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ONTARIO HERITAGE TRUST**JUL 1 ↑ 2013****RECEIVED**

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
1 AUSTIN TERRACE (CASA LOMA)
328 WALMER ROAD (PELLATT LODGE)
330 WALMER ROAD (CASA LOMA STABLES)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF AMENDMENT OF DESIGNATING BY-LAWS

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Take notice that Toronto City Council intends to amend former City of Toronto By-law Nos. 545-87 (1 Austin Terrace, Casa Loma) 181-91 (328 Walmer Road, Pellatt Lodge) and, 546-87 (330 Walmer Road, Casa Loma Stables) that designate the properties under Part IV, Section 29 of the Ontario Heritage Act to amend the Reasons for Designation to describe the cultural heritage values and attributes of the properties as set out in the 2005 amendments to the Ontario Heritage Act.

1 Austin Terrace, Casa Loma

Description

The property at 1 Austin Terrace 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 south side of Austin Terrace, east of Walmer Road, Casa Loma (1910-14) was designed as a residential building that is now operated as a heritage attraction by the City of Toronto.

Statement of Cultural Heritage Value

Casa Loma is a unique example of a residential estate house in Toronto that is purported to be the largest house form building in Canada. A distinctive interpretation of Period Revival design inspired by British and European architecture, Casa Loma stands as the showpiece of a former country estate that is supported by the neighbouring Pellatt Lodge and the Casa Loma Stables, which were designed to complement it. While portions of the interior were altered in the 1920s for an exclusive apartment hotel, it contains an important series of corridors, rooms and special features

that retain many of the original materials, finishes and unique details. Casa Loma contained many technological innovations, among them the first passenger elevator in a private residence in Canada, and the heating, lighting and communication systems that were specially designed to serve a complex of its magnitude.

Casa Loma was built for 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. After financial success as a stock broker, Pellatt was instrumental in the development of the hydro-electric power system in Ontario, and introducing electric street lights and street cars to Toronto. Pellatt remains best known for commissioning the Casa Loma estate, which he retained until 1933 after losing his personal fortune.

Plans for Casa Loma were prepared by E.J. Lennox, who was one of Toronto's most prolific architects during the late 19th and early 20th centuries and who had experience in designing all types and styles of buildings. With the attention he received as the architect of Toronto's landmark Old City Hall, Lennox accepted the commission for Casa Loma and drew upon medieval and classical precedents, 18th and 19th century replications and his own ingenuity in devising the plans for the castle. Casa Loma was among the highlights of Lennox's 35-year-long practice, after which he retired to Lenwil, the residence he built at 5 Austin Terrace adjacent to Pellatt's estate.

Casa Loma is a landmark in the City of Toronto. Its location, setback and setting in landscaped grounds with gardens on the escarpment overlooking Davenport Road allows the edifice to be viewed from numerous vantage points in the surrounding neighbourhood and the city beyond.

Heritage Attributes

The exterior attributes of the property at 1 Austin Terrace are:

- The residential building known as Casa Loma
- The scale, form and massing of the sprawling plan that rises three storeys plus towers and turrets and features a large conservatory at the east end
- The materials, with limestone and sandstone cladding and stone, glass, metal and wood detailing, and the early use of Roman stone (also known as art stone and cast stone)
- The complicated and picturesque roofline with towers, turrets, gables, battlements and chimneys
- The Scottish Tower at the east end with a stepped conical roof
- At the west end, the Norman Tower, which has a five-storey rounded form
- The square North Tower marking the main entrance
- The main (north) entrance with panelled wood doors, which is protected by a port-cochere with a datestone
- The fenestration, which mixes different shaped openings, including pointed-arched, flat-headed, lancet and oriel windows, many of which contain casement windows and include a monumental bay window on the south elevation
- The decorative detailing incorporating sculpted iconography
- The terrace along the south elevation, which overlooks the gardens

The interior attributes of Casa Loma are:

- In all of the rooms and corridors described below, the original wood floors (with patterned floors in Peacock Alley and the Library, Dining Room, Oak Room and Smoking Room) and the original wood doors with wood surrounds and hardware
- Inside the main (north) entrance porch and vestibule, the Great Hall, with the arcade on the north side overlooked by balconies, the wood panelling, the original organ chambers and, on the east wall, the fireplace with a marble surround and elaborate wood mantel (which was relocated from the Dining Room)
- At the north end of the Great Hall, the main staircase that rises three stories and features wood detailing
- East of and connected to the Great Hall, the Library with the wood panelling and bookcases, and the plaster ceiling with geometrical patterns
- The historical separation of the library from the dining room, which are currently divided by four pillars (the pillars themselves are not significant)
- The Dining Room with the wood panelling and cornices, and the plaster ceiling with mouldings that incorporates an oval pattern and contains original recessed lighting
- Adjoining the southeast corner of the Dining Room, the Alcove with classical detailing
- At the east end of the first floor, the Palm Room with the marble floor, dado and stairs, the arched entries with bronze-framed doors (west), the rounded alcove with columns on the east, and the monumental glass dome incorporating a grapevine pattern
- Extending from the Great Hall to the Palm Room, the corridor named Peacock Alley with the wood panelling and the vaulted plaster ceiling
- On the north side of Peacock Alley, opposite the Library, The Study, with the wood panelling and carvings, the beamed ceiling, and the fireplace with a marble surround that is set in an alcove and flanked by hidden staircases
- On the north side of Peacock Alley, opposite the Dining Room, The Serving Room (Breakfast Room) with the classical detailing and the coved plaster ceiling
- North of Peacock Alley on a cross-corridor, the location of the elevator with the concealed shaft and the original elevator cab with panelled wood walls
- West of and connected to the Great Hall, the Oak Room with the wood panelling with carved details and columns, the plaster ceiling detailing, and the fireplace with a marble surround and a carved wood mantel
- North of the Oak Room, the Smoking Room, with the brick fireplace with a wood mantel, and the coved ceiling with panels
- North of and connected to the Smoking Room, the Billiards Room with the sunken floor and the wood cornice
- On the second storey, the corridors with the wood panelling on the walls and the vaulted ceilings
- Sir Henry Pellatt's Bedroom, which is located on the south side of the second floor, with the wood panelling, the nook (north), the plaster ceiling design, the fireplace with a marble surround and mantel, and the concealed compartment beside the fireplace
- East of and connected to Sir Henry Pellatt's Bedroom, Sir Henry Pellatt's Bathroom with the marble tile on the floor and walls
- In the southeast corner of the second floor, Lady Pellatt's Suite, with the sitting room, bedroom, solarium and bathroom

- Lady Pellatt's Sitting Room, with the coved ceiling with mouldings, the fireplace with a marble surround, and the classical detailing that extends into the adjoining Solarium
- East of and connected to Lady Pellatt's Sitting Room, Lady Pellatt's Bedroom, with the plaster ceiling with cornices, and the fireplace with a marble surround and an original installed mirror
- North of and connected to Lady Pellatt's Bedroom, Lady Pellatt's Bathroom, with the marble tile on the floor and walls
- At the west end of the second floor, The Round Room (bedroom), with the circular design with the bowed walls, windows and doors, the plaster detailing on the walls and ceiling, and the fireplace with the marble surround and mantel
- In the northwest corner of the second floor, The Windsor Room (bedroom), with the ceiling cornices and the fireplace with a marble surround and mantel
- At the east end of the second floor, opposite Lady Pellatt's Suite, the Bedroom, with the ceiling mouldings and the fireplace with the marble surround and mantel
- On the third floor, the corridor with the arched ceiling
- The interiors of the Scottish Tower and the Norman Tower with the roof structures and the iron spiral staircases
- The servants' staircase
- In the basement, at the east end under the Palm Room, the roughed-in Swimming Pool
- The Tunnel leading from Casa Loma to Pellatt Lodge and the Casa Loma Stables, with access to the Potting Shed/Garage and the Stables/Carriage House

The landscaping elements and views of the property at 1 Austin Terrace are:

- The formal garden south of and below the south terrace
- The large woodland garden in the southwest corner of the property at Davenport and Walmer Roads
- The open landscaped area at the east end of the grounds that extends around the east end of the building
- The fence combining fieldstone and Roman stone with raised pointing that surrounds the property along Davenport Road, Walmer Road, Austen Terrace and the east boundary adjoining the parkette leading to the Baldwin Steps, including the main gates (north) with iron detailing
- The views of Casa Loma from Spadina Road and Dupont Street, from the north side of Austin Terrace opposite Casa Loma, from and to Spadina (the historic house museum) to the northeast, from the parkette directly east of Casa Loma, from the towers, and from and to Pellatt Lodge and the Casa Loma Stables on Walmer Road

328 Walmer Road, Pellatt Lodge

Description

The property at 328 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 northwest corner of Walmer Road and Austin Terrace, Pellatt Lodge (1905) is a two-storey house form building.

Statement of Cultural Heritage Value

Pellatt Lodge is a fine representative example of the early 20th century Period Revival style in its own right, but its architectural significance also lies in its connection to Casa Loma, which it was designed to complement in its materials and appearance. The lodge also inspired the design of other house form buildings in the residential neighbourhood that developed near the Casa Loma estate.

The lodge was completed for Sir Henry Mill Pellatt (1859-1939), who resided there while Casa Loma was under construction. A famous Toronto financier, entrepreneur, noted amateur sportsman and military enthusiast who was knighted for his service with the Queen's Own Rifles, Pellatt was subsequently involved in the development of the hydro-electric power system in Ontario, introducing electric street lights and street cars to Toronto. However, Pellatt is remembered for commissioning and later relinquishing the Casa Loma estate. After Pellatt's residency, his son, Reginald Pellatt occupied Pellatt Lodge.

The plans for Pellatt Lodge were prepared by E. J. Lennox as part of his designs for the Casa Loma estate. His previous experience designing residencies in the Period Revival style in Toronto's upscale neighbourhoods was evident in his plans for Pellatt Lodge. While Lennox was among the best known and prolific architects in Toronto in the late 19th and early 20th centuries who gained attention for designing Toronto's Old City Hall, the Casa Loma estate remains his most famous commission.

Contextually, Pellatt Lodge forms part of the Casa Loma estate, which maintains, supports and defines the Casa Loma neighbourhood. Anchoring the northwest corner of Walmer Road and Austin Terrace where it is placed beside (south of) the Casa Loma Stables and opposite the grounds of Casa Loma, Pellatt Lodge is visually, historically, functionally and physically connected to its surroundings. It is an integral part of the prestigious estate that stands as a reminder of the development of country houses along the escarpment overlooking Davenport Road and the city beyond.

Heritage Attributes

The exterior attributes of the property at 328 Walmer Road are:

- The scale, form and massing of the two-storey house form building
- The materials, with brick cladding and stone, brick and wood detailing
- The steeply-pitched hip roof with brick chimneys, dormers, a shaped gable on the east elevation, and slate cladding
- At the southeast and southwest corners, the multi-sided two-storey towers with conical roofs and bands of windows
- On the principal (south) facade, the recessed entrance with a paneled wood door
- The fenestration, including the stairhall window (north), and the large openings extending along the south facade
- The north wing, with a gable roof with flared eaves, a hipped dormer (west), brick chimneys, and a firebreak end wall (north)
- The placement of the house on the northwest corner of Walmer Road and Austin Terrace where the low stone fence with piers, balustrades and, at the southeast corner, a gateway

flanked by decorated pillars and ball finials extends along the east, south and west ends of the site

- The views of Pellatt Lodge from and to Casa Loma and the Casa Loma Stables

The interior attributes of Pellatt Lodge are:

- The wood floors, doors and woodwork in the halls and the principal rooms on the first and second floors
- The staircase with the wood panelling and detailing
- On the first floor west of the entry, the living room with the inglenook
- East of the entrance hall, the sitting room with the wood detailing, the angled northeast wall, and the fireplace with a stone surround and wood mantel
- At the east end of the first floor, the dining room with the wood panelling, wood beamed ceiling, and the fireplace with a stone surround and wood mantel
- Along the south end of the first floor and connecting the sitting and dining rooms, the solarium
- On the second storey, the four bedrooms along the south side of the house, including two in the corner towers
- In the basement, the billiards room with the inglenook
- The passageway connecting the basement to the tunnel between Casa Loma and the Casa Loma Stables

330 Walmer Road, Casa Loma Stables

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

Notice of an objection to the amendment of the designating by-law may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd floor, Toronto, Ontario, M5H 2N2, within thirty days of July 10, 2013, which is August 9, 2013. The notice of objection must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 10th day of July, 2013.



Ulli S. Watkiss
City Clerk