

ACKNOWLEDGEMENTS

The Cabbagetown Southwest area was nominated to be studied as a potential Heritage Conservation District (HCD) Plan by the Toronto and East York Community Council. The request was in response to a nomination from the Cabbagetown HCD Advisory Committee for the area to be studied as a potential HCD. The process leading to the HCD Study and this Plan was initiated by City of Toronto Heritage Planning. Throughout the HCD Study and Plan process community members provided input and comments. These contributions were important in identifying the character and conservation approach for the Plan. Specifically, much appreciation is also owed to the members of the Community Advisory Group that was formed to assist with this project, as well as the members of Cabbagetown HCD Advisory Committee.

This HCD Plan was prepared for City of Toronto Heritage Planning by EVOQ Architecture Inc. with LURA Consulting assisting with community engagement .



In Partnership with:



City of Toronto, City Planning Division

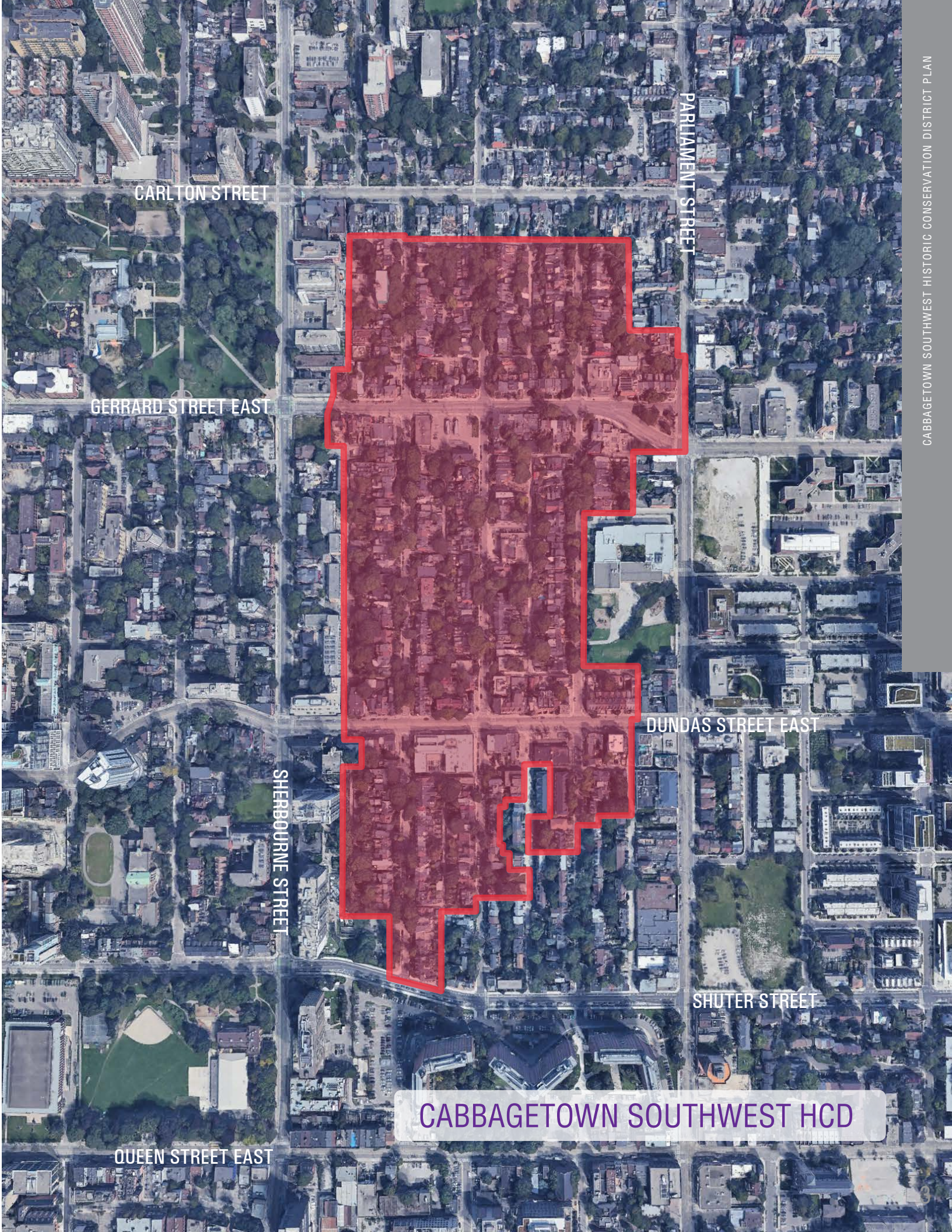
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Cover Page: West side of Berkeley St. between Gerrard St. E. and Carlton St.

Preface Map (Right Page): Aerial view of Cabbagetown Southwest, Toronto, Ontario with an overlay of the approximate location of the Cabbagetown Southwest Heritage Conservation District, Google Earth, 2023.



CARLTON STREET

PARLIAMENT STREET

GERRARD STREET EAST

DUNDAS STREET EAST

SHERBOURNE STREET

SHUTER STREET

QUEEN STREET EAST

CABBAGETOWN SOUTHWEST HCD

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Figure 1: 452-458 Ontario St.

Executive Summary

Cabbagetown Southwest is a Victorian neighbourhood located east of Toronto's downtown. It was developed throughout the latter half of the 19th century and into the early 20th century. The neighbourhood is an excellent representation of Toronto's early residential expansion and includes diverse housing typologies that reflect the historic diversity in the socio-economics of middle and working-class neighbourhood residents. Cabbagetown Southwest's built form is defined by a collection of late 19th century Victorian houses. Today, Cabbagetown Southwest is within the neighbourhood of Moss Park. It sits to the south of the Cabbagetown Northwest HCD, southeast of the Cabbagetown South HCD, and east of the Garden District HCD.

The Cabbagetown Southwest Heritage Conservation District (HCD) study area was identified as a high priority area for an HCD study by Toronto City Council in March 2015. The objective of the study was to identify and assess the heritage values and attributes of the Cabbagetown Southwest HCD study area and to determine whether they meet the criteria in *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* for designation under Part V of the Ontario Heritage Act. The HCD Study, completed in 2019, identified the District's cultural heritage value for the HCD Plan.

Following the completion of the HCD Study, City Staff were authorized to proceed with the HCD Plan in Summer of 2020. The HCD Plan builds upon research contained within the study which helped to inform the identification of *Character Sub-areas*, *Building Typologies*, and *contributing and non-contributing properties*.

The overall objective of the HCD Plan is to protect and conserve the heritage value of Cabbagetown Southwest. Grounded in an understanding of the District's historic, social and cultural value as well as its physical character, the HCD Plan seeks to guide change within the neighbourhood while maintaining its *heritage attributes*. The *policies* and *guidelines* contained within the HCD Plan will assist property owners in ensuring that proposed alterations conform to the district objectives and respect the overall neighbourhood context.

Despite the interruption of the COVID pandemic, there was continuity in community consultations and stakeholder engagement. These consultations provided invaluable information and perspectives, and were a means of incorporating local knowledge and property owners' concerns into the HCD Plan. Community stakeholders such as the Community Advisory Group and the Cabbagetown HCD Committee shared their insights from implementing other HCDs in Cabbagetown in comprising this Plan.

The structure of the HCD Plan conforms to that established by the City of Toronto and informed by the Ontario Heritage Act. The HCD Plan first establishes the District's *heritage attributes* and objectives, followed by *Building Typologies*, *Character sub-areas*, and *contributing properties* before laying out the *policies* and *guidelines*. A "Road Map" has been provided to assist property owners in identifying what sections of the HCD Plan apply to their property, and should be consulted prior to undertaking any work.

Cabbagetown Southwest is a significant historic district whose *heritage attributes* and *cultural heritage value* should be protected and maintained. It is the intention of the study team that this document will assist the City of Toronto and property owners in managing change over time within the District, while ensuring that those features most valued within the district are *conserved* for the education and enjoyment of current and future generations.

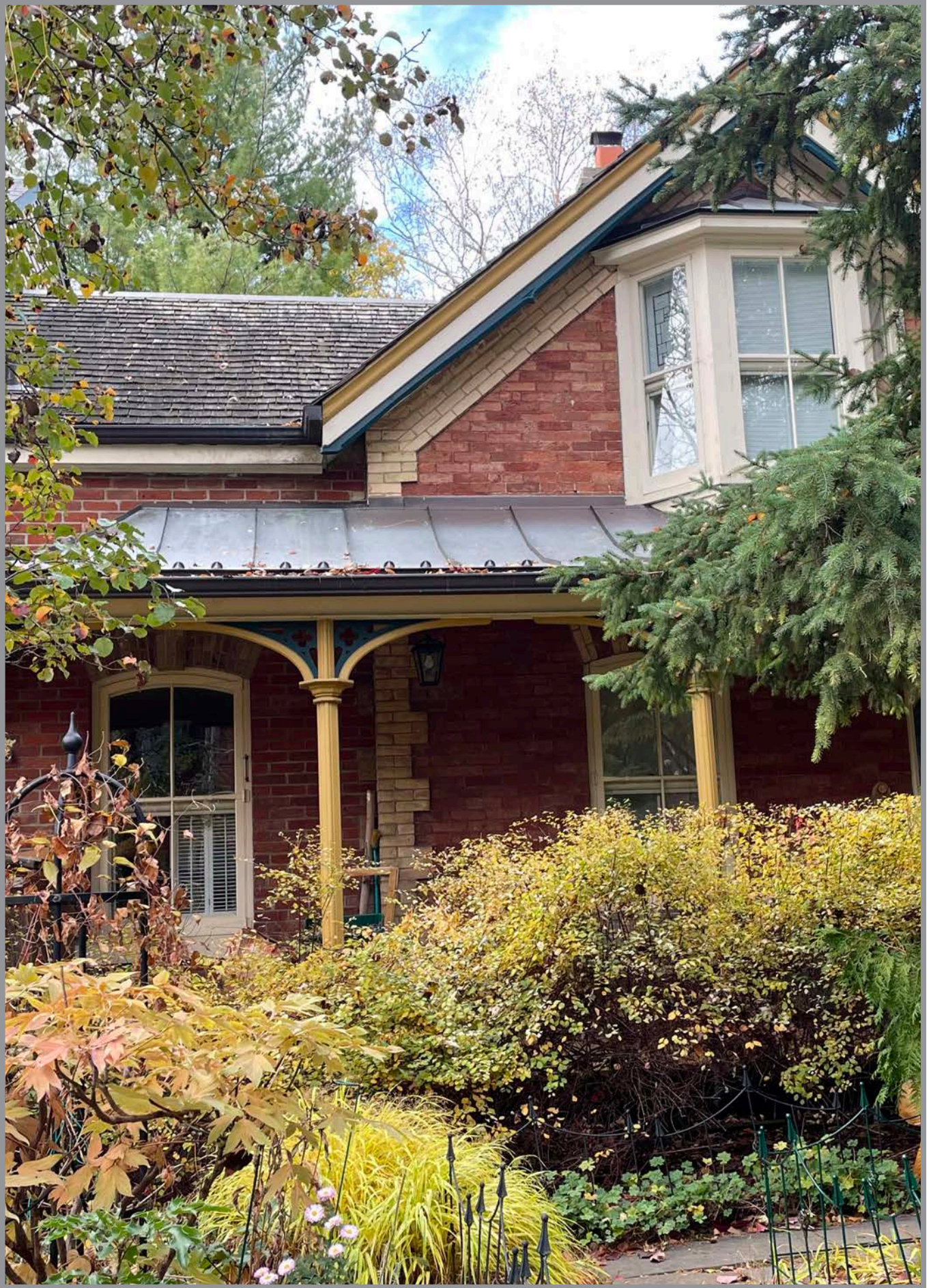


Figure 2: 424 Ontario St.

Purpose of the Plan

The Cabbagetown SW Heritage Conservation District (HCD) Plan is intended to provide information for those seeking to better understand the District's cultural heritage value, heritage resources and significance, as well as to provide policies and guidelines to achieve the stated objectives. Section 3.0 should be referred to by those seeking information on the District's cultural heritage value and significance; sections 6.0 through 10.0 provide policies and guidelines.

Property owners within the District are strongly encouraged to familiarize themselves with the entire Plan to understand its scope and intent. While the Plan should be read as a whole, particular attention should be paid to sections 6.0 through 9.0 of the Plan which apply to properties depending upon the property type, classification, character sub-area, and whether there are any archaeological or public realm considerations.

Policies and Guidelines

The *policies* and *guidelines* in this Plan are intended to guide conservation and manage change in the Cabbagetown Southwest Neighbourhood HCD based upon an understanding of the District's *cultural heritage value* and *heritage attributes*. Policies have been organized into three sections: *Contributing Properties*, *Non-Contributing Properties*, and Parks and the Public Realm.

Additional Information

Owners of property in the District should read this document when planning any exterior maintenance work, repairs, alterations, additions or new construction on their property.

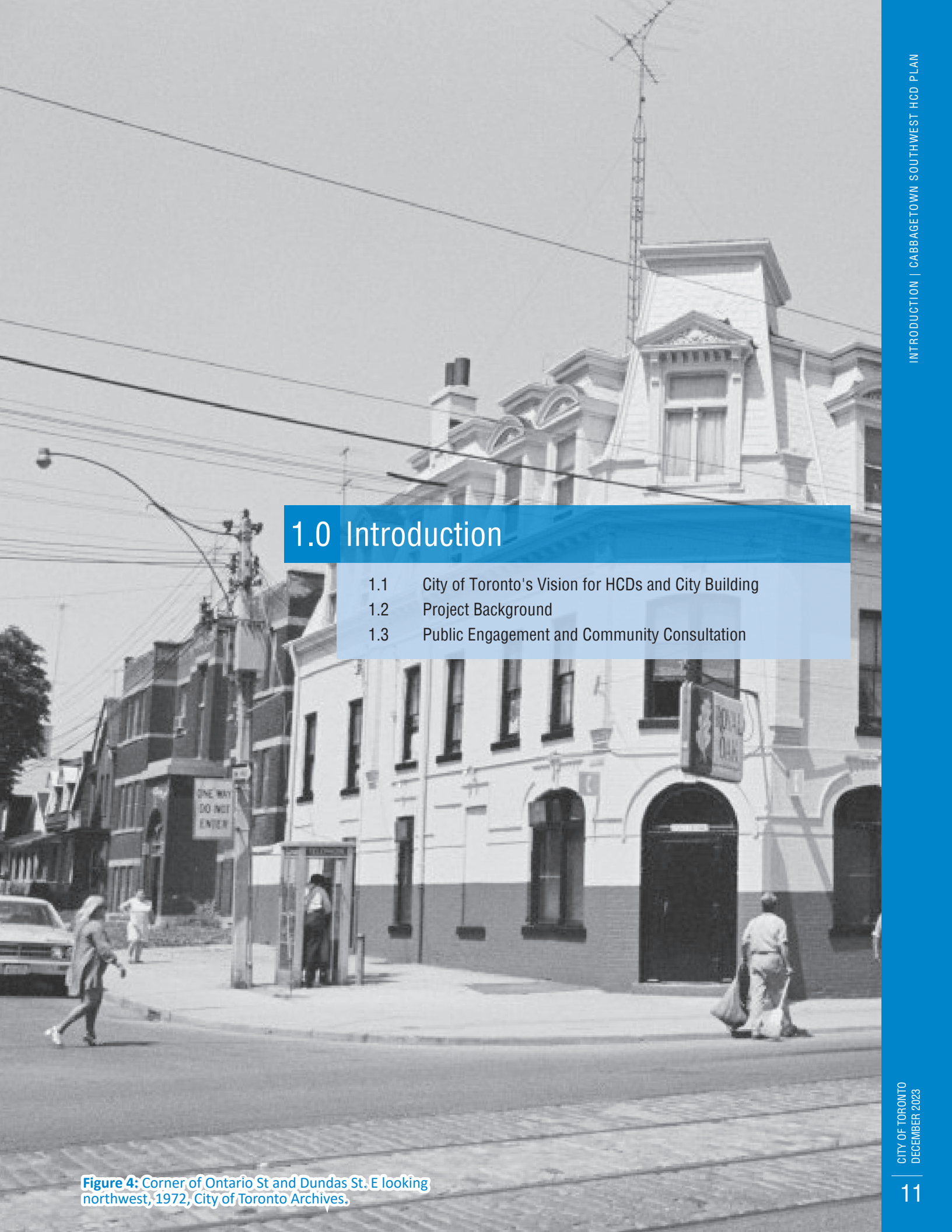
This HCD Plan should be read in conjunction with the City of Toronto Official Plan, which gives further direction on the management and conservation of heritage properties.

Important background information about the Cabbagetown Southwest Neighbourhood HCD Plan, including the Statement of District Objectives found in Part Three of the Plan, and the District Significance, found in Part Four of the Plan. For additional information on the history and evolution of the District, and its physical character, refer to the Cabbagetown Southwest Heritage Conservation District Study (2019), available from the Heritage Planning website.

The definitions of all terms are identified in italics throughout this document can be found in Appendix A—Definitions.



Figure 3: Corner of Ontario St and Dundas St. E looking northwest, 1972, City of Toronto Archives.



1.0 Introduction

- 1.1 City of Toronto's Vision for HCDs and City Building
- 1.2 Project Background
- 1.3 Public Engagement and Community Consultation

Figure 4: Corner of Ontario St and Dundas St. E looking northwest, 1972, City of Toronto Archives.

1.1 City of Toronto's Vision for HCDs and City Building

The City of Toronto recognizes that the rich cultural heritage is an important component of sustainable development. This cultural heritage is expressed in its built form, its neighbourhoods, its parks, its streetscapes, and the diverse traditions and cultural practices that enrich the city.

Toronto City Council takes an active role in the conservation of heritage, through a series of regulatory tools, including the designation of individual properties and heritage conservation districts under part IV and V of the Ontario Heritage Act respectively. These tools are part of a series of complimentary tools, including Secondary Plans, Official Plan amendments, Site and Area Specific Policies and its Zoning By-law.

Heritage Conservation Districts are a regulatory tool that enables the City to define and identify, evaluate and designate places that express different layers of Toronto's rich history and cultural expression. Such areas are valued currently and the planning framework allows for these areas to continue to contribute to anchor a sense of place for future generations. Place-based policies and *guidelines* allow for heritage conservation districts to evolve in a way that reflects their *heritage attributes* and their *cultural heritage values*. 2012 City Council adopted Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of References (HCDs in Toronto). This approach offers a consistent and transparent process that is seated in the Ontario Heritage Act.



Figure 5: 452-458 Ontario St.

1.2 Project Background

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

The study was completed in 2019 and concluded with the recommendation to designate a portion of the Cabbagetown Southwest HCD study area as well as to extend the boundary to include Anniversary Park at the corners of Gerrard and Parliament streets. The study included a detailed history and evolution of the area; an analysis of the existing planning policy framework and any contradictions there may be with the identified heritage character of the area; summarizes the built

form and landscape survey; summarizes the community consultation and community advisory group meetings; details the analysis of the existing heritage character; evaluates the study area's *cultural heritage values*; and provides recommendations.

During the Plan phase, a Statement of Cultural Heritage Value or Interest and a Statement of Objectives were developed, and properties that represented the identified values identified in the Study as *contributing properties* were confirmed. A Statement of Contribution was developed for each *contributing property* in accordance with HCDs in Toronto; this is found in appendix C. A series of public engagements with the Community advisory group, members of the community, the BIA, and the Cabbagetown HCD Committee informed the development of the *policies and guidelines* found in the plan.



Figure 6: North side of Dundas St. E. west of Parliament St., 1977, City of Toronto Archives.

1.3 Public Engagement and Community Consultation

A key part of the development of the HCD Plan was the engagement with neighbourhood stakeholders. Formally, this process occurred from November 2020 to September 2023. Building on the consultation that occurred during the HCD Study phase, the project team developed a stakeholder engagement strategy to educate stakeholders on the purpose of an HCD Plan; integrate stakeholders' knowledge of the area into the preparation of the HCD Plan; and to facilitate the implementation of the HCD Plan through stakeholder involvement in the preparation of its objectives, *policies* and *guidelines*.

Key stakeholders in the process included community organizations (e.g., the Cabbagetown HCD Committee), residents (e.g., Community Advisory Group), and business owners (Cabbagetown BIA). The project team employed a multifaceted engagement approach, which included:

- Community Advisory Group Meetings, November 10th and 17th 2020 and May 17th and 27th 2021, and July 25th 2023;
- A meeting focusing on the mixed-use areas with the BIA, on April 21st, 2021;
- A meeting focusing on the mixed-use areas with the Cabbagetown HCD Committee, on May 25th 2021; and general subsequent meetings with the group April 17 and October 16, 2023.
- Community consultation meetings with the wider public on January 27th, 2021, and September 21st 2023.

In addition to the formal consultation exercises, stakeholders were able to directly contact the project team via email, telephone and mail. The City of Toronto created a project website and updated the page after certain milestones.

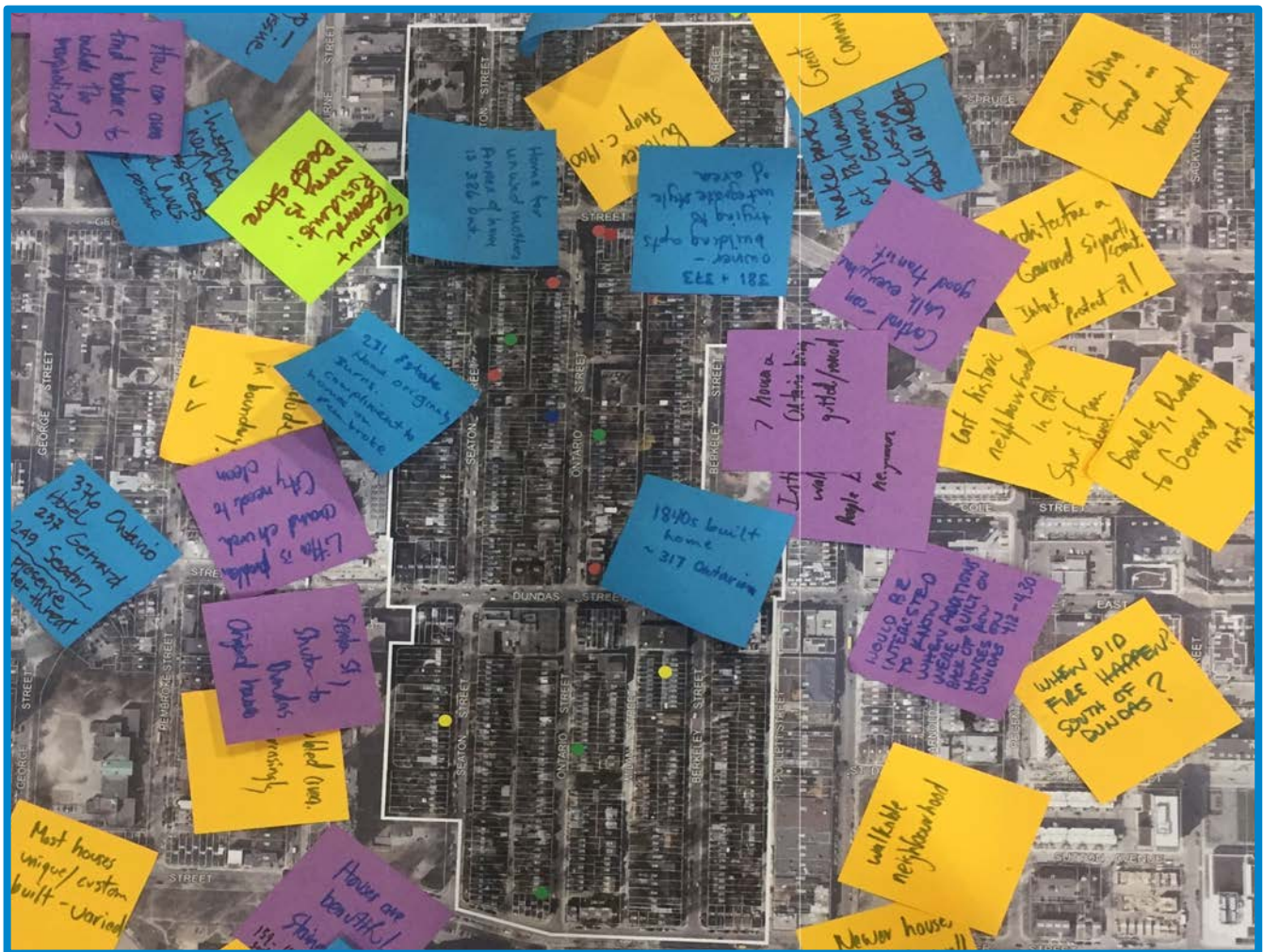
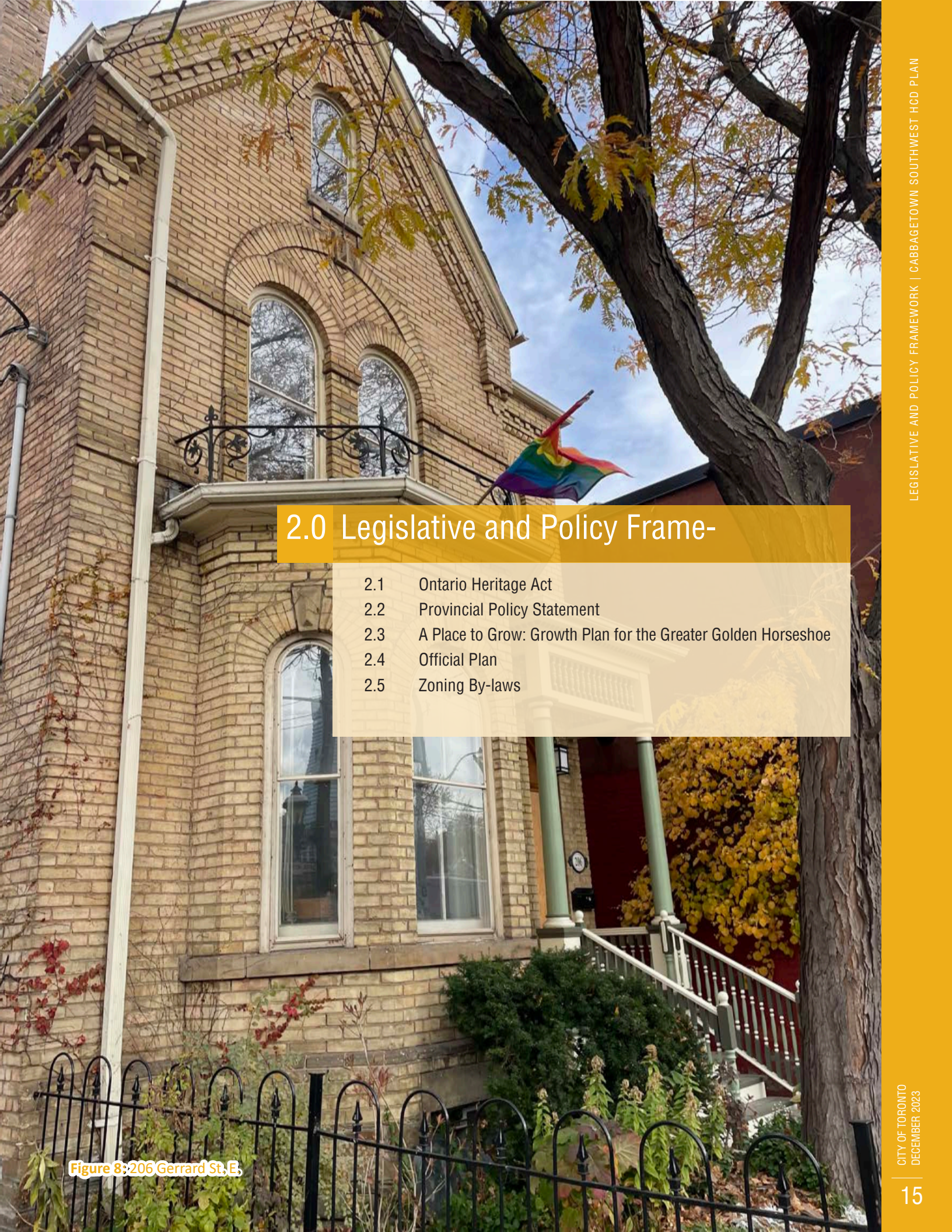


Figure 7 (Above): Aerial map of the area with feedback from community meeting participants.



2.0 Legislative and Policy Frame-

- 2.1 Ontario Heritage Act
- 2.2 Provincial Policy Statement
- 2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe
- 2.4 Official Plan
- 2.5 Zoning By-laws

Figure 8: 206 Gerrard St. E.

The preparation of the HCD Plan considered the current land use planning framework, with a view to establishing a Plan that would remain relevant and attuned to core principles of cultural heritage conservation— notwithstanding the anticipated evolution of planning policy and regulatory documents.

The HCD area is currently governed by a land use planning framework that includes various provincial and municipal policy documents. The provisions of the Planning Act are central to land use planning in Ontario. The purposes of the Act include a land use planning system led by provincial policy, while supporting the decision-making authority and accountability of municipal councils as they review development proposals in the context of community-based involvement in the process.

In accordance with the provisions of the Planning Act, decisions with respect to planning matters are required to be consistent with the Provincial Policy Statement, 2020 (“PPS”) and to conform to or not conflict with the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”). At the municipal level, development is required to conform to the City of Toronto Official Plan, including Secondary Plans, as well as the applicable zoning by-law(s), which implement the policies of the Official Plan. In addition, land use planning matters that involve cultural heritage resources are addressed in accordance with the provisions of the Ontario Heritage Act.

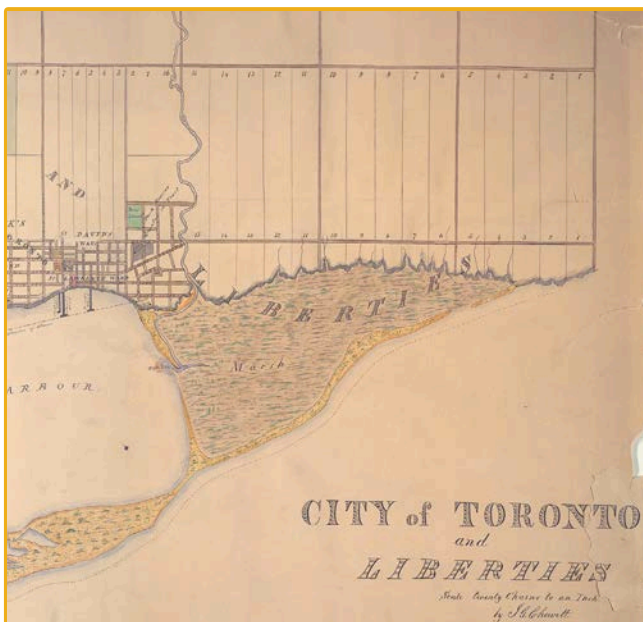


Figure 9: Chewett map of Toronto in 1834, Toronto Public Library.

2.1 Ontario Heritage Act

The Ontario Heritage Act (“OHA”) provides the legislative framework for heritage conservation, protection and preservation in the province of Ontario. Part IV of the Act enables municipal councils to pass a by-law designating an individual property as being of cultural heritage value or interest. Part V of the Act enables municipal councils to pass a by-law designating a defined area as a heritage conservation district (“HCD”). This by-law would also adopt a Heritage Conservation District Plan for the designated HCD.

Part V, section 41.1 (5) of the Ontario Heritage Act lists the following as required contents of a Heritage Conservation District Plan:

- a) a statement of objectives to be achieved in designating the area as a heritage conservation district;
- b) a statement explaining the *cultural heritage value* or interest of the heritage conservation district;
- c) a description of the *heritage attributes* of the heritage conservation district and of *properties* in the district;
- d) *policy* statements, *guidelines* and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- e) a description of the *alterations* or classes of *alterations* that are minor in nature and that the owner of property in a heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.

2.1.1 Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a best practice document produced by the Ministry of Heritage, Sport, Tourism and Culture Industries to assist municipalities in the identification and designation of HCDs in their communities. The Ontario Heritage Toolkit provides guidance on how to conduct HCD studies and plans, identify *cultural heritage value* and *heritage attributes*, determine district boundaries, and prepare a statement of objectives.

2.2 Provincial Policy Statement

The current Provincial Policy Statement came into effect as of May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The main policy directions expressed in Part V of the PPS are intended to promote efficient development and land use patterns in order to support strong communities; to protect the environment and public health and safety; and to promote a strong economy.

Section 2.6 of the PPS includes policies with respect to Cultural Heritage and Archaeology. Policy 2.6.1 directs that significant built heritage resources and significant cultural heritage landscapes shall be *conserved*, while Policy 2.6.3 states that planning authorities shall not permit development and site *alteration on adjacent* lands to protected heritage property except where the proposed development has been evaluated and it has been demonstrated that “the *heritage attributes* of the protected heritage property will be conserved”.

Section 1.7 of the PPS embeds heritage conservation in long-term economic prosperity objectives. Policy 1.7.1(e) encourages a “sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.” Policy 1.7.1 (d) similarly encourages, “maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets”. Both policy statements support urban heritage conservation and cultural planning, recognizing the economic value of built heritage resources in defining character and place making.



Figure 10: East side of Ontario St., south of Dundas St. E., 1972, City of Toronto Archives.

2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe is a provincial plan that defines how and where long-term growth and development should occur in the region. It includes policies addressing transportation, infrastructure, land use planning, urban form, housing, and natural heritage protection on a regional scale, and places an emphasis on intensification in appropriate locations.

All decisions by municipalities under the Planning Act must conform to the Growth Plan. The plan recognized the importance of heritage conservation. Section 1.2.1 Guiding Principles includes the following principle: “Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.” Section 4.2.7 Cultural Heritage Resources is comprised of three policies:

1. “Cultural heritage resources will be *conserved* in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.”

Downtown Toronto is designated as an Urban Growth Centre, where the minimum density target is 400 jobs and residents per hectare. The area including and around any existing or planned higher order transit station or stop is known as a Major Transit Station Area and includes the area within about 500 metres of the station (approximately 10-minute walk). Boundaries must be delineated by the City of Toronto in a way that “maximizes the size of the area and the number of potential transit users that are within walking distance of the station.” These are also areas in which intensification is to be directed, with 200 residents and job per hectare being the minimum target around subway station.

Much of the block framed by Dundas Street East, Parliament Street, Shuter Street, and Sherbourne Street, is within a Major Transit Station Area related to the planned Relief Line subway station at Queen Street East and Sherbourne Street. Both Urban Growth Centres and Major Transit Station Areas are types of strategic growth areas. Referring to Policy 4.2.7.1, the Growth Plan recognizes that heritage should be *conserved* particularly in areas targeted for intensification.



Figure 11: 328-334 Seaton St.

2.4 Official Plan

The Official Plan for the amalgamated City of Toronto (“the Plan”) was adopted on November 26, 2002, and was substantially approved by the Ontario Municipal Board (“OMB”) on July 6, 2006, with the exception of certain policies and land use designations. The Plan sets out a vision encouraging contextually appropriate growth and intensification which is supported by transit, good architecture, high quality urban design and a vibrant public realm. It recognizes that most *new development* will occur on *infill* and redevelopment sites.

The City of Toronto Official Plan (the “OP”) addresses the designation of HCDs and the authority of the OHA in Section 3.1.6 (3):

3) Heritage properties of cultural heritage value or interest properties, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

Section 3.1.6 of the Official Plan provides policies with respect to heritage resources. Policy 3 of this section provides that heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected through designation under the Ontario Heritage Act and/or included on the City’s Heritage Register. Policy 5 provides that development on, or *adjacent* to, a property on the Heritage Register will “will ensure that the *integrity* of the heritage property’s cultural heritage value and attributes will be retained.”

2.4.1 Standards and Guidelines for the Conservation of Historic Places in Canada

The Cabbagetown Southwest HCD Plan takes guidance from Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada. This document establishes a consistent and accepted conservation approach to heritage resources in Canada, including heritage conservation districts.

The Standards and Guidelines were adopted by Toronto City Council in 2008 as the official framework for planning, stewardship and conservation of heritage resources within the City of Toronto. Policies in the City of Toronto’s Official Plan establish that conservation and maintenance, as well as adaptive reuse will be consistent with the Standards and Guidelines for properties on the Heritage Register.

Policy 10 of HCDs in Toronto states, “The HCD Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada will apply to any interventions to the HCD as a whole and will generally apply to individual properties within an HCD...”.

2.4.2 Other Provisions

The HCD boundary extends across an area covered by a number of Zoning By-law categories, Design Guidelines, Community Improvement Areas, secondary plans, and other Master Plan documents. The following regulatory and guideline policies and guidelines were considered in the preparation of the HCD policies:

- 41 – Downtown Plan (Secondary Plan)
- City of Toronto By-law 196-2010 (adopts a new City of Toronto Municipal Code Chapter 694, Signs, General)
- City of Toronto Mid-Rise Performance Standards Guidelines
- Expanding Housing Options in Neighbourhoods initiatives, including Official Plan Amendment 649 – Multiplexes in Neighbourhoods and implementing by-law

2.5 Zoning By-laws

Zoning regulations are intended to control site development and implement the broader policies set out in the Official Plan. The by-laws provide several standards related to land use, building height, *setbacks*, built form, gross floor area, parking, and loading, among others. Essentially, zoning translates the higher-level directions of the Official Plan into specific rules that regulate what can be built, where it can be built, the form it can take, and how it can be used. The HCD area is subject to citywide Zoning By-law 569-2013, with a few select properties still subject to the former City of Toronto Zoning By-law 438.56. By-law 569-2013 generally carries forward the zoning from 438-8. zoning from 438-8.

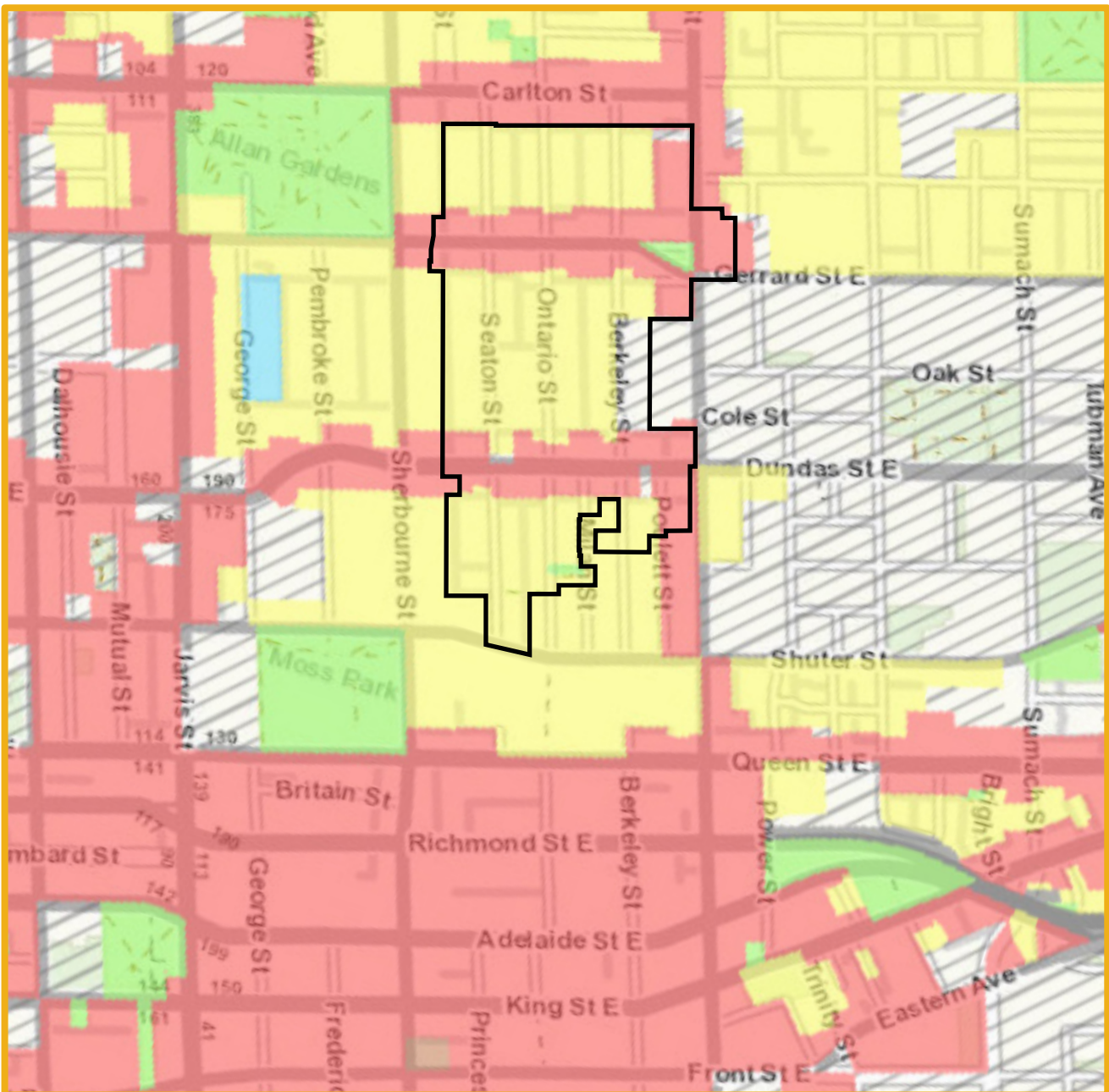
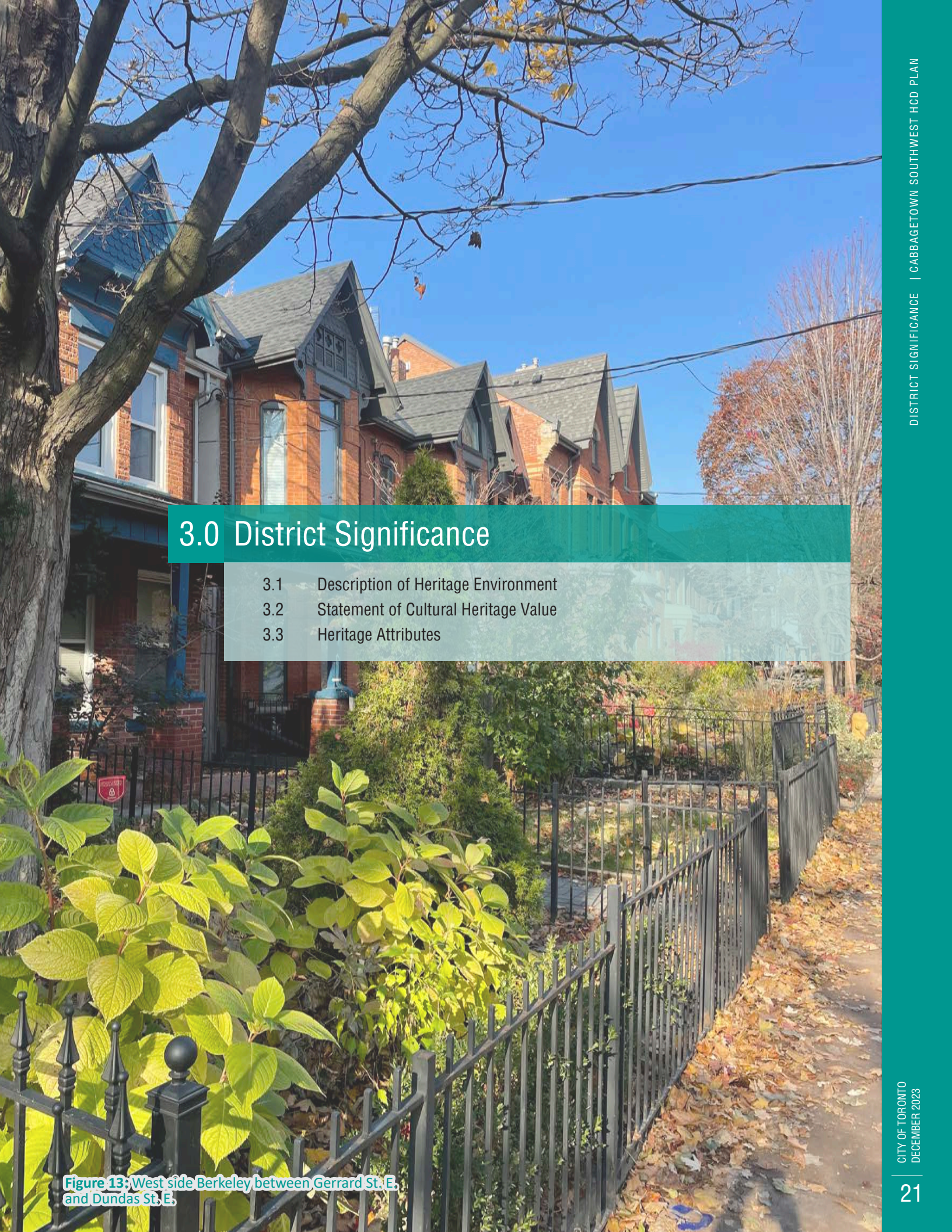


Figure 12 (Above): The HCD Plan area overlaid on the zoning map; red-shading is Commercial-Residential zoning and yellow shading is Residential zoning.



3.0 District Significance

- 3.1 Description of Heritage Environment
- 3.2 Statement of Cultural Heritage Value
- 3.3 Heritage Attributes

Figure 13: West side Berkeley between Gerrard St. E. and Dundas St. E.

3.1 Description of Heritage Context

Cabbagetown Southwest is a Victorian neighbourhood located east of Toronto’s downtown. It was developed throughout the latter half of the 19th century and into the early 20th century. This part of Toronto encompasses several residential and mixed-use precincts with a high concentration of heritage resources. Cabbagetown Southwest sits to the south of the Cabbagetown Northwest HCD; to the southeast of the Cabbagetown North, Cabbagetown South and Cabbagetown Metcalf HCDs; and to the east of the Garden District HCD.

Cabbagetown Southwest is an excellent representation of Toronto’s early residential expansion and includes a mixture of housing typologies that reflect the historic diversity in the socioeconomics of middle and working-class neighbourhood residents. The built form is defined by a collection of late 19th century Victorian houses that are predominantly 2.5 storeys in height, with a rhythmic datum line with punctuating front gables, creating a cohesive street wall with projecting and recessing bays. The houses are situated on narrow lots and in close proximity to each other, lining long, uninterrupted blocks in a grid organization and maintaining rear and side laneway access.



Figure 14: Corner of Seaton St. and Gerrard St. E, looking northwest, c. 1972, City of Toronto Archives.

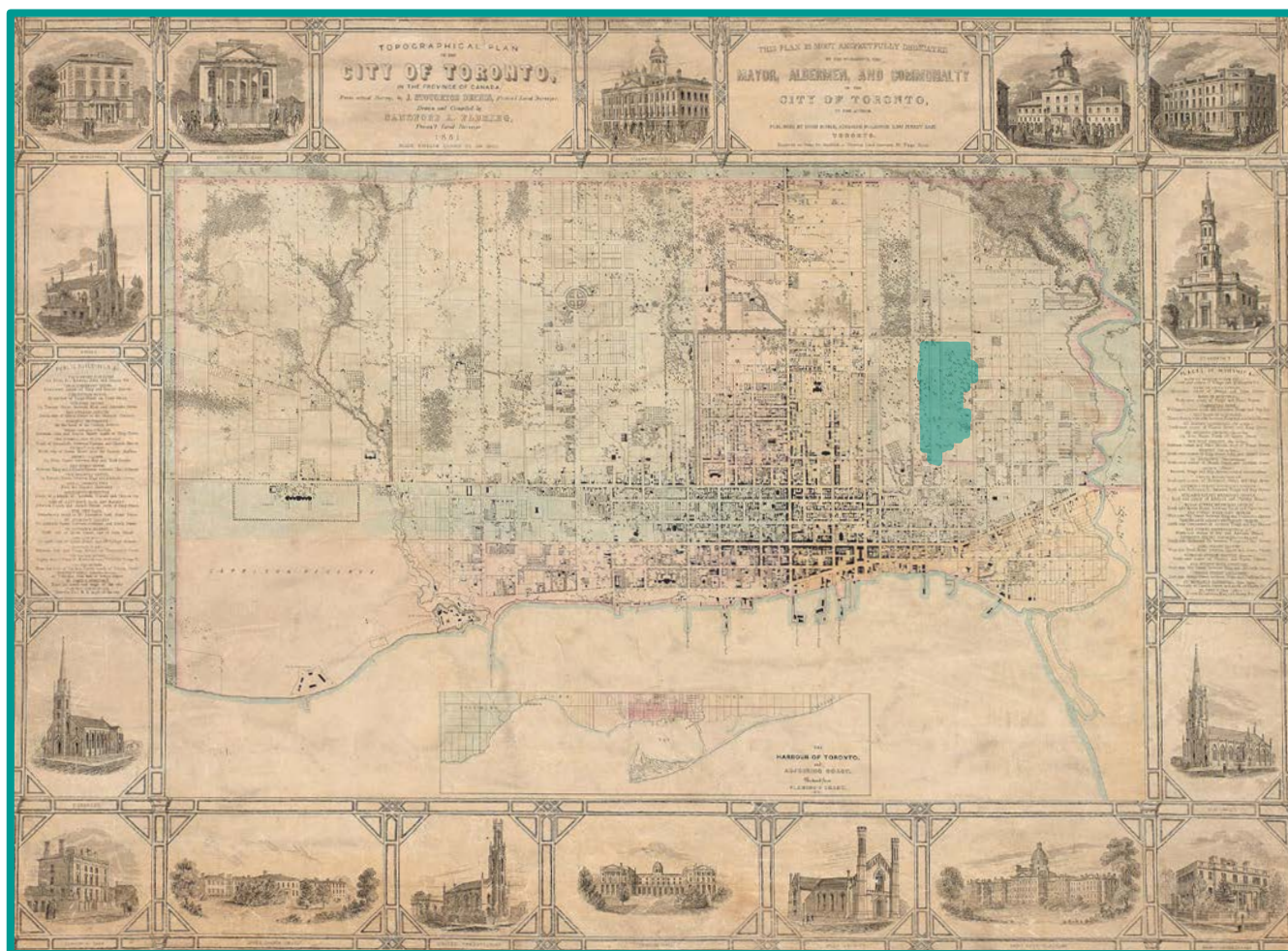


Figure 15: Fleming Liberated Map (1851), University of Toronto. Annotated to show the HCD Plan area in blue shading.

3.2 Statement of Cultural Heritage Value

Cabbagetown Southwest's *Cultural Heritage Values* are based on its historical and associative values as an early Toronto residential neighbourhood with a highly diverse socio-economic population; its design and physical values as an excellent representation of a dense Victorian neighbourhood with a high concentration of bay and gable buildings; its contextual values as a neighbourhood with a cohesive built form that is situated near large-scale developments; and its social and community value relating to its existing and historic institutions that have served the neighbourhood since the 19th century, and its history of community activism.

The District's historical and associative values are derived from the evolution and history of its development from the original Park Lots whose boundaries and configuration influenced the present-day long north-south streets and the laneways. Ontario Street demarcated the boundary between Park Lots 3 and 4, the properties of Thomas Gibbs Ridout and Charles Ridout, respectively. The period of Park Lot Grants and Property Subdivision encompassed the agreement between William Allen (whose property

was to the immediate west) and Thomas Gibbs Ridout in 1845 to widen a laneway to create Sherbourne Street, improving access and prompting the early development in the district. The layout and block subdivisions were subsequently surveyed by John Howard, Surveyor for the City of Toronto, who created the present-day grid pattern with rear and side laneway access.

Most of the District's buildings were constructed in a 30-year period between 1870 and 1899 soon after the long north-south blocks were subdivided and sold to small developers and individual owners. The area attracted working-class immigrants coming to Toronto in the 1880s, who were employed at industries located to the south along the railways and harbour. The socio-economic diversity of the District's population is reflected in the variety of housing types, which range from small Ontario Cottages to highly ornate Victorian Bay and Gables. The influx of industries in the early 20th century within the district resulted in a small number of residential buildings being demolished and replaced by factory buildings which contribute in turn to the District's socio-economic history.



Figure 16: Corner of Seaton St and Gerrard St. E, looking southwest, 1972, City of Toronto Archives.

The neighbourhood's contextual values are based on the streetscapes with dense fine grain historic residential buildings that create a sense of time and place. The streetwalls are defined by low-rise buildings with narrow frontages, a datum line of pitched roofs with intersecting gables, an articulated rhythm of bays and gables, a predominance of brick cladding, and mixture of late 19th and early 20th-century architectural styles. Although the architecture is extremely cohesive throughout the district given the narrow period of development, each building maintains a level of uniqueness through its ornamentation and detailing. The area's distinct identity is further accentuated by its juxtaposition to the Moss Park and Regent Park areas of urban renewal immediately adjacent to the south and east where the original fine grain neighbourhoods were replaced with large-scale developments.



Figure 17: North side of Dundas St. E. looking west from Parliament St., 1977, City of Toronto Archives.

The district's design and physical values stem from the high concentration of late 19th century residential buildings with a high degree of integrity and authenticity using consistent construction methods, architectural styles, details, and materials, which are still evident today. The

Victorian era residential buildings include the bay and gable typology, which is prevalent in Toronto, and a number of Italianate and Second Empire buildings located along Dundas and Gerrard Streets. The majority of the buildings are constructed up to their side property lines or with small side *setbacks*; with small front yard *setbacks*; and with similar proportions of solid to void ratios.

The buildings share their materiality and detailing including the predominant use of brick with articulated polychromatic patterns, projecting string courses that accentuate the windows and floors, corbelled brick patterns or other decorative elements between first and second floor windows, and use of woodwork in the vergeboard and eaves trim. The projecting front gable bays create a strong and distinctive rhythm and articulation of the *streetwall*, which is further accentuated by the datum line of the roof soffits. Within the overall cohesiveness of the area, the varying bay windows, vergeboards and other treatments and detailing give the individual houses a unique character.

Though each building in the district is unique, they share similarities in their typology, proportions, massing, materials, and visual rhythm which create a cohesive and consistent heritage character despite the differences in their individual detailing.

The District's social and community values are associated with the existing and historic institutions that have served the neighbourhood since the 19th century. The district is also associated with the Gay Liberation Movement of the 1970s when an influx of members from the LGBTQ+ community moved into Cabbagetown Southwest, including a number of prominent community members who started the Canadian Lesbian and Gay Archives, operated the Glad Day Bookshop, and ran The Body Politic magazine within the neighbourhood.

The downtown east side residents were some of the first in the City to demand community input in planning decisions and began the first working groups to discuss the future of their neighbourhoods with the city. This resulted in the creation of a number of community groups including the Cabbagetown Residents Association (CRA), created in 1967 as the Don Vale Cabbagetown Property Owners Association, and later changed to Don Vale Cabbagetown Residents' Association (DVCRA) prior to being the CRA; and the Cabbagetown South Residents' Association (CSRA) formed in 2002 after the amalgamation of the Central Cabbagetown Residents' Association (CENTRA) and the Seaton Ontario Berkeley Residents' Association (SOBRA).

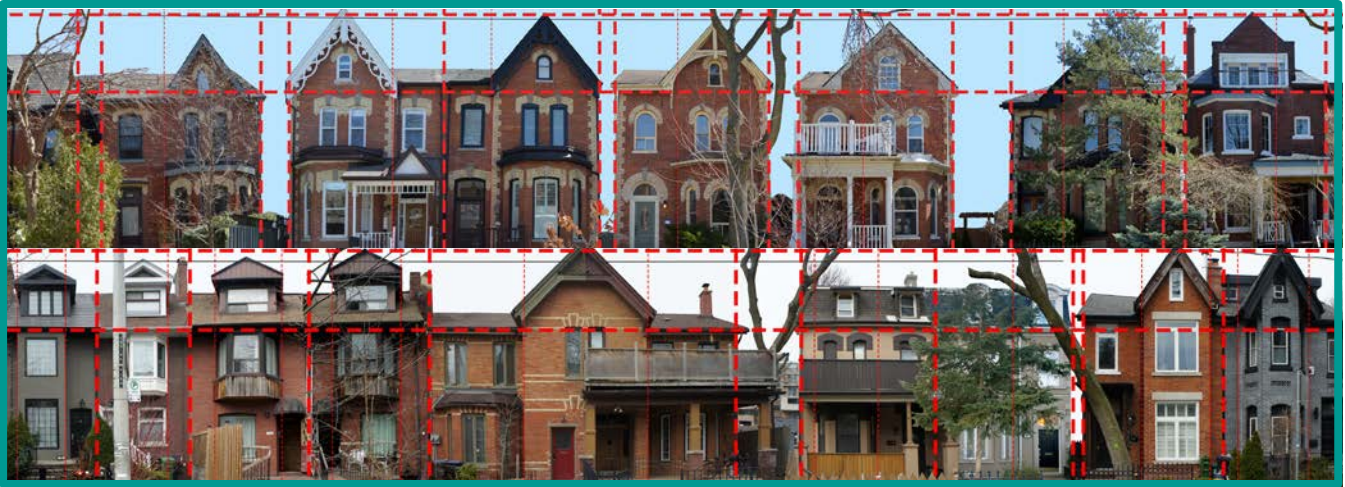


Figure 18: Vertical and horizontal articulation (datum lines) heritage attributes outlined.

3.3 Heritage Attributes

The cultural heritage value of the Cabbagetown Southwest District is expressed by the following *heritage attributes*:

Built Form

- The mixture of housing typologies, including small Ontario Worker's Cottages adjacent to larger and more ornate Bay-and-Gable houses, that reflects the historic socio-economic diversity of Cabbagetown Southwest
- The fine-grained character of the District's lot patterns and buildings, which include narrow frontages, low-scale streetwalls, and variety of typologies and styles
- The cohesiveness of the architectural expression of the District's built form typologies, and the distinct architectural details of the individual buildings
- The buildings' relationship to grade with at grade or slightly raised entrances and front yards that extend to the façade
- The datum lines and rhythm created by the soffits punctuated with front gables
- The articulation of the elevations with bay windows and porches
- The vertical expression of the elevations accentuated by the narrow lot, the vertical rectangular windows, the steeply pitched gables, and the bay windows
- The historic architectural styles, including Victorian, Second Empire, Italianate, Romanesque Revival, and Georgian that reflect the period of development of Cabbagetown Southwest
- The concentration of Second Empire and Italianate buildings on the commercial streets
- The predominance of gable roofs, including ridge crests and verge boards, with the exception a few localized mansard roofs
- The predominant use of brick, and the overall quality of the ornamentation of masonry, including the use of polychromatic brickwork and stone detailing; as well as intricate and decorative woodwork
- Original wood windows and doors on *contributing properties*, and those with stained, coloured, and bevelled glass components
- The configuration and components of historic storefronts on *contributing properties*, including sign bands, display and transom windows, recessed entrances, piers and bulkheads
- The cohesiveness of the District's built form that is reflective of the short period of build out and intensification



Figure 19: Gerrard St. E. streetscape looking west from east side of Berkeley St., 1956, City of Toronto Archives.

Streetscape

- The narrow lots that reflect the subdivision and development of the area by small-scale builders who built out short stretches of row houses
- The buildings, built to their side lot lines or with a narrow *setback*, that contribute to a continuous *streetwall*
- The predominant low-rise scale within the residential streets (1–3 storeys for residential buildings)
- The proportion of the *streetwall* to the street
- The relatively similar (2 m to 5 m) front *setbacks* of houses; (with the exception of a few older buildings that are either up to the property line or very recessed)
- The long north-south residential streets, the network of laneways and the east-west mixed-use streets with consistent heritage character

Landscape

- The soft landscaping of the front yard *setbacks* of most house-form buildings that extend from the sidewalk to the building's front façade
- The *tree canopy*
- The physical, functional, visual and historic relationship of the District's landscape to the rest of Cabbagetown to the north connecting through its Victorian residential street
- The contrasting scale of the District with the large-scale post-war housing developments of Moss Park and Regent Park to its south and east



Figure 20: Corner of Seaton St and Dundas St. E. looking south-east (former Imperial Optical Co.), 1972, City of Toronto Archives.

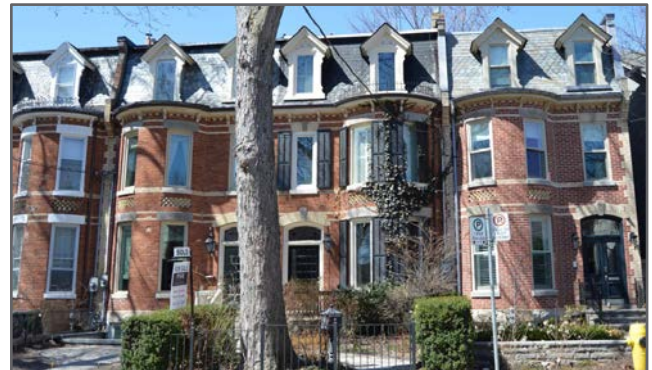
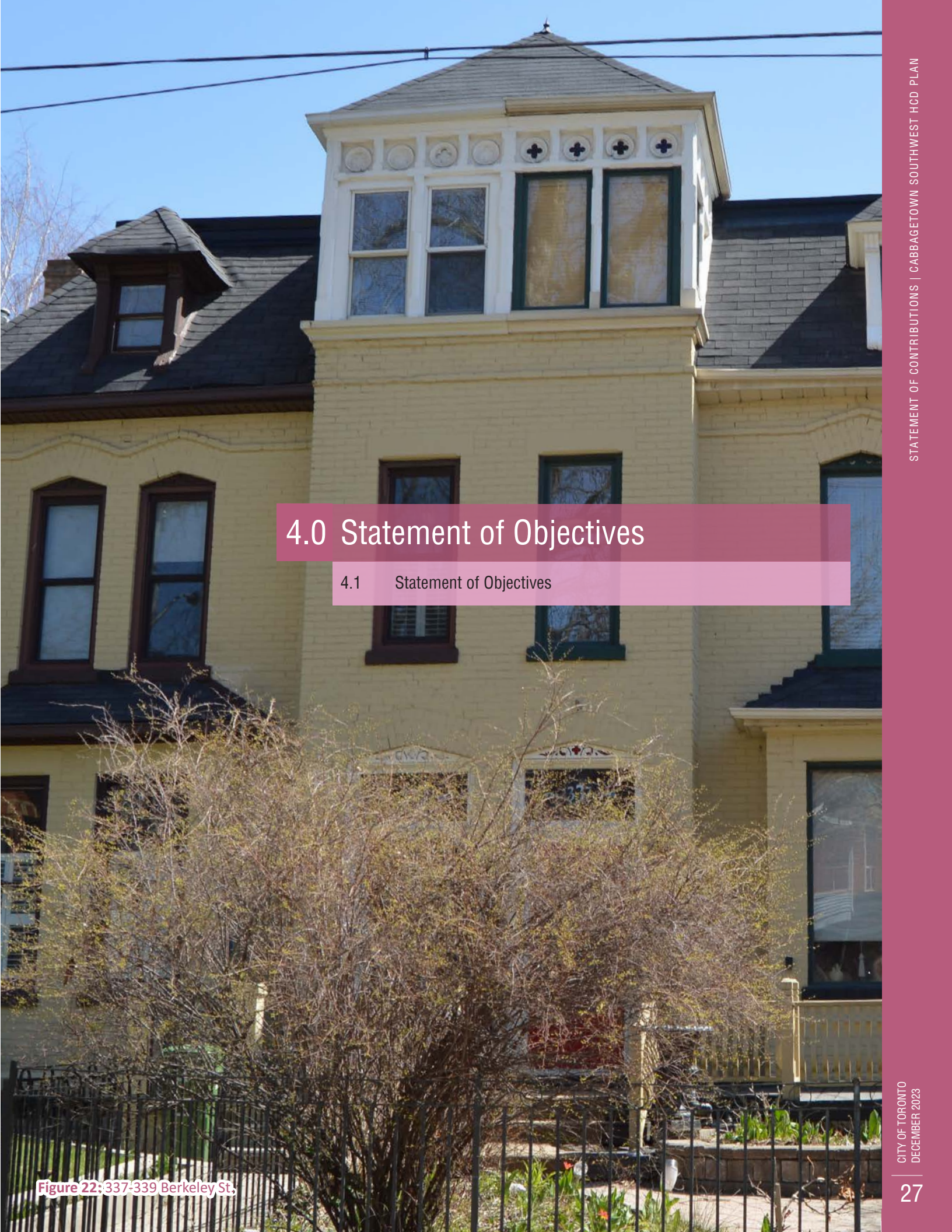


Figure 21: 368-372 Berkeley St.



4.0 Statement of Objectives

4.1 Statement of Objectives

Figure 22: 337-339 Berkeley St.

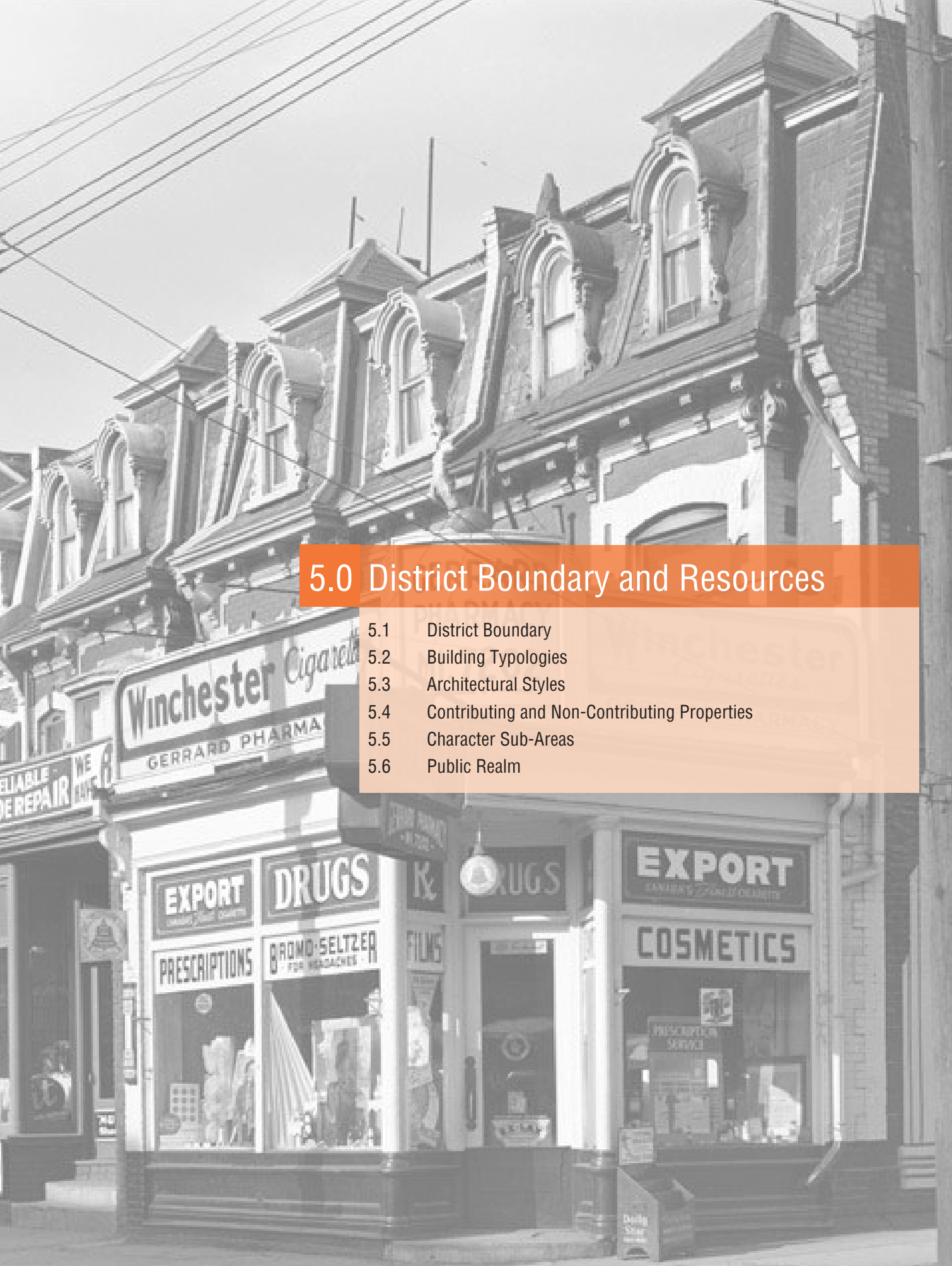


Figure 23: North side of Dundas St. E. at Berkeley St.

The overall objective of this Heritage Conservation District Plan is to protect and conserve the *cultural heritage value* and interest of the District as manifested by its *heritage attributes* in order to preserve these qualities for the benefit of current and future generations. The *cultural heritage value* and interest of the District consists of its historic value, physical character and its social and community value. The *heritage attributes* of the District include its built form, landscape, streetscape, function and archaeological resources. Looking forward to the management of change within the District, the overall objective of this District Plan will focus upon addressing the physical character and the function of the Cabbagetown Southwest District.

Specific objectives of this Plan are set out below. Although the following sections are numbered, the numeric sequence does not establish a priority among the objectives.

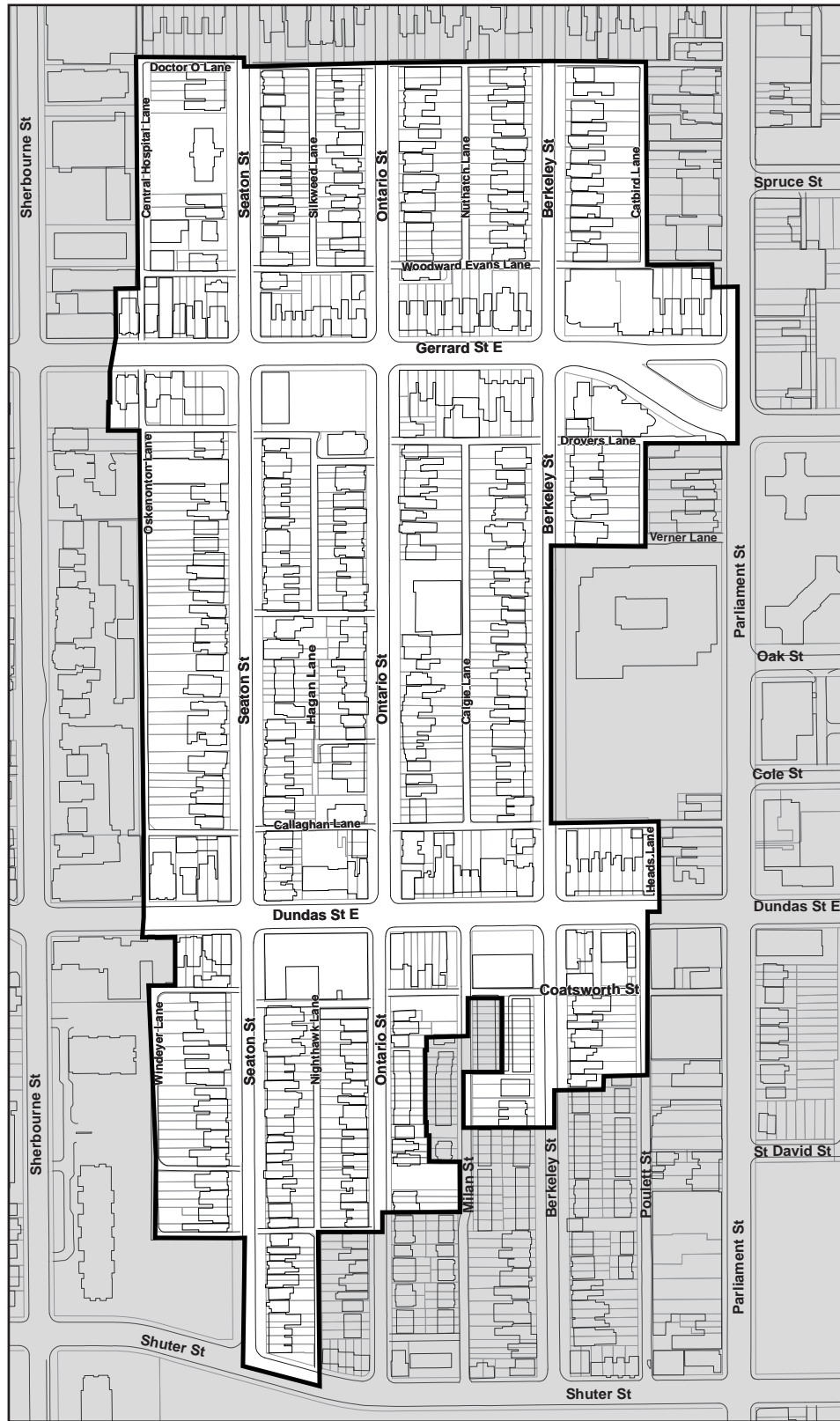
1. Conserve the *cultural heritage values* of the District as expressed through its *heritage attributes, contributing properties, public realm, and character sub-areas*.
2. Conserve the legibility of the District's periods of significance that expresses its late-19th and early 20th-century character, and its subsequent early to mid-20th century industrialization.
3. Conserve the District's *contributing properties, Part IV designated properties and listed properties*.
4. Ensure compatible *alterations to contributing properties and preserve heritage attributes of contributing properties* within the District.
5. Ensure that *new development and additions conserve and maintain the cultural heritage values* of the District with respect to the historic scale, materials, form and massing of the *contributing properties* and the public realm, and the general built form pattern.
6. Encourage a high quality of architecture in the design of *new development, additions and alterations* that is compatible to the District's cultural heritage value.
7. Conserve and enhance the District's human-scale built form that supports and enhances the pedestrian main street experience.
8. Conserve and enhance the District's identified views and gateways.
9. Ensure *compatibility* and harmony of materials between new and old, including type, colours, scale, finishes and details.
10. Conserve and enhance the well-defined and articulated *streetwalls* (streetscapes) of the district, including the horizontal datum line.
11. Conserve and enhance the District's fine-grain built form.
12. Conserve, support and enhance the social, cultural and community significance of the District.
13. Honour and celebrate the area's historic and contemporary Indigenous heritage.



5.0 District Boundary and Resources

- 5.1 District Boundary
- 5.2 Building Typologies
- 5.3 Architectural Styles
- 5.4 Contributing and Non-Contributing Properties
- 5.5 Character Sub-Areas
- 5.6 Public Realm

Figure 24: Corner Gerrard St. E and Parliament St., 1947, City of Toronto Archives.



 **TORONTO**
HCD Boundary

Cabbagetown SW
Heritage Conservation District (HCD)

 HCD Boundary



Not to Scale
 09/06/2023

Figure 25: Heritage Conservation District Map of Cabbagetown Southwest.

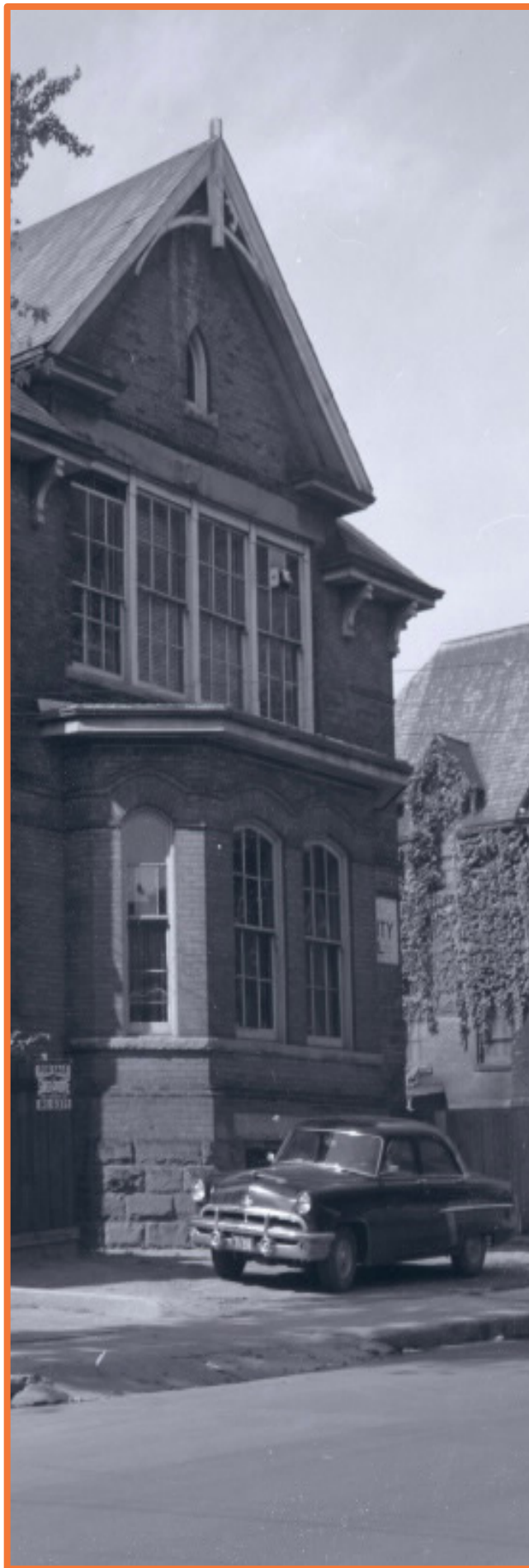


Figure 26: 386 Ontario St., "Lee School", 1955, City of Toronto Archives.

5.1 District Boundary

The Cabbagetown Southwest HCD's boundary is based on the findings of the HCD Study and informed by community consultation. The built-form survey and character analysis of the Study include the identification of two periods of development, *contributing properties* and *character sub-areas*, which were refined.

The District boundaries are as follows:

- Doctor O Lane (south of the properties fronting Carlton Street) to the North;
- Catbird Lane and Poulett Street, including a section of Gerrard Street East that jogs over to Parliament Street but excluding Lord Dufferin School, to the East;
- An irregular shape that falls between Dundas and Shuter streets to the South; and
- Windeyer, Oskemonton, and Hospital lanes, with a jog towards Sherbourne along Gerrard Street, to the West.

The northern boundary of the Cabbagetown Southwest HCD along the Doctor O Lane abuts the Cabbagetown Northwest HCD. The western boundary of the Cabbagetown Southwest abuts the Garden District HCD along Oskemonton Lane between Gerrard and Dundas Streets.

Within the boundary, we find resources that express the *cultural heritage value* and *heritage attributes* of the Cabbagetown Southwest HCD. The District encompasses properties that front onto Seaton, Ontario, Berkeley, Dundas, and Gerrard streets. The Cabbagetown Southwest HCD includes properties that are associated with two periods:

- Development and Intensification (c.1856-1919) and
- Residential Decline and Industrialization (1920-c.1945).

The Cabbagetown Southwest HCD also includes Anniversary Park at the intersection of Gerrard and Parliament streets as well as the Ontario Street Parkette.

5.2 Building Typologies

Building typologies are a means of understanding the shape and form of the building including its massing, roof type, height, and number of bays. These typologies reflect patterns of built form. Those in Cabbagetown Southwest express its development as a primarily residential neighbourhood in the late 19th and early 20th centuries. The massing, roof type, height and bays are defining features of the typologies found in District. The mixture of typologies that reflect the historic socio-economic diversity of Cabbagetown Southwest is identified as a *heritage attribute* of the District.

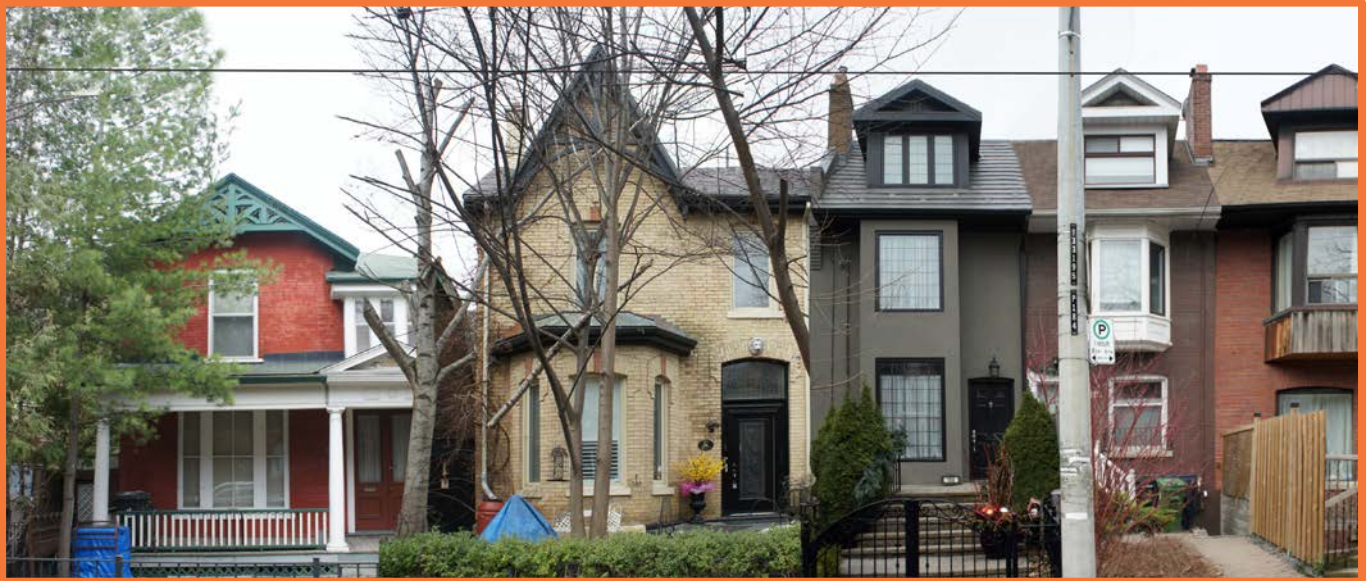


Figure 27: 182-186 Seaton St.



Figure 28: 182-186 Seaton St.

5.2.1 Bay and Gable

The Bay and Gable typology has a side-gabled roof structure with a projecting front gable bay. The Bay and Gable is the predominant typology in the District, and can range from 1.5 storeys to 2.5 storeys, with projecting bays that vary in height from just the first storey to the full height of the building. Bay and Gables can have two to three bays and are often asymmetrical in composition with an off-centre entrance.

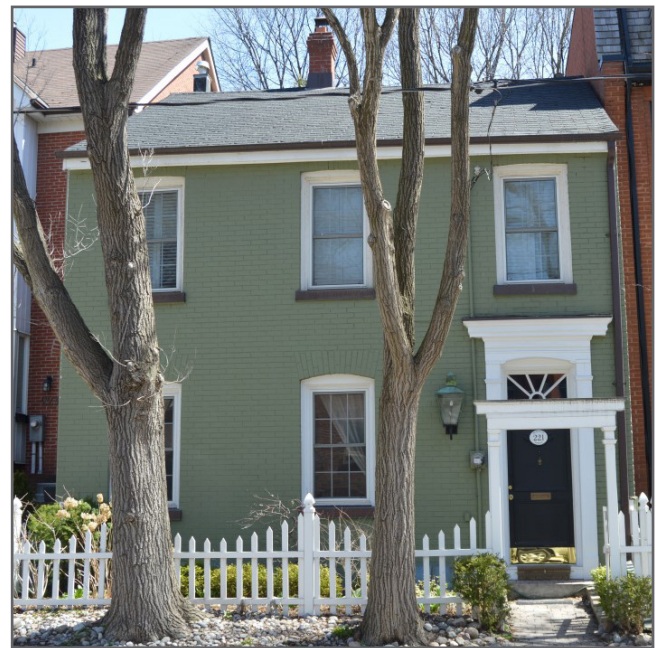


Figure 29: 321 Berkeley St.

5.2.2 Side Gable

The side gable typology has a side-gabled roof structure often with a projecting bay. The side gables are generally 2.5 storeys tall, and the projecting bays range from the first storey to the full height. The side gables can have two to three bays and are often asymmetrical in composition with an off-centre entrance.



Figure 30: 365-367 Berkeley St.



Figure 31: 251 Berkeley St.



Figure 32: 249 - 253 Gerrard St. E.



Figure 33: 432 Dundas St. E.

5.2.3 Mansard

The Mansard typology is similar to the bay and gable but has a mansard roof structure. The Mansards can be from 2 to 3 storeys, often with a projecting bay at the first storey or first and second storeys. The mansard generally has two bays and is asymmetrical in composition with an off-centre entrance. Mansards are often found as part of a pair, group, or row.

5.2.4 Ontario Cottage

The Ontario cottage typology has a cross-gabled roof structure. They are generally 1.5 storeys tall, with three to four bays. The Ontario cottage is symmetrical in composition with a central door flanked by two windows. Often there is a window above the door.

5.2.5 Mixed-use with Storefront

The Mixed-use with storefront structures contain main floor commercial spaces. This typology that is generally found on the east-west commercial streets in the District. Mixed-use with storefront buildings may have a side gable, front gable or mansard roof but does not have a projecting bay. The mixed use with storefront typology is where we find many of the historic storefronts in the District.

5.2.6 House-form Incorporating Storefront

This typology reflects the evolution of properties in the District where main floor storefronts were incorporated on properties that were originally built as houses. *Alterations* from the addition of a main floor storefront may include enlarged windows at the first storey or the addition of a projecting storefront. Consequently, these properties are hybrids, where the upper floors have maintained the building's initial massing and form.



5.3 Architectural Styles

Cabbagetown Southwest contains a range of architectural styles representative of its peak of development in the late 19th and early 20th centuries. The architectural influences are predominantly Victorian, which is generally understood as an eclectic decorative style with multiple stylistic influences borrowing detailing from Gothic Revival, Italianate, Romanesque Revival, and Queen Anne Revival and popularized during the Victorian era. These architectural styles are identified as a *heritage attribute* in the Cabbagetown Southwest HCD.

Figure 34: 370 Berkeley St.

5.3.1 Georgian Revival (1856–1880)

The Georgian Revival style is simple and understated with minimal ornamentation. Buildings are often constructed of brick, stone or clapboard, range between 1 and 2.5 storeys, have a simple rectangular plan, and may incorporate a hip or gable roof structure.

Cabbagetown Southwest includes many examples of working and middle class Georgian Revival houses with several groupings located on Seaton Street, south of Dundas Street East.



Figure 35: 418-420 Ontario St.

5.3.2 Italianate (1850–1900)

The Italianate style was a popular choice for commercial and residential buildings in the mid-to-late 19th century. It often incorporates symmetrical façades and a shallow hipped or flat roof, often with an extended eaves and ornamental (double) bracketing.

Commercial Italianate buildings were adopted by many main streets in Toronto because it afforded large windows that would maximize natural light through a building with no side windows. It contained degrees of ornamentation such as modillions, attached columns, piers, and decorative cornices with double brackets.

Residential Italianate loosely draws inspiration from Italian palazzos using classical detailing such as wooded arcade porches, segmental arched windows with extravagant hood mouldings, quoins, and ornamental bracketing under the eaves.

The majority of properties in this style are located on Gerrard and Dundas streets; however, the residential sub-style is prominently used, with only two buildings along Dundas Street that fit the commercial Italianate mould.



Figure 36: 377 Dundas St. E.

5.3.3 Romanesque Revival (1850–1900)

Romanesque Revival drew from early medieval architecture, particularly monastic architecture that incorporated classical elements. It uses early medieval motifs in a highly ornamental form; arched windows, arched and segmental openings, drip moulds, and stone courses incorporated into brick façades are common features. These buildings are often asymmetrical with a grounded expression of the masonry structure and brick corbelling. There are only a few examples within Cabbagetown Southwest along Seaton, Berkeley, and Ontario Streets.



Figure 37: 452-458 Ontario St.



Figure 38: 204 Gerrard St. E.



Figure 39: 344-346 Berkeley St.



Figure 40: 69-71 Seaton St.

5.3.4 Second Empire (1860–1900)

Second Empire is characterized by mansard roofs, extensive ornamentation, and a higher degree of articulation of the façade. They tend to be rhythmic in design, with regular bays containing polychromatic brick work, expressed cornices, rounded windows, and decorative polychromatic slate roofing tiles. The degree of ornament typically increases on upper storeys, culminating in a mansard roof with elaborate dormers.

Cabbagetown Southwest contains residential and commercial examples of the style. The highest concentration of these buildings is along Gerrard Street, east of Ontario Street.

5.3.5 Queen Anne Revival (1880–1910)

Queen Anne Revival embraces an asymmetrical form with ornamentation incorporating Gothic, Tudor and Greco-Roman motifs. Carved wood fascia boards, polychromatic voussoirs, leaded Tudor windows, and sculpted terra cotta are a short list of the many elements found in this style.

Most of the Queen Anne Revival style buildings within Cabbagetown Southwest are heavily influenced by the Romanesque Revival style.

5.3.6 Victorian (1840–1900)

The Victorian style draws from multiple influences and is characteristic of buildings built between 1840 and 1900. Cabbagetown Southwest is predominantly composed of Victorian housing that blends Gothic Revival, Italianate, Romanesque Revival, and Queen Anne Revival elements (40% of the existing building stock); and can be found on all streets within the district.



Figure 41: 379 Berkeley St.

5.3.7 Edwardian (1900–1930)

The Edwardian style is noted for its simplified and restrained classical detailing including its regular window rhythm, pediments, columned entrances or porticos, simple rooflines, bay windows, dormers, and brick cladding. All the Edwardian-style buildings within Cabbagetown Southwest are on the residential streets except for 331–335 Dundas Street. The highest concentration of this style can be found along Seaton Street.



Figure 42: 264 Seaton St.

5.3.8 Stripped Classical/Art Deco (1910–1940)

The Stripped Classical style, a subset within Art Deco, is identifiable through its simplification of classical elements, and general flattening of the façade. Buildings of this style are often symmetrical, with rectangular massing and flat roofs. There are five Stripped Classical properties within the District, a majority of which cluster near the intersection of Ontario and Dundas streets.



Figure 43: North side of Gerrard St. E between Berkeley St. and Ontario St.

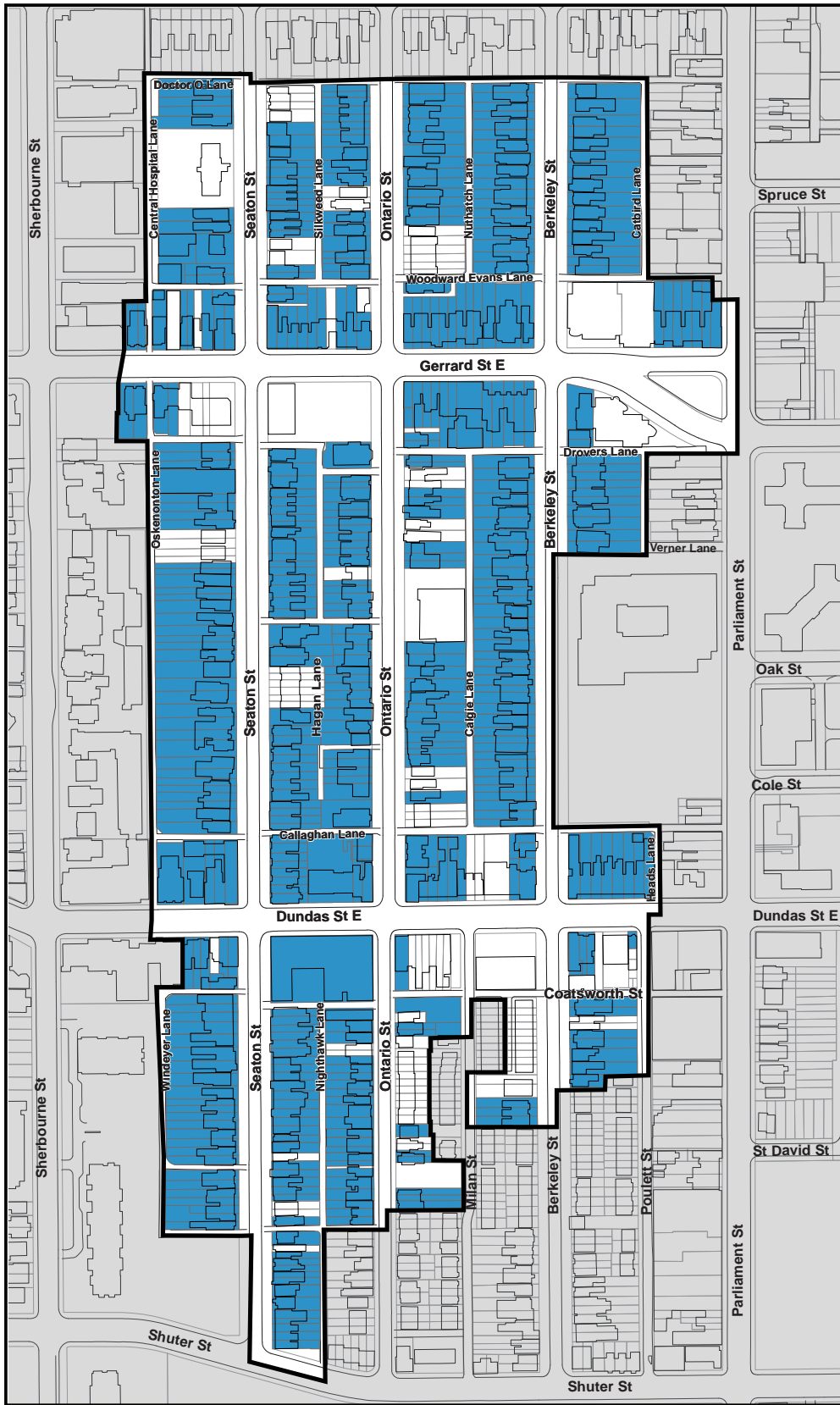
5.4 Contributing and Non-Contributing Properties

Properties within the Cabbagetown Southwest HCD were individually evaluated and refined to determine whether they contribute to the district’s cultural heritage value. These buildings illustrate the history, evolution, physical character, and significant typologies and uses of the district. Buildings that have been identified as *contributing* to the heritage character of Cabbagetown Southwest include those that:

- were constructed during the Development and Intensification (1856–1919) or the Residential Decline and Industrialization (1920–1945) periods;
- are a prevailing typology such as bay and gable or Ontario Cottage; and/or
- maintain their *integrity* and/or has contextual value as part of a row of historic buildings.

An HCD can include *non-contributing properties* that do not add to the overall *cultural heritage values*, character, and *integrity* of the District. Their *demolition* would not negatively impact the *cultural heritage value* of the District. Development or *alterations* to *non-contributing properties* can impact the *cultural heritage value* of the District and are opportunities to enhance the district. That is why the HCD Plan provides different *policies* and *guidelines* that apply to these two categories of properties.

Appendices C, D, and E contain an index of *contributing properties*, their contribution statements, and index of *non-contributing properties*.



TORONTO
Contributing Properties

**Cabbagetown SW
 Heritage Conservation District**

 HCD Boundary



Figure 44: Contributing Properties of Cabbagetown Southwest's Heritage Conservation District.



Figure 45: 328-330 Berkeley St.

5.5 Character Sub-Areas

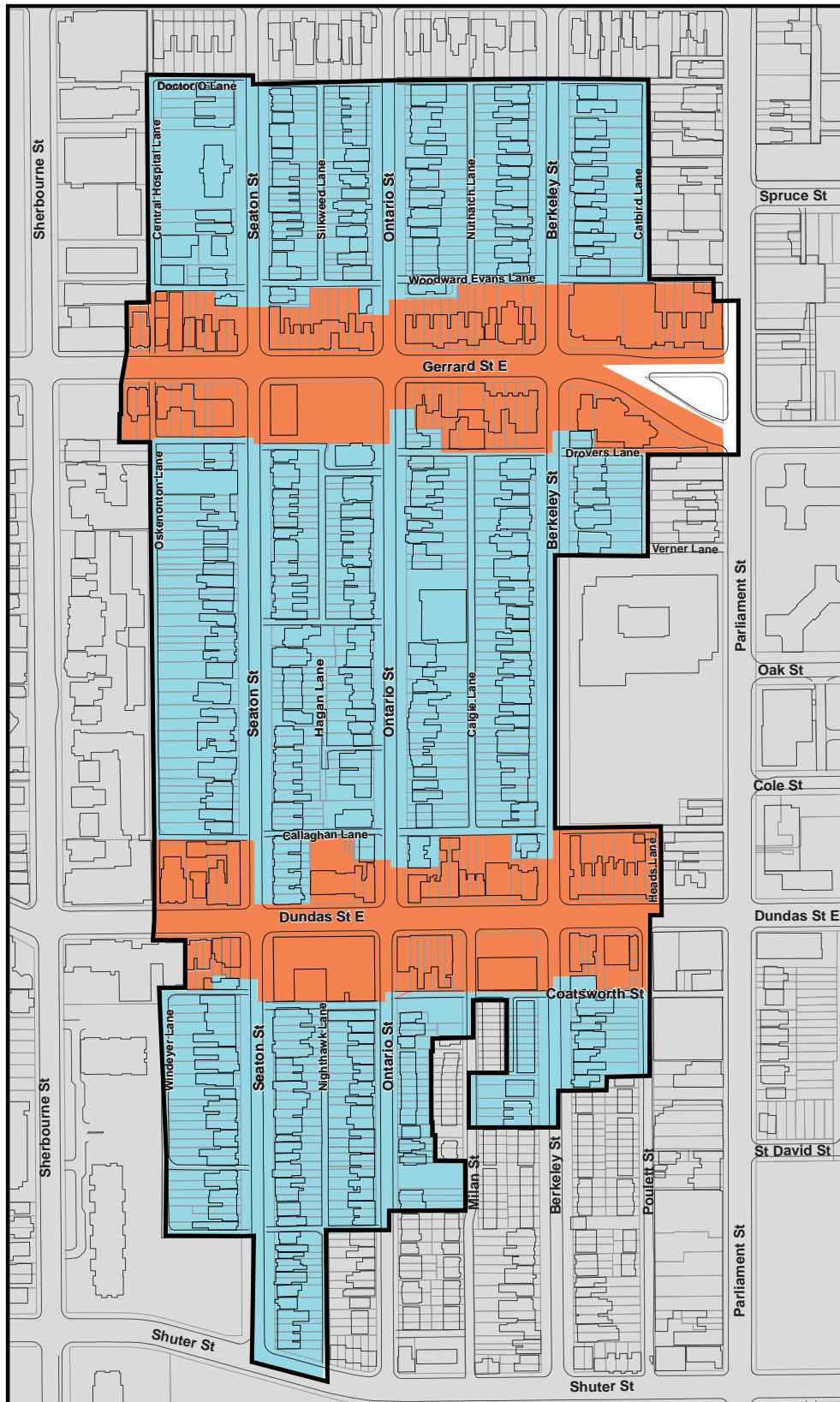
Character sub-areas within Cabbagetown Southwest are defined through an iterative process and many lenses of character and historical analysis. A *character sub-area* is a geographic area within Cabbagetown Southwest that carries a distinct character within the District. This can be defined through the buildings' period of construction, stylistic influences, massing, and materials. *Character sub-areas* are identified to ensure that *policies* and *guidelines* of the HCD can be developed to address the specific characteristics of that sub-area with the larger boundary.

5.5.1 Residential Character Sub-Area

The residential *character sub-area* includes all the properties within the District fronting Seaton, Berkeley, and Ontario streets. This *character sub-area* is defined by its mid-to late 19th century residential character, consistent narrow lot frontages, *setbacks*, cladding materials, and building heights.

5.5.2 Dundas and Gerrard Sub-Area

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



TORONTO
 Character Sub-Areas

Cabbagetown SW
 Heritage Conservation District (HCD)

- HCD Boundary
- Gerrard & Dundas Streets
- Residential



Not to Scale

Figure 46: Character Sub-Areas of Cabbagetown Southwest's Heritage Conservation District



Figure 47: Soft landscaping of front yard east side of Seaton St.

5.6 Public Realm

5.6.1 Front Yard Green Space

Cabbagetown Southwest has extensive front yard green space. Most of the green space is along the residential streets of Seaton, Ontario, and Berkeley. Parts of the north side of Gerrard Street also have ample front yards, while Dundas and the south side of Gerrard have little green space.

The front yards of residential streets are generally green with a variety of garden types. Seaton Street has the most continuous green space throughout the district along its entirety, whereas Berkeley and Ontario Streets have more uninterrupted green space north of Dundas Street.

Front yard green spaces are most extensive north of Gerrard Street where the fences and *setbacks* are more consistent and have a large concentration of mature trees. The residential streets between Gerrard and Dundas have consistent front yard green spaces with the exceptions of the Lord Dufferin School backing onto Berkeley Street, and the Central Neighbourhood House on Ontario Street. The most continuous area of front yard green space south of Dundas Street is on Seaton Street.

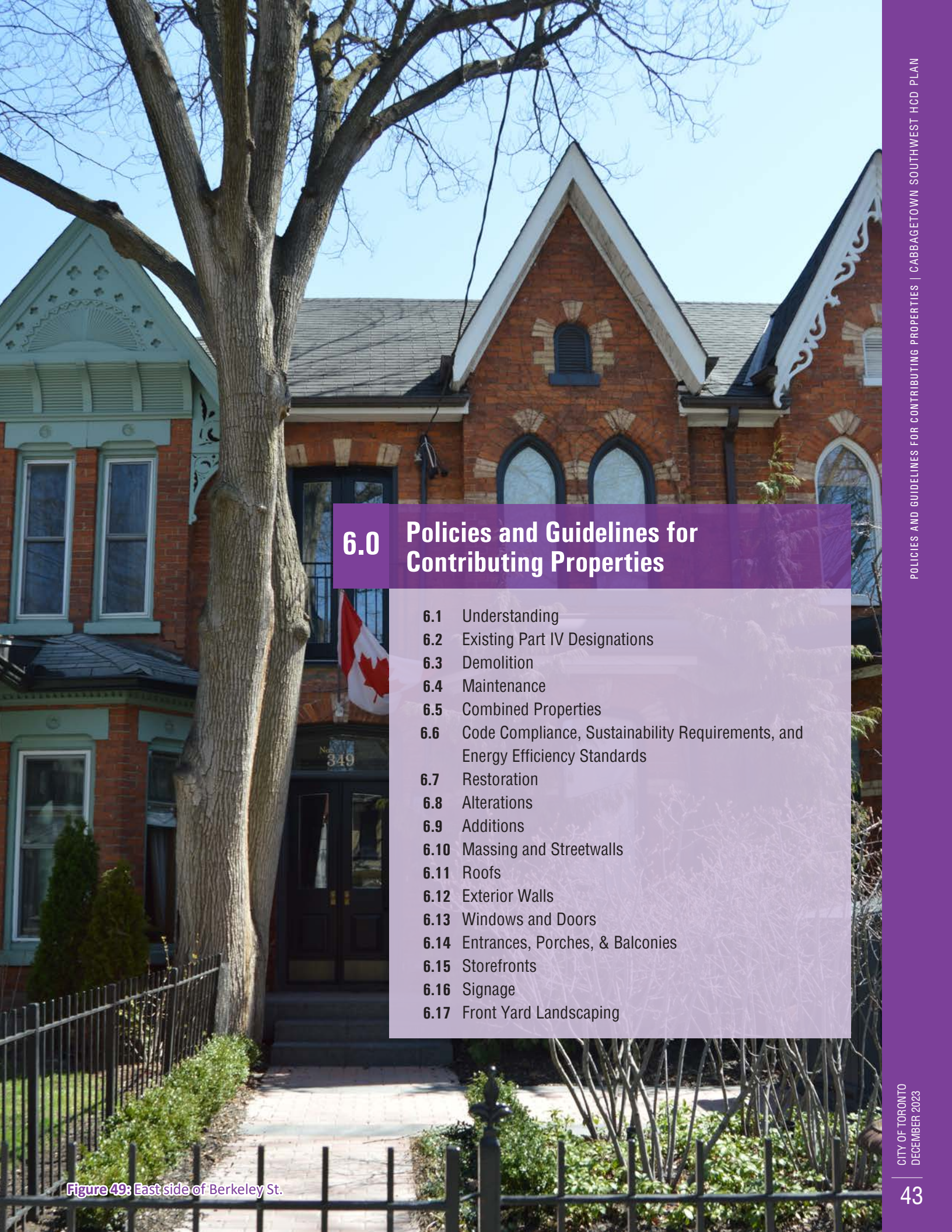
Tree canopy is most present along residential streets, whereas Dundas Street has little *tree canopy*, except for 358 – 368 Dundas Street. Gerrard Street has a mature *tree canopy*, especially east of Ontario Street and at Anniversary Park, located at the intersection of Parliament Street.

5.6.2 Front Yard Fencing

Front yard fencing is prevalent in the Cabbagetown Southwest. It was noted by residents in the Community Advisory Group meetings that these fences are a more recent addition to the neighbourhood, and that historically they would not have existed. It was also noted that many of the fences are a security feature for the residences. Most of them are composed of iron pickets that allow a view of the front yard and house; however, some solid wood fences block off these views. While most of the fences are at waist height, a few residences have erected higher fencing. Most properties with fencing have some type of front yard green space except for the mixed-use properties that face Dundas and Gerrard Streets. The fences on Berkeley Street are mostly in metal (cast or wrought iron, steel pickets), whereas Seaton and Ontario Streets have a mix of both wood and metal fencing.



Figure 48: An example of wood fencing used in the area.



6.0 Policies and Guidelines for Contributing Properties

- 6.1 Understanding
- 6.2 Existing Part IV Designations
- 6.3 Demolition
- 6.4 Maintenance
- 6.5 Combined Properties
- 6.6 Code Compliance, Sustainability Requirements, and Energy Efficiency Standards
- 6.7 Restoration
- 6.8 Alterations
- 6.9 Additions
- 6.10 Massing and Streetwalls
- 6.11 Roofs
- 6.12 Exterior Walls
- 6.13 Windows and Doors
- 6.14 Entrances, Porches, & Balconies
- 6.15 Storefronts
- 6.16 Signage
- 6.17 Front Yard Landscaping

Figure 49: East side of Berkeley St.



Figure 50: Toronto Public Library - 265 Gerrard St. E.

This section contains *policies* and *guidelines* intended to manage change within the District to meet the objectives of this Plan and to conserve the District's *cultural heritage value* and *cultural heritage attributes*.

Policies (in bold font) set the direction for the management of the District in a clear and direct manner. The direction provided by the *policies* use either "shall" or "should" language and are to be interpreted accordingly.

Best practices provide recommended actions that can help to ensure *interventions* within the District meet the HCD Plan objectives. While best practices are not mandatory, property owners are encouraged to meet those recommendations to ensure a high quality of *conservation work*.