



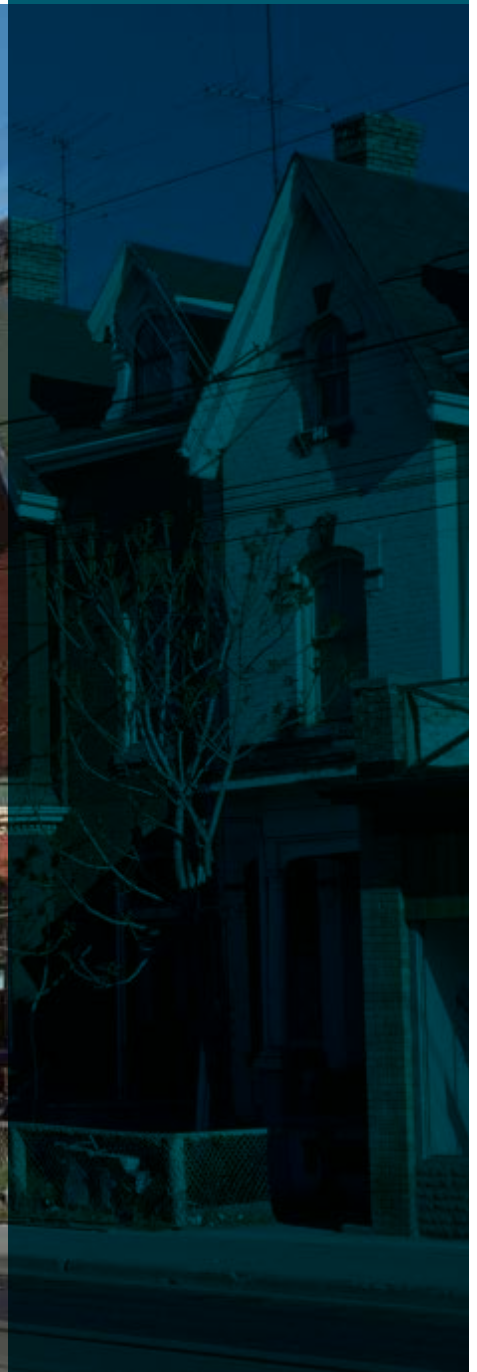
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INC



REPORT

Cabbagetown Southwest Heritage Conservation District Study

CITY OF TORONTO
JUNE 2019



Executive Summary & Chapter 1

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Figure 1: North side of Dundas Street between Heads Lane and Berkeley Street, 1977, City of Toronto Archives (cover photo)

Figure 2: North side of Dundas Street looking from Milan Street, 1977, City of Toronto Archives (right)



EXECUTIVE SUMMARY



City of Toronto Archives, Fonds 2032, Series 841, File 45, Item 34

Figure 3: Looking southwest at the corner of Seaton and Dundas Streets, 1972, City of Toronto Archives

Executive Summary

The Cabbagetown Southwest Heritage Conservation District (HCD) study area was identified as a high priority area for an HCD study by Toronto City Council in March, 2015. The objective of the study was to identify and assess the heritage values and attributes of the Cabbagetown Southwest HCD study area and to determine whether they meet the criteria in *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* for designation under Part V of the Ontario Heritage Act.

In February 2018, the City retained EVOQ as prime consultants, with ASI, Urban Strategies, and LURA Consulting as sub-consultants, to complete the HCD study for Cabbagetown Southwest. The study was carried out in accordance with *Heritage Conservation Districts in Toronto: Policies, Procedures and Terms of Reference*, and the Ontario Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit- Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act.

This report contains a detailed history and evolution of the area; an analyses of the existing planning policy framework and any contradictions there may be with the identified heritage character of the area; summarizes the built form and landscape survey; summarizes the community consultation and community advisory group meetings; details the analysis of the existing heritage character; evaluates the study area's cultural heritage values; and provides recommendations.

This report concludes with the recommendation to designate a portion of the Cabbagetown Southwest HCD study area as well as extend the boundary to include Anniversary Park at the corners of Gerrard and Parliament to develop one HCD Plan to manage change within the area. The remaining study area was determined not to merit designation as an HCD; however, individual properties have been recommended for further research.

Figure 4: Looking southwest on Seaton Street, south of Carlton Street, 1972, City of Toronto Archives (right)



1. INTRODUCTION

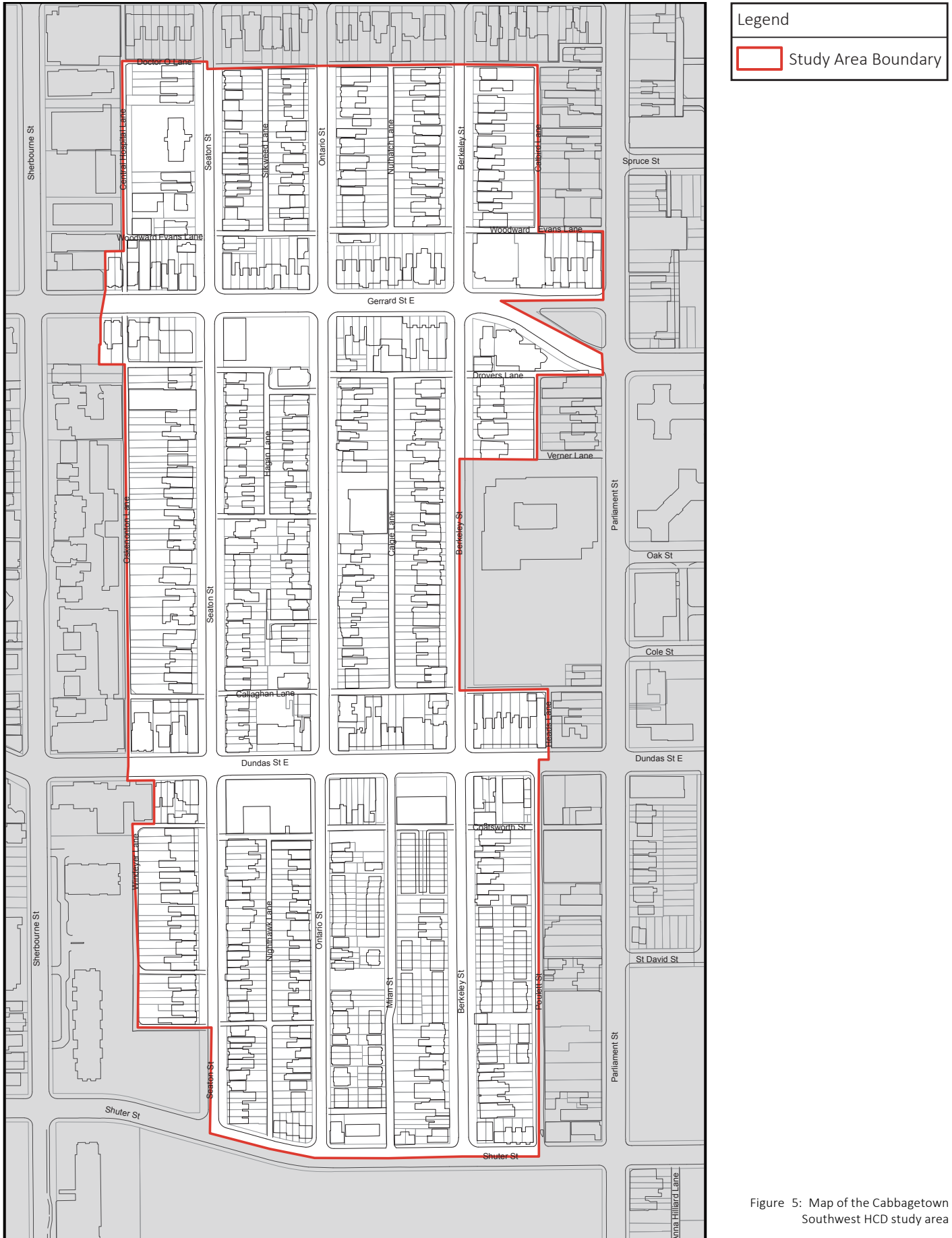


Figure 5: Map of the Cabbagetown Southwest HCD study area

Introduction

The HCD Study Area

The HCD study area (Figure 5) has a boundary defined by Central Hospital, Oskenonton, and Windeyer Lanes to the west, Doctor O Lane to the north, Shuter Street to the south, and Catbird, Verner, and Heads Lanes as well as the west side of Poulett Street to the east. Cabbagetown Southwest was nominated for consideration as an HCD by the Toronto and East York Community Council in May of 2014 and was prioritized by City Council in March 2015. The boundaries were modified prior to the HCD starting to exclude properties along Sherbourne Street south of Gerrard Street East because they had been surveyed and studied in the Garden District HCD.

Process

The consultant team began the study in February, 2018. The information gathering of Phase 2: History and Evolution, which developed the thematic history and evolution of the HCD study area, occurred concurrently with Phase 3: Built Form and Landscape Survey. The area's archaeological potential was reviewed with Archaeological Services Inc. (ASI) in Phase 4: Archaeology, and it was determined that the study area did not have any archaeological potential. The history, as well as the built form and landscape survey data gathered in phases 2 and 3, was then analyzed in Phase 5: Character Analysis, during which the characteristics of extant buildings, including land uses, construction dates, building height, architectural styles, and typologies were mapped. In Phase 1: Communications and Stakeholder Engagement, the first community consultation meeting was held on June 5th, 2018. This meeting introduced the project to the community, gave them information on the HCD Study process, and presented background information and a preliminary understanding of the area. This meeting as with all subsequent public consultations and community advisory group (CAG) meetings was facilitated by LURA. LURA also authored the engagement summary report for this study. Members for the CAG were chosen from a list of applicants by the City in collaboration with LURA, based on criteria provided in the CAG terms of reference. The first CAG meeting was held on October 2nd, 2018, to present findings from the information gathering phase and preliminary analysis of the study area, and to receive opinions and feedback from the residents.

In Phase 6: Analysis of Official Plan and Current Zoning Provisions, the study area's planning framework was reviewed, including Official Plan policies and other zoning provisions. Phase 6 continued following the heritage evaluation and recommendations phases, at which point the area's heritage character and features were evaluated against the planning framework to identify any potential conflicts. The Analysis of Official Plan and Current Zoning Provisions report was authored by Urban Strategies. In Phase 7: Heritage Evaluation and Determination of Part V Designation, the area's heritage character was defined through an iterative evaluation of the built form analysis and historic themes within the evaluation framework established by HCDs in Toronto. The Study determined that portions of the Cabbagetown Southwest HCD study area merit designation as an HCD. A statement of district significance for the area was subsequently developed through an analysis of its heritage values. The recommendations were subsequently developed in Phase 8: Recommendations, including the proposed boundary and objectives, and the identification of individual properties for further research.

The second CAG meeting took place on November 13th, 2018. The analysis of the neighbourhood's history, evolution, and built form as well as character areas were refined and presented to receive feedback regarding each sub-area. A third CAG meeting was held on March 25, 2019, to present the proposed HCD boundary and its heritage values, as well as individual properties recommended for further research. The second community consultation meeting was an open house format held on April 25, 2019, to present the final recommendations prior to the HCD Study being presented to the Toronto Preservation Board.

Consultant Team

The consultant team was composed of Architecture EVOQ Inc. (EVOQ), Archaeological Services Inc. (ASI), Urban Strategies Inc. (USI), and LURA Consulting.



Lead Conservation Architects: EVOQ

EVOQ ARCHITECTURE INC. was created in 2016 when the firm FGMDA was incorporated. The firm has been in continuous operation for thirty-five years. There are four directors: Alain Fournier, Julia Gersovitz, Rosanne Moss and Georges Drolet; four senior associates: John Diodati, Dima Cook, Eric Moutquin and Sami Tannoury; and ten associates. These eighteen architects, assisted by department heads in Operations, Finance, and Human Relations, manage a technical staff of seventy-seven. In 2017, EVOQ welcomed the entire architectural staff from Dan Hanganu Architects, strengthening its talent in contemporary and multi-residential design.

EVOQ has built or conserved many different types of buildings, and has conducted in a wide range of built heritage and cultural heritage landscape studies. The diversity of its portfolio stems from its early interest in heritage and Indigenous architecture, which provided access to virtually every type of building and planning study. EVOQ has become a Canadian leader in both these architectural arenas and has been the recipient of numerous design awards.

EVOQ subscribes to internationally established principles of practice in heritage conservation. The office uses the Standards and Guidelines for the Conservation of Historic Places in Canada as the primary reference to guide its Conservation Plans, and is well versed in its application. The office also experienced with the application of the Ontario Heritage Act, and the Ministry of Tourism, Culture and Sport’s policies relating to heritage conservation.

EVOQ practices across Canada, from its headquarters in Montreal, and its offices in Ottawa and Toronto; and its partner firm, Panaq Design, in Iqaluit.

Planning Consultants: Urban Strategies

Urban Strategies Inc. is a planning and urban design firm that offers a wide range of services to public and private clients in North America, Europe, and Asia. The firm's fourteen Partners, two Principals, twelve Associates and large complement of Planners and Designers come from diverse backgrounds, including architecture, economics, landscape architecture, planning, public administration and the visual arts. The firm is wholly owned by its practicing Partners, and operates out of one office, in Toronto. Since the firm's founding in 1986, Urban Strategies' work has earned over 100 awards and an international reputation.

Urban Strategies' breadth and depth of planning related work in Toronto and around the GTA has given the firm a comprehensive and detailed understanding of planning policy and emerging trends and best practices. They regularly perform policy analysis as part of a wide variety of project types and propose policy and design guidelines for these projects, including work for both the public and private sector.

Urban Strategies brings a tested ability to quickly understand issues, challenges and the important values of a place to develop solutions that are grounded in the realities and opportunities of a particular context. Urban Strategies' process is one of shaping and managing change in a collaborative process to improve built and natural environments, capture new social and economic opportunities, enhance quality of life and provide a greater range of opportunities and experiences for people.

Third Party Facilitators: Lura Consulting

Since 1977, Lura Consulting has been an innovative leader in the field of community engagement, sharing their insight, expertise and advice to clients across Canada. Lura is the largest firm in Ontario that provides community engagement services as a core function of its business. Lura practitioners – who include seasoned facilitators, communications and graphic design experts, community planners, and technical specialists – have worked with hundreds of communities to develop community-based plans for the future while addressing the competing interests/needs of diverse stakeholders.

At Lura, they work with their clients and their communities and constituencies to foster relationships, mobilize community capacity for change, produce defensible solutions, and make planning interesting and engaging.

Every year, Lura works on hundreds of community engagement projects, leading some of the most complex community engagement processes in the Greater Toronto Area and Province of Ontario. On all their projects, they adapt their tools and methods to meet the specific needs of the communities in which they work. Their projects primarily serve the public sector, including municipal, provincial, national and international clients. They are acclaimed for developing strong engagement planning and implementation processes with the attributes of integrity, transparency, and neutrality.

Their work, primarily focusing on the planning regimes of the Province and municipalities in the Greater Toronto Area and across Canada, has enabled their consultants to develop a breadth of understanding of the complexities of municipal planning and approvals processes, urban redevelopment including visioning and waterfront revitalization. Their consultation services are provided professionally and independently no matter what the political context, and are designed to create a positive and inspirational setting for constructive dialogue with communities and stakeholders.

Archaeological Consultant: Archaeological Services Inc. (ASI)

Established in October 1980 in Toronto, Ontario with offices in Toronto and Burlington. With 43 FTE employees, ASI provides heritage consulting services (archaeology, built heritage, and cultural heritage landscapes); research, inventory, evaluation, consultation and conservation planning and mitigation development for above and below ground cultural heritage resources across the Province of Ontario.

ASI works with public sector agencies, including federal, provincial, and municipal governments, private landowners, engineering consortiums, and non-profit organizations to provide a variety of services, including: complete heritage resource assessments; large scale heritage planning studies; the documentation of archaeological and built heritage features within proposed developments; and the salvage excavation of archaeological sites. ASI provides the highest quality consulting services in cultural heritage conservation, planning, and management. They do so through the provision of exceptional services that achieve or exceed the highest standards in professional ethics, principles, and practice.

Acknowledgements

The consultant team thanks and acknowledges the advice and direction given by the community and the Community Advisory Group members, including:

- Jordan Allison, Cabbagetown HCD Advisory Committee
- Richard Chambers, Resident
- Wallace Immen, Cabbagetown HCD Advisory Committee
- Stephen-Thomas Maciejowski, Cabbagetown BIA
- Vanessa Magness, Resident
- Karen Marren, Cabbagetown South Residents' Association
- Bill Renieris, Cabbagetown BIA
- John Rider, Resident
- George Rust-D'Eye, Cabbagetown HCD Advisory Committee
- Philip Unrau, Central Neighbourhood House



Figure 6: North side of Shuter Street east of Berkeley Street, 1977, City of Toronto Archives

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