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ONTARIO HERITAGE TRUST

OCT 30 2013

RECEIVED

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
1 AUSTIN TERRACE (CASA LOMA)
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

Greg Moorby
Manager, Design Construction and
Asset Preservation, City of Toronto
Metro Hall, 2nd Floor

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 1303-2013 to amend former City of Toronto By-law No. 545-87 being a by-law to designate the property at 1 Austin Terrace (Casa Loma) as being of architectural value or interest by amending the reasons for designation and the legal description.

Dated at Toronto this 28th day of October, 2013.



Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 21.25,
as adopted by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

BY-LAW No. 1304-2013

To amend former City of Toronto By-law No. 546-87 being a by-law to designate the property at 330 Walmer Road (Casa Loma Stables) as being of architectural value or interest by amending the reasons for designation and the legal description.

Whereas By-law No. 546-87 designated the property at 330 Walmer Road (Casa Loma Stables) as being of historic or architectural value or interest; and

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to amend designating by-laws to revise the language of the by-law to make it consistent with the requirements of the Act, as amended; and

Whereas authority was granted by Council to amend By-law No. 546-87 by amending the reasons for designation to explain the cultural heritage value or interest of the property at 330 Walmer Road (Casa Loma Stables) and to describe its heritage attributes; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 330 Walmer Road and upon the Ontario Heritage Trust, a Notice of Intention to amend By-law No. 546-87 in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection to the proposed amendment has been served upon the Clerk of the municipality; and

Whereas the amended reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto enacts:

1. Schedules "A" and "B" attached to By-law No. 546-87 are deleted and replaced by Schedules "A" and "B" attached to this by-law.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" and shown on Schedule "C" attached to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 330 Walmer Road and upon the Ontario Heritage Trust.

Enacted and passed on October 11, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
AMENDED REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

Former City of Toronto By-law No. 546-87 designating the property at 330 Walmer Road under Part IV, Section 29 of the *Ontario Heritage Act* is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the legislation.

Description

The property at 330 Walmer Road is designated under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the west side of Walmer Road, north of Austin Terrace, the Casa Loma Stables (1906) were designed as a combined stable, carriage house and garage with staff quarters and, at the south end, a potting shed (the neighbouring greenhouses were demolished). With the neighbouring Casa Loma, the Stables are operated as a tourism attraction owned by the City of Toronto.

Statement of Cultural Heritage Value

The Casa Loma Stables are a unique example of an estate building that was designed to compliment and reflect in appearance the neighbouring Casa Loma. As a distinctive interpretation of early 20th century Period Revival styling, the stables are set apart by the picturesque roofline that incorporates towers, turrets and chimneys, and the elaborate exterior and interior finishes and detailing.

The stables were constructed as part of the Casa Loma estate, which was commissioned by Sir Henry Mill Pellatt (1859-1939), the famous Toronto financier, entrepreneur, noted amateur sportsman and military enthusiast who was knighted for his service with the Queen's Own Rifles. While Pellatt's business successes included his role in developing the hydro-electric power system in Ontario that introduced electric street lights and street railways to Toronto, he remains best known for commissioning and later relinquishing the Casa Loma estate.

The Casa Loma Stables were designed as part of the larger estate, with the plans prepared by E. J. Lennox. As one of Toronto's most notable and prolific architects during the late 19th and early 20th centuries, Lennox received the commission for Casa Loma following the attention he gained for designing Toronto's Old City Hall. He combined his extensive design experience with study trips to Britain and Europe to compose a unique composition for the Casa Loma Stables as a precursor to Casa Loma.

During World War II, the Casa Loma Stables were the headquarters of the ASDIC (Anti-Submarine Detector Investigating Committee), which provided an invaluable service to the war effort through the assembly of early solar equipment to detect U-boats.

Contextually, the Casa Loma Stables assist in defining, maintaining and supporting the Casa Loma neighbourhood where the Casa Loma estate stands as the centrepiece. The stables are also

historically, visually, physically and functionally linked to Casa Loma and Pellatt Lodge, which form a compound along Walmer Road and Austin Terrace. With the structure's placement on the estate grounds north of Austin Terrace and its visual appearance, the Casa Loma Stables stand as a neighbourhood landmark in their own right.

Heritage Attributes

The exterior attributes of the property at 330 Walmer Road are:

- The Casa Loma Stables
- The form, scale and massing of the L-shaped plan around an open courtyard
- The intricate pitched roofs with towers, turrets, chimneys, dormers and stepped gables
- The materials, with red brick cladding and Roman stone, wood, brick, tile and metal trim and contrasting buff brick on the potting shed
- The entrances to the garage (east) and the stables and carriage house (south) that are set in surrounds with piers, crests, insignia and sculpted mythological beasts and flanked by turrets with conical roofs
- The additional entries to the stables and potting shed, which are placed in classically-inspired porticoes
- The fenestration, featuring a variety of window openings including flat-headed and lancet windows, with many set in surrounds with quoins
- The decorative detailing, incorporating medieval and heraldic imagery, including the Pellatt crest and the Queen's Own Rifles' insignia
- The stone and ironwork fence along the east and part of the south perimeter that encloses the courtyard
- The parkette linking the Casa Loma Stables and Pellatt Lodge to the south
- The views to and from Casa Loma and Pellatt Lodge

The interior attributes of the Casa Loma Stables are:

- The interior finishes, with brick, tile, wood and ironwork, including mahogany
- In the Foyer, on the first floor, the patterned floor, the brick walls with lozenge patterns, the beamed wood ceiling, and the panelled wood doors with glazing bars
- Directly west of the Foyer, the Stables with the Spanish tiles cladding the floors, the brick walls with lozenge patterns, the wood doors, the concrete ceiling in a gridwork pattern, the mahogany stalls, some of which have doors, and the iron nameplates identifying the horses' names
- The Carriage Room with the wood floors (installed vertically), the brick walls, the decorative tiling in the regimental colours of the Queen's Own Rifles, and the wood ceiling with trusses
- South of the Stables, the Garage with the patterned stone floors, the brick walls, the panelled wood ceiling, and the panelled wood doors with glazing bars
- The Potting Shed at the south end of the complex, with the concrete floors, the brick walls, the wood ceiling and, along the east wall, the series of wood doors
- The underground tunnel connecting the Casa Loma Stables to Casa Loma and Pellatt Lodge, with access to the Potting Shed/Garage and the Foyer of the Stables

SCHEDULE "B"
LEGAL DESCRIPTION

Part of PIN 21223-0095 (LT)

Lots 15, 16, 17, 18 and parts of Lots 13, 14 and 19 according to Plan 930 and parts of Lots 1 and 2 according to Plan 1282, as set out in former City of Toronto By-law 546-87 registered as CT897684, the boundaries of the said land being described as follows:

Premising that the bearings hereinafter mentioned are grid bearings and are referred to the Central Meridian 79 degrees and 30 minutes West Longitude through Zone 10 of the Ontario Coordinate System, then;

Commencing at a point in the easterly limit of the said lot 13 being in the westerly limit of Walmer Road distant 19.76 metres measured southerly thereon from the northerly limit of the said lot 13;

Thence South 72 degrees 59 minutes and 25 seconds West 31.95 metres;

Thence South 16 degrees 49 minutes and 35 seconds East, parallel to the said westerly limit of Walmer Road 6.55 metres;

Thence South 73 degrees 00 minutes and 25 seconds West 22.09 metres, more or less, to a point in the westerly limit of the said lot 14 distant 32.60 metres measured northerly thereon from the northerly limit of Austin Terrace;

Thence South 16 degrees 39 minutes and 25 seconds East along the said westerly limit of lot 14, being along the easterly limit of the said lot 1, a distance of 32.60 metres more or less to the south-easterly angle of the said lot 1;

Thence North 79 degrees 44 minutes and 35 seconds West along the southerly limit of the said lot 1, being along the said northerly limit of Austin Terrace 4.10 metres;

Thence North 16 degrees 39 minutes and 25 seconds West parallel to the said easterly limit of lot 1, a distance of 81.99 metres more or less to the northerly limit of the said lot 1;

Thence South 74 degrees 26 minutes and 45 seconds West along the said northerly limit of lot 1, being along the southerly limit of the said lot 2, a distance of 9.22 metres to a point distant 48.67 metres measured easterly thereon from the westerly limit of the said lot 2;

Thence North 16 degrees 46 minutes and 30 seconds West 48.77 metres to a point on a line drawn parallel to the said southerly limit of lot 2 distant 48.16 metres measured easterly along the said parallel line from the westerly limit of the said lot 2;

Thence North 74 degrees 27 minutes and 25 seconds East along the said parallel line, 12.98 metres more or less to the easterly limit of the said lot 2;

Thence North 20 degrees 04 minutes and 20 seconds West along the said easterly limit of lot 2, being along the westerly limit of lot 19 aforesaid, 1.84 metres more or less to a point distant 1.04 metres measured southerly thereon from the northerly limit of the said lot 19;

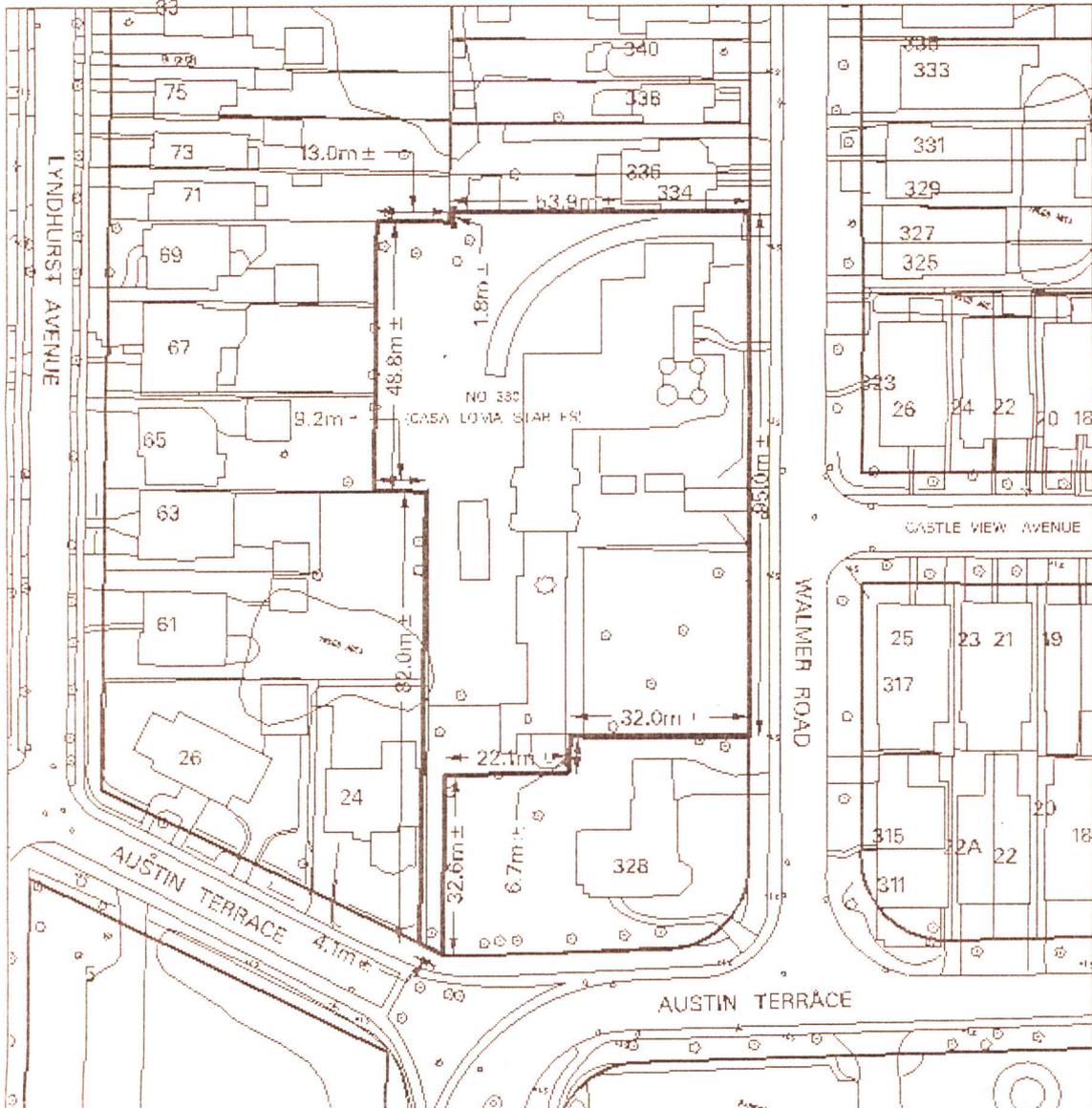
Thence North 73 degrees 16 minutes and 25 seconds East parallel to the said northerly limit of lot 19, a distance of 53.85 metres more or less to the easterly limit of the said lot 19;

Thence South 16 degrees 49 minutes and 35 seconds East along the easterly limit of the aforesaid lots 19, 18, 17, 16, 15 and 13, being along the aforesaid westerly limit of Walmer Road, a distance of 94.98 metres, more or less, to the point of commencement.

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2013-089 dated September 20, 2013, as set out in Schedule "C".

SCHEDULE "C"



ENGINEERING DIVISION
 2013-09-20 10:00 AM

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OTHER RECORDS. IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSES INDICATED
 IN THE TITLE HEREIN.

CHECKED BY: JOHN COUSE
 PREPARED BY: DAPHNE PTT

WARD: 2 - ST. PAUL'S
 DATE: SEPTEMBER 20, 2013

PROPERTY INFORMATION SHEET

NO. 330 WALMER ROAD (CASA LOMA STABLES)
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

1:100 TO SCALE

SKETCH No. PS-2013-069