



Toronto and East York Community Council
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

September 6, 2017

Dear Council,

We are pleased to formally submit feedback regarding the proposed demolition and development project at 308 Gerrard Street East and are grateful to be included in the discussions and planning.

PROJECT OVERVIEW

The site is located at 308 Gerrard Street East, on the north side of Gerrard Street East and to the east of Parliament Street. The site includes a small, paved front yard and a fenced in rear-garden. The site is located along the southernmost edge of the Cabbagetown South HCD and is therefore designated Part V under the OHA. The building, which fronts on to Gerrard Street East is substantially setback from the property lines on the south and east sides and is positioned against the neighbouring structure at 306 Gerrard Street East (also owned by The Yonge Street Mission). The property is currently vacant and is maintained by The Yonge Street Mission. The site located at 308 Gerrard Street East is identified on the City of Toronto Heritage Property Inventory. The property was designated on October 28, 2005 under by-law 887-2005 as forming part of the Cabbagetown South HCD. No further information or descriptions are provided in regards

Based on the Yonge Street Mission's report from review of archival documents and online resources, it has been concluded that

The building located at 308 Gerrard Street East, in its current form, appears to be the eastern half of a semi-detached residential house and presents elements of the Second Empire architectural style. The building is dressed with a mansard roof punctuated by two gabled dormers and decorative polychromatic brickwork along the primary building face. The brick coursing along the primary façade (south elevation), appears to be a

Flemish bond pattern with flush joint. The primary façade includes remnants of brick quoining and dentil work along the soffit line of the mansard. The secondary façade (east elevation), which faces the laneway, appears to be masonry with a

roughcast finish and subsequent layers of parging. However further site investigation would be

required to confirm this. This elevation is quite simple in comparison to the main façade, with a

series of windows and brick quoins at the corners. No dentil work or decorative woodwork remains.

While the building may still partially be the structure built in 1856-1858, similar east Toronto

buildings (generally housing terraces, such as those found on Sumach St. & Alpha Ave.) are typically

of the 1870's and 1880's. These are described in the attached Appendix C. There are two possible

explanations for the style and dates not being in sync. This first is that it is possible that the

building may have burned and been rebuilt in the intervening period, potentially coinciding with

one of the record gaps or changes of ownership during the period (1873, 1875, 1877, 1878). It is also

possible that the building was substantially rebuilt in 1904-1905, though based on maps, the main

structure does appear to be of the same size and proportion throughout the entire period.

Regarding the building form, It is possible that the original building was symmetrical with a centred

door; the early fire insurance maps would support this interpretation, showing a rectangular plan

complete with a likely rear kitchen wing, common to homes of the period. This would be supported

by the later asymmetrical division of the house and lots, and the 1904-05 redevelopment may have

placed a new entry door in the (now demolished) west side of the semi-detached residence.

It must be noted that the building has undergone several rounds of unsympathetic repairs and

modifications to accommodate its later use as a multi-tenant rental building. Some of the changes

include a basement walkout and concrete porch, stairs at the front entrance, metal awning, signage

and a likely modified lintel over the entrance door, vinyl cladding over or in place of original mansard

roof materials, paint and parging applied inconsistently to the original brickwork and vinyl windows

where original wood frames and sashes would be expected. At the rear, metal fire stairs have been

added and windows appear to have been modified and enlarged to accommodate exit doors.

Further information and descriptions can be found in the Masonry Condition Assessment, dated

October 14, 2016 and enclosed here in the Appendices.

CONSIDERATIONS

Taking our cue from the Cabbagetown South HCD plan, we encourage this new development to be designed to not detract from the heritage attributes of the District, but to contribute to and enhance them. We suggest that the developer approach their design in a manner that is sympathetic and compatible with the character of the existing heritage properties along Gerrard Street and the character of the District and that the design respect the human scale of the area while enhancing the area's heritage attributes.

1) Avoid flashy signage such as back-lit lexon or plastic in a deep metal box. Simple lettering lit by spot lighting is best.

2) Avoid attempting to match existing heritage brick in the new build, but rather apply contrasting heritage brick such as the buff colour which is predominant in the district.

3) Ensure that new brick construction is carried out in a heritage application respecting mortar joint lines, colour and scale of brick.

4) Provide relief from the grid style glazing in the atrium section of the design (the whole span of the infill development down to grade level), as it is viewed as out of character with the district and distracting. Apply a streamlined expansive glazing style that is subtle. It is encouraged that the applicant consider reworking the grid-glazing style across all three buildings so that the overall design of the project is more sympathetic and compatible with the character of the existing heritage properties along Gerrard Street and the character of the Cabbagetown South District.

And finally, it should be noted and applied that the City of Toronto's Official Plan places great emphasis on preserving the architectural and cultural heritage of Downtown.

"Downtown is where our history is richest, but it is also where we continue to rebuild to accommodate a growing economy and a changing society. Given that this is one place in Toronto where "change is constant", we must ensure that our built heritage is respected, nurtured and improved."

Again, we are pleased to have the opportunity to work with the applicant to evolve the design along into something that will be viewed as compatible and complimentary to the Cabbagetown South HCD.

Kind regards,



JAMIE MACLEAN

Chair,

Cabbagetown Heritage Conservation District Committee

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