

Appendices

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Appendix A: Typology Sub-types

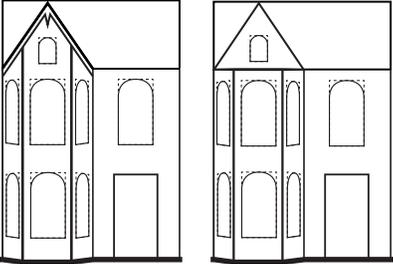
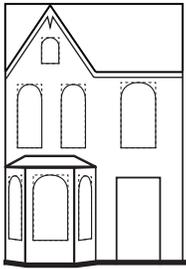
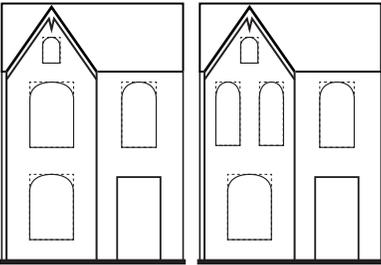
<i>Bay and Gable Sub-Types</i>	<i>Differentiating Characteristics</i>	<i>Example(s)</i>
<p data-bbox="110 279 316 315"><i>Bay and gable 1</i></p> 	<p>The front gable has a two storey bay window.</p>	
<p data-bbox="110 653 316 688"><i>Bay and gable 2</i></p> 	<p>The front gable has a projecting bay window on the first storey.</p>	
<p data-bbox="110 1014 316 1050"><i>Bay and gable 3</i></p> 	<p>The front gable has a projecting bay window on the first storey and the second storey is a planar projecting bay window.</p>	
<p data-bbox="110 1356 316 1392"><i>Bay and gable 4</i></p> 	<p>The front gable has a two storey projecting planar bay window.</p>	

Figure 1: 433-435 Ontario Street

Figure 2: 387-389 Berkeley Street

Figure 3: 416-426 Dundas Street

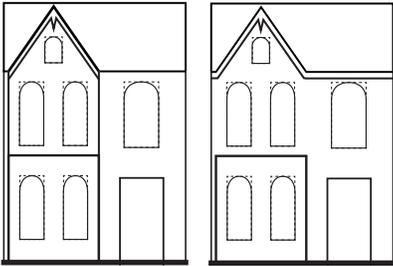
Figure 4: 295-297 Seaton Street

Bay and Gable Sub-Types

Differentiating Characteristics

Example(s)

Bay and gable 5

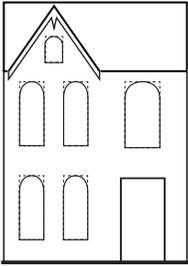


The front gable has a two storey projecting planar bay window where the first level projects further than the second level or the second storey remains flush.



Figure 5: 134 Seaton Street

Bay and gable 6

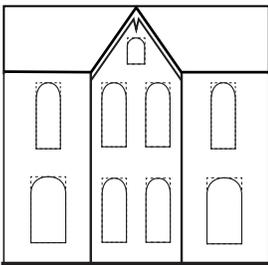


The front gable remains flush with the rest of the façade.



Figure 6: 274-278 Berkeley Street

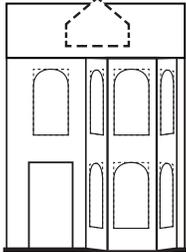
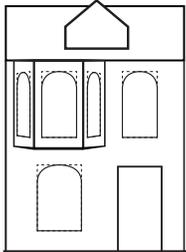
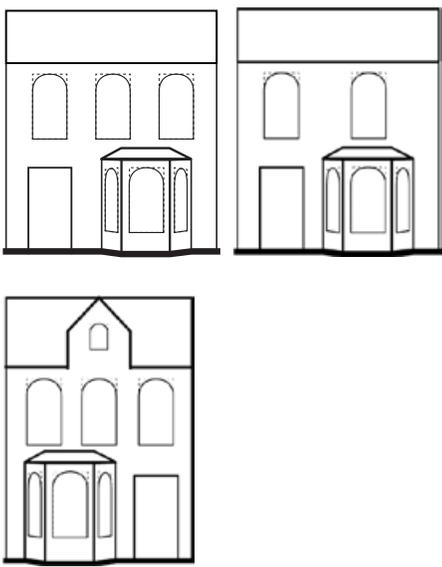
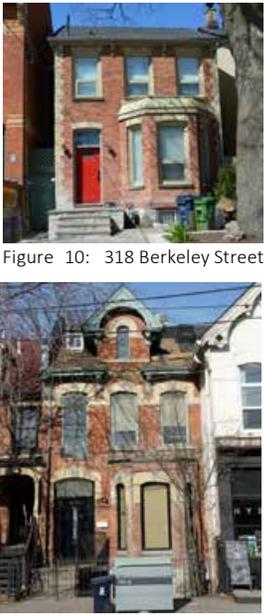
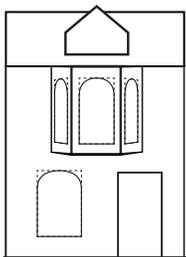
Bay and gable 7

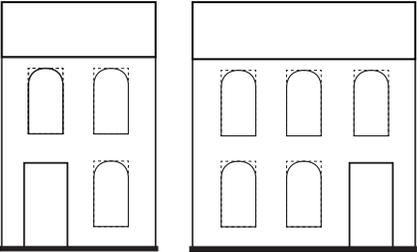
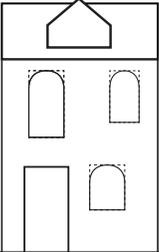


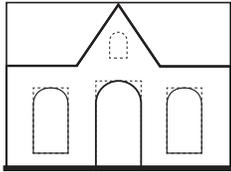
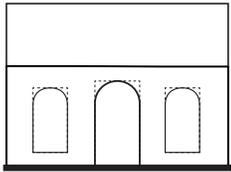
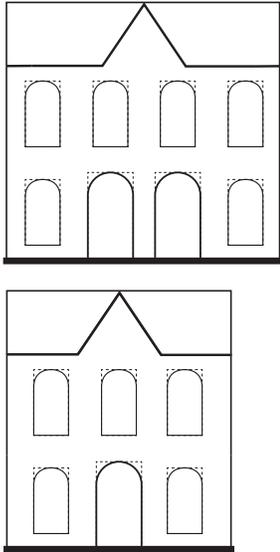
Three (to five) bay wide, potentially semi-detached, symmetrical composition and a central front gable bay that either projects with a bay window or planar surface.



Figure 7: 340-342 Ontario Street

<i>Side Gable Sub-Types</i>	<i>Differentiating Characteristics</i>	<i>Example(s)</i>
<p data-bbox="103 279 266 310"><i>Side gable 1</i></p> 	<p data-bbox="581 296 862 327">Two storey bay window.</p> <p data-bbox="581 359 1003 422">The majority of this sub-type can be found on Berkeley Street.</p>	
<p data-bbox="103 600 266 632"><i>Side gable 2</i></p> 	<p data-bbox="581 611 1003 674">Asymmetrical composition with off centred oriel bay window.</p>	
<p data-bbox="103 921 282 953"><i>Side gable 3</i></p> 	<p data-bbox="581 932 1029 1058">Two-to-three bays wide, one storey bay window on the ground floor, and sometimes a central intersecting front gable bay.</p>	
<p data-bbox="103 1583 266 1614"><i>Side gable 4</i></p> 	<p data-bbox="581 1598 1036 1661">Oriel bay window in the centre of the two bays and a central gabled dormer.</p> <p data-bbox="581 1692 1036 1755">The majority of this sub-type is located on Seaton Street.</p>	

<i>Side Gable Sub-Types</i>	<i>Differentiating Characteristics</i>	<i>Example(s)</i>
<p data-bbox="110 275 266 308"><i>Side gable 5</i></p> 	<p>Two to three bays with a relatively symmetrical composition and no projecting bays. This sub-type may have gabled dormers.</p>	
<p data-bbox="110 594 266 627"><i>Side gable 6</i></p> 	<p>Asymmetrical composition and no projecting bays.</p> <p>The majority of this sub-type is located on Ontario Street.</p>	

<i>Ontario Cottage Sub-Types</i>	<i>Differentiating Characteristics</i>	<i>Example(s)</i>
<p data-bbox="103 279 334 310"><i>Ontario cottage 1</i></p> 	<p data-bbox="581 296 1019 359">1.5 storeys with a central intersecting gable.</p>	 <p data-bbox="1057 516 1320 541">Figure 15: 255 Berkeley Street</p>
<p data-bbox="103 554 334 585"><i>Ontario cottage 2</i></p> 	<p data-bbox="581 581 967 644">1.5 storeys with a no intersecting gable.</p>	 <p data-bbox="1057 770 1304 795">Figure 16: 280 Shuter Street</p>
<p data-bbox="103 808 334 840"><i>Ontario cottage 3</i></p> 	<p data-bbox="581 835 1029 1056">2.5 storeys with three to four bays and a central intersecting gable. There are some semi-detached houses that fall into this category. They were grouped within this sub-type due to their similarities in symmetry and composition.</p>	 <p data-bbox="1057 1104 1304 1129">Figure 17: 248 Shuter Street</p>

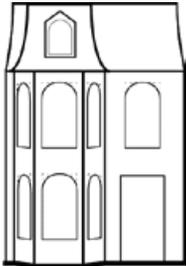
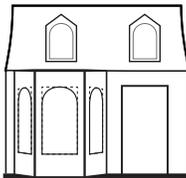
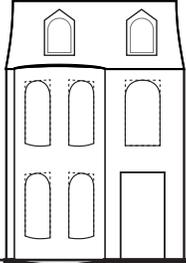
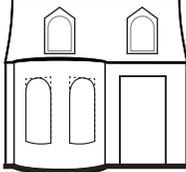
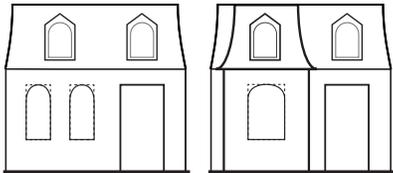
<i>Mansard Roof Sub-Types</i>	<i>Differentiating Characteristics</i>	<i>Example(s)</i>
<p data-bbox="103 275 305 308"><i>Mansard roof 1</i></p> 	<p data-bbox="581 291 992 415">There is a two storey bay window. Mansard roof projects out with the bay window. This sub-type is only found on Gerrard Street.</p>	
<p data-bbox="103 632 305 665"><i>Mansard roof 2</i></p> 	<p data-bbox="581 642 1019 701">Two storeys tall with a one storey bay window.</p>	
<p data-bbox="103 942 305 976"><i>Mansard roof 3</i></p> 	<p data-bbox="581 959 1019 1083">There is a two storey rounded bay window. This sub-type is only found north of Gerrard Street (including the north side of Gerrard Street)</p>	
<p data-bbox="103 1253 305 1287"><i>Mansard Roof 4</i></p> 	<p data-bbox="581 1278 1040 1402">Similar to sub-type two, however the one storey bay window is rounded. This sub-type is only found on Berkeley Street.</p>	
<p data-bbox="103 1593 305 1627"><i>Mansard roof 5</i></p> 	<p data-bbox="581 1598 1024 1722">Two storeys tall with either a one storey projecting planar bay or no projection and remains flush with the rest of the building.</p> <p data-bbox="581 1755 1024 1814">This sub-type is only found on Ontario Street.</p>	

Figure 18: 202-204 Gerrard Street

Figure 19: 414-416 Ontario Street

Figure 20: 368-370 Berkeley Street

Figure 21: 280-282 Berkeley Street

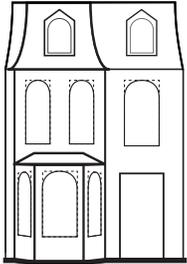
Figure 22: 331 Ontario Street

Mansard Roof Sub-Types

Differentiating Characteristics

Example(s)

Mansard roof 6

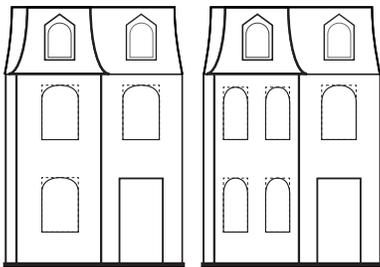


Two storey projection with a bay window on the first storey and a planar projection on the second. Mansard roof projects out with the bay window.



Figure 23: 262 Gerrard Street

Mansard roof 7



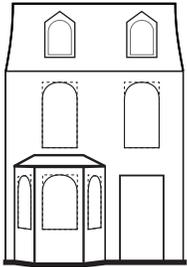
The two storey planar projection. Mansard roof projects out with the bay window.

This sub-type is only found on Gerrard and Dundas Streets.



Figure 24: 284-290 Gerrard Street

Mansard roof 8

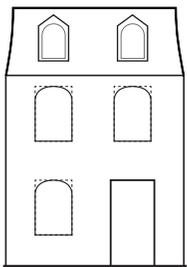


Two storeys tall with a one storey bay window.



Figure 25: 260-262 Seaton Street

Mansard roof 9



No projecting bay windows with a relatively symmetrical composition.

This sub-type is only found on Gerrard and Dundas Streets.



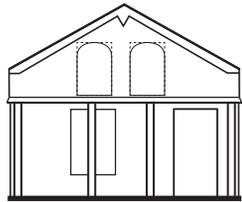
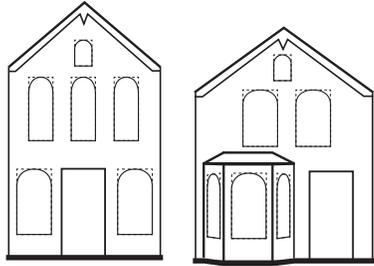
Figure 26: 243-247 Gerrard Street

Front Gable Sub-Types

Differentiating Characteristics

Example(s)

Front gable 1



This sub-type contains three variations of a similar form, generally 1.5 to 2.5 storeys with a one storey bay window.



Figure 27: 337 Ontario Street

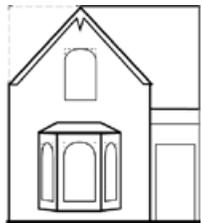


Figure 28: 346 Dundas Street



Figure 29: 442 Ontario Street

Front gable 2



Subordinate wing that can be recessed from the main front gable bay.



Figure 30: 180 Seaton Street

Appendix B: Table of Property Survey Data

<i>Property Address</i>	<i>Ward</i>	<i>Current Use</i>	<i>Date of Construction (est.)</i>	<i>Height (Storeys)</i>	<i>Architectural Style</i>	<i>Architect/ Designer</i>	<i>Current Heritage Status</i>
180 Berkeley St	13	Residential	1980	2.5	Stripped Traditional		Under study
182 Berkeley St	13	Residential	1980	2.5	Stripped Traditional		Under study
188 Berkeley St	13	Residential	1869	2	Georgian Revival		Under study
190 Berkeley St	13	Residential	1869	2	Georgian Revival		Under study
192 Berkeley St	13	Residential	1899	2.5	Edwardian		Under study
194 Berkeley St	13	Residential	1889	2.5	Edwardian		Under study
196 Berkeley St	13	Residential	1889	2.5	Edwardian		Under study
198 Berkeley St	13	Residential	1889	2.5	Edwardian		Under study
199 Berkeley St	13	Residential	1890	2.5	Victorian		Under study
200 Berkeley St	13	Residential	1884	2.5	Edwardian		Under study
201 Berkeley St	13	Residential	1890	2.5	Victorian		Under study
202 Berkeley St	13	Residential	1884	2	Victorian		Under study
203 Berkeley St	13	Residential	1899	2.5	Edwardian		Under study
204 Berkeley St	13	Residential	1884	2	Victorian		Under study
205 Berkeley St	13	Residential	1899	2.5	Edwardian		Under study
206 Berkeley St	13	Residential	1884	2	Vernacular		Under study
207 Berkeley St	13	Residential	1899	2.5	Edwardian		Under study
208 Berkeley St	13	Residential	1884	2	Vernacular		Under study
209 Berkeley St	13	Residential	1884	2	Romanesque Revival		Under study
210 Berkeley St	13	Residential	1884	2	Romanesque Revival		Under study
211 Berkeley St	13	Residential	1884	2	Romanesque Revival		Under study
212 Berkeley St	13	Residential	1884	2	Romanesque Revival		Under study
213 Berkeley St	13	Residential	1991	3.5	Stripped Traditional		Under study
214 Berkeley St	13	Residential	1981	3	Stripped Traditional		Under study
215 Berkeley St	13	Residential	1991	3.5	Stripped Traditional		Under study
215 A Berkeley St	13	Residential	1991	3.5	Stripped Traditional		Under study
216 Berkeley St	13	Residential	1981	3	Stripped Traditional		Under study
217 Berkeley St	13	Residential	1981	3.5	Stripped Traditional		Under study
217 A Berkeley St	13	Residential	1981	3.5	Stripped Traditional		Under study
218 A Berkeley St	13	Residential	1981	3	Stripped Traditional		Under study
218 Berkeley St	13	Residential	1981	3	Stripped Traditional		Under study
219 Berkeley St	13	Residential	1981	3.5	Stripped Traditional		Under study
220 Berkeley St	13	Residential	1981	3	Stripped Traditional		Under study
221 Berkeley St	13	Residential	1884	2	Georgian Revival		Under study
222 Berkeley St	13	Residential	1981	3	Stripped Traditional		Under study
223 Berkeley St	13	Residential	1982	3.5	Stripped Traditional		Under study
224 Berkeley St	13	Residential	1987	3	Stripped Traditional		Under study
225 Berkeley St	13	Residential	1982	3.5	Stripped Traditional		Under study
226 Berkeley St	13	Residential	1987	3	Stripped Traditional		Under study
227 Berkeley St	13	Residential	1982	3.5	Stripped Traditional		Under study
228 Berkeley St	13	Residential	1987	3	Stripped Traditional		Under study
229 Berkeley St	13	Residential	1982	3.5	Stripped Traditional		Under study

APPENDIX B

<i>Property Address</i>	<i>Ward</i>	<i>Current Use</i>	<i>Date of Construction (est.)</i>	<i>Height (Storeys)</i>	<i>Architectural Style</i>	<i>Architect/ Designer</i>	<i>Current Heritage Status</i>
230 Berkeley St	13	Residential	1987	3	Stripped Traditional		Under study
231 Berkeley St	13	Residential	1978	3	None		Under study
232 Berkeley St	13	Residential	1884	2.5	Queen Anne Revival		Under study
233 Berkeley St	13	Residential	1978	3	None		Under study
234 Berkeley St	13	Residential	1884	2.5	Queen Anne Revival		Under study
235 Berkeley St	13	Residential	1978	3	None		Under study
236 Berkeley St	13	Residential	1884	2.5	Queen Anne Revival		Under study
237 Berkeley St	13	Residential	1978	3	None		Under study
238 Berkeley St	13	Residential	1960	2	Vernacular		Under study
239 Berkeley St	13	Residential	1978	3	None		Under study
240 Berkeley St	13	Residential	1960	2	Vernacular		Under study
241 Berkeley St	13	Residential	1978	3	None		Under study
243 Berkeley St	13	Residential	1978	3	None		Under study
245 Berkeley St	13	Residential	1978	3	None		Under study
246 B Berkeley St	13	Residential	2001	2	Stripped Traditional		Under study
246 A Berkeley St	13	Residential	2001	2	Stripped Traditional		Under study
248 B Berkeley St	13	Residential	2001	2	Stripped Traditional		Under study
248 A Berkeley St	13	Residential	2001	2	Stripped Traditional		Under study
249 C Berkeley St	13	Residential	1998	3.5	Stripped Traditional		Under study
249 B Berkeley St	13	Residential	1998	3.5	Stripped Traditional		Under study
249 A Berkeley St	13	Residential	1998	3.5	Stripped Traditional		Under study
250 A Berkeley St	13	Residential	2001	2	Stripped Traditional		Under study
250 B Berkeley St	13	Residential	2001	2	Stripped Traditional		Under study
251 Berkeley St	13	Residential	1884	1	Victorian		Under study
252 A Berkeley St	13	Residential	2001	2	Stripped Traditional		Under study
252 B Berkeley St	13	Residential	2001	2	Stripped Traditional		Under study
254 B Berkeley St	13	Residential	2001	2	Stripped Traditional		Under study
254 A Berkeley St	13	Residential	2001	2	Stripped Traditional		Under study
255 Berkeley St	13	Residential	1884	1	Victorian		Under study
257 Berkeley St	13	Residential	1884	1	Victorian		Under study
259 Berkeley St	13	Residential	1899	2.5	Victorian/Italianate		Under study
261 Berkeley St	13	Residential	1889	2.5	Victorian/Italianate		Under study
263 Berkeley St	13	Residential	1884	2.5	Victorian		Under study
265 Berkeley St	13	Residential	1884	3	Vernacular		Under study
267 Berkeley St	13	Residential	1884	2	Victorian/Italianate		Under study
269 Berkeley St	13	Residential	1884	2	Victorian/Italianate		Under study
270 Berkeley St	13	Residential	1903	2.5	Queen Anne Revival		Under study
272 Berkeley St	13	Residential	1903	2.5	Queen Anne Revival		Under study
274 Berkeley St	13	Residential	1879	2	Victorian		Under study
275 Berkeley St	13	Residential	1884	2	Vernacular		Under study
276 Berkeley St	13	Residential	1879	2	Victorian		Under study
278 Berkeley St	13	Residential	1879	2	Victorian		Under study

APPENDIX B

<i>Property Address</i>	<i>Ward</i>	<i>Current Use</i>	<i>Date of Construction (est.)</i>	<i>Height (Storeys)</i>	<i>Architectural Style</i>	<i>Architect/ Designer</i>	<i>Current Heritage Status</i>
280 Berkeley St	13	Residential	1884	2	Second Empire		Under study
282 Berkeley St	13	Residential	1884	2	Second Empire		Under study
284 Berkeley St	13	Residential	1884	2	Second Empire		Under study
286 Berkeley St	13	Residential	1884	2	Victorian		Under study
288 Berkeley St	13	Residential	1884	2	Victorian		Under study
290 Berkeley St	13	Residential	1884	2	Victorian		Under study
292 Berkeley St	13	Residential	1890	2.5	Queen Anne Revival		Under study
294 Berkeley St	13	Residential	1890	2.5	Queen Anne Revival		Under study
296 Berkeley St	13	Residential	1890	2.5	Queen Anne Revival		Under study
298 Berkeley St	13	Residential	1890	2	Victorian		Under study
300 Berkeley St	13	Residential	1884	2	Victorian		Under study
302 Berkeley St	13	Residential	1884	2	Victorian		Under study
304 Berkeley St	13	Residential	1884	2	Victorian		Under study
306 Berkeley St	13	Residential	1884	2	Victorian		Under study
308 Berkeley St	13	Residential	1890	2	Victorian		Under study
310 Berkeley St	13	Residential	1890	2.5	Victorian		Under study
312 Berkeley St	13	Residential	1890	2.5	Victorian		Under study
314 Berkeley St	13	Residential	1890	2.5	Victorian		Under study
316 Berkeley St	13	Residential	1890	2.5	Victorian		Under study
318 Berkeley St	13	Residential	1884	2	Georgian Revival		Under study
320 Berkeley St	13	Residential	1884	2	Georgian Revival		Under study
322 Berkeley St	13	Residential	1890	2.5	Victorian/Gothic Revival		Under study
324 Berkeley St	13	Residential	1890	2.5	Victorian/Gothic Revival		Under study
326 Berkeley St	13	Residential	1890	2.5	Victorian/Gothic Revival		Under study
328 Berkeley St	13	Residential	1890	2.5	Victorian		Under study
330 Berkeley St	13	Residential	1890	2.5	Victorian		Under study
332 Berkeley St	13	Residential	1884	2	Victorian		Under study
334 Berkeley St	13	Residential	1884	2	Victorian		Under study
336 Berkeley St	13	Residential	1884	2	Victorian		Under study
337 Berkeley St	13	Residential	1884	2.5	Italianate		Under study
338 Berkeley St	13	Residential	1884	2	Victorian		Under study
339 Berkeley St	13	Residential	1884	2.5	Italianate		Under study
340 Berkeley St	13	Residential	1879	2.5	Victorian		Under study
341 Berkeley St	13	Residential	1884	2	Second Empire		Under study
342 Berkeley St	13	Residential	1879	2.5	Victorian		Under study
343 Berkeley St	13	Residential	1884	2	Vernacular		Under study
344 Berkeley St	13	Residential	1879	2	Queen Anne Revival		Under study
345 Berkeley St	13	Residential	1884	2.5	Victorian		Under study
346 Berkeley St	13	Residential	1879	2.5	Queen Anne Revival		Under study
347 Berkeley St	13	Residential	1884	2.5	Victorian/Gothic Revival		Under study
349 Berkeley St	13	Residential	1884	2.5	Victorian/Gothic Revival		Under study
351 Berkeley St	13	Residential	1884	2.5	Victorian		Under study

APPENDIX B

<i>Property Address</i>	<i>Ward</i>	<i>Current Use</i>	<i>Date of Construction (est.)</i>	<i>Height (Storeys)</i>	<i>Architectural Style</i>	<i>Architect/ Designer</i>	<i>Current Heritage Status</i>
353 Berkeley St	13	Residential	1884	2.5	Victorian		Under study
355 Berkeley St	13	Residential	1884	2.5	Victorian		Under study
356 Berkeley St	13	Residential	1885	2.5	Victorian	WM Cook	Listed
357 Berkeley St	13	Residential	1890	2.5	Romanesque Revival		Under study
358 Berkeley St	13	Residential	1883	2.5	Victorian	John Smith	Listed
359 Berkeley St	13	Residential	1890	2.5	Romanesque Revival		Under study
360 Berkeley St	13	Residential	1883	2.5	Victorian		Listed
362 Berkeley St	13	Residential	1882	2.5	Victorian	John Smith	Listed
364 Berkeley St	13	Residential	1883	3	Second Empire	George Barton	Listed
365 Berkeley St	13	Residential	1884	3	Second Empire	Alan Armstrong	Under study
366 Berkeley St	13	Residential	1883	3	Second Empire	George Barton	Listed
367 Berkeley St	13	Residential	1884	3	Second Empire	Alan Armstrong	Under study
368 Berkeley St	13	Residential	1883	3	Second Empire	George Barton	Listed
369 Berkeley St	13	Residential	1899	3	Edwardian		Under study
370 Berkeley St	13	Residential	1883	3	Second Empire	George Barton	Listed
371 Berkeley St	13	Residential	1881	2.5	Victorian/Italianate		Listed
372 Berkeley St	13	Residential	1883	3	Second Empire	George Barton	Listed
373 Berkeley St	13	Residential	1881	2.5	Victorian/Italianate		Listed
374 Berkeley St	13	Residential	1882	2.5	Victorian/Italianate	G.A. Elliott	Listed
375 Berkeley St	13	Residential	1881	2.5	Victorian	James Patrick Hynes	Listed
376 Berkeley St	13	Residential	1882	2.5	Victorian		Listed
377 Berkeley St	13	Residential	1881	2.5	Victorian/Italianate	James Scott	Listed
378 Berkeley St	13	Residential	1882	2.5	Victorian	G.A. Elliott	Listed
379 Berkeley St	13	Residential	1901	2.5	Edwardian	J.W. Siddall	Listed
380 Berkeley St	13	Residential	1883	2.5	Victorian	G.A. Elliott	Listed
381 Berkeley St	13	Residential	1880	2.5	Victorian/Italianate		Listed
382 Berkeley St	13	Residential	1883	2.5	Victorian	G.A. Elliott	Listed
383 Berkeley St	13	Residential	1881	2.5	Victorian/Italianate		Listed
384 Berkeley St	13	Residential	1884	2	Second Empire		Under study
385 Berkeley St	13	Residential	1881	2.5	Victorian/Italianate		Listed
386 Berkeley St	13	Residential	1884	2	Second Empire		Under study
387 Berkeley St	13	Residential	1880	2.5	Victorian/Italianate	G.A. Elliott	Listed
388 Berkeley St	13	Residential	1882	2.5	Victorian/Italianate		Listed
389 Berkeley St	13	Residential	1880	2.5	Victorian/Italianate	G.A. Elliott	Listed
390 Berkeley St	13	Residential	1882	2.5	Victorian/Italianate		Listed
391 Berkeley St	13	Residential	1881	2.5	Victorian/Italianate		Listed
393 Berkeley St	13	Residential	1882	2.5	Victorian/Gothic Revival	Grant Helliwell	Listed
15 Central Hospital Lane	13	Residential	1890	2	None		Under study
17 Central Hospital Lane	13	Commercial	1933	1	Vernacular		Under study

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<i>Property Address</i>	<i>Ward</i>	<i>Current Use</i>	<i>Date of Construction (est.)</i>	<i>Height (Storeys)</i>	<i>Architectural Style</i>	<i>Architect/ Designer</i>	<i>Current Heritage Status</i>
330 Dundas St E	13	Residential	1884	2.5	Victorian		Under study
331 Dundas St E	13	Mixed-Use	1884	2.5	Edwardian		Under study
333 Dundas St E	13	Mixed-Use	1884	2.5	Edwardian		Under study
335 Dundas St E	13	Mixed-Use	1884	2.5	Edwardian		Under study
336 Dundas St E	13	Institutional	1884	2.5	Victorian		Under study
339 Dundas St E	13	Residential	2016	3	Contemporary		Under study
340 Dundas St E	13	Mixed-Use	1884	2	Victorian/Italianate		Under study
342 Dundas St E	13	Mixed-Use	1884	2	Victorian/Italianate		Under study
343 Dundas St E	13	Residential	1884	2	Vernacular		Under study
344 Dundas St E	13	Mixed-Use	1884	2	Victorian/Italianate		Under study
345 Dundas St E	13	Mixed-Use	1884	2	Vernacular		Under study
346 Dundas St E	13	Mixed-Use	1884	2.5	Victorian/Italianate		Under study
358 R Dundas St E	13	Residential	1884	2.5	Georgian Revival		Under study
358 Dundas St E	13	Residential	1867	3.5	Georgian Revival		Designated Part IV
360 Dundas St E	13	Residential	1867	3.5	Georgian Revival		Designated Part IV
362 Dundas St E	13	Residential	1867	3.5	Georgian Revival		Designated Part IV
364 Dundas St E	13	Residential	1875	3.5	Georgian Revival		Designated Part IV
365 Dundas St E	13	Residential	1942	2	Stripped Classical	Benjamin Brown	Under study
366 Dundas St E	13	Residential	1875	2.5	Georgian Revival		Designated Part IV
368 Dundas St E	13	Residential	1875	2.5	Georgian Revival		Designated Part IV
370 Dundas St E	13	Residential	1875	2.5	Italianate		Designated Part IV
374 Dundas St E	13	Mixed-Use	1884	2.5	Victorian/Italianate		Under study
376 Dundas St E	13	Commercial	1884	3	Second Empire		Under study
377 Dundas St E	13	Mixed-Use	1899	3	Italianate		Under study
381 Dundas St E	13	Mixed-Use	1899	2	Vernacular		Under study
382 Dundas St E	13	Residential	1884	2.5	Victorian/Italianate		Under study
383 Dundas St E	13	Mixed-Use	1899	2	Vernacular		Under study
385 Dundas St E	13	Mixed-Use	1899	2	Vernacular		Under study
386 Dundas St E	13	Residential	1884	2.5	Italianate		Under study
387 Dundas St E	13	Mixed-Use	1983	2	Vernacular		Under study
388 Dundas St E	13	Residential	1884	2.5	Italianate		Under study
389 Dundas St E	13	Mixed-Use	1986	2	Vernacular		Under study
390 Dundas St E	13	Mixed-Use	1884	2.5	Victorian		Under study
391 Dundas St E	13	Mixed-Use	1976	2	Vernacular		Under study
392 Dundas St E	13	Mixed-Use	1884	3	None		Under study
393 Dundas St E	13	Vacant	N/A	N/A	N/A		Under study

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394 Dundas St E	13	Residential	1884	2	Vernacular		Under study
396 Dundas St E	13	Residential	1982	3	Stripped Traditional		Under study
398 Dundas St E	13	Residential	1982	3	Stripped Traditional		Under study
400 Dundas St E	13	Residential	1982	3	Stripped Traditional		Under study
401 Dundas St E	13	Commercial	1929	2	Vernacular		Under study
404 Dundas St E	13	Residential	1884	2.5	Italianate		Under study
406 Dundas St E	13	Mixed-Use	1884	3	Second Empire		Under study
408 Dundas St E	13	Mixed-Use	1884	3	Second Empire		Under study
410 Dundas St E	13	Mixed-Use	1879	2.5	Vernacular		Under study
413 Dundas St E	13	Mixed-Use	1890	3	Italianate		Under study
414 Dundas St E	13	Residential	1884	2.5	Victorian		Under study
415 Dundas St E	13	Mixed-Use	1890	2	Victorian		Under study
416 Dundas St E	13	Residential	1884	2.5	Victorian		Under study
417 Dundas St E	13	Mixed-Use	1890	2	Victorian		Under study
419 Dundas St E	13	Vacant	N/A	N/A	N/A		Under study
420 Dundas St E	13	Residential	1884	2.5	Victorian		Under study
422 Dundas St E	13	Residential	1884	2.5	Victorian		Under study
425 Dundas St E	13	Residential	2012	4.5	Contemporary		Under study
426 Dundas St E	13	Residential	1884	2.5	Victorian		Under study
428 Dundas St E	13	Residential	1884	2.5	Victorian		Under study
429 Dundas St E	13	Residential	1890	2	Victorian		Under study
432 Dundas St E	13	Mixed-Use	1884	2.5	Victorian		Under study
201 Gerrard St E	13	Residential	1887	2.5	Victorian		Listed
202 Gerrard St E	13	Residential	1879	2.5	Second Empire		Under study
203 Gerrard St E	13	Residential	1887	2.5	Victorian		Listed
204 Gerrard St E	13	Residential	1879	2.5	Second Empire		Under study
205 Gerrard St E	13	Residential	1878	2.5	Victorian/Italianate	Thomas Bryce	Listed
206 Gerrard St E	13	Residential	1879	2.5	Victorian/Italianate		Under study
207 Gerrard St E	13	Residential	1878	2.5	Victorian/Italianate	Thomas Bryce	Listed
208 Gerrard St E	13	Commercial	1909	2	Vernacular		Under study
209 Gerrard St E	13	Mixed-Use	1884	3	Vernacular		Under study
210 Gerrard St E	13	Residential	1890	2.5	Victorian		Under study
211 Gerrard St E	13	Commercial	1977	1	None		Under study
212 Gerrard St E	13	Residential	1890	2.5	Victorian		Under study
213 Gerrard St E	13	Commercial	1977	1	None		Under study
214 Gerrard St E	13	Residential	1884	2.5	Vernacular		Under study
216 Gerrard St E	13	Residential	1884	2	Vernacular		Under study
218 Gerrard St E	13	Mixed-Use	1890	2.5	Victorian		Under study
219 Gerrard St E	13	Commercial	1977	1	None		Under study
220 Gerrard St E	13	Mixed-Use	1890	2.5	Victorian		Under study
222 Gerrard St E	13	Mixed-Use	1879	2	Vernacular		Under study
224 Gerrard St E	13	Residential	1879	2	Victorian		Under study

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226 Gerrard St E	13	Residential	1879	2	Victorian		Under study
227 Gerrard St E	13	Commercial	1966	1	None		Under study
228 Gerrard St E	13	Mixed-Use	1879	2	Victorian		Under study
230 Gerrard St E	13	Residential	1879	2	Victorian		Under study
232 Gerrard St E	13	Residential	1879	2.5	Victorian/Italianate		Under study
234 Gerrard St E	13	Residential	1879	2	Vernacular		Under study
236 Gerrard St E	13	Residential	1879	2.5	Victorian		Under study
237 Gerrard St E	13	Mixed-Use	1875	3	Italianate		Listed
238 Gerrard St E	13	Mixed-Use	1879	2	Victorian		Under study
238 A Gerrard St E	13	Mixed-Use	1879	2	Italianate		Under study
239 Gerrard St E	13	Mixed-Use	1884	3	Second Empire		Under study
240 Gerrard St E	13	Mixed-Use	1879	2	Italianate		Under study
241 Gerrard St E	13	Mixed-Use	1884	3	Second Empire		Under study
242 Gerrard St E	13	Residential	1879	3	Second Empire		Under study
243 Gerrard St E	13	Mixed-Use	1884	3	Second Empire		Under study
244 Gerrard St E	13	Residential	1879	3	Second Empire		Under study
245 Gerrard St E	13	Mixed-Use	1884	3	Second Empire		Under study
246 Gerrard St E	13	Mixed-Use	1879	3	Second Empire		Under study
247 Gerrard St E	13	Mixed-Use	1884	3	Second Empire		Under study
248 Gerrard St E	13	Residential	1879	3	Second Empire		Under study
249 Gerrard St E	13	Mixed-Use	1869	3	Second Empire		Under study
250 Gerrard St E	13	Residential	1879	3	Second Empire		Under study
251 Gerrard St E	13	Mixed-Use	1869	3	Second Empire		Under study
252 Gerrard St E	13	Residential	1879	3	Second Empire		Under study
253 Gerrard St E	13	Mixed-Use	1869	3	Second Empire		Under study
254 Gerrard St E	13	Residential	1879	3	Second Empire		Under study
255 Gerrard St E	13	Mixed-Use	1869	2.5	Italianate		Under study
256 Gerrard St E	13	Residential	1879	3	Second Empire		Under study
257 Gerrard St E	13	Residential	1869	2.5	Italianate		Under study
258 Gerrard St E	13	Residential	1879	3	Second Empire		Under study
259 Gerrard St E	13	Residential	1869	2.5	Italianate		Under study
260 Gerrard St E	13	Residential	1879	3	Second Empire	Thomas Bryce	Under study
261 Gerrard St E	13	Residential	1869	2.5	Italianate		Under study
262 Gerrard St E	13	Residential	1870	3	Second Empire	Thomas Bryce	Under study
263 Gerrard St E	13	Institutional	1869	2.5	Italianate		Under study
264 Gerrard St E	13	Residential	1879	3	Second Empire	Thomas Bryce	Under study
265 Gerrard St E	13	Institutional	1880	2.5	Victorian/Italianate	George Hardy	Under study
266 Gerrard St E	13	Residential	1879	3	Second Empire	Thomas Bryce	Under study
269 Gerrard St E	13	Institutional	1956	2	Stripped Classical	Wilburn Workman	Listed
270 Gerrard St E	13	Institutional	1970	2	Contemporary		Under study
280 Gerrard St E	13	Institutional	1991	4.5	Stripped Traditional		Under study

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284 Gerrard St E	13	Residential	1879	3	Second Empire	Thomas Bryce	Under study
286 Gerrard St E	13	Residential	1879	3	Second Empire	Thomas Bryce	Under study
288 Gerrard St E	13	Residential	1879	3	Second Empire	Thomas Bryce	Under study
290 Gerrard St E	13	Residential	1879	3	Second Empire	Thomas Bryce	Under study
292 Gerrard St E	13	Residential	1879	3	Second Empire	Thomas Bryce	Under study
294 Gerrard St E	13	Residential	1879	3	Second Empire	Thomas Bryce	Under study
296 Gerrard St E	13	Mixed-Use	1879	3	Second Empire	Thomas Bryce	Under study
186 Milan St	13	Residential	1996	3.5	Stripped Traditional		Under study
188 Milan St	13	Residential	1996	3.5	Stripped Traditional		Under study
190 Milan St	13	Residential	1996	3.5	Stripped Traditional		Under study
196 Milan St	13	Residential	1982	2.5	Stripped Traditional		Under study
198 Milan St	13	Residential	1982	2.5	Stripped Traditional		Under study
200 Milan St	13	Residential	1982	2.5	Stripped Traditional		Under study
202 Milan St	13	Residential	1987	4	New Traditional		Under study
204 Milan St	13	Residential	1987	4	New Traditional		Under study
212 Milan St	13	Residential	1988	3.5	Stripped Traditional		Under study
214 Milan St	13	Residential	1982	3.5	Stripped Traditional		Under study
215 Milan St	13	Residential	1981	3.5	Stripped Traditional		Under study
216 Milan St	13	Residential	1982	3.5	Stripped Traditional		Under study
217 Milan St	13	Residential	1981	3.5	Stripped Traditional		Under study
218 Milan St	13	Residential	1982	3.5	Stripped Traditional		Under study
219 Milan St	13	Residential	1981	3.5	Stripped Traditional		Under study
221 Milan St	13	Residential	1981	3.5	Stripped Traditional		Under study
223 Milan St	13	Residential	1981	3.5	Stripped Traditional		Under study
225 Milan St	13	Residential	1981	3.5	Stripped Traditional		Under study
227 Milan St	13	Residential	1981	3.5	Stripped Traditional		Under study
228 Milan St	13	Residential	2001	3.5	Stripped Traditional		Under study
229 Milan St	13	Residential	1987	2.5	Stripped Traditional		Under study
231 Milan St	13	Residential	1987	2.5	Stripped Traditional		Under study
232 Milan St	13	Residential	2001	3.5	Stripped Traditional		Under study
233 Milan St	13	Residential	1987	2.5	Stripped Traditional		Under study
235 Milan St	13	Residential	1987	2.5	Stripped Traditional		Under study
236 Milan St	13	Vacant	N/A	N/A	N/A		Under study
242 Milan St	13	Residential	1979	2.5	None		Under study
244 Milan St	13	Residential	1979	2.5	None		Under study
246 Milan St	13	Residential	1979	2.5	None		Under study
248 Milan St	13	Residential	1979	2.5	None		Under study
250 Milan St	13	Residential	1979	2.5	None		Under study
252 Milan St	13	Residential	1979	2.5	None		Under study
254 Milan St	13	Residential	1979	2.5	None		Under study
255 Milan St	13	Residential	2001	2.5	Stripped Traditional		Under study
256 Milan St	13	Residential	1979	2.5	None		Under study

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257 Milan St	13	Residential	2001	2.5	Stripped Traditional		Under study
258 Milan St	13	Residential	1979	2.5	None		Under study
259 Milan St	13	Residential	2001	2.5	Stripped Traditional		Under study
260 Milan St	13	Residential	1979	2.5	None		Under study
261 Milan St	13	Residential	2001	2.5	Stripped Traditional		Under study
263 Milan St	13	Residential	2001	2.5	Stripped Traditional		Under study
264 Milan St	13	Residential	2014	3	None		Under study
265 Milan St	13	Residential	2001	2.5	Stripped Traditional		Under study
267 Milan St	13	Residential	2001	2.5	Stripped Traditional		Under study
269 Milan St	13	Residential	2001	2.5	Stripped Traditional		Under study
270 Milan St	13	Institutional	1909	3	Vernacular		Under study
271 Milan St	13	Residential	2001	2.5	Stripped Traditional		Under study
273 Milan St	13	Residential	2001	2.5	Stripped Traditional		Under study
187 Ontario St	13	Residential	1996	3.5	Stripped Traditional		Under study
188 Ontario St	13	Residential	1997	3.5	Stripped Traditional		Under study
189 Ontario St	13	Residential	1996	3.5	Stripped Traditional		Under study
190 Ontario St	13	Residential	1997	3.5	Stripped Traditional		Under study
191 Ontario St	13	Residential	1996	3.5	Stripped Traditional		Under study
192 Ontario St	13	Residential	1997	3.5	Stripped Traditional		Under study
197 Ontario St	13	Residential	1983	2.5	Stripped Traditional		Under study
198 Ontario St	13	Residential	1985	2	Vernacular		Under study
199 Ontario St	13	Residential	1982	2.5	Stripped Traditional		Under study
201 Ontario St	13	Residential	1987	2.5	Stripped Traditional		Under study
203 Ontario St	13	Residential	1987	2.5	Stripped Traditional		Under study
204 Ontario St	13	Residential	1925	2.5	Edwardian		Under study
205 Ontario St	13	Residential	1987	2.5	Stripped Traditional		Under study
206 Ontario St	13	Residential	1913	2.5	Edwardian		Under study
208 Ontario St	13	Residential	1913	2.5	Edwardian		Under study
209 Ontario St	13	Residential	1991	3	Stripped Traditional		Under study
210 Ontario St	13	Residential	1878	1.5	Victorian		Under study
212 Ontario St	13	Residential	1878	2	Vernacular		Under study
213 Ontario St	13	Residential	1981	3	Stripped Traditional		Under study
214 Ontario St	13	Residential	1925	2	Vernacular		Under study
215 Ontario St	13	Residential	1981	3	Stripped Traditional		Under study
216 Ontario St	13	Residential	1925	2	Vernacular		Under study
217 Ontario St	13	Residential	1981	3	Stripped Traditional		Under study
218 Ontario St	13	Residential	1889	2.5	Victorian		Under study
219 Ontario St	13	Residential	1884	2.5	Victorian		Under study
220 Ontario St	13	Residential	1889	2.5	Victorian		Under study
221 Ontario St	13	Residential	1904	2.5	Queen Anne Revival		Under study
222 Ontario St	13	Residential	1889	2.5	Victorian		Under study
223 Ontario St	13	Residential	1904	2.5	Queen Anne Revival		Under study

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224 Ontario St	13	Residential	1889	1	Victorian		Under study
227 Ontario St	13	Vacant	N/A	N/A	N/A		Under study
228 Ontario St	13	Residential	1889	1	Victorian		Under study
230 Ontario St	13	Residential	1878	1	Victorian		Under study
231 Ontario St	13	Residential	1889	2	Vernacular		Under study
232 Ontario St	13	Residential	1878	1	Victorian		Under study
233 Ontario St	13	Residential	1889	2	Vernacular		Under study
234 Ontario St	13	Residential	1878	1	Victorian		Under study
235 Ontario St	13	Residential	1884	2	Vernacular		Under study
236 Ontario St	13	Residential	1878	2.5	Edwardian		Under study
237 Ontario St	13	Residential	1884	2	Vernacular		Under study
238 Ontario St	13	Residential	1878	2	Edwardian		Under study
240 Ontario St	13	Residential	1878	2	Vernacular		Under study
241 Ontario St	13	Residential	1878	2	Georgian Revival		Under study
242 Ontario St	13	Residential	1878	1	Vernacular		Under study
243 Ontario St	13	Residential	1979	2.5	None		Under study
245 Ontario St	13	Residential	1979	2.5	None		Under study
246 Ontario St	13	Residential	1878	1	Vernacular		Under study
247 Ontario St	13	Residential	1979	2.5	None		Under study
248 Ontario St	13	Residential	1878	2	Second Empire		Under study
249 Ontario St	13	Residential	1979	2.5	None		Under study
250 Ontario St	13	Residential	1878	2.5	Victorian		Under study
251 Ontario St	13	Residential	1979	2.5	None		Under study
252 Ontario St	13	Residential	1878	2	Victorian		Under study
253 Ontario St	13	Residential	1979	2.5	None		Under study
254 Ontario St	13	Residential	1878	2	Georgian Revival		Under study
255 Ontario St	13	Residential	1979	2.5	None		Under study
256 Ontario St	13	Residential	1878	2	Georgian Revival		Under study
257 Ontario St	13	Residential	1979	2.5	None		Under study
258 Ontario St	13	Residential	1878	2	Georgian Revival		Under study
259 Ontario St	13	Residential	1979	2.5	None		Under study
260 Ontario St	13	Residential	1884	2	Vernacular		Under study
261 Ontario St	13	Residential	1979	2.5	None		Under study
262 Ontario St	13	Residential	1884	2	Vernacular		Under study
264 Ontario St	13	Residential	1884	2.5	Queen Anne Revival		Under study
265 Ontario St	13	Residential	2012	3	Stripped Traditional		Under study
266 Ontario St	13	Residential	1884	1.5	Vernacular		Under study
267 Ontario St	13	Residential	1887	2.5	Victorian		Under study
269 Ontario St	13	Residential	1887	2.5	Victorian		Under study
270 Ontario St	13	Residential	1945	2	Vernacular	Benjamin Brown	Under study
271 Ontario St	13	Residential	1878	2	Vernacular		Under study
275 Ontario St	13	Institutional	1909	3	Vernacular		Under study

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288 Ontario St	13	Residential	1913	2.5	Edwardian		Under study
290 Ontario St	13	Residential	1913	2.5	Edwardian		Under study
291 Ontario St	13	Residential	1915	3	Stripped Classical		Under study
294 Ontario St	13	Residential	1920	2.5	Stripped Classical		Under study
295 Ontario St	13	Residential	1981	3.5	Stripped Traditional		Under study
297 Ontario St	13	Residential	1981	3.5	Stripped Traditional		Under study
299 Ontario St	13	Residential	1981	3.5	Stripped Traditional		Under study
301 Ontario St	13	Residential	1884	2	Second Empire		Under study
303 Ontario St	13	Residential	1884	1.5	Vernacular		Under study
304 Ontario St	13	Residential	1884	2	Georgian Revival		Under study
305 Ontario St	13	Residential	1990	3.5	Stripped Traditional		Under study
306 Ontario St	13	Residential	1890	2.5	Victorian		Under study
307 Ontario St	13	Residential	1884	2.5	Stripped Traditional		Under study
308 Ontario St	13	Residential	1890	2.5	Victorian		Under study
310 Ontario St	13	Residential	1890	2.5	Victorian		Under study
311 Ontario St	13	Residential	1869	2	Georgian Revival		Under study
312 Ontario St	13	Residential	1890	2.5	Victorian		Under study
313 Ontario St	13	Residential	1869	2	Georgian Revival		Under study
315 Ontario St	13	Residential	1869	2	Georgian Revival		Under study
316 Ontario St	13	Residential	1909	3	Edwardian		Under study
317 Ontario St	13	Residential	1884	2.5	Victorian		Under study
319 Ontario St	13	Residential	1884	2.5	Victorian		Under study
320 Ontario St	13	Residential	1884	2	Victorian		Under study
321 Ontario St	13	Residential	1884	2.5	Victorian		Under study
323 Ontario St	13	Residential	1884	2.5	Victorian/Italianate		Under study
324 Ontario St	13	Residential	1884	1	Victorian		Under study
326 Ontario St	13	Residential	1890	2.5	Victorian		Under study
327 Ontario St	13	Residential	1884	1	Victorian		Under study
328 Ontario St	13	Residential	1890	2.5	Victorian		Under study
330 Ontario St	13	Residential	1890	2.5	Victorian		Under study
332 Ontario St	13	Residential	1890	2.5	Victorian		Under study
333 Ontario St	13	Residential	1884	2	Second Empire		Under study
334 Ontario St	13	Residential	1890	2.5	Victorian		Under study
335 Ontario St	13	Residential	1869	2	Victorian		Under study
336 Ontario St	13	Residential	1869	2	Victorian		Under study
337 Ontario St	13	Residential	1884	2	Victorian		Under study
338 Ontario St	13	Residential	1869	2	Victorian		Under study
340 Ontario St	13	Residential	1890	2.5	Victorian		Under study
342 Ontario St	13	Residential	1890	2.5	Victorian		Under study
346 Ontario St	13	Residential	1869	2.5	Victorian		Under study
348 Ontario St	13	Residential	1869	2.5	Victorian		Under study
349 Ontario St	13	Institutional	1976	2.5	None		Under study

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352 Ontario St	13	Residential	1869	2.5	Victorian		Under study
354 Ontario St	13	Residential	1916	2.5	Edwardian		Under study
356 Ontario St	13	Residential	1916	2.5	Edwardian		Under study
358 Ontario St	13	Residential	1879	2	None		Under study
359 Ontario St	13	Residential	1882	2.5	Victorian		Listed
361 Ontario St	13	Residential	1882	2.5	Victorian		Listed
362 Ontario St	13	Residential	1909	2.5	Victorian		Under study
364 Ontario St	13	Residential	1909	2.5	Victorian		Under study
365 Ontario St	13	Residential	1884	2.5	Victorian		Under study
366 Ontario St	13	Residential	1909	2.5	Victorian		Under study
367 Ontario St	13	Residential	1987	2.5	Stripped Traditional		Under study
368 Ontario St	13	Residential	1919	2.5	Edwardian		Under study
369 Ontario St	13	Residential	2013	3	Stripped Traditional		Under study
370 Ontario St	13	Residential	1919	2.5	Edwardian		Under study
372 Ontario St	13	Residential	1919	2.5	Edwardian		Under study
373 Ontario St	13	Residential	1884	2	Victorian		Under study
374 Ontario St	13	Residential	1919	2.5	Edwardian		Under study
375 Ontario St	13	Residential	1884	2	Georgian Revival		Under study
376 Ontario St	13	Residential	1919	2.5	Edwardian		Under study
377 Ontario St	13	Residential	1884	2	Georgian Revival		Under study
379 Ontario St	13	Residential	2019	2	Georgian Revival		Under study
380 Ontario St	13	Residential	1884	2.5	Queen Anne Revival		Under study
381 Ontario St	13	Residential	2018	3	Stripped Traditional		Under study
382 Ontario St	13	Residential	1884	2.5	Victorian		Under study
383 Ontario St	13	Residential	1884	2	Second Empire		Under study
384 Ontario St	13	Residential	1884	2.5	Victorian		Under study
385 Ontario St	13	Residential	1884	2	Second Empire		Under study
386 Ontario St	13	Mixed-Use	1909	2.5	Victorian		Under study
387 Ontario St	13	Residential	1884	2.5	Victorian		Under study
389 Ontario St	13	Residential	1884	2.5	Victorian		Under study
391 Ontario St	13	Residential	1884	2	Italianate		Under study
408 Ontario St	13	Residential	1987	3	Stripped Traditional		Under study
411 Ontario St	13	Residential	1884	3	Second Empire		Under study
413 Ontario St	13	Residential	1980	3	Stripped Traditional	Realcom Development Ltd.	Under study
414 Ontario St	13	Residential	1884	2	Second Empire		Under study
415 Ontario St	13	Residential	1980	3	Stripped Traditional	Realcom Development Ltd.	Under study
416 Ontario St	13	Residential	1884	2	Second Empire		Under study
417 Ontario St	13	Residential	1980	3	Stripped Traditional	Realcom Development Ltd.	Under study
418 Ontario St	13	Residential	1884	2.5	Georgian Revival		Under study

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<i>Property Address</i>	<i>Ward</i>	<i>Current Use</i>	<i>Date of Construction (est.)</i>	<i>Height (Storeys)</i>	<i>Architectural Style</i>	<i>Architect/ Designer</i>	<i>Current Heritage Status</i>
419 Ontario St	13	Residential	1980	3	Stripped Traditional	Realcom Development Ltd.	Under study
420 Ontario St	13	Residential	1884	2.5	Georgian Revival		Under study
421 Ontario St	13	Residential	1980	3	Stripped Traditional	Realcom Development Ltd.	Under study
423 Ontario St	13	Residential	1985	2.5	Stripped Traditional	Frank Armstrong	Under study
424 Ontario St	13	Residential	1873	2	Victorian		Listed
425 Ontario St	13	Residential	1890	2.5	Victorian		Under study
426 Ontario St	13	Residential	1890	2.5	Victorian		Under study
427 Ontario St	13	Residential	1890	2.5	Victorian		Under study
429 Ontario St	13	Residential	1890	2.5	Victorian		Under study
430 Ontario St	13	Residential	1890	2.5	Victorian		Under study
431 Ontario St	13	Residential	1890	2.5	Victorian		Under study
433 Ontario St	13	Residential	1890	2.5	Victorian		Under study
434 Ontario St	13	Residential	1925	3.5	None		Under study
435 Ontario St	13	Residential	1890	2.5	Victorian		Under study
437 Ontario St	13	Residential	1890	2.5	Victorian		Under study
438 Ontario St	13	Residential	1990	3	Stripped Traditional		Under study
440 Ontario St	13	Residential	1869	1	Victorian		Under study
441 Ontario St	13	Residential	1890	2	Vernacular		Under study
442 Ontario St	13	Residential	1890	2	Victorian		Under study
445 Ontario St	13	Residential	1890	2.5	Victorian		Under study
446 Ontario St	13	Residential	1884	1	Victorian		Under study
447 Ontario St	13	Residential	1890	2.5	Victorian	Alexander Patrick	Under study
448 Ontario St	13	Residential	1919	2.5	Edwardian		Under study
449 Ontario St	13	Residential	1884	2.5	Victorian	Alexander Patrick	Under study
450 Ontario St	13	Residential	1919	2.5	Edwardian		Under study
450 A Ontario St	13	Residential	1919	2.5	Edwardian		Under study
452 Ontario St	13	Residential	1890	2.5	Romanesque Revival		Under study
453 Ontario St	13	Residential	1884	2.5	Victorian/Italianate	John Jr. Gearing	Under study
454 Ontario St	13	Residential	1890	2.5	Romanesque Revival		Under study
454 1/2 Ontario St	13	Residential	1890	2.5	Romanesque Revival		Under study
455 Ontario St	13	Residential	1884	2.5	Victorian/Italianate	John Jr. Gearing	Under study
456 Ontario St	13	Residential	1909	2.5	Queen Anne Revival		Under study
458 Ontario St	13	Residential	1909	2.5	Queen Anne Revival		Under study
22 Poulett St	13	Residential	1995	3	Stripped Traditional		Under study
24 Poulett St	13	Residential	1995	3	Stripped Traditional		Under study
26 Poulett St	13	Residential	1983	4	Stripped Traditional		Under study
28 Poulett St	13	Residential	1983	4	Stripped Traditional		Under study
32 Poulett St	13	Residential	1982	2.5	Stripped Traditional		Under study
34 Poulett St	13	Residential	1982	2.5	Stripped Traditional		Under study
36 Poulett St	13	Residential	1982	2.5	Stripped Traditional		Under study

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<i>Property Address</i>	<i>Ward</i>	<i>Current Use</i>	<i>Date of Construction (est.)</i>	<i>Height (Storeys)</i>	<i>Architectural Style</i>	<i>Architect/ Designer</i>	<i>Current Heritage Status</i>
38 Poulett St	13	Residential	1982	2.5	Stripped Traditional		Under study
40 Poulett St	13	Residential	1978	2.5	None		Under study
42 Poulett St	13	Residential	1978	2.5	None		Under study
44 Poulett St	13	Residential	1978	2.5	None		Under study
46 Poulett St	13	Residential	1978	2.5	None		Under study
48 Poulett St	13	Residential	1978	2.5	None		Under study
50 Poulett St	13	Residential	1978	2.5	None		Under study
52 Poulett St	13	Residential	1978	2.5	None		Under study
54 Poulett St	13	Residential	1978	2.5	None		Under study
58 A Poulett St	13	Residential	2000	3.5	Stripped Traditional		Under study
58 B Poulett St	13	Residential	2000	3.5	Stripped Traditional		Under study
58 C Poulett St	13	Residential	2000	3.5	Stripped Traditional		Under study
60 Poulett St	13	Residential	1996	3	Stripped Traditional		Under study
88 Poulett St	13	Residential	1951	3	Stripped Traditional		Under study
90 Poulett St	13	Residential	1951	3	Stripped Traditional		Under study
61 Seaton St	13	Residential	2002	3	Contemporary	Paul Reuber Incorporated Architect	Under study
63 Seaton St	13	Residential	1878	2.5	Victorian		Under study
65 Seaton St	13	Residential	1878	2.5	Victorian		Under study
67 Seaton St	13	Residential	1878	2.5	Victorian		Under study
69 Seaton St	13	Residential	1884	2.5	Victorian		Under study
71 Seaton St	13	Residential	1884	2.5	Victorian		Under study
75 Seaton St	13	Residential	1904	1.5	Victorian		Under study
77 Seaton St	13	Residential	1856	2	Georgian Revival	William Hall	Designated Part IV
79 Seaton St	13	Residential	1884	2	Romanesque Revival		Under study
81 Seaton St	13	Residential	1884	2	Romanesque Revival		Under study
83 Seaton St	13	Residential	1884	3	Victorian/ esque Revival	Roman-	Under study
85 Seaton St	13	Residential	1884	3	Victorian/ manesque Revival	Ro-	Under study
87 Seaton St	13	Residential	1884	2.5	Victorian		Under study
89 Seaton St	13	Residential	1884	3	None		Under study
91 Seaton St	13	Residential	1865	1.5	Victorian		Listed
92 Seaton St	13	Residential	1890	2.5	Victorian		Under study
94 Seaton St	13	Residential	1890	2.5	Victorian		Under study
95 Seaton St	13	Residential	1890	2.5	Victorian		Under study
96 Seaton St	13	Residential	1890	2.5	Victorian		Under study
97 Seaton St	13	Residential	1980	2.5	Stripped Traditional		Under study
98 Seaton St	13	Residential	1890	2.5	Victorian		Under study
99 Seaton St	13	Residential	1980	2.5	Stripped Traditional		Under study
100 Seaton St	13	Residential	1890	2.5	Victorian		Under study
101 Seaton St	13	Residential	1878	2.5	Victorian		Under study

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<i>Property Address</i>	<i>Ward</i>	<i>Current Use</i>	<i>Date of Construction (est.)</i>	<i>Height (Storeys)</i>	<i>Architectural Style</i>	<i>Architect/ Designer</i>	<i>Current Heritage Status</i>
102 Seaton St	13	Residential	1884	2.5	Victorian		Under study
103 Seaton St	13	Residential	1878	2.5	Vernacular		Under study
104 Seaton St	13	Residential	1884	2.5	Victorian		Under study
105 Seaton St	13	Residential	1878	2	Vernacular		Under study
106 Seaton St	13	Residential	1890	2.5	Victorian		Under study
107 Seaton St	13	Residential	1878	2	Victorian		Under study
108 Seaton St	13	Residential	1890	2.5	Victorian		Under study
109 Seaton St	13	Residential	1878	2	Victorian		Under study
110 Seaton St	13	Residential	1890	2.5	Victorian		Under study
111 Seaton St	13	Residential	1878	2.5	Vernacular		Under study
112 Seaton St	13	Residential	1890	2.5	Victorian		Under study
114 Seaton St	13	Residential	1890	2.5	Victorian		Under study
115 Seaton St	13	Residential	1878	2.5	Victorian		Under study
116 Seaton St	13	Residential	1890	2.5	Victorian		Under study
117 Seaton St	13	Residential	1913	2.5	Edwardian		Under study
118 Seaton St	13	Residential	1890	2.5	Victorian/ esque Revival	Roman-	Under study
119 Seaton St	13	Residential	1919	2.5	Edwardian		Under study
120 Seaton St	13	Residential	1890	2.5	Victorian/ esque Revival	Roman-	Under study
121 Seaton St	13	Residential	1919	2.5	Edwardian		Under study
122 Seaton St	13	Residential	1873	2	Georgian Revival		Under study
123 Seaton St	13	Residential	1919	2.5	Edwardian		Under study
125 Seaton St	13	Residential	1919	2.5	Edwardian		Under study
126 Seaton St	13	Residential	1878	2.5	Italianate		Under study
127 Seaton St	13	Residential	1919	2.5	Edwardian		Under study
128 Seaton St	13	Residential	1878	3	Victorian/ esque Revival	Roman-	Under study
129 Seaton St	13	Residential	1919	2.5	Edwardian		Under study
130 Seaton St	13	Residential	1878	3	Victorian/ esque Revival	Roman-	Under study
132 Seaton St	13	Residential	1873	2.5	Italianate		Under study
133 Seaton St	13	Residential	1878	2.5	Georgian Revival		Under study
134 Seaton St	13	Residential	1873	2.5	Italianate		Under study
135 Seaton St	13	Residential	1878	2.5	Georgian Revival		Under study
136 Seaton St	13	Residential	1860	2	Georgian Revival	William Hall	Listed
137 Seaton St	13	Residential	1878	2.5	Georgian Revival		Under study
138 Seaton St	13	Residential	1860	2	Georgian Revival	William Hall	Listed
139 Seaton St	13	Residential	1894	3	Queen Anne Revival		Under study
140 Seaton St	13	Residential	1860	2	Georgian Revival	William Hall	Listed
141 Seaton St	13	Residential	1894	3	Queen Anne Revival		Under study
142 Seaton St	13	Residential	1884	2.5	Victorian/ esque Revival	Roman-	Under study

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143 Seaton St	13	Residential	1894	3	Queen Anne Revival		Under study
145 Seaton St	13	Residential	1894	3	Queen Anne Revival		Under study
147 Seaton St	13	Residential	1894	3	Queen Anne Revival		Under study
149 Seaton St	13	Residential	1894	3	Queen Anne Revival		Under study
167 Seaton St	13	Residential	1889	2.5	Victorian		Under study
169 Seaton St	13	Residential	1889	2.5	Victorian		Under study
171 Seaton St	13	Residential	1889	2.5	Victorian		Under study
173 Seaton St	13	Residential	1889	2.5	Victorian		Under study
175 Seaton St	13	Residential	1889	2.5	Victorian		Under study
177 Seaton St	13	Residential	1889	2.5	Victorian		Under study
179 Seaton St	13	Residential	1889	2.5	Victorian		Under study
180 Seaton St	13	Residential	1879	2	Victorian		Under study
181 Seaton St	13	Residential	1889	2.5	Victorian		Under study
182 Seaton St	13	Residential	1879	2	Victorian		Under study
183 Seaton St	13	Residential	1913	3	Queen Anne Revival		Under study
184 Seaton St	13	Residential	1913	3	Edwardian		Under study
185 Seaton St	13	Residential	1913	3	Queen Anne Revival		Under study
186 Seaton St	13	Residential	1913	3	Edwardian		Under study
187 Seaton St	13	Residential	1913	3	Queen Anne Revival		Under study
188 Seaton St	13	Residential	1913	3	Edwardian		Under study
188 A Seaton St	13	Residential	1913	3	Edwardian		Under study
189 Seaton St	13	Residential	1913	3	Queen Anne Revival		Under study
190 Seaton St	13	Residential	1869	2	Victorian/Italianate		Under study
191 Seaton St	13	Residential	1884	2.5	Victorian		Under study
192 Seaton St	13	Residential	1869	2	Victorian/Italianate		Under study
193 Seaton St	13	Residential	1913	2.5	Queen Anne Revival		Under study
195 Seaton St	13	Residential	1913	2.5	Queen Anne Revival		Under study
197 Seaton St	13	Residential	1913	2.5	Queen Anne Revival		Under study
198 Seaton St	13	Residential	1879	3	Second Empire		Under study
199 Seaton St	13	Residential	1913	2.5	Queen Anne Revival		Under study
200 Seaton St	13	Residential	1879	3	Second Empire		Under study
201 Seaton St	13	Residential	1913	2.5	Victorian		Under study
202 Seaton St	13	Residential	1869	2.5	Victorian		Under study
203 Seaton St	13	Residential	1879	2.5	Victorian		Under study
204 Seaton St	13	Residential	1869	2.5	Victorian		Under study
205 Seaton St	13	Residential	1879	2.5	Victorian		Under study
208 Seaton St	13	Residential	1879	2	Victorian		Listed
210 Seaton St	13	Residential	1879	2	Victorian		Listed
213 Seaton St	13	Residential	1879	1.5	Vernacular		Under study
215 Seaton St	13	Residential	1974	3	Stripped Traditional		Under study
215 A Seaton St	13	Residential	1974	3	Stripped Traditional		Under study
216 Seaton St	13	Residential	1913	3	Edwardian		Under study

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217 Seaton St	13	Residential	1974	3	Stripped Traditional		Under study
217 A Seaton St	13	Residential	1974	3	Stripped Traditional		Under study
219 Seaton St	13	Residential	1974	3	Stripped Traditional		Under study
220 Seaton St	13	Residential	1890	2.5	Victorian		Under study
221 Seaton St	13	Residential	1974	3	Stripped Traditional		Under study
222 Seaton St	13	Residential	1890	2.5	Victorian		Under study
223-225 Seaton St	13	Residential	1919	2	Edwardian		Under study
224 Seaton St	13	Residential	1890	2.5	Victorian		Under study
226 Seaton St	13	Residential	1890	2.5	Victorian		Under study
227-229 Seaton St	13	Residential	1919	2	Edwardian		Under study
231 Seaton St	13	Residential	1869	2	Victorian/Gothic Revival	William Dudley	Designated Part IV
232 Seaton St	13	Residential	1899	2.5	Queen Anne Revival		Under study
234 Seaton St	13	Residential	1889	2.5	Queen Anne Revival		Under study
235 Seaton St	13	Residential	1872	2.5	Victorian/Italianate		Under study
236 Seaton St	13	Residential	1889	2	Victorian		Under study
237 Seaton St	13	Residential	1872	2.5	Victorian/esque Revival	Roman-	Under study
238 Seaton St	13	Residential	1889	2	Victorian		Under study
239 Seaton St	13	Residential	1872	2	Georgian Revival		Under study
240 Seaton St	13	Residential	1889	2.5	Victorian/Italianate		Under study
241 Seaton St	13	Residential	1872	2.5	Victorian/Italianate		Under study
242 Seaton St	13	Residential	1913	2.5	Edwardian		Under study
243 Seaton St	13	Residential	1909	2.5	Edwardian		Under study
244 Seaton St	13	Residential	1913	2.5	Edwardian		Under study
245 Seaton St	13	Residential	1909	2.5	Edwardian		Under study
247 Seaton St	13	Residential	1909	2.5	Edwardian		Under study
248 Seaton St	13	Residential	1973	3	Stripped Traditional		Under study
249 Seaton St	13	Residential	1875	1.5	Victorian		Under study
250 Seaton St	13	Residential	1973	3	Stripped Traditional		Under study
251 Seaton St	13	Residential	1889	2.5	Victorian		Under study
252 Seaton St	13	Residential	1973	3	Stripped Traditional		Under study
253 Seaton St	13	Residential	1884	2	Vernacular		Under study
254 Seaton St	13	Residential	1973	3	Stripped Traditional		Under study
255 Seaton St	13	Residential	1884	2	Vernacular		Under study
256 Seaton St	13	Residential	1884	2.5	Victorian		Under study
257 Seaton St	13	Residential	1875	2	Victorian		Under study
258 Seaton St	13	Residential	1884	2	Stripped Traditional		Under study
259 Seaton St	13	Residential	1875	2	Victorian		Under study
260 Seaton St	13	Residential	1890	3	Second Empire		Under study
261 Seaton St	13	Residential	1875	2	Victorian		Under study

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262 Seaton St	13	Residential	1890	3	Second Empire		Under study
263 Seaton St	13	Residential	1875	1	Victorian		Under study
264 Seaton St	13	Residential	1933	2	Stripped Classical		Under study
265 Seaton St	13	Residential	1875	1	Victorian		Under study
267 Seaton St	13	Residential	1890	2.5	Victorian/Queen Revival	Anne	Under study
268 Seaton St	13	Residential	1913	2.5	Queen Anne Revival		Under study
270 Seaton St	13	Residential	1913	2.5	Queen Anne Revival		Under study
272 Seaton St	13	Residential	1913	2.5	Queen Anne Revival		Under study
295 Seaton St	13	Residential	1890	2.5	Victorian		Under study
296 Seaton St	13	Residential	1890	2	Victorian/ esque Revival	Roman-	Under study
297 Seaton St	13	Residential	1890	2.5	Victorian		Under study
298 Seaton St	13	Residential	1890	2.5	Victorian		Under study
299 Seaton St	13	Residential	1884	2.5	Edwardian		Under study
300 Seaton St	13	Residential	1890	2.5	Victorian		Under study
301 Seaton St	13	Residential	1884	2.5	Edwardian		Under study
303 Seaton St	13	Residential	1964	2.5	Vernacular		Under study
305 Seaton St	13	Residential	1991	3.5	Stripped Traditional		Under study
306 Seaton St	13	Residential	1863	2	Victorian		Listed
307 Seaton St	13	Residential	1889	2	Victorian		Under study
309 Seaton St	13	Residential	1889	2	Victorian		Under study
311 Seaton St	13	Residential	1889	2	Victorian		Under study
312 Seaton St	13	Residential	1890	2.5	Victorian		Under study
313 Seaton St	13	Residential	1884	3	Edwardian		Under study
314 Seaton St	13	Residential	1869	2	Vernacular		Under study
315 Seaton St	13	Residential	1884	3	Edwardian		Under study
317 Seaton St	13	Residential	1884	3	Edwardian		Under study
319 Seaton St	13	Residential	1884	3	Edwardian		Under study
320 Seaton St	13	Residential	1962	7	None		Under study
321 Seaton St	13	Residential	1890	3	Queen Anne Revival		Under study
323 Seaton St	13	Residential	1890	3	Queen Anne Revival		Under study
325 Seaton St	13	Residential	1890	3	Queen Anne Revival		Under study
326 Seaton St	13	Residential	1884	3	Second Empire		Under study
327 Seaton St	13	Residential	1884	3	Vernacular		Under study
328 Seaton St	13	Residential	1884	3	Second Empire		Under study
330 Seaton St	13	Residential	1884	3	Second Empire		Under study
331 Seaton St	13	Residential	1884	1.5	Victorian		Under study
332 Seaton St	13	Residential	1884	3	Second Empire		Under study
333 Seaton St	13	Residential	1884	1	Vernacular		Under study
334 Seaton St	13	Residential	1884	3	Second Empire		Under study
337 Seaton St	13	Residential	1991	3.5	Stripped Traditional		Under study

<i>Property Address</i>	<i>Ward</i>	<i>Current Use</i>	<i>Date of Construction (est.)</i>	<i>Height (Storeys)</i>	<i>Architectural Style</i>	<i>Architect/ Designer</i>	<i>Current Heritage Status</i>
339 Seaton St	13	Residential	1980	2.5	Stripped Traditional		Under study
341 Seaton St	13	Residential	1980	2.5	Stripped Traditional		Under study
343 Seaton St	13	Residential	1980	2.5	Stripped Traditional		Under study
220 Shuter St	13	Residential	1989	2.5	Stripped Traditional		Under study
222 Shuter St	13	Residential	1989	2.5	Stripped Traditional		Under study
224 Shuter St	13	Residential	1989	2.5	Stripped Traditional		Under study
226 Shuter St	13	Residential	1989	2.5	Stripped Traditional		Under study
228 Shuter St	13	Residential	1989	2.5	Stripped Traditional		Under study
230 Shuter St	13	Residential	1989	2.5	Stripped Traditional		Under study
236 Shuter St	13	Mixed-Use	1965	2.5	None		Under study
240 Shuter St	13	Residential	1977	3.5	Stripped Traditional		Under study
248 Shuter St	13	Residential	1875	2	Victorian		Under study
250 Shuter St	13	Residential	1875	1	Victorian		Under study
266 Shuter St	13	Residential	1913	2	Vernacular		Under study
270 Shuter St	13	Residential	1913	2	Vernacular		Under study
274 Shuter St	13	Residential	1875	1	Vernacular		Under study
276 Shuter St	13	Residential	1875	1	Victorian		Under study
278 Shuter St	13	Residential	1875	1	Vernacular		Under study
280 Shuter St	13	Residential	1875	1	Vernacular		Under study

Appendix C: Contributing and Non-Contributing Properties

Cabbagetown Southwest HCD Potential Contributing Properties

- 232 Berkeley St
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- 251 Berkeley St
- 255 Berkeley St
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- 385 Berkeley St
- 386 Berkeley St
- 387 Berkeley St
- 388 Berkeley St
- 389 Berkeley St
- 390 Berkeley St
- 391 Berkeley St
- 393 Berkeley St
- 15 Central Hospital Lane
- 17 Central Hospital Lane
- 330 Dundas St E
- 331 Dundas St E
- 333 Dundas St E
- 335 Dundas St E
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- 340 Dundas St E
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- 358 R Dundas St E
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- 270 Milan St
- 218 Ontario St
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- 334 Seaton St

Cabbagetown Southwest HCD Potential Non-Contributing Properties

- 238 Berkeley St
- 240 Berkeley St
- 246 B Berkeley St
- 246 A Berkeley St
- 248 B Berkeley St
- 248 A Berkeley St
- 250 A Berkeley St
- 250 B Berkeley St
- 252 A Berkeley St
- 252 B Berkeley St
- 254 B Berkeley St
- 254 A Berkeley St
- 263 Berkeley St
- 265 Berkeley St
- 275 Berkeley St
- 339 Dundas St E
- 381 Dundas St E
- 383 Dundas St E
- 385 Dundas St E
- 387 Dundas St E
- 389 Dundas St E
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- 401 Dundas St E
- 419 Dundas St E
- 425 Dundas St E
- 208 Gerrard St E
- 209 Gerrard St E
- 211 Gerrard St E
- 213 Gerrard St E
- 214 Gerrard St E
- 219 Gerrard St E
- 227 Gerrard St E
- 234 Gerrard St E
- 269 Gerrard St E
- 270 Gerrard St E
- 280 Gerrard St E
- 235 Ontario St
- 237 Ontario St
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- 408 Ontario St
- 413 Ontario St
- 415 Ontario St
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- 421 Ontario St
- 423 Ontario St
- 434 Ontario St
- 438 Ontario St
- 61 Seaton St
- 89 Seaton St
- 97 Seaton St
- 99 Seaton St
- 111 Seaton St
- 215 Seaton St
- 215 A Seaton St
- 217 Seaton St
- 217 A Seaton St
- 219 Seaton St
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- 337 Seaton St
- 339 Seaton St
- 341 Seaton St
- 343 Seaton St

Appendix D: Recommended Properties for Further Research

Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
337-339 Berkeley Street	Date of Construction: 1884	
344-346 Berkeley Street	Date of Construction: 1879	
365 Dundas Street East	Formerly known as the Imperial Optical Lens Factory; Date of Construction: c.1941; Architect: Benjamin Brown	

Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
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376 Dundas Street East	Date of Construction: 1884	
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Image from TO Built (unsure of Date)



Image from May 2013 Google Maps



Image April 2019

404 Dundas Street East	Date of Construction: 1884	
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Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
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406-408 Dundas Street East

Date of Construction: 1884



410-432 Dundas Street

Date of Construction: 1884



Potential Cabbagetown Southwest HCD Plan

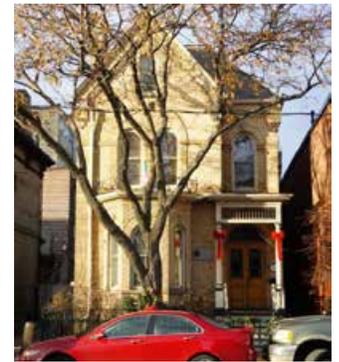
Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
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202-204 Gerrard Street East	Date of Construction: 1879	
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206 Gerrard Street East	Date of Construction: 1879; Previously owned by James Smith	
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239-247 Gerrard Street East	Date of Construction: 1884	
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Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
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249-253 Gerrard Street East	Date of Construction: 1869	
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255-263 Gerrard Street East	Date of Construction: 1869	
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260 Gerrard Street East	Date of Construction: 1879	
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Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
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262 Gerrard Street	Date of Construction: 1870	
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264 Gerrard Street	Date of Construction: 1879	
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284-296 Gerrard Street East	Date of Construction: 1879	
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Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
291 Ontario Street	Date of Construction: 1915	
333 Ontario Street	Date of Construction: 1884	
386 Ontario Street	Formerly known as the Lee School; Date of Construction: 1909	

Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
452-454.5 Ontario Street	Date of Construction: 1890	
456-458 Ontario Street	Date of Construction: 1909	
126 Seaton Street	Date of Construction: 1878; Previously owned by John Ballie	

Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
139-149 Seaton Street	Date of Construction: 1894; 139 is where the Canadian Lesbian and Gay Archives (CLGA) began	

167-181 Seaton Street Date of Construction: 1889



193-201 Seaton Street Date of Construction: 1913

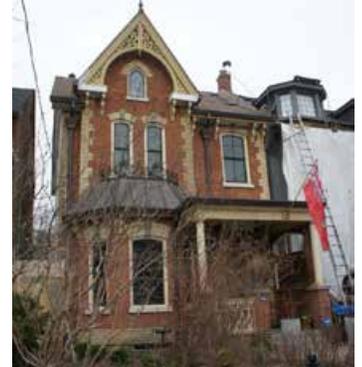


 Potential Cabbagetown Southwest HCD Plan

 Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
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240 Seaton Street	Date of Construction: 1889	
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260-262 Seaton Street	Date of Construction: 1890	
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264 Seaton Street	<p>Formerly the Toronto Evening Telegram;</p> <p>Date of Construction: c.1933;</p> <p>The paper occupied the site until 1950. It later closed down in 1971, when many of the staff opened the Toronto Sun.</p>	
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Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

Address *Information* *Photograph*

268-272 Seaton Street Date of Construction: 1913



Area Excluded from the Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
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188-190 Berkeley Street

Date of Construction: 1869;

Previously owned by Patrick and Bernard Hughs



194 Berkeley Street

Date of Construction: 1889;

Previously owned by Alfred Carol



196 Berkeley Street

Date of Construction: 1889;

Previously owned by Maria Blong



Area Excluded from the Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
198 Berkeley Street	Date of Construction: 1889; Previously owned by Edgar Davies	
200 Berkeley Street	Date of Construction: 1884	
209-211 Berkeley Street	Date of Construction: 1884; Previously owned by George S. Fancloth	

Area Excluded from the Potential Cabbagetown Southwest HCD Plan

Unprotected Properties Recommended for Further Research

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
210-212 Berkeley Street	Date of Construction: 1880; Previously owned by John Carrol	
221 Berkeley Street	Date of Construction: c.1884; Previously owned by Mary Ann Spottsworth	
210 Ontario Street	Date of Construction: 1878; Previously owned by Ann Walker	

Appendix E: Community Consultation Meeting #1 Summary

Cabbagetown Southwest Heritage Conservation District (HCD) Study

Community Consultation Meeting #1 – Summary Report



Prepared by Lura Consulting for the City of Toronto



Cabbagetown Southwest Heritage Conservation District (HCD) Study Community Consultation Meeting #1 – Summary Report

1. Introduction

Study Purpose

The Cabbagetown Southwest Heritage Conservation District (HCD) Study was prioritized by City Council in March 2015. The study was recommended to provide an overall understanding of the area's history and heritage character and to determine if designation as a Heritage Conservation District (HCD) would be an appropriate heritage planning tool for the area.

The City Planning Division initiated the Cabbagetown Southwest HCD Study in Spring 2018 and retained a project team led by EVOQ Architecture (heritage architects) with Urban Strategies Inc. (planning consultants) and LURA (facilitators) to prepare the study report.

The study includes a comprehensive property inventory, historical research, character analysis, evaluation of the area's heritage value, and a review of the area's existing planning framework. The study process includes two public meetings, as well as a Community Advisory Group (CAG) to provide specific and detailed feedback on research, analysis and recommendations. Once complete, the study report and an accompanying staff report will be presented to the Toronto Preservation Board for endorsement, before proceeding with the development of any possible Heritage Conservation District plan.

Study Area

The Cabbagetown Southwest HCD Study Area is generally bound by Sherbourne Street to the west, Carlton Street to the north, Parliament Street to the east and Shuter Street to the south. The study area may be changed through the HCD Study process and does not necessarily reflect any potential district boundary.

Cabbagetown Southwest Heritage Conservation District (HCD) Study
Community Consultation Meeting #1 – Summary Report

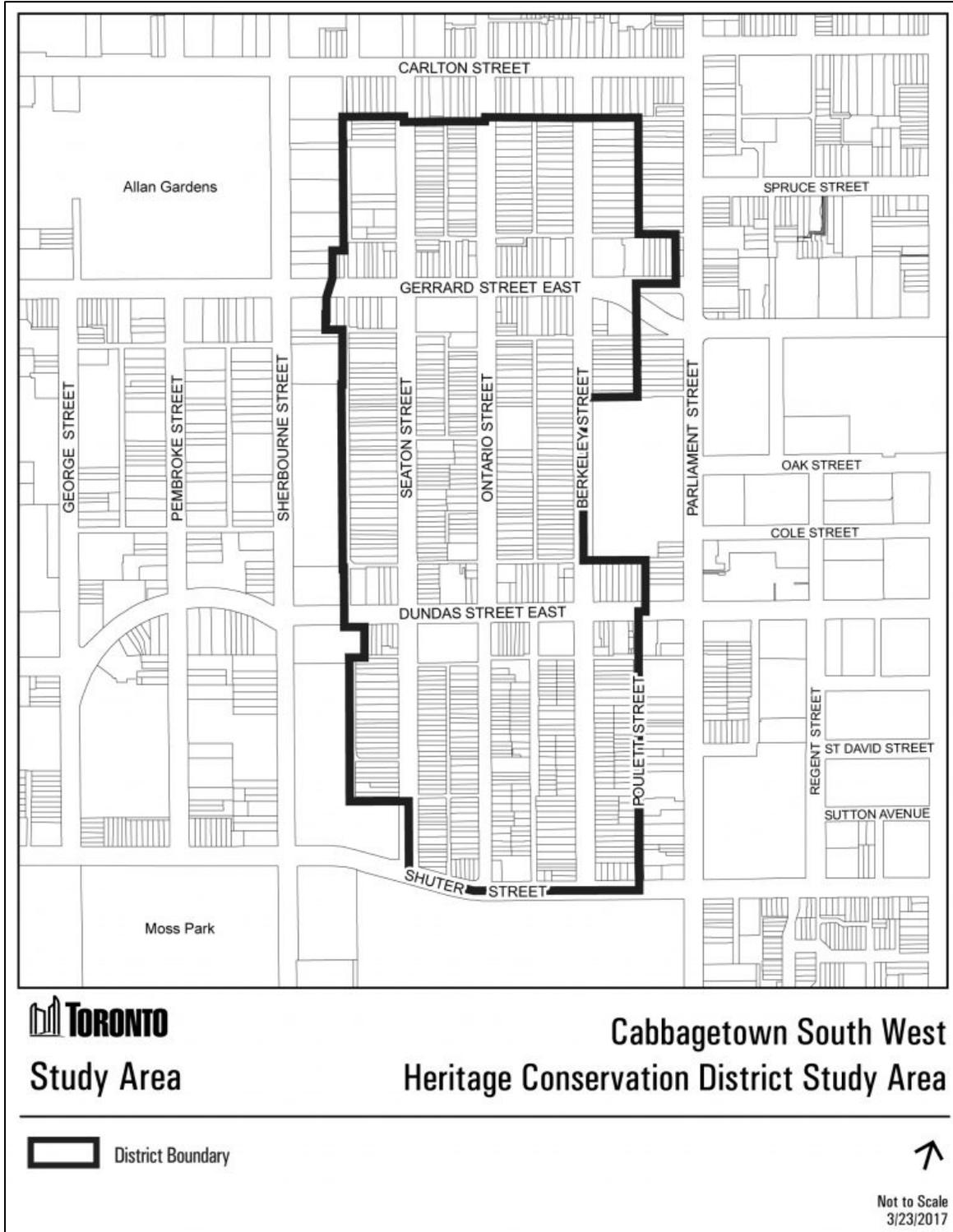


Figure 1: Cabbagetown Southwest HCD Study Area

More information about the Cabbagetown Southwest HCD Study can be found on the City of Toronto's [website](#).

2. Community Consultation Meeting #1

Meeting Objectives

Community engagement is an important component of the HCD Study. The City of Toronto held the first Community Consultation Meeting for the Cabbagetown Southwest HCD Study on July 5, 2018 from 5:30 to 8:00 p.m. at Central Neighbourhood House (349 Ontario Street).

The purpose of the event was to:

- To introduce the Cabbagetown SW Heritage Conservation District (HCD) Study, including approach, timing, and activities;
- To present background material and preliminary understanding of the area;
- To seek participation of members for the Community Advisory Group (CAG);
- Answer community member questions about the HCD Study process; and
- Highlight next steps.

A copy of the meeting notice is included as Appendix A.

3. Summary of Feedback

The meeting format featured an open house with six stations offering community members an opportunity to learn about the HCD Study, speak to City staff, the consultant team and facilitators, and share feedback. A Frequently Asked Questions (FAQ) document was provided to all participants, as was a comment form for those who wanted to provide written feedback.

A copy of the FAQ document is included as Appendix B.

The six stations were:

1. Project and Planning Overview/About the Project;
2. Permit Process;
3. Heritage Grant Programs;
4. History of the Area;
5. Character; and
6. Interactive Map.

Feedback was obtained through the following methods:

- a) Input during discussions and sticky notes at the 'History of the Area' station;
- b) Input during discussions and sticky notes and dots at the 'Interactive Map' station;
- c) Feedback forms submitted during, and following, the meeting; and
- d) Direct e-mails to City of Toronto staff.

Approximately 40 community members participated.

Participants were invited to submit comment forms at the event or visit the project website after the event and submit comments and/or feedback via mail or e-mail. The comment forms were collected until July 19th, 2018 to be included in this report.

Cabbagetown Southwest Heritage Conservation District (HCD) Study
Community Consultation Meeting #1 – Summary Report

In addition to public meetings, a Community Advisory Group (CAG) will be formed to obtain feedback from a diverse range of residents and voices within the study area throughout the HCD Study process. Copies of the draft Terms of Reference and an application form to participate on the CAG were also made available at the community meeting.

What We Heard

A summary of the feedback received through the community meeting is presented below and organized by the discussion questions featured at each station. The summary provides a high-level synopsis of recurring comments, concerns or suggestions from community members and is based on (72) sticky notes and sticker dots, and (6) comment forms submitted at, and following, the meeting.

3.1. Station 1: About the Project and Planning Overview

Discussion Question: What are the most important and character-defining heritage features of the Cabbagetown Southwest neighbourhood? Are they captured within the Study Area boundaries?

Participants noted the following character-defining features of the Cabbagetown Southwest neighbourhood:

- Historic nature of the area with Victorian era character of homes with brick facades and completely intact streets;
- Laneways, alleys and parkettes that create a unique connective network within the area;
- Large tree canopies on streets and laneways, particularly mentioned on Seaton Street;
- Front garden landscaping;
- Walkable, intimate neighbourhood with community spirit; and
- Diversity and uniqueness to neighbourhood and buildings.

3.2. Station 2: Permit Process

Discussion Question: Do you have any other comments, questions, concerns or input to the Cabbagetown SW HCD Study you would like to share?

Participants were invited to ask questions and share comments and/or concerns about the permit process of making changes to properties within an HCD. A few participants inquired about the process of constructing additions, such as a balcony, or modifications to the primary façade. City staff provided clarity about contacting Heritage Preservation Services to consult when homeowners within an HCD are wanting to do work. Additionally, City staff provided explanations about the process to acquire a heritage permit and how a planner would go about working with homeowners to ensure that an addition or modification is supported and constructed with sensitivity.

3.3. Station 3: Heritage Grant Programs

Discussion Question: Do you have any other comments, questions, concerns or input to the Cabbagetown SW HCD Study you would like to share?

City staff provided explanations about the Toronto Heritage Grant Programs process and participants were interested in learning about different ways they could get financial support for

Cabbagetown Southwest Heritage Conservation District (HCD) Study
Community Consultation Meeting #1 – Summary Report

work done to their homes. One participant asked if laneways are considered and protected within an HCD designation as it is not visible from the main street however some properties main entrance is from laneways and residents of these properties are interested in preserving the architecture and heritage character through grant programs.

3.4. Station 4: History of the Area

Discussion Question: What are the stories of your neighbourhood that we need to know to understand it?

In discussing the history of the area, many participants noted that there is a large marginalized community in, and around, the area that needs more help and services. This was particularly noted on Sherbourne Street between Queen Street and Dundas Street. A few participants noted that the marginalized population is increasing in the area. Mental health issues and drug use are significant concerns, particularly in back alleys and laneways.

Participants also provided input on specific homes and properties in the area with a significant historic component. A list of these properties is provided below:

- The Beer Store property on Gerrard Street was formerly a home for girls from the late 1860s to early 1930s. The home for girls assisted with the formation of a home for boys which is still standing at George Street and Gerrard Street;
- There was a home for unwed mothers at the corner of Ontario Street and Gerrard Street (386 Ontario Street – Annex home);
- Pennington Family Goods Shop was built 140 years ago and became a convenience store that is presently part of CBC's Kim's Convenience;
- There was a dairy at the intersection of Berkeley Street and Milan Street that remained a vacant lot for decades;
- There was a butcher shop at the south-east corner of Gerrard Street and Ontario Street circa 1900;
- Lee Public School was the last standing building in 1900;
- There was a tunnel of unknown origin between 365 Dundas Street condo and home residences;
- Coal and China was found in backyards;
- 231 Seaton was originally home of John Burns and may have been designed by Henry Langley.;
- All homes between Dundas Street and Carlton Street were built before 1900. Cottages were built along Seaton Street near Shuter Street in 1860 and 317 Ontario Street was built in 1840s.

Discussion Question: What are the most important people or events in your neighbourhoods past that we should know about?

One participant noted that a Governor General Award and Man Booker Prize winning Canadian author lives in the area. Another participant noted that Sir Charles Tupper, the 7th Prime Minister of Canada, held the first mortgage at 356 Ontario Street.

3.5. Station 5: Character

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Discussion Question: What (positive/negative) changes have you seen in the neighbourhood?

Participants noted seeing the following changes, both negative and positive, in the neighbourhood:

- Laneways and cross-streets are significant but there are concerns of safety and issues of waste, particularly in laneways and alleys. The community hosts an annual street and alley clean-up day which speaks to the nature of community spirit that participants noted;
- Community inspired artwork has added to the sense of community spirit. A mosaic artwork near the Ontario Street Parkette (227 Ontario Street) was paid for, designed and installed by the Cabbagetown South Residents Association in honour of Cruickshank Creek;
- Careless renovations and loss of architectural details was noted. There have been some new renovations done by new owners and renters with “mass produced elements” which has resulted in the destruction of unique features. An example of 7 houses on Ontario Street that have recently been demolished and remodeled was noted;
- The importance of active transportation mobility within the community as well as connecting with surrounding areas in downtown Toronto is increasing. Participants noted the need for additional bike lanes and maintenance of laneways;
- There is an increase of street involved people and drug users, particularly in alley ways and laneways which has led to a decreased sense of safety in the area;
- There have been issues of graffiti and car vandalisms/break-ins;
- Anniversary Park is a great community asset but it needs work to be maintained; and
- There are community concerns about the development of the Beer Store site, particularly from residents on Gerrard Street.

3.6. Station 6: Interactive Map

Discussion Question: What are the most important features (buildings/streetscapes/landscapes/views) in your neighbourhood?

Participants noted the following features in regards to buildings, streetscapes, landscapes and views as being important to the Cabbagetown Southwest neighbourhood:

- Terrace houses on Berkeley Street between Carlton Street and Dundas Street, particularly on the west side;
- Variety of buildings along Gerrard Street between Parliament Street and Sherbourne Street; and
- The streetscape of Gerrard Street east of Ontario Street, Carlton Street east of Seaton Street and Parliament Street entirely.

Participants noted the following building types and heritage attributes:

- The neighbourhood is a historic area with defining architecture but newer homes can fit in well;
- Homes on Seaton Street, particularly units 139-149 have stone arches over doors and stained glass in tact;

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- The architectural character of storefronts on Gerrard Street are significant, intact and should be protected;
- Apartment buildings within the area are trying to integrate with the style of the rest of the neighbourhood; and
- 376 Ontario Street, 237 Gerrard Street, 249 Seaton Street and other homes on Seaton Street between Shuter Street and Dundas Street are intact homes.

Discussion Question: Are there any buildings, blocks or public spaces that are important to the Cabbagetown SW neighbourhood's character and are not captured within these boundaries?

Participants noted the following buildings, blocks or public spaces that are outside of the Cabbagetown SW HCD Study Area as being important to the Cabbagetown SW neighbourhood:

- Carlton Street East of Seaton Street;
- Parliament Street;
- Allan Gardens;
- Commercial buildings between Berkeley Street and Ontario Street along Gerrard Street;
- Anniversary Square and the intersection and street north of the square and adjacent lane; and
- East side of Sherbourne Street (North of Dundas).

3.7. Additional Feedback and Areas of Clarification

Additional feedback and questions were posed by participants pertaining to historical facts of the past and potential developments of the future as well as social environmental issues of the community's current conditions. Specifically, participants asked the following questions:

- What can I do/not to my property?
- Will the Cabbagetown SW HCD be like the rest of the Cabbagetown HCDs?
- How will the Cabbagetown SW HCD affect me and my home?
- Are laneways reflected in the public view (view from the street) within an HCD process?
- How can the Cabbagetown Southwest area find a balance to include the marginalized population?
- How can concerns about social issues particularly pertaining to drug users in laneways be addressed through this process?
- Who lived in the area in the past?
- Why were the building types and styles built in the area?
- When were additions built on the back of row houses on Dundas Street?
- Will 249 Seaton Street be demolished in order to construct a triplex?
- When did the fire that happened south of Dundas Street within the Study Area take place?
- When will the Moss Park towers be demolished and redeveloped?

Appendix A – Community Meeting Notice

The City Planning Cabbagetown Southwest Heritage Conservation District (HCD) study team is hosting a community consultation (open house) where you can learn about the study, ask questions and share your stories about your neighbourhood.

Cabbagetown Southwest Heritage Conservation District Study

Community Consultation (Open House)

Join City Planning staff and their consultants to learn about the first phase of the Cabbagetown Southwest HCD Study. Come to ask your questions to the study team, share stories about your neighbourhood, and learn how to get involved.



July 5th, 2018

5:30 PM - 8 PM

[open house - drop-in anytime]



Central Neighbourhood House, Gymnasium

349 Ontario Street

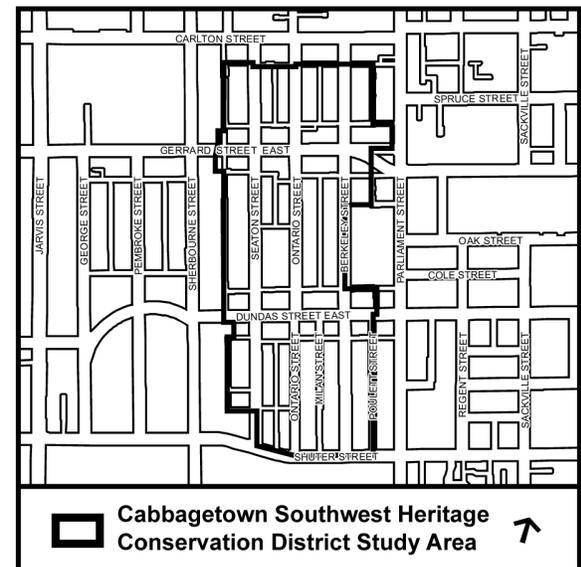
HCDs are neighbourhoods whose cultural heritage value contributes to a sense of place extending beyond their individual buildings, structures and landscapes. City Planning is initiating the Cabbagetown Southwest HCD Study ('the HCD study') in order to research, survey and analyze the neighbourhood's history and existing conditions and develop an understanding of the area's heritage character. The HCD study was authorized and prioritized by City Council to determine if the Cabbagetown Southwest neighbourhood may warrant designation as an HCD. The HCD Study includes:

- a sidewalk survey of all properties within the area
- an analysis of prevailing conditions (setbacks, height, materials, etc.)
- an analysis of the existing planning framework & development trends
- an evaluation of the neighbourhood's overall historic character

Community consultation is an important component of this study in order to gain an understanding of the social and community values of the neighbourhood. This Open House will provide an introduction to the HCD study and give residents an opportunity to strengthen the study by sharing their insights into the history and character of the Cabbagetown Southwest neighbourhood. We will also be making a call for participation in a Community Advisory Group for the HCD study.

For those unable to attend, additional meetings will be held through the course of the study. You can also learn more about the HCD Study by visiting the study website:

<https://www.toronto.ca/cabbagetown-sw-heritage-study>



Sharon Hong
Heritage Planner
Heritage Preservation Services
416-392-2653
Sharon.Hong@toronto.ca

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

Our public meeting locations are wheelchair accessible.

Please contact Sharon Hong at 416-392-2653 sharon.hong@toronto.ca 72 hours in advance to arrange additional accommodation.

Appendix B – Frequently Asked Questions

Heritage Conservation Districts in Toronto Frequently Asked Questions

What is a Heritage Conservation District?

Heritage Conservation Districts are neighbourhoods that are protected by a municipal by-law passed under Part V of the Ontario Heritage Act by City Council. Heritage Conservation Districts are put in place to conserve and enhance the special character of Toronto's historic areas and neighbourhoods.

Why and how are Heritage Conservation District Studies initiated?

Provincial planning policy and the City's Official Plan mandate the City to conserve areas with significant heritage value, wherever they exist. Potential Heritage Conservation Districts can be nominated by community members or can be identified by Staff. Like all planning studies done by the City, Heritage Conservation District studies are conducted by planning professionals, to ensure that the area is worthy of study, evaluate whether it warrants designation, and provide recommendations to the Toronto Preservation Board and City Council.

What are the advantages of being part of a Heritage Conservation District?

Being part of a Heritage Conservation District ensures that changes in your neighbourhood are guided by a clear planning and permit application process, with area specific guidelines. Property owners within Heritage Conservation Districts may also benefit from the Toronto Heritage Grant Program which can assist with the cost of conservation work.

How will being part of a Heritage Conservation District affect my ability to change my property?

Heritage Conservation Districts support changes that enhance a neighbourhood's unique character. Property owners within a District are required to receive a heritage permit for additions, alterations or demolition on their property. Changes to the interior, changes to the exterior that are not visible from the street, and routine maintenance like painting do not require a heritage permit.

Is there a cost for heritage permit applications, and how long is the application process?

Heritage permits are free, and are integrated with the building permit process; only one application is required, and the average time for review of heritage permit applications is three days.

Will being part of a Heritage Conservation District affect the use of my property?

No. Designation within a Heritage Conservation District does not prevent the use of properties from changing. If a change of use requires alterations to the building, the alterations may require heritage permit approval.

Will I have to change my existing windows and doors if the neighbourhood is designated?

No, you will not be required to replace your existing windows and doors. If you choose to replace your existing windows and doors that are visible from the sidewalk, you will need a heritage permit to do so. The Toronto Heritage Grant Program may be able to assist in the cost of repair or restoration of original windows and doors.

Will being part of a Heritage Conservation District affect my property values?

Property values are determined by many factors. Recent studies indicate that property values are most often similar or higher in Heritage Conservation Districts when compared to similar properties in undesignated areas. See:

- "Heritage Districts Work! – More Stories of Success", 2012. Architectural Conservancy of Ontario, Robert Shipley, University of Waterloo
- "The Economic Value of Heritage Districts: How Assessment Growth in Heritage Conservation Districts Compares With Non-designated Areas in Hamilton", 2016. Urban Insights bulletin, CivicPlan.

Will being part of a Heritage Conservation District affect my insurance premiums?

The provincial Ministry of Tourism, Culture and Sport and the Insurance Bureau of Canada have both confirmed that insurance premiums should not go up as result of heritage designation. Heritage property owners are encouraged to shop around to find the right insurance provider, and should contact the Insurance Bureau of Canada if their insurer has questions regarding designation.

Appendix F: Community Advisory Group Meeting #1 Summary

Cabbagetown Southwest Heritage Conservation District (HCD) Study

Community Advisory Group Meeting #1 – Summary Report

1. Meeting Details

Date: Tuesday October 2nd, 2018

Location: Central Neighbourhood House, 349 Ontario Street

Time: 6:30pm – 8:30pm

2. Attendees

Community Advisory Group Members

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

Project Team

- Alex Corey, Project Manager and Heritage Planner, City of Toronto
- Tamara Anson-Cartwright, Program Manager Heritage Preservation Services, City of Toronto
- Sharon Hong, Project Manager and Heritage Planner, City of Toronto
- Dima Cook, EVOQ Architecture
- Reece Milton, EVOQ Architecture
- Susan Hall, Lura Consulting
- Zoie Browne, Lura Consulting

3. Meeting Purpose and Objectives

- Introduce the Cabbagetown Southwest Heritage Conservation District (HCD) Study, process and project team;
- Review and confirm the Terms of Reference and role of the Community Advisory Group;
- Present the results of preliminary data collection, character analysis and Community Consultation Meeting #1; and
- Discuss elements of significance and areas of concern with respect to heritage priorities for the study area.

4. Meeting Summary

Review of the CAG Terms of Reference

Susan Hall, Lura Consulting, reviewed the mandate, roles and responsibilities, code of conduct and terms of conditions of Community Advisory Group (CAG) membership outlined in the Draft Terms of Reference. The Terms of Reference were mutually agreed upon and adopted with no amendments.

Presentation – Cabbagetown Southwest HCD Study process, Research and Analysis

An overview presentation covering the following topics was provided to CAG members:

- HCD Study Background, Process, Policy Framework
- History of the Area, Existing Conditions, and Survey
- Character Analysis
- Summary of Community Consultation Meeting #1 Feedback

Note – one member requested to receive a copy of the 2011 HCD Study Report and Garden District Study Report.

Guided Discussion

Following the presentation, Susan Hall led a guided discussion on the neighbourhood's character and the area's defining features as well as the HCD study process. The following points summarize responses from CAG members during and following the meeting:

Identifying Neighbourhood Features and Character

Q 1. Does the study area boundary accurately reflect the Cabbagetown SW neighbourhood? Why or why not?

- Some members questioned why the Study Area excludes Parliament Street and Sherbourne Street, and why Parliament Street was excluded from the other Cabbagetown HCDs.
- One member indicated that the boundary is different from the Resident's Association boundary.
- City staff clarified that the Study Area boundary excludes Sherbourne Street because the street is already included in the Garden District HCD, and HCD boundaries cannot overlap. Parliament Street was excluded from the Study Area as it is predominantly composed of commercial properties and this study is focused primarily on the residential

Cabbagetown Southwest Heritage Conservation District (HCD) Study
Community Advisory Group Meeting #1 – Summary Report

neighbourhood. The Study Area boundary may be changed through the study process, and does not necessarily reflect any potential district boundary.

- City staff informed the group that a nomination has been received for a potential HCD Study of Parliament Street, but that it has not been reviewed or approved by City Council. Staff noted that consultation with stakeholders, including the BIA, will be done as part of their review of the nomination.
- One member discussed concerns with an HCD designation on a commercial street such as Parliament Street, noting that it may discourage redevelopment and maintenance, and could deter certain types of businesses from the area.

Q 2. What do you see as the most important features of the Cabbagetown SW neighbourhood? i.e., laneways, setbacks, building materials and elements, street pattern, specific houses, views, etc.

- One member suggested that the neighbourhood is one of the oldest in the City of Toronto and its properties are mostly intact.
- Others identified the neighbourhood's significant tree canopy as a defining feature on most streets and landscaping in front of homes enhance the walkability of the streets.
- Some members discussed the neighbourhood's strong sense of community. They identified a 'village-like' feeling for the neighbourhood where community members know each other and can walk around the community to access the things they need.
- A few members highlighted a change in community dynamic over the past 18 months, particularly around Sherbourne Street and Dundas Street, related to the increase in social service facilities within the area.

Q 3. What is distinct and specific about Cabbagetown SW? Are there defining character differences between the north of Dundas Street and the south of Dundas Street? What intangible values define the Cabbagetown SW neighbourhood?

- Members highlighted the value of the neighbourhood's active Cabbagetown South Residents Association (CSRA) as an indication that people are connected and care about their community. One member noted that the CSRA was preceded by the Seaton Ontario Berkeley Residents Association (founded in 1996) and the South of Carleton Community Association prior.
- It was also noted that a portion of Cabbagetown SW was developed earlier than other areas of Cabbagetown (east of Parliament Street and north of Carlton Street) and as a result the lot sizes tend to be larger and wider.
- A few members noted that there is a sense of self-containment of the community, yet still connected to the larger Cabbagetown area and City of Toronto.
- Members did not indicate specific differences between the neighbourhood north and south of Dundas Street.

Q 4. What is most valuable about laneways to the overall Cabbagetown SW neighbourhood?

- Several members identified the value of laneways in terms of walkability and circulation. One member noted that some properties have built up their back fencing for security purposes which restricts the view further.
- Members did not indicate that the view of houses from the laneways contributes to the neighbourhood's character.

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- Members indicated that community members, particularly dog walkers, use the laneways. However, some laneways are quite long with few exit points.
- Some members are very interested in “taking back the laneways” in reference to their upkeep and concerns with crime and loitering. One member noted the laneways are not well maintained and there is nothing to be proud of with regards to their contribution to the neighbourhood. Another member raised safety concerns regarding loitering in the laneways, which are poorly lit.
- A few members noted the few laneways that have been recently repaved are a good start but the City needs to do a better job of maintaining and lighting those areas.
- One member suggested investing in community laneway projects like Montreal’s Green Laneways.

Q 5. Do the housing types identified reflect the prevailing character of the neighbourhood? Why or why not? Are there other types of houses or buildings within Cabbagetown SW that contribute to its heritage character?

- Members provided no feedback to this question.

Q 6. Does the landscape analysis reflect your understanding of the neighbourhood's landscaping and public space? Are there landscaping features you think are missing or underrepresented?

- One member suggested that the fully mature landscape, including several century old trees, is distinct.
- Another member suggested there is a lack of greenspace in the neighbourhood. This has led to the rise of “gorilla gardening” where community members plant attractive little garden plots in public spaces (e.g.: Poulett Street, and Berkeley Street north of Dundas Street).
- It was also noted that new developments outside of the Study Area are built right to the lot line which limits opportunities for natural green landscapes. One member particularly stressed the need to address these concerns through future guidelines for development proposals in the area.

Q 7. Are there any other elements or features within the neighbourhood that you think contribute to its character? Are there streets, or groups of streets, that do or do not have a defined character?

- One member suggested there is a lack of defining character on Milan Street and Poulett Street and indicated that it is, in part, due to competing uses (i.e. residential front entrances, residential back entrances, commercial back entrances and social service client entrances). It was suggested that some lanes might benefit if coach house developments are encouraged.
- It was noted that the pattern of repeated groupings of types of homes (identified in the consultant's presentation) is a defining feature of the area, and that over the decades those houses that were built as identical groupings have had alterations that make them look different from one another.

History

Q 8. Are there specific periods in the history of the Cabbagetown SW neighbourhood that you consider to be more evident in its present-day character?

- One member noted the influx of development between 1870 and 1890 when the area was being established as a suburb of the growing city before a lot of the homes were built to the east of Parliament.
- It was noted that the iron fences and flower bed styles that are found in the neighbourhood today are a contrast to the low picket fences from 40 years ago.
- Members indicated that there are many homes where large garbage and recycling bins are stored in front yards which impacts the present-day character of the neighbourhood.
- Members discussed the change in diversity of the community over periods of history. One member indicated that through the area's gentrification it is presently mono-ethnic, which may not reflect its historic diversity.
- One member inquired whether the HCD Study would include a demographic analysis of the people who live and work in the Study Area. The project team clarified that the HCD Study does not include a demographic analysis of the neighbourhood, however the histories of the area's different communities can be recorded as part of the study.

Q 9. Do you have any comments on historical information about a building, street, public space or the overall neighbourhood that you would like to add to the history of Cabbagetown SW?

- A member provided information on Crook Shank Creek, a buried creek that ran beneath the Ontario Street Parkette. In 2013, the Cabbagetown South Residents Association collaborated with a local artist to install a mosaic at 227 Ontario Street to commemorate the lost creek. Funding for this community artwork was obtained through the City of Toronto Neighbourhood Grant Program.
- It was noted that many houses were not designed by architects but rather by carpenters working from pattern books that often originated in England. A grouping of 5 homes from the same design may have had embellishments added to set one or several apart.
- Some homes once had large porches that have been removed. This was particularly mentioned regarding homes on Berkeley Street.

Q 10. Are you aware of any historical information that was missing?

- One member noted that unfortunately a lot of historical information is missing because it was never written down in a retrievable form, however, it is possible to identify changes in occupancy through city directories, which can provide some insight into the ways that buildings were being used.
- Participants discussed the distribution of wealth from north to south on Berkeley Street and Seaton Street and noted that both streets were historically wealthier than other streets in the area.
- Participants also indicated that there was a social and economic dynamic in the area of modest worker homes interspersed with wealthier, larger and more detailed homes.
- Members noted that Milan Street and Poulett Street were laneways that were later developed as streets with houses.
- It was also mentioned that Ontario Street historically had industrial uses.

HCD Study Process

Q 11. Do you have any questions about the HCD Study process?

The following questions were raised about the HCD Study process:

- What are the pros and cons of HCD designation? How might a designation be detrimental to the area?
- How can we identify properties with historical significance that might be owned or operated by individuals who may not maintain them if there are associated high costs?
- What tools are available to encourage maintenance of heritage properties?
- Are there retail/commercial buildings that would be protected through designation, when demolition and replacement may enhance the visual appeal and economic vitality of the community?

Q 12. Thinking about the role and responsibilities of the CAG and the scope of the HCD study, how would you define a successful process?

- One member indicated that there are community members who are extremely in favour of HCD and others who are not but that it is important, through this process, to ensure that all sides are weighed and considered as part of the process.

5. Next Steps

CAG members were provided with comment sheets with the guided discussion questions in order to provide further feedback following the meeting. CAG members were invited to submit feedback until October 12th, 2018 in order for it to be included in this summary report. The next Community Advisory Group meeting will be held on November 13th, 2018.

Appendix G: Community Advisory Group Meeting #2 Summary

Cabbagetown Southwest Heritage Conservation District (HCD) Study

Community Advisory Group Meeting #2 – Summary Report

1. Meeting Details

Date: Tuesday November 13th, 2018

Location: Central Neighbourhood House, 349 Ontario Street

Time: 6:30pm – 8:30pm

2. Attendees

Community Advisory Group Members

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

Project Team

- Alex Corey, Project Manager and Heritage Planner, City of Toronto
- Tamara Anson-Cartwright, Program Manager Heritage Preservation Services, City of Toronto
- Dima Cook, EVOQ Architecture
- Reece Milton, EVOQ Architecture
- Susan Hall, Lura Consulting
- Zoie Browne, Lura Consulting

Meeting Purpose and Objectives

- Provide an update on the HCD Study and work completed;
- Respond to questions from CAG Meeting #1;
- Guided discussion; and
- Review of next steps.

3. Meeting Summary

Review of ‘What We Heard’ from CAG Meeting #1 and Follow-Up Questions

Susan Hall, Lura Consulting, reviewed the summary from CAG Meeting #1 and questions received from members following the meeting. Alex Corey, City of Toronto, provided an overview of the Garden District Heritage Conversation District, as requested from CAG members, and responded to questions received from members following the meeting.

Presentation – Cabbagetown Southwest HCD Research and Analysis Update

An overview presentation covering the following topics was provided By Dima Cook to CAG members:

- History update (including a review of industries, social institutions, urban renewal and community activism)
- Review of analysis from CAG Meeting #1 (including dates of construction, styles, typologies and arrangements)
- Analysis update (including the analysis of front entrances, parking, landscaping, planning policy, setbacks, fencing, property depth and character areas)

Guided Discussion

Following the research and analysis update presentation, Susan led a guided discussion on the history and built form as well as the analysis updates. The following points summarize responses from CAG members during and following the meeting:

History and Built Form

Q 1. 1. Do you have any questions or comments on the additional historical research of Cabbagetown Southwest? Are there any important events that are missing or should be highlighted?

- Members noted that historically an entire row of homes might have been owned by a single landlord, and rented out to individual families. An example of the Burns/Dudley Family (John Burns and Sarah Dudley) was provided, who owned multiple properties on Seaton Street that they rented out, in addition to residing in the neighbourhood themselves. Their property at 231 Seaton Street, known as the “Burns House” was noted as being designed by Henry Langley.
- Another example provided was the owner of 249 Seaton Street (a name was not provided) who owned 5 houses close by as well.
- One member noted the importance of Darrell Kent, who is credited with sparking interest in moving to Cabbagetown in the 1960s and 1970s due to its historic character.
- Another member noted that the neighbourhood was home to people working at the former CBC studios on Jarvis Street, which spurred a large television and arts sector population in the 1960s and 1970s.
- 237 Gerrard Street East, at the corner of Ontario Street and Gerrard Street East, was noted as being a former hotel and is presently a convenience store that has been designated as heritage. It was also noted as being one of the first Dominion grocery stores in Toronto.
- 206 Gerrard Street East, near Sherbourne Street, was noted as having been occupied by Rev. William McLaren, who became the principal of Knox College at the University of Toronto in the early 20th century.

Cabbagetown Southwest Heritage Conservation District (HCD) Study
Community Advisory Group Meeting #2 – Summary Report

- Members noted the importance of a number of former commercial/industrial properties that were later converted for residential use, including:
 - The former Ault/Acme Dairy auxiliary building on Milan Street
 - The former Ault/Acme Dairy building on Berkeley Street
 - The Imperial Optical building on Dundas Street East
 - The former Ward Press/Ward Paper building on Dundas Street East (outside of the current study area)
 - The former Evening Telegram building on Seaton Street

Q 2. Do the neighbourhood's former industrial and institutional properties, and their functions, contribute to your sense of place within Cabbagetown Southwest?

- Participants noted that each former industrial and institutional property identified in the presentation is important in telling a story of the neighbourhood.
- Some participants particularly noted that the former Lee School (38 Ontario Street) is an important part of the neighbourhood's story. It provided an education for orphans who lived at the adjacent Girl's Home at 229 Gerrard Street East (demolished).
- Additionally, Central Neighbourhood House was mentioned as being very important in the neighbourhood's history. The current Ontario Street location was previously 3 properties that were sold to Central Neighbourhood House for \$1 each after the organization outgrew their location on Sherbourne Street, and provided a new purpose-built space for them to continue to provide services to the neighbourhood.

Q 3. Does the landscape analysis reflect your understanding of the neighbourhood's landscaping and public space? Are there landscaping features you think are missing or should be further analyzed? Are there any other features within the neighbourhood that you think contribute to its character? (i.e. coach houses, garages, views, fences, etc.)

- One member noted that coach houses could provide opportunities to enhance laneways.
- One member noted the importance of protecting soft landscaped (i.e. gardens) front yards.
- Fences were noted as a defining feature, and that they have been installed predominantly for security purposes. Several members indicated a desire for guidelines on fences.
- One member noted that fences are getting taller and having a negative impact in the neighbourhood. It was suggested that fences could be tall so long as they aren't solid and block views or partial views into front yards and of houses.
- Green space and a large mature tree canopy were noted as a crucial and focal point for the entire area. It was indicated that more than 8 trees, older than 100 years each, were lost around Dundas Street and Gerrard Street as well as by the "Burns House" (built by the Burns/Dudley Family located at 231 Seaton Street). Some members particularly noted that more greenery is needed on Poulett Street and Gerrard Street East.
- Participants discussed the need for a neighbourhood landscape plan and/or a broader community initiative to encourage cohesion about where and what should be planted to ensure a consistent pattern of replacement trees for when existing ones die. This was particularly noted on Seaton Street.
- Parkettes were also discussed and some participants indicated that Anniversary Park should be included in the HCD study boundary. One member stated that this park may be redeveloped as part of the ongoing Regent Park Revitalization Project.

Cabbagetown Southwest Heritage Conservation District (HCD) Study
Community Advisory Group Meeting #2 – Summary Report

- Participants noted that many front yards include City of Toronto property (i.e right-of-way) and that Urban Forestry wants to fill landscaping gaps, however members are concerned with the rising number of dead trees throughout the neighbourhood and Urban Forestry's capacity to remove and replace them.
- Street parking was noted as an opportunity and concern by participants. While some participants noted the importance of providing on-street parking in the area, one member noted that the widened lanes on Spruce Street (east of Parliament Street) which allows for street parking on both sides is not visually appealing to see from residents' front windows. A member noted that the provision of on-street parking has a negative impact on front porch/yard socializing in the neighbourhood, and differs from its historic condition.
- Additionally, one member indicated that periods of intensification led to the conversion of commercial properties and garages for residential purposes.

Analysis and Recommendations

Q 4. Are there specific buildings that you would recommend for further research? (i.e. neighbourhood landmarks)

- Participants requested being provided a list of individual properties that are currently designated within the area.
- The City added members should focus on recommending buildings with histories and stories of significance that the consultant team may not be aware of and are not currently on the Heritage Register.
- A few specific building and properties recommended include:
 - A building on Berkeley Street near Lord Dufferin School that may have been owned by a judge.
 - 139 Seaton Street - the communal house where the Body Politic and Glad Day Bookstore is located.
 - The infill housing on Milan Street and Poulett Street which include eclectic homes and brick cottages as well as post-1960s row houses.
 - Either 251, 255 or 257 Berkeley Street, which was occupied by jazz artists Rosemary and James Galloway. Mrs. Galloway was a bass player, composer and bandleader who served on the board of the Toronto Musicians' Association. Mr. Galloway was a clarinet and saxophone player and the founding director of the du Maurier Downtown Jazz (later known as the TD Toronto Jazz Festival).
 - 60 Poulett Street, which is a fairly new home built in the 1980s, was historically a large garage for a Berkeley Street industrial property with an upper level apartment occupied by a painter, possibly named Al Green.

Q 5. Do you have any comments on the identified character areas? Are there other parts of the neighbourhood that have distinct character that have not been identified?

*The character analysis update noted four distinct character areas including: Predominant Residential, Commercial Streets, Area of Urban Redevelopment and Berkeley Street (North of Gerrard Street). A map of draft character areas can be found in **Appendix A**.*

- Some members questioned the need to divide the area up into character areas when the area as a whole is part of the same history.

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- The City clarified that identifying character areas within an overall neighbourhood can be a useful process to acknowledge minor changes, such as the difference between a traditional main street (i.e. Gerrard Street East) and a residential street. It can also help recognize differences between certain residential streets, where one may be defined by houses with deeper setbacks, or a greater consistency in architectural style.
- When discussing the “Berkeley Street (North of Gerrard Street)” character area, one member noted that the distinction of the area compared to the rest of the neighbourhood are clear. Specifically, the presence of houses with wider lots and generally built to a larger scale than neighbourhood streets.

Q 6. What is it about the Area of Urban Redevelopment (character area) that contributes to the overall character of the neighbourhood?

- A few members noted that “Area of Urban Redevelopment” is not consistent with the rest of the neighbourhood. This specific character area was noted as being defined by the redevelopment of former industrial properties for housing in the 1970s and 1980s. Properties in this area have a different style than those in the rest of the neighbourhood. One member expressed uncertainty if that style is part of the history of the neighbourhood.
- Some members noted that there are plenty of non-contributing properties and some contributing properties (i.e. historic) in the character area.
- One member stated that Milan Street and Poulett Street were formerly back lanes to service the houses on other streets and were used for parking garages and workers housing. Milan Street served Berkeley Street and Ontario Street while Poulett Street served Berkeley Street and Parliament Street.
- One member suggested that Berkeley Street and Ontario Street are worth further consideration as they have historic properties, and that Milan Street could be omitted.
- One member noted the redevelopment of the Alt/Acme Dairy site into housing and stables is an interesting heritage retrofit which provides a linkage between the “Area of Urban Redevelopment” and the rest of the neighbourhood.
- Some members also indicated that the naming of this area is unclear and suggested renaming this character area to “Area of Urban Infill”.

Additional Feedback

The following represents a summary of the questions noted throughout the meeting. The summary is not verbatim. Questions posed by participants are noted with a ‘Q,’ comments made by participants are represented by a ‘C,’ and answers/responses provided by City of Toronto staff and the consultant team are represented by an ‘A.’

Q: How many houses have parking from the rear and side available and how many houses use street parking?

A: The HCD Study does not include a detailed survey of the number of on-property parking spaces in the area, or street parking permits issued.

Q: How are the detached and attached building classifications distinguished in the analysis?

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A: This analysis does not relate to a property's legal classification, but is instead based on a visual survey. In general, attached refers to properties that share a party wall but are visually distinct, while detached are properties that have space between them and properties on either side. The study team is considering the use of different terms in response to concerns raised by CAG members and to avoid any confusion.

Q: Will this information be made public?

A: Yes, all information presented to the CAG will be included in the final HCD Study, and a summary will be presented at the final open house.

Q: Why are raised entrances relevant to the study?

A: The height of a building's entrance can have an impact on the overall streetscape, and in some neighbourhoods may be a defining characteristic. Additionally, a building's entrance height may reflect its period of construction or architectural style, and contribute to the area's heritage character.

Q: What is front pad parking?

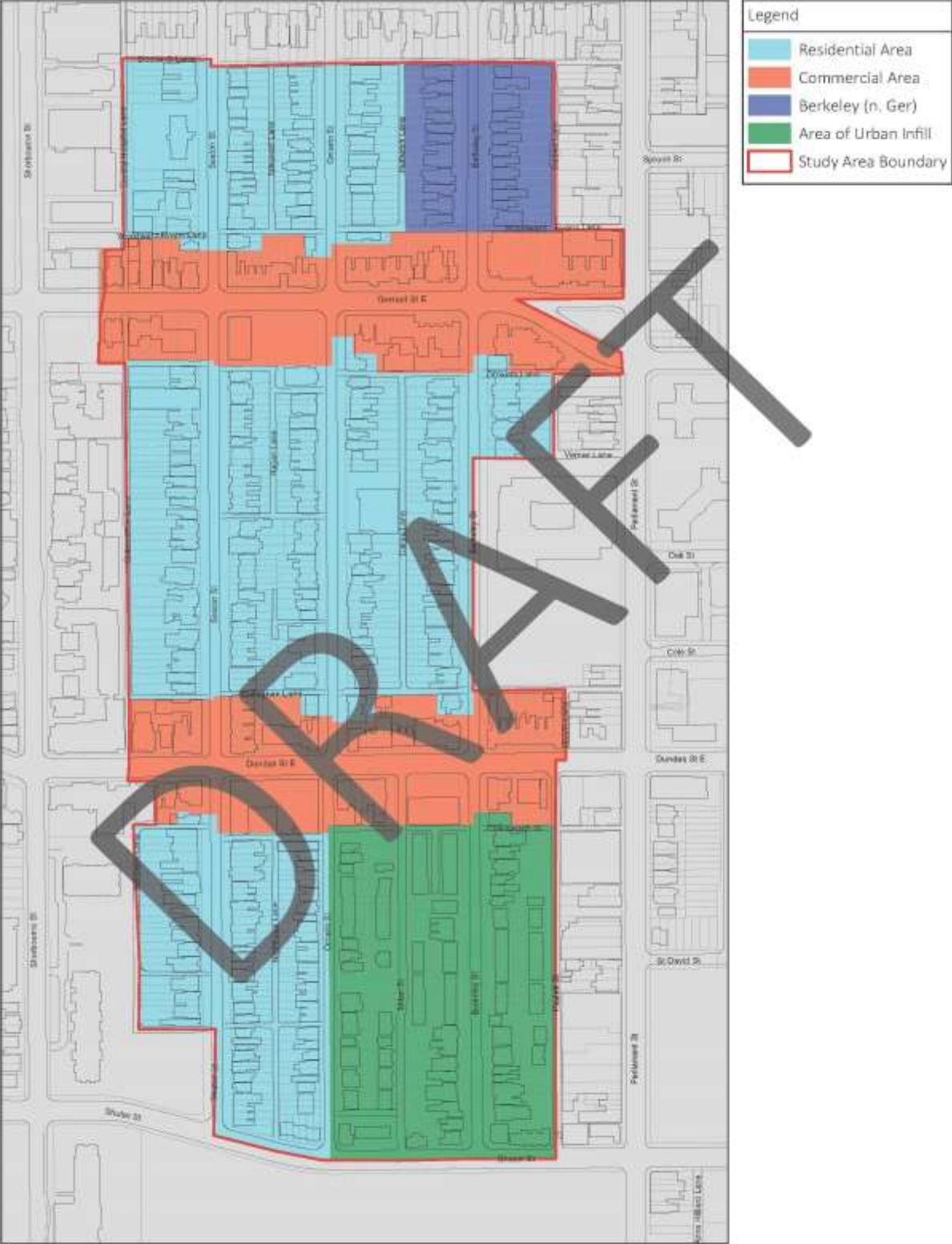
A: Front pad parking refers to a space in front of a house, generally paved, where a car can be parked. This analysis did not undertake research to determine front pad parking spots are legal.

Next Steps

CAG members were provided with the list of guided discussion questions in order to provide further feedback following the meeting. CAG members were invited to submit feedback until November 23rd, 2018 in order for it to be included in this summary report. The next Community Advisory Group meeting will be held in February 2019.

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Appendix A –Draft Character Areas Map



Appendix H: Community Advisory Group Meeting #3 Summary

Cabbagetown Southwest Heritage Conservation District (HCD) Study

Community Advisory Group Meeting #3 – Summary Report

1. Meeting Details

Date: Monday March 25th, 2019

Location: Central Neighbourhood House, 349 Ontario Street

Time: 6:30pm – 8:30pm

2. Attendees

Community Advisory Group Members

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

Councillor Representative

- Tyler Johnson, Ward 13 Councillor Wong-Tam Office

Project Team

- Alex Corey, Project Manager and Heritage Planner, City of Toronto
- Tamara Anson-Cartwright, Program Manager Heritage Preservation Services, City of Toronto
- Dima Cook, EVOQ Architecture
- Reece Milton, EVOQ Architecture
- Matthew Kelling, Urban Strategies
- Warren Price, Urban Strategies
- Susan Hall, Lura Consulting
- Zoie Browne, Lura Consulting

Meeting Purpose and Objectives

- Provide an update of the HCD Study work completed to date;
- Review and discuss the draft district evaluation and recommendations;
- Seek feedback on the open house format and materials;
- Address questions from CAG members; and
- Review next steps.

3. Meeting Summary

Review of CAG Meeting #2 & Evaluation Criteria

Susan Hall, Lura Consulting, reviewed the agenda and topics discussed at CAG Meeting #2. Alex Corey, City of Toronto, provided an overview of the overall HCD Study process and key tasks completed to date as well as the provincial and municipal criteria for determining the district significance, heritage attributes, boundary and objectives.

Presentation – Review of Draft Evaluation and Recommendations

An overview presentation covering the following topics was provided by the project consultant, Dima Cook:

- Periods of significance
- Evaluation of cultural heritage value
- District integrity
- Heritage attributes
- Proposed HCD plan boundary
- Contributing/non-contributing properties
- Existing planning framework
- Properties recommended for further research

Guided Discussion

Following the analysis and recommendations presentation, Susan Hall led a guided discussion. The following points summarize responses from CAG members during and following the meeting.

Evaluation of Cultural Heritage Value

Q 1. Does the evaluation adequately reflect your opinion of Cabbagetown Southwest's heritage value? Why or why not?

- Members noted that the evaluation of cultural heritage value was a thorough and accurate analysis.
- Members discussed the concern and/or confusion of the name 'Cabbagetown Southwest' and the importance of a name that is consistent with how the community identifies their neighbourhood. It was also noted that the name could be placed on street signs that are up for renewal.
- Members discussed the historical significance of Cabbagetown South in reference to 'south of Carlton Street' however, some members noted that there are sometimes negative connotations associated with being referred to as Cabbagetown South. It was also acknowledged that there is already a heritage conservation district named Cabbagetown South (east of Parliament Street), which leads to confusion.
- Some potential names mentioned include Cabbagetown Southwest, Cabbagetown South, Cabbagetown South District, Cabbagetown Southern District, and Old Cabbagetown South.
- The project team suggested CAG members could give further thought to a name suitable for describing the neighbourhood, and that the question could be asked at the community open house. It was noted by the project team that the name can be changed anytime during the project.
- One member noted that although there are 5 HCDs in the Cabbagetown area, numbering should be avoided in developing a name.

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- Some members expressed the desire for an amalgamated HCD of all current HCDs throughout Cabbagetown for ease of use and to avoid confusion.

Proposed Heritage Attributes

Q 2. Do the physical heritage attributes reflect the community? Is there anything missing?

- Members noted that the proposed heritage attributes are very accurate of the neighbourhood and particularly noted that the social and community values align well.
- Members discussed the planning framework in relation to lot sizes and zoning. It was noted that, while this may be a concern in other HCDs, it is typically not a concern for Cabbagetown Southwest.
- Members discussed the heritage attributes in relation to surrounding HCDs. Some members expressed that the Garden District is more of a planned community with a different scale, look and feel but there is no distinct boundary line from the lens of the community. One member specifically stated that residents are coming together as a community much more now than ever before.

Proposed Boundary

Q 3. Do you have any questions of clarification?

A map of the proposed HCD Plan Boundary can be found in **Appendix A**.

- Participants discussed the rationale for the modified proposed HCD Plan boundary given there were properties recommended for further research within the area that was omitted from the proposed boundary area.
- The project team clarified that while there are individual properties being recommended for further research within the omitted area, it was determined that they could best be conserved through individual designation, as they possess a different character than the rest of the area, and are separated from the area by more contemporary houses on both sides of Berkeley Street.
- Some participants noted properties within the proposed HCD boundary that have been identified as non-conforming that should be re-reviewed. It was noted that some of the addresses excluded from the proposed contributing property list are not standalone properties and in fact form sections of larger buildings with neighbouring addresses identified as contributing properties. The project team committed to reviewing the properties prior to the public open house.
- It was also suggested that the HCD boundary be extended to include the southern portion of Berkeley Street, which includes a number of historic properties that were identified as warranting further research.

Proposed Contributing and Non-Contributing Properties

Q 4. Do you have any questions of clarification?

At the request of participants, the Proposed Contributing Properties Map can be found in **Appendix B**.

- Participants were pleased to see properties highlighted for further research although they were outside of the proposed HCD Plan boundary area.

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- Some participants expressed concern regarding the efficacy of adjacency policies for protected heritage properties. Participants noted that the community does not have confidence in the ability of adjacency policies based on their experience with development within the neighbourhood, especially if development proposals are appealed to the OMB/LPAT.
- One participant noted a barbershop property on Parliament that is attached to another building but not reflected in the contributing properties map. The project team clarified that, while connected, they may be separate properties, but they will look into this further.

Planning Analysis

Q 5. Are there features or aspects of recent neighbourhood developments that do not fit in with the area's heritage character? Are there features that do?

- Some participants are concerned with neighbours who have paved over their front yard as a means of avoiding having to maintain landscaping. The project team clarified that landscaping is not regulated through HCDs, however non-mandatory guidelines may be included to encourage compatible landscaping and provide guidance for residents.

Questions of Clarification

The following represents a summary of the questions noted throughout the meeting. The summary is not verbatim. Questions posed by participants are noted with a 'Q,' and answers/responses provided by City of Toronto staff and the consultant team are represented by an 'A.'

Q: Will the next steps involve a community vote?

A: No, the HCD Study and Plan process do not include a vote of any kind.

Q: How will questions and concerns from property owners be addressed at the April 25th open house?

A: All participants will receive a FAQs document when they arrive. There will also be a station to explain the heritage permit process and City staff available to answer any questions. CAG members are reminded to direct any concerns raised to them from neighbours to City staff.

Q: Is there a list of properties in Cabbagetown that have received funding from the Heritage Grant Program that can be shared at the open house?

A: Information on the Heritage Grant Program, including examples of the type of work that has received grant funding in Cabbagetown, can be provided at the open house.

Q: What will it mean if a house within the HCD boundary is non-contributing? This could create confusion because the designation in other Cabbagetown HCD areas include all the homes within the boundary and doesn't differentiate between contributing and non-contributing.

A: While the existing Cabbagetown HCDs do not identify contributing/non-contributing properties, they do note that properties may be considered as "heritage" or "non-heritage" (built within the past 40 years) and that different policies apply to each. The benefit of identifying properties as contributing or not is that it provides certainty and transparency to owners; it also

Cabbagetown Southwest Heritage Conservation District (HCD) Study Community Advisory Group Meeting #3 – Summary Report

allows us to develop more nuanced criteria for determining heritage/non-heritage status, based on the district's historic character and value.

Public Open House Approach and Materials

The Community Consultation Meeting (CCM) #2 will be held on Thursday April 25th, 2019 at Central Neighbourhood House from 5:30 pm - 8:30 pm. The HCD Study Report will be presented to the Toronto Preservation Board on June 20th, 2019. A summary of the engagement process, including all Community Advisory Group Meeting summaries, will be included as appendices to this report.

CAG members were invited to share feedback on what information would be relevant to the public and areas of clarity that members also needed about the Cabbagetown Southwest HCD Study and next steps in the process.

Members were asked to consider the following discussion questions as they circulated to view the draft CCM presentation boards. The discussion questions were:

1. Is the information on the boards clear and easy to understand?
2. Is there any information that should be added or changed?
3. Is there any information that is missing and that could help the public understand the analysis and recommendations?
4. What are the best and most effective methods to engage with the Cabbagetown Southwest community? (examples: online survey, mail outs, targeted stakeholder presentations)

The following questions/comments were posed by CAG members at, and following, the meeting and will be considered by the project team in development material for the CCM #2.

- Ensure that titles, legends, street names are easy to read.
- Ensure that the properties are easy to recognize on the maps.
- A note should be included about potential changes in street names and numbers, which may have changed over time. One member noted that a previous study did not account for changes to street numbering, and had identified someone listed as living at an address who never lived there.
- Particular attention should be paid to including the rationale for the proposed HCD plan boundary adjustment from the study area boundary.
- Additional information should be included about the area omitted from the proposed HCD plan boundary map for clarity.
- The properties identified for further research should be added to the proposed HCD plan boundary map even if they are outside of the boundary lines because they are still within the study area.
- Before and after photos of developments in HCDs should be displayed so members of the public can see examples of the type of work that has been approved in other HCDs.
- It was noted that community members need reminders to attend the open house, and that the one mailout provided by the City to each household is good but if CAG members receive a flyer or short blurb through email, they can pass it on to their neighbours and networks. One participant noted a monthly newsletter that can include the CCM#2 notice and an email reminder can be sent out again on Tuesday April 22, 2019.

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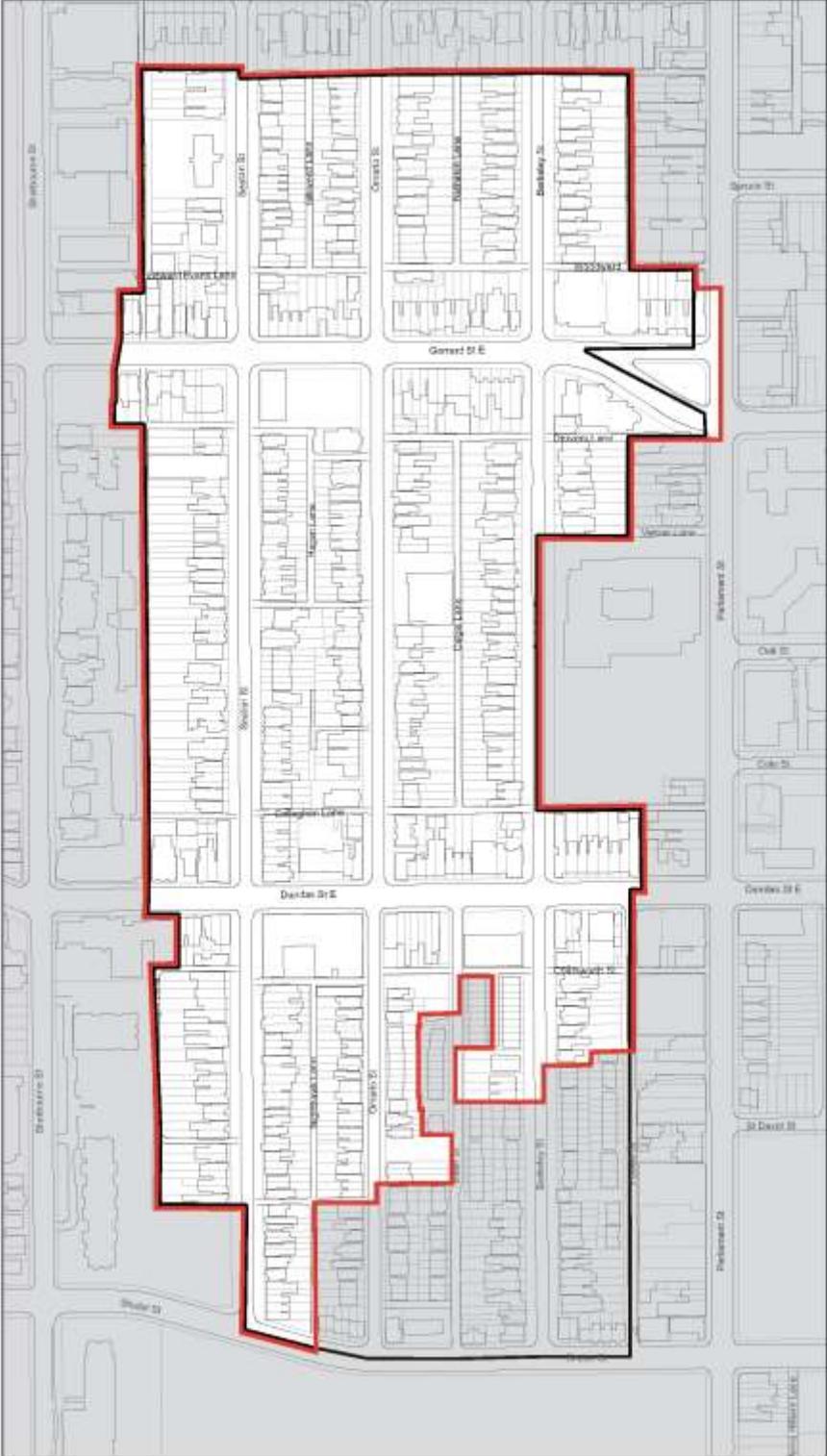
- Ensure the map of all HCDs in Cabbagetown that was presented at CCM#1 is included at CCM#2
- One participant suggested including a question about the name of the neighbourhood to seek community feedback on what the HCD should be called. It was acknowledged that the name "Cabbagetown South" has already been used for an area on the east side of Parliament Street

Next Steps

CAG members were provided with the list of guided discussion questions in order to provide further feedback following the meeting. CAG members were invited to submit feedback until April 5th, 2019 in order for it to be included in this summary report.

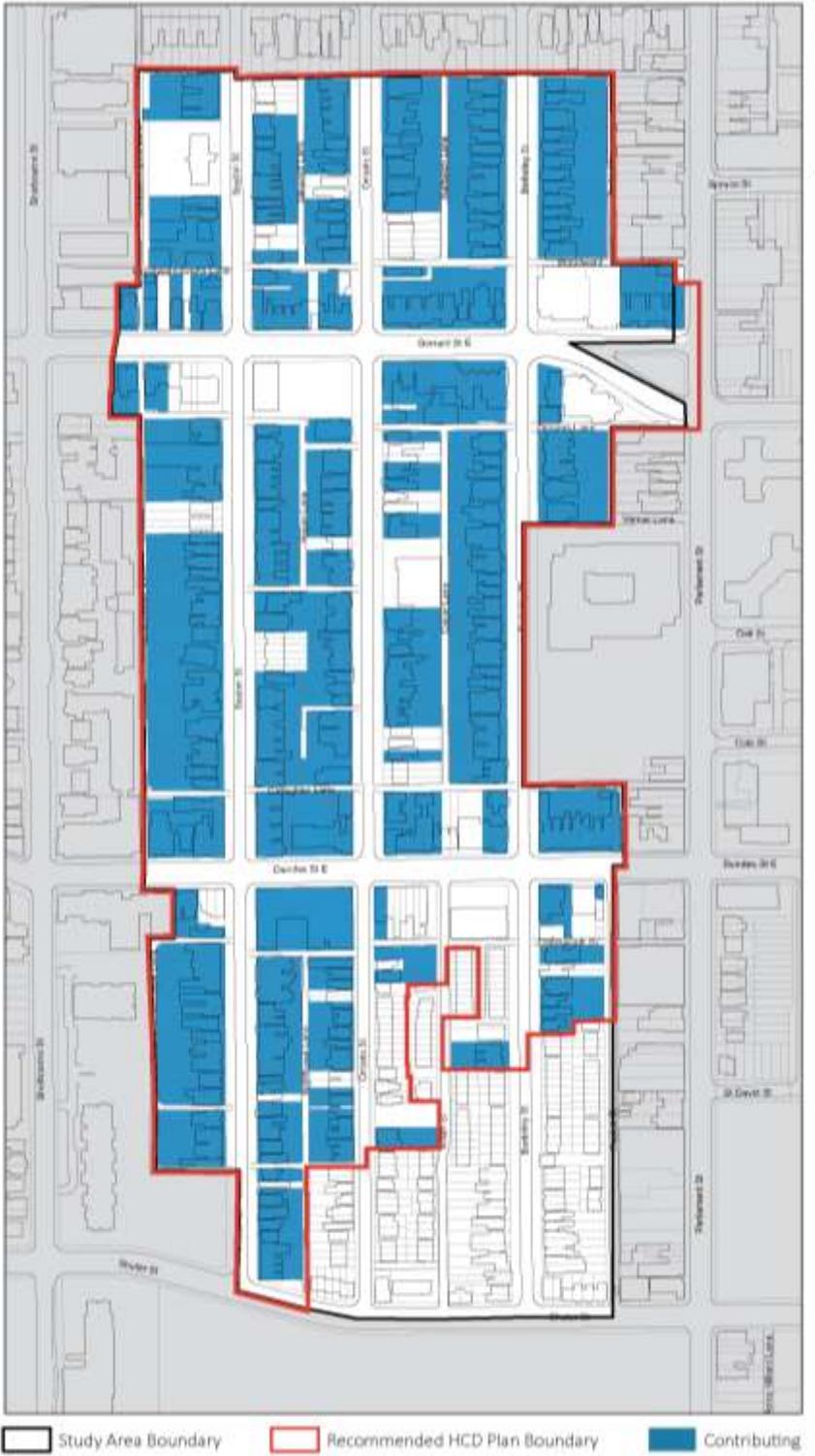
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Appendix A – Proposed HCD Plan Boundary Map



Study Area Boundary Recommended HCD Plan Boundary

Appendix B – Proposed Contributing Properties Map



Appendix I: Community Consultation Meeting #2 Summary

Cabbagetown Southwest Heritage Conservation District (HCD) Study

Community Consultation Meeting #2 – Summary Report



Prepared by Lura Consulting



Cabbagetown Southwest Heritage Conservation District (HCD) Study Community Consultation Meeting #2 – Summary Report

1. Introduction

Study Purpose

The Cabbagetown Southwest Heritage Conservation District (HCD) Study was prioritized by City Council in March 2015. The study was recommended to provide an overall understanding of the area's history and heritage character and to determine if designation as a Heritage Conservation District (HCD) would be an appropriate heritage planning tool for the area.

The City Planning Division initiated the Cabbagetown Southwest HCD Study in Spring 2018 and retained a project team led by EVOQ Architecture (heritage architects) with Urban Strategies Inc. (planning consultants) and LURA (facilitators) to prepare the study report.

The study includes a comprehensive property inventory, historical research, character analysis, evaluation of the area's heritage value, and a review of the area's existing planning framework. The study process includes two public meetings, as well as a Community Advisory Group (CAG) to provide specific and detailed feedback on research, analysis and recommendations. Once complete, the study report and an accompanying staff report will be presented to the Toronto Preservation Board for endorsement, before proceeding with the development of any possible Heritage Conservation District plan.

Study Area

The Cabbagetown Southwest HCD Study Area is generally bound by Sherbourne Street to the west, Carlton Street to the north, Parliament Street to the east and Shuter Street to the south. The study area may be changed through the HCD Study process and does not necessarily reflect any potential district boundary.

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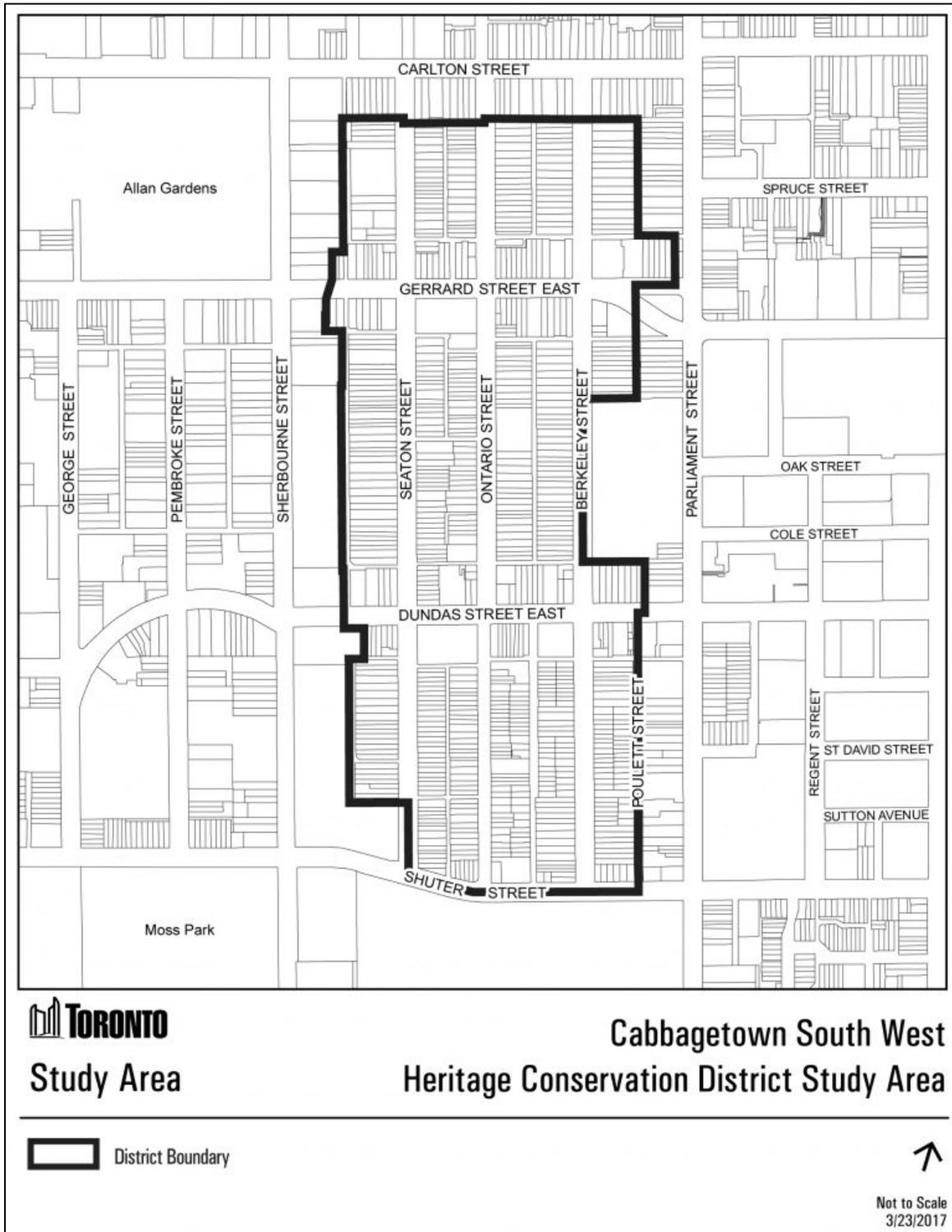


Figure 1: Cabbagetown Southwest HCD Study Area

More information about the Cabbagetown Southwest HCD Study can be found on the City of Toronto's [website](#).

2. Community Consultation Meeting #2

Meeting Objectives

Community engagement is an important component of the HCD Study. The City of Toronto held the second Community Consultation Meeting for the Cabbagetown Southwest HCD Study on April 25, 2019, from 5:30 to 8:30 p.m. at Central Neighbourhood House (349 Ontario Street).

The purpose of the event was to:

- To share and obtain feedback on the Cabbagetown SW Heritage Conservation District (HCD Study results and recommendations);
- To share material related to key components of the study (e.g. character analysis, heritage evaluation, and boundary recommendations);
- Answer community member questions about the Cabbagetown SW HCD Study results and recommendations; and
- Highlight the next steps.

A copy of the meeting notice is included as Appendix A.

3. Summary of Feedback

The meeting format featured an open house with seven stations offering community members an opportunity to learn about the HCD Study, speak to City staff, the consultant team and facilitators, and share feedback. A Frequently Asked Questions (FAQ) document was provided to all participants, as was a comment form for those who wanted to provide written feedback.

A copy of the FAQ document is included as Appendix B.

The seven stations were:

1. About the Project;
2. Heritage Permit Process;
3. History and Evolution;
4. Character Analysis;
5. Planning Framework;
6. Evaluation and Recommendations; and
7. Interactive Map.

Feedback was obtained through the following methods:

- a) Input during discussions at the 'Interactive Map' station;
- b) Feedback forms submitted during, and following, the meeting; and
- c) Direct e-mails to City of Toronto staff.

Approximately 24 community members participated.

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Participants were invited to submit comment forms at the event or visit the project website and submit comments and/or feedback via mail or e-mail. The comment forms were collected until May 6th, 2019 to be included in this report.

What We Heard

A summary of the feedback received through the community meeting is presented below and organized by topic. These topics include:

- History and Evolution
- Character Analysis (i.e. dates of construction, building types, integrity)
- Heritage Evaluation (i.e. Statement of district significance, heritage attributes, contributing properties)
- Proposed HCD Boundary
- Recommended Individual Properties for Further Research

The summary provides a high-level synopsis of comments, concerns or suggestions from community members and is based on comment forms submitted at, and following, the meeting.

3.1. History and Evolution

- All feedback received on this topic noted that the history and evolution was very interesting and provided meaningful insight into the subsequent character analysis.

3.2. Character Analysis

- All feedback received on this topic noted that the character analysis was very well explained and reflected the character of the community.
- Some participants noted that they strongly agree with the study's analysis so far.

3.3. Heritage Evaluation

- One participant noted that the neighbourhood is a valuable heritage asset to the City with diverse histories and architecture.
- One participant noted that new contemporary architectural styles should be welcomed within the neighbourhood.

3.4. Proposed HCD Boundary

- Some participants agreed with the boundary however others noted that the proposed HCD boundary is large and seems arbitrary, suggesting instead that properties should be considered on a case-by-case basis.
- One participant noted that many properties within the neighbourhood don't share common attributes.
- One participant specifically noted concerns with the future development of commercial properties on the west side of Parliament Street south of Gerrard Street, which are excluded from the proposed HCD boundary.

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Community Consultation Meeting #2 – Summary Report

- It was also requested that the row of properties at 326 to 334 Seaton Street be excluded from the proposed HCD boundary so as not to restrict residents and owners from making major development improvements which they believe are extremely needed.

3.5. Recommended Individual Properties for Further Research

- Some participants noted that the list of recommended individual properties appear to be a logical selection, however other participants provided suggestions to modify the list.
- A few properties on Ontario Street south of Gerrard Street were noted as having some design features characteristic of the neighbourhood but appear out of place as they have been redeveloped and are too large. It was suggested that future development be more restrained, if possible, through the HCD.

3.6. Overall HCD Study Results or Recommendations

- 6 comment forms provided feedback on this section specifically.
- A few participants noted that the historic research was well presented, very interesting and informative.
- Some participants support the recommendations and particularly noted that the HCD designation will protect properties from large neighbouring developments.
- Some participants did not support the recommendations and particularly noted that the process is short-sighted and detrimental to the future of individual property owners and their ability to make changes to their properties.
- One participant suggested that City resources should be used to build up the area with a focus on improving safety and cleanliness.
- One participant noted that the recommendations do not adequately address infill housing, particularly on Calgie Lane.
- One participant particularly noted that 365 Dundas Street East is a factory building with unique frontage and significant features from the neighbourhood's industrial past that would benefit from the heritage grant program.

3.7. Potential HCD Plan Name

Participants were asked to provide feedback about what they want the potential HCD for the neighbourhood to be called. All 5 responses indicated a preference for Old Cabbagetown or Old Cabbagetown South to be the name of the future HCD. This neighbourhood naming process is not decisive. Suggestions and feedback are welcome, and will inform further work to determine an appropriate name in consultation with the community.

4. Next Steps

This meeting constituted the second open house for the first phase of the Cabbagetown Southwest HCD Study project. Feedback obtained at this meeting will be considered as part of the HCD Study. The HCD Study and its recommendations will be presented to the Toronto Preservation Board for endorsement, prior to proceeding with the development of an HCD Plan for the neighbourhood.

Cabbagetown Southwest Heritage Conservation District (HCD) Study
Community Consultation Meeting #2 – Summary Report

Appendix A – Community Meeting Notice

Appendix B – Frequently Asked Questions

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