70 Wells Hill Avenue (soon to include 18).
- Significant properties include:
  - 15 Wells Hill Avenue
  - 17 Wells Hill Avenue
  - J. Dinwoody House, 51 Wells Hill Avenue
  - Frank Denison House, 72 Wells Hill Avenue
- Prevailing architectural styles:
  - Arts and Crafts
  - Bungalow
  - Edwardian Two Bay
  - Edwardian

### *Streetscape & Landscape*

- Relatively flat grade with sidewalks on one side of the street and landscaped edges that extend to the curb on the other.
- Transition area at Wells Hill Avenue and Melgund Road
- Transition area near the south end where Wells Hill Avenue has two L-shaped intersections that open up to buildings with 20(+)m setbacks on the western side of the street
- The continuous communal forest gardens created by the deep setbacks:
  - The configuration of 16-30 Wells Hill Avenue
  - The setbacks of 64 to 102 Wells Hills Avenue
- Street widths:
  - Wells Hill Avenue 7m
  - Nina Street 7m
  - Austin Terrace 7m
- Sidewalks on one side of the street along Wells Hill Avenue (sidewalk on the west, north of Nina Street; and sidewalk on the east, south of Nina Street), except for south of 12 and 17 Wells Hill Avenue where the sidewalk is on both sides of the street. Nina Street has sidewalks on both sides of the street.
- Movement
  - All streets are local roadways



Figure 217: Example of some of Wells Hill Avenue's extensive setbacks

## Lyndhurst Avenue area

The Lyndhurst Avenue area includes all of the properties lining Lyndhurst Avenue; the properties on Wells Hill Avenue, north of Melgund Road and south of St. Clair Avenue West; all of the properties lining Connable Drive; 2A Nina Street; and 24 to 26 Austin Terrace. The area is defined by its mixture of early 20th century residential character, mixture of large lot frontages, and extensive setbacks. The prevailing typologies found in this area include Residential Type 2 – 3 Bay Wide and Residential Type 3 – Dominant Cross-Front Gable.



Figure 218: 134 Lyndhurst Avenue



Figure 219: Typical view of Lyndhurst Avenue showing sidewalks on both sides of the street

## Periods of Significance

- 3 Lots, 3 Stories (Late 18th century – 1900)
  - 1793 – Town of York founded, Township Lots in the 2nd Concession granted to Ensign John McGill (Lot 25)
  - c1797 – ‘Davenport’ was constructed on Lot 25 by McGill
  - 1821 – McGill died; Lot 25 sold to Colonel Joseph Wells; Wells demolished the existing ‘Davenport’ and built a new one on the same site
  - 1853 – Death of Joseph Wells; his property is divided equally into three and inherited by his sons – Arthur, Robert and Frederick (who received the house ‘Davenport’)
  - c1894 – Portion of Arthur Wells’ property subdivided with the introduction of Nena Street (now Nina Street) and Bay View Avenue (now Hilton Avenue)
  - c1895 – Nina Wells, daughter of Frederick, inherits both his estate and his brother Robert’s, and subsequently resided in Davenport for around 10 years.
- Build Out and Intensification (1900 – 1939)
  - c1903 – Northern portion of the Gooderham estate is subdivided and streets and lots have been laid
  - c1903-1905 – Henry Pellatt purchased lots from the Davenport and Spadina estates; E.J. Lennox purchases three acres of land from the Davenport estate
  - c1903-1910 – The remainder of the Wells property is subdivided and lots and streets are laid out
  - 1906 – John B. Maclean purchases the remaining southern portion of Nina Wells’ estate, where Davenport is located.
  - 1908 – Pellatt purchases land at the northwest corner of the Study Area and begins to subdivide and sell lots for development
  - 1909 – Study Area is annexed to the City, municipal services delivered to area
  - 1913 – ‘Davenport’ is demolished, ending the presence of the Wells in the Casa Loma neighbourhood
  - 1915-16 – Connable house constructed at 153 Lyndhurst Avenue by architects Wickson & Gregg.
  - c1918 – Increasing densification of the neighbourhood spurred by development of small design builders, such as A.E. LePage
  - 1920 – Ernest Hemingway resides in the Connable house for a short period of time
- Infill and Redevelopment (1940 – present day)
  - 1945 – ‘Connable’ house is converted into Lyndhurst Lodge, a rehab centre for spinal cord injuries
  - c1970 – The Lyndhurst Lodge property is vacated by the rehab centre and redeveloped into three townhouse complexes
  - 2017 – City Planning initiated the Casa Loma Heritage Conservation District Study



**Built Form**

- Predominantly detached residential buildings with the exception of four other semi-detached buildings
- Mostly built-up by the late 1920s (60%), with continuous infill and redevelopment throughout the 20th and 21st centuries
- Composed of 13% of Residential Type 1 – Edwardian 2 Bay; 40% Residential Type 2 – 3 Bay Wide; 24% Residential Type 3 – Dominant Cross-Front Gable; and 3% Residential Type 4 – Flat Roof Contemporary
- Has a consistent use of brick cladding and contains the most stone structures within the HCD study area, with a specific cluster around the southernmost end of the street
- Consistently Large lots ranging from 9 to 20m (average of 14.5m) in frontage with the exceptions of the townhouses at 6 to 20 Connable Drive and 153 to 169 Lyndhurst Avenue where lot severance is only 5m.
- Large setbacks of 4 to 16m (average of 8m)
- Predominantly 2 to 2.5 storeys in height (93%), with the exceptions of five 3 storey structures at 88, 100, 124, and 177 Lyndhurst Avenue and 95 Wells Hill Avenue.
- Significant properties include:
  - Lyndhurst Lodge, 153 Lyndhurst Avenue
- Prevailing architectural styles:
  - Arts and Crafts
  - Bungalow
  - Edwardian Two Bay
  - Edwardian
  - Eclectic
  - Mid-Century Modern

**Streetscape & Landscape**

- Relatively flat grade with sidewalks set back from the curb by a grass border that is planted with street trees
- The gateway at Wells Hill Avenue and St. Clair Avenue West entering the neighbourhood
- Transition area at Lyndhurst Avenue and Connable Drive
- Transition area at Lyndhurst Avenue and Austin Terrace
- Street widths:
  - Lyndhurst Avenue 8m
  - Wells Hill Avenue 8.5m
  - Connable Drive 5m
  - Nina Street 7m
  - Austin Terrace 7m
- Sidewalks on both sides of the street with the exceptions of:
  - Lyndhurst and Wells Hill Avenues north of Connable Drive (one sided); and
  - Connable Drive (no sidewalks)
- Movement
  - Lyndhurst Avenue area borders a major arterial roadway to its north (St. Clair Avenue West)
  - Major traffic intersection at Wells Hill Avenue and St. Clair Avenue West
  - Connable Drive has a continuous laneway that connects Lyndhurst Avenue with Walmer Road
  - All other streets are local roadways



Figure 220: Lyndhurst Avenue looking south from Nina Street

## Walmer Road area

The Walmer Road area includes all of the properties lining Walmer Road north of the Casa Loma Stables (330 Walmer Road) and 325 Walmer Road; and all the properties lining Russell Hill Drive. The area is defined by its early 20th century residential character, mixture of sizable lot frontages, moderate setbacks, and a relatively even mixture of the prevailing typologies.

### Periods of Significance

- 3 Lots, 3 Stories (Late 18th century – 1900)
  - 1793 – Town of York founded, Township Lots in the 2nd Concession granted to William Willcocks (Lot 24)
  - 1813 – William Willcocks died and Lot 24 was transferred to his son-in-law Dr. William Warren Baldwin
  - 1848 – Death of William Baldwin; Spadina estate passed to his son Robert Baldwin
  - 1858 – Death of Robert Baldwin; his lot parcelled out by his son William Willcocks Baldwin
  - 1865 – Spadina estate acquired by James Austin at an auction
  - 1889 – James Austin subdivided his western 40 acres of property including the development of Austin Terrace (east end), Walmer Road, Russell Hill Drive, and Spadina Road (west side).
- Build Out and Intensification (1900 – 1939)
  - 1905 – Construction begins on the Casa Loma Stables and Greenhouses.
  - 1909 – Study Area is annexed to the City, municipal services delivered to area
  - c1918 – Increasing densification of the neighbourhood spurred by development of small design builders, such as A.E. LePage



Figure 221: 369 to 371 Walmer Road

### Built Form

- Predominantly detached residential buildings with the exceptions of 325 and 329 Walmer Road (Multi-Unit Residential), and 336 and 357 Walmer Road (semi-detached)
- Largely built-up by the late 1930s (80%), with small continuous infill or redevelopment throughout the 20th and 21st centuries
- Composed of an even mixture of prevailing typologies including: 23% of Residential Type 1 – Edwardian 2-Bay; 27% Residential Type 2 – 3 Bay Wide; 20% Residential Type 3 – Dominant Cross-Front Gable; and 7% Residential Type 4 – Flat Roof Contemporary
- Has a consistent use of brick cladding and brick, stucco and/or wood (half-timbering) cladding
- Consistently Large lots ranging from 7.5 to 20m (average of 12.5m) in frontage with the exception of 379 Walmer Road.
- A mixture of setbacks from 1 to 12m (average of 7m)
- Predominantly 2 to 2.5 storeys in height (94%), with the exceptions of three 3 storey buildings at 346, 360, and 362 Walmer Road.
- Prevailing architectural styles:
  - Arts and Crafts
  - Edwardian Two Bay
  - Edwardian
  - Queen Anne Revival

### Streetscape & Landscape

- Relatively flat grade with the exception of the slope of Russell Hill Drive.
- Transition area south of the Casa Loma Stables
- Street widths:
  - Walmer Road 8m
  - Russell Hill Drive 5m
- Sidewalks on one side of the street along Walmer Road and Russell Hill Drive
- Movement
  - Vehicle access of Russell Hill Drive can only be done via Walmer Road and is a one way street
  - Vehicle access of Walmer Road can only be done via Castle View Avenue.
  - Both streets are local roadways

## Spadina Road area

The Spadina Road area includes all of the properties lining the western side Spadina Road, north of Castle View Avenue. The area is defined by its early and late 20th century residential character, mixture of large lot frontages, and moderate setbacks. The prevailing typologies found in this area include Residential Type 2 – 3 Bay Wide and Residential Type 3 – Dominant Cross-Front Gable.

### *Periods of Significance*

- 3 Lots, 3 Stories (Late 18th century – 1900)
  - 1793 – Town of York founded, Township Lots in the 2nd Concession granted to William Willcocks (Lot 24)
  - 1813 – William Willcocks died and Lot 24 was transferred to his son-in-law Dr. William Warren Baldwin
  - 1818 – William Baldwin constructed ‘Spadina’ on Lot 24
  - 1848 – Death of William Baldwin; Spadina estate passed to his son Robert Baldwin
  - 1858 – Death of Robert Baldwin; his lot parcelled out by his son William Willcocks Baldwin
  - 1865 – Spadina estate acquired by James Austin at an auction
  - 1889 – James Austin subdivided his western 40 acres of property including the development of Austin Terrace (east end), Walmer Road, Russell Hill Drive, and Spadina Road (west side).
  - 1897 – Death of James Austin; his son Albert Austin inherits ‘Spadina’
- Build Out and Intensification (1900 – 1939)
  - c1903-1905 – Henry Pellatt purchased lots from the Davenport and Spadina estates; E.J. Lennox purchases three acres of land from the Davenport estate
  - 1909 – Study Area is annexed to the City, municipal services delivered to area
  - 1933 – Death of Albert Austin leaving ‘Spadina’ house to his daughter Anna Kathleen Thompson and her family
- Infill and Redevelopment (1940 – present day)
  - 1966-71 – Construction of the Spadina Expressway threatens the properties along Russell Hill Drive and Spadina Road. Construction cancelled in 1971 due to grassroots movement.
  - 2017 – City Planning initiated the Casa Loma Heritage Conservation District Study

### *Built Form*

- Predominantly detached residential buildings with the exceptions of 300 Spadina Road (Multi-unit residential) and 304-306 (semi-detached)
- Largely built-up by the late 1920s (50%), with intensive infill or redevelopment in the 1960s (63% built up), and the 1990s (94% built up)
- Composed of 44% Residential Type 2 – 3 Bay Wide; 50% Residential Type 3 – Dominant Cross-Front Gable; and 6% Residential Type 4 – Flat Roof Contemporary
- Has a predominant use of brick clad, stone clad, and stucco clad buildings
- Consistently Large lots ranging from 8 to 15m (average of 12)
- A mixture of large setbacks of 1 to 15m (average of 10m)
- Predominantly 2 to 2.5 storeys in height (88%), with the exceptions of two 3 storey buildings 296 and 298 Spadina Road
- Prevailing architectural styles:
  - Arts and Crafts
  - Edwardian
  - Contemporary
  - Bungalow

### *Streetscape & Landscape*

- Relatively flat grade south of up Ardwold Gate. North of the intersection, the elevation increases on the west side of the street.
- Transition area where Spadina Road crosses the Nordheimer Ravine leaving the neighbourhood
- Transition area on Spadina Road entering Ardwold Gate
- Street widths:
  - Spadina Road 7m south of Ardwald Gate
  - Spadina Road 9m north of Ardwald Gate
  - Sidewalks on both sides of Spadina Road
- Movement
  - Spadina Road is a minor arterial road



## Glen Edyth area

The Glen Edyth area includes all of the properties lining Ardwold Gate; all the properties lining Glen Edyth Drive and Place (within the study area boundaries; and 301 Spadina Road. The area is defined by its mid-20th century and contemporary residential character, large lot frontages, and moderate setbacks. The prevailing typologies found in this area include Residential Type 2 – 3 Bay Wide, Residential Type 3 – Dominant Cross-Front Gables, and Residential Type 4 – Flat Roof Contemporary.



Figure 222: 61 Glen Edyth Drive



Figure 223: 30 Glen Edyth Place

## Periods of Significance

- 3 Lots, 3 Stories (Late 18th century – 1900)
  - 1793 – Town of York founded, Township Lots in the 2nd Concession granted to Peter Russell (Lot 23) and William Willcocks (Lot 24)
  - 1813 – William Willcocks died and Lot 24 was transferred to his son-in-law Dr. William Warren Baldwin
  - 1817 – Death of Peter Russell; Lot 23 sold to Captain (later Admiral) Augustus Baldwin, brother of William Baldwin
  - 1818 – Augustus Baldwin constructed ‘Russell Hill’ on Lot 23
  - 1848 – Death of William Baldwin; Spadina estate passed to his son Robert Baldwin
  - 1866 – Death of Augustus Baldwin
  - 1867 – ‘Ravenswood’ house constructed on the Spadina property
  - 1870 – Death of Augusta Jackson Baldwin; the lot is inherited by her great-nephew, William Willcocks Baldwin ‘Russell Hill’ burned down and the property was parcelled out and sold
  - 1871 – Portion of the ‘Russell Hill’ estate sold to Samuel Nordheimer
  - 1872 – Nordheimer constructed ‘Glen Edyth’
- Build Out and Intensification (1900 – 1939)
  - c1903-1905 – Henry Pellatt purchased lots from the Davenport and Spadina estates
  - 1908 – ‘Ravenswood’ sold to John Craig Eaton, who demolished the house and renamed it Ardwold Estate
  - 1909 – Study Area is annexed to the City, municipal services delivered to area
  - 1911 – ‘Ardwold’ house constructed on Eaton’s property
  - c1918 – Increasing densification of the neighbourhood spurred by development of small design builders, such as A.E. LePage
  - c1920 – Subdivision development of Glen Edyth Drive and Place
  - 1929 – ‘Glen Edyth’ house demolished
  - 1936 – ‘Ardwold’ house demolished, property divided and Ardwold Gate was developed
- Infill and Redevelopment (1940 – present day)
  - 1965-68 – Richard Mauran House at 95 Ardwold Gate is constructed, designed by architect Taivo Kapsi
  - 1966-71 – Construction of the Spadina Expressway threatens the properties along Russell Hill Drive and Spadina Road. Construction cancelled in 1971 due to grassroots movement.
  - 2017 – City Planning initiated the Casa Loma Heritage Conservation District Study

**Built Form**

- All buildings in the Glen Edyth area are detached residential
- Largely built-up between 1950 and 60 (55%), with constant infill or redevelopment throughout the 20th century, and intensive redevelopment in the 21st century.
- Composed of 37% Residential Type 2 – 3 Bay Wide; 3% Residential Type 3 – Dominant Cross-Front Gable; and 31% Residential Type 4 – Flat Roof Contemporary. The Glen Edyth area has the holds the most Flat Roof Contemporary buildings within the HCD study area.
- Has a consistent use of brick cladding and brick and stucco cladding
- Large lots ranging from 10 to 50m (average of 25m) on Ardworld Gate; large lots ranging from 10 to 50 (average of 20m) on Glen Edyth Drive; and large lots ranging from 5 to 45m (average of 35m) on Glen Edyth Place.
- Moderate setbacks of 1 to 13m (average of 8m)
- Predominantly 1 to 2.5 storeys in height, with seven 1 to 1.5 storey buildings and twenty-nine 2 to 2.5 storey buildings. The Glen Edyth area is one of two in the study area that has a prominent number of 1 to 1.5 storey buildings.
- Significant properties include:
  - 61 Glen Edyth Drive
- Prevailing architectural styles:
  - Contemporary
  - Ranch
  - Modern
  - Brutalism
  - Eclectic

**Streetscape & Landscape**

- Relatively flat grade area surrounded to the north, south and east by slopes downward to the ravine and escarpment.
- The gateway at Glen Edyth Drive and Cottingham Road (outside of HCD study area) which is the only way to access Glen Edyth Drive or Place
- Transition area on Spadina Road entering Ardworld Gate
- Street widths:
  - Ardworld Gate 9m
  - Glen Edyth Drive 8m
  - Glen Edyth Place 9m
- Sidewalks:
  - No sidewalks on Ardworld Gate
  - Sidewalks on both sides of Glen Edyth Drive with exception of a one sided sidewalk between the back of two properties on Glen Edyth Place
  - No sidewalks on Glen Edyth
- Movement
  - All streets are local roadways and none are through faces
  - Ardworld Gate abuts Spadina Road, a minor arterial road



Figure 224: 17 Ardworld Gate



Figure 225: 92 Ardworld Gate

## Casa Loma area

The Casa Loma area includes all of the properties lining Castle View Avenue; the properties on the north side of Austin Terrace between Spadina and Walmer Roads; the properties lining Walmer Road, south of 334 and 335 Walmer Road; Casa Loma; the former home of E.J. Lennox; and the Spadina Museum. The area is defined by its prominent historic institutions, grand architecture, massive lot frontages, and extensive setbacks.



Figure 226: The Spadina House

## Periods of Significance

- 3 Lots, 3 Stories (Late 18th century – 1900)
  - 1793 – Town of York founded, Township Lots in the 2nd Concession granted to William Willcocks (Lot 24)
  - 1813 – William Willcocks died and Lot 24 was transferred to his son-in-law Dr. William Warren Baldwin
  - 1818 – William Baldwin constructed ‘Spadina’ on Lot 24
  - 1835 – ‘Spadina’ burned down; new smaller ‘Spadina’ house built on the same site on Lot 24
  - 1848 – Death of William Baldwin; Spadina estate passed to his son Robert Baldwin
  - 1858 – Death of Robert Baldwin; his lot parcelled out by his son William Willcocks Baldwin
  - 1865 – Spadina estate acquired by James Austin at an auction
  - 1866 – Second ‘Spadina’ house demolished and a new larger ‘Spadina’ house constructed on existing foundations, with later additions and alterations (1897, 1912)
  - 1866 – Death of Augustus Baldwin
  - 1889 – James Austin subdivided his western 40 acres of property including the development of Austin Terrace (east end), Walmer Road, Russell Hill Drive, and Spadina Road (west side).
  - 1897 – Death of James Austin; his son Albert Austin inherits ‘Spadina’
- Build Out and Intensification (1900 – 1939)
  - c1903-1905 – Henry Pellatt purchased lots from the Davenport and Spadina estates; E.J. Lennox purchases three acres of land from the Davenport estate
  - 1905 – Construction begins on the Casa Loma Stables and Greenhouses.
  - 1909 – Study Area is annexed to the City, municipal services delivered to area
  - 1909-1914 – Construction of Casa Loma at 1 Austin Terrace designed by architect E.J. Lennox.
  - 1915 – ‘Lenwil’ is constructed at 5 Austin Terrace, designed by E.J. Lennox for his own family
  - c1924 – Henry Pellatt’s financial difficulties increase and he has to vacate Casa Loma
  - c1930 – Development of Castle View Avenue
  - 1933 – Death of Albert Austin leaving ‘Spadina’ house to his daughter Anna Kathleen Thompson and her family
  - 1934 – The City assumes ownership of Casa Loma due to backed taxes.
- Infill and Redevelopment (1940 – present day)
  - 1949 – Lenwil property at 5 Austin Terrace is sold to the Catholic Order the Sisters of Servants of Mary Immaculate Christ the King
  - 1966-71 – Construction of the Spadina Expressway threatens the properties along Russell Hill Drive and Spadina Road. Construction cancelled in 1971 due to grassroots movement.
  - 1982-1984 – ‘Spadina’ house jointly purchased by Ontario Heritage Trust and the City of Toronto; reopened as Museum in 1984
  - 2017 – City Planning initiated the Casa Loma Heritage Conservation District Study



### ***Built Form***

- Predominantly detached residential buildings with the exception of 68-70 Wells Hill Avenue (semi-detached)
- Its development is defined by the historic buildings in the area: Casa Loma, its stables and lodge, Spadina House, and the E.J Lennox House.
- The 1930s brought the development of multi-unit residential buildings on Castle View Avenue and the north side of Austin Terrace between Spadina and Walmer Roads
- Other than the prominent historical buildings, the Casa Loma area is composed of mostly Residential Type 2 – 3 Bay Wide
- Has a consistent use of brick cladding, and prominent use of stone detailing and cladding on its historic buildings.
- Lot sizes range throughout the Casa Loma area:
  - 7.5m frontage along Castle View Avenue;
  - 7.5 to 15m frontage along the north side of Austin Terrace between Spadina and Walmer Roads;
  - 160m frontage in front of Casa Loma (1 Austin Terrace);
  - 70m frontage in front of the E.J. Lennox House (5 Austin Terrace);
  - 95m frontage in front of the Spadina House (285 Spadina Road);
  - 40m frontage in front of the Pellatt Lodge (328 Walmer Road); and
  - 155m frontage in front of the Casa Loma Stables (330 Walmer Road)
- A mixture of large setbacks throughout the Casa Loma area:
  - 3.5 to 5m (average of 4m) setbacks along Castle View Avenue, with the exception of the new townhouse development;
  - 6.5m setbacks along the north side of Austin Terrace between Spadina and Walmer Roads, with the exception of the new townhouse development;
  - 22m setbacks of Casa Loma (1 Austin Terrace);
  - 60m setbacks of the E.J. Lennox House (5 Austin Terrace);
  - 20m setbacks of the Spadina House (285 Spadina Road);
  - 9m setbacks of the Pellatt Lodge (328 Walmer Road); and
  - 4m setbacks of the Casa Loma Stables (330 Walmer Road)

- Predominantly 2 to 2.5 storeys in height, with the exceptions of the historical buildings in the area.
- Significant properties include:
  - Casa Loma, 1 Austin Terrace
  - Lenwil, E.J. Lennox House, 5 Austin
  - Pellatt Lodge, 328 Walmer Road
  - Casa Loma Stables, 330 Walmer Road
  - Spadina House, 285 Spadina Road
- Prevailing architectural styles:
  - Gothic Revival
  - Eclectic
  - Second Empire (with Victorian and Edwardian Embellishments)
  - Queen Anne Revival

### ***Streetscape & Landscape***

- Relatively flat grade with the exception of the slope of Walmer Road cutting down the escarpment down to Davenport Road.
- The gateway at Davenport and Walmer Roads entering the neighbourhood
- Transition areas at the two L-shaped intersections around Casa Loma
- Street widths:
  - Castle View Avenue 8m
  - Austin Terrace 7m
  - Spadina Road 7m
  - Walmer Road 8m
- Sidewalks on both sides of all streets with the exception of a one sided sidewalk on Walmer Road between Austin Terrace and Castle View Avenue
- Movement
  - Spadina Road, Austin Terrace, and Walmer Road south of Austin Terrace are minor arterial roads
  - Austin Terrace west of Casa Loma, Walmer Road north of Austin Terrace, and Castle View Avenue are all local roadways

**Lyndhurst Court area**

The Lyndhurst Court area includes all of the properties lining Lyndhurst Court. The area is defined by its mid-20th century residential character, high concentration of 1 to 1.5 storey buildings, curvilinear road, and a mixture of lot frontages and setbacks.

**Periods of Significance**

- 3 Lots, 3 Stories (Late 18th century – 1900)
  - 1793 – Town of York founded, Township Lots in the 2nd Concession granted to Ensign John McGill (Lot 25)
  - c1797 – ‘Davenport’ was constructed on Lot 25 by McGill
  - 1821 – McGill died; Lot 25 sold to Colonel Joseph Wells; Wells demolished the existing ‘Davenport’ and built a new one on the same site
  - 1853 – Death of Joseph Wells; his property is divided equally into three and inherited by his sons – Arthur, Robert and Frederick (who received the house ‘Davenport’)
- Build Out and Intensification (1900 – 1939)
  - 1906 – John B. Maclean purchases the remaining southern portion of Nina Wells’ estate, where Davenport is located.
  - 1909 – Study Area is annexed to the City, municipal services delivered to area
  - 1910 – Construction of the Maclean house at 7 Austin Terrace by architect John M. Lyle.
- Infill and Redevelopment (1940 – present day)
  - c1956 – The southern portion of the Maclean property is subdivided and Lyndhurst Court is constructed
  - 2017 – City Planning initiated the Casa Loma Heritage Conservation District Study

**Built Form**

- Predominantly detached residential buildings with the exception of 68-70 Wells Hill Avenue (semi-detached)
- Largely built-up by the late 1960s (72%), with constant infill or redevelopment throughout the 20th and 21st centuries
- Composed of 14% of Residential Type 1 – Edwardian 2-Bay; 10% Residential Type 2 – 3 Bay Wide; 5% Residential Type 3 – Dominant Cross-Front Gable; 10% Residential Type 4 – Flat Roof Contemporary. 62% of the buildings on Lyndhurst Court are not prevailing typologies.
- Has a consistent use of brick cladding and stucco cladding
- Lots ranging from 5 to 13.5m (average of 11m) in frontage
- Setbacks of 4 to 10m (average of 5m)
- Predominantly 1 to 2.5 storeys in height, with ten 1 to 1.5 storey buildings and seven 2 to 2.5 storey buildings. Lyndhurst Court has the most 1 to 1.5 storey buildings in the HCD study area.
- Prevailing architectural styles:
  - Minimal Traditional
  - Contemporary
  - Neo Colonial Revival

**Streetscape & Landscape**

- Views looking towards Casa Loma from the dead end of Lyndhurst Court
- Relatively flat grade bounded to the south by the escarpment.
- Transition area at Lyndhurst Court and Austin Terrace
- Street widths:
  - Lyndhurst Court 9.5m
  - No Sidewalks on Lyndhurst Court
  - Movement
  - Lyndhurst Court is a local roadway



Figure 227: 19 Lyndhurst Court



Figure 228: Streetscape of Lyndhurst Court

## Austin Crescent area

The Austin Crescent area includes all of the properties lining Austin Crescent; the properties lining the south side of Austin Terrace between Lyndhurst Avenue and Bathurst Street; the properties lining the north side of Austin Terrace between Wells Hill and Hilton Avenues; 25 Hilton Avenue; and 1295 Bathurst Street. The area is defined by its early 20th century residential character, curvilinear road, mixture of lot frontages, and a mixture of setbacks. The prevailing typologies found in this area include Residential Type 1 – Edwardian 2 Bay, Residential Type 2 – 3 Bay Wide and Residential Type 3 – Dominant Cross-Front Gable.

### Periods of Significance

- 3 Lots, 3 Stories (Late 18th century – 1900)
  - 1793 – Town of York founded, Township Lots in the 2nd Concession granted to Ensign John McGill (Lot 25)
  - c1797 – ‘Davenport’ was constructed on Lot 25 by McGill
  - 1821 – McGill died; Lot 25 sold to Colonel Joseph Wells; Wells demolished the existing ‘Davenport’ and built a new one on the same site
  - 1853 – Death of Joseph Wells; his property is divided equally into three and inherited by his sons – Arthur, Robert and Frederick (who received the house ‘Davenport’)
  - 1884-86 – Portion of Arthur Wells’ property is sold to William Gooderham; Gooderham donates one acre of land for the construction of the Hillcrest Convalescent Home, completed in 1885
- Build Out and Intensification (1900 – 1939)
  - c1903 – Northern portion of the Gooderham estate is subdivided and streets and lots have been laid
  - c1903-1910 – The remainder of the Wells property is subdivided and lots and streets are laid out
  - 1909 – Study Area is annexed to the City, municipal services delivered to area
  - 1910 – Construction of the Maclean house at 7 Austin Terrace by architect John M. Lyle.
  - c1920 – Development of Austin Crescent; subdivision development of Glen Edyth Drive and Place
- Infill and Redevelopment (1940 – present day)
  - c1956 – The southern portion of the Maclean property is subdivided and Lyndhurst Court is constructed
  - 1961 – The Hillcrest Convalescent Home is demolished and the current building is constructed on the site.
  - 2008-2012 – Maclean house threatened by demolition, and was saved by local citizens and City efforts. It was designated under Part IV of the Ontario Heritage Act in 2011, and converted into townhouses. Its principle façade was restored to its 1910 state.
  - 2017 – City Planning initiated the Casa Loma Heritage Conservation District Study

### Built Form

- Predominantly detached residential buildings with the exception of 7 Austin Terrace (Townhouse), and 47 Austin Terrace (Institutional)
- Largely built-up by the late 1930s (84%), with little infill or redevelopment throughout the 20th and 21st
- Composed of 39% of Residential Type 1 – Edwardian 2-Bay; 18% Residential Type 2 – 3 Bay Wide; and 27% Residential Type 3 – Dominant Cross-Front Gable
- Has a consistent use of brick cladding and brick, stucco and/or wood (half-timbering) cladding
- Lots ranging from 6 to 20m (average of 10m)
- A mixture of large setbacks of 1 to 10m (average of 5m)
- Predominantly 2 to 2.5 storeys in height (96%), with the exceptions of a 3 storey building at 1295 Bathurst Street, and a 4 storey building at 47 Austin Terrace
- Significant properties include:
  - Maclean House, 7 Austin Terrace
  - 1295 Bathurst Street
- Prevailing architectural styles:
  - Arts and Crafts
  - Bungalow
  - Edwardian Two Bay
  - Edwardian
  - Modern

### Streetscape & Landscape

- Views looking towards Casa Loma from the dead end of Austin Crescent
- Relatively flat grade bounded by the escarpment to its south and west.
- Transition area where Austin Crescent Turns into Austin Terrace or Hilton Avenue
- Street widths:
  - Austin Terrace 7m
  - Austin Crescent 7m
  - Hilton Avenue 8m
- Sidewalks on both sides of all street
- Movement
  - Austin Crescent area borders a major arterial roadway to its west (Bathurst Street)
  - Austin Terrace has a laneway entering the Toronto Grace Health Centre (47 Austin Terrace) between Hilton Avenue and Bathurst Street
  - All other streets are local roadways



Figure 229: Revised Hilton Avenue Study Area



Figure 230: 92-94 Hilton Avenue

## AREAS RECOMMENDED FOR HERITAGE EVALUATION

Following an analysis of the character areas’ history, development patterns, dates of construction, building styles and typologies, it was determined that two areas would be evaluated to determine if they merit HCD designation:

- the Hilton Avenue Area
- the Wells Hill Avenue Area.

The Hilton Avenue area was identified for its collection of Edwardian two bay houses that give the street a consistent character; the Wells Hill Avenue area was identified for its cohesive historic streetscape derived from its collection of early 20th century homes and its unique landscape of deep setbacks and forested front gardens.

The Hilton Avenue area, however, was refined and reduced from the original character area boundary. (Figure 229) The properties north of Melgund Road were removed since they did not reflect the prevailing character of the area as expressed by the Edwardian Two Bay typology (Figure 230).

The following analysis presents the evaluation of those areas and the basis for their recommendation.

## DISTRICT TYPOLOGY

### *Hilton Avenue*

The Hilton Avenue Character Area can be categorized as an evolved static (relict) district, meaning the district’s evolutionary process has ended with a majority of the features retaining their integrity in material form. Hilton Avenue has a high concentration of early 20th century brick Edwardian Two Bay buildings that have not gone through significant change since their construction in the 1910s and 20s. Its history and development can be understood through two periods of significance: 1) 3 Lots, 3 Stories (Late 18th century – 1900); and 2) Build Out and Intensification (1900 – 1939). The second period is considerably more important as it resulted in the physical forms and configuration of the area. These periods are elaborated on in Chapter 06: Heritage Evaluation.

### *Wells Hill Avenue*

The Wells Hill Avenue Character Area can be categorized as an evolved static (relict) district, meaning the district’s evolutionary process has ended with majority of the features retaining their integrity in material form. Hilton Avenue has a high concentration of early 20th century Edwardian, Arts and Crafts, English Cottage, and Bungalow houses with extensive and varying setbacks that have not gone through significant change since their construction in the 1910s and 20s. Its history and development can be understood through two periods of significance: 1) 3 Lots, 3 Stories (Late 18th century – 1900); and 2) Build Out and Intensification (1900 – 1939). The second period is considerably more important as it resulted in the physical forms and configuration of the area. These periods are elaborated on in Chapter 06: Heritage Evaluation.



Figure 231: 89 Wells Hill Avenue



Figure 232: 102 Wells Hill Avenue

## DESCRIPTION OF HERITAGE CHARACTER

### *Hilton Avenue*

The revised Hilton Avenue character area has been refined to include the properties on Hilton Avenue from Melgund Road to Austin Terrace, excluding 25 Hilton Avenue, on the north side Austin Terrace, between Bathurst Street and Hilton Avenue, on Nina Street from addresses 48-72 and 43-49, and 1357 Bathurst Street.

The area's heritage character is derived from its brick Edwardian Two-Bay houses built within a 10-year period between 1910 and 1919. The overall historic street character is reinforced by the predominance of 2.5 storey buildings, their regular street wall height and setbacks, and by the datum lines and articulated rhythms created by the projecting porches, bay windows, dormers and roof eaves. The consistency of the street's heritage character is further supported by the buildings' cladding materials: brick as the predominant cladding with stone and wood accents, and wood shingles in the front gables. Hilton Avenue is an excellent example of early 20th century middle class urban street form that has maintained its integrity, authenticity and coherence.

### *Wells Hill Avenue*

The Wells Hill Avenue character area includes properties on Wells Hill Avenue from Lyndhurst Avenue to Austin Terrace, and on Nina Street from addresses 2-40, and 1-41.

Its heritage character is derived from its representative collection of early 20th century housing styles, including English Cottage, Arts and Craft, Edwardian and Bungalow. The pitched roofs and dormers, brick cladding with stone, wood and stucco accents, front porches and expressed entrances, 2 to 2.5 storeys, and general solid to void 3:1 ratio create a visually cohesive and coherent historic streetscape. The siting of the homes with their large treed front yard setbacks on the west side of the street creates unique communal garden settings with large mature tree canopies. The consistency of the street's heritage character is further supported by the buildings' cladding materials: the predominant use of brick, punctuated by stone details, half timbering and stuccoed second storeys that gives the street a cohesive material expression. The Wells Hill Avenue area is an excellent example of early 20th century upper middle class urban street form that has maintained its integrity, authenticity and coherence.





## 6. HERITAGE EVALUATION



## Heritage Evaluation

### PERIODS OF SIGNIFICANCE

The History and Evolution of the Study Area (Chapter 02) identifies distinct periods of significance in the Casa Loma study area's past. Extant buildings that represent each of those periods have been mapped, as have historic land uses. This analysis of past and present shaped the analysis of the story and of the overall integrity of the Casa Loma neighbourhood. The four identified periods of significance in the evolution of the study area are:

1. Indigenous Presence (c.3000 BCE – late 18th century)
2. 3 Lots, 3 Stories (Late 18th century – 1900)
3. Build Out and Intensification (1900 – 1939)
4. Infill and Redevelopment (1940 – present day)



Figure 234: Looking northwest from Casa Loma tower, 1915, Toronto Archives



### *Indigenous Presence (c. 3000 BCE – late 18th century)*

The period of Indigenous presence in the study area is defined by the location of the Davenport trail, part of a series of interconnected routes that are referred to as the Toronto Carrying Place. These footpaths together formed a network of transit and trade routes that linked settlements to each other. This allowed trade access from the Lower Great Lakes to the Upper Great Lakes and beyond. The trail passes through the southern portion of the HCD study area, along Davenport Road, which followed the base of the shoreline escarpment of the old Lake Iroquois, linking the Humber and Don Rivers.

### *Events and themes from the Indigenous Presence period include:*

- c13000 BCE- Study area bordered by glacial Lake Iroquois, sits at the shore of this lake on what is now the Davenport escarpment.
- 3000-1000 BCE- Settlement by early hunter-gatherers; ancient trail of the Toronto Carrying Place developed as a trade route and crossed through the Study Area (now Davenport Rd).
- c1400- 1600- Settlement by the ancestral Huron-Wendat community.
- 1600-1700 – Huron-Wendat conquered by the Haudenosaunee (Five Nations), Seneca Nation establishes villages on Humber and Rouge rivers, then return Haudenosaunee territories south of Lake Ontario. The Mississaugas, an Anishinaubeg people, settle here.
- 1787 – North shores of Lake Ontario purchased from the Mississaugas, among others, in deals that are later disputed. The Toronto Purchase was only resolved in 2010; land surveyed

### *3 Lots, 3 Stories (Late 18th century – 1900)*

This period is characterized by three Township Lots which evolved in parallel. The HCD 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 West. The original grantees show the beginnings of the area's prominence as the site of estates of influential and wealthy Torontonians. In the mid to late 1800s, the City was growing and beginning to expand northwards. Starting in the 1850s, many of the country estates were subdivided and sold. The HCD study area was an attractive location to purchase a lot and build a family residence due to its high viewpoints and association with prominent wealthy families.

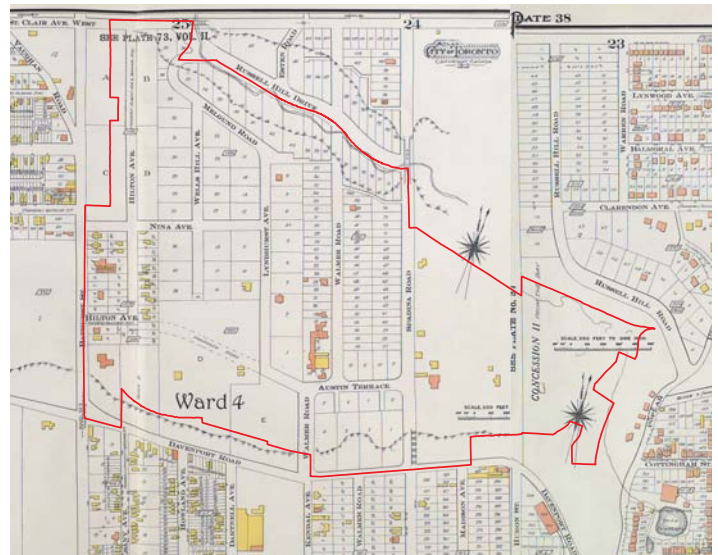


Figure 235: Fire Insurance Map, Plate 37-38, excerpt (1910, C.E. Goad)

*Township Lot 23*

Township Lot 23 was granted to Peter Russell, an Irish settler and Receiver General of Upper Canada. In 1817, after the death of Peter Russell (1808), his half-sister Elizabeth sold Lot 23 to Augustus Baldwin, a Captain of the British Navy. A year later, Baldwin built 'Russell Hill', a two-storey, wood-framed house on the promontory of present day Glen Edyth Drive.

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 no heirs, the property was inherited by his great-nephew William Wilcocks Baldwin (of Lot 24), who subsequently sold a portion of the land to Samuel Nordheimer, a German immigrant and wealthy businessman.

The Nordheimers demolished 'Russell Hill' and constructed a large mansion in 1872, renaming their estate 'Glen Edyth'. The grounds were large and maintained, and included stables, paths, summer houses, orchards, coach houses and gardens. The family was a part of the elite society of Toronto, and Nordheimer became Consul for Germany, president of the Federal Bank of Canada and president of the Philharmonic Society of Toronto. His wife 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.

*Township Lot 24*

Township Lot 24 was granted to William Willcocks, an Irish immigrant and cousin of Peter Russell. Willcocks never lived on Lot 24, though to satisfy the requirements of settlement he constructed a small log cabin which may have been tenanted to an early settler.

William Willcocks' daughter, Phoebe, married William Baldwin, and the two inherited the land after her father's death in 1813. In 1818, Baldwin constructed 'Spadina' house for his growing family. Spadina House burned down in 1835 and was rebuilt with a smaller one-storey wood-framed house the following year.

William Baldwin and his son Robert are credited for introducing the concept of 'Responsible Government' to Upper Canada. This important concept challenged the existing ruling norms of the Province at the time, and 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 of 1837 that 'Responsible Government' passed, in 1848. Prior to the implementation of 'Responsible Government', William Baldwin died in 1844, and the estate was left to his son, Robert Baldwin.

Robert Baldwin died in 1858 at the age of 54, and his surviving son William Willcocks Baldwin began to subdivide the estate. Circa 1865 'Spadina' House and its surrounding 80 acres were subsequently acquired by James Austin, a prominent businessman and financier. By 1889, Austin demolished the one-storey 'Spadina' house to make room for a new 'Spadina' house, and subdivided 40 acres of the western portion of his property. The subdivision consisted of 114 town and villa lots, and the layouts of Spadina Road, Walmer Road, and Austin Terrace.

*Township Lot 25*

Township Lot 25 was granted to Ensign John McGill, who served in the British Army and was part of Simcoe's Queen's Rangers during the American Revolutionary War. McGill constructed his home 'Davenport' c.1797, rumoured to be named after Major Davenport who served with him at Fort York. It was located at the northeast corner of Bathurst and Davenport, up on the ridge of the escarpment, overlooking the Town of York. After McGill's death in 1821, the entire lot was sold to Colonel Joseph Wells, a retired British military officer, who demolished the original 'Davenport' house and constructed a new, larger 'Davenport' residence for his family on the same site. A portion of the property was rented to a tenant farmer; another portion was planted with orchards.

After the death of Joseph Wells in 1853, his property was divided into three narrow lots inherited by his three remaining sons: Arthur (western lot), Robert (central lot), and Frederick (eastern lot), which included the 'Davenport' house and outbuilding. Gradually, the Wells' lands were sold off and subdivided, with the exception of the 'Davenport' house. Frederick Wells moved to 'Davenport' with his wife, Georgina Dartnell, in 1871. Georgina died during the birth of their second child, Nina. Frederick was bereft and moved to England with the children but died shortly after. 'Davenport' was left to Nina, who returned to Toronto when she was nineteen, married Adam de Pencier in 1895 and the two lived at the residence for over ten years.

A fire insurance map dated to 1894 shows present day Nina Street and Hilton Avenue laid out on Arthur Wells' portion of the property. An acre to the south of his acquisition was donated for the construction of Hillcrest Convalescent Home.

*The notable remaining buildings from this period include:*

- Spadina House, 285 Spadina Road

*Events and themes from the 3 Lots, 3 Stories period include:*

- 1793- Town of York founded, Township Lots in the 2nd Concession granted to Peter Russell (Lot 23), William Willcocks (Lot 24) and Ensign John McGill (Lot 25).
- c1797- 'Davenport' was constructed on Lot 25 by McGill
- 1813- William Willcocks died and Lot 24 was transferred to his son-in-law Dr. William Warren Baldwin
- 1817- Death of Peter Russell; Lot 23 sold to Captain (later Admiral) Augustus Baldwin, brother of William Baldwin
- 1818- William Baldwin constructed 'Spadina' on Lot 24; Augustus Baldwin constructed 'Russell Hill' on Lot 23
- 1821- McGill died; Lot 25 sold to Colonel Joseph Wells; Wells demolished the existing 'Davenport' and built a new one on the same site
- 1835- 'Spadina' burned down; New smaller 'Spadina' house built on the same site on Lot 24
- 1848- Death of William Baldwin; Spadina estate passed to his son Robert Baldwin
- 1853- Death of Joseph Wells; his property is divided equally into three and inherited by his sons – Arthur, Robert and Frederick (who received the house 'Davenport')
- 1858- Death of Robert Baldwin; his lot parcelled out by his son William Willcocks Baldwin
- 1865- Spadina estate acquired by James Austin at an auction
- 1866- Second 'Spadina' house demolished and a new larger 'Spadina' house constructed on existing foundations, with later additions and alterations (1897, 1912)



- 1866- Death of Augustus Baldwin
- 1867- 'Ravenswood' house constructed on the Spadina property
- 1870- Death of Augusta Jackson Baldwin; , the lot is inherited by her great-nephew, William Wilcocks Balwin; 'Russell Hill' burned down and the property was parcelled out and sold
- 1871- Portion of the 'Russell Hill' estate sold to Samuel Nordheimer
- 1872- Nordheimer constructed 'Glen Edyth'
- 1884-86- Portion of Arthur Wells' property is sold to William Gooderham; Gooderham donates one acre of land for the construction of the Hillcrest Convalescent Home, completed in 1885
- 1889- James Austin subdivided his western 40 acres of property including the development of Austin Terrace (east end), Walmer Road, Russell Hill Drive, and Spadina Road (west side).
- c1894- Portion of Arthur Wells' property subdivided with the introduction of Nena Street (now Nina Street) and Bay View Avenue (now Hilton Avenue)
- c1895- Nina Wells, daughter of Frederick, inherits both his estate and his brother Robert's, and subsequently resided in Davenport for around 10 years.
- 1897- Death of James Austin; his son Albert Austin inherits 'Spadina'

### ***Build Out and Intensification (1900 – 1939)***

The period of build out and intensification is defined by the construction of Casa Loma and other prominent mansions and institutions, construction of 70% of the existing building stock, and the planning of the present day street layouts. The HCD study area was annexed by the City of Toronto in 1909.

In 1903, Henry Pellatt purchased 40 acres of land to build Casa Loma, a stately residence atop the Davenport escarpment. The residence would be the most ambitious Toronto would ever see, across the street from Spadina house, the only remaining estate prior to the lots being subdivided. Pellatt commissioned prominent Toronto architect, E.J. Lennox, to design Casa Loma, the Casa Loma Stables, and the Pellatt Lodge, where he and his family would reside until the completion of Casa Loma. E.J. Lennox would soon after build himself a mansion neighbouring Casa Loma and its Stables naming it 'Lenwil', making this area a nucleus of grand architecture.

The area surrounding Casa Loma and its buildings began development around the same time, with neighbouring streets such as Hilton, Wells Hill, and Lyndhurst Avenues primarily built out between 1909 and 1929; streets such as Walmer Road, and Austin Crescent and Terrace were primarily built out between 1919 and 1939.

### *The notable remaining buildings from this period include:*

- Casa Loma, 1 Austin Terrace
- Lenwill House, 5 Austin Terrace
- Maclean House, 7 Austin Terrace
- Hillcrest Community School, 44 Hilton Avenue
- Lyndhurst Lodge, 153 Lyndhurst Avenue
- Pellatt Lodge, 328 Walmer Road
- Casa Loma Stables, 330 Walmer Road
- J. Dinwoody House, 51 Wells Hill Avenue
- Frank Denison House, 72 Wells Hill Avenue

*Events and themes from the Build Out and Intensification period include:*

- c1903- Northern portion of the Gooderham estate is subdivided and streets and lots have been laid
- c1903-1905- Henry Pellatt purchased lots from the Davenport and Spadina estates; E.J. Lennox purchases three acres of land from the Davenport estate
- c1903-1910- The remainder of the Wells property is subdivided and lots and streets are laid out
- 1905- Hillcrest Public School is constructed on a portion of the former Gooderham estate.
- 1905- Construction begins on the Casa Loma Stables and Greenhouses.
- 1906- John B. Maclean purchases the remaining southern portion of Nina Wells' estate, where Davenport is located.
- 1908- 'Ravenswood' sold to John Craig Eaton, who demolished the house and renamed it Ardworld Estate
- 1908- Pellatt purchases land at the northwest corner of the Study Area and begins to subdivide and sell lots for development
- 1909- Study Area is annexed to the City, municipal services delivered to area
- 1909-1911- Construction of the Frank Denison House at 72 Wells Hill Avenue by architects Wickson & Gregg.
- 1909-1914- Construction of Casa Loma at 1 Austin Terrace designed by architect E.J. Lennox.
- 1910- Construction of the Maclean house at 7 Austin Terrace by architect John M. Lyle.
- 1910-1913- Hilton Avenue is subdivided and construction begins
- 1911- 'Ardworld' house constructed on Eaton's property
- 1913- Jeremiah Dinwoody House constructed at 51 Wells Hill Avenue by architect J.A. Harvey
- 1913- 'Davenport' is demolished, ending the presence of the Wells in the Casa Loma neighbourhood
- 1915- 'Lenwil' is constructed at 5 Austin Terrace, designed by E.J. Lennox for his own family
- 1915-16- Connable house constructed at 153 Lyndhurst Avenue by architects Wickson & Gregg.
- c1918- Increasing densification of the neighbourhood spurred by development of small design builders, such as A.E. LePage
- 1920- Ernest Hemingway resides in the Connable house for a short period of time
- c1920- Development of Austin Crescent; subdivision development of Glen Edyth Drive and Place
- c1924- Henry Pellatt's financial difficulties increase and he has to vacate Casa Loma
- 1924- City acquires a portion of Pellatt's land on Hilton Avenue and constructs Wells Hill Park
- 1929- 'Glen Edyth' house demolished
- c1930- Development of Castle View Avenue
- 1933- Death of Albert Austin leaving 'Spadina' house to his daughter Anna Kathleen Thompson and her family
- 1934- The City assumes ownership of Casa Loma due to backed taxes.
- 1936- 'Ardworld' house demolished, property divided and Ardworld Gate was developed

### *Infill and Redevelopment (1940 – present day)*

After 1939, development in the study area slowed substantially. The period of Infill and Redevelopment is marked by slow but constant development throughout the mid-to-late 20th and early 21st centuries.

Many of the remaining estate residences begin to be adapted for new uses including the Connable house being converted into a rehabilitation centre and later a residential complex, the Lenwill property being sold to a catholic order of nuns, the conversion of Spadina house into a museum, and the adaptation of the Maclean house into townhouses.

The former grounds of the Maclean house were subdivided into Lyndhurst Court, marking the next peak of development in the area in the 1950s and 60s. During this period Lyndhurst Court was substantially built out, as was the Glen Edyth area. After the 1960s, the study area wouldn't see much infill or redevelopment until the 21st century, when the rate of construction doubled from 1999 to 2009, and again from 2009 to 2017.



Figure 236: Aerial Photograph, Plate 18B, excerpt (1947, City of Toronto)

*The notable remaining buildings from this period include:*

- Richard G.W. Mauran House, 95 Ardworld Gate

*Events and themes from the 20th Century Developments period include:*

- 1945- 'Connable' house is converted into Lyndhurst Lodge, a rehabilitation centre for spinal cord injuries
- 1949- Lenwil property at 5 Austin Terrace is sold to the Catholic Order the Sisters Servants of Mary Immaculate Christ the King
- c1956- The southern portion of the Maclean property is subdivided and Lyndhurst Court is constructed
- 1961- The Hillcrest Convalescent Home is demolished and the current building is constructed on the site.
- 1965-68- Richard Mauran House at 95 Ardworld Gate is constructed, designed by architect Taivo Kapsi
- 1966-71- Construction of the Spadina Expressway threatens the properties along Russell Hill Drive and Spadina Road. Construction cancelled in 1971 due to grassroots movement.
- c1970- The Lyndhurst Lodge property is vacated by the rehabilitation centre and redeveloped into three townhouse complexes
- 1982-1984- 'Spadina' house jointly purchased by Ontario Heritage Trust and the City of Toronto; reopened as Museum in 1984
- 2008-2012- Maclean house threatened by demolition, and was saved by local citizens and City efforts. It was designated under Part IV of the Ontario Heritage Act in 2011, and converted into townhouses. Its principle façade was restored to its 1910 state.
- 2017- City Planning initiated the Casa Loma Heritage Conservation District Study



CRITERIA FOR DETERMINATION OF CULTURAL  
HERITAGE VALUE

*Hilton Avenue*

**HISTORICAL AND ASSOCIATIVE VALUE**

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	No	
<i>Yields, or has the potential to yield, information that contributes to an understanding of the history of a community or area</i>	No	
<i>Demonstrates or reflects the work or ideas of a planner, architect, landscape architect, artist, builder, designer or theorist who is significant to a community</i>	No	

## CONTEXTUAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Possesses a character that defines, maintains or supports the area's history and sense of time and place</i>	Yes	<p>Hilton Avenue was intensively developed in a ten year period between 1910-1919, with development continuing at a slower pace in the 1920s. The street is defined by its brick Edwardian two-bay houses that create a street wall of consistent height and setback with an articulated rhythm of projecting front porches and bay windows.</p> <p>The street represents an excellent example of middle class turn of the century housing that has maintained its integrity.</p>
<i>Contains resources that are interrelated by design, history, use and/or setting</i>	Yes	<p>Hillcrest School</p> <p>Hillcrest Community School was first opened in 1905, to service the neighbourhood. An early addition in 1921 was spearheaded by Charles Dyson, Chief Architect for the Toronto Board of Education; its most recent addition was completed in 1977. The building now also contains a community centre.</p> <p>Adjacent resources</p> <p>Although not located within the boundary, Wells Hill Park and Wychwood Library help define and anchor the northern boundary of Hilton Avenue, providing community resources and supporting the character of the street.</p>
<i>Is defined by, planned around, or is a landmark</i>	No	<p>Although the whole area is associated with Casa Loma, the streets and developments were neither planned around it nor physically influenced by it.</p>

## DESIGN AND PHYSICAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has a rare, unique, representative or early collection of a style, type, expression, materials, or construction method</i>	Yes	<p>Hilton Avenue includes a collection of Edwardian two-bay homes that were mostly built within a narrow 10 year period of 1910 to 1919. They represent excellent examples of that style and its variants.</p> <p>This typology has, at its basic form, a two-bay massing composed of a double height bay window and a front porch with a simple window above. The roof is either a side gable with a central dormer or a front gable with clad in wood shingles with a central window. The front porches have projecting front gabled roofs that rest on high brick bases with short wooden columns.</p> <p>Variants include two-bay compositions with a single story bay window with a simple window above and a projecting gabled front porch with a bay window above. Other variants have a central second storey oriel window, and porches that extend the full width of the façade. A wider three-bay variant is also found in the area.</p> <p>The overall street character is reinforced by the predominance of 2.5 storey buildings, their regular street wall height and setback, and by the datum lines and articulated rhythms created by the projecting porches, bay windows, dormers and roof eaves.</p> <p>The consistency of the street character is further supported by the buildings' cladding materials: brick as the predominant cladding with stone and wood accents, and wood shingles in the front gables.</p>
<i>Has a rare, unique, or representative layout, plan, landscape, or spatial organization</i>	Yes	<p>Hilton Avenue exemplifies an early 20th century middle class urban street form. The houses create a continuous street wall with consistent lot sizes and building heights. The entrance porches, bay windows and dormers create a regular rhythm and street wall articulation.</p> <p>The houses built at grade with the lack of sunken driveways create a continuous ground plane.</p>
<i>Displays a consistently high degree of overall craftsmanship or artistic merit</i>	Yes	<p>While the houses have retained a high degree of integrity and authenticity, they represent examples of typical residential detailing related to their typology and style.</p>



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**SOCIAL AND COMMUNITY VALUE**


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<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
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<i>Yields information that contributes to the understanding of, supports, or maintains a community, culture or identity within the district</i>	No	
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<i>Is historically and/or functionally linked to a cultural group, or organized movement or ideology that is significant to a community plays a historic or ongoing role in the practice of recognition of religious, spiritual or sacred beliefs of a defined group of people that is significant to a community</i>	No	
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**NATURAL AND SCIENTIFIC VALUE**


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<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
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<i>Has a rare, unique or representative collection of significant natural resources</i>	No	
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<i>Represents, or is a result of, a significant technical or scientific achievement</i>	No	
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## DISTRICT INTEGRITY – HILTON AVENUE HCD

## VISUAL, FUNCTIONAL, OR HISTORICAL COHERENCE

<i>Criterion</i>	<i>Significance</i>
<i>Reflected in the consistency or resource related to the cultural heritage values and character of the district. It can be determined by analyzing resources in a district to understand if there are common thematic, architectural or associative characteristics that unify, relate to, and communicate the cultural heritage values of the district</i>	Yes – The consistency of the architectural expression of the buildings on Hilton Avenue represent a unified streetscape of homes of similar Edwardian two-bay style from a narrow period of construction that are similar in their materials, details, articulations, and massing. The homes have also retained their integrity and are an excellent representation of that architectural style and its variants. The consistency of the lot sizes, setbacks and roof lines reinforce the overall character of the street.

## AUTHENTICITY

<i>Criterion</i>	<i>Significance</i>
<i>A district should retain most of its original or appropriate materials, layout and structures related to its identified values. Where alterations and infills exist they are generally sensitive, compatible and reinforce the cultural heritage values of the district</i>	Yes – The buildings on Hilton Avenue have generally retained their original character as expressed in their detailing, materials and composition.

*Wells Hill Avenue***HISTORICAL AND ASSOCIATIVE VALUE**

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	No	While the area as a whole is not associated with a single person or organization, there are a number of important individuals who have lived in the area, including Marshall McLuhan.
<i>Yields, or has the potential to yield, information that contributes to an understanding of the history of a community or area</i>	No	
<i>Demonstrates or reflects the work or ideas of a planner, architect, landscape architect, artist, builder, designer or theorist who is significant to a community</i>	No	



## CONTEXTUAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Possesses a character that defines, maintains or supports the area's history and sense of time and place</i>	Yes	The houses on Wells Hill Avenue provide an excellent representation of early 20th century housing styles. The pitched roofs and dormers, brick cladding with stone, wood and stucco accents, front porches and expressed entrances, 2 to 2.5 storeys, and general solid to void 3:1 ratio create a visually cohesive historic streetscape. The siting of the homes with their large treed front yard setbacks on the west side of the street creates the perception of a unique communal garden settings, incorporating elements of the garden suburb model of neighbourhood planning.
<i>Contains resources that are interrelated by design, history, use and/or setting</i>	No	
<i>Is defined by, planned around, or is a landmark</i>	No	Although the whole area is associated with Casa Loma, the streets and developments were neither planned around it nor physically influenced by it.

## DESIGN AND PHYSICAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has a rare, unique, representative or early collection of a style, type, expression, materials, or construction method</i>	Yes	<p>The houses in the Wells Hill Avenue area are representative of early 20th century residential architecture styles and were built primarily between 1910 and 1930, namely Edwardian, Arts and Crafts, English Cottage and Bungalow. The visual cohesiveness of the historic streetscape is supported by:</p> <ul style="list-style-type: none"> <li>- The pitched roofs with their varying pronounced eaves and dormers;</li> <li>- The predominant use of brick, punctuated by stone details, half timbering and stuccoed second storeys, that gives the street a cohesive material expression;</li> <li>- The covered front porches, expressed entrances, and bay windows that articulate the massing and facades;</li> <li>- The general solid to void 3:1 ratio and vertically proportioned windows that create continuous datum lines;</li> <li>- The limited garages that are either attached or integrated into the massing of the house and at grade;</li> <li>- The houses built at grade with no sunken driveways that create a continuous ground plane.</li> </ul>

## DESIGN AND PHYSICAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has a rare, unique, or representative layout, plan, landscape, or spatial organization</i>	Yes	<p>The siting of the houses underscores the unique character of the area. Two wooded garden landscapes are created by the wide front yard setbacks on the west side of the street north and south of Nina Street.</p> <p>The northern front yard landscape is supported on its west side by the wide lots, deep front yard setbacks, varying side yard setbacks, which reinforce a natural and fluid setting, and on the east side by the sloped and raised front gardens that directly abut the street. Both sides of the street have several irregular rows of trees that form a strong canopy. Most of the houses on the west side have front lawns which create a low green landscape interrupted by driveways, and punctuated by trees. The smaller sloped gardens at the east side of the street are generally planted creating a continuous raised landscape border. The relative lack of fences and dividing elements contributes to a perception of a continuous park-like setting.</p> <p>The communal garden on Wells Hill Avenue south of Nina Street (18-30 Wells Hill Avenue) is a clearly defined space created by 6 properties on the west side of the street with very deep front yard setbacks. The front gardens have lawns interrupted by driveways and punctuated by trees, which, with the lack of sidewalk, create a low continuous landscape that abuts the street. The siting of these houses allowed for the preservation of existing trees, which give the area its unique and distinctive character. While the front yard setbacks on the east side of the street are far shallower, their trees help unify both sides of the street reinforcing the enclosed and intimate garden setting.</p> <p>The extensive tree canopy defines both the streetscape and the backdrop of the houses reinforcing the natural forest like setting.</p> <p>Wells Hill Avenue is also defined by its termini – the jog in the street to the south ending at Austin Terrace and the angled T intersection at the north, which serve to reinforce its boundaries and provide a sense of enclosure.</p>
<i>Displays a consistently high degree of overall craftsmanship or artistic merit</i>	Yes	<p>The houses in the Wells Hill Avenue area are uniquely designed large homes with a high level of craftsmanship and ?. Their designs and details encompass a number of early 20th century architectural styles including Edwardian, Arts and Crafts, English Cottage, and Bungalows.</p>

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**SOCIAL AND COMMUNITY VALUE**


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<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
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<i>Yields information that contributes to the understanding of, supports, or maintains a community, culture or identity within the district</i>	No	
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<i>Is historically and/or functionally linked to a cultural group, or organized movement or ideology that is significant to a community plays a historic or ongoing role in the practice of recognition of religious, spiritual or sacred beliefs of a defined group of people that is significant to a community</i>	No	
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**NATURAL AND SCIENTIFIC VALUE**


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<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
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<i>Has a rare, unique or representative collection of significant natural resources</i>	No	
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<i>Represents, or is a result of, a significant technical or scientific achievement</i>	No	
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## DISTRICT INTEGRITY – WELLS HILL AVENUE HCD

## VISUAL, FUNCTIONAL, OR HISTORICAL COHERENCE

<i>Criterion</i>	<i>Significance</i>
<i>Reflected in the consistency or resource related to the cultural heritage values and character of the district. It can be determined by analyzing resources in a district to understand if there are common thematic, architectural or associative characteristics that unify, relate to, and communicate the cultural heritage values of the district</i>	Yes – The houses on Wells Hill Avenue provide an excellent representation of early 20th century housing styles. The pitched roofs and dormers, brick cladding with stone, wood and stucco accents, front porches and expressed entrances, and general solid to void 3:1 ratio create a visually cohesive and coherent historic streetscape. The siting of the homes with their large treed front yard setbacks on the west side of the street creates the unique perception of communal garden settings.

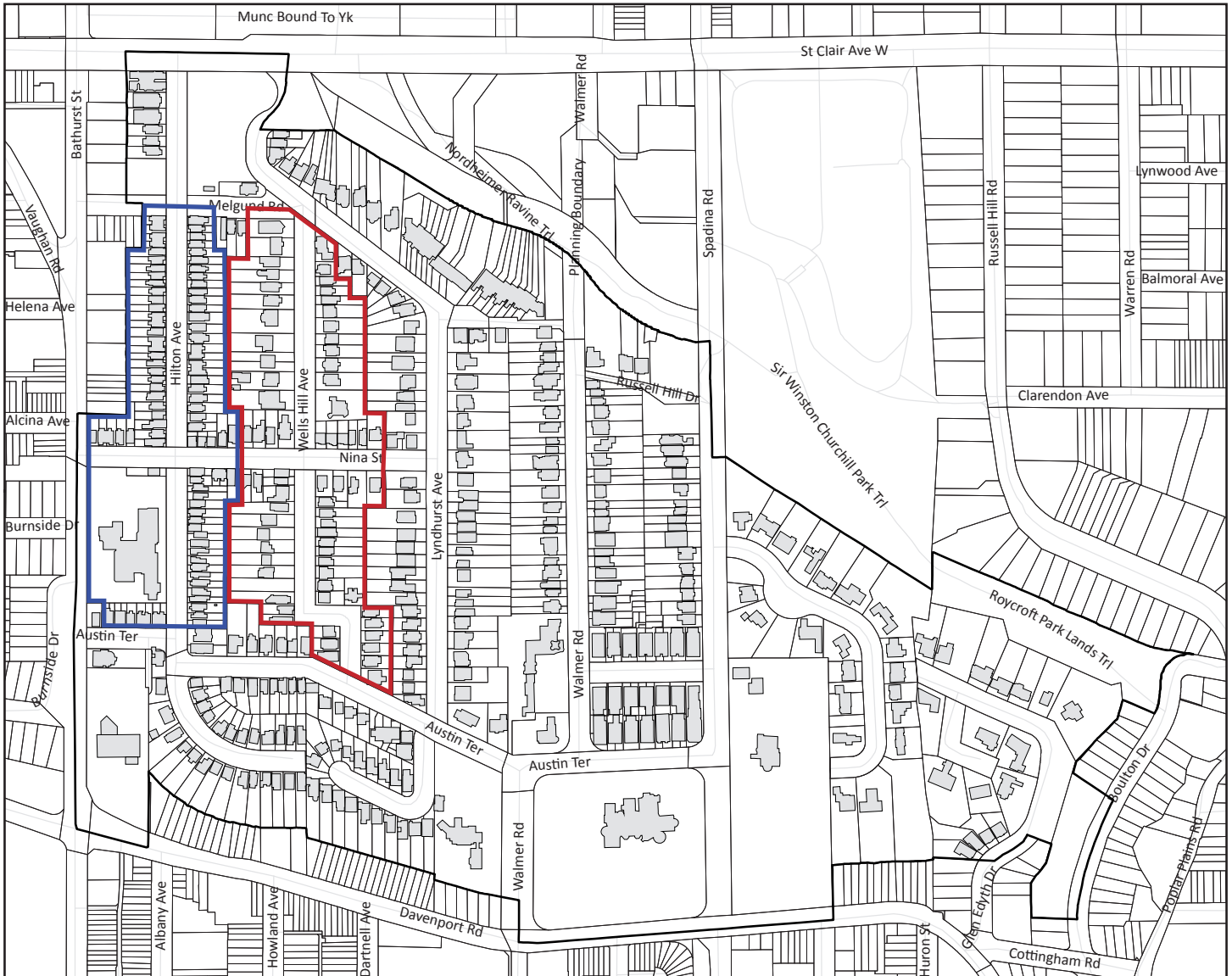
## AUTHENTICITY

<i>Criterion</i>	<i>Significance</i>
<i>A district should retain most of its original or appropriate materials, layout and structures related to its identified values. Where alterations and infills exist they are generally sensitive, compatible and reinforce the cultural heritage values of the district</i>	Yes – The houses on Wells Hill Avenue have generally retained their original character as expressed in their detailing, materials and composition. The siting of the houses on the west side of the street create a perception of communal front gardens on the north and south of Nina Street. These gardens are defined by a series of homes with consistent very deep front yard setbacks that are bookended and framed by houses built closer to the street. This layout created the two distinctive oak forested alcoves that give the street its unique character and tree canopy. The lack of sidewalks on one side of the street reinforces the perceived expanse and continuity of the front gardens.



## 7. RECOMMENDATIONS

Figure 238: A Map of the Proposed Hilton Avenue HCD and Wells Hill Avenue HCD Boundaries



- Casa Loma HCD Study Boundary
- Proposed Hilton Ave HCD
- Proposed Wells Hill Ave HCD



## Recommendations

### GENERAL RECOMMENDATIONS

Two areas within the Casa Loma study area have been determined to merit designation as a Heritage Conservation District under Part V of the Ontario Heritage Act based on an analysis of their contextual and physical values: Hilton Avenue and Wells Hill Avenue. It is recommended that Heritage Conservation District Plans be prepared for those areas, and that additional stakeholder consultation be undertaken, to manage change within the neighbourhood in order to conserve its cultural heritage values.

The rest of the neighbourhood was determined not to merit Part V designation based on an analysis of its history, character and appearance. It is recommended, however, that City Planning continue to explore alternative means to manage change in the area through alternate planning tools. In addition, a number of individual properties have been identified for further research to determine whether they merit inclusion on the City's Heritage Register.



Figure 239: 96 to 100 Hilton Avenue

### HILTON AVENUE

#### STATEMENT OF DISTRICT SIGNIFICANCE

##### *Description of Historic Place*

Hilton Avenue is the western most street in the residential neighbourhood of Casa Loma. It is on lands that were originally part of the Davenport estate owned by Colonel Joseph Wells. After Wells' death in 1853, the property was divided into three narrow lots that ran from Bloor Street to St. Clair Avenue West. The western lot was inherited by Arthur Wells, the fifth son, which he gradually subdivided and sold off. By 1894, Nena Street (now Nina Street) and Bay View Avenue (now Hilton Avenue north of Nina Street) were laid out on the northern portion of Arthur's property. The southern portion of his property was acquired by William Gooderham. By 1903, it had been subdivided into Hillcrest Avenue (now Austin Terrace) and Albany Avenue (now Hilton Avenue south of Nina Street).

Hilton Avenue was intensively developed in a ten year period between 1910 and 1919, with development continuing at a slower pace in the 1920s. The street is defined by its brick Edwardian two-bay houses that create a street wall of consistent height and setback with an articulated regular rhythm of projecting front porches and bay windows. Hilton Avenue is an excellent example of an early 20th century middle class urban street that has maintained its integrity, authenticity and coherence.

The district's boundary generally includes all properties along Hilton Avenue between Austin Terrace and Melgund Road. Additional properties on Austin Terrace, and Nina and Bathurst Streets have been included.



### *Cultural Heritage Value*

Hilton Avenue's cultural heritage value is based on its contextual, design and physical values as an excellent representation of an early 20th century middle class Edwardian two-bay residential neighbourhood. Its consistency largely relates to the construction of most of its homes in a narrow 10 year period between 1910 and 1919.

The district's design and physical values stem from the predominance of Edwardian two-bay houses. This typology is composed, at its basic form, of a double height bay window and a front porch with a simple window above. The roof is either a side gable with a central dormer or a front gable clad in wood shingles with a central window. The front porches have projecting front gabled roofs that rest on high brick bases with short wooden columns. Variants include two-bay compositions with a single story bay window with a simple window above, and a projecting gabled front porch with a bay window above. Other variants have a central second storey oriel window, and porches that extend the full width of the façade. A wider three-bay variant is also found in the area.

The overall street character is reinforced by the predominance of 2.5 storey buildings, their regular street wall height, and by the datum lines and articulated rhythms created by the projecting porches, bay windows, dormers and roof eaves. The consistency of the street character is further supported by the buildings' cladding materials: brick as the predominant cladding with stone and wood accents, and wood shingles in the front gables.

The district's contextual value as an early 20th century middle class urban neighbourhood stem from its cohesive streetscape of distinctive Edwardian two-bay houses built between 1910 and 1919. The houses create a continuous street wall of regular lot sizes and building heights articulated by entrance porches, bay windows and dormers.

The Hillcrest Community School, which also contains a community centre, is an important landmark which contributes to the heritage character and identity of Hilton Avenue. This anchor helps reinforce the contextual values by creating a strong sense of place at the south end of the district.

### *Heritage Attributes*

#### *Design and Physical Attributes*

- The consistency of the predominantly detached Edwardian two-bay houses with some semi-detached of a similar style on both sides of the street
- The consistency of the generally narrow lot frontages
- The consistency of the streetwall defined by 2-3 metre setbacks, articulated by covered porches, dormer windows, front gables and dormers
- The low-rise scale of houses, generally 2-2.5 storeys tall
- The predominant use of brick cladding with stone, wood, stucco and wood shingle detailing
- The predominant front and side-gable roof rhythm
- Central dormer windows or central windows in front gables
- The predominance of bay windows, often 2-storeys tall
- The covered wood front porches with gabled entrances and brick-based wood pillars
- The consistent grade of the front yards

#### *Contextual Attributes*

- The consistent streetscape of Edwardian two-bay houses constructed between 1910 – 1919 typifying Toronto middle class housing
- Hillcrest Community School at 44 Hilton Avenue, an important neighbourhood institution and community landmark



Figure 240: 80 to 86 Hilton Avenue

**OBJECTIVES FOR HILTON AVENUE HCD PLAN**

The City of Toronto’s Terms of Reference for Heritage Conservation Districts in Toronto states in HCD Policy 8:

The primary objective for every Heritage Conservation District is the protection, conservation and management of the attributes and heritage resources of the district so that the area’s historic significance, cultural heritage values and character, as identified in the HCD Study and Plan, are protected in the long-term.

In keeping with HCD Policy 8, the following objectives were developed from the understanding and analysis of the district’s history and character to ensure that the resulting HCD Plan is able to conserve and enhance its cultural heritage values.

*Statement of Objectives*

1. Conserve, maintain and enhance the cultural heritage values of the District as expressed through its heritage attributes, contributing properties, public realm and archaeological resources.
2. Conserve and enhance the District’s Part IV designated and listed properties.
3. Conserve the consistent rhythm of houses, including their front yard setbacks.
4. Conserve the District’s consistent streetwall, and the rhythm and articulation provided by bay windows, front gables, dormers and covered porches.
5. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes within the District.
6. Ensure that new development and additions conserve and enhance the cultural heritage values of the District particularly with respect to the historic scale, form, massing and materials of its contributing properties, streetscape and public realm.
7. Encourage high quality architecture in the design of new development and additions that is complementary to the District’s cultural heritage value.
8. Ensure harmony of materials and architectural features between old and new, including type, colours, scale, finishes and details.
9. Ensure that development and alterations adjacent to the District conserve its cultural heritage value.

**CONTRIBUTING PROPERTIES**

Properties within the proposed Hilton Avenue HCD were individually evaluated to determine whether they contribute to the area’s heritage value. Contributing properties are those that have design and contextual value that contribute to the areas heritage character. Properties were identified as contributing if they satisfied the following criteria:

- Constructed during the build out and intensification period (1900-1929);
- Is a prevailing typology
- Is an Edwardian Two-Bay (or bungalow); and/or
- Maintains its integrity and has not been significantly altered as seen from the street

**WELLS HILL AVENUE**



Figure 241: Map of the proposed Hilton Avenue HCD boundary

## STATEMENT OF DISTRICT SIGNIFICANCE

### *Description of Historic Place*

Wells Hill Avenue is the second western most street of the residential neighbourhood of Casa Loma. It is on lands that were originally part of the Davenport estate owned by Colonel Joseph Wells. After Wells' death in 1853, the property was divided into three narrow lots that ran from Bloor Street to St. Clair Avenue West. The middle lot was inherited by Joseph's son Robert Wells, which he gradually subdivided and sold off. By 1910, the northern portion of Wells Hill Avenue was laid out, Nina Avenue (now Nina Street) had been extended east, and four properties were built upon. By 1924, the southern portion with the jog down to meet Theodore Avenue (now Austin Terrace) was completed, and most of the properties were built upon.

The houses on Wells Hill Avenue provide an excellent representation of early 20th century housing styles, including English Cottage, Arts and Craft, Edwardian and Bungalow. The pitched roofs and dormers, brick cladding with stone, wood and stucco accents, front porches and expressed entrances, 2 to 2.5 storeys, and general 3:1 solid to void ratio create a visually cohesive historic streetscape. The siting of the homes with their large treed front yard setbacks on the west side of the street creates the perception of unique communal garden settings with large mature tree canopies. The area is an excellent example of an early 20th century upper middle class urban street reflective of garden suburb principles and that has maintained its integrity, authenticity and coherence.

The district's boundary includes properties on Wells Hill Avenue from Lyndhurst Avenue to Austin Terrace, and on Nina Street from addresses 2-40, and 1-41.

### *Cultural Heritage Value*

Wells Hill Avenue's cultural heritage value is based on its contextual, design and physical values as an excellent representation of an early 20th century upper middle class residential neighbourhood built between 1910 and 1929.

The district's design and physical values stem from its representation of early 20th century residential architecture styles built predominantly between 1910 and 1930, namely Edwardian, Arts and Crafts, English Cottage and Bungalow. The visual cohesiveness of the historic streetscape is supported by the pitched roofs with their varying pronounced eaves and dormers; the covered front porches, expressed entrances, and bay windows that articulate the massing and facades; the general 3:1 solid to void ratio and vertically proportioned windows that create continuous datum lines; and the limited garages that are either attached, at the rear, or integrated into the massing of the house and at grade.

The consistency of the historic street character is further supported by the buildings' cladding materials: the predominant use of brick, punctuated by stone details, half timbering and stuccoed second storeys that gives the street a cohesive material expression.

The siting of the houses underscores the unique character of the area. Two wooded garden landscapes are created by the wide front yard setbacks on the west side of the street north and south of Nina Street. The northern front yard landscape is supported on its west side by the wide lots, deep front yard setbacks, and varying side yard setbacks, which reinforce a natural and fluid garden-like setting, and is framed on the east side by the sloped and raised front gardens that directly abut the street. Both sides of the street have several irregular rows of trees that form a strong canopy. Most of the houses on the west side have front lawns which create a low green landscape interrupted by driveways, and punctuated by trees. The small sloped gardens at the east side of the street are generally planted creating a continuous raised landscape border.

The perceived ‘communal garden’ on Wells Hill Avenue south of Nina Street between 18-30 Wells Hill Avenue is a clearly defined space created by 6 properties on the west side of the street with very deep front yard setbacks. The front gardens have lawns interrupted by driveways and punctuated by trees, which, with the lack of sidewalk, create a low continuous landscape that abuts the street. The siting of these houses allowed for the preservation of the mature tree canopy, which contributes to the area’s unique and distinctive character. While the front yard setbacks on the east side of the street are far shallower, their trees help unify both sides of the street reinforcing the enclosed and intimate garden setting.

The extensive tree canopy defines both the streetscape and the backdrop of the houses reinforcing the natural forest like setting. Wells Hill Avenue is also defined by its termini – the jog in the street to the south ending at Austin Terrace and the angled T-intersection at the north, which serve to reinforce its boundaries and contribute to a sense of enclosure.

The district has contextual value as a representative example of an early 20th century upper middle class urban neighbourhood built between 1910 and 1929 and which reflects garden suburb principles. The houses on Wells Hill Avenue provide an excellent representation of early 20th century housing styles, and the siting of the homes, with their large treed front yard setbacks on the west side of the street, creates a perception of a communal garden setting.



Figure 242: 78 Wells Hill Avenue

### *Design and Physical Attributes*

- The streetscape reflective of garden suburb principles with large front yard setbacks of varying depths and extensive soft landscaping
- The two garden-like settings north and south of Nina Street created by homes with very deep front yard setbacks
- The side yard setbacks that give each home a strong individual identity and reinforce the bucolic landscapes and streetscape
- The absence of sidewalks from one side of the street
- The mature tree canopy with several rows of trees in the front yards, and rear yard trees that create a green backdrop to the houses
- The consistency of historic homes from the 1910s and 1920s that have high integrity
- The variety of early 20th century architectural styles, namely English Cottage, Arts and Craft, Edwardian and Bungalow
- The predominantly low-rise scale of houses, generally 2.5 storeys tall
- The general use of brick, with stone, stucco and wood elements, including wood half-timbers and shingles
- The articulated roof profiles, including gabled and hip roofs
- The strongly expressed front entrances often with projecting covered porches

### *Contextual Attributes*

- The defined and enclosed streetscape of early 20th century homes with a high degree of authenticity and integrity.
- The historic homes set back from the street with large front gardens creating a bucolic setting
- The perceived enclosure of the street, created by the angular T-intersection at the north end of the street and the jog in the street at the south end



**OBJECTIVES FOR WELLS HILL AVENUE HCD PLAN**

The City of Toronto’s Terms of Reference for Heritage Conservation Districts in Toronto states in HCD Policy 8:

The primary objective for every Heritage Conservation District is the protection, conservation and management of the attributes and heritage resources of the district so that the area’s historic significance, cultural heritage values and character, as identified in the HCD Study and Plan, are protected in the long-term.

In keeping with HCD Policy 8, the following objectives were developed from the understanding and analysis of the district’s history and character to ensure that the resulting HCD Plan is able to conserve and enhance its cultural heritage values.

*Statement of Objectives*

1. Conserve, maintain and enhance the cultural heritage values of the District as expressed through its heritage attributes, contributing properties, public realm and archaeological resources.
2. Conserve and enhance the District’s Part IV designated and listed properties.
3. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes within the District.
4. Ensure that new development and additions conserve and enhance the cultural heritage values of the District particularly with respect to the historic scale, form, massing and materials of its contributing properties, streetscape and public realm.
5. Encourage high quality architecture in the design of new development and additions that is complementary to the District’s cultural heritage value.
6. Ensure harmony of materials and architectural features between old and new, including type, colours, scale, finishes and details.
7. Conserve and enhance Wells Hill Avenue’s garden suburb character, particularly in respect to its natural setting, including its tree canopy and landscaped front yards with extensive gardens and softscaping.
8. Conserve and enhance the deep front yard setbacks where they exist on Wells Hill Avenue, which contribute to a perception of communal front gardens and the District’s park-like setting.
9. Ensure that development and alterations adjacent to the District conserve its cultural heritage value.

**CONTRIBUTING PROPERTIES**

Properties within the proposed Wells Hill Avenue HCD were individually evaluated to determine whether they contribute to the area’s heritage value. Contributing properties are those that have design and contextual value that contribute to the areas heritage character. Properties were identified as contributing if they satisfied the following criteria:

- Constructed during the build out and intensification period (1900-1929);
- Is a prevailing typology;
- Is an Arts and Crafts, English Cottage, Edwardian, Edwardian Two-Bay or bungalow; and/or
- Maintains its integrity and has not been significantly altered as seen from the street

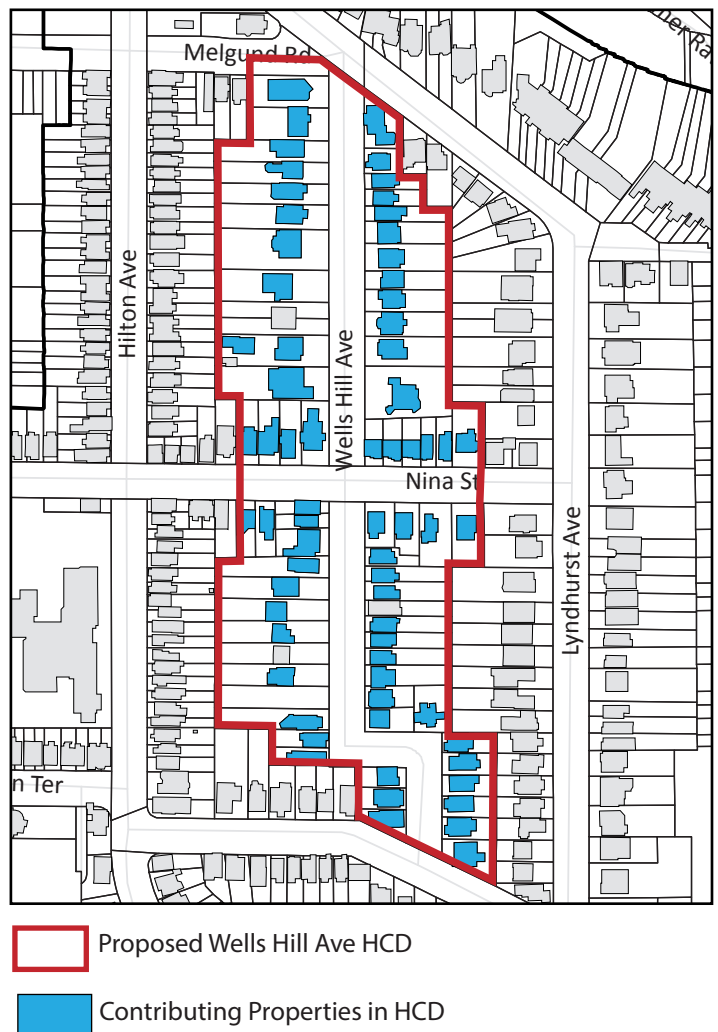


Figure 243: Map of the proposed Wells Hill Avenue HCD boundary

RECOMMENDATIONS FOR FURTHER RESEARCH

The study area currently includes four properties that are listed in the City of Toronto’s Heritage Register, and seven properties that are designated under Part IV of the Ontario Heritage Act.

By analyzing the built form survey and thematic history, 86 properties were identified that are recommended for further research to determine whether listing or Part IV designation is warranted. Please refer to Appendix E for a list of properties recommended for further research.

Figure 244: A Map of Properties Recommended for Further Research

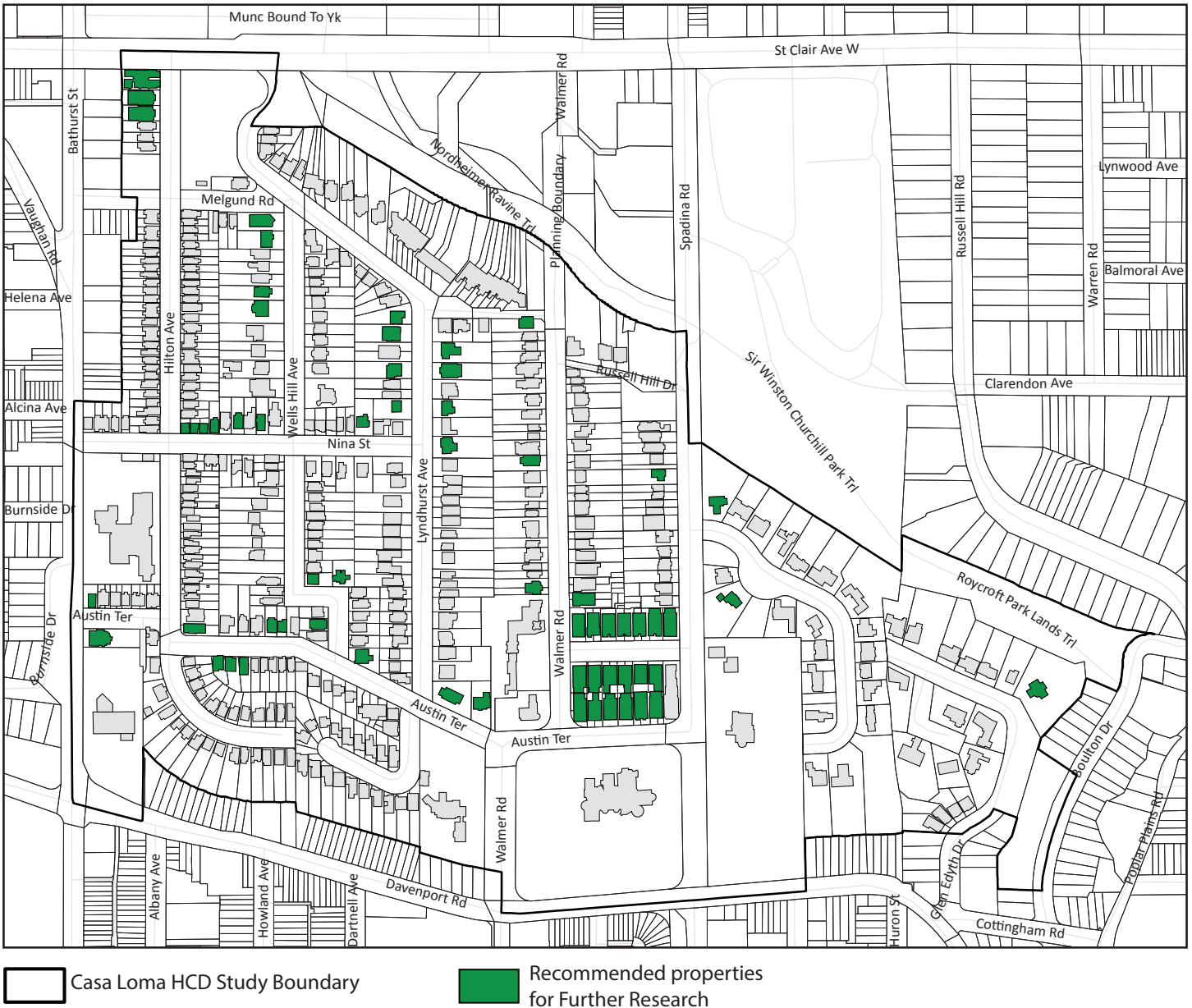


Figure 245: 44 to 50 Austin Terrace



## 8. ANALYSIS OF OFFICIAL PLAN AND CURRENT ZONING PROVISIONS



## Analysis of Official Plan and Current Zoning Provisions

### INTRODUCTION

The existing framework for the Casa Loma HCD study area includes several layers of policy that intend to ensure the area remains a low-rise residential neighbourhood. The purpose of this analysis is to identify any potential conflicts between current policy and the historic built form, public realm, and archaeological resources within the study area.

The following section reviews the various planning policies in effect within the proposed study area. It describes the key elements of the Provincial Policy Statement 2014, the City of Toronto Official Plan, and Zoning By-laws 569-2013 and 438-86. Finally, there will be a brief analysis of how key built form attributes of the proposed Hilton Avenue and Wells Hill Avenue HCDs compare to the zoning restrictions.



Figure 246: Casa Loma Stables, 1939, Toronto Archives

### PROVINCIAL POLICY STATEMENT

Land use planning in Ontario is governed by the Planning Act. It provides clear direction to include cultural heritage conservation as part of municipal and provincial decision making. The Provincial Policy Statement, 2014 (PPS), issued under Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires municipal and provincial land use planning decisions to be consistent with the PPS. It is intended to be read in its entirety and the relevant policies applied to each situation. The current PPS came into effect on April 30, 2014 and applies to planning decisions made on or after that date.

The PPS seeks to balance appropriate development with the protection of resources of provincial interest, public health and safety, and the quality of the natural environment. Ontario's long-term economic prosperity, environmental health, and social wellbeing are considered to be dependent on the protection of these resources. In 1.7.1.d the PPS encourages a 'sense of place' through well-designed built form and cultural planning, and "by conserving features that help define character, including built heritage resources and cultural heritage landscapes".

The PPS provides specific direction (Section 2.6) for the protection of built heritage, cultural heritage landscapes, archaeological resources and areas of archaeological potential, both on a development site and where development is proposed on an adjacent property. Policy 2.6.1 states that: "Significant built heritage resources and significant cultural heritage landscapes shall be conserved". Policy 2.6.2 directs that: "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved." Similarly, the PPS (2.6.3) does not permit development and site alteration on properties adjacent to protected heritage property except where the proposal has been evaluated and demonstrated that the heritage attributes will be conserved. Adjacency is defined in the City's Official Plan. Policy 2.6.4 identifies archaeological management plans and cultural heritage plans as potential tools in protecting these resources.

## CITY OF TORONTO OFFICIAL PLAN

The City of Toronto Official Plan implements the Province's policies and establishes a long-term vision for Toronto as a whole and the intention for a property or a district as well as decision-making criteria for zoning changes.

The Official Plan consists of seven major sections: Chapters One through Five contain broad guiding policies for planning and development, and objectives to advance physical, environmental, social and economic well-being. Chapter Four addresses the specific land use categories and outlines the desirable development patterns and forms for each land use. Chapter Six includes Secondary Plans which provides more specific policies to guide growth and change in specifically defined areas. Chapter Seven outlines Site and Area Specific Policies that reflect unique conditions for approval that must be recognized for specific sites. There are currently no Secondary Plans in the Study Area, although there are four applicable Site and Area Specific Policies (SASPs).

### *Urban Structure*

The Official Plan establishes an Urban Structure that manages future growth in the City. As identified in the Official Plan Map 2, nearly the entirety of the developed land within the study area is designated as a Healthy Neighbourhood, a stable area of the city. Despite this, Chapter 2 indicates that some change may occur over time in the form of property enhancements, additions, and infill housing. The Official Plan directs that new development in Neighbourhoods must respect the existing physical character of the area, including the character of buildings, streetscapes and open space patterns. Development in areas that are targeted for growth – such as Avenues – must ensure compatibility with the character of adjacent Healthy Neighbourhoods. The only property not within an area identified as a Healthy Neighbourhood is the apartment building at 497 Hilton Avenue, adjacent to St. Clair Avenue.

The remainder of land within the study area is designated as part of the Green Space System, an interconnected web of natural heritage features that stretch across the city. The Official Plan directs that the Green Space System should be preserved and enhanced, discourages the disposal of publicly owned lands, and encourages a balance between public access and environmental conservation.

### *Heritage Resources*

Chapter 3 –Building a Successful City– contains policies to guide decision making based on the Plan's goals for the human, built, economic and natural environments. Section 3.1.5 Heritage Conservation contains policies for the conservation of Heritage Resources. The Official Plan emphasizes the importance of heritage for our collective identity and sense of place, and indicates the increased desirability and value that accompany conservation. There is additional focus placed on protecting properties and cultural heritage landscapes, archaeological sites and artifacts with interest to First Nations or Métis.

Policy 3.1.5.2 directs that significant heritage resources will be conserved by designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character. The policy also emphasizes that “the evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value”.

Policies 3.1.5.30 to 3.1.5.33 relate specifically to Heritage Conservation Districts. Policy 3.1.5.30 states that a Heritage Conservation District study will be undertaken to determine the significance and cultural heritage value of a potential Heritage Conservation District. Criteria for evaluating this potential value are included in Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference. “Heritage Conservation Districts that have been evaluated to be significant for their cultural heritage value will be designated and conserved.” Policy 3.1.5.31 indicates the content of HCD studies and plans, including: adherence to Council guidelines, periodic amendment, and “provisions addressing the relationship between the Heritage Conservation District Plan and the Official Plan and provincial policy within the context of the Heritage Conservation District Plan's directions for conserving the cultural heritage values and character of the Heritage Conservation District, its attributes, and the properties within it, including but not limited to identifying any required changes to the Official Plan and zoning by-law.”

As explained in Policy 3.1.5.32, any development or improvements within or adjacent to a HCD will be evaluated through a Heritage Impact Assessment to ensure that the “integrity of the districts' heritage values, attributes, and character are conserved”.

## Views

Chapter 3 – The Public Realm identifies the importance of views from the public realm to prominent City landmarks, including buildings, structures, landscapes and natural features. Policy 3.1.1.9 requires that development must maintain, or, if possible, create views to the features identified in Map 7a and Map 7b.

The Study Area includes four view corridors as identified in the Official Plan:

- A17 – View of Casa Loma [H] from Dupont and Spadina Road. This corridor does not pass through any property in the Study Area.
- B1 – View of Downtown/Financial District Skyline from:
  - (i) Sir Winston Churchill Park. Neither the beginning nor end of the view corridor is within the Study Area. However, the view does pass through Study Area.
  - (j) Top of Baldwin Steps (east of Casa Loma). This corridor does not pass through any property in the Study Area.
  - (k) Casa Loma (south terrace). This corridor does not pass through any property in the Study Area.

The view of Casa Loma features an [H] notation, highlighting that it is a heritage property. Section 3.1.5 Heritage Conservation directs that a “view to a property on the Heritage Register [...] will be conserved unobstructed where the view is included on Map 7a or 7b” and indicates that a Heritage Impact Assessment may be required where a development application may have an impact on that view.



Figure 247: A view towards Casa Loma

## Land Use

Chapter 4 – Land Use Designations sets out land use designations to implement the Official Plan. Each land use designation establishes general uses that are provided for in each designation. Map 17: Land Use designates the built up area with residential uses as a Neighbourhood, while Casa Loma and Spadina House are designated as Other Open Space Areas and University Health Network’s Hillcrest site (47 Austin Terrace) is designated as Institutional. Wells Hill Park and the adjacent Wells Hill Lawn Bowling Club are designated as Parks, and the natural heritage landscapes (southern portion of Casa Loma and forested area off Glen Edyth Drive, including Glen Edyth Drive Parkette) are identified as Natural Areas. A single property – a 3.5 storey apartment building at 497 St. Clair Avenue West – is designated as a Mixed Use Area.

The Official Plan describes a set of development criteria to guide change in Neighbourhoods. Policy 4.1.5 directs that development will “respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a. patterns of streets, blocks and lanes, parks and public building sites;
- b. size and configuration of lots;
- c. heights, massing, scale and dwelling type of nearby residential properties;
- d. prevailing building type(s);
- e. setbacks of buildings from the street or streets;
- f. prevailing patterns of rear and side yard setbacks and landscaped open space;
- g. continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h. conservation of heritage buildings, structures and landscapes.”

Intensification of major streets in Neighbourhoods is discouraged. Infill development that varies from the prevailing local pattern must meet a series of criteria, including compatible heights and massing, adequate provision of sunlight and privacy for neighbouring properties, front onto an existing public street, and minimize servicing impact.



Parks and Open Spaces areas generally prohibit development except for specific related uses such as recreational or cultural facilities. Any development must protect or enhance existing features and link parks to create open space corridors where possible. Development should expand public access, “except where access will damage sensitive natural heritage features or areas, or unreasonably restrict private property rights”. Natural Areas are to be preserved in their natural state except for compatible uses or uses in which there is no reasonable alternative location.

Institutional Areas permit “major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well as utility uses”.

Mixed Use Areas are expected to absorb most of Toronto’s growth, and permit a variety of commercial, institutional and residential uses. However, not all Mixed Use Areas are intended to develop at the same scale. In particular, the Official Plan emphasizes the importance of compatibility with adjacent Neighbourhoods.

### *Site and Area Specific Policies*

#### *SASP 204*

Site and Area Specific Policy 204 applies to 1 and 5 Austin Terrace, 285 Spadina Road, and 328-330 Walmer Road. These properties are commonly known as Casa Loma and Casa Loma Stables, Spadina House, and the property of the Sisters Servants of Mary Immaculate.

The policy directs that these properties will continue to serve as a resource for community activities, tourism and other public uses, as well as related uses that reflect their historic and architectural importance. Development must respect the context, and refrain from generating excessive parking need or adversely impact the surrounding community.

#### *SASP 246*

Site and Area Specific Policy 246 applies to 47 Austin Terrace, commonly known as University Health Network’s Hillcrest site.

The policy permits residential uses on the property provided they fall within specific size parameters (6,200 square metres and maximum 4 or 5 storeys). No redesignation of the lands is required.

#### *SASP 264*

Site and Area Specific Policy 264 applies to the entirety of the Study Area, with the exception of the lands east of Spadina Road.

The policy requires that buildings must respect the characteristics of and views to and from the Nordheimer Ravine (north end of HCD Study Area) and Lake Iroquois Escarpment (south end of HCD Study Area). Buildings south of Davenport Road (not in the Study Area) must not detract from prominence of escarpment and the Casa Loma/ Spadina House complex, including views to the downtown skyline.

#### *SASP 269*

Site and Area Specific Policy 269 applies to 7 Austin Terrace, commonly known as the Maclean House.

The policy permits that the replacement of nine rental dwelling units can be substituted for a cash-in-lieu payment to the City of Toronto. This policy is no longer relevant; the dwelling units no longer exist.

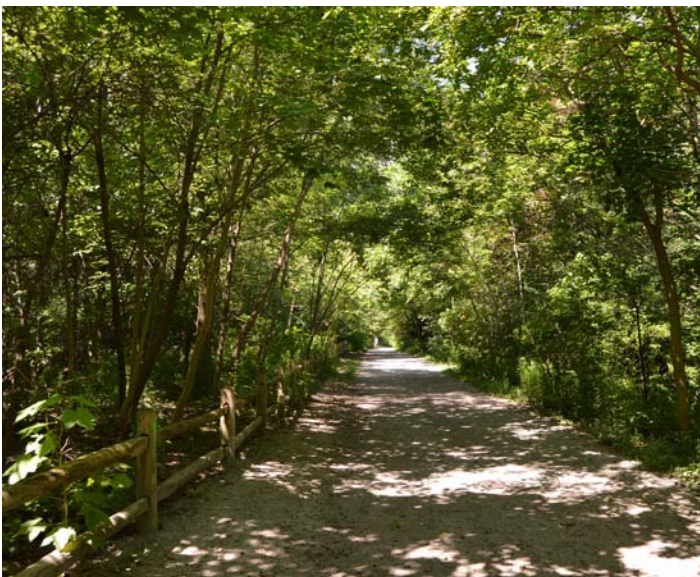


Figure 248: Roycroft Park Lands Trail within the Nordheimer Ravine, 150 Boulton Drive



Figure 249: A Map of the Zoning Categories found within the Casa Loma HCD Study Boundary



## ZONING BYLAWS

Zoning regulations are intended to control site development and implement the broader policies set out in the Official Plan. The By-laws provide a number of standards related to land use, building height, setbacks, built form, gross floor area, parking and loading, among others. The study area is subject to city-wide Zoning By-law 569-2013 and the former City of Toronto Zoning By-law 438-86 until such time as By-law 569-2013 is in full force and effect. By-law 569-2013 generally carries forward the zoning from 438-86. There are a few properties that are only subject to By-law 438-86.

The area regulated by By-law 569-2013 contains five zones: Residential (R), Residential Detached (RD), Commercial Residential Zone (CR), Open Space – Recreation Zone (OR), and Open Space – Natural Zone (ON). The vast majority of properties within Casa Loma are zoned Residential, permitting a large variety of residential dwelling types, up to and including low rise apartments. The properties east of Spadina are zoned Residential Detached, which generally only permits detached houses and parks; other complementary uses are permitted with conditions. A single property is zoned Commercial Residential, which permits a wide variety of residential, retail, office and institutional uses. Open Space – Natural Zone consists of the lands at the northern edge of the neighbourhood along the Nordheimer Ravine, along with a small parcel of land to the south of Spadina House along the Lake Iroquois Escarpment. The permitted uses in Open Space – Natural Zones are restricted to a few public services, such as ambulance depot and transportation use, along with parks. Open Space – Recreation Zone consists of Casa Loma, Casa Loma Stables, Spadina House, and Wells Hill Park. Permitted uses are still restricted, but also permit uses such as museums, sports facilities, and community centres.

The area regulated solely by By-law 438-86 contains five zones: R1, R1S, R2, R4, and MCR. A few properties at the south end of Glen Edyth Drive are zoned R1, only permitting detached houses and a few public services. R1S, applying to the properties at the corner of Austin Terrace and Lyndhurst Court, also allows duplexes and semi-detached duplexes. Hillcrest Community School is zoned R2 and permits all types of residential dwellings along with public schools and community centres. Properties zoned R4 include UHN's Hillcrest site as well as residences on Austin Terrace west of Hilton Avenue. All types of residential dwellings are permitted, along with a variety of public services, commercial residential properties such as retirement homes or student residences, schools, hospitals, and places of worship. The single property zoned MCR permits a wide variety of residential, retail, office and institutional uses.

To better understand the zoning built form parameters, the properties within the HCD study area can be divided into six general areas (Please note: many of the areas contain variation within them. As such, the zoning parameters indicated may not be accurate for every site within an area) (please see Map XX):

- Area A – Institutional Corridor includes the UNH Hillcrest site, Hillcrest Community School, and a few adjacent properties.
- Area B – Hilton includes Hilton Avenue and some adjacent properties
- Area C – West of Spadina includes the majority of the Study Area west of Spadina
- Area D – East of Spadina includes the majority of the Study Area east of Spadina
- Area E – Mixed Use includes the two mixed use properties on Bathurst and St. Clair.
- Area F – Open Space includes the predominantly naturalized space framing the neighbourhood to the north along with Casa Loma and Spadina House

The following are the most relevant policies for this study:

### *Lot Frontage and Area*

Lot frontage is the width at the front of a property. Lot area is the size of lot.

### *Setbacks*

A setback is the distance from the lot line to the nearest part of a building or structure. The front yard setback is measured from the lot line dividing a lot from the street. The rear yard setback is measured from the lot line opposite the front lot line. The side yard setback is measured from the lot lines other than the front and rear lot line.

### *Height*

Heights is the distance between the established grade and the elevation of the highest point of the building

### *Gross Floor Area*

The Gross Floor Area (GFA) is the sum of the total area of each level of a building, above and below the ground.

### *Lot coverage*

Lot coverage is the amount of the property covered by a building or structure.

Table Matrix of Zoning Requirements per area

	<i>Institutional Corridor</i>	<i>Hilton Avenue</i>	<i>West of Spadina</i>	<i>East of Spadina</i>	<i>Mixed Use</i>	<i>Open Space</i>
<i>Minimum lot area</i>	n/a	315 square metres	315 square metres	550 square metres	n/a	n/a
<i>Minimum lot frontage</i>	6.0 metres	10.5 metres	10.5 metres	15.0 metres	6.0-9.0 metres	n/a
<i>Minimum front yard setback</i>	Average of neighbouring lots (unless neighbouring building is >15m from subject site, in which case 6.0 m)	Average of neighbouring lots (unless neighbouring building is >15m from subject site, in which case 6.0 m)	Average of neighbouring lots (unless neighbouring building is >15m from subject site, in which case 6.0 m)	Average of neighbouring lots (unless neighbouring building is >15m from subject site, in which case 6.0 m)	n/a – Maximum of 3.0 m	OR: Average of neighbouring lots (unless neighbouring building is >15m from subject site, in which case 6.0 m)
<i>Minimum side yard setback</i>	0.9 m for detached, semi, townhouse fronting street; 1.2 m for duplex, triplex, fourplex and apartment building less than 12 m; both the above reduced to 0.45m if no windows 7.5 m for townhouses not fronting street, apartment building over 12 m, and non-residential building	0.9 m for detached, semi, townhouse fronting street; 1.2 m for duplex, triplex, fourplex and apartment building less than 12 m; both the above reduced to 0.45m if no windows 7.5 m for townhouses not fronting street, apartment building over 12 m, and non-residential building	0.9 m for detached, semi, townhouse fronting street; 1.2 m for duplex, triplex, fourplex and apartment building less than 12 m; both the above reduced to 0.45m if no windows 7.5 m for townhouses not fronting street, apartment building over 12 m, and non-residential building	1.5 metres	5.5 m when there are windows or openings that are not adjacent to lane/street – if adjacent to street, no setback required	OR: Height of building to a max of 15.0 m if abutting Residential Zone; otherwise 3.0 m

	<i>Institutional Corridor</i>	<i>Hilton Avenue</i>	<i>West of Spadina</i>	<i>East of Spadina</i>	<i>Mixed Use</i>	<i>Open Space</i>
<i>Maximum Height</i>	12.0 metres	12.0 metres	12.0 metres	10.0 metres	16.0 metres	OR: 12.0m
<i>Maximum Density</i>	0.6-1.0 Floor Space Index	0.6-1.0 Floor Space Index	0.6 Floor Space Index	0.35 Floor Space Index	3.0 Floor Space Index	n/a
<i>Notable Site Specific</i>	Rooming houses permitted	Rooming houses with up to 6 rooms are permitted	Only permitted dwelling units are in detached house or duplex	Cannot erect any structure within 10.0m of Ravine Impact Area of Nordheimer Ravine	Rooming houses permitted	Permits the buildings and structures that comprise Casa Loma and Spadina House

**Exemptions from zone regulations**

If a lawfully existing building or lot does not reflect the current zoning regulations, the existing building is still considered to conform to the By-law. However, any future addition, extension or building replacement, with some exceptions, must comply with the current in-force regulation for that zoning category.

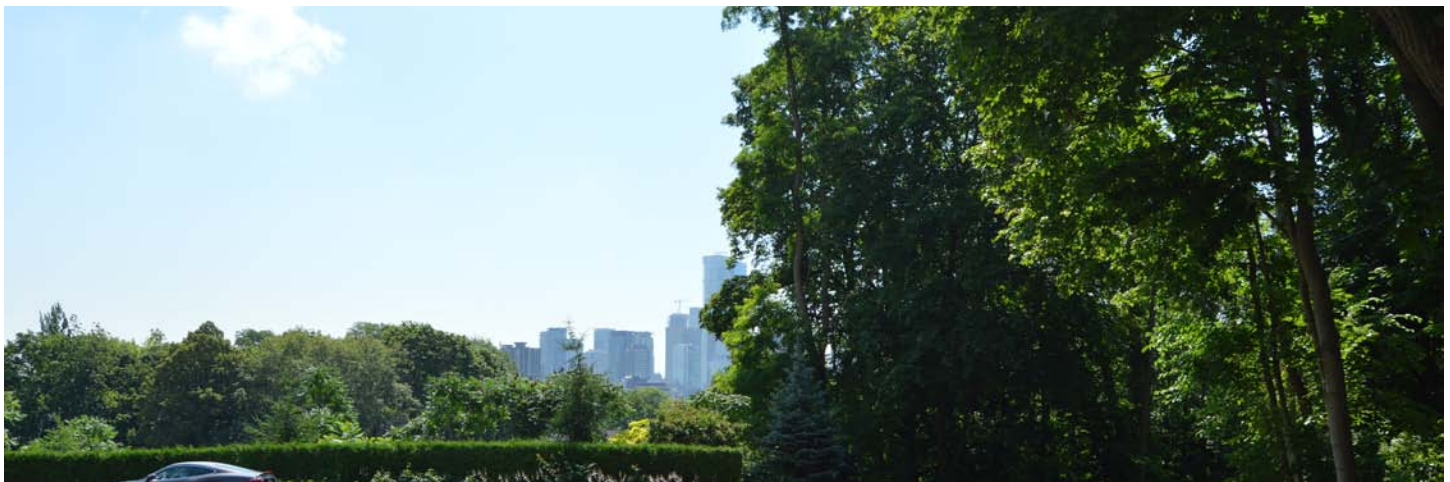


Figure 250: Looking towards the City’s Skyline from Glen Edyth Drive





Figure 251: Lot Frontage Conformity



Figure 252: Front Yard Setback Conformity

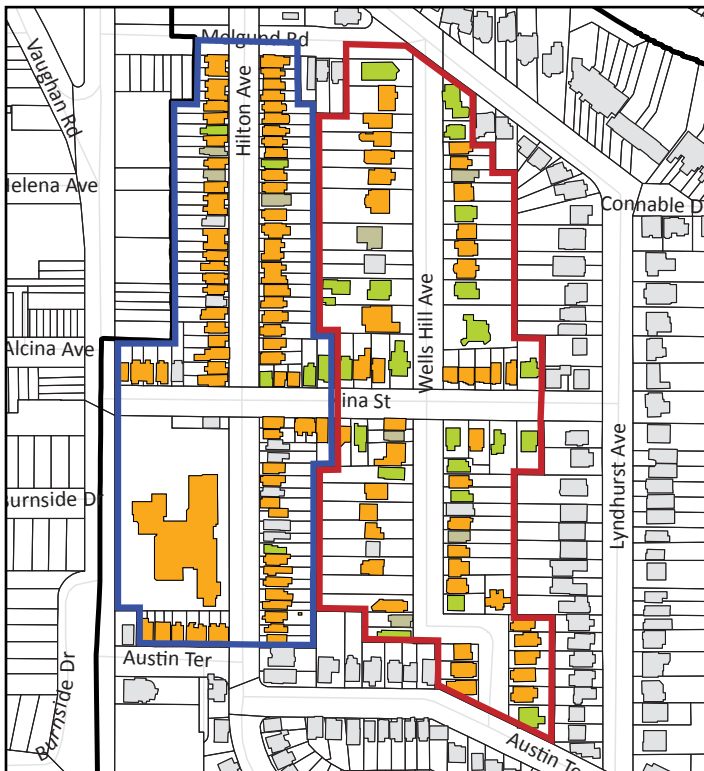


Figure 253: Side Yard Setback Conformity

- Proposed Hilton Ave HCD
- Proposed Wells Hill Ave HCD
- Meets zone category requirement
- Does not meet zone category requirement
- Insufficient data
- Non-contributing Property

## HERITAGE BUILT FORM VS. ZONING

In determining whether zoning is an effective tool to preserve and reinforce the heritage character of the proposed Hilton Avenue and Wells Hill Avenue HCDs, it is important to compare policy with the existing built form. The following is an analysis that contrasts the built form of the 88 contributing properties within the proposed Hilton Avenue HCD Area and the 69 contributing properties within the proposed Wells Hill HCD Area with the zoning regulations most relevant to a heritage study. Contributing properties are those that help define and preserve the heritage character of the area.

### Hilton Avenue HCD Area

#### *Lot Frontage*

There are 80 properties (91%) with lot frontages that are narrower than the minimum requirement of the Zoning By-law. Only two properties on Hilton Avenue conform to the minimum requirement.

#### *Lot Area*

There are 55 properties (63%) with lot areas that are less than the minimum requirement of the Zoning By-law. All of these properties also feature lot frontages that are narrower than the requirement.

#### *Setbacks*

There are 21 properties (24%) 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.

#### *Height*

No properties exceed the height limit.

#### **Summary**

The built form character of the Hilton Avenue HCD area is in frequent conflict with many of the provisions of the By-law that regulate public-facing building and property attributes. Although the height requirement respects the existing built form, the regulations controlling lot frontage, lot area, and side yard setbacks do not.

### Wells Hill Avenue HCD Area

#### *Lot Frontage*

There are 16 properties (23%) with lot frontages that are narrower than the minimum requirement of the Zoning By-law. Most of these properties are located on the east side of Wells Hill Avenue south of Nina Street.

#### *Lot Area*

There are 8 properties (12%) with lot areas that are less than the minimum requirement of the Zoning By-law. Most of these properties are along Nina Street.

#### *Setbacks*

There are 27 properties (39%) 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.

#### *Height*

No properties exceed the height limit.

#### **Summary**

The By-law provisions tend to reinforce the historic built form character of most of the Wells Hill Avenue HCD area, particularly as it relates to height, front yard setbacks and side yard setbacks. However, the front yard setback requirement conflicts with the unique deep setbacks of 18-30 Wells Hill Avenue and may not be entirely sufficient to support the setbacks on the west side of Wells Hill north of Nina Street.

## DISCUSSION

### *Hilton Avenue HCD Area*

As detailed in Chapter 06 of this report, the streetscape of Hilton Avenue reflects the built form and landscape character of Toronto middle-class housing from the first couple decades of the 20th century. 2.5-storey detached and semi-detached homes are tightly arranged on narrow, small lots. Both sides of the street feature consistent, limited setbacks of 2.5 to 3.5 metres, giving the street a human scale and encouraging a sense of community.

Although the Zoning By-law does preserve the heights of the area, the same cannot be said of the lot frontage, lot size, and front setbacks. For most of the area, the By-law requires lot frontages that are at least 10.5 metres wide, while the average frontage is just under 8 metres. A similar situation exists with lot area. The By-law generally requires a minimum of 315 square metres while the average area is just over 265 square metres.

The consistency of front-yard setbacks is an important condition that contributes to Hilton's quality of place. As per the By-law, the required setback for a property depends on the setbacks of its neighbours; specifically, the minimum setback is the average of the setbacks of the adjacent properties. Because Hilton Avenue has maintained a consistent setback, the average of the neighbouring setbacks will continue this consistency. Therefore, the By-law will ensure that no building will move inappropriately forward. However, this streetwall pattern also depends on houses not being set back too far from the street. There is no Zoning regulation that directly supports this aspect of the heritage character through a maximum setback requirement.

### *Wells Hill Avenue HCD Area*

In contrast to Hilton Avenue, the Wells Hill Avenue HCD Area represents a particular theory of neighbourhood design. The streetscape north of Nina Street is reflective of garden suburb principles with large front yard setbacks of varying depths complemented by notable side yard setbacks. This historic character is supported by the existing Zoning By-laws, which prescribes a minimum setback that is the average of the front setback of their neighbours. Although the setbacks of individual properties may experience modest change as additions and new development is introduced to the street, this By-law regulation should maintain this overall character of large varying front yards into the future. The only potential concern would be a succession of Minor Variance decisions that gradually alter the pattern of building-to-site configurations resulting in a reduction of front yard setbacks.

The streetscape of Wells Hill Avenue south of Nina Street is typified by narrower lots and generally smaller front setbacks than that the properties to the north. However, the defining feature is the deep, consistent front setbacks of 18-28 Wells Hill Avenue. Appearing as an expansion of the public realm, the generous front yards provide views and a unique landscape character, bookended by the small front setbacks of homes that characterize the rest of this section of the street. This unique building-to-site configuration is not supported by the Zoning By-law.

As stated earlier, the minimum front yard setback is the average of its neighbouring setbacks. This is not an issue for existing buildings that were constructed prior to the current By-law; these buildings have been grandfathered, and are considered to conform. However, new construction or additions to existing buildings must adhere to the current By-law. Any addition or redevelopment of 16, 18, 28 or 30 Wells Hill Avenue may cause a deterioration of this unique character. For 16 and 30 Wells Hill Avenue, conformity would permit a greater setback than what currently exists. For 18 and 28 Wells Hill Avenue, conformity would permit a lesser setback than what currently exists. This pattern would continue. If 28 Wells Hill Avenue is rebuilt with a different setback, the required setback for the 26 Wells Hill Avenue will change. This would force potential future development on that site to establish a setback that conforms to the new average. This would cause a shifting of setbacks over time. If a particular front yard depth is important to the integrity of this area's character, it is a cause for concern.

It is clear from this analysis that some aspects the Zoning By-laws do not reflect the spatial complexity of the proposed HCD areas and do not adequately protect their historic character.

## CONCLUSION

Zoning is an ineffective tool – on its own – to preserve the heritage character of Casa Loma. In both the proposed Hilton Avenue HCD and Wells Hill Avenue HCD, there are certain built form attributes that the current By-law conflicts with.

Some of these inconsistent parameters – namely, the lot frontages and lot areas of Hilton – can be appropriately respected with modified zoning regulations. However, preserving the specific front yard setbacks will require additional tools. In particular, a build-to line policy is recommended for 16-30 Wells Hill Avenue and all of Hilton Avenue. A build-to line identifies a specific location that a building's front wall must be positioned. This will ensure the setback is neither too deep nor too shallow. The unique building-to-site configuration of Wells Hill Avenue and the consistently 2.5 to 3.5 metre setback of Hilton Avenue can therefore be preserved indefinitely.

The setbacks on the west side of Wells Hill Avenue north of Nina Street, as stated earlier, are generally protected by the By-law. However, an additional heritage planning policy could certainly reinforce this character and provide an additional layer of direction to ensure the character is not slowly eroded through Minor Variances.



Figure 254: Nina Street looking northeast to Wells Hill Avenue, 1922, Toronto Archives





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## Appendix B: Table of Property Survey Data

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
<b>2 Ardworld Gt</b>	22	St. Paul's	Vacant				Under Study
<b>15 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	1956	Contemporary	Under Study
<b>17 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	2015	Contemporary	Under Study
<b>21 Ardworld Gt</b>	22	St. Paul's	Vacant				Under Study
<b>38 Ardworld Gt</b>	22	St. Paul's	Detached Residential	1.5	1951	New Traditional	Under Study
<b>50 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	2013	New Traditional	Under Study
<b>54 Ardworld Gt</b>	22	St. Paul's	Detached Residential	3	1956	New Traditional with Colonial Revival Influence	Under Study
<b>58 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	1965	New Traditional with Colonial Revival Influence	Under Study
<b>59 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	2009	Contemporary	Under Study
<b>61 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	1956	New Traditional	Under Study
<b>65 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	1956	New Traditional	Under Study
<b>70 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	2014	Contemporary	Under Study
<b>72 Ardworld Gt</b>	22	St. Paul's	Vacant				Under Study
<b>74 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	1937	New Traditional with Colonial Revival Influence	Under Study
<b>75 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	1962	Contemporary	Under Study
<b>87 Ardworld Gt</b>	22	St. Paul's	Detached Residential	1.5	2002	Contemporary	Under Study
<b>89 Ardworld Gt</b>	22	St. Paul's	Detached Residential	1.5	1951	New Traditional	Under Study
<b>90 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	1979	New Traditional with Colonial Revival Influence	Under Study
<b>91 Ardworld Gt</b>	22	St. Paul's	Detached Residential	1.5	1956	Ranch	Under Study
<b>93 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2.5	1929	New Traditional with Colonial Revival Influence	Under Study
<b>95 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	1969	Modern	Listed
<b>97 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2.5	2005	New Traditional with Colonial Revival Influence	Under Study
<b>100 Ardworld Gt</b>	22	St. Paul's	Vacant		2017		Under Study
<b>101 Ardworld Gt</b>	22	St. Paul's	Detached Residential	2	1981	New Traditional with Colonial Revival Influence	Under Study
<b>1A Austin Cres</b>	21	St. Paul's	Vacant		x		Under Study
<b>2 Austin Cres</b>	21	St. Paul's	Detached Residential	2	1929	Vernacular	Under Study



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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
3 Austin Cres	21	St. Paul's	Detached Residential	2	2016	New Traditional with Tudor Influence	Under Study
4 Austin Cres	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
5 Austin Cres	21	St. Paul's	Detached Residential	2.5	1939	Edwardian Two Bay	Under Study
6 Austin Cres	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study
7 Austin Cres	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
8 Austin Cres	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
9 Austin Cres	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
10 Austin Cres	21	St. Paul's	Detached Residential	2.5	1929	English Cottage	Under Study
11 Austin Cres	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
12 Austin Cres	21	St. Paul's	Detached Residential	2.5	1939	New Traditional	Under Study
14 Austin Cres	21	St. Paul's	Detached Residential	2.5	1929	Vernacular	Under Study
15 Austin Cres	21	St. Paul's	Detached Residential	2	1939	Edwardian Two Bay	Under Study
16 Austin Cres	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
17 Austin Cres	21	St. Paul's	Detached Residential	2	1939	Edwardian Two Bay	Under Study
18 Austin Cres	21	St. Paul's	Detached Residential	2	1929	English Cottage	Under Study
19 Austin Cres	21	St. Paul's	Detached Residential	2	1929	New Traditional	Under Study
20 Austin Cres	21	St. Paul's	Detached Residential	2	1939	Edwardian Two Bay	Under Study
22 Austin Cres	21	St. Paul's	Detached Residential	2	1929	English Cottage	Under Study
23 Austin Cres	21	St. Paul's	Detached Residential	2.5	1929	Vernacular	Under Study
24 Austin Cres	21	St. Paul's	Detached Residential	2.5	1919	English Cottage	Under Study
25 Austin Cres	21	St. Paul's	Detached Residential	2	1919	Vernacular	Under Study
26 Austin Cres	21	St. Paul's	Detached Residential	2	1929	New Traditional with Tudor Influence	Under Study
27 Austin Cres	21	St. Paul's	Detached Residential	2.5	1929	Arts and Crafts	Under Study
28 Austin Cres	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
30 Austin Cres	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
1 Austin Ter	22	St. Paul's	Institutional	4	1912	Gothic Revival	Part IV
2 Austin Ter	21	St. Paul's	Vacant	3	2002	Vernacular	Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
5 Austin Ter	21	St. Paul's	Institutional	2.5	1915	Eclectic	Listed
6 Austin Ter	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Tudor Influence	Under Study
7 Austin Ter	21	St. Paul's	Townhouse	2	1911	Colonial Revival	Part IV
7A Austin Ter	21	St. Paul's	Townhouse	2	1911	Colonial Revival	Part IV
7B Austin Ter	21	St. Paul's	Townhouse	2	1911	Colonial Revival	Part IV
7C Austin Ter	21	St. Paul's	Townhouse	2	1911	Colonial Revival	Part IV
8 Austin Ter	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Tudor Influence	Under Study
10 Austin Ter	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Tudor Influence	Under Study
12 Austin Ter	21	St. Paul's	Multi-unit Residential	2	1930	New Traditional with Tudor Influence	Under Study
14 Austin Ter	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
15 Austin Ter	21	St. Paul's	Detached Residential	2	2000	New Traditional	Under Study
17 Austin Ter	21	St. Paul's	Detached Residential	2	1965	New Traditional with Colonial Revival Influence	Under Study
18 Austin Ter	21	St. Paul's	Multi-unit Residential	2	1929	New Traditional with Tudor Influence	Under Study
19 Austin Ter	21	St. Paul's	Detached Residential	2	1965	New Traditional with Colonial Revival Influence	Under Study
21 Austin Ter	21	St. Paul's	Detached Residential	2	1965	New Traditional with Colonial Revival Influence	Under Study
22A Austin Ter	21	St. Paul's	Multi-unit Residential	2	1928	New Traditional with Tudor Influence	Under Study
22 Austin Ter	21	St. Paul's	Multi-unit Residential	2	1929	New Traditional with Tudor Influence	Under Study
23 Austin Ter	21	St. Paul's	Detached Residential	2	1965	Vernacular	Under Study
24 Austin Ter	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
25 Austin Ter	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study
26 Austin Ter	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
27 Austin Ter	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study
28 Austin Ter	21	St. Paul's	Detached Residential	2	1909	Arts and Crafts	Under Study
29 Austin Ter	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study
30 Austin Ter	21	St. Paul's	Detached Residential	2.5	1909	Edwardian Two Bay	Under Study
31 Austin Ter	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
<b>32 Austin Ter</b>	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
<b>33 Austin Ter</b>	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
<b>34 Austin Ter</b>	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
<b>35 Austin Ter</b>	21	St. Paul's	Detached Residential	2	1929	English Cottage	Under Study
<b>36 Austin Ter</b>	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
<b>37 Austin Ter</b>	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
<b>38 Austin Ter</b>	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
<b>39 Austin Ter</b>	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
<b>40 Austin Ter</b>	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
<b>42 Austin Ter</b>	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
<b>43 Austin Ter</b>	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
<b>44 Austin Ter</b>	21	St. Paul's	Semi-Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
<b>46 Austin Ter</b>	21	St. Paul's	Semi-Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
<b>47 Austin Ter</b>	21	St. Paul's	Institutional	4	1961	Modern	Under Study
<b>48 Austin Ter</b>	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
<b>50 Austin Ter</b>	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
<b>52 Austin Ter</b>	21	St. Paul's	Detached Residential	2	1919	Arts and Crafts	Under Study
<b>54 Austin Ter</b>	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
<b>56 Austin Ter</b>	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
<b>58 Austin Ter</b>	21	St. Paul's	Semi-Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
<b>60 Austin Ter</b>	21	St. Paul's	Semi-Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
<b>62 Austin Ter</b>	21	St. Paul's	Detached Residential	3	1951	Modern	Under Study
<b>1295 Bathurst St</b>	21	St. Paul's	Detached Residential	3	1903	Edwardian	Under Study
<b>1357 Bathurst St</b>	21	St. Paul's	Commercial	2.5	1919	Edwardian Two Bay	Under Study
<b>80 Boulton Dr</b>	22	St. Paul's	Vacant				Under Study
<b>150 Boulton Dr</b>	22	St. Paul's	Vacant				Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
1 Castle View Ave	21	St. Paul's	Townhouse	3	2002	Vernacular	Under Study
5 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
6 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Tudor Influence	Under Study
9 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
10 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
12 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939		Under Study
13 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
14 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
15 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
16 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
17 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
18 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
19 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
21 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Tudor Influence	Under Study
22 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Tudor Influence	Under Study
24 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Tudor Influence	Under Study
25 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
26 Castle View Ave	21	St. Paul's	Multi-unit Residential	2	1939	New Traditional with Tudor Influence	Under Study
1 Connable Dr	21	St. Paul's	Detached Residential	2	1919	Edwardian	Under Study
2R Connable Dr	21	St. Paul's	Vacant				Under Study
2 Connable Dr	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
3 Connable Dr	21	St. Paul's	Detached Residential	2	1993	New Traditional with Colonial Revival Influence	Under Study
6 Connable Dr	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
8 Connable Dr	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study



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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
10 Connable Dr	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
12 Connable Dr	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
14 Connable Dr	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
16 Connable Dr	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
18 Connable Dr	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
20 Connable Dr	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
22 Connable Dr	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
486 Davenport Rd	22	St. Paul's	Vacant				Under Study
12 Glen Edyth Dr	22	St. Paul's	Detached Residential	2.5	2013	New Traditional	Under Study
14 Glen Edyth Dr	22	St. Paul's	Detached Residential	2.5	2013	Vernacular	Under Study
16 Glen Edyth Dr	22	St. Paul's	Detached Residential	2.5	2013	Vernacular	Under Study
18 Glen Edyth Dr	22	St. Paul's	Detached Residential	2.5	2013	Vernacular	Under Study
61 Glen Edyth Dr	22	St. Paul's	Detached Residential	2	1939	Eclectic	Under Study
65 Glen Edyth Dr	22	St. Paul's	Detached Residential	2	1950	Contemporary	Under Study
71 Glen Edyth Dr	22	St. Paul's	Detached Residential	2	1956	New Traditional with Colonial Revival Influence	Under Study
75 Glen Edyth Dr	22	St. Paul's	Detached Residential	2	2009	Contemporary	Under Study
83 Glen Edyth Dr	22	St. Paul's	Detached Residential	2	1992	New Traditional	Under Study
90 Glen Edyth Dr	22	St. Paul's	Detached Residential	2	1956	Contemporary	Under Study
91 Glen Edyth Dr	22	St. Paul's	Detached Residential	2	1939	New Traditional with Colonial Revival Influence	Under Study
93 Glen Edyth Dr	22	St. Paul's	Detached Residential	2	1994	Contemporary	Under Study
102 Glen Edyth Dr	22	St. Paul's	Vacant				Under Study
1 Glen Edyth Pl	22	St. Paul's	Detached Residential	1.5	1956	New Traditional	Under Study
5 Glen Edyth Pl	22	St. Paul's	Detached Residential	1	1956	Ranch	Under Study
10 Glen Edyth Pl	22	St. Paul's	Detached Residential	2	1956	Contemporary	Under Study
16 Glen Edyth Pl	22	St. Paul's	Detached Residential	3	1939	Contemporary	Under Study
30 Glen Edyth Pl	22	St. Paul's	Detached Residential	2	2013	Contemporary	Under Study
40 Glen Edyth Pl	22	St. Paul's	Detached Residential	1.5	1956	New Traditional	Under Study
25 Hilton Ave	21	St. Paul's	Detached Residential	2	1986	Vernacular	Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
27 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1909	Edwardian Two Bay	Under Study
29 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
31 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
33 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
35 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
37 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
39 Hilton Ave	21	St. Paul's	Detached Residential	2	1919	Edwardian	Under Study
41 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
43 Hilton Ave	21	St. Paul's	Detached Residential	2	1919	Edwardian (V)	Under Study
44 Hilton Ave	21	St. Paul's	Institutional	2	1905	Edwardian	Listed
45 Hilton Ave	21	St. Paul's	Detached Residential	2	1909	Edwardian (V)	Under Study
47 Hilton Ave	21	St. Paul's	Detached Residential	2	1919	Edwardian (V)	Under Study
49 Hilton Ave	21	St. Paul's	Detached Residential	2	1909	Vernacular	Under Study
51 Hilton Ave	21	St. Paul's	Detached Residential	2	1919	Bungalow	Under Study
53 Hilton Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian (V)	Under Study
55 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
57 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
59 Hilton Ave	21	St. Paul's	Detached Residential	2	1964	Vernacular	Under Study
61 Hilton Ave	21	St. Paul's	Detached Residential	2	1964	Vernacular	Under Study
63 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
64 Hilton Ave	21	St. Paul's	Detached Residential	2	2016	New Traditional with Tudor Influence	Under Study
65 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
66 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
68 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
70 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
72 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
73 Hilton Ave	21	St. Paul's	Detached Residential	2	1919	Bungalow	Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
74 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
75 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
76A Hilton Ave	21	St. Paul's	Semi-Detached Residential	2	1929	Vernacular	Under Study
76 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
77 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
78 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
79 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
80 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
81 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
82 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
84 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
85 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
86 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
88 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
89 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
90 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian (V)	Under Study
91 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
92 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
94 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
95 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
96 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
97 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
98 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
99 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian (V)	Under Study
100 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study

APPENDIX B

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
101 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1909	Edwardian (V)	Under Study
102 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
103 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian (V)	Under Study
104 Hilton Ave	21	St. Paul's	Detached Residential	2	1919	Edwardian Two Bay	Under Study
105 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
106 Hilton Ave	21	St. Paul's	Detached Residential	2	1919	Edwardian Two Bay	Under Study
107 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
108 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
109 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
110 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
111 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
113 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
117 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
119 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
121 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
122 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
123 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
124 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
125 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
126 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
127 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
128 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
129 Hilton Ave	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
130 Hilton Ave	21	St. Paul's	Vacant				Under Study
140 Hilton Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study
142 Hilton Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
144 Hilton Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study



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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
145 Hilton Ave	21	St. Paul's	Vacant				Under Study
146 Hilton Ave	21	St. Paul's	Apartment	3	1926	Edwardian	Under Study
150 Hilton Ave	21	St. Paul's	Apartment	3	1926	Edwardian	Under Study
58 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian (V)	Under Study
60 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Bungalow	Under Study
61 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
62 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
63 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
64 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
65 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1939	Edwardian	Under Study
66 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
67 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
68 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
69 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
70 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
71 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1945	Edwardian (V)	Under Study
72 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
73 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1945	Edwardian (V)	Under Study
74 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1945	Edwardian (V)	Under Study
75 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1945	New Traditional with Colonial Revival Influence	Under Study
78 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1979	Vernacular	Under Study
80 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1979	Vernacular	Under Study
83 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
85 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1909	Edwardian (V)	Under Study
86 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1984	Vernacular	Under Study
87 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1945	Edwardian (V)	Under Study
88 Lyndhurst Ave	21	St. Paul's	Detached Residential	3	1984	Contemporary	Under Study
90 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1984	Vernacular	Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
91 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	2001	New Traditional with Colonial Revival Influence	Under Study
93 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1997	New Traditional	Under Study
94 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	2003	Vernacular	Under Study
95 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	2001	Vernacular	Under Study
97 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1984	Vernacular	Under Study
99 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1984	Vernacular	Under Study
100 Lyndhurst Ave	21	St. Paul's	Detached Residential	3	2012	Contemporary	Under Study
101 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
104 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
111 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1929	Eclectic	Under Study
115 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1951	New Traditional with Colonial Revival Influence	Under Study
116 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1956	New Traditional	Under Study
117 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1909	Eclectic	Under Study
120 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1929	Colonial Revival	Under Study
121 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
124 Lyndhurst Ave	21	St. Paul's	Detached Residential	3	1919	Vernacular	Under Study
125 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
126 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study
128 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
130 Lyndhurst Ave	21	St. Paul's	Multi-unit Residential	2.5	1959	Mid-Century Modern	Under Study
132 Lyndhurst Ave	21	St. Paul's	Multi-unit Residential	2.5	1959	Mid-Century Modern	Under Study
133 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
134 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1919	Arts and Crafts	Under Study
136 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1919	Arts and Crafts	Under Study
138 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1909	Edwardian	Under Study
140 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1939	Arts and Crafts	Under Study
141 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1994	New Traditional with Colonial Revival Influence	Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
148 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1919	Edwardian	Under Study
152 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
153 Lyndhurst Ave	21	St. Paul's	Townhouse	2.5	1917	Colonial Revival	Listed
155 Lyndhurst Ave	21	St. Paul's	Townhouse	2.5	1917	Colonial Revival	Listed
157 Lyndhurst Ave	21	St. Paul's	Townhouse	2.5	1917	Colonial Revival	Listed
158 Lyndhurst Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
159 Lyndhurst Ave	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
161 Lyndhurst Ave	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
163 Lyndhurst Ave	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
164 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
165 Lyndhurst Ave	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
167 Lyndhurst Ave	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
169R Lyndhurst Ave	21	St. Paul's	Vacant				Under Study
169 Lyndhurst Ave	21	St. Paul's	Townhouse	2	1978	Vernacular	Under Study
173 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1929	Arts and Crafts	Under Study
175 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1929	Vernacular	Under Study
177A Lyndhurst Ave	21	St. Paul's	Detached Residential	3	2010	Vernacular	Under Study
177B Lyndhurst Ave	21	St. Paul's	Detached Residential	3	2010	Vernacular	Under Study
179 Lyndhurst Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian (V)	Under Study
183 Lyndhurst Ave	21	St. Paul's	Townhouse	2.5	1979	Vernacular	Under Study
185 Lyndhurst Ave	21	St. Paul's	Townhouse	2.5	1979	Vernacular	Under Study
187 Lyndhurst Ave	21	St. Paul's	Townhouse	2.5	1979	Vernacular	Under Study
1 Lyndhurst Crt	21	St. Paul's	Detached Residential	1	1965	Minimal Traditional	Under Study
1A Lyndhurst Crt	21	St. Paul's	Detached Residential	3	2014	New Traditional with Tudor Influence	Under Study
1B Lyndhurst Crt	21	St. Paul's	Semi-Detached Residential	3	2014	Vernacular	Under Study
1C Lyndhurst Crt	21	St. Paul's	Semi-Detached Residential	3	2014	Vernacular	Under Study
2 Lyndhurst Crt	21	St. Paul's	Detached Residential	1	1965	Minimal Traditional	Under Study
3 Lyndhurst Crt	21	St. Paul's	Detached Residential	1.5	1965	Minimal Traditional	Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
4 Lyndhurst Crt	21	St. Paul's	Detached Residential	1	1965	Minimal Traditional	Under Study
5 Lyndhurst Crt	21	St. Paul's	Detached Residential	2	2012	Vernacular	Under Study
6 Lyndhurst Crt	21	St. Paul's	Detached Residential	2	1965	New Traditional with Colonial Revival Influence	Under Study
7 Lyndhurst Crt	21	St. Paul's	Detached Residential	2	1965	New Traditional with Colonial Revival Influence	Under Study
8 Lyndhurst Crt	21	St. Paul's	Detached Residential	2	1965	New Traditional with Colonial Revival Influence	Under Study
9 Lyndhurst Crt	21	St. Paul's	Detached Residential	2	1965	Contemporary	Under Study
10 Lyndhurst Crt	21	St. Paul's	Detached Residential	1	1965	Minimal Traditional	Under Study
11 Lyndhurst Crt	21	St. Paul's	Detached Residential	1	1956	Minimal Traditional	Under Study
12 Lyndhurst Crt	21	St. Paul's	Detached Residential	1.5	1956	Vernacular	Under Study
13 Lyndhurst Crt	21	St. Paul's	Detached Residential	1	1956	Minimal Traditional	Under Study
14 Lyndhurst Crt	21	St. Paul's	Detached Residential	1	1956	Minimal Traditional	Under Study
15 Lyndhurst Crt	21	St. Paul's	Detached Residential	2	1988	Vernacular	Under Study
16 Lyndhurst Crt	21	St. Paul's	Detached Residential	3	2012	Contemporary	Under Study
17 Lyndhurst Crt	21	St. Paul's	Detached Residential	3	2005	Contemporary	Under Study
18 Lyndhurst Crt	21	St. Paul's	Detached Residential	2	1965	New Traditional	Under Study
19 Lyndhurst Crt	21	St. Paul's	Detached Residential	1.5	1956	Vernacular	Under Study
15 Melgund Rd	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study
17 Melgund Rd	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
19 Melgund Rd	21	St. Paul's	Duplex	2	1929	Edwardian Two Bay	Under Study
46 Melgund Rd	21	St. Paul's	Vacant				Under Study
1 Nina St	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
2A Nina St	21	St. Paul's	Detached Residential	2	1965	New Traditional	Under Study
2 Nina St	21	St. Paul's	Detached Residential	2.5	1909	Edwardian	Under Study
3 Nina St	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
4 Nina St	21	St. Paul's	Detached Residential	2	1947	New Traditional with Tudor Revival Influence	Under Study
5 Nina St	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
6 Nina St	21	St. Paul's	Detached Residential	2	1947	New Traditional with Tudor Revival Influence	Under Study
8 Nina St	21	St. Paul's	Detached Residential	2	1947	New Traditional with Tudor Revival Influence	Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
10 Nina St	21	St. Paul's	Detached Residential	2	1947	New Traditional with Tudor Revival Influence	Under Study
12 Nina St	21	St. Paul's	Detached Residential	2	1947	New Traditional with Tudor Revival Influence	Under Study
34 Nina St	21	St. Paul's	Detached Residential	2.5	1919	Arts and Crafts	Under Study
38 Nina St	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
39 Nina St	21	St. Paul's	Detached Residential	2.5	1929	Arts and Crafts	Under Study
40 Nina St	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
41 Nina St	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
43 Nina St	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
48 Nina St	21	St. Paul's	Detached Residential	2	1929	Edwardian (V)	Under Study
49 Nina St	21	St. Paul's	Semi-Detached Residential	2	1929	Bungalow	Under Study
50 Nina St	21	St. Paul's	Detached Residential	2.5	1909	Edwardian (V)	Under Study
51 Nina St	21	St. Paul's	Semi-Detached Residential	2	1929	Bungalow	Under Study
52 Nina St	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
54 Nina St	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
56 Nina St	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
66 Nina St	21	St. Paul's	Detached Residential	2.5	1919	Vernacular	Under Study
68 Nina St	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
70 Nina St	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
72 Nina St	21	St. Paul's	Semi-Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
2 Russell Hill Dr	21	St. Paul's	Detached Residential	2	1987	Contemporary	Under Study
8 Russell Hill Dr	21	St. Paul's	Detached Residential	2	1988	Contemporary	Under Study
272 Spadina Rd	21	St. Paul's	Townhouse	3	2002	Vernacular	Under Study
274 Spadina Rd	21	St. Paul's	Townhouse	3	2002	Vernacular	Under Study
276 Spadina Rd	21	St. Paul's	Townhouse	3	2002	Vernacular	Under Study
278 Spadina Rd	21	St. Paul's	Townhouse	3	2002	Vernacular	Under Study
280 Spadina Rd	21	St. Paul's	Townhouse	3	2002	Vernacular	Under Study
282 Spadina Rd	21	St. Paul's	Townhouse	3	2002	Vernacular	Under Study
284 Spadina Rd	21	St. Paul's	Townhouse	3	2002	Vernacular	Under Study



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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
285 Spadina Rd	22	St. Paul's	Detached Residential	3	1889	Second Empire with Victorian and Edwardian embellishments	Part IV
286 Spadina Rd	21	St. Paul's	Apartment	2.5	1939	Edwardian	Under Study
290 Spadina Rd	21	St. Paul's	Detached Residential	2	1929	Bungalow	Under Study
292 Spadina Rd	21	St. Paul's	Detached Residential	2	1929	Bungalow	Under Study
294 Spadina Rd	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
296 Spadina Rd	21	St. Paul's	Detached Residential	3	2012	Contemporary	Under Study
298 Spadina Rd	21	St. Paul's	Detached Residential	3	1929	Edwardian	Under Study
300 Spadina Rd	21	St. Paul's	Multi-unit Residential	2	1929	Edwardian	Under Study
301 Spadina Rd	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
304 Spadina Rd	21	St. Paul's	Semi-Detached Residential	2	1929	Edwardian	Under Study
308A Spadina Rd	21	St. Paul's	Detached Residential	2	1998	Vernacular	Under Study
308 Spadina Rd	21	St. Paul's	Detached Residential	2	1998	Vernacular	Under Study
310A Spadina Rd	21	St. Paul's	Detached Residential	2	1965	Edwardian (V)	Under Study
310 Spadina Rd	21	St. Paul's	Detached Residential	2	1965	Edwardian (V)	Under Study
312 Spadina Rd	21	St. Paul's	Detached Residential	2.5	1929	Arts and Crafts	Under Study
314 Spadina Rd	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
316 Spadina Rd	21	St. Paul's	Detached Residential	2.5	1991	Vernacular	Under Study
318 Spadina Rd	21	St. Paul's	Detached Residential	2	1991	Vernacular	Under Study
320 Spadina Rd	21	St. Paul's	Detached Residential	2.5	1991	Vernacular	Under Study
322 Spadina Rd	21	St. Paul's	Vacant				Under Study
324R Spadina Rd	21	St. Paul's	Vacant				Under Study
324 Spadina Rd	21	St. Paul's	Vacant				Under Study
497 St Clair Ave W	21	St. Paul's	Apartment	4	1925	Edwardian	Under Study
311 Walmer Rd	21	St. Paul's	Multi-unit Residential	2	1939	Edwardian (V)	Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
315 Walmer Rd	21	St. Paul's	Multi-unit Residential	2	1939	Edwardian (V)	Under Study
325 Walmer Rd	21	St. Paul's	Multi-unit Residential	2	1929	Edwardian	Under Study
327 Walmer Rd	21	St. Paul's	Multi-unit Residential	2	1929	Edwardian	Under Study
328 Walmer Rd	21	St. Paul's	Detached Residential	2	1909	Queen Anne Revival	Under Study
328A Walmer Rd	21	St. Paul's	Institutional	4+	1909	Eclectic	Part IV
329 Walmer Rd	21	St. Paul's	Multi-unit Residential	2	2009	Vernacular	Under Study
330 Walmer Rd	21	St. Paul's	Institutional	4+	1909	Eclectic	Part IV
331 Walmer Rd	21	St. Paul's	Multi-unit Residential	2	2009	Vernacular	Under Study
333 Walmer Rd	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
334 Walmer Rd	21	St. Paul's	Semi-Detached Residential	2	1919	Queen Anne Revival	Under Study
336 Walmer Rd	21	St. Paul's	Semi-Detached Residential	2	1919	Queen Anne Revival	Under Study
338 Walmer Rd	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
339 Walmer Rd	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
340 Walmer Rd	21	St. Paul's	Detached Residential	2	1939	Arts and Crafts	Under Study
341 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
342A Walmer Rd	21	St. Paul's	Detached Residential	2	1939	Vernacular	Under Study
342 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
343 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
344 Walmer Rd	21	St. Paul's	Detached Residential	2	1929	Colonial Revival	Under Study
345 Walmer Rd	21	St. Paul's	Detached Residential	2	1965	New Traditional	Under Study
346 Walmer Rd	21	St. Paul's	Detached Residential	3	1939	Vernacular	Under Study
347 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1919	New Traditional with Colonial Revival Influence	Under Study
348 Walmer Rd	21	St. Paul's	Detached Residential	2	1945	Vernacular	Under Study

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Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
349 Walmer Rd	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
350 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
351 Walmer Rd	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
352 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
353 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
354 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
355 Walmer Rd	21	St. Paul's	Semi-Detached Residential	2.5	2013	Vernacular	Under Study
356 Walmer Rd	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
357 Walmer Rd	21	St. Paul's	Semi-Detached Residential	2.5	2013	Vernacular	Under Study
360 Walmer Rd	21	St. Paul's	Detached Residential	3	2012	Contemporary	Under Study
362 Walmer Rd	21	St. Paul's	Detached Residential	3	2015	New Traditional with Colonial Revival Influence	Under Study
365 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
366 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1939	Edwardian Two Bay	Under Study
367 Walmer Rd	21	St. Paul's	Detached Residential	2	1909	Edwardian	Under Study
369 Walmer Rd	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
370 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
371 Walmer Rd	21	St. Paul's	Detached Residential	2	1909	Edwardian	Under Study
373 Walmer Rd	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
374 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
375 Walmer Rd	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
377 Walmer Rd	21	St. Paul's	Detached Residential	2.5	2017	New Traditional with Colonial Revival Influence	Under Study
378 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
379 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study

## APPENDIX B

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
382 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
386 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
390 Walmer Rd	21	St. Paul's	Detached Residential	2	1919	Arts and Crafts	Under Study
394 Walmer Rd	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
1 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
2 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1919	Bungalow	Under Study
3 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
5 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian	Under Study
7 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian (V)	Under Study
8 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
10 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1909	Edwardian	Under Study
11 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study
12 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
14 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study
15 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1929	Arts and Crafts	Under Study
16 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1919	Edwardian	Under Study
17 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Arts and Crafts	Under Study
18 Wells Hill Ave	21	St. Paul's	Vacant				Under Study
19 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1919	Arts and Crafts	Under Study
20 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
22 Wells Hill Ave	21	St. Paul's	Detached Residential	3	1929	Arts and Crafts	Under Study
23 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
24 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study

APPENDIX B

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
25 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
26 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
27 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
28 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
29 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1919	Arts and Crafts	Under Study
30 Wells Hill Ave	21	St. Paul's	Detached Residential	1.5	1929	Arts and Crafts	Under Study
31 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1919	Vernacular	Under Study
35 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
37 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
39 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
41 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
42 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1939	Edwardian	Under Study
44 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian Two Bay	Under Study
46 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1939	Edwardian (V)	Under Study
51 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1913	Arts and Crafts	Part IV
62 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1919	Edwardian	Under Study
63 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
64 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1929	Arts and Crafts	Under Study
65 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1909	Edwardian	Under Study
66 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
67 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
68 Wells Hill Ave	21	St. Paul's	Semi-Detached Residential	3	1969	Vernacular	Under Study
69 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study



## APPENDIX B

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
70 Wells Hill Ave	21	St. Paul's	Semi-Detached Residential	3	1969	Vernacular	Under Study
71 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	English Cottage	Under Study
72 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1910	Arts and Crafts	Under Study
75 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
77 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Bungalow	Under Study
78 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1919	Arts and Crafts	Under Study
81 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
82 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
83 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian Two Bay	Under Study
85 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Bungalow	Under Study
86 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
88 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1929	Edwardian (V)	Under Study
89 Wells Hill Ave	21	St. Paul's	Detached Residential	1.5	1919	Arts and Crafts	Under Study
92 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1939	Edwardian Two Bay	Under Study
95 Wells Hill Ave	21	St. Paul's	Detached Residential	3	2009	New Traditional	Under Study
97 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Edwardian	Under Study
98 Wells Hill Ave	21	St. Paul's	Detached Residential	2	1929	Arts and Crafts	Under Study
99 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Colonial Revival	Under Study
101 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Arts and Crafts	Under Study
102 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1909	Edwardian	Under Study
103 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study
104 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian	Under Study
105 Wells Hill Ave	21	St. Paul's	Detached Residential	2.5	1919	Edwardian Two Bay	Under Study

## Appendix C: Communications and Engagement Strategies

The engagement summary report completed by Lura Consulting is a separate attachment.



## Appendix D: Contributing and Non-Contributing Properties

### Hilton Avenue HCD Potential Contributing Properties

- 44 Austin Ter
- 46 Austin Ter
- 48 Austin Ter
- 50 Austin Ter
- 52 Austin Ter
- 54 Austin Ter
- 56 Austin Ter
- 58 Austin Ter
- 60 Austin Ter
- 1357 Bathurst St
- 27 Hilton Ave
- 29 Hilton Ave
- 31 Hilton Ave
- 33 Hilton Ave
- 35 Hilton Ave
- 37 Hilton Ave
- 39 Hilton Ave
- 41 Hilton Ave
- 43 Hilton Ave
- 44 Hilton Ave
- 49 Hilton Ave
- 51 Hilton Ave
- 55 Hilton Ave
- 57 Hilton Ave
- 63 Hilton Ave
- 65 Hilton Ave
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- 119 Hilton Ave
- 121 Hilton Ave
- 122 Hilton Ave
- 123 Hilton Ave
- 124 Hilton Ave
- 125 Hilton Ave
- 126 Hilton Ave
- 127 Hilton Ave
- 128 Hilton Ave
- 129 Hilton Ave
- 43 Nina St
- 48 Nina St
- 49 Nina St
- 50 Nina St
- 51 Nina St
- 52 Nina St
- 54 Nina St
- 56 Nina St
- 68 Nina St
- 70 Nina St
- 72 Nina St

### Hilton Avenue HCD Potential Non-Contributing Properties

- 45 Hilton Ave
- 47 Hilton Ave
- 53 Hilton Ave
- 59 Hilton Ave
- 61 Hilton Ave
- 64 Hilton Ave
- 76A Hilton Ave
- 90 Hilton Ave
- 66 Nina St

### Wells Hill Avenue HCD Potential Contributing Properties

- 28 Austin Ter
- 1 Nina St
- 2 Nina St
- 3 Nina St
- 4 Nina St
- 5 Nina St
- 6 Nina St
- 8 Nina St
- 10 Nina St
- 12 Nina St
- 34 Nina St
- 38 Nina St
- 39 Nina St
- 40 Nina St
- 41 Nina St
- 1 Wells Hill Ave
- 2 Wells Hill Ave
- 3 Wells Hill Ave
- 5 Wells Hill Ave
- 7 Wells Hill Ave
- 8 Wells Hill Ave
- 10 Wells Hill Ave
- 11 Wells Hill Ave
- 12 Wells Hill Ave
- 14 Wells Hill Ave
- 15 Wells Hill Ave
- 16 Wells Hill Ave
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- 83 Wells Hill Ave
- 85 Wells Hill Ave
- 86 Wells Hill Ave
- 88 Wells Hill Ave
- 89 Wells Hill Ave
- 92 Wells Hill Ave
- 98 Wells Hill Ave
- 102 Wells Hill Ave





### Wells Hill Avenue HCD Potential Non-Contributing Properties

- 22 Wells Hill Ave
- 31 Wells Hill Ave
- 68 Wells Hill Ave
- 70 Wells Hill Ave



## Appendix E: Recommended Properties for Further Research

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
74 Ardwood Gate	Date of Construction: 1937	
6-8 Austin Terrace	Date of Construction: 1939	
10-12 Austin Terrace	Date of Construction: 1930	
14-16 Austin Terrace	Date of Construction: 1939	
18-20 Austin Terrace	Date of Construction: 1929	

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
22-22A Austin Terrace	Date of Construction: 1928	
24 Austin Terrace	Date of Construction: 1929	
26 Austin Terrace	Date of Construction: 1929	
28 Austin Terrace	Date of Construction: 1909	

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
32 Austin Terrace	Date of Construction: 1919	
34 Austin Terrace	Date of Construction: 1919	
35 Austin Terrace	Date of Construction: 1929	
37 Austin Terrace	Date of Construction: 1929	

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
39 Austin Terrace	Date of Construction: 1929	
42 Austin Terrace	Date of Construction: 1929	
62 Austin Terrace	Date of Construction: 1951	
1295 Bathurst Street	Date of Construction: 1903	
61 Glen Edyth Drive	Date of Construction: 1939	



<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
2-4 Castlevue Ave		
5-7 Castlevue Ave	Date of Construction: 1939	
6-8 Castlevue Ave	Date of Construction: 1939	
9-11 Castlevue Ave	Date of Construction: 1939	
10-12 Castlevue Ave	Date of Construction: 1939	



<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
13-15 Castleview Ave	Date of Construction: 1930	
14-16 Castleview Ave	Date of Construction: 1939	
17-19 Castleview Ave	Date of Construction: 1939	
18-20 Castleview Ave	Date of Construction: 1939	
21-23 Castleview Ave	Date of Construction: 1939	

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
22-24 Castleview Ave	Date of Construction: 1939	
25 Castleview Ave / 317 Walmer Rd	Date of Construction: 1939	
26 Castleview Ave/ 323 Walmer Rd	Date of Construction: 1939	
146-148 Hilton Ave	Date of Construction: 1926	
150-152 Hilton Ave	Date of Construction: 1926	

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
111 Lyndhurst Ave	Date of Construction: 1929	
117 Lyndhurst Ave	Date of Construction: 1909	
120 Lyndhurst Ave	Date of Construction: 1929	
125 Lyndhurst Ave	Date of Construction: 1919	
128 Lyndhurst Ave	Date of Construction: 1929	



<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
133 Lyndhurst Ave	Date of Construction: 1929	
134 Lyndhurst Ave	Date of Construction: 1919	
136 Lyndhurst Ave	Date of Construction: 1919	
2 Nina St	Date of Construction: 1909	
34 Nina St	Date of Construction: 1919	




<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
40 Nina St	Date of Construction: 1919	
50 Nina St	Date of Construction: 1909	
52 Nina St	Date of Construction: 1919	



<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
54 Nina St	Date of Construction: 1919	
56 Nina St	Date of Construction: 1919	
301 Spadina Rd	Date of Construction: 1919	
312 Spadina Rd	Date of Construction: 1929	

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
497 St. Clair Ave W	Date of Construction: 1925	
311-315 Walmer Rd	Date of Construction: 1930	
325-327 Walmer Rd		
334-336 Walmer Rd	Date of Construction: 1919	
354 Walmer Rd	Date of Construction: 1919	

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
394 Walmer Rd	Date of Construction: 1929	
8 Wells Hill Ave	Date of Construction: 1919	
15 Wells Hill Ave	Date of Construction: 1929	
17 Wells Hill Ave	Date of Construction: 1919	

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
78 Wells Hill Ave	Date of Construction: 1919	
82 Wells Hill Ave	Date of Construction: 1919	
98 Wells Hill Ave	Date of Construction: 1929	
102 Wells Hill Ave	Date of Construction: 1909	