Chapter 5

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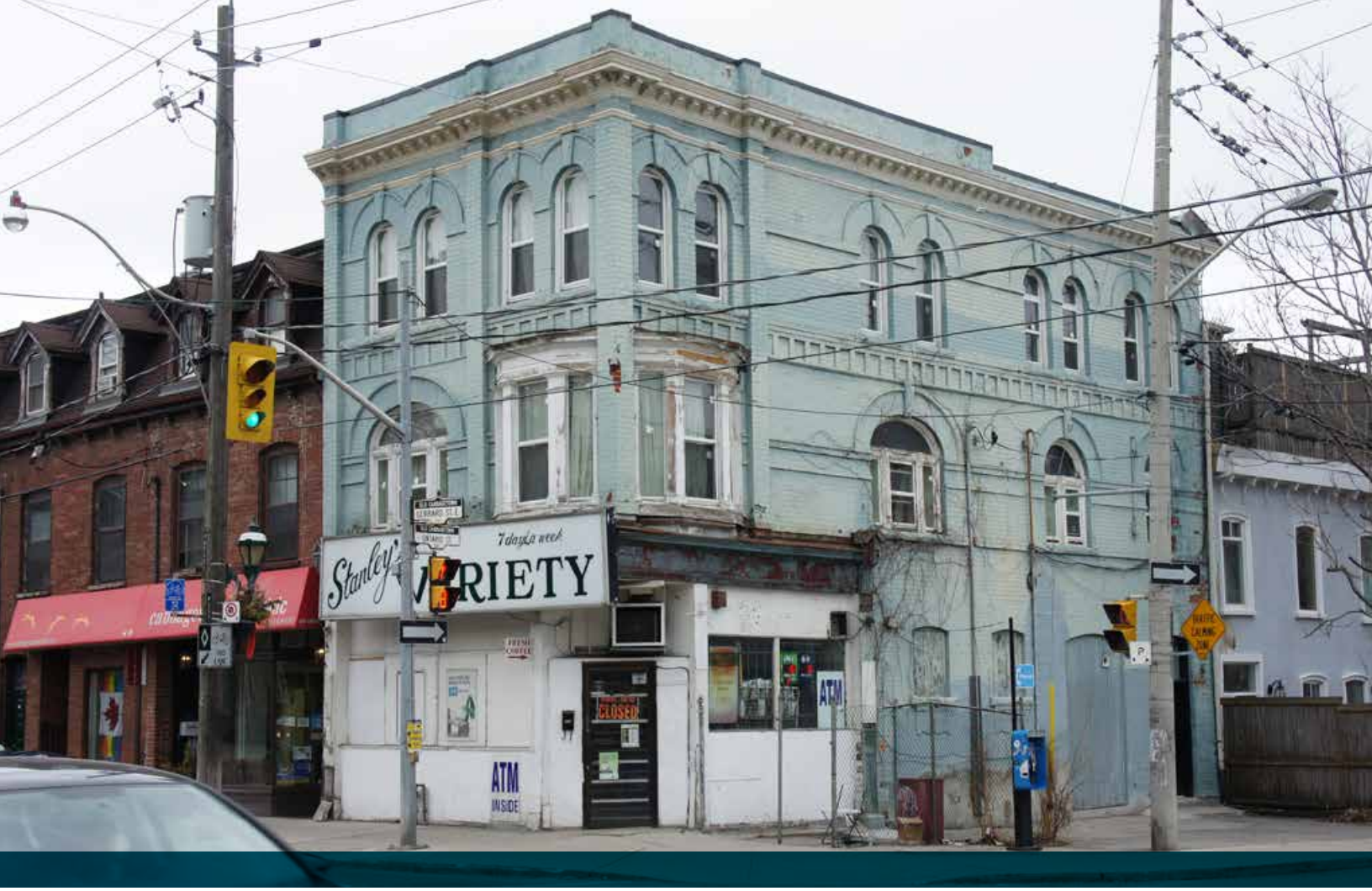
Figure 1: A corner photo of 237 Gerrard Street, 2019 (right)



CHARACTER ANALYSIS

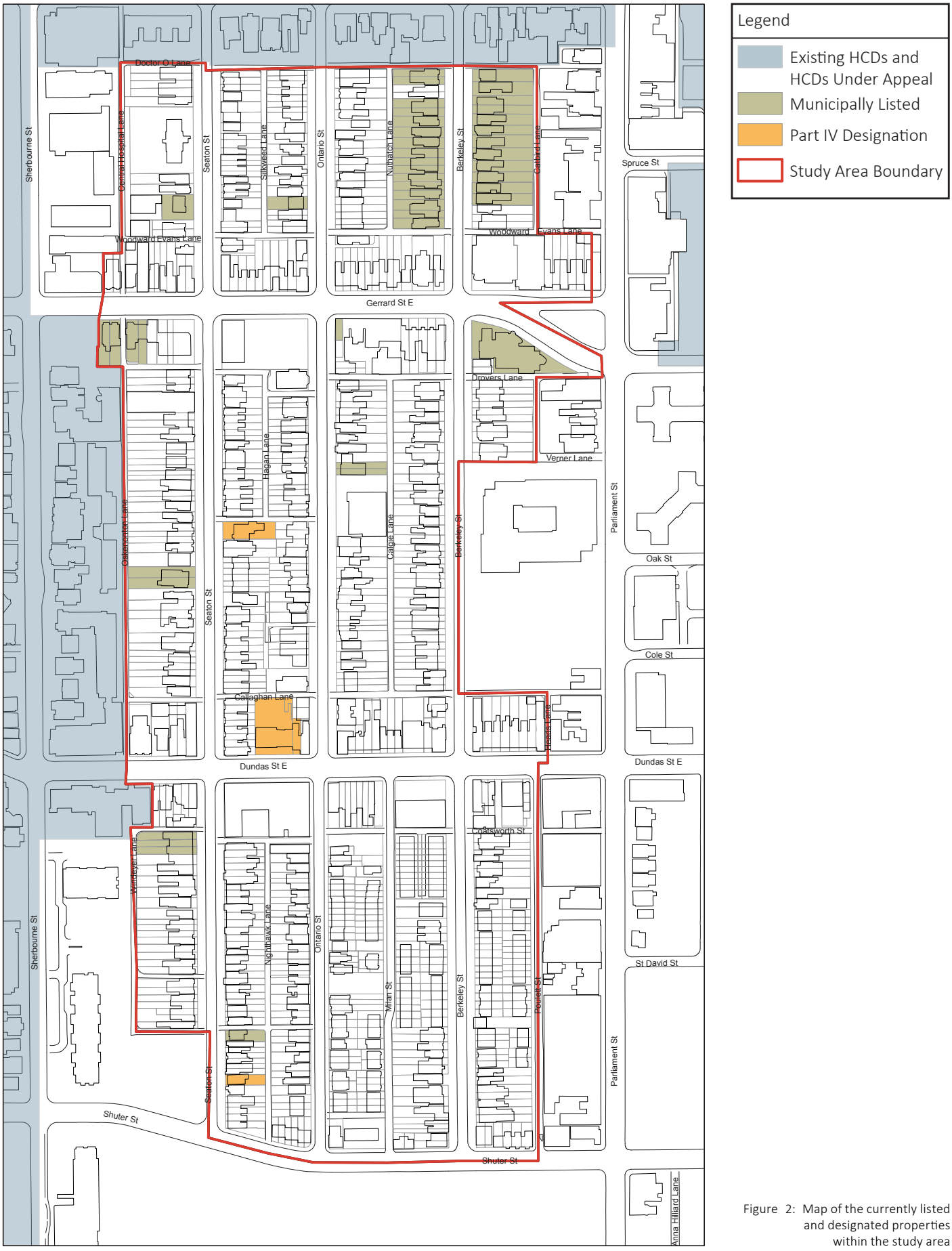


Figure 2: Map of the currently listed and designated properties within the study area

Character Analysis

Methodology

The character analysis of the HCD study area was conducted in two stages. The first stage consisted of the visual documentation of the buildings, streets and landscapes. The data recorded on the building inventory sheets database was mapped and analyzed. This data included the heritage status, date of construction, building height, land use, stylistic influences, and building material components. The second stage consisted of an analysis of the built form, which resulted in the identification and mapping of several building typologies. The mapping was completed in several iterations in which initial findings were presented to City staff, the public, and the Community Advisory Group members. The maps were continuously updated as new information, further analysis, and input from all parties involved were integrated.

Existing Protections

As of May, 2019, the study area contains 44 properties listed on the City of Toronto's Heritage Register and 9 properties designated under Part IV of the Ontario Heritage Act (OHA). All designated properties are located along Dundas and Seaton Streets, and a large grouping of listed properties on Berkeley Street, north of Gerrard Street East. The remaining heritage (listed) properties can be found throughout the study area.

Part IV Designations:

- 358-364 Dundas Street East
- 366-368 Dundas Street East
- 370 Dundas Street East
- William Hall House (77 Seaton Street)
- 231 Seaton Street

Listed on the City of Toronto's Heritage Register:

- 356 Berkeley Street
- 358-360 Berkeley Street
- 362 Berkeley Street
- 364-372 Berkeley Street
- 371 Berkeley Street
- 373 Berkeley Street
- 374 Berkeley Street
- 375 Berkeley Street
- 372 Berkeley Street
- 376 Berkeley Street
- 377 Berkeley Street
- 378 Berkeley Street
- 379 Berkeley Street
- 380-382 Berkeley Street
- 381 Berkeley Street
- 383 Berkeley Street
- 385 Berkeley Street
- 387-389 Berkeley Street
- 388-390 Berkeley Street
- 391 Berkeley Street
- 393 Berkeley Street
- 201-203 Gerrard Street East
- 205-207 Gerrard Street East
- 237 Gerrard Street East
- 269 Gerrard Street East
- 359-361 Ontario Street
- 424 Ontario Street
- 91 Seaton Street
- 136-140 Seaton Street
- 208-210 Seaton Street
- 306 Seaton Street

Figure 3: Images of properties currently listed or designated under Part IV of the *Ontario Heritage Act* on the City's Heritage Register

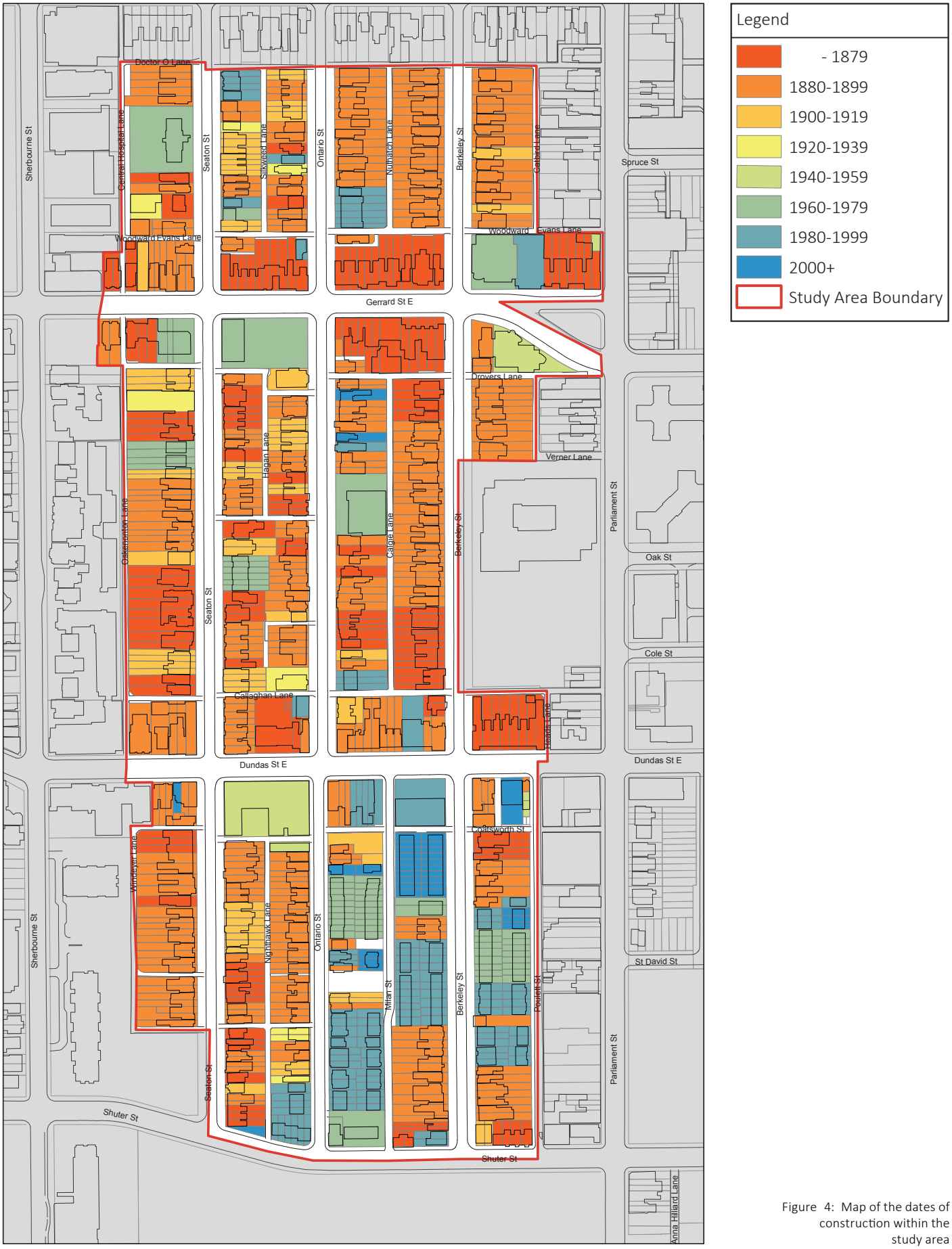


Figure 4: Map of the dates of construction within the study area

Dates of Construction

The dates of construction within the study area range between approximately 1856 to the present day. The period between 1880 and 1889 saw the most intense period of development with 30% of the buildings constructed in that 10 year period. By 1900, 63% of the study area had been built out, and development began to slow and almost halt by the 1930s. Between the 1920s and 40s, the study area saw an increase of industrial uses and a slight decrease in residential uses as some houses south of Dundas Street were demolished for the construction of industrial buildings. The few residences on Milan and Poulett Streets were eliminated, and the streets were used principally as rear access for the industrial uses.

Redevelopment and residential infill of the Cabbagetown Southwest neighbourhood began to increase in the 1960s, and peaked again in the 1980s. The majority of redevelopment in the late 20th century occurred in the area between Ontario and Poulett Streets south of Dundas Street. The return of residential development along Milan and Poulett Streets in the mid-1970s allowed for the intensification of the neighbourhood without significantly altering the prevailing low-rise Victorian character. More recent development projects have been slow and remained relatively low-scale, although mid-rise development applications have been submitted along Gerrard Street East since 2010.

The analysis of the dates of construction shows that the peak of development in the study area occurred during the 1880s, with little infill and development until the 1970s and 80s when properties primarily in the south-east quadrant were severed and densified with taller and more contemporary row houses. Buildings constructed during the Victorian period and early to mid-twentieth century form the heritage core of the area, while the newer developments along Milan and Poulett Street are associated with the more recent growth and history of the neighbourhood.

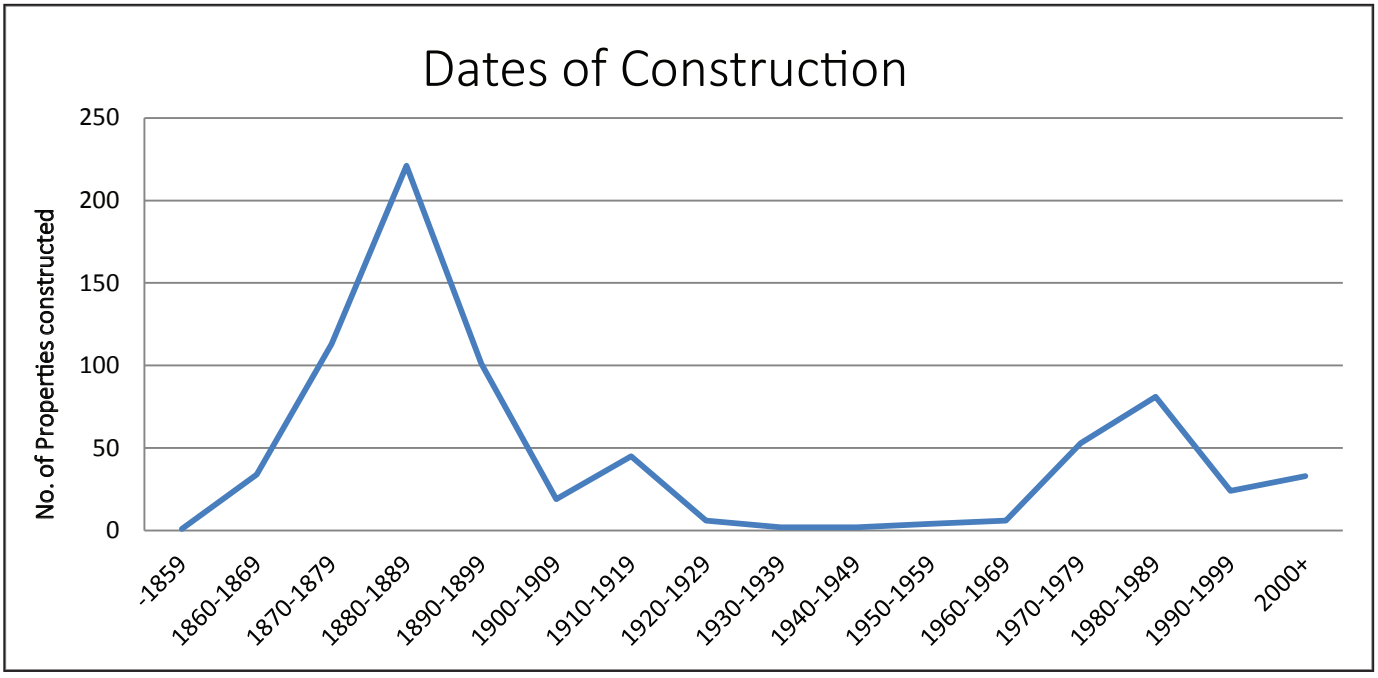


Figure 5: Graph depicting the peaks of development per decade

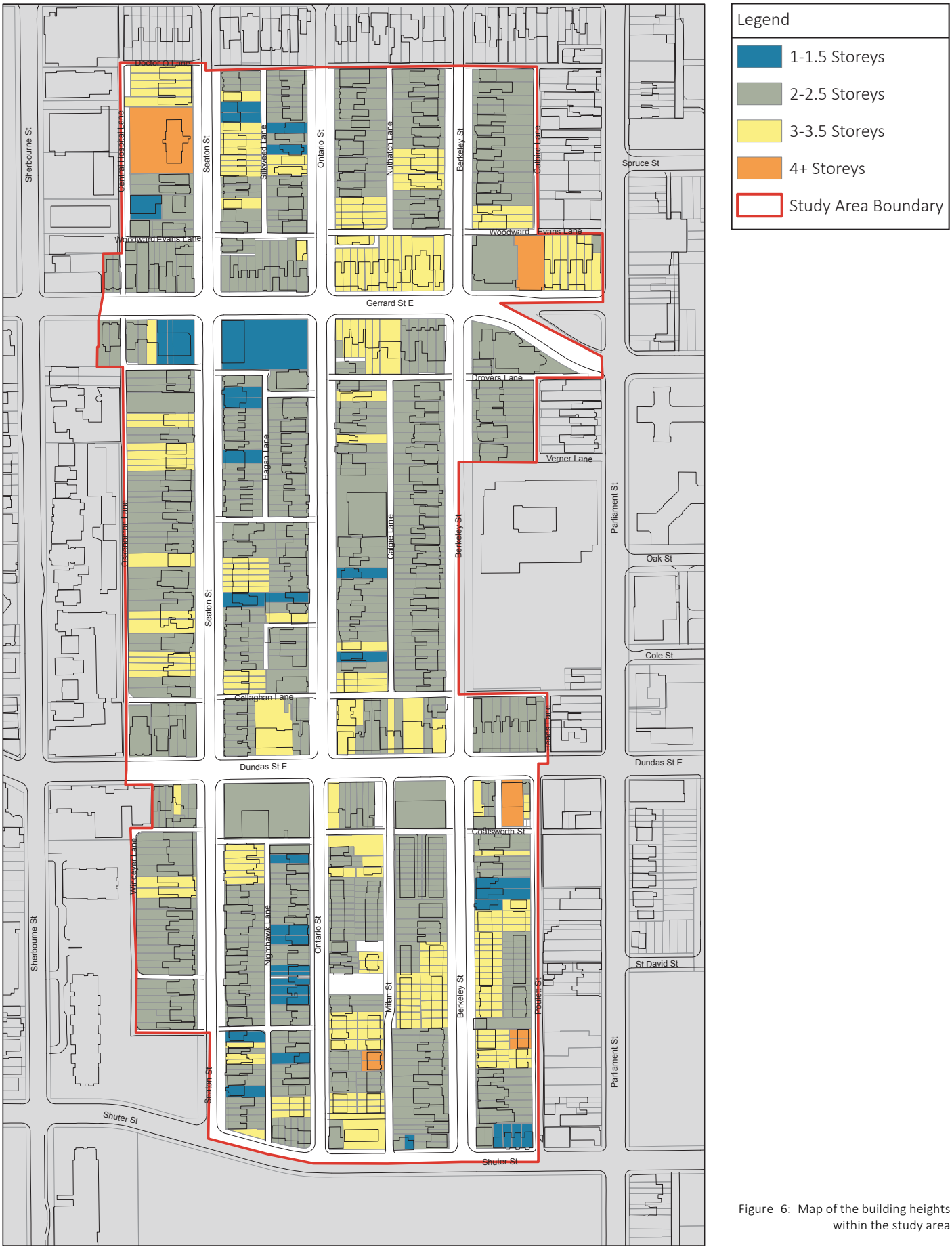


Figure 6: Map of the building heights within the study area

Figure 7: 63-71 Seaton Street, typical 2-2.5 storey buildings

Figure 8: 257-265 Seaton Street

Figure 9: 250-256 Milan Street

Heights

Building heights in the study area range from 1 to 7 storeys, however the area is primarily dominated by 2-2.5 storey structures. These low-rise buildings were constructed throughout the 19th and into the 21st centuries, and account for almost 70% of the buildings surveyed.

1-1.5 storey buildings are found throughout the study area with the majority along Ontario and Seaton Streets. The 1-1.5 storey buildings are typically small Ontario cottages constructed in groups. Distinct groupings can be found on the north side of Shuter Street, between Poulett and Berkeley Streets; and the west side of Ontario Street, between Shuter and Dundas Streets. Although these buildings only form about 5% of the properties surveyed, the 1-1.5 storey buildings contribute to the character of Cabbagetown Southwest. They exemplify the historic socio-economic diversity of Cabbagetown Southwest, where small Ontario cottages were built among ornate bay and gables. (Figure 8)

3-3.5 storey buildings comprise almost 25% of the properties surveyed and can be found along all of the streets within the study area. Distinct groupings of 3-3.5 storey buildings are found along Gerrard Street east of Ontario Street and within the townhouse complexes that were constructed in the south-east quadrant of the study area since the 1970s. (Figure 9)

There are seven properties that are 4 or more storeys within the study area: 320 Seaton Street, a 7-storey 1960s mid-rise apartment building; the 4-storey 1980s infill developments at 202-204 Milan Street and 22-24 Poulett Street; 280 Gerrard Street, a 4-storey 1990s addition to the Christian Community Centre; and one 5-storey apartment building at 425 Dundas Street. Buildings that are 4+ storeys high do not contribute to the area's character.

The building heights analysis shows that low rise structures (1-3 storeys) define the majority of the study area, and were also constructed during the peak development period. While buildings of 4 or more storeys can be found on certain streets, they do not contribute to the area's overall character, and are generally more recent constructions.

Figure 10: Map of the building cladding within the study area

Figure 11: 373 Berkeley Street, an example of polychromatic brickwork

Figure 12: 136-140 Seaton Street, an example of stucco cladding

Figure 13: 456-458 Ontario Street, an example of brick cladding with stone detailing

Building Cladding

The predominant building cladding material used in the study area is either brick alone or brick combined with one or more other decorative cladding materials such as stone detailing, siding, stucco, and wood. Polychromatic brick patterns, decorative wood verge boards and ornamentation, carved stone elements contribute to the detail and articulation of the cladding. Other traditional building materials were used sporadically in the study area include wood, stucco, and stone. Contemporary materials include vinyl and metal siding, stone and brick veneer, and stucco. The use of contemporary materials isn't limited to newer builds; some historic structures have been reclad. The only historic structures reclad in stone veneer are some of the one-storey Ontario cottages.

The analysis of building cladding shows that brick used either alone or combined with another material is the most characteristic building material of the study area for both historic and new construction. This analysis correlated with the buildings' dates of construction, indicate that most historic homes were constructed out of brick with wood and stone detailing. Although historic wood siding is only found on a few buildings, where used it contributes to the overall heritage character of the neighbourhood. Contemporary brick and stone veneer and vinyl siding do not contribute to the character of the neighbourhood.

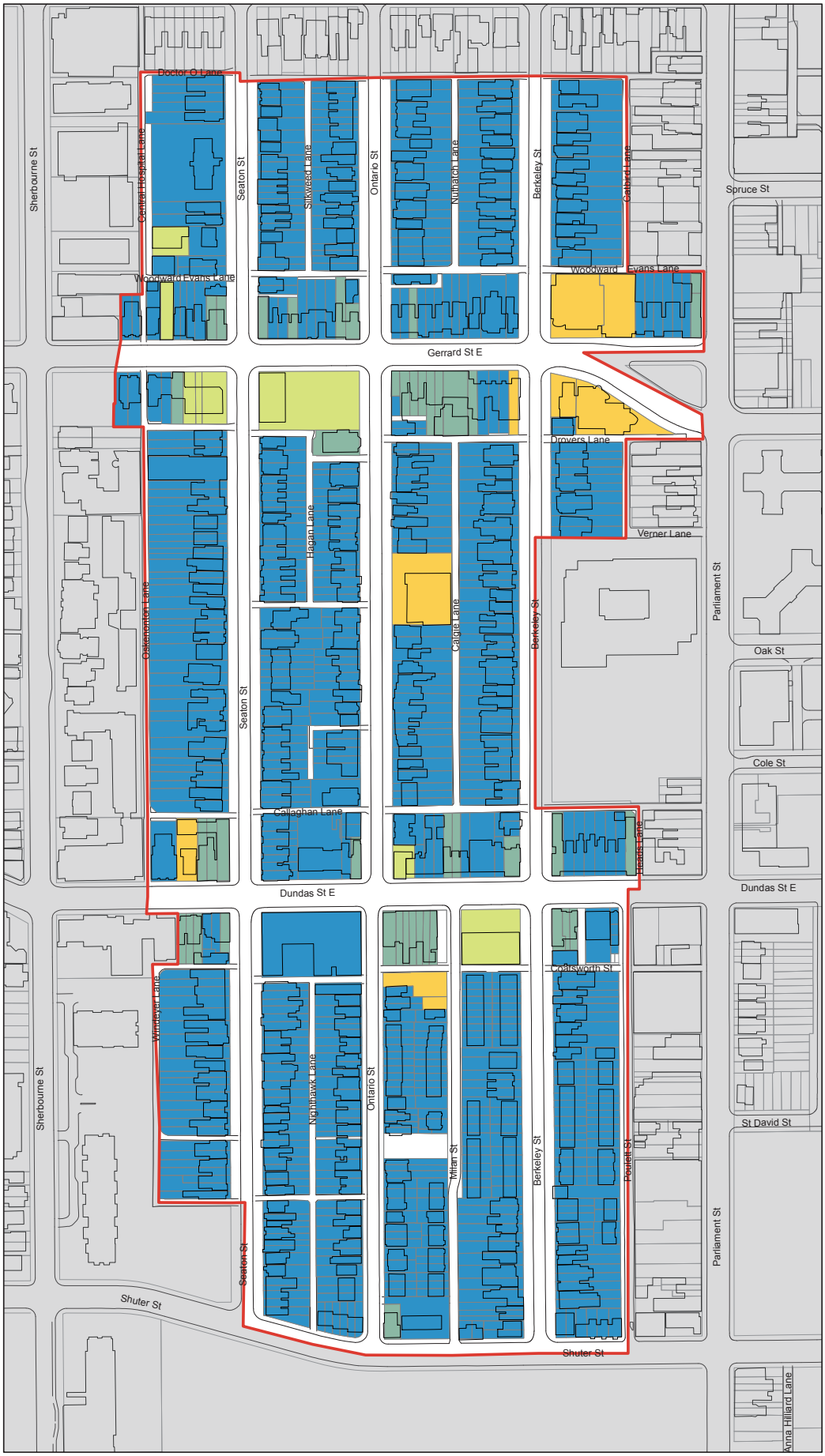


Figure 14: Map of the current property use within the study area

Figure 15: Typical streetscape with residential use. West Side of Ontario street looking north between Dundas and Gerrard Streets

Land Use

The Cabbagetown Southwest HCD Study Area is over 90% residential in land use and character. Residential uses can be found on all streets within the study area. All of the commercial and mixed-use properties are located on Gerrard, Dundas, and Shuter Streets with the exception of Studio 306 Located at 17 Central Hospital Lane (Figure 16) and the former Lee School at 386 Ontario Street. Similarly, all of the institutional buildings are found along Gerrard and Dundas Streets with the exception of Central Neighbourhood House located at 349 Ontario Street (Figure 18), and St Jude's Community Homes located at 275 Ontario Street. A cluster of Institutional uses are also located at the intersection of Berkeley and Gerrard Streets, and include the Toronto Public Library, the Yonge Street Mission, St. Michael's Homes, and the Children's Book Bank.


Figure 16: Example of a building with commercial use, 17 Central Hospital Lane


Figure 18: Example of a building with institutional use, Central Neighbourhood House (349 Ontario Street)

Figure 17: Typical streetscape with commercial use, 243-247 Gerrard Street


Figure 19: Typical streetscape with residential use. West Side of Berkeley Street Looking South Between Gerrard and Dundas Streets

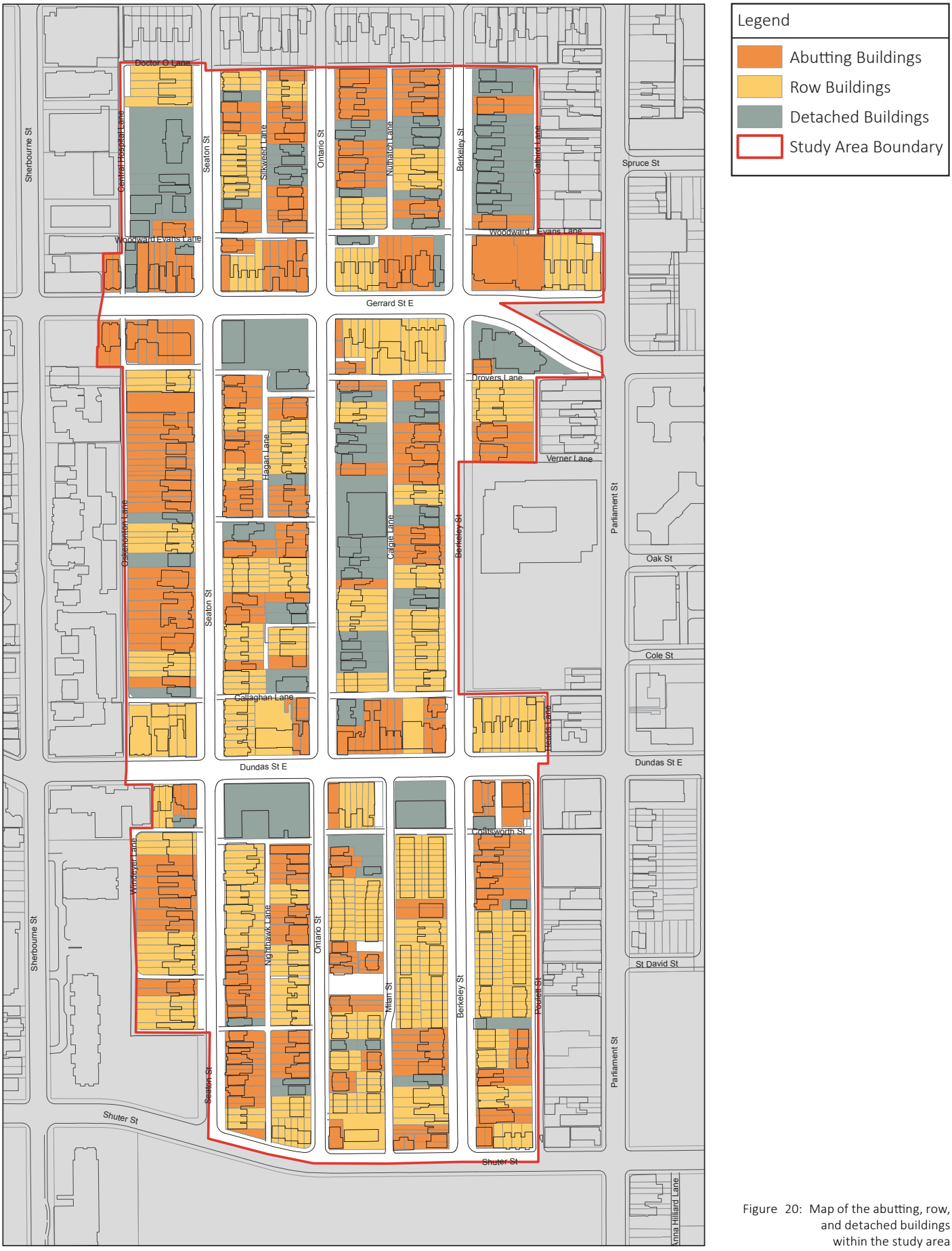


Figure 20: Map of the abutting, row, and detached buildings within the study area

Figure 21: Example of abutting buildings, 69-71 Seaton Street

Figure 22: Example of row buildings, 416-426 Dundas Street

Figure 23: Example of a detached building, 376 Berkeley Street

Built Form – Abutting, Row, and Detached Buildings

The built form of Cabbagetown Southwest is defined by a relatively high degree of density, and by the rhythm of the closely spaced and abutting buildings. An analysis of the buildings' proximity to one another and of their spatial relationships was completed in order to understand the prevailing built form of the neighbourhood. Each building was categorized as either detached, row or abutting. Detached homes were defined as having no party walls; row houses are those built as a series of houses designed at the same time by the same person; and abutting houses were built as one or more buildings that share a party wall and can be semi-detached, but are not a part of a row house. The identification of the building as row and abutting is not based on a property's legal identification, and is solely for the purposes of this study.

The majority of properties are either abutting or row houses. Row housing makes up about 50% of the existing building stock, and abutting buildings 40%. The remaining 10% of properties are detached and can be found throughout the study area with a higher concentration north of Gerrard Street, particularly on Berkeley Street; and on Ontario Street, between Gerrard and Dundas streets.

With the exception of the two areas with a higher concentration of detached homes, the neighbourhood character stems from the strong, continuous and consistent streetwalls that are created by the row and abutting homes. There are few gaps and spaces between the individual and series of houses. The set back of the streetwalls has slight variations (about +/- 1m), and the gaps between buildings are irregular. These variations articulate a consistent, but not homogeneous, streetwall adding variety to the neighbourhood. They are also reflective of how the area was developed by piecemeal by small scale developers that subdivided and built on relatively small lots.

Figure 24: Map of the architectural form (based on the number of addresses) within the study area

Figure 25: Example of properties labelled as “2 Addresses”, 357-359 Berkeley Street

Figure 26: Example of properties labelled as “10 Addresses”, 255-273 Milan Street

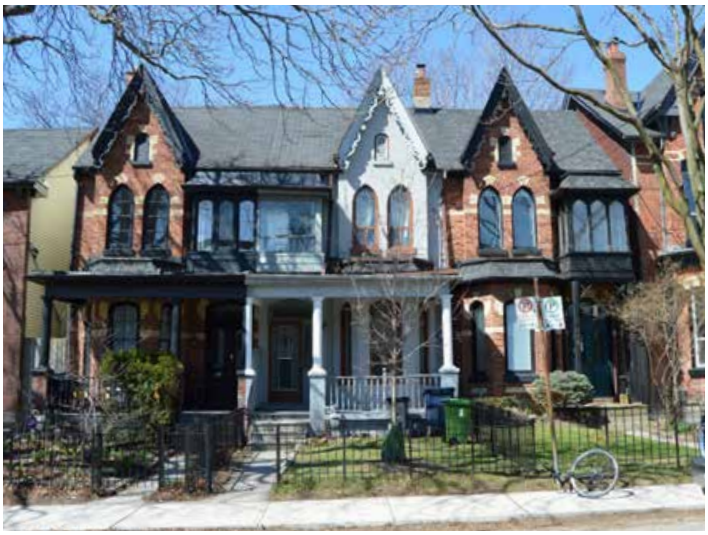


Figure 27: Example of properties labelled as “3 Addresses”, 322-326 Berkeley Street

Built Form – Architectural Form and Details

A complementary analysis to help identify patterns in the built form grain and density was to map out the buildings based on their groupings. A property labelled as “1 Address” is a detached building or a building abutting others, but has different architectural form and details than its neighbours. Properties labelled as “2 Addresses” are a pair of abutting buildings that share the same architectural form and details, but are different than the properties on the other side (Figure 25); properties labelled as “3 Addresses” are 3 homes that are similar (Figure 27), etc. This review differs from the previous analysis of spatial relationships, which focused on the continuity and breaks in the streetwall, but did not consider the architectural character of the individual buildings. This analysis focuses on the grouping of similar abutting houses that appear to be one structure and were likely constructed at the same time by the same builder or architect.

The study area is predominantly grouped as between 1 and 3 addresses, accounting for 70% of the buildings in the neighbourhood. Properties in larger groupings are less common, but can still be found throughout the study area. The largest groupings of addresses (10), are located in the southeast quadrant of the study area where majority of the new developments were built (Figure 26).

This analysis supports an understanding that early developers focused on constructing smaller properties, generally building up to 3 homes together. This smaller scale individual development resulted in buildings having their own architectural details while sharing the styles, materials, and height of the larger area. This juxtaposition of shared overall expression overlaid with individual details and elements reinforce the area’s rich and textured architectural character. Long rows of identical buildings were not part of the original development pattern. Newer developments, however, are characterized by longer streetwalls of identical houses. This pattern of a repeated design over a stretch of 6 to 10 homes does not reflect the overall character of the area.

Figure 28: Map of the architectural styles within the study area

Architectural Styles

The HCD study area contains a range of architectural styles representative of its peak of development in the late 19th century, as well as more contemporary builds completed after the 1960s. The architectural influences are predominantly Victorian, which is generally understood as an eclectic decorative style with multiple stylistic influences borrowing detailing from Gothic Revival, Italianate, Romanesque Revival, and Queen Anne Revival and popularized during the Victorian era. The following brief descriptions introduce the architectural styles found within the study area.

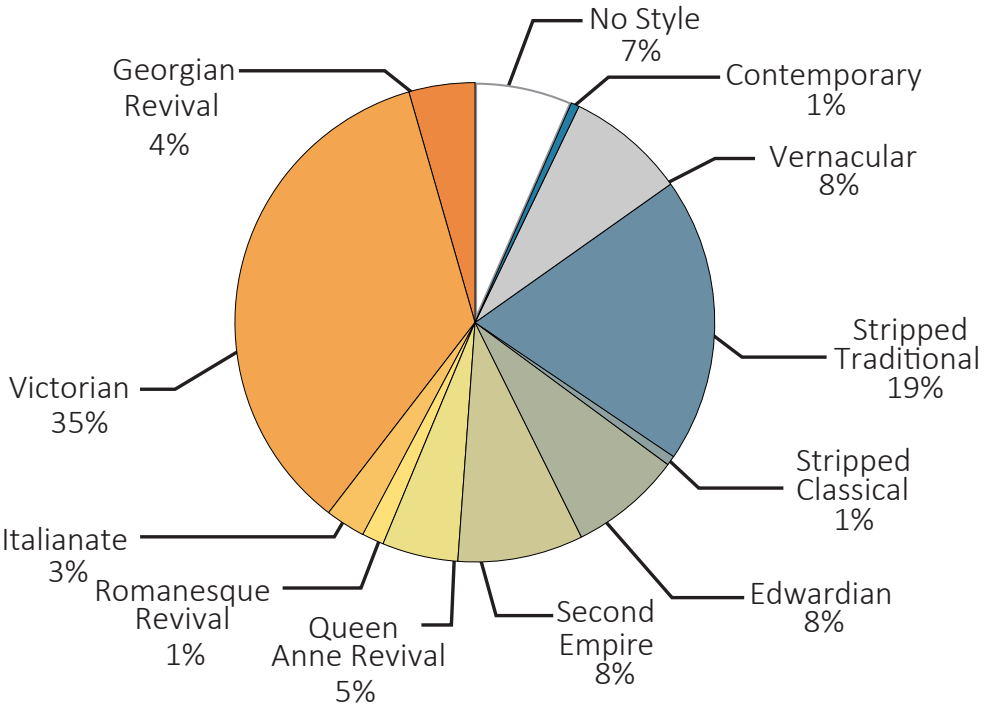


Figure 29: Pie chart depicting the dispersement of architectural styles within the study area

Figure 30: Example of Georgian Revival, 77 Seaton Street

Georgian Revival (1856 – 1880)

The Georgian Revival style is simple and understated with minimal ornamentation other than occasional polychromatic brickwork that would demarcate floor plates or quoins. Buildings are often constructed of brick, stone or clapboard, range between one to two and a half storeys, have a simple rectangular plan, and may incorporate a hip or gable roof structure. Other distinct elements of the style are the symmetrical chimneys on either side of the roof, balanced arrangements of multi-pane windows, and a two-to-three-bay front façade, with an off-centre simple doorway with a single pane transom above. The Cabbagetown Southwest area includes many examples of working and middle class Georgian Revival houses found throughout the study area with several groupings located on Seaton Street, south of Dundas Street East. The oldest structures in the study area are Georgian Revival including 358 – 368 Dundas Street and 77 Seaton Street (Figure 30).


Figure 31: Example of Italianate, 337-339 Berkeley Street

Italianate (1850 – 1900)

The Italianate style was a popular choice for both commercial and residential buildings in the mid-to-late 19th century. In general, this style incorporates classical elements such as a symmetrical façade with rhythmic, often with consistent spacing; and a shallow hipped or flat roof (side gabled in one instance along Dundas Street), often with an extended eaves and ornamental (double) bracketing. Commercial Italianate buildings were adopted by many main streets in Toronto (and North America) because it afforded large windows that would maximize natural light through a building with often no side windows; it contained degrees of ornamentation such as modillions, attached columns, piers, and decorative cornices often with double brackets; and was the style of commerce, associated with the Italian Renaissance. Residential Italianate loosely draws inspiration from the Italian palazzos using classical detailing such as wooded arcade porches, segmental arched windows with extravagant hood mouldings, corner quoins, and ornamental bracketing under the eaves. Majority of this style are located on the commercial streets of study area, however the residential sub-style is prominently used, with only two buildings along Dundas Street that fit the commercial Italianate mould. An example of a commercial Italianate building is 413 Dundas Street; and examples of residential Italianate include 337-339 Berkeley Street (Figure 31).


Figure 32: Example of Romanesque Revival, 210-212 Berkeley Street

Romanesque Revival (1850 – 1900)

Romanesque Revival architecture drew precedence from early medieval architecture, particularly monastic architecture that incorporated classical elements in their most elementary form. As a 19th century revival style, it uses early medieval motifs in a highly ornamental form; arched windows, arched and segmental openings, drip moulds, and stone courses incorporated into brick facades are common features. In general, the buildings are asymmetrical (However, within the study area, the buildings are symmetrical) with a grounded expression of the masonry structure and brick corbelling. There are only a few examples within the study area including 210-212 and 357-359 Berkeley Street (Figure 32).


Figure 33: Example of Second Empire, 262-264 Gerrard Street

Second Empire (1860 – 1900)

Second Empire buildings are derived from the period of the "Second Empire" in France (1852-1870) when Napoleon III was ruler, and the style was used in the redesign of Paris and had the goal of evoking a feeling of class and grandeur. The style is similar to the Italianate; however, it is characterised by mansard roofs, more extensive ornamentation, and a higher degree of articulation of the facade. They tend to be rhythmic in design, with regular bays containing polychromatic brick work, expressed cornices, rounded windows, and decorative polychromatic slate roofing tiles. Due to the repetitive nature of the buildings, their expressed quoins aid in differentiating properties. The degree of ornament typically increases on upper storeys, culminating in a mansard roof with elaborate dormers. The study area contains residential and commercial examples of the style. The northern portion of the study area contains the highest concentration of these buildings, particularly along Gerrard Street, east of Ontario Street. Representative styles with a more traditional approach can be found at 249-253 and 262-264 Gerrard Street, and 262 Seaton Street (Figure 33).


Figure 34: Example of Queen Anne Revival, 268-272 Seaton Street

Queen Anne Revival (1880 – 1910)

The Queen Anne Revival style looks back to Medieval English architecture, mixing early medieval and classical details together in a highly decorative manner. The revival style embraces an asymmetrical form with ornamentation incorporating Gothic, Tudor and Greco-Roman motifs. Carved wood fascia boards, polychromatic voussoirs, leaded Tudor windows, and sculpted terracotta are a small list of the many elements found in structures built in this style. A prominent example of a Queen Anne Revival in the study area is 268-272 Seaton Street and 456-458 Ontario Street (Figure 34). Most of the Queen Anne Revival style buildings within the study area are heavily influenced by the Romanesque Revival style.

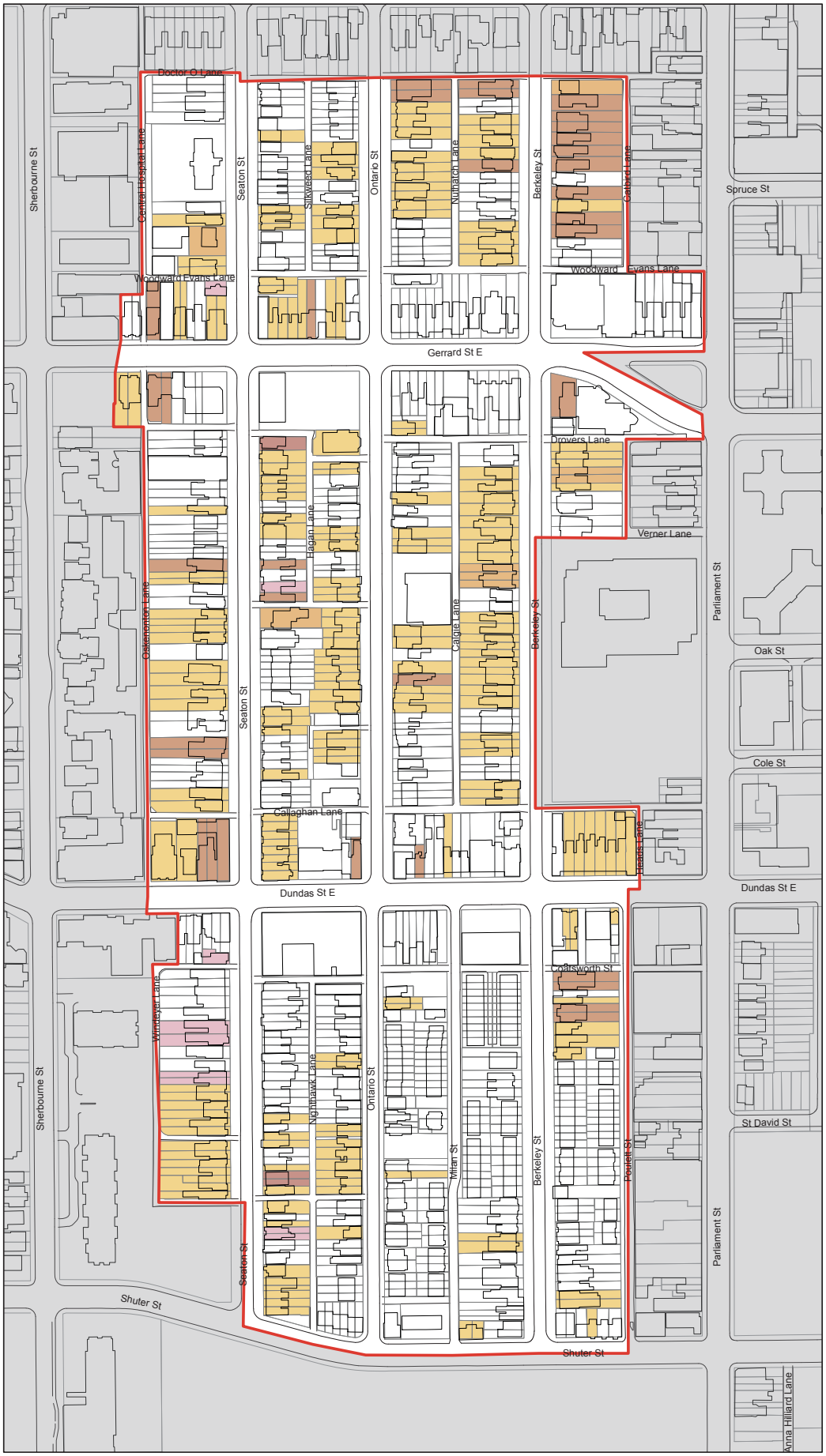


Figure 35: Map of the Victorian sub-styles within the study area

Victorian (1840 – 1900)

The Victorian style is an eclectic architectural style that draws from multiple stylistic influences and is characteristic of buildings built between 1840 and 1900 The study area is predominantly composed of Victorian housing that blend Gothic Revival, Italianate, Romanesque Revival, and Queen Anne Revival elements (40% of the existing building stock). This style can be found on all the street of the study area with the exception of Milan and Poulett Streets. Examples of this style include 307-311 Seaton Street and 328-332 Dundas Street (Figure 36). A mapping was completed to break-out the different sub-types which are described below.

Figure 36: Example of Victorian, 307-311 Seaton Street

Figure 37: Example of Victorian, 210 Ontario Street

Figure 38: Example of Victorian, 306 Seaton Street

Figure 39: Example of Victorian with Gothic Revival influence, 231 Seaton Street

Figure 41: Example of Victorian with Italianate influence, 259-261 Berkeley Street

Figure 40: Example of Victorian with Gothic Revival influence, 347-349 Berkeley Street

Figure 42: Example of Victorian with Italianate influence, 265 Gerrard Street

Victorian with Gothic Revival Influence (1830 – 1900)

This sub-type is defined by Gothic detailing including pointed arched windows, ornamental hood-moulds, bay windows, verandas, and ornamental roof trim and verge/ bargeboard. Examples include the Gothic Revival Cottages which are found throughout Ontario and were marketed as affordable country dwellings and highlighted in many publications including The Canada Farmer in 1865.

This sub-type can only found on Berkeley and Seaton Streets with representative examples at 231 Seaton Street (Figure 39) and 347-349 Berkeley Street (Figure 40).

Victorian with Italianate Influence (1850 – 1900)

This sub-type is defined by Italianate detailing including modillions, attached columns, piers, and decorative cornices often with double brackets; classical detailing such as wooded arcade porches, segmental arched windows with extravagant hood mouldings, corner quoins, and ornamental bracketing under the eaves. There is a high concentration of this sub-type on Berkeley Street, north of Gerrard Street, with representative examples at 265 Gerrard Street (Figure 42) and 259-231 and 371 Berkeley Street (Figure 41).

Victorian with Romanesque Revival Influence (1850 – 1900)

This sub-type is defined by Romanesque Revival detailing including early medieval motifs in a highly ornamental form; arched windows, arched and segmental openings, drip moulds, and stone courses. This sub-type can only be found on Seaton Street with representative examples at 128 and 296 Seaton Street (Figure 43).

Victorian with Queen Anne Revival Influence (1880 – 1910)

This sub-type is defined by Queen Anne Revival detailing including carved wood fascia boards, polychromatic voussoirs, leaded Tudor windows, and sculpted terracotta. This sub-type can only be found on Seaton Street with a representative example at 267 Seaton Street (Figure 44).

Figure 43: Example of Victorian with Romanesque Revival influence, 128 Seaton Street

Figure 44: Example of Victorian with Queen Anne Revival influence, 267 Seaton Street

Figure 45: Example of Edwardian, 123-129 Seaton Street

Edwardian (1900 – 1930)

The Edwardian style uses classical motifs; however, it diverges from the academic demands of rigidity to classical rules which results in a freer use of ornament and arrangement. For residential construction, the style is noted for its simplified and restrained classical detailing including its regular window rhythm, pediments, columned entrances or porticos, simple rooflines, bay windows, dormers and brick cladding. All of the Edwardian style buildings within the study area are on the residential streets with the exception of 331-335 Dundas Street. The highest concentration of this style can be found along Seaton Street including 117-129 Seaton Street (Figure 45).

Figure 46: Example of Stripped Traditional, 264 Seaton Street

Stripped Classical / Art Deco (1910-1940)

The Stripped Classical style, a sub-set within Art Deco, is identifiable through its simplification of classical architectural elements, and a general flattening of the façade. Buildings of this style are often symmetrical, with rectangular massing and flat roofs. There are only five Stripped Classical properties within the study area, the majority of which cluster near the intersection of Ontario and Dundas streets. Representative examples of this style include 365 Dundas, 291 Ontario, and 264 Seaton Streets (Figure 46).

Figure 47: Example of Stripped Traditional, 196-200 Milan Street

Stripped Traditional (1970 – present day)

The Stripped Traditional style describes homes built after 1970 that were heavily influenced by traditional architectural styles in their massing, proportions, materials and details. These traditional elements are incorporated and often modified to accommodate modern construction techniques. The majority of properties in style can be found south of Dundas Street, particularly along Milan and Poulett Streets. Examples of this style are 196-200 Milan and 22-24 Poulett Streets (Figure 47).

Figure 48: Example of Vernacular, 15 Central Hospital Lane

Vernacular (19th, 20th, and 21st centuries)

This style of architecture is often constructed by builders without abiding to any strict stylistic requirements. It often incorporates elements of architectural styles of its time while responding to local conditions and available resources. Examples of 19th and 20th century Vernacular architecture include 242-246 Ontario Street (Figure 49), and 15 Central Hospital Lane (Figure 48).

Figure 49: Example of Properties Vernacular, 242-246 Ontario Street

Building Elements

Projecting Bay Treatment


Figure 50: 308 Berkeley St.


Figure 54: 171 Seaton St.


Figure 58: 393 Berkeley St.


Figure 62: 362 Ontario St.


Figure 66: 116 Seaton St.


Figure 51: 430 Ontario St.


Figure 55: 298 Berkeley St.


Figure 59: 337 Ontario St.


Figure 63: 316 Berkeley St.


Figure 67: 420 Dundas St. E


Figure 52: 326 Berkeley St.


Figure 56: 335 Dundas St. E


Figure 60: 351 Berkeley St.


Figure 64: 326 Ontario St.


Figure 68: 373 Berkeley St.


Figure 53: 71 Seaton St.


Figure 57: 211 Berkeley St.


Figure 61: 128 Seaton St.


Figure 65: 357 Berkeley St.


Figure 69: 234 Seaton St.

Building Elements

Projecting Bay Treatment


Figure 70: 292 Berkeley St.


Figure 74: 294 Ontario St.


Figure 78: 134 Seaton St.


Figure 82: 218 Ontario St.


Figure 86: 175 Seaton St.


Figure 71: 404 Dundas St. E


Figure 75: 231 Seaton St.


Figure 79: 234 Berkeley St.


Figure 83: 264 Ontario St.


Figure 87: 318 Berkeley St.


Figure 72: 288 Ontario St.


Figure 76: 205 Gerrard St.


Figure 80: 125 Seaton St.


Figure 84: 202 Gerrard St.


Figure 88: 282 Berkeley St.


Figure 73: 254 Gerrard St.


Figure 77: 264 Gerrard St.


Figure 81: 383-385 Ontario St.


Figure 85: 260 Seaton St.


Figure 89: 284 Gerradt St.

Building Elements

Doors

Figure 90: 188 Berkeley St.


Figure 94: 365 Dundas St.

Figure 98: 228 Berkeley St.


Figure 102: 224 Ontario St.

Figure 91: 266 Ontario St.


Figure 95: 106 Seaton St.


Figure 99: 198 Milan St.

Figure 103: 240 Gerrard St.

Figure 92: 196 Berkeley St.


Figure 96: 324 Berkeley St.


Figure 100: 291 Ontario St.


Figure 104: 118-20 Seaton St.

Figure 93: 140 Seaton St.

Figure 97: 242 Gerrard St.


Figure 101: 318 Berkeley St.


Figure 105: 408 Ontario St.

Building Elements

Doors

Figure 106: 167-69 Seaton St.

Figure 110: 257 Berkeley St.


Figure 114: 426 Dundas St.


Figure 118: 270-72 Berkeley St.


Figure 107: 385 Berkeley St.

Figure 111: 418-20 Ontario St.


Figure 115: 286 Berkeley St.


Figure 119: 147-49 Seaton St.


Figure 108: 203 Gerrard St.

Figure 112: 260 Gerrard St.


Figure 116: 88-90 Poullet St.

Figure 120: 331 Seaton St.


Figure 109: 134 Seaton St.


Figure 113: 453-55 Ontario St.


Figure 117: 292 Berkeley St.


Figure 121: 260-262 Seaton St.

Building Elements

Windows


Figure 122: 77 Seaton St.


Figure 126: 167 Seaton St.


Figure 130: 210 Berkeley St.


Figure 134: 237 Gerrard St.


Figure 123: 259 Berkeley St.


Figure 127: 243 Gerrard St.


Figure 131: 290 Berkeley St.


Figure 135: 330 Ontario St.


Figure 124: 254 Ontario St.


Figure 128: 265 Berkeley St.


Figure 132: 247 Ontario St.


Figure 136: 449 Ontario St.


Figure 125: 265 Gerrard St.


Figure 129: 385 Berkeley St.


Figure 133: 290 Gerrard St.


Figure 137: 420Dundas St.

Building Elements

Bargeboard and Wood Detailing


Figure 138: 210-12 Berkeley St.


Figure 142: 218 Ontario St.


Figure 146: 71 Seaton St.


Figure 150: 404 Dundas St.


Figure 139: 210-14 Gerrard St.


Figure 143: 300 Berkeley St.


Figure 147: 228 Ontario St.


Figure 151: 114 Seaton St.


Figure 140: 308 Berkeley St.


Figure 144: 267-69 Ontario St.


Figure 148: 132 Seaton St.


Figure 152: 346 Berkeley St.


Figure 141: 320 Ontario St.


Figure 145: 201 Seaton St.


Figure 149: 362Berkeley St.


Figure 153: 308 Ontario St.

Building Elements

Bargeboard and Wood Detailing


Figure 154: 231 Seaton St.


Figure 158: 359 Ontario St.


Figure 162: 324 Berkeley St.


Figure 166: 427 Ontario St.


Figure 155: 430 Ontario St.


Figure 159: 376 Berkeley St.


Figure 163: 458 Ontario St.


Figure 167: 234 Seaton St.


Figure 156: 265 Gerrard St.


Figure 160: 433 Ontario St.


Figure 164: 232 Seaton St.


Figure 168: 386 Ontario St.


Figure 157: 235 Seaton St.


Figure 161: 240 Seaton St.


Figure 165: 267 Seaton St.


Figure 169: 300 Seaton St.

Building Elements

Porches and Stairs


Figure 170: 284 Berkeley St


Figure 174: 262 Gerrard St


Figure 178: 139-41 Seaton St


Figure 182: 383 Berkeley St


Figure 171: 456 Ontario St


Figure 175: 366 Dundas St


Figure 179: 149 Seaton St

Figure 183: 218 Gerrard St


Figure 172: 256 Gerrard St


Figure 176: 414-16 Ontario St


Figure 180: 75 Seaton St


Figure 184: 199 Seaton St


Figure 173: 110 Seaton St


Figure 177: 234 Seaton St


Figure 181: 231 Seaton St


Figure 185: 380 Seaton St

Building Elements

Porches and Stairs


Figure 186: 207 Berkeley St


Figure 190: 123 Seaton St


Figure 194: (1382 Queen St. W.)


Figure 198: 236 Seaton St


Figure 187: 332 Ontario St


Figure 191: 351 Berkeley St


Figure 195: 326 Seaton St


Figure 199: 437 Ontario St


Figure 188: 216 Seaton St

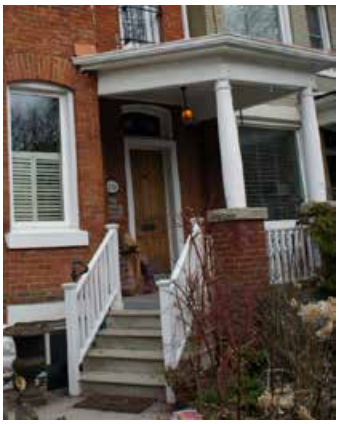


Figure 192: 220 Seaton St


Figure 196: 209 Berkeley St


Figure 200: 206 Gerrard St


Figure 189: 378 Berkeley St


Figure 193: 128 Seaton St


Figure 197: 389 Berkeley St


Figure 201: 42Ontario St

Building Elements

Porches and Stairs


Figure 202: 208 Seaton St


Figure 206: 360 Berkeley St


Figure 210: 94 Seaton St

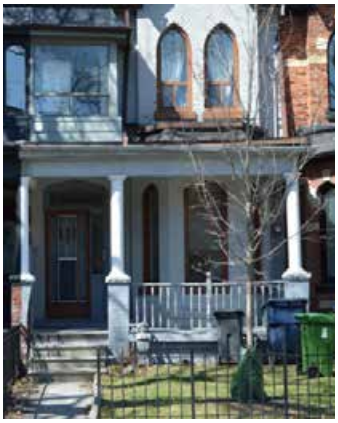


Figure 214: 324 Berkeley St


Figure 203: 234-36 Seaton St


Figure 207: 114-16 Seaton St


Figure 211: 341 Berkeley St


Figure 215: 340 Ontario St


Figure 204: 303 Ontario St


Figure 208: 442 Ontario St


Figure 212: 373 Ontario St


Figure 216: 253-55 Seaton St


Figure 205: 344 Berkeley St


Figure 209: 91 Seaton St


Figure 213: 376 Berkeley St


Figure 217: 210 Ontario St

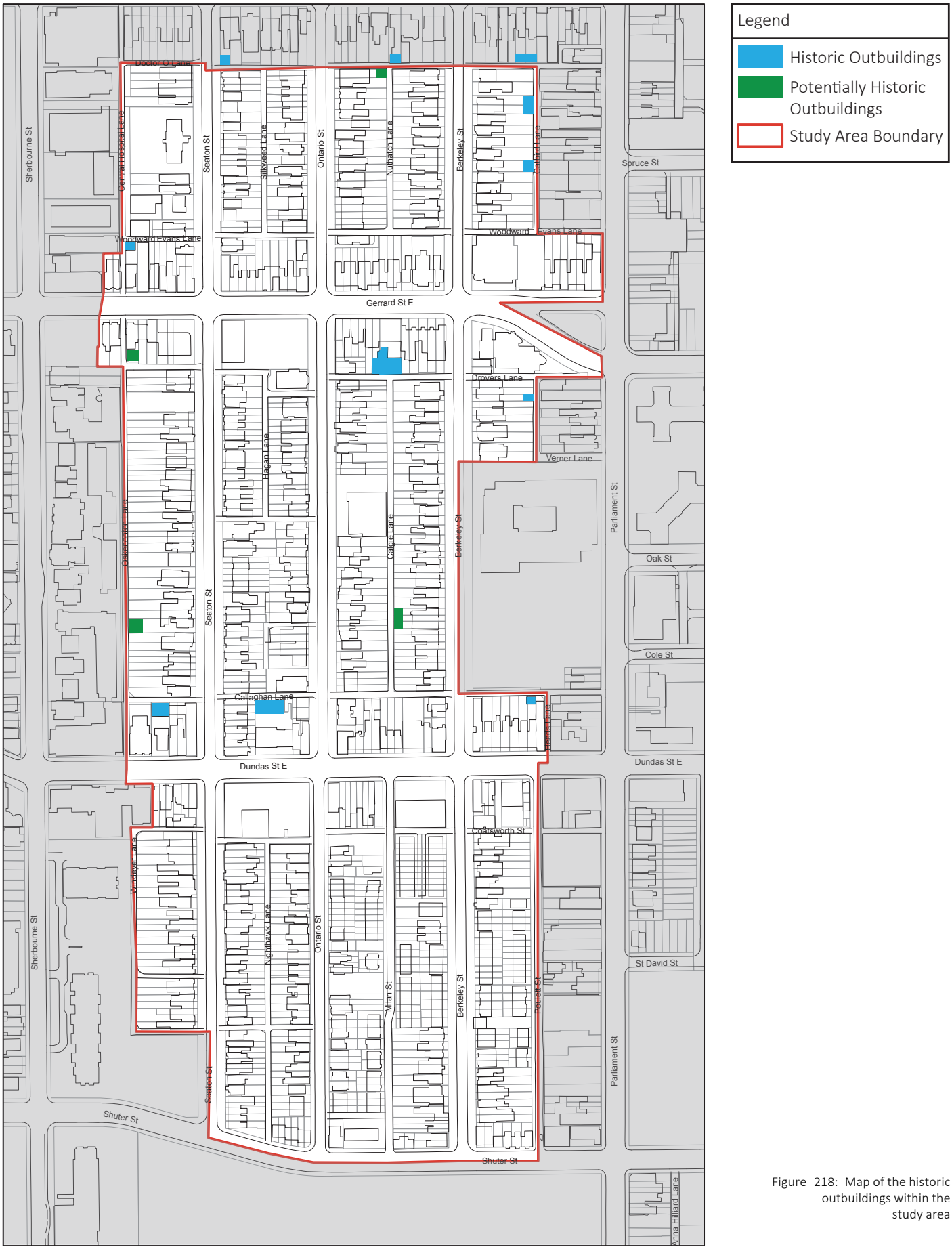


Figure 218: Map of the historic outbuildings within the study area

Outbuildings and Secondary Structures

The majority of properties within the study area have rear laneway access that was laid out in the mid to late 19th century. Given the predominant age of most houses within Cabbagetown Southwest, a walkthrough of all laneways was completed to note any additional secondary structures at the back of the property. A number of original coach houses, intact historic out-buildings, and buildings that may be historic, but are covered in stucco or new cladding, were noted in the process. Examples of historic coach houses can be found on Catbird Lane (approximately 377 and 387-389 Berkeley Street) (Figure 219) (Figure 220); examples of a historic out building can be found on Drovers Lane (249 R Gerrard Street) (Figure 221) and Callaghan Lane (358 R Dundas Street) (Figure 222); and examples of potential historic structures that have been re-clad can be found on Calgie Lane (approximately 294-296 Berkeley Street) (Figure 223).

Figure 219: 387-389 Berkeley Street (coach houses)

Figure 220: 377 Berkeley Street (coach house)

Figure 221: 249 R Gerrard Street (laneway housing/outbuilding)

Figure 222: 358 R Dundas Street (laneway housing/outbuilding)

Figure 223: 294-296 Berkeley Street (potentially re-clad historic outbuildings)

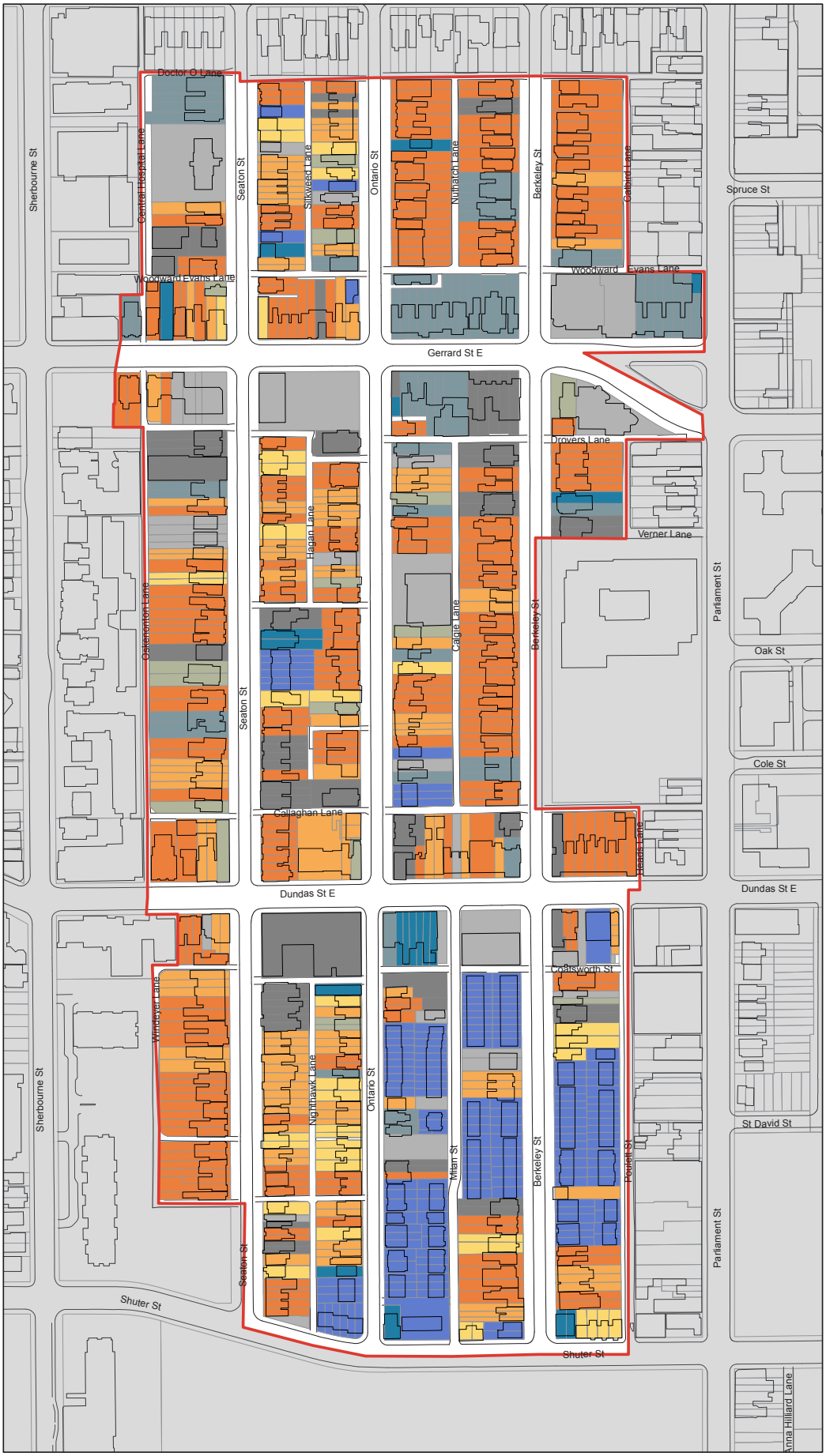


Figure 224: Map of the building typologies within the study area

Typologies

Building typologies are a means of understanding and analyzing the shape and form of the building including its massing, roof type, height, and number of bays to identify patterns of built form in the study area. This helps distil the other analyses completed in this study including the architectural styles, heights, periods of developments, and the overall built form of the area; and can inform a more cohesive understanding of the district's overall physical character and historical evolution. Seven typologies were identified within Cabbagetown Southwest; each contains several sub-types to account for the variations in their built form. This analysis determined that the built form throughout Cabbagetown Southwest is cohesive and that the majority of the study area is characterized by the bay and gable Typology. The majority of the typologies identified within the study area are broken down into further sub-types. These sub-types can be found in Appendix A.

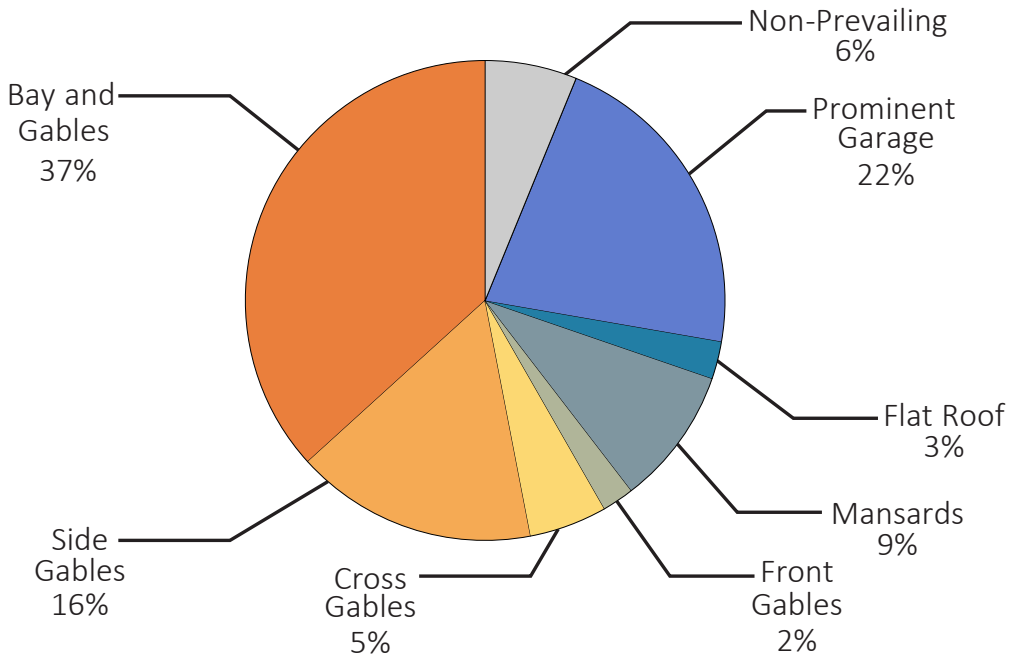


Figure 225: Pie chart depicting the dispersement of building typologies within the study

Figure 226: Example of a bay and gable typology, 433-435 Ontario Street

Figure 228: Example of a bay and gable typology, 416-426 Dundas Street

Figure 227: Example of a bay and gable typology, 387-389 Berkeley Street

Figure 229: Example of a bay and gable typology, 295-297 Seaton Street

Figure 230: Example of a bay and gable typology, 132-134 Seaton Street

Figure 231: Example of a bay and gable typology, 274-278 Berkeley Street

Type 1 – Bay and Gables (front and side gable)

The bay and gable typology is a 1.5 to 2.5 storey side gabled roof structure with a front gable bay that either projects the full 2.5 storeys or just the first storey. It has two to three bays, is often asymmetrical in composition, has an off centre entrance, exterior chimney on gable wall, and a solid to void ratio of 70/30 to 60/40. There are a number of different sub-types of bay and gables which can be found in Appendix A. The bay and gable typology is the most prevalent in the study area and can be found on all streets with the exception of Poulett Street. A concentration of bay and gables can be found on the west side of Berkeley Street, between Gerrard and Dundas Streets; and the west side of Seaton Street, south of Dundas Street. The bay and gable typology comprises almost 40% of the buildings within the study area. This typology is also referred to as the Toronto bay and gable. It can be found throughout the city and is a distinctive feature of early Toronto residential neighbourhoods.

Figure 232: Example of a side gable typology, 232-236 Berkeley Street

Type 2 – Side Gables

The side gable typology is a 2.5 storey side gabled roof structure often with a bay that either projects the full 2.5 storeys or just the first storey. It has 2 to 3 bays and is asymmetrical in composition with an off centre entrance next to a bay window, picture window, or series of windows. It has an exterior chimney on gable wall or roof ridge, and a solid to void ratio of 70/30 to 60/40. The side gabled typology is the second most prevalent building typology in the study area, and can be found on all streets with the exception of Poulett Street. This typology comprises over 15% of the buildings within the study area. A concentration of the side gabled typology can be found on the east side of Seaton Street, south of Dundas Street and north of Gerrard Street; the west side of Berkeley Street, south of Dundas Street; and the north side of Dundas Street, between Seaton and Ontario Streets.

Figure 233: Example of a side gable typology, 318-320 Berkeley Street

Figure 235: Example of a side gable typology, 123-129 Seaton Street

Figure 234: Example of a side gable typology, 370 Dundas Street

Figure 236: Example of a side gable typology, 340-344 Dundas Street

Figure 237: Example of an Ontario cottage typology, 255 Berkeley Street

Figure 238: Example of an Ontario cottage typology, 276 Shuter Street

Figure 239: Example of a modified Ontario cottage typology, 248 Shuter Street

Type 3 – Ontario Cottage

The Ontario cottage typology is a 1.5 to 2.5 storey cross gabled roof structure with 3 to 4 bays; is symmetrical in composition with a central door flanked by two windows; often with a third window above the door; sometimes with a chimney on the gable wall, or interior chimney on roof ridge or slope; and a solid to void ratio of 70/30 to 60/40. The Ontario cottage typology is only found on Seaton, Ontario, and Berkeley Streets. It is also referred to as a worker's cottage.

Figure 240: Example of a mansard roof typology, 202-204 Gerrard Street

Figure 243: Example of a mansard roof typology, 280-282 Berkeley Street

Figure 241: Example of a mansard roof typology, 414-416 Ontario Street

Figure 244: Example of a mansard roof typology, 333 Ontario Street

Figure 242: Example of a mansard roof typology, 366-372 Berkeley Street

Figure 245: Example of a mansard roof typology, 262-264 Gerrard Street

Figure 246: Example of a mansard roof typology, 284-290 Gerrard Street

Figure 247: Example of a mansard roof typology, 260-262 Seaton Street

Figure 248: Example of a mansard roof typology, 243-247 Gerrard Street

Type 4 – Mansard Roof

The mansard roof typology is a 2 to 3 storey mansard roofed structure with a front gable bay that either projects the first 2 storeys or just the first storey. It has 2 bays, is often asymmetrical in composition with an off centre entrance. It has an exterior chimney on side wall, and a solid to void ratio of 70/30 to 60/40. The mansard roof typology makes up approximately 10% of the buildings in the study area and is most prevalent on the commercial main streets of Gerrard and Dundas. This typology is very similar to the bay and gable where the only differentiating factor is the type of roof.

Type 5 – Front Gable

The front gable typology is a 1.5 to 2.5 storey front gabled roof structure, sometimes with a front gable bay window. It has 2 to 3 bays; is often asymmetrical in composition with a usually off centre entrance. It has a solid to void ratio of 70/30 to 60/40. The front gable is a building typology found throughout the study area, but is not prevailing and only makes up about 2% of the buildings.

Figure 249: Example of a front gable typology, 337 Ontario Street

Figure 251: Example of a front gable typology, 442 Ontario Street

Figure 250: Example of a front gable typology, 336 Dundas Street

Figure 252: Example of a front gable typology, 180 Seaton Street

Type 6 – Flat Roof

The flat roof typology is a 2 storey flat roofed structure. It has 2 to 4 bays; has an off centre entrance; and a solid to void ratio of 30/70 to 60/40. The flat roof typology is a non-prevailing typology that only counts for 2% of the study area. This typology is found throughout the study area.

Figure 253: Example of a flat roof typology with a symmetrical composition and multiple units, 266-272 Shuter Street

Figure 254: Example of a flat roof typology with an asymmetrical composition (and sometimes a recessed commercial entrance), 208 Gerrard Street

Figure 255: Example of a prominent garage typology, 180-182 Berkeley Street

Figure 257: Example of a prominent garage typology, 58A-C Poulett Street

Figure 256: Example of a prominent garage typology, 32-38 Poulett Street

Figure 258: Example of a prominent garage typology, 46-50 Poulett Street

Figure 259: Example of a prominent garage typology, 215-221 Milan Street

Figure 260: Example of a prominent garage typology, 187-191 Ontario Street

Type 7 – Prominent Garage

The prominent garage typology is a recently constructed (1970 – present) row-house structure that has a very different relationship to grade than the other building typologies. These buildings generally have a raised front entrance and sunken garages. Common features include rhythmic projecting and recessing bays; repetitive identical (or mirrored) units; and a mixture of brick veneer and metal or vinyl siding cladding. The prominent garage typology is one of the most prevalent in the study area comprising 25% of the buildings within the study area, but the majority is found in the southeast quadrant. A concentration can be found on the west side of Poulett Street, and all along Milan Street.

Unique Residential Examples

The study area contains a number of buildings that contribute to the character of the area but do not belong to any of the identified building typologies, and have therefore been identified as unique.

Figure 268: 210-212 Berkeley St

Figure 270: 259-261 Berkeley St

Figure 261: 270-272 Berkeley St

Figure 265: 336-338 Berkeley St

Figure 269: 337-339 Berkeley St

Figure 271: 344-346 Berkeley St

Figure 262: 384-386 Berkeley St

Figure 267: 365 Dundas St E

Figure 263: 413 Dundas

Figure 264: 237 Gerrard

Figure 266: 255-263 Gerrard St E

Figure 272: 270 Milan St

Figure 273: 221-223 Ontario St

Figure 277: 275 Ontario St

Figure 281: 291 Ontario St

Figure 284: 294 Ontario St

Figure 274: 386 Ontario St

Figure 279: 452-454 1/2 Ontario St

Figure 282: 79-81 Seaton St

Figure 285: 87 Seaton St

Figure 275: 139-149 Seaton St

Figure 280: 183-189 Seaton St

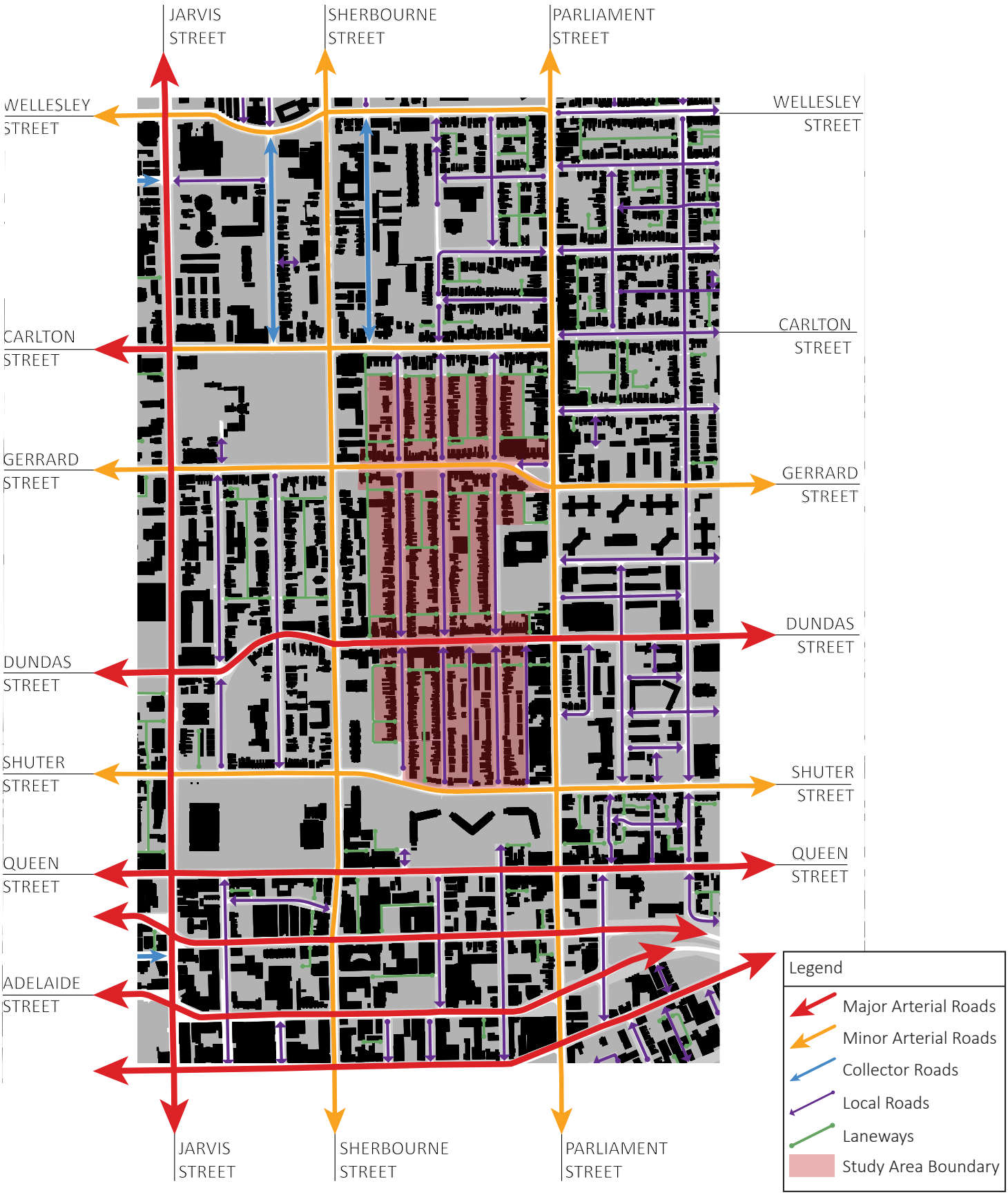
Figure 286: 193-199 Seaton St

Figure 276: 216 Seaton St

Figure 278: 264 Seaton St

Figure 283: 268-272 Seaton St

Figure 287: Map of the circulation within the study area



Circulation Analysis

The Cabbagetown Southwest HCD study area was part of Toronto's early residential expansion, and the circulation of the area reflects the historic development of the City's urban fabric. The long north-south blocks reflect the original Park Lots and early subdivision into narrow lots with rear and side lane access. These north-south roads were designed for local residential access rather than as through streets connecting areas in the City. Dundas Street was the only east/west corridor that continued through the study area until the 1950s and 60s. Gerrard Street jogged south at Parliament Street and Sydenham (Shuter) Street dead-ended at Ontario Street until Shuter and Sydenham were connected. Many of the original rear and side laneways still remain today and are used for their original purpose. The study area contains four different road types as classified by the City's Transportation Services. These include major arterial roads, minor arterial roads, local roads, and laneways.

Dundas Street East is the only major arterial road in the study area with the primary function of moving traffic, seeing over 20,000 vehicles and 5,000 transit passengers per day. There are two minor arterial roads in the study area, Gerrard and Shuter Streets. Similar to the traffic movement function of major arterial roads, minor arterial roads see between 8,000 to 20,000 vehicles and 1,500 to 5,000 transit passengers per day.

The remaining streets within the study area are considered local roads meaning their primary function is to access properties. Local roads see less than 2,500 vehicles per day. All of the local roads are one-way. Seaton, Ontario, and Berkley Streets alternate their direction at each major and minor arterial road junctions. All street sections north of Gerrard are one way heading north, while south of Gerrard, these streets are one way heading south. One way restrictions switch again south of Dundas, with all streets being one way north. As a result, vehicles on Dundas Street are unable to access any of the north-south streets. This effectively restricts most through traffic to the major arterial road (Dundas Street) and allows for the minor arterial roads to connect to the major one. It also prevents the use of the local roads as shortcuts for traffic on Dundas Street looking to access Gerrard and Shuter.

A well-known characteristic of Toronto is the intricate layout of rear and side laneways which provide secondary access to properties. Cabbagetown Southwest has extensive rear and side laneways in-between all of the streets with the exceptions of Poulett and Milan Streets, which were converted from laneways to legal streets in the 1910s after a small number of residences were constructed along them. By the 1940s, the City directories indicated that there were no longer residents on these two streets until their redevelopment in the 1960s and onward. The 2013 Road Classification System does not define laneways, and does not consider them legal streets stating that: "Toronto has numerous rear and side lanes which are not legal streets. They were not included in the RCS of the former municipalities and are not included in the system proposed here. There is little ambiguity between local streets and lanes, and there is little likelihood of lanes becoming streets or vice-versa." Generally laneways do not become streets; however, Poulett and Milan Streets are two exceptions which date back to the early 20th century.

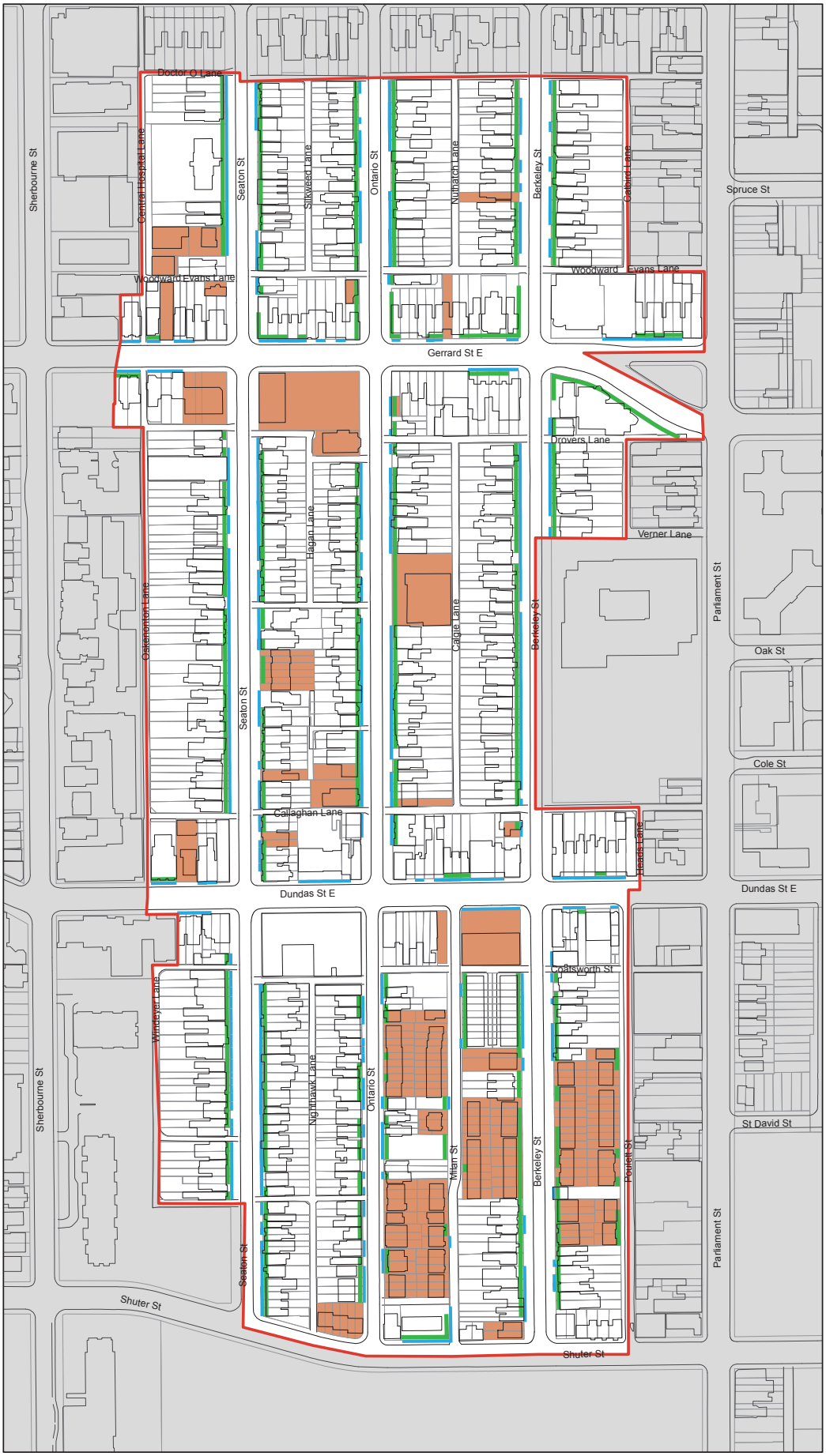


Figure 288: Map of the front yard green space and fencing, and front parking pads within the study area

Public Realm

Front Yard Green Space

Cabbagetown Southwest has fairly extensive front yard green space. The majority is along the residential streets of Seaton, Ontario, and Berkeley. The north side of Gerrard Street also has a large amount of front yard green space when compared to other commercial streets, while Dundas and the south side of Gerrard have little green space. The more recently developed streets of Milan and Poulett are the only residential streets lacking a significant amount of front yard green space.

The front yards of north/south streets are generally green with a variety of garden types. Seaton Street has the most continuous green space throughout the study area along its whole length, whereas Berkeley and Ontario Streets have more uninterrupted green space north of Dundas Street than south (Figure 289).

Front yard green spaces are most extensive north of Gerrard Street where the fences and setbacks are more consistent (with the exception of the apartment building at 320 Seaton Street), and the area has a large concentration of mature trees. The streets running north/south between Gerrard and Dundas Streets have fairly consistent front yard green spaces with the exceptions of the Lord Dufferin School backing onto Berkeley Street, and the Central Neighbourhood House on Ontario Street. There is little consistency in the front yard green space south of Dundas Street where the front yards of Milan and Poulett Streets often abut backyards (often with high fencing) and their neighbouring streets. The most continuous area of front yard green space south of Dundas Street is on Seaton Street.

The majority of the north/south running streets have a mature tree canopy including some of the newer infilled properties on Berkeley Street, south of Dundas Street. There are some small areas that are lacking a mature tree canopy, specifically along Milan, Poulett, and Ontario Streets where the more recently constructed houses have parking pads at the front. Dundas and Shuter Streets have little tree canopy, except for 358 – 368 Dundas Street, which are some of the oldest buildings within the study area, and 238-244 Shuter Street. Gerrard Street has a mature tree canopy, especially east of Ontario Street and at Anniversary Park, located at the intersection of Parliament Street.

Figure 290: Berkeley Street looking north between Dundas and Shuter Streets showing typical front yard green space (green line indicates location of green space)

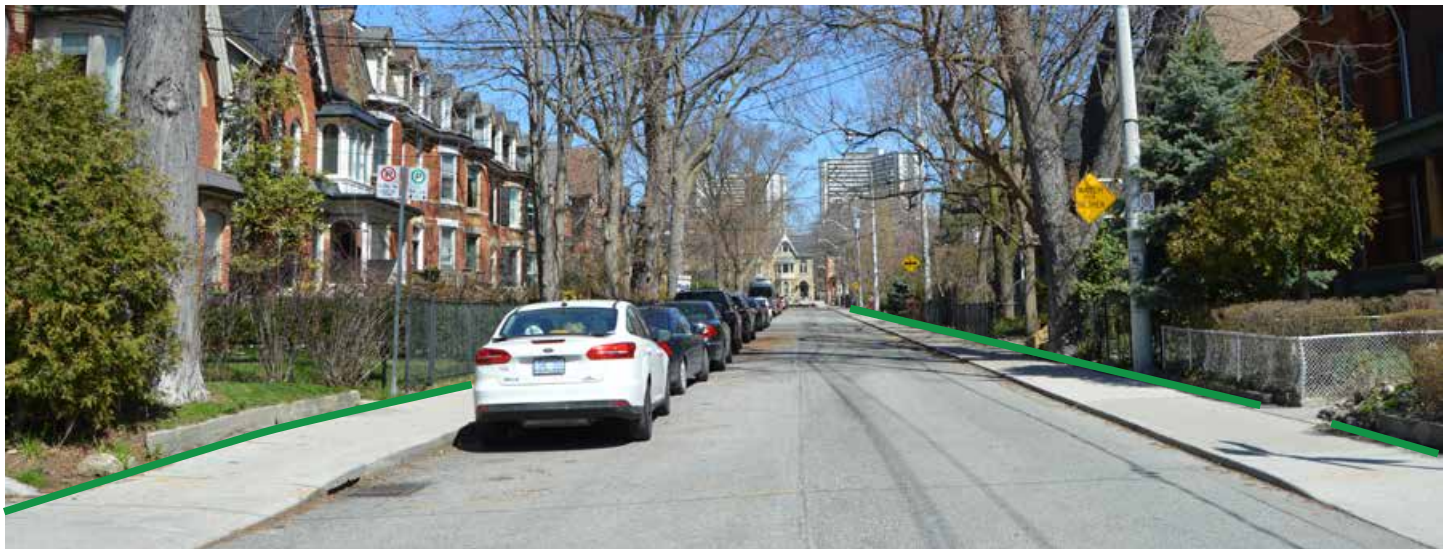


Figure 289: Berkeley Street looking north between Gerrard and Carlton Streets showing typical front yard green space (green line indicates location of green space)

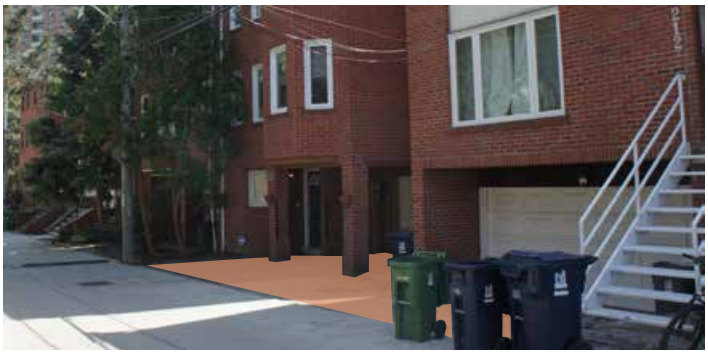


Figure 291: Milan Street showing typical front parking pads (parking pads highlighted in pink)

Front Parking Pad

Front parking pads are not part of the prevailing character of neighbourhoods developed in the 19th century; however, some front yard green spaces were converted into parking pads during the 20th century. The majority of front yard parking can be found within the newly developed areas in the southeast quadrant, south of Dundas along Poulett, Milan, and Berkeley Streets, and the east side of Ontario Street (Figure 291). Parking is also prevalent along the main streets of Dundas and Gerrard where larger low-rise corporate retail and auto repair shops are located.

Figure 292: Ontario Street showing typical front parking pads (parking pads highlighted in pink)

Front Yard Fencing

Front yard fencing is prevalent in the study area. It was noted by residents in the Community Advisory Group meetings that these fences are a more recent addition to the neighbourhood, and that historically they would not have existed. It was also noted that many of the fences are a security feature for the residences. Most of them are composed of iron pickets that allow a view of the front yard and house; however, some solid wood fences block off these views. While most of the fences are at waist height, a few residences have erected higher fencing. The majority of properties with fencing have some type of front yard green space except for the commercial properties that face Dundas and Gerrard Streets. The fences on Berkeley Street are almost all in metal (cast or wrought iron, steel pickets), whereas Seaton and Ontario Streets have a mix of both wood and metal fencing (Figure 293). Other fencing material found within the study area includes chain-link and brick with metalwork. Poulett Street is the only street without any front yard fencing.

Figure 294: Ontario Street looking south from Gerrard Street showing typical front yard fencing (blue line indicates location of fence)

Figure 293: Typical streetscape along Seaton Street showing front yard fencing (blue line indicates location of fence)

Sidewalks

Sidewalks can be found throughout the entire study area. All streets have sidewalks on both sides of the street with the exceptions of Milan and Poulett Streets. Milan has sidewalks on both sides of the street just south of Dundas, but they end after No. 255 on the east side and right before the Ontario Street Parkette on the west. Poulett Street has a sidewalk on the west side running from Shuter to Dundas Streets.

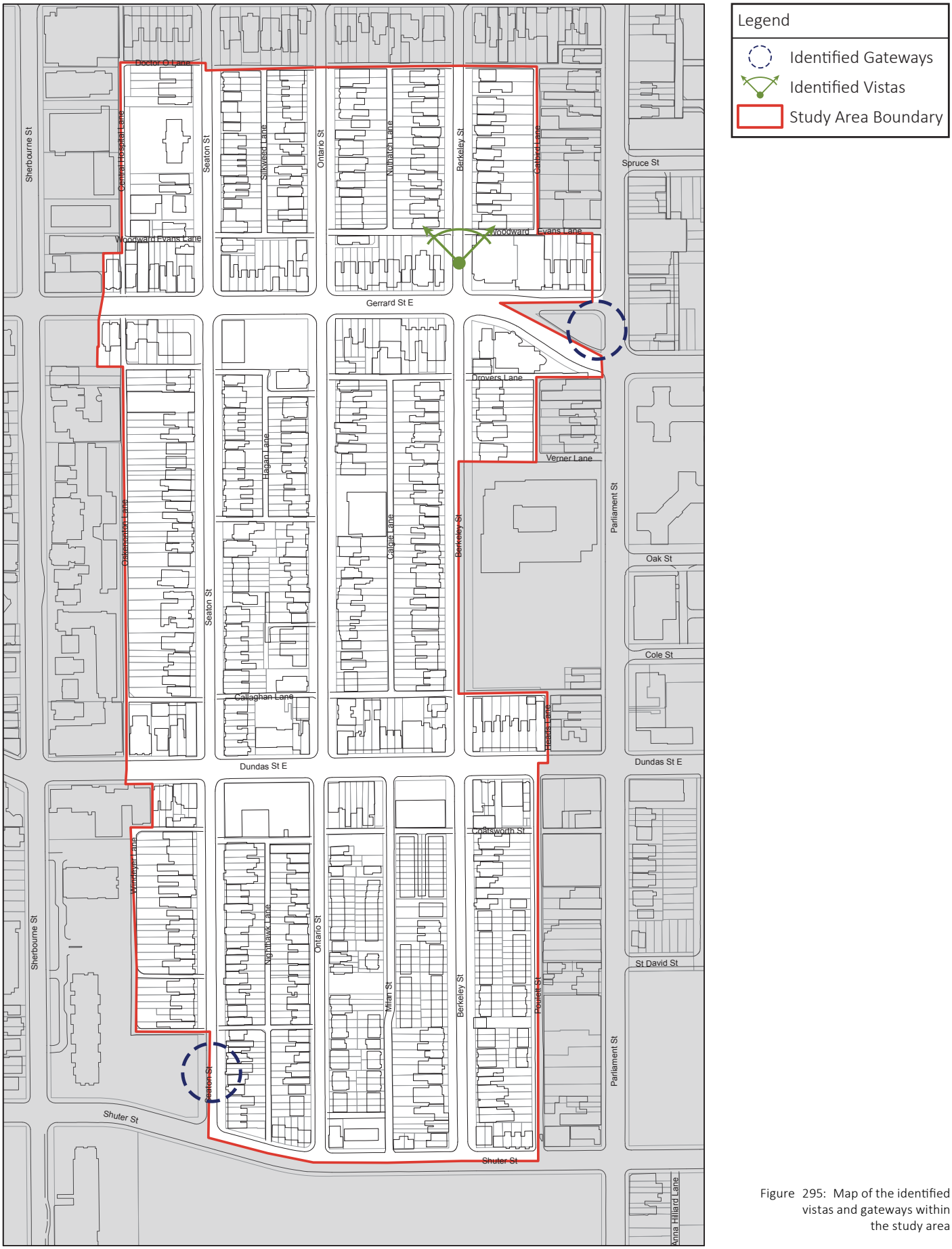


Figure 295: Map of the identified vistas and gateways within the study area

Vistas and Gateways

General views were noted and analyzed by the consultant team during the initial site visits and further refined after the public consultation meetings. Two gateways and one vista were identified in the study. A gateway describes a change in the built form and landscape, or the entrance or exit to a neighbourhood that is clear. A vista is a general view in a direction, not specifying a particular component but including everything within the view port.

Gateways of the Cabbagetown Southwest HCD study area include:

- The intersection of Gerrard and Parliament Streets
  - This gateway defines the entrance to Cabbagetown Southwest from Parliament Street, and the Parkette provides an opening that allows for a wide view down Gerrard Street to the heritage commercial streetscape.

Figure 296: Gateway view at Gerrard and Parliament Streets showing the exit of the study area

Figure 297: Gateway view at Gerrard and Parliament Streets showing the entrance of the study area

- The intersection of Shuter and Seaton Streets
  - When travelling east on Shuter Street, the curve of Shuter Street at Seaton Street presents a stark and contrasting juxtaposition of the historic low scale Cabbagetown Southwest buildings extending down to Shuter Street and the redeveloped large scale site with its high-rises on the south side of Shuter Street. The historic buildings visible on the east side of Seaton Street create a signpost and signal indicating the character of the rest of area to the north.

Figure 298: Looking east toward Seaton Street along Shuter Shreet showing the juxtaposition of built form of Cabbagetown Southwest and the surrounding area

Figure 299: Looking north at the intersection of Seaton and Shuter Streets where travelling to the east the juxtaposition of built form of Cabbagetown Southwest and the surrounding area is evident

Vistas of the Cabbagetown Southwest HCD study area include:

- Berkeley Street look north from Gerrard Street toward Carlton Street
  - This vista was identified for its strong consistency and continuous views of high quality Victorian buildings. Berkeley Street ends at Carlton Street, closing off the view with equally high quality Victorian buildings.

Figure 300: Vista of Berkeley Street looking north from Gerrard Street

Figure 301: Map of the identified character areas within the study area

Character Areas

Character areas within the Study Area are defined through an iterative process and many lenses of analysis. A character area is a sub-area within the overall Study Area Boundary that carries a distinct character which is predominantly found in one area within the Study Area Boundary. This can be defined through the buildings' date of construction, stylistic influences, massing, and materials. Character areas are identified to ensure that policies and guidelines of a potential HCD Plan can be developed to address the specific characteristics of a sub-area with the larger boundary.

Principal Residential Area

The principal residential area includes all of the properties within the study area lining Seaton Street; all properties fronting Ontario Street north of Dundas Street, and the properties on the west side south of Dundas Street; and properties fronting Berkeley Street between Gerrard and Dundas Streets. The area is defined by its mid-to late 19th century residential character, consistent narrow lot frontages, setbacks, cladding materials, and building heights.

Periods of Significance

- Park Lot Grants and Property Subdivision (1796 – c.1850)
  - 1793 – The Town of York was founded
  - 1796 – Park Lot 3 was granted to John Small; Park Lot 4 to John White
  - 1800 – John White died in duel fought against John Small; his property went to his son
  - 1818 – John White's son Charles White sold Park Lot 4 to Charles Ridout; Ridout soon subdivided his property
  - 1820 – Charles Ridout sold eastern third of Park Lot 4 to Edward McMahon and sold western third to Andrew Mercer; Charles Ridout kept the middle third
  - 1824 – Andrew Mercer sold his western third to Thomas Gibbs Ridout (Charles Ridout's brother)
  - 1829 – William Allen of Park Lot 5 (to the west of study area) constructed Moss Park, a brick house, and a small lane between his property and Thomas Gibbs Ridout's property
  - c1830 – The first industries moved to the east end of town, developing to the south of the study area
  - 1831 – John Small died; his Park Lot 3 was inherited by his sons James Edward Small and Charles Coxwell Small.
  - 1838 – Charles Ridout transferred his middle third of Park Lot 4 to his son Samuel George Ridout
  - c1842 – The residential subdivision of the Smalls' property began, but no housing construction started. The land subdivision attracted workers of the neighbouring industries
  - 1845 – An agreement was made between Thomas Gibbs Ridout and William Allan to widen Allan's lane; the new street was named Sherborne (later known as Sherbourne Street)
  - c1850 – With the expansion of Sherbourne Street, John Howard, surveyor for the City of Toronto, was brought in to subdivide the land between Sherbourne and Parliament Streets into a grid pattern. These in turn were further subdivided by small-time land speculators
- Development and Intensification (c.1856 – 1919)
  - c1858 – Further subdivisions were completed with a number of houses already constructed at the south end of the study area; area residents were generally immigrants from the British Isles and working for the industries to the south and east
  - c1872 – The roads and laneways within the study area were fully established and laid out; area was predominately residential in nature with commercial buildings along the main thoroughfares and stables/ workshops along the laneways
  - c1884 – The study area was rapidly growing and becoming built-up, with few vacant lots remaining. The development patterns and general streetscapes were consolidated. The study area began to draw diverse settlers, including immigrants such as Italians, Jewish and Russians and started to become middle class
  - c1890s – Upgrades to the study area included improving roads and replacing the cedar block sidewalks and brick with paved surfaces, upgrading the sewers, electrifying the houses, and providing street-car service to the neighbourhood
- Increase of Industry and Residential Decline (1920 – c.1945)
  - c.1920s – Industries moved into the area and began demolishing smaller residential buildings to construct larger, industrial buildings
  - c1930s – The Great Depression brought high unemployment and poverty; houses deteriorated due to lack of funding for maintenance and overcrowding of boarders and transient tenants became common
  - 1934 – The Bruce Report outlined the poor condition of existing Victorian housing and advocated replacing it with new government-initiated apartment complexes, providing the impetus to create large-scaled apartment housing development around the study area
- Urban Renewal, Social Change, and Activism (c.1945 – present)
  - 1948-49- Regent Park (to the east of the study area) was developed, resulting in the demolition of multiple city blocks of 19th century housing
  - 1953- Shuter Street was connected to Sydenham Street, which necessitated the demolition of a swathe of housing to accommodate this new road; Gerrard Street was connected at Parliament Street
  - c1960- Moss Park (to the south of the study area) was developed, from the lands cut off by Shuter Street; a large amount of housing was demolished

- c1965 – The 1965 Official Plan permitted the development of high-rise structures, spurring development around the study area; row housing along the new stretch of Shuter Street was constructed
- 1967-1968 – Residents' association formed which resulted in one of the City's first working committees to ensure city planners and officials heard the opinions of residents
- c1970- The new City Council, comprised of reformers who opposed wholesale demolition and construction of high rise towers that displaced local residents, was elected which renewed interest in retaining and conserving existing Victorian neighbourhoods, including the study area
- c.1970s- The LGBTQ+ community moves into the neighbourhood and becomes a part of the gentrification process
- c.1973- Jearld Moldenhauer, founding member of The Body Politic (TBP) and the Glad Day Bookshop, moves into the study area. He and other members begin the Canadian Lesbian and Gay Archives (CLGA) in the basement of 139 Seaton Street.
- 1974 – The 1974 Central Area Plan, pioneered by the reform Council, included ideas about growth, streetscape design, and historical preservation
- c1975- New townhouse infill development along Milan Street constructed
- c1978- New townhouse infill development along Poulett Street constructed
- 2002- Seaton Ontario Berkeley Residents Association (SOBRA) and the Central Cabbagetown Residents' Association are amalgamated, forming the Cabbagetown South Residents' Association

Built Form

- Includes ten properties listed on the City of Toronto's Heritage Register and two properties designated under Part IV of the Ontario Heritage Act
- Intensively developed in a ten year period between 1880 – 1889, with development continuing at a slower pace until the 1920s (almost 90% built up by the end of the 1920s)
- Predominantly 2 to 3 storeys in height (94%)
- Has a prominent use of brick cladding (65%) with some structures having stone and wood decorative elements
- Nearly all buildings are residential with the exceptions of the commercial building at 17 Central Hospital Lane (Studio 306), the institutional building at 349 Ontario Street (Central Neighbourhood House), and the mixed-use building at 386 Ontario Street (Mixed-Use)
- Mostly Row and Abutting houses (87%) with the exception of groupings of detached buildings on the west side of Seaton Street north of Gerrard Street and the east side of Ontario Street in between Gerrard and Dundas Streets
- The architectural expression of building groupings are predominantly 1 to 3 addresses (76%)
- Predominant raised entrances of 0-6 steps (93%)
- Prevailing architectural styles:
  - Victorian (47%)
  - Edwardian (11%)
  - Stripped Traditional (10%)
  - Queen Anne Revival (8%)
  - Georgian Revival (6%)
  - Second Empire (5%)
- Contains the majority of the Victorian with Gothic Revival and all of the Victorian with Queen Anne and Romanesque Revival sub-styles within the study area
- Typology composition:
  - 44% bay and gables;
  - 20% side gables;
  - 13% non-prevailing;
  - 6% mansard roof and Ontario cottages;
  - 5% prominent garages; and
  - 3% front gable and flat roof
- Property frontages range between 1.8 metres (61 Seaton Street) to 47 metres (320 Seaton Street) with an average of 4-8 metres
- Varying front yard setbacks averaging approximately 2 metres but up to 11 metres in the case of 320 Seaton Street

Streetscape & Landscape

- Relatively flat grade
- Majority of buildings maintain some kind of green space in the front of the property and are often surrounded by fences
- There are very few properties with front pad parking
- Sidewalks on both sides of all streets within the character area
- Views, Vistas, Gateways:
  - Gateways at the intersection of Shuter and Seaton Streets when travelling east on Shuter Street
- Street widths:
  - Berkeley Street 7.5m
  - Ontario Street 7.5m
  - Seaton Street 7.25m
  - Shuter Street 14m
- Movement
  - Berkeley, Ontario, and Seaton Streets are local roadways
  - Shuter Street is a minor arterial roadway

Commercial Area

The commercial area includes all of the properties fronting Dundas and Gerrard Streets. The character area is defined by its mid-to late 19th and early 20th century commercial and mixed-use character, consistent at grade access, setbacks, and diversity of services.

Periods of Significance

- Park Lot Grants and Property Subdivision (1796 – c.1850)
  - 1793 – The Town of York was founded
  - 1796 – Park Lot 3 was granted to John Small; Park Lot 4 to John White
  - 1800 – John White died in duel fought against John Small; his property went to his son
  - 1818 – John White's son Charles White sold Park Lot 4 to Charles Ridout; Ridout soon subdivided his property
  - 1820 – Charles Ridout sold eastern third of Park Lot 4 to Edward McMahon and sold western third to Andrew Mercer; Charles Ridout kept the middle third
  - 1824 – Andrew Mercer sold his western third to Thomas Gibbs Ridout (Charles Ridout's brother)
  - 1829 – William Allen of Park Lot 5 (to the west of study area) constructed Moss Park, a brick house, and a small lane between his property and Thomas Gibbs Ridout's property
  - c1830 – The first industries moved to the east end of town, developing to the south of the study area
  - 1831 – John Small died; his Park Lot 3 was inherited by his sons James Edward Small and Charles Coxwell Small.
  - 1838 – Charles Ridout transferred his middle third of Park Lot 4 to his son Samuel George Ridout
  - c1842 – The residential subdivision of the Smalls' property began, but no housing construction started. The land subdivision attracted workers of the neighbouring industries
  - 1845 – An agreement was made between Thomas Gibbs Ridout and William Allan to widen Allan's lane; the new street was named Sherborne (later known as Sherbourne Street)
  - c1850 – With the expansion of Sherbourne Street, John Howard, surveyor for the City of Toronto, was brought in to subdivide the land between Sherbourne and Parliament Streets into a grid pattern. These in turn were further subdivided by small-time land speculators
- Development and Intensification (c.1856 – 1919)
  - c1858 – Further subdivisions were completed with a number of houses already constructed at the south end of the study area; area residents were generally immigrants from the British Isles and working for the industries to the south and east
  - c1872 – The roads and laneways within the study area were fully established and laid out; area was predominately residential in nature with commercial buildings along the main thoroughfares and stables/ workshops along the laneways
  - c1884 – The study area was rapidly growing and becoming built-up, with few vacant lots remaining. The development patterns and general streetscapes were consolidated. The study area began to draw diverse settlers, including immigrants such as Italians, Jewish and Russians and started to become middle class
  - c1890s – Upgrades to the study area included improving roads and replacing the cedar block sidewalks and brick with paved surfaces, upgrading the sewers, electrifying the houses, and providing street-car service to the neighbourhood
- Increase of Industry and Residential Decline (1920 – c.1945)
  - c.1920s – Industries moved into the area and began demolishing smaller residential buildings to construct larger, industrial buildings
  - c1930s – The Great Depression brought high unemployment and poverty; houses deteriorated due to lack of funding for maintenance and overcrowding of boarders and transient tenants became common
  - 1934 – The Bruce Report outlined the poor condition of existing Victorian housing and advocated replacing it with new government-initiated apartment complexes, providing the impetus to create large-scaled apartment housing development around the study area
- Urban Renewal, Social Change, and Activism (c.1945 – present)
  - 1948-49- Regent Park (to the east of the study area) was developed, resulting in the demolition of multiple city blocks of 19th century housing
  - 1953- Shuter Street was connected to Sydenham Street, which necessitated the demolition of a swathe of housing to accommodate this new road; Gerrard Street was connected at Parliament Street
  - c1965 – The 1965 Official Plan permitted the development of high-rise structures, spurring development around the study area; row housing along the new stretch of Shuter Street was constructed
  - 1967-1968 – Residents' association formed which resulted in one of the City's first working committees to ensure city planners and officials heard the opinions of residents

- c1970- The new City Council, comprised of reformers who opposed wholesale demolition and construction of high rise towers that displaced local residents, was elected which renewed interest in retaining and conserving existing Victorian neighbourhoods, including the study area
- 1974 – The 1974 Central Area Plan, pioneered by the reform Council, included ideas about growth, streetscape design, and historical preservation
- 2002- Seaton Ontario Berkeley Residents Association (SOBRA) and the Central Cabbagetown Residents' Association are amalgamated, forming the Cabbagetown South Residents' Association

Built Form

- Includes six properties listed on the City of Toronto's Heritage Register and seven properties designated under Part IV of the Ontario Heritage Act
- Intensively developed in a twenty year period between 1870 – 1889, with development continuing at a slower pace until the 20th century (85% built up by 1899)
- Predominantly 2 to 3 storeys in height (94%)
- Has a prominent use of brick and brick with stucco and/or wood cladding (81%) with some structures only covered in stucco
- Includes the largest clustering of commercial, mixed-use, and institutional buildings
- Contains the highest concentration detached structures (50%)
- The architectural expression of buildings is predominantly detached (24%) or grouped into 2 or 3 addresses
- Entrances predominantly at grade or up to 3 steps (55%)
- Prevailing architectural styles:
  - Victorian (29%)
  - Second Empire (27%)
  - Italianate (11%)
  - Georgian Revival (5%)
- Has the highest concentration of Second Empire and Italianate buildings, as well as a high number of Victorian with Italianate Influence
- Contains the majority of the historic rear coach houses and laneway houses of the area
- Typology composition:
  - 27% mansard roof;
  - 26% bay and gables;
  - 18% side gables;
  - 17% non-prevailing;
  - 8% flat roof; and
  - 2% front gables and Ontario cottages
- Has the highest concentration of mansard roof type buildings
- Contains the largest concentration of 10+ metre property frontages and average between 4-8 metres
- The character area has the smallest front yard setbacks compared to other areas with almost 40% of properties with less than a one metre setback. The residential type buildings, however, have similar setbacks to the rest of the study area.
- The north and south streetscapes of Gerrard between Ontario and Berkeley Streets are of particular note for their consistent heritage character on both sides of the street

Streetscape & Landscape

- Relatively flat grade
- Transition areas at Sherbourne and Parliament Streets where they are intersected by Gerrard and Dundas
- The north side of Gerrard Street has more green space than the south side and Dundas Street which has very little
- Front pad parking is mostly located on the south side of both Gerrard and Dundas Streets
- Sidewalks on both sides of all streets within the character area
- Views, Vistas, Gateways:
  - Gateways at the intersection of Gerrard and Parliament Streets
- Street widths:
  - Dundas Street 14 – 15m
  - Gerrard Street 13.5m
- Movement
  - Dundas Street in a major arterial roadway which all perpendicular streets are directed towards
  - Gerrard Street is a minor arterial roadway

Area of Urban Redevelopment

The area of urban infill includes all of the properties within the study area fronting Milan and Poulett Streets; all properties fronting Berkeley Street south of Dundas Street; and properties that front the east side of Ontario Street south of Dundas Street. The area is defined by its late 20th century residential character; the redevelopment of laneways for residential use; the consistent lot frontages and setbacks; extensive front pad parking and integrated garages; its mix of historic and contemporary cladding materials; and its higher building heights.

Periods of Significance

- Park Lot Grants and Property Subdivision (1796 – c.1850)
  - 1793 – The Town of York was founded
  - 1796 – Park Lot 3 was granted to John Small
  - c1830 – The first industries moved to the east end of town, developing to the south of the study area
  - 1831 – John Small died; his Park Lot 3 was inherited by his sons James Edward Small and Charles Coxwell Small.
  - c1842 – The residential subdivision of the Smalls' property began, but no housing construction started. The land subdivision attracted workers of the neighbouring industries
  - c1850 – With the expansion of Sherbourne Street, John Howard, surveyor for the City of Toronto, was brought in to subdivide the land between Sherbourne and Parliament Streets into a grid pattern. These in turn were further subdivided by small-time land speculators
- Development and Intensification (c.1856 – 1919)
  - c1858 – Further subdivisions were completed with a number of houses already constructed at the south end of the study area; area residents were generally immigrants from the British Isles and working for the industries to the south and east
  - c1872 – The roads and laneways within the study area were fully established and laid out; area was predominately residential in nature with commercial buildings along the main thoroughfares and stables/ workshops along the laneways
  - c1884 – The study area was rapidly growing and becoming built-up, with few vacant lots remaining. The development patterns and general streetscapes were consolidated. The study area began to draw diverse settlers, including immigrants such as Italians, Jewish and Russians and started to become middle class
  - c1890s – Upgrades to the study area included improving roads and replacing the cedar block sidewalks and brick with paved surfaces, upgrading the sewers, electrifying the houses, and providing street-car service to the neighbourhood
  - c1890s – A total of 15 residences were noted along Sydenham Lane (now Poulett Street)
- Increase of Industry and Residential Decline (1920 – c.1945)
  - c.1920s – Industries moved into the area and began demolishing smaller residential buildings to construct larger, industrial buildings
  - c1930s – The Great Depression brought high unemployment and poverty; houses deteriorated due to lack of funding for maintenance and overcrowding of boarders and transient tenants became common
  - 1934 – The Bruce Report outlined the poor condition of existing Victorian housing and advocated replacing it with new government-initiated apartment complexes, providing the impetus to create large-scaled apartment housing development around the study area
  - c.1941 – All residences along Milan and Poulett Streets were now vacant or demolished
- Urban Renewal, Social Change, and Activism (c.1945 – present)
  - 1948-49- Regent Park (to the east of the study area) was developed, resulting in the demolition of multiple city blocks of 19th century housing
  - 1953- Shuter Street was connected to Sydenham Street, which necessitated the demolition of a swathe of housing to accommodate this new road; Gerrard Street was connected at Parliament Street
  - c1960- Moss Park (to the south of the study area) was developed, from the lands cut off by Shuter Street; a large amount of housing was demolished
  - c1965 – The 1965 Official Plan permitted the development of high-rise structures, spurring development around the study area; row housing along the new stretch of Shuter Street was constructed
  - 1967-1968 – Residents' association formed which resulted in one of the City's first working committees to ensure city planners and officials heard the opinions of residents
  - c1970- The new City Council, comprised of reformers who opposed wholesale demolition and construction of high rise towers that displaced local residents, was elected which renewed interest in retaining and conserving existing Victorian neighbourhoods, including the study area
  - 1974 – The 1974 Central Area Plan, pioneered by the reform Council, included ideas about growth, streetscape design, and historical preservation
  - 2002- Seaton Ontario Berkeley Residents Association (SOBRA) and the Central Cabbagetown Residents' Association are amalgamated, forming the Cabbagetown South Residents' Association

Built Form

- Intensively redeveloped in the 1970s and 80s with less than 30% of the extant building stock dating prior to the 1960s. Very few 19th century buildings remain from the original development period of the 1880s.
- Predominantly 2 to 3 storeys in height (95%) with the highest concentration of 3 storey buildings
- Predominant use of brick cladding (60%) with the largest concentration of brick/siding cladding
- Nearly all buildings are residential with the exceptions of the mixed-use building at 236 Shuter Street (convenience store) and the institutional buildings at 270 Milan Street and 275 Ontario Street (St. Jude's Community Homes)
- Mostly row and abutting houses (95%) with the exception of a few standalone structures
- The architectural form of buildings is predominantly high density row houses. The area contains the only groupings of 10 addresses and the majority of groupings of 8 addresses.
- The entrances are predominantly raised higher than other areas, and contain the majority of the study area's 7+ stepped up entrances. This correlates with the large number of sunken parking pads and garages.
- Prevailing architectural styles:
  - Stripped Traditional (51%)
- Contains the most Stripped Traditional buildings in the study area
- Typology composition:
  - 64% prominent garages;
  - 8% bay and gables;
  - 7% side gables and non-prevailing types;
  - 6% Ontario cottages;
  - 5% flat roof;
  - 2% mansard roof; and
  - >1% front gable
- Maintains the highest concentration of prominent garage buildings
- Property frontages average of 4-6 metres
- Majority of setbacks are less than 4m (94%)

Streetscape & Landscape

- Relatively flat grade
- Has less green space than other character areas with the exception of Berkeley Street which has a concentration of front yard green spaces
- Contains the highest number of front parking pads within the study area with almost 60% of the properties containing one
- Sidewalks on both sides of Berkeley and Ontario Streets, on one side of Poulett Street, and on portions of Milan Street
- Street widths:
  - Berkeley Street 7.5m
  - Milan Street 5.5m
  - Ontario Street 7.5m
  - Poulett Street 5.5-6.5m
  - Shuter Street 14m
- Movement
  - Berkeley, Milan, Ontario, and Poulett Streets are local roads
  - Shuter Street is a minor arterial road

Berkeley Area of Interest

The Berkeley Area of Interest includes the properties fronting Berkeley Street north of Gerrard Street. The area is defined by its late 19th century residential character, consistent lot frontages and setbacks, brick cladding, 2 to 2.5 building heights, and concentration of detached buildings.

Periods of Significance

- Park Lot Grants and Property Subdivision (1796 – c.1850)
  - 1793 – The Town of York was founded
  - 1796 – Park Lot 3 was granted to John Small
  - c1830 – The first industries moved to the east end of town, developing to the south of the study area
  - 1831 – John Small died; his Park Lot 3 was inherited by his sons James Edward Small and Charles Coxwell Small.
  - c1842 – The residential subdivision of the Smalls' property began, but no housing construction was started. The land subdivision attracted workers of the neighbouring industries
  - c1850 – With the expansion of Sherbourne Street, John Howard, surveyor for the City of Toronto, was brought in to subdivide the land between Sherbourne and Parliament Streets into a grid pattern. These in turn were further subdivided by small-time land speculators
- Development and Intensification (c.1856 – 1919)
  - c1872 – The roads and laneways within the study area were fully established and laid out; area was predominately residential in nature with commercial buildings along the main thoroughfares and stables/ workshops along the laneways
  - c1884 – The study area was rapidly growing and becoming built-up, with few vacant lots remaining. The development patterns and general streetscapes were consolidated. The study area began to draw diverse settlers, including immigrants such as Italians, Jewish and Russians and started to become middle class
  - c1890s – Upgrades to the study area included improving roads and replacing the cedar block sidewalks and brick with paved surfaces, upgrading the sewers, electrifying the houses, and providing street-car service to the neighbourhood
- Increase of Industry and Residential Decline (1920 – c.1945)
  - c1930s – The Great Depression brought high unemployment and poverty; houses deteriorated due to lack of funding for maintenance and overcrowding of boarders and transient tenants became common
  - 1934 – The Bruce Report outlined the poor condition of existing Victorian housing and advocated replacing it with new government-initiated apartment complexes, providing the impetus to create large-scaled apartment housing development around the study area
- Urban Renewal, Social Change, and Activism (c.1945 – present)
  - 1948-49- Regent Park (to the east of the study area) was developed, resulting in the demolition of multiple city blocks of 19th century housing
  - 1953- Shuter Street was connected to Sydenham Street, which necessitated the demolition of a swathe of housing to accommodate this new road; Gerrard Street was connected at Parliament Street
  - c1965 – The 1965 Official Plan permitted the development of high-rise structures, spurring development around the study area; row housing along the new stretch of Shuter Street was constructed
  - 1967-1968 – Residents' association formed which resulted in one of the City's first working committees to ensure city planners and officials heard the opinions of residents
  - c1970- The new City Council, comprised of reformers who opposed wholesale demolition and construction of high rise towers that displaced local residents, was elected which renewed interest in retaining and conserving existing Victorian neighbourhoods, including the study area
  - c.1970s- The LGBTQ+ community moves into the neighbourhood and becomes a part of the gentrification process
  - 1974 – The 1974 Central Area Plan, pioneered by the reform Council, included ideas about growth, streetscape design, and historical preservation
  - 2002- Seaton Ontario Berkeley Residents Association (SOBRA) and the Central Cabbagetown Residents' Association are amalgamated, forming the Cabbagetown South Residents' Association

Built Form

- Includes twenty-eight properties listed on the City of Toronto's Heritage Register
- All but one property was constructed in the period of 1880-1899. The other one was constructed in 1901.
- Only 2 to 3 storey buildings
- Prominent use of brick cladding (88%) with some structures having siding, stucco, and wood accents
- All the properties are residential
- In alignment with the rest of the study area, the majority of the buildings are attached or row houses. It also has a large clustering of detached buildings on the east side of Berkeley Street.
- The architectural expression of buildings is predominantly detached or grouped into 2 addresses
- Entrances predominantly up to 4-6 steps (65%)
- Prevailing architectural styles:
  - Victorian (67%)
  - Second Empire (27%)
  - Edwardian (6%)
- Highest concentration of Victorian with Italianate Influence
- Has a number of historic rear coach houses
- Typology composition:
  - 37% bay and gables;
  - 21% mansard roof; and
  - 6% side gables and non-prevailing
- Property frontages range between 4.5 to 10 metres with an average of 7 metres
- Varying setbacks averaging between 3-4 metres

Streetscape & Landscape

- Relatively flat grade
- Transition areas at Gerrard Street where Berkeley Street intersects
- All but one property has front yard green space
- There is only one property with a front parking pad
- Fences in the area aren't common unlike other areas
- Sidewalks on both sides of Berkeley Street
- Views, Vistas, Gateways:
  - Vista looking north from Gerrard Street to Carlton Street
- Street widths:
  - Berkeley Street 7.5m
- Movement
  - Berkeley Street is local roadway

District Typology

Cabbagetown Southwest

The Cabbagetown Southwest neighbourhood is comprised of predominantly residential streetscapes with commercial areas along Gerrard and Dundas Streets. Three areas of interest have been identified: the principal residential area, the commercial area, and the Berkeley area of interest. The principal residential area and Berkeley area of interest can be categorized as an evolved static (relict) district, indicating that the district's evolutionary process has ended and that the majority of the buildings have retained their original historic character and have a high level of integrity. The commercial area can be categorized as an evolved dynamic (evolving) district, indicating the area is in continuous use and continues to grow and change.

Cabbagetown Southwest has a high concentration of mid-to-late 19th century brick Victorian buildings that have not significantly changed since its peak period of development in the 1870s and 80s. Its history and development can be understood through five periods of significance: 1) Park Lot Grants and Property Subdivision (1793 – c.1850s); 2) Development and Intensification (c.1856 – 1919); 3) Increase of Industry and Residential Decline (1920 – c.1945); and 4) Urban Renewal, Social Change, and Activism (c.1945 – present). The second period is the most significant as it resulted in the present day physical form and configuration of the area. These periods are elaborated on in Chapter 6.

Description of Heritage Character

Cabbagetown Southwest

The area's heritage character is derived from its residential brick Victorian houses built within the 20-year period of 1870 and 1890. The heritage character is also derived from its representative collection of mid-19th to early 20th century housing styles including Georgian Revival, Victorian, Italianate, Romanesque Revival, Queen Anne Revival, Second Empire, and Edwardian. The overall historic street character is reinforced by the predominance of bay and gable typologies, the rhythm of their architectural form, the fine grain of the rows and abutting houses, the 2.5 storey heights, the streetwall height, the relatively consistent setbacks, and by the datum lines and articulated rhythms created by the projecting bay windows, dormers and roof eaves. The consistency of the street's heritage character is further supported by the buildings' consistent brick cladding with unique architectural detailing that helps differentiate individual buildings while maintaining a cohesive overall architectural expression for the area. The long narrow north-south blocks and the laneways reflect early residential development and subdivisions of the original Park Lots. Cabbagetown Southwest, similar to the other four Cabbagetown heritage conservation districts, represents an excellent example of a mid-to-late 19th century residential neighbourhood that has maintained its architectural integrity, authenticity and coherence.

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