

INSTITUTIONAL BUILDINGS

The Connable House (Lyndhurst Lodge) was not the only institutional building within the study area. Though the neighbourhood is largely residential in nature, there are a couple of other institutional buildings of note. These early buildings also affected the development of the study area.

Hillcrest Convalescent home

William Gooderham, of the Gooderham & Worts Distillery, was an early purchaser of a subdivision from the Arthur Well's portion of the Davenport Estate, located northeast of Davenport Road and Bathurst Street. There is no evidence of Gooderham ever residing within the study area; however Gooderham did donate some of his land towards the construction of a convalescent home. This home for women, designed by architect William Storm, was constructed in 1885 and sat high on the escarpment at the southwest corner of the study area (Figure 27). The property continues to function in this capacity, and remains a rehabilitation centre that is affiliated with The University Health Network. The original building was demolished and the current one constructed in 1960.

Hillcrest School

Hillcrest Community school was first opened in 1905, to service the neighbourhood ((Figure 28) and (Figure 29)). An 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 also contains a community centre.

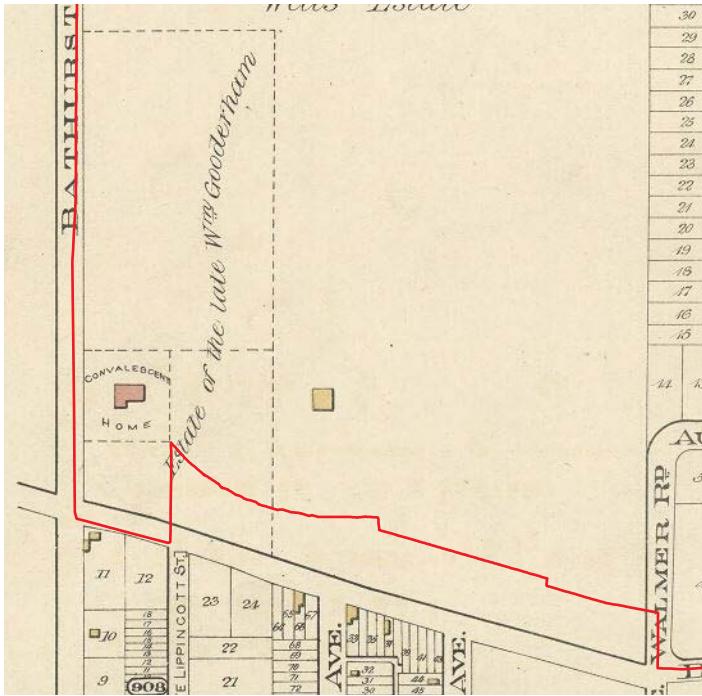


Figure 27: Fire Insurance Map, Plate 36, excerpt of Convalescent Home on William Gooderham's Estate (1890, C.E. Goad, City of Toronto)



Figure 28: Hillcrest Community School, formerly Hillcrest Public School (1909, William James family, City of Toronto Archives)



Figure 29: Bathurst, Looking North (1907, William James family, City of Toronto Archives)

20TH CENTURY DEVELOPMENT

The 1900's to 1920's saw a significant change in the form of development within the study area. The annexation of the neighbourhood in 1909 by the City of Toronto brought with it access to municipal services. As noted earlier, portions of the Davenport and Spadina estates were slowly sold and subdivided around the turn of the century (Glen Edyth remained wholly within the Nordheimer's family until mid-1920's). Although portions of the estates still remained within the original families, the new subdivided residential lots were being bought by individual owners and the neighbourhood began to intensify with construction of single-family detached housing (Figure 30) and (Figure 31).

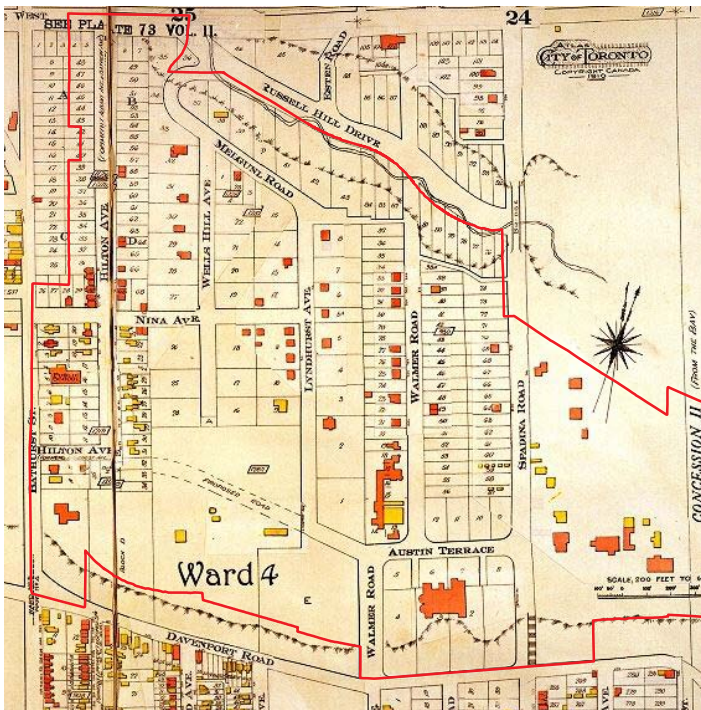


Figure 30: Fire Insurance Map, Plate 37, excerpt (1913, C.E. Goad, City of Toronto)

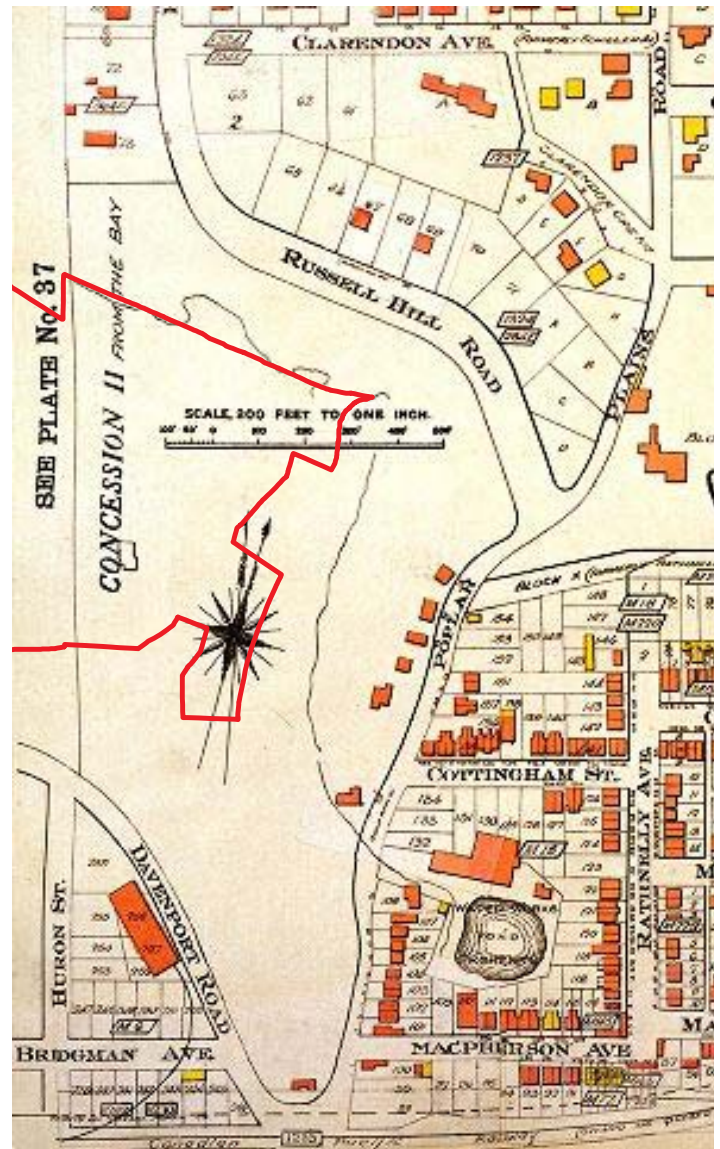


Figure 31: Fire Insurance Map, Plate 38, excerpt (1913, C.E. Goad, City of Toronto)

Often, these owners themselves were prominent in their own right, though perhaps not to the level of recognition achieved by the larger estate owners. Two noted owners are Frank Denison and Jeremiah Dinwoody. Denison moved to Toronto from Leeds, England in 1909 to manage the Zam-Buk Company's office. He commissioned 72 Wells Hill in 1909 (Figure 32), an Arts and Craft house designed by Wickson & Gregg and constructed in 1910. It was later occupied by a branch of the Neilson family, of Neilson Dairy. The Dinwoody house at 51 Wells Hill was constructed in 1913, designed by architect J. A. Harvey (Figure 33). Both properties are designated under Part IV of the Ontario Heritage Act.

Smaller developers also moved into the market beginning in the first two decades of the 20th century. Albert Edward LePage began selling real estate in Toronto in 1913 under the company 'A.E. LePage' and became a successful 'bungalow' specialist. In 1918, the company branched out into the construction business, building a number of homes in the north and west areas of Toronto, including within the study area. Earlier work includes four bungalow-styled houses on the west side of Lyndhurst Avenue, No. 58-64 (Figure 34). Albert Edward LePage resided immediately west of the study area, at 91 Burnside Drive.



Figure 32: 72 Wells Hill (2017, EVOQ)



Figure 33: 51 Wells Hill, also known as Jeremiah Dinwoody House (1922, City of Toronto Archives)



Figure 34: 58 Lyndhurst Ave (1928, Globe and Mail, City of Toronto Archives); Sale by A.E. Lepage as indicated on lawn's For Sale sign

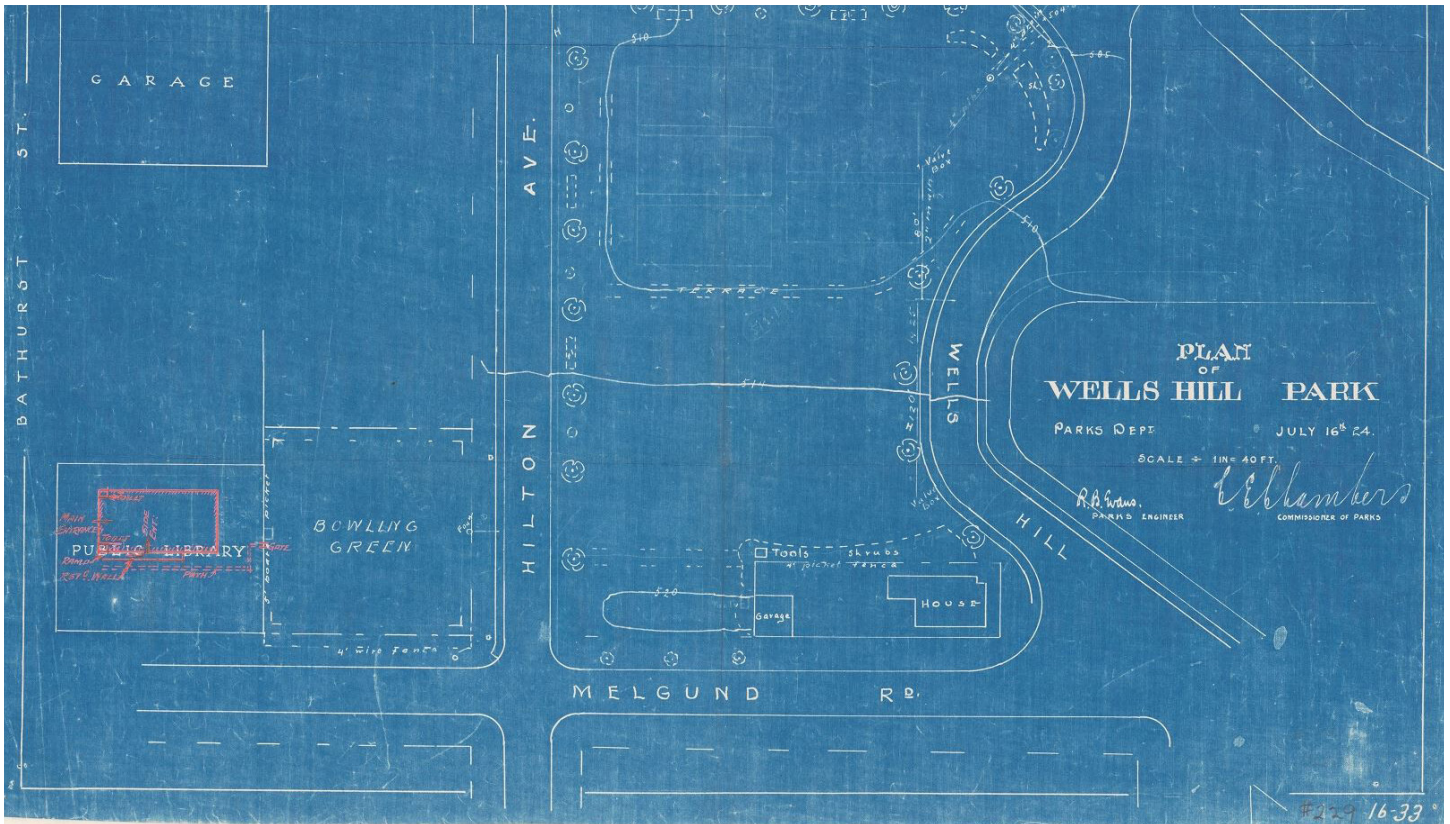


Figure 35: Wells Hill Park Plan (1924, R.B. Evans, City of Toronto Archives)

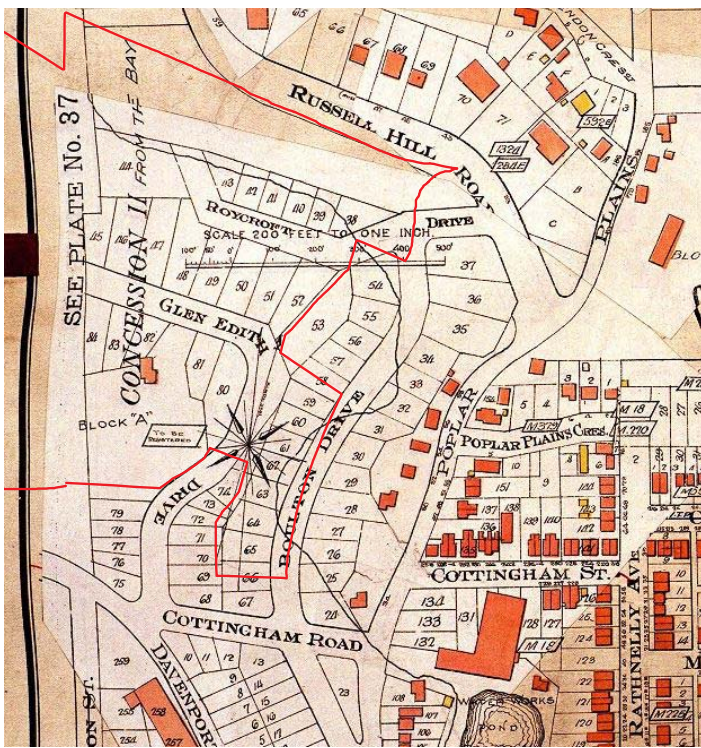


Figure 36: Fire Insurance Map, Plate 38, excerpt (1924, Wilson & Bunnell, City of Toronto); Map shows development of Glen Edyth

The residential densification brought the need of designated leisure areas. Though makeshift leisure areas were created, such as temporary ice skating rinks on undeveloped lots in the early 20th century, the publicly-owned Wells Hills Park was built in 1924 from the City's acquisition of Pellatt's earlier land development (Figure 35). Included on the same plans for the park to its west was an area for lawn bowling, now the location for the Wells Hill Lawn Bowling club. And, as noted earlier, Casa Loma itself became a tourist attraction and event space, spearheaded by the Kiwanis club, beginning in 1937.

Changes to the Nordheimer estate came in the mid 1920's with Glen Edyth Drive and Glen Edyth Place (Figure 36). The 1920's also included the development of Austin Crescent within the old Davenport Estate ((Figure 37) and (Figure 38)). The 1930's brought the development of Castle View Avenue and the old Eaton's estate, Ardwood Gate. In the 1950's, Lyndhurst Court was developed (formerly the Maclean grounds) and the current Russell Hill Drive, off of Walmer Road, laid out (not the former Russell Hill Drive of the late 1800's). Generally, the houses built during this period were single-family detached units.

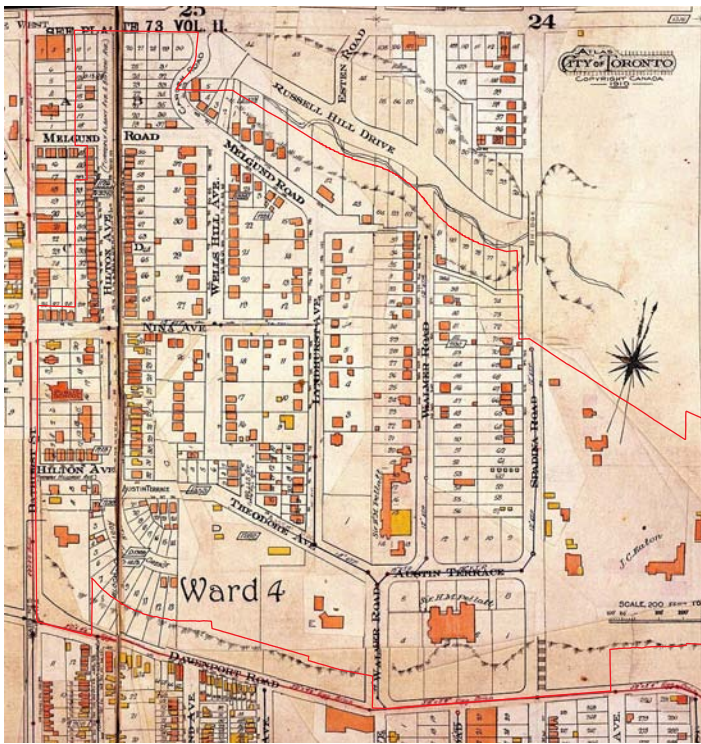


Figure 37: Fire Insurance Map, Plate 37, excerpt (1924, Wilson & Bunnell, City of Toronto)

Castle View Avenue was the exception with multi-unit purpose-built rental buildings as well as the Wembley Apartments located on Spadina Road at Austin Terrace (demolished). Another exception is the apartment building at the southeast corner of St. Clair Avenue West and Hilton Avenue, built in 1925. The former country estates were by the 1930s firmly situated within the urban city. Refer to (Figure 39), (Figure 40) and (Figure 41) for a few general views of the study area during this time.

The study area was not immune to the darker side of history, particularly in the 1920's and 1930's as residential subdivision and development picked up. Racial discrimination was hovering in the background. Restrictive land covenants were used in title deeds to prevent anyone who was not white or Christian from renting or owning certain property. Though it was known that Jewish people were living within the study area (a 1931 Jewish directory noted Jews living on Walmer Road and Wells Hill Avenue, for example), it was rumoured that the 1930's development of Ardwold Gate was under a restrictive land covenant. In addition, 1930's textual records note restrictions against Jewish people attending dances at Casa Loma. By the 1950's, this type of discrimination was legally banned.

The 1960's brought a different sort of conflict within the study area. The City was undertaking large infrastructure projects in the post-war period, and under the direction of Metro chairman Frederick Gardiner and William Allen, his successor, the Spadina Expressway was advanced as a north-south expressway artery connecting Highway 401 to downtown. The plan would have seen the expressway cut through the study area, running south along Nordheimer Ravine and Spadina Road, to enter a tunnel at around Castle View Avenue, between Spadina House and Casa Loma (along Baldwin Steps) and emerge just south of Davenport Rd as it continued its way South (Figure 42). The portion of the expressway north of Eglinton Avenue was approved in 1962 and construction began in 1963.

Opposition to the project in downtown neighbourhoods was fierce. In 1969, Metro was forced to stop and reassess. That same year, a grassroots citizen's group called 'Stop Spadina, Save Our City' Coordinating Committee was created to campaign against the Spadina Expressway, worried about the negative impact it would have to the City. The group included within its ranks academics and professionals such as Alan Powell, David Nowlan, John Sewell (Alderman), Colin Vaughan and Jane Jacobs, and was supported by Marshall McLuhan. Their protests caused other groups to oppose this project as well.

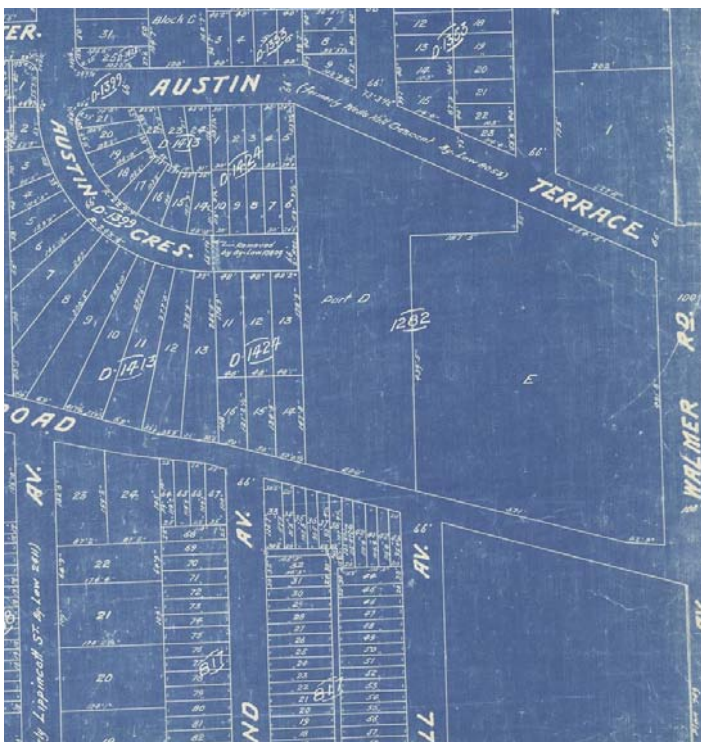


Figure 38: Lot 26 Concession 2 from Bay (1920, City of Toronto Archives); Showing Development of Austin Crescent



Figure 39: Spadina Road Looking North (1929, James Salmon, City of Toronto Archives)



Figure 40: Walmer Road Looking North at Casa Loma Stables (1939, William James family, City of Toronto Archives)



Figure 41: Nina Street at Wells Hill Avenue (1922, Dept of Public Works, City of Toronto Archives)

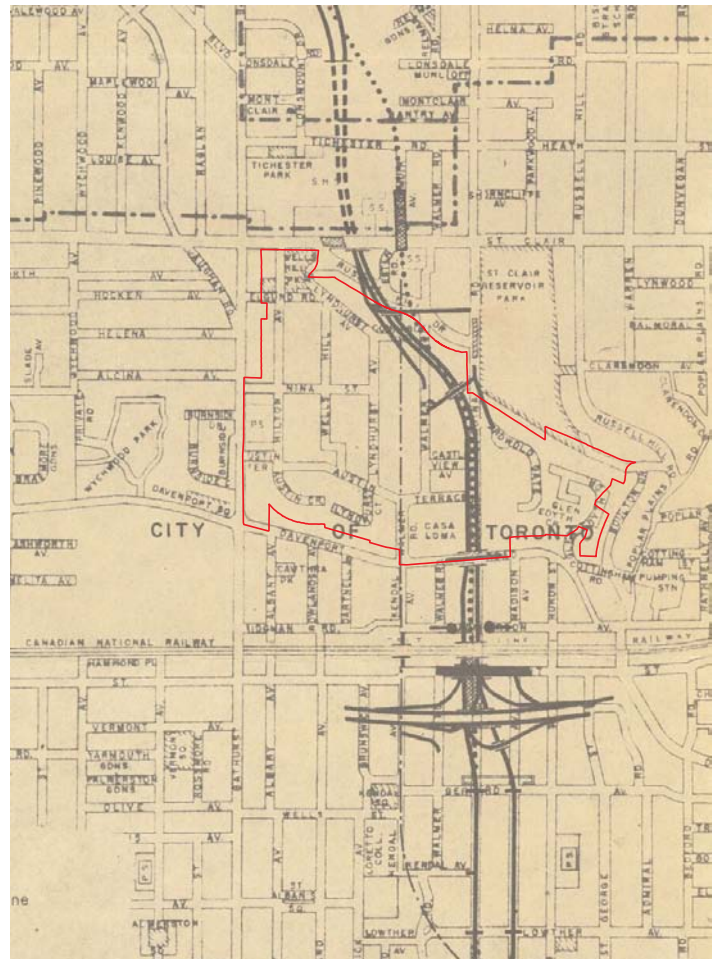


Figure 42: Spadina Expressway Plan (1970, City of Toronto Archives)

Given the project's ballooning budget and opposition from well-organized groups, the Spadina Expressway was eventually cancelled by Premier Bill Davis in 1971, the truncated portion finished to Eglinton. The subway, however, still made its way through the neighbourhood, with the Spadina extension opening in 1978, connecting St. George station to Wilson Station. The subway runs through the study area in a tunnel along the planned expressway route.

The study area continued to experience development in the 1960 and 1970's. Around this time the east and west additions to the original Connable house were demolished, and townhouses were constructed on either side.

The wealthy and elite continued to fuel the growth and changes in the neighbourhood even after its character as an enclave of large estates no longer existed. A number of prominent Torontonians have made the neighbourhood their home; conversely a number of architects and firms have completed works within the area. Major General Donald Hogarth lived on Glen Edyth, in a 1935 house. Dr. Ernest McCulloch owned a house on Ardwold, designed by Abraham Wilson in 1938. Wickson & Gregg completed smaller residences in the area, in addition to the Connable House & Ardwold. Allward & Gouinlock designed a residence for Leslie Blackwell in 1950-51 on Ardwold Gate. The heritage designated 95 Ardwold Gate is a brutalist cast-in-place residence built for Richard Mouran (founder of Swiss Chalet and Harvey's) and designed by the architect Taivo Kapsi in 1968. In addition, many residential architects have made their mark and continue to do so within the study area. The majority of the properties on Ardwold Gate, Glen Edyth Place and Glen Edyth Drive have seen numerous iterations since its early development.

Though the majority of the original estates no longer exist, they had made important contributions to both the study area and to Toronto. Remnants of their history exist within the names of the streets (Spadina, Davenport, Wells Hill, Ardwold, Glen Edyth) and in the built form and spatial organization of the neighbourhood.

TIMELINE

- 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 Trail 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
- 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’ house 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; his widow Augusta Jackson Baldwin continued to live at ‘Russell Hill’
- 1867 – ‘Ravenswood’ house adjacent to ‘Spadina’ house constructed for James Austin’s daughter Anne and her husband George Arthurs, 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 – A portion of the ‘Russell Hill’ estate (within the study area) sold to Samuel Nordheimer
- 1872 – Nordheimer constructed ‘Glen Edyth’
- 1884-86 – The south portion of Arthur Wells’ property is sold to William Gooderham, who donated one acre of land for the construction of the Hillcrest Convalescent Home. The building was completed in 1885 and designed by architect William Storm.
- 1889 – James Austin subdivided his western 40 acres of property; this includes the development of the east end of Austin Terrace, Walmer Road and Russell Hill Drive, and the west side of Spadina Road.
- c1894 – Additional subdivision of north portion of Arthur Wells’ property; introduction of Nena Street (now Nina Street) and Bay View Ave (now Hilton Ave).
- 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 – James Austin died; his son Albert Austin inherited ‘Spadina’
- c1903 – The 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 on the west side of Walmer Road.
- 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 within the former Wells property for speculative land development; 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 within the former Davenport Estate; subdivision development of Glen Edyth Drive and Place within the former Nordheimer estate
- c1924 – Lady Pellatt dies of a heart attack, and 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 on the former deer park of Casa Loma
- 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
- 1945 – ‘Connable’ house is converted into Lyndhurst Lodge, a rehab centre for spinal cord injuries.
- 1949 – Lenwil property at 5 Austin Terrace is sold to the

Catholic Order the Sisters of Servants of Mary
Immaculate Christ the King

c1956 – The southern portion of the Maclean property is subdivided and Lyndhurst Court is constructed; roads renamed and streamlined.

1961 – The Hillcrest Convalescent Home is demolished and the current building is constructed on the site.

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 of the highway was cancelled in 1971 thanks to the citizens grassroots movement. The subway component of the project was still constructed, which follows the proposed path of the highway below Spadina Road and through the Nordheimer Ravine.

c1970 – The Lyndhurst Lodge property is vacated by the rehab 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 – The Maclean house is threatened with demolition; it 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

Four periods of significance have been identified through the looking at the study area’s history and evolution:

1. Indigenous Presence (c.3000 BCE – late 18th century)
2. 3 Lots, 3 Stories (late 18th century – 1900)



3. ARCHAEOLOGY

Archaeological Potential

The 2014 Provincial Policy Statement defines “archaeological resources” (Section 6.0, Definitions) as including “artifacts, archaeological sites and marine archaeological sites.” Individual archaeological sites (that collectively form the archaeological resource-base) are distributed in a variety of settings across the landscape, being locations or places that are associated with past human activities, endeavours, or events. These sites may occur on or below the modern land surface, or may be submerged under water. The physical forms that these archaeological sites take in an urban context consist of subsurface soil layers that are of human origin, or incorporate cultural deposits; the remains of structural features; or a combination of these attributes.

Conserving and managing archaeological remains has become especially important where change brought about by redevelopment has been occurring at an ever increasing rate, resulting in extensive losses of the non-renewable resources. In recognition of this reality, the City of Toronto has developed an Archaeological Management Plan to identify general areas of potential for the presence and survival of archaeological sites and specific areas of known archaeological deposits referred to as “Archaeologically Sensitive Areas” (ASAs).

The intent of the management plan is to ensure that archaeological sites are adequately considered and studied prior to any form of development or land use change that may affect them. Heritage Conservation Districts provide complementary opportunities to address this objective and the Casa Loma HCD study process includes consideration of the distribution of archaeological sites and archaeological potential throughout the study area.

While usually invisible, archaeological sites are important contributors to the heritage character of any HCD study area. The buried artifacts and features that together make up an archaeological site reveal much about the past lives and experiences that are the history of the area and which have contributed to its present form. The majority of the archaeological investigations that have been carried out in the Casa Loma HCD study area have been related to remains from the era of the grand estates.

Spadina House

Spadina was originally Dr. William Warren Baldwin’s Park Lot 24 “country home,” first built in 1818, but rebuilt in 1836 after a fire destroyed the original house the previous year. The house and surrounding 80 acres was purchased by James Austin in 1866, who demolished the 1836 house and built a much more grand structure on the foundations of the older building. The family continued to expand the house through the late nineteenth and early twentieth century (Doroszenko 2007).

The first archaeological excavations at Spadina took place in 1982 and 1983, under the auspices of the Toronto Historical Board, and focused on the south basement of the building and the former site of the Baldwin cottage as well as the garden and orchard areas (Doroszenko 1983, 1984). In 1988, additional portions of the basement were investigated (CARF 1988). Since 2002, two week summer public programming excavations have taken place on a regular basis, as a joint project between the Ontario Heritage Trust and the City of Toronto (Doroszenko 2007). These have tended to take place in exterior areas of the grounds or adjacent to secondary structures. There have also been a number of investigations in advance of infrastructure or facility modifications/installations.

Nordheimer Family Mausoleum

Samuel Nordheimer began construction of his Glen Edyth mansion in 1871 and his family lived there until 1923, when the estate was subdivided and the buildings demolished. There was at least one survival, although it was hidden from view. The remains of the Nordheimer family mausoleum were documented following their discovery in the rear yard of a residence on Glen Edyth Place during the redevelopment of the property. This brick and stone structure was built during the summer of 1885, overlooking Castle Frank Creek in the Nordheimer Ravine at Glen Edyth, and had been designed by eminent Toronto architect, David B. Dick. Five members of the Nordheimer family were buried in the mausoleum between 1885 and 1912. When Glen Edyth was sold for subdivision development, the remains of the family were transferred to Mount Pleasant Cemetery.

The Archaeological Management Plan

Figure 45: 63 to 65 Hilton Avenue

According to the City of Toronto Archaeological Management Plan, slightly less than 25% of the Casa Loma HCD study area is classified as having potential for the presence of archaeological sites, based on environmental criteria and generalized evaluations of landscape integrity. Typically, when redevelopment is proposed for any lands that incorporate areas of archaeological potential, it triggers an assessment and evaluation process (Stage 1 Background Study and Property Inspection) that begins with a detailed reconstruction of the history of occupation and use of the property in order to identify specific features of potential archaeological interest or value and to predict the degree to which they are likely to have survived later development events.

In cases where the Stage 1 study confirms that there is a probability that significant archaeological resources may be present, some form of test excavations is required (Stage 2 Property Assessment). If the results of the excavations are positive, more extensive investigations may be required (Stage 3 Site-Specific Assessment), but often it is possible at the conclusion of the Stage 2 work to evaluate the cultural heritage value of the archaeological remains and to develop any required Stage 4 Mitigation of Development Impacts to minimize or offset the negative effects of the proposed redevelopment on them. Such strategies may consist of planning and design measures to avoid the archaeological remains, archaeological monitoring during construction or extensive archaeological excavation and recording of the finds prior to any construction, or some combination of these approaches. The Stage 4 work on site is followed by comparative analyses of the archaeological data that have been recovered (“salvaged”) and the interpretation of those data. The identification of the most appropriate form of Stage 4 mitigation requires close consultation between the consulting archaeologist, the development proponent and their agents and contractors, and the planning approvals and regulatory authorities and must be carried out in accordance with the City of Toronto Archaeological Management Plan and applicable provincial regulations. This overall assessment process generally takes place in the context of development applications requiring Zoning By-law Amendments, Official Plan Amendments, Plans of Subdivision or Condominium and Site Plan Control.

This archaeological assessment process recently resulted in the discovery of a much more ancient site within the Casa Loma HCD study area. A small Indigenous site, which likely represents a brief episode of repair to a stone tool, such as a projectile point or knife, was found in the Nordheimer Ravine. The date of the site is unknown, but is probably measured in millennia.



4. BUILT FORM AND LANDSCAPE SURVEY

Built Form and Landscape Survey

One of the key tasks of the Casa Loma HCD Study was to survey all built form and landscape resources within the study area. An inventory sheet was prepared for each property within the study area. Each inventory sheet contains detailed data about the history, architecture, context, surrounding landscape and streetscape of a given property, as well as a photograph of the structure's main elevation and side street elevation if applicable. The findings of the Built Form and Landscape Survey provide a comprehensive tool for understanding the history and evolution of the current built fabric in the HCD Study Area. The survey sheets complement the History and Evolution of the HCD Study (Chapter 2).

Establishing the Address List

A GIS dataset for the HCD Study Area, which included location data on heritage properties, primary addresses, and convenience addresses, was provided by the City to establish a list of properties to survey. Several site walkthroughs clarified discrepancies in addresses and allowed the consultant team to establish a working list of addresses and property groupings. In the case where one property has a number of convenience addresses, the primary address was used in the inventory sheet for the property as a whole.

Inventory Sheet Template and Record Management System

All the fields of the Microsoft Excel Inventory Sheet template provided by the City of Toronto were transferred to a Microsoft Access database where the information could be recorded and analyzed in a table format. This database information was linked to the GIS mapping that was used for the built form analysis. The database was formatted to print out PDFs of the individual inventory sheets in a similar format to the City's Inventory Sheets.

Implementation and Review

Through the summer and fall of 2017 the consultant team undertook site visits, archival and online research, and photographs to document the history, architecture, and current condition of individual properties. The completed inventory sheets were then group reviewed by the Project Manager and the consultant team.

After an extensive effort of group editing the inventory sheets database, completing missing or incomplete data, and re-taking missing or obscured photographs, the consultant team compiled all 514 Inventory Sheets, which together created the Built Form and Landscape Survey for the Casa Loma HCD Study.

The completed Built Form and Landscape Survey provides a long-term resource for the City of Toronto to track and analyze individual properties within the Baby Point HCD Study Area and also serve as the foundation for the Character Analysis presented in Chapter 05: Character Analysis.

A summary of some key categories of the Built Form and Landscape Survey can be found in *Appendix B: Table of Property Survey Data*.

CITY OF TORONTO, CITY PLANNING DIVISION, HERITAGE PRESERVATION SERVICES			
<h2 style="text-align: center;">Built Form and Landscape Survey Form</h2>			
1. PROPERTY INFORMATION			
Property Address:		Neighbourhood:	
Ward:		Current Use:	
Current Heritage Status:		Heritage Easement Agreement:	
2. HISTORICAL INFORMATION			
Architect/Designer:		Date of Construction:	Date(s) of Alterations:
Previous Use(s):		Previous Owner(s):	
History:			
Information Sources:			
3. ARCHITECTURAL INFORMATION			
Roof Type:		Roof Cladding:	Exterior Cladding:
Architectural Style:		Door Type:	Window Type:
Height/Storeys:		Structure Type:	Porch/Balcony:
Special Notes or Features:			
Information Sources:			

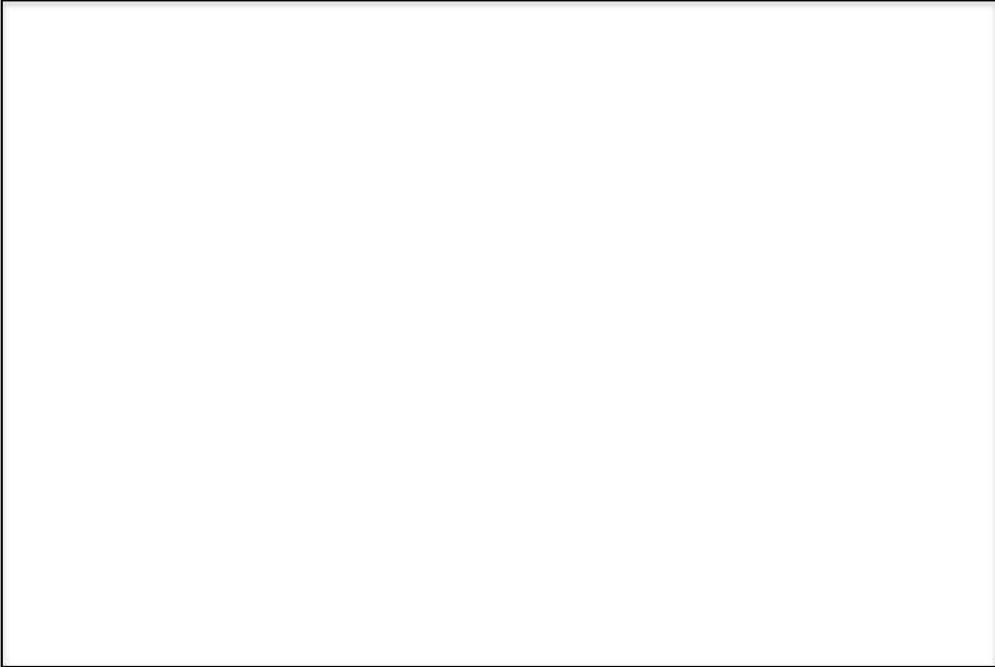
4. LANDSCAPE/STREETSCAPE	
Sidewalk and Driveway Paving:	Vegetation:
Landscape/Streetscape Type:	Designer:
Walls / Landscape Features:	Front and Side Yard Setbacks:
Special Notes or Features:	
Information Sources:	
5. CONTEXT AND SETTING	
Additional Structures or Features:	Tree Canopy:
Information Sources:	Views and Vistas:
6. ADDITIONAL INFORMATION	
Other Notes (related buildings, notable features, etc.):	
7. RECORDER INFORMATION	
Name:	Date:
8. PICTURE	
	

Figure 46: Example of a Survey Sheet for the Baby Point HCD Study

Figure 47: 51 Wells Hill Avenue



5. LANDSCAPE AND URBAN DESIGN

Landscape and Urban Design

TOPOGRAPHY

The rugged topography of the Davenport Escarpment and the Nordheimer Ravine strongly define the limits and extent of the Casa Loma neighbourhood. These land forms are remnants of Lake Iroquois and the massive rivers that accompanied the retreat of the glaciers some 12,000 years ago.

The elevated vantage points created by this topography attracted the attention of wealthy Toronto residents, who built great estates perched on the escarpment overlooking the growing city below.

The effect today of this pronounced topography is to define the neighbourhood as a physical “enclave” that is identifiable and separate from surrounding neighbourhoods. The escarpments, which are well-wooded, also provide a verdant, vegetated frame that contributes to the informal, pastoral character of the neighbourhood.

The Casa Loma neighbourhood occupies the tableland above the escarpment. Gently sloping to the south, the tableland is relatively flat. The bottom half of Glen Edyth Drive, which ascends quickly from Davenport Road, is quite steep, but most Glen Edyth houses occupy the tableland above.

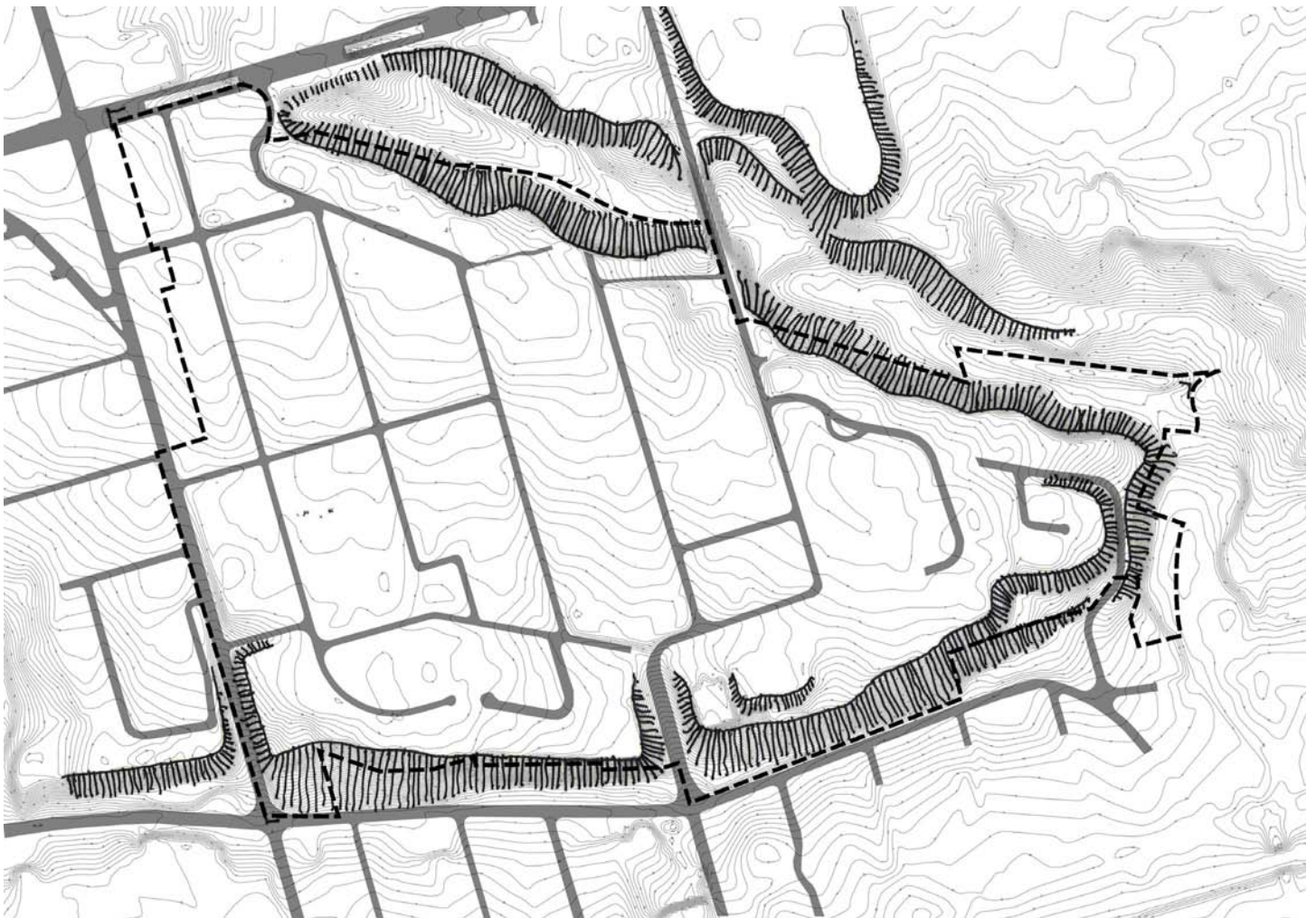


Figure 48: Topography

STREETS AND PUBLIC REALM

Street Network

The neighbourhood street network evolved over time as the original estate lots were gradually subdivided and developed. The resulting street pattern conforms in general with the prevailing City of Toronto grid pattern, which itself was the product of the original Park Lot survey system.

The grid pattern of streets in the Casa Loma neighbourhood breaks down where streets meet the escarpments along Davenport and in the Nordheimer ravine. Here, streets are either truncated or are curved in response to the dramatic topography.

Notwithstanding the grid-like nature of the street pattern, the Casa Loma street network is somewhat discontinuous. Interruptions at the north end of Walmer Road and at the intersection of Austin Terrace and Walmer Road, and the lack of a connection between Ardwold Gate and Glen Edith Drive have resulted in distinct west, central and east sub-neighbourhoods. Each sub-neighbourhood is self-contained (from a vehicular movement perspective) and has limited access points from main City streets.



Figure 49: Street Network

Street Types

The geometry of different streets in the Casa Loma neighbourhood creates unique visual experiences that contribute to the area's rich and diverse character.

Straight streets like Hilton, Wells Hill, Lyndhurst and Walmer provide long, linear vistas that extend the sense of space and distance. Upon approach to the end of these streets, the vista is typically terminated by landscape or built features. Because of the sense of distance, these streets contribute a sense of grandeur to the neighbourhood.

Curved streets like Austin Crescent or Lyndhurst Court provide short, sequential views that reveal the character of the street in a series of truncated glimpses. These streets convey a sense of informal intimacy that offsets the grandeur of the long, straight streets.

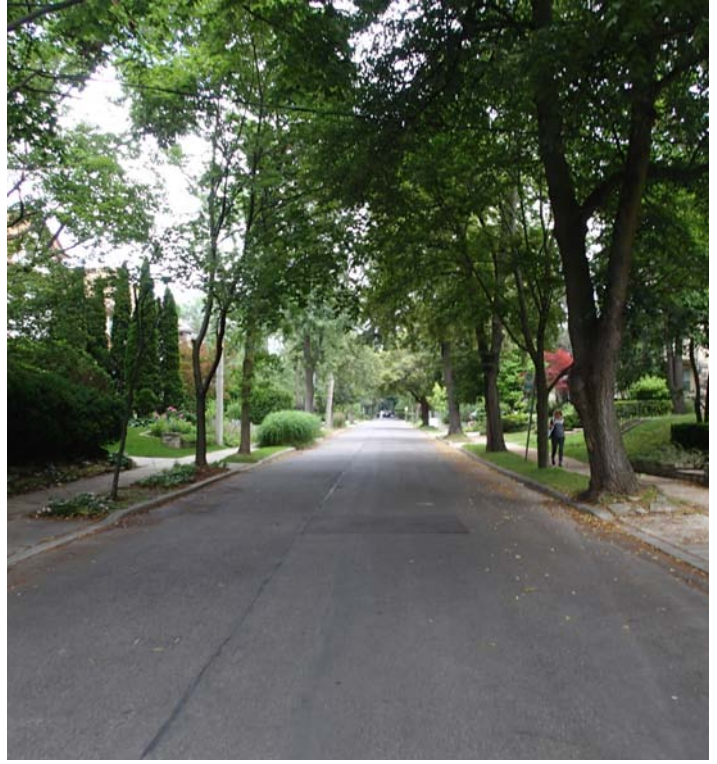


Figure 50: Lyndhurst Avenue - Long, Linear Views with a Terminus



Figure 51: Austin Crescent - Short, Sequential Glimpses

Sidewalks and Boulevards

Provision for pedestrians is uneven in the Casa Loma neighbourhood, and yet that also contributes to the relaxed, pastoral character of the area.

Some streets have sidewalk along both sides, which provides good connectivity for pedestrians. The sidewalks along Hilton Avenue are adjacent to the curb as is common in traditional neighbourhoods throughout the City. Sidewalks along Lyndhurst Avenue are set back from the curb. Although not large, these boulevards are typically planted with street trees and by occasional private decorative plantings.

A few streets, including Wells Hill Avenue and Walmer Road, have sidewalks on one side only that do create some discontinuity for pedestrian travel. At the same time, this allows private front yard landscapes to extend to the curb, optimizing the amount of planted landscape and reducing the extent of paved surfaces along the street.

A few streets, like Lyndhurst Court and Ardworld Gate, have no sidewalks at all. While perhaps not conducive to pedestrian activity, these streets do project a strong sense of both exclusivity and pastoral elegance.

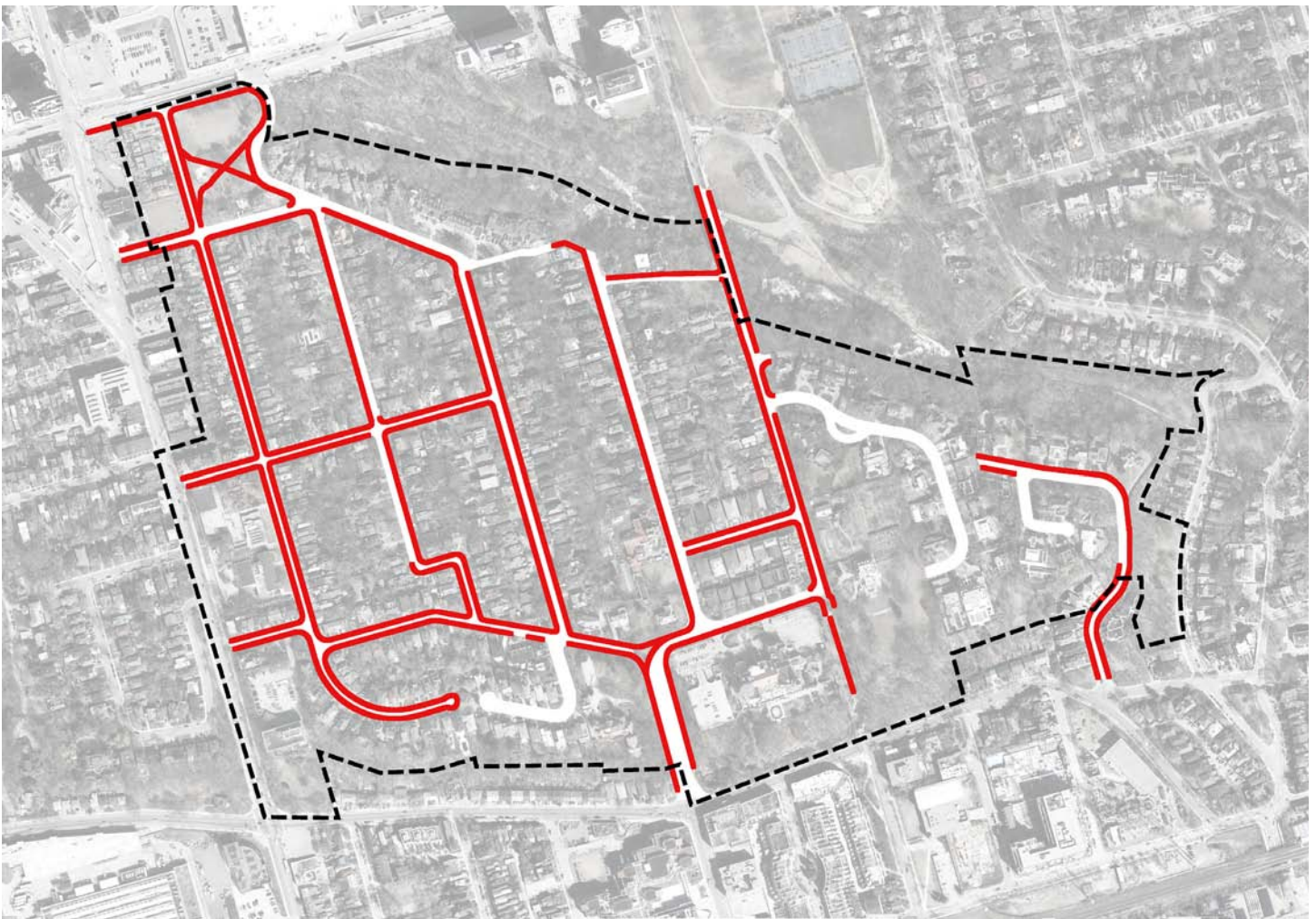


Figure 52: Sidewalks and Boulevards



Figure 53: Hilton Avenue - Standard, Concrete Sidewalk

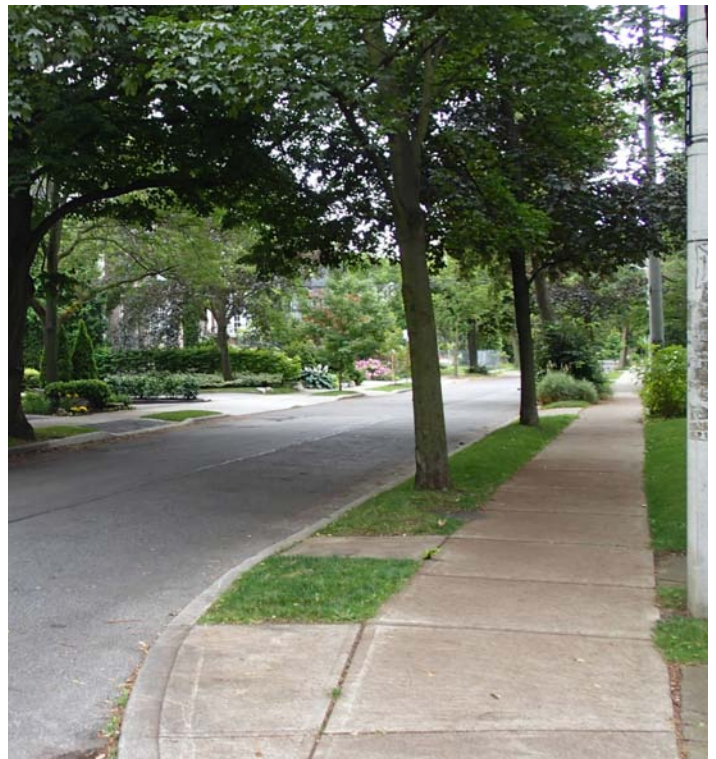


Figure 54: Lyndhurst Avenue - Sidewalk with Planted Boulevard



Figure 55: Wells Hill Avenue - Landscape extends to the curb

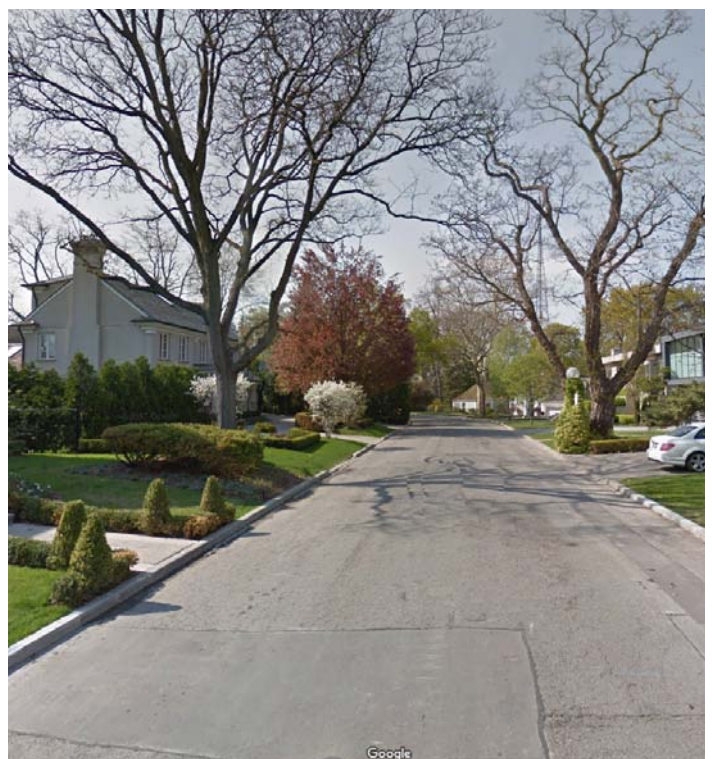


Figure 56: Ardworld Gate - No Sidewalks

Tree Canopy

The Casa Loma neighbourhood is well-recognized for the quality and density of its tree cover. Although the origins are not known, it is clear that the original land owners and subsequent generations of residents placed great value on establishment and stewardship.

While the canopy shows considerable diversity, hardwood species predominate, with oaks and maples prevalent. Not to diminish the quality of the canopy, the suggestion that the Casa Loma plantation is a “Black Oak Savanna” comparable to that in High Park is not borne out by the composition of the forest. Experts suggest that it would be more accurate to classify it as a “remnant oak plantation”.

The trees contribute in significant ways to the quality of the neighbourhood. Street and front yard trees frame views along the street. Back yard trees provide a green backdrop to houses and other buildings. In all cases, the trees provide shade and seasonal variation, and lend a sense of scale to otherwise very large houses.

Going forward, the canopy should be actively managed as many trees are mature to over-mature. The canopy is also under threat from the impacts of ongoing re-development and front yard parking in particular.



Figure 57: Casa Loma Tree Canopy - Among the most dense in the City



Figure 58: Austin Terrace - Mature Street Tree Canopy



Figure 59: Davenport Escarpment - Naturalized Woodland



Figure 60: Wells Hill Avenue - Mature Rear Yard Trees provide a sense of scale and a green backdrop

PRIVATE FRONT YARDS

Presentation/Invitation/Control

As in all urban neighbourhoods, the Casa Loma residential front yard mediates between the private and public domains. There is a strong sense of presentation: an expression of care, pride and stature that complements the building itself and extends out to the public realm. The front yard also typically conveys an invitation to approach the front door, but, at the same time, clearly sets out that this territory is more private than public. Finally, the front yard may be called upon to fulfil very practical roles including the storage of vehicles and garbage.

Front Yard Types

The front yards in the Casa Loma neighbourhood are as varied as the houses themselves. In depth alone, front yards vary from 6.0 m deep on Hilton Avenue to more than 25.0 m deep on parts of Wells Hill Avenue.

The wide range in front yard design character reflects different approaches to the public/private interface, particular attitudes towards personal presentation, necessary responses to local physical circumstances and, of course, simple individual preference. The following are the four primary front yard patterns observed in the Casa Loma neighbourhood.



Figure 61: Front Yards

Open Lawn

Some front yards in the Casa Loma neighbourhood are planes of mown lawn, usually with little or no topographic relief. There may be one or two trees, but these are treated as free-standing sculptures. A simple walkway leads to the front door.

This front yard treatment reflects a long tradition of English Manor houses set in an open landscape dominated by mown lawns. Trees and shrub plantings may frame the house, or establish a distant background, but do not obscure the primary facade of the building.



Figure 62: 98 Wells Hill Avenue



Figure 63: 61 Glen Edith Drive

English Country Garden

A number of front yards in the Casa Loma neighbourhood feature a profusion of colour and texture. Referencing the traditional English Country Garden, these gardens feature a variety of forms, colours and sizes to create a changing display through the season.

These yards are often quite varied. Some are quite informal, with organic geometries and a multitude of species. Others are more ordered, often featuring layers of plants that draw the eye towards the house. Gardens are often punctuated with ornamental trees or vertical coniferous shrubs.

Pavements and walkways are typically informally laid out and often made of natural stone.

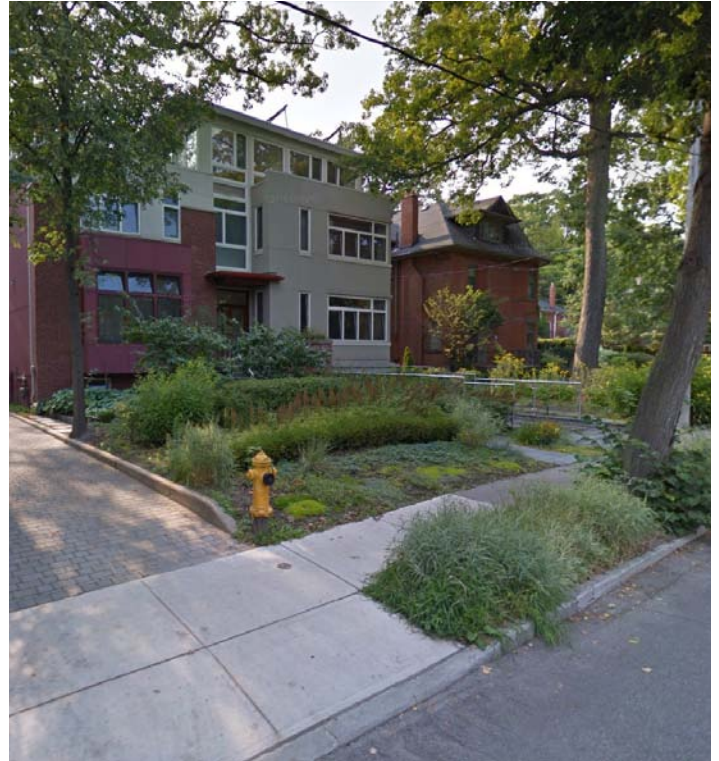


Figure 64: 100 Lyndhurst Avenue

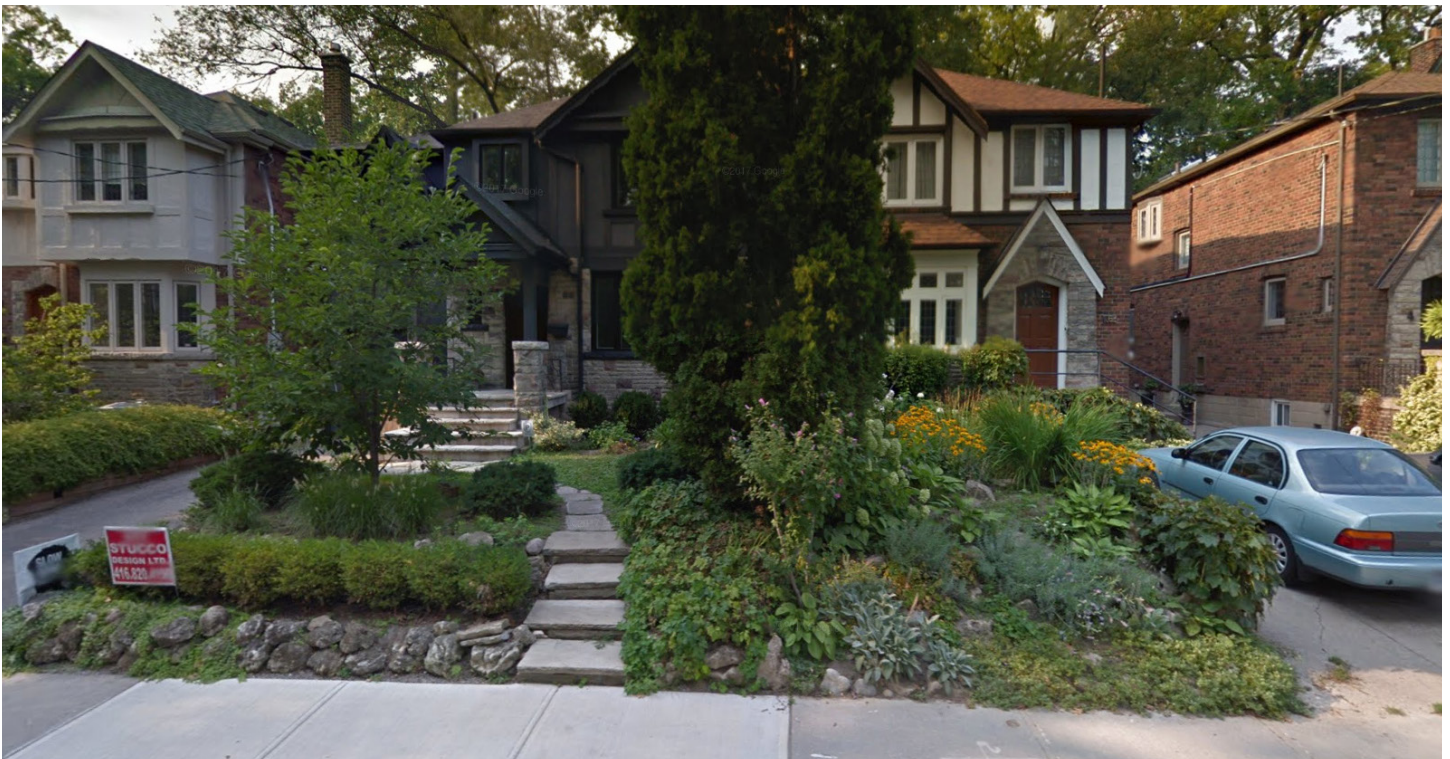


Figure 65: 6-8 Nina Street

The Front Yard Room

Some front yards are developed as semi-private extensions of the house. These yards are strongly defined by hedges, fences or retaining walls that create a front yard “room”, which is more strongly connected to the house than to the public realm. Access to and through the yard is typically managed through a carefully controlled break in the hedge or fence and a clearly defined path. The floor of the front yard room is usually also very controlled, through the use of mown lawn or a single species of low ground cover.

This type of yard design references the formal entrance courts characteristic of some traditional English manors.

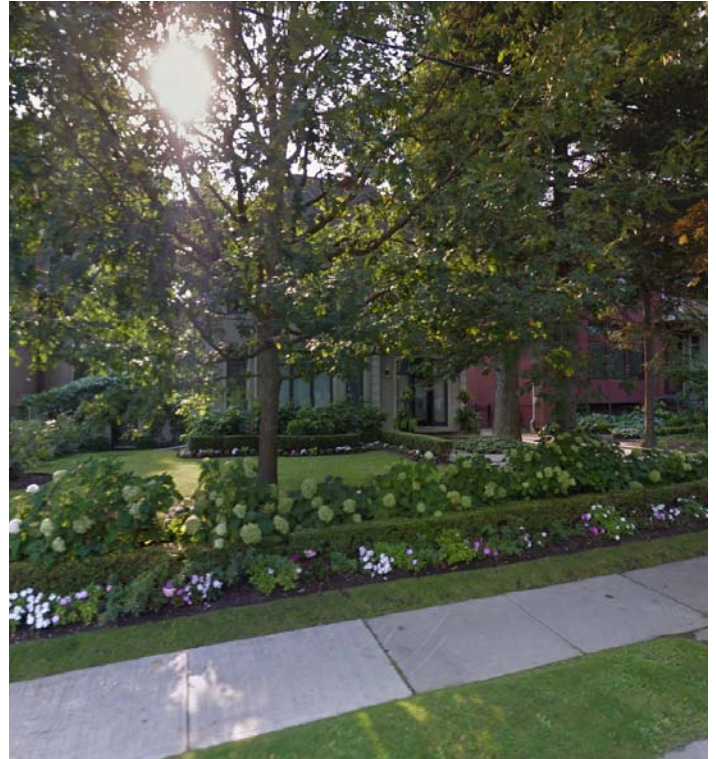


Figure 66: 94 Lyndhurst Avenue

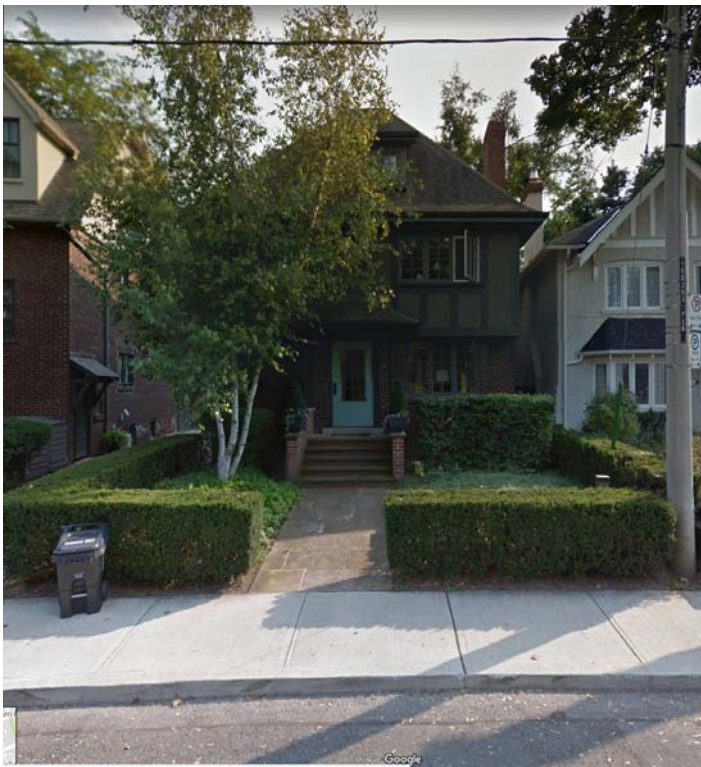


Figure 67: 16 Austin Crescent



Figure 68: 367 Walmer Road

Front Yard Parking

With no rear lanes in the Casa Loma neighbourhood, vehicles must be stored either on the street or in the front yard. Only in a few instances are there driveways leading to rear yard parking spaces.

On larger lots, such as on Wells Hill Avenue, there is usually sufficient space in the front yard to absorb parking and still develop a proportionate landscape presentation and a suitable approach to the house for pedestrians.

On smaller lots, there is often only space for the vehicle. The parking pad visually dominates the front yard and dictates how pedestrians will approach the house.

Front yard parking can compromise the health of mature trees through soil compaction, desiccation and physical impact.



Figure 69: 78 Wells Hill Avenue



Figure 70: 74 Hilton Avenue



Figure 71: 73 Nina Street

ESTATES AND INSTITUTIONS

Role in the Neighbourhood

The several larger institutions in the Casa Loma neighbourhood are direct descendants of the original estates developed along the brow of the Davenport Escarpment. Some, like Casa Loma and the Spadina Museum, are well-known destinations for tourists and residents alike.

The size and character of the buildings themselves, and the extent of their grounds, mark these institutions as important historical, cultural and visual landmarks in the neighbourhood.

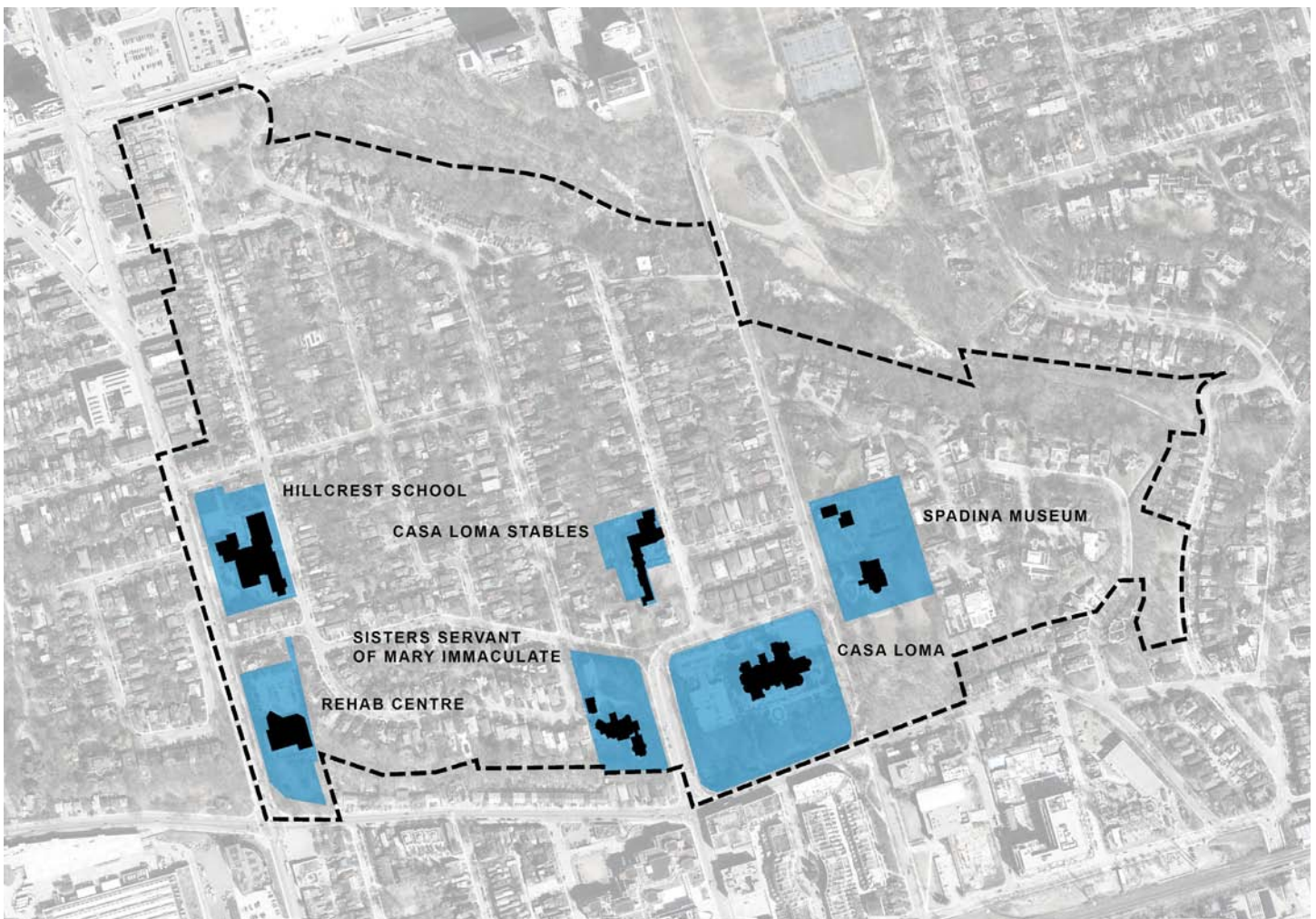


Figure 72: Estates and Institutions

LANDSCAPE ASSESSMENT

The following pages include brief descriptions of the associated landscapes and their significance.

Casa Loma

In terms of landscape character and quality, Casa Loma is a victim of its own success. What would at one time have been lovely formal gardens and an elegant driveway are now asphalt parking lots and bus drop-off zones. The remnant fountain and formal plantings opposite the main entrance do make reference to a former landscape condition.

The edges of the site along Austin Terrace are maintained, however, to project a positive public image. Supported by seasonal plantings, the historic stone piers and fence at least partially screen views of the parking lots from the street, and are set back to allow for grassed boulevards with street trees.

Other property edges along Walmer Road and Davenport Road are defined by massive stone and masonry walls. Overgrown with vigorous vegetation, these walls project a sense of exclusivity shrouded in mystery.



Figure 73: Casa Loma - Parking and Arrival



Figure 74: Casa Loma - Formal Entry Garden

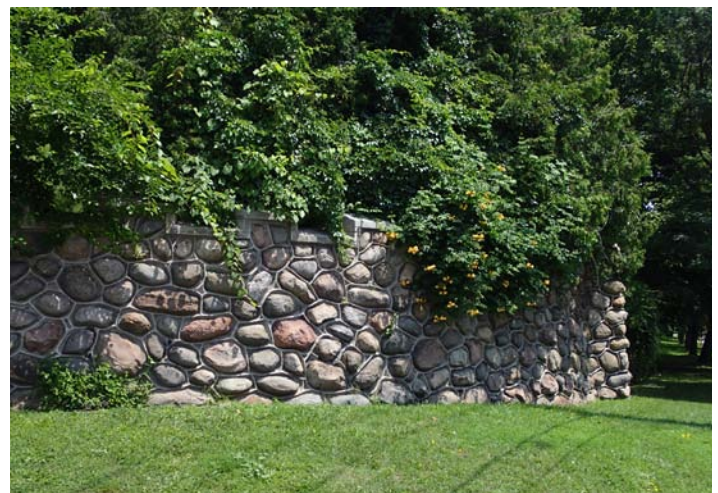


Figure 75: Casa Loma - Stone Wall with Vegetation

Spadina Museum

The grounds of Spadina Museum are being maintained in a state quite similar to what would likely have existed more than a century ago.

Along the street, stone and wood fences are set back to provide a generous grassed boulevard with a few large street trees. Unlike Casa Loma, views into the grounds from the street are carefully controlled as would only be fitting for an exclusive private estate. From within the grounds, the solid barriers would also muffle the sights and sounds of the City, creating a impression of an estate in open countryside.

The south landscapes open out from the main building and are developed as informal open parkland with clipped lawns and large shade trees. These landscapes would have been the scene of garden parties and gentle lawn games. It is quite likely that vegetation on the escarpment would have been controlled to provide panorama views of the city below and Lake Ontario in the distance. These views are not now available.

The grounds to the north of the main building are maintained primarily as working landscapes: orchards, vegetable/herb gardens, shed yards and driveways. As was typical, however, even with working landscapes, there is a profusion of colour and texture during the growing seasons. As well as being intrinsically pleasant, it also probably reflected a continuing demand for cut flowers in every room of the house.



Figure 76: Spadina Museum - Street Frontage



Figure 78: Spadina Museum - Open Parkland



Figure 77: Spadina Museum - Working Landscapes

Casa Loma Stables

As could only be expected, the Stables are presented to the street in a fashion similar to the castle itself. Stone piers, fence and decorative plantings are set back behind a generous grassed boulevard.

The open metal security fence allows good views into the landscapes adjacent to the building. These are developed very simply to reflect their original working purpose as yards for managing horses, carriages and materials.



Figure 79: Casa Loma Stables

Lenwil (Sisters Servant of Mary Immaculate)

The Sisters Servant of Mary Immaculate (SSMI) is affiliated with the Ukrainian Catholic Church, and was founded in 1892. The SSMI has missions across Canada and around the world. No. 5 Austin Terrace, formerly Lenwill, is the SSMI's Canadian headquarters.

The grounds are very well maintained, and probably much in the character of the original. The house is set very far back on the property, creating a large, open front lawn or forecourt. This space features clipped lawns, a few large shade trees and a collection of sculpted shrubs. The driveway approaches the house on-axis, and terminates in a circular turn-around with decorative plantings. Parking is discreetly accommodated to one side of the approach drive.



Figure 80: Sisters Servant - Formal Entrance and Front Lawn

The street frontage is defined by a stone gate, wire fence and plantings that discourage entry, but provide intermittent glimpses of the grounds.

The house is perched on the edge of the escarpment, which falls away quickly to the street and houses below. The escarpment shows signs of local instability. A secondary driveway extends up the slope from Walmer Road.



Figure 81: Sisters Servant - Escarpment Overlook

Hillcrest School

First opened in 1905, the school has undergone at least three major expansions/renewals. The somewhat patchwork design of the grounds reflects this evolutionary process. Extending out from the buildings large areas of asphalt are broken by stairs and ramps that negotiate the gradients between buildings. There are a few trees in planters within the yard. The north end of the yard includes an area of artificial turf and a structured play area. The grounds show the hard wear that is inevitable at elementary schools.

The Hilton Avenue frontage includes a grassed boulevard with buildings and fences set back. Stairs are required to access the elevated building entrances.

The school and yard are elevated above Bathurst Street by up to about 3.0 metres. The grade change is accommodated by a very steep slope that is grassed at the north end and paved elsewhere. Sets of stairs lead up the slope, but are fenced off to restrict access.



Figure 82: Hillcrest School - Bathurst Street Frontage



Figure 83: Hillcrest School - Hilton Avenue Frontage

Toronto Rehab Centre

The front yard of the Rehab Centre is completely given over to vehicles. The asphalt parking lot covers the entire property north of the building, and is relieved only by a few small grassed islands. Access to the site is by means of a single, narrow lane from Austin Terrace.

The property south and west of the building is very steep and well-vegetated. Along Bathurst Street, the slope is supported by a high, concrete retaining wall. It is not known whether any of the property south of the building is accessible or useable.



Figure 84: Rehab Centre - Entrance and Parking Lot

PUBLIC PARKS AND OPEN SPACES

The Casa Loma neighbourhood has several small to medium sized public parks and open spaces. While perhaps not a significant proportion of the total open space (most of which is privately owned), these parks do contribute to the ambiance of the neighbourhood and provide necessary amenities.

The public parks and open spaces fall into one of two categories. Street-related parks enjoy a direct relationship with area streets and are highly visible and easily accessible. Ravine/escarpment parks are visually stunning, but typically feature rugged topography with reduced accessibility and lower day to day recreational value.



Figure 85: Casa Loma - Total Open Space

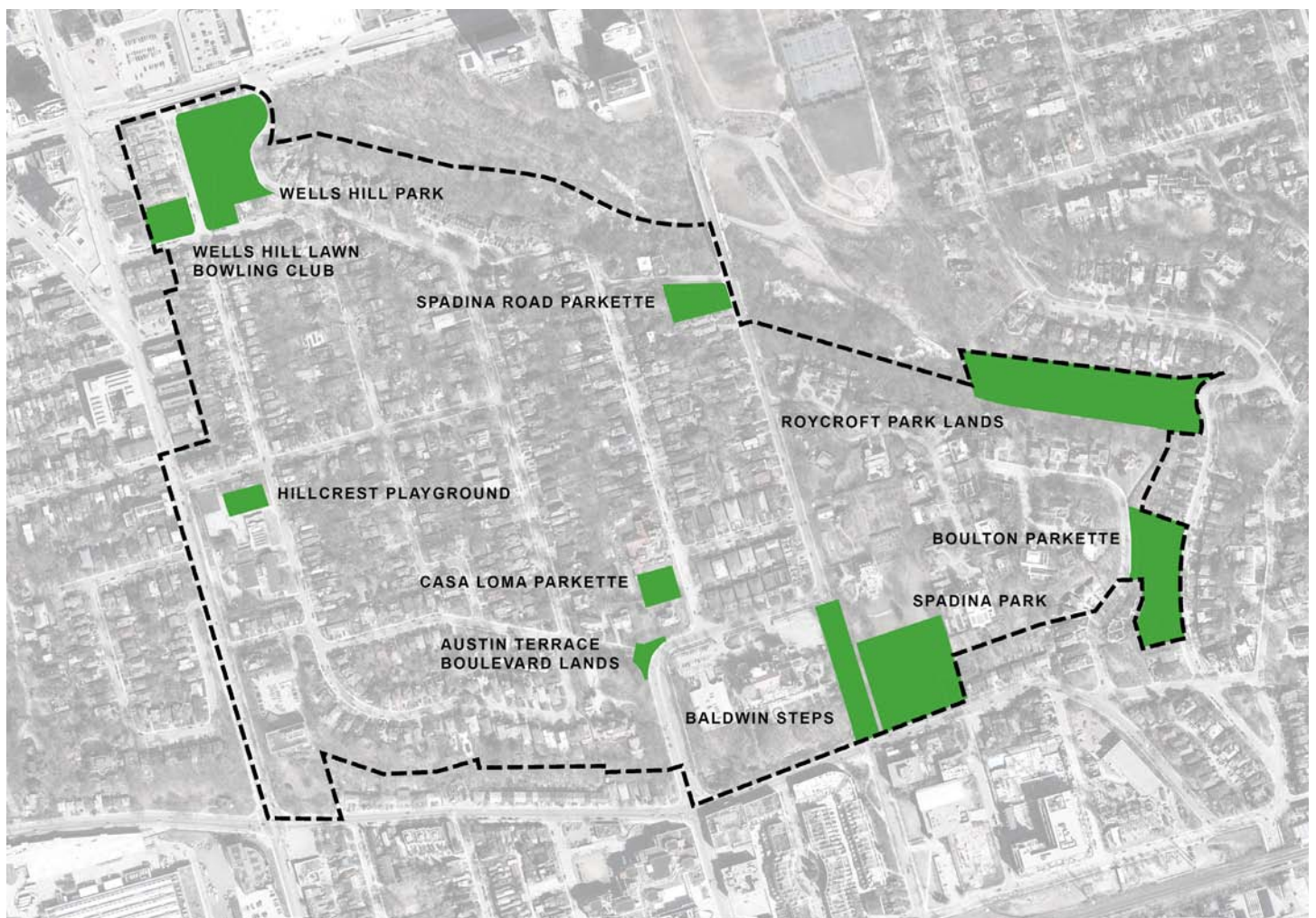


Figure 86: Public Parks and Open Spaces