

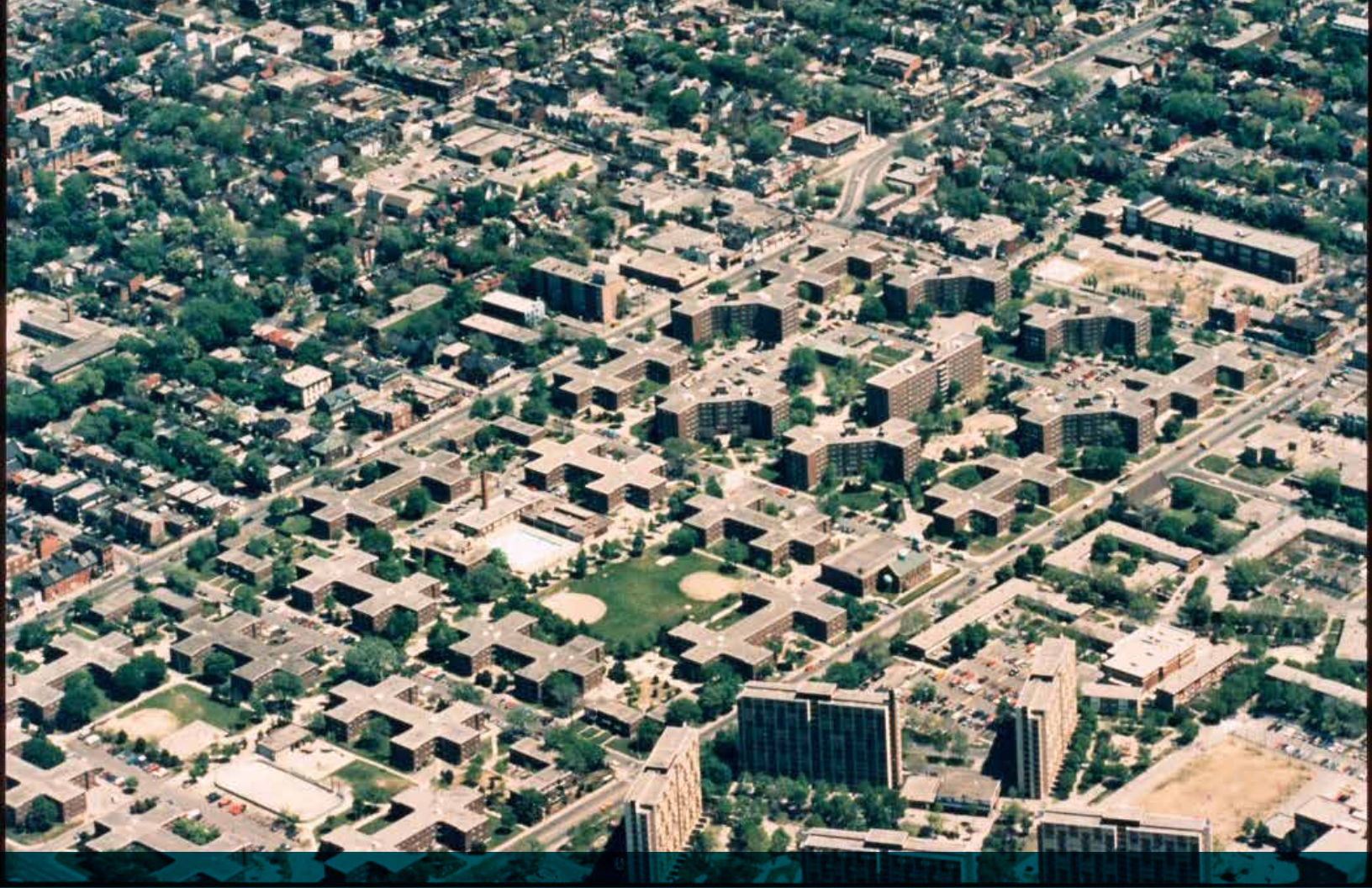
Chapters 3-4

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Figure 1: Aerial photograph of Regent Park, c.1980, City of Toronto Archives (Right)



3. ARCHAEOLOGICAL POTENTIAL

Archaeological Potential prepared by ASI



Archaeological Potential

The City of Toronto's Archaeological Management Plan currently identifies the properties at 246-254 Berkeley Street and 255-273 Milan Street as exhibiting archaeological potential. This determination was made during the initial stages of research for the management plan and was based on an integrity review using high resolution aerial photography of the city taken in the year 2000, at which time these properties formed a vacant lot. Subsequent development of the properties for a townhouse complex between 2000 and 2002 resulted in the removal of any archaeological potential. There are no longer any archaeological concerns with respect to these properties. Based on these findings, the City will be updating its Archaeological Management Plan mapping in the next scheduled maintenance round to remove these properties from further consideration.

No other areas of archaeological potential are identified within the study area.

Figure 3: A contemporary image of 414-416 Dundas Street East, *EVOQ (next page)*

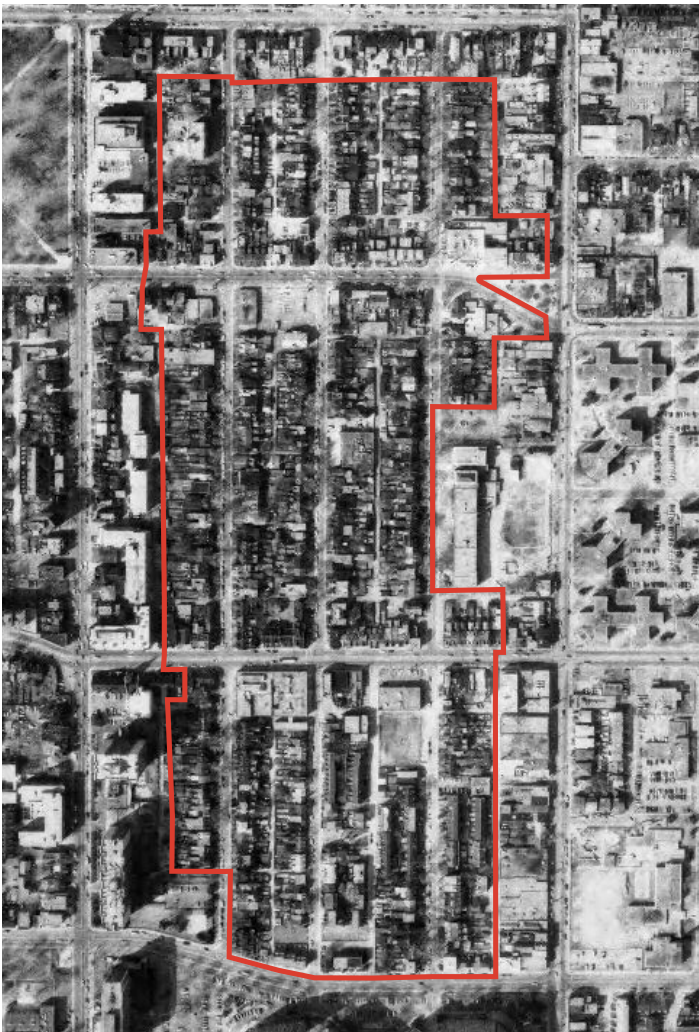


Figure 2: Aerial Map of the study area, 1992, City of Toronto



4. BUILT FORM AND LANDSCAPE SURVEY

Built Form and Landscape Survey

One of the key tasks of the Cabbagetown Southwest 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 (Figure 4).

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 Cabbagetown Southwest 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 5: Character Analysis.

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

Built Form and Landscape Survey Form

CITY OF TORONTO, CITY PLANNING DIVISION, HERITAGE PRESERVATION SERVICES			
Built Form and Landscape Survey Form			
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			
<div style="border: 1px solid black; height: 300px; width: 100%;"></div>			

Figure 4: Example of a Survey Sheet for the Cabbagetown Southwest HCD Study

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