

6.1 Understanding

Parks Canada's document *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) provides the basis for the *policies* and *guidelines* for *contributing properties*. Its *conservation* approach establishes a three-step methodology which includes understanding, planning, and intervening. The first step, Understanding is the fundamental basis for developing and evaluating appropriate *interventions* that conserve the *cultural heritage values* and *heritage attributes* of the property.

In order to determine appropriate *interventions*, take into account:

- historic architectural styles and building typologies
- the original design of the building
- the changes that have been made to the building over time
- the building's current conditions
- the cause of any distress, damage or deterioration of *heritage attributes*

6.1.1 Additions and alterations to a contributing property shall be based on a firm understanding of how the property contributes to the *cultural heritage value* and *heritage attributes* of the District.

a. In order to develop *compatible interventions*, take into account:

- Architectural styles and building typologies.
- The relationship to other properties as part of a pair, series or row.

b. Determine the cause of any distress, damage or deterioration of heritage fabric prior to planning any *interventions*, in order to determine the appropriate scope of work.

c. Avoid creating a false sense of the historical evolution and development of the property by adding historic building features or components from other places, properties or historic periods.

6.1.2 Additions and alterations to a contributing property shall be conducted according to the stages of the *conservation* process and using recognized *conservation* treatments.

6.1.3 Additions and alterations to a contributing property may be permitted only once the *cultural heritage value* and *attributes* of the District, as expressed through the *contributing property*, have been documented, and once the impact of the proposed *alterations* on those *cultural heritage values* and *heritage attributes* has been determined.



BEST PRACTICE: The Conservation Process / Conservation Treatments

The Conservation Process consist of Understanding, Planning, and Intervening. Conservation Treatments consist of Preservation, Rehabilitation, and Restoration. These are further described in the *Standards and Guidelines of Historic Places in Canada* (2010) which have been adopted by The City of Toronto.



Figure 51: East side of Seaton St. north of Dundas St. E.

6.2 Existing Part IV Designation

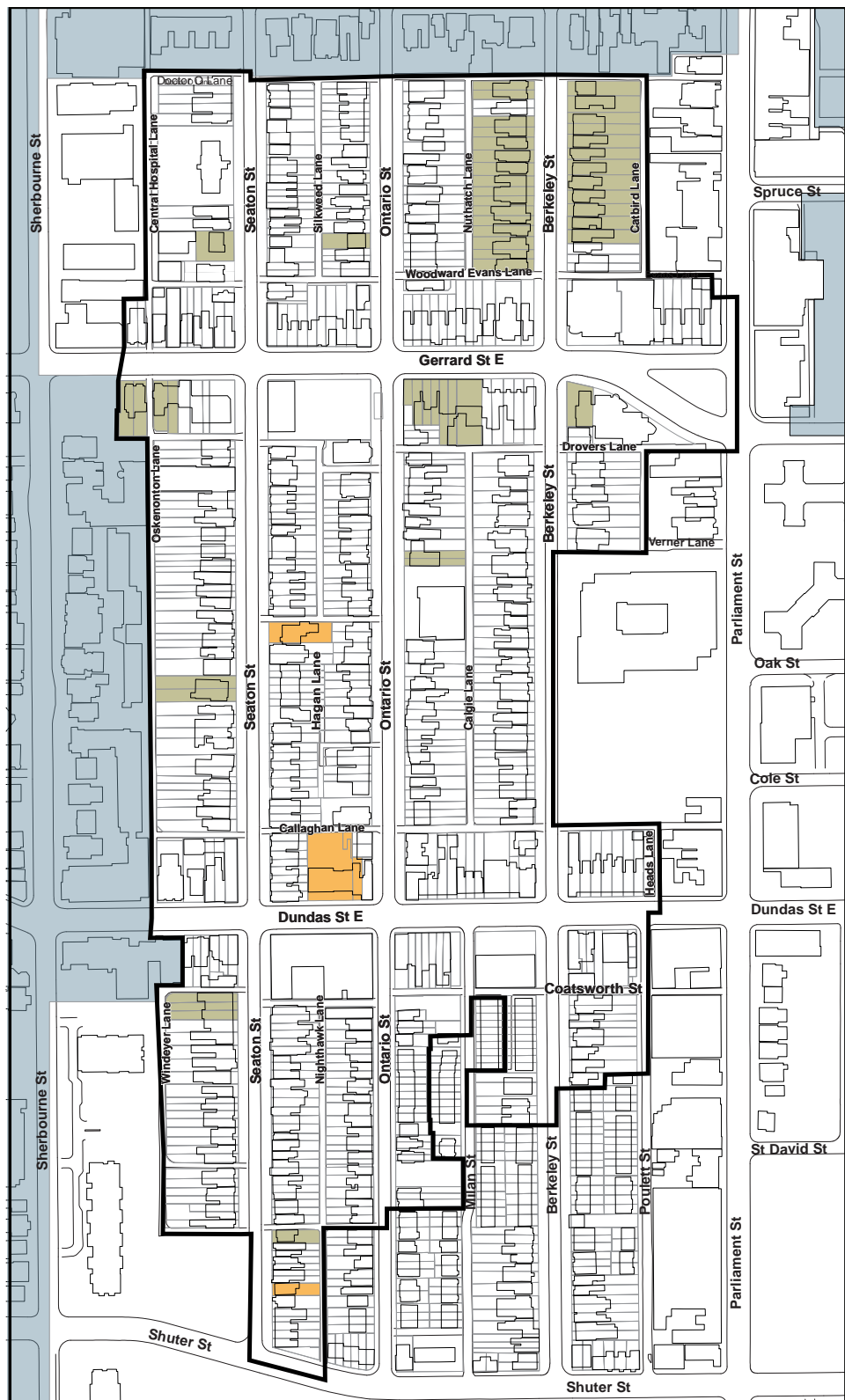
All properties located within a Heritage Conservation District are designated under Part V of the Ontario Heritage Act. Properties located within the Cabbagetown Southwest HCD may also be designated under Part IV of the Ontario Heritage Act, which protects the cultural *heritage value* of individual properties and their identified *heritage attributes*.

Interventions on properties designated under Part IV of the Ontario Heritage Act should prioritize the *conservation* of the individual property's cultural *heritage values* over those of the District.

6.2.1 In addition to the requirements of this Plan, the identified *heritage attributes* for an individual property that is designated under Part IV of the Ontario Heritage Act shall be *conserved*.



Figure 52: An example of a Part IV designated property at 77 Seaton St.



Listed & Designated Properties

Cabbagetown SW
Heritage Conservation District (HCD)

- HCD Boundary
- Listed on Heritage Register
- Part IV Designation
- Existing HCD's



Not to Scale
09/06/2023

Figure 53: Listed and Designated Properties of Cabbagetown Southwest's Heritage Conservation District.

6.3 Demolition

The Provincial Policy Statement states that “significant built heritage resources and significant cultural heritage landscapes be *conserved*.” The Official Plan requires a Heritage Impact Assessment for the proposed *demolition* of a property on the City of Toronto’s Heritage Register, including properties located within HCDs. Article IV of the Municipal Code requires that heritage permit application be submitted for the proposed *demolition* of any property located in an HCD. The Property Standards By-Law protects heritage properties in HCDs from *demolition* by neglect. The Municipal Code and the Property Standards By-Law require that the *demolition* of properties in HCDs may only take place in accordance with the Ontario Heritage Act, and the Official Plan requires that demolitions of properties in HCDs should be in accordance with respective heritage conservation district plans.

The City of Toronto’s Property Standards By-law states that “no building or structure on a Part IV heritage property or a Part V heritage property may be *altered* or cleared, including but not limited to removed, *demolished* or relocated except in accordance with the Ontario Heritage Act.” Consequently, *contributing properties* are protected against *demolition* and *demolition* by neglect.

6.3.1 Buildings or structures that are on *contributing properties* shall be *conserved*; however, the *demolition* of buildings or structures that are on *contributing properties* may be considered when:

- the heritage integrity of the *contributing property* has been lost; and
- the loss of integrity of the *contributing property* is not the result of *demolition* by neglect, deferred maintenance or purposeful damage to the property.

a. If a *demolition* permit is granted, the classification of the *property* (i.e., as a *contributing property*) may be re-evaluated. If the *property* is determined to be *non-contributing*, the redevelopment of the *property* will be required to follow all *policies* and *guidelines* under Section 7 — *Policies and Guidelines for Non-Contributing Properties*.

6.3.2 The *demolition* and reconstruction of a building on a *contributing property* shall not be permitted.

6.3.3 As per the City of Toronto’s Property Standards By-law ensure that *contributing properties* are protected against *demolition* by neglect.

6.4 Maintenance

The City of Toronto's Official Plan states that properties on the Heritage Register will be conserved and maintained consistently with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, as revised from time to time and as adopted by Council (3.1.5.4). Ongoing and regular *maintenance* should be based on an assessment and understanding of the current and historical conditions and is essential to *preserving* the *integrity* of the *contributing property*. Regular inspections and a proactive prevention approach are an integral part of a sound *maintenance* strategy. The principle of minimal *intervention*, as described in Standard 3 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, is defined as addressing defects and deteriorations to ensure the long-term survival of the heritage *property* and the protection of its *cultural heritage values*.

Also refer to Article V (Heritage Property Standards) of the City of Toronto Property Standards By-Law. This by-Law specifies minimum standards for *maintenance* and occupancy of Part IV and Part V designated heritage *properties*, as well as minimum standards for repairing and replacing *heritage attributes* in order to ensure that the heritage character, visual and structural heritage *integrity* of the building or structure is maintained, preserved and protected.

6.4.1 Contributing properties should be maintained in a manner that will ensure the conservation of the District's cultural heritage values and heritage attributes.

a. The *maintenance* of a *contributing property* may include:

- Ongoing *maintenance*, using recognized *conservation* methods;
- The stabilizing of deteriorated *heritage attributes* as required, until repair work can be undertaken;
- Ensuring that the materials and methods used for repairs are *compatible* with and do not negatively impact the life cycle of the *heritage attributes*;
- Ensuring that water shedding and diversion components are *maintained*;

b. Protect *adjacent* properties from accidental damage or exposure to damaging materials during *maintenance* and repair work.

c. Aggressive cleaning methods that could compromise the heritage fabric or the *patina* of materials should be avoided.



BEST PRACTICE: Maintenance

Best Practice 1: Keep a *maintenance* and inspection schedule so that defects and deteriorations can be detected, documented, and resolved early. A record of maintenance and capital improvements may also be beneficial for insurance purposes.

Best Practice 2: Ensure that water shedding and drainage are functional: that sills, cap stones and other exposed horizontal are sloped with drip edges; that the ground is sloped away from the foundations to prevent splash back and provide proper drainage; that gutters and downspouts are functional; that sealants and flashing are in good condition; that projecting eaves are maintained; that masonry joints are sound.

Best Practice 3: When cleaning, use the gentlest means possible so as to remove soiling while maintaining the *patina* of the historic materials. Protect adjacent surfaces including the landscaping. Perform mock-ups prior to cleaning to ensure that the chosen method will not negatively impact the historic materials. Sandblasting and high-pressure washing are discouraged.

Best Practice 4: When removing paint, use the gentlest means possible. Select colours for repainting that are compatible with the architectural style, cladding materials and colour of the heritage building.



Figure 54: An example of a potential combined contributing and non-contributing property on Dundas St. E.

6.5 Combined Properties

Combined properties include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that may contain significant vacant space upon which *new development* could occur. In both cases, it is essential that the *conservation* process be followed and appropriate *conservation* treatments be identified to conserve the *contributing property* in the design of any addition or *new development*.

6.5.1 Alterations to combined properties shall conserve the portion(s) of the property identified as *contributing* to the District according to Section 6 of this Plan.

6.5.2 New development on those portions of combined properties identified as *non-contributing* shall be consistent with Section 7 of this Plan.

6.5.3 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed *new development, alteration or addition* on the *contributing* portions of a combined property to the satisfaction of the Chief Planner and Executive Director of City Planning.

(a) The City will confirm through the Heritage Permit process those portions of the property that are considered *contributing* and *non-contributing* for the purpose of identifying applicable *policies and guidelines*.

6.6 Code Compliance, Sustainability Requirements, and Energy Efficiency Standards

The principles of minimal intervention and reversibility, as described in Standard 3 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, should be considered when undertaking work for code compliance. An understanding of the intent of the codes is essential for developing approaches that meet that intent without negatively impacting the *cultural heritage values* of the *contributing property*. Reviewing alternative compliance strategies and new technological solutions with the authorities having jurisdiction is encouraged.

Before undertaking any sustainability-related *interventions*, assess the inherent sustainable potential (ie. durability, adaptability) of the property. Review options for minimal *interventions* that would *preserve* the property's *heritage attributes* that contribute to its sustainability before undertaking non-reversible *interventions*. Regular *maintenance* is an essential aspect of sustainability and consideration should be given to the life-cycle analysis, as well as the embodied energy of the *contributing property*.

Features and components that have the inherent potential to enhance sustainability include, but are not limited to:

- Operable windows, which allow for natural airflow and temperature control.
- Rear wings that can accommodate energy generating infrastructure.
- Soft landscaping that can help manage storm water.
- Materials with a long life cycle, and
- Materials that can be repaired rather than replaced.

6.6.1 Upgrades to *contributing property* are to comply with current codes and standards pertaining to health, safety, security, accessibility and sustainability shall conserve the *cultural heritage value* and *heritage attributes* of the District and the integrity of the *contributing property*.

6.6.2 Include sustainability considerations when planning *additions* and *alterations* to a *contributing property* that are compatible with the *cultural heritage values* and *heritage attributes* of the District.

- When planning upgrades or projects that impact different components of a *contributing property*, including landscaping, mechanical or heating systems, and improvements to the energy efficiency, minimize the impact of changes on the different components of a *contributing property*, especially those identified as *heritage attributes*.
- When evaluating energy efficiency performance of windows and doors, consider weatherstripping and the use of traditional storm windows.



Figure 55: 139-141 Seaton St.



BEST PRACTICE: Sustainability

Best Practice 1: Prior to undertaking any work on a building, consider the embodied energy in the existing building as well as life cycle costing and analysis.

Best Practice 2: When designing *alterations* or *additions* to a building, consider the embodied energy and life cycle of materials, and use materials that can be repaired, rather than replaced.

Best Practice 3: Consider undertaking *maintenance* and repairs with long-term, rather than short-term, impacts.

Best Practice 4: Ensure that windows, doors and storefronts are weather-tight.

6.7 Restoration

The Standards and Guidelines for the Conservation of Historic Places in Canada defines “Restoration” as:

“The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, *as it appeared at a particular period in its history, while protecting its heritage value*” (italics added).

A *restoration* project is an appropriate undertaking when the historic significance of a property is tied primarily to a single period of that property’s history. *Restoration* may be appropriate both at the scale of a property or as a secondary treatment for specific *heritage attributes* of a property.

6.7.1 The restoration of a contributing property to an earlier period may be appropriate. Restoration projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

- a. Archival research, including plans and photos can provide valuable information about the past forms of a property.
- b. For *properties* that are part of a group or a row, refer to other *properties* in the row and that might have retained original heritage fabric that could provide information.
- c. In some cases, the original heritage fabric may have been covered by more recent layers of cladding which, when revealed, can provide an indication of historic materials, patterns, and forms of architectural details.

6.7.2 When undertaking a restoration project on a contributing property, building features from the restoration period which have been removed, neglected, or obscured should be reinstated.

- a. It is preferable to repair rather than replace *heritage attributes* from the *restoration* period.
- b. It is preferable to replace *in-kind* any *heritage attributes* that are missing or deteriorated beyond repair.
- c. *Restorations* that include reinstating lost bays on a façade, when based on historic documentation, may be acceptable, and may enhance the relationship between the building and the *public realm*.
- d. It is not recommended to create a false sense of historical development by adding historic building components from other places, properties or historic periods, and do not combine components that never coexisted on the building.

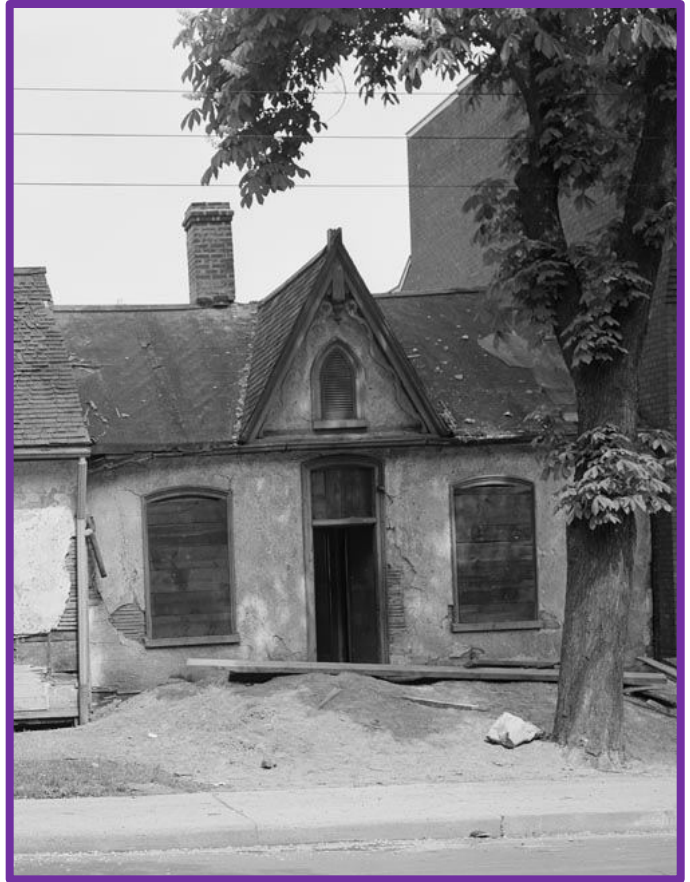


Figure 56: A historic example of a property at 331 Seaton St. before restoration, 1941.

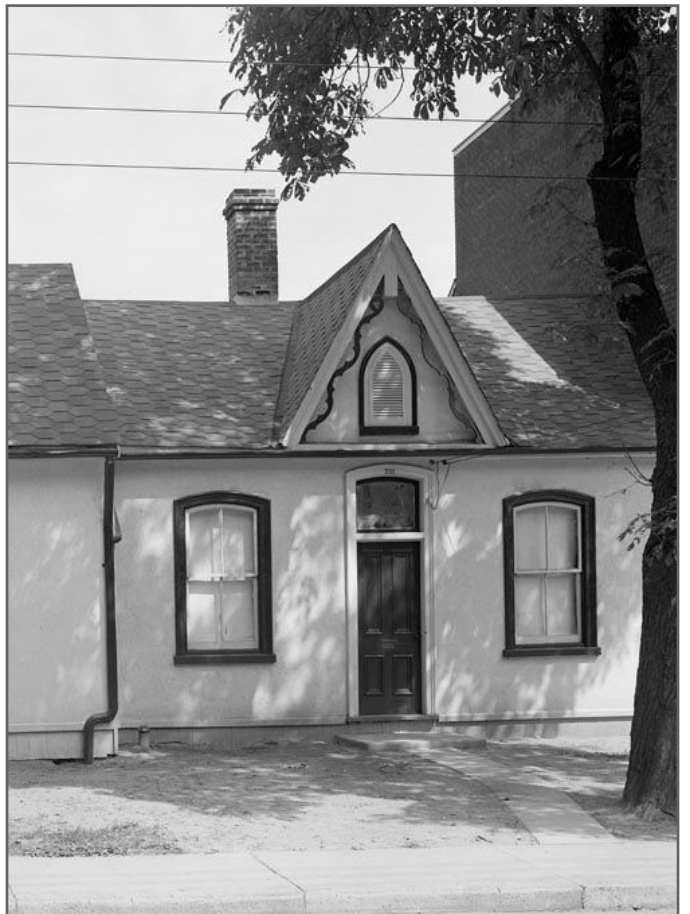


Figure 57: A historic example of a property at 331 Seaton St. after restoration, 1941.

6.8 Alterations

Alterations include *interventions* on *heritage attributes* as well as on the *contributing property* as a whole. *Compatibility with the cultural heritage values* must be achieved on both scales. *Visual compatibility* is achieved with appropriate design, massing and proportions; while *physical compatibility* speaks to the use of materials and construction methods that do not negatively impact the *integrity* of the property.

Interventions on heritage attributes must therefore prioritize the *preservation* of the property by repairing those building features and components rather than replacing them; while interventions on the *contributing property* must neither affect the *integrity* of the property nor detract from its contribution to the District's *cultural heritage values* and attributes.

6.8.1 Alterations to a contributing property should repair rather than replace the heritage attributes of the property.

- a. It is recommended to replace *in-kind* the *heritage attributes* where the original cannot be repaired. The replaced building features and components should match the form, material and detailing of the original ones based on existing examples or historical research.
- b. When the *heritage attributes* have been too damaged to determine their original conditions and where there is insufficient historical evidence to establish their original configuration, it is recommended to design the new building features and components to be *compatible* with the *heritage attributes* of the property in form, material and detailing.

6.8.2 Alterations to a contributing property shall be physically and visually compatible with the materials of the property.

- a. When planning a *compatible alteration*, consider the architectural style, materials, form, and construction methods of the property's *heritage attributes*.

6.8.3 Alterations to a contributing property shall minimize the loss or removal of heritage attributes.

- a. Where *heritage attributes* on a *contributing property* are *altered*, ensure that the *cultural heritage value* of the District are not negatively impacted.

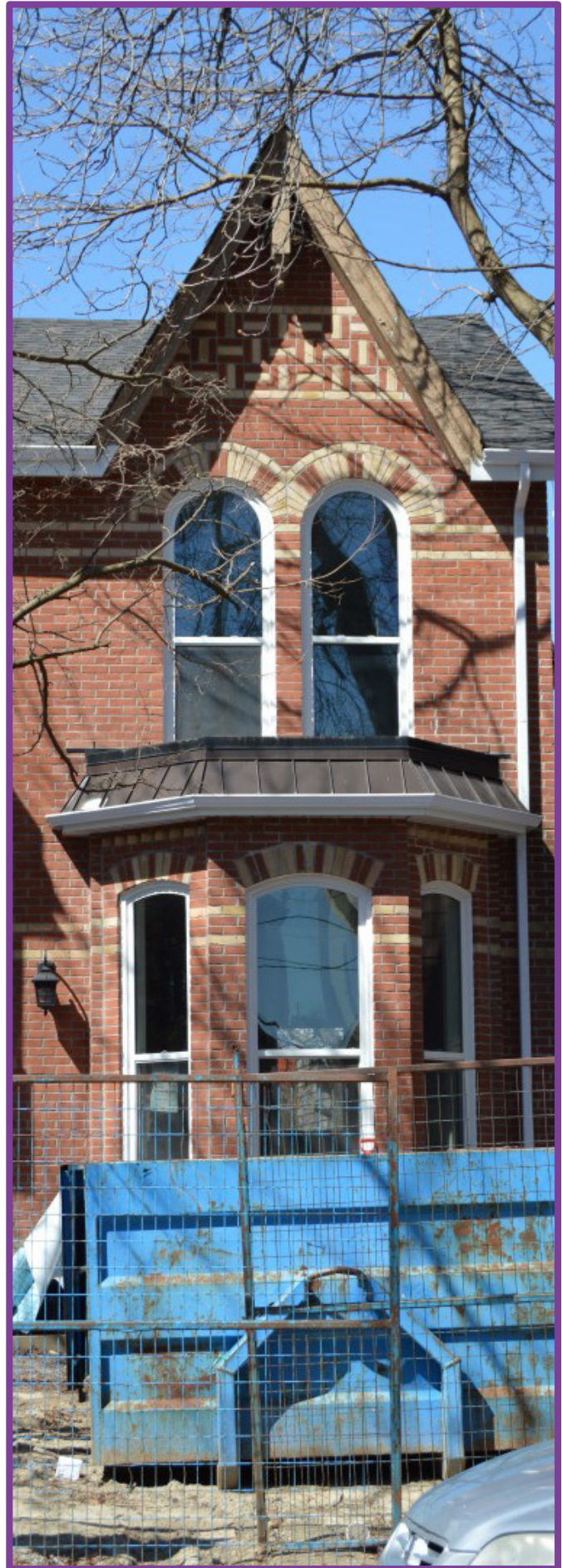


Figure 58: 334 Berkeley St.

6.9 Additions

Additions must preserve the *cultural heritage values* and integrity of the District by ensuring that they are differentiated from the *contributing property* while remaining *compatible*. The design of the new work should relate to the architectural expression of the *contributing property* while not mimicking it. *Additions* should also not negatively impact *heritage attributes* if they are removed in the future.

6.9.1 Additions to a contributing property shall be physically and visually compatible with, subordinate to, and distinguishable from the contributing property and the Cultural Heritage Values of the District, with regards to the location, massing, height, proportions, architectural details, and materials of the addition.

- a. *Additions* should be located towards the rear of the *primary structure* on *contributing properties*.
- b. On Gerrard Street and Dundas Street East, storefront *additions* on the street-facing elevation may be appropriate.

6.9.2 Additions to a contributing property may be permitted only where they minimize the loss or removal of heritage attributes.

- a. Where original material is removed to accommodate *additions*, ensure that the District's *cultural heritage value* and *heritage attributes* are not negatively impacted.
- b. Design *additions* so that their impact on the form, character, and *integrity* of the *contributing property* would not be negatively impacted if the new work is reversed or removed in the future.

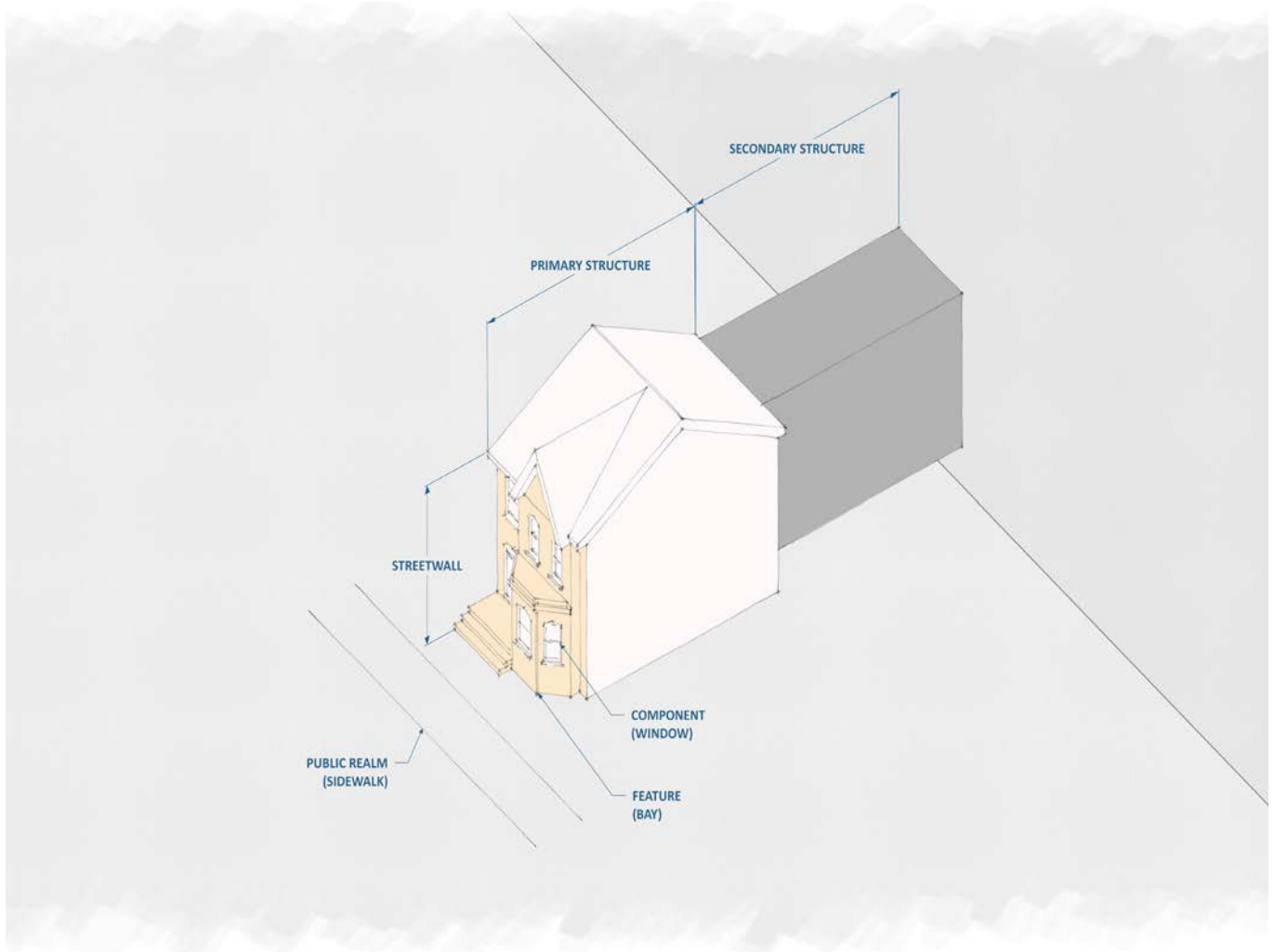


Figure 59: Diagram illustrating different parts of a contributing property. These include its primary structure and its secondary structure; the portion of the façade that is part of the streetwall; and examples of architectural features and components.

6.10 Massing and Streetwalls

Massing addresses the exterior form of a building and its spatial relationship to its immediate context as perceived from the *public realm*. It encompasses the overall proportions of a building, its relationship to its neighbouring buildings, and its impact on the scale and character of the streetscape. Massing is interrelated to the composition of the *streetwall*, the roofline, as well as the architectural expression of the buildings.

The heights of the *streetwalls* within the District are predominantly low-rise, ranging from 1 to 3 storeys. The buildings are built to their side lot lines or with a narrow *setback* that contribute to a continuous *streetwall* and to the proportion of the *streetwall* to the street. Buildings generally have 2-storey *streetwalls* with distinct roof expressions, contributing to a datum line that is created by the soffits and punctuated with front gables. The elevations of contributing properties in the District have well-defined articulation that align with neighbouring structures in the *streetwall*.

The *policies* and *guidelines* presented here aim to reinforce this reading of the scale and massing, and the *streetwall* composition constituted by the *contributing properties* in the District.

6.10.1 Additions and alterations to a contributing property shall conserve the massing, roofline and streetwall height of the contributing property, and that of adjacent contributing properties that form a group or row.

6.10.2 Additions to a contributing property shall conserve the three-dimensional integrity of the primary structure, and that of adjacent contributing properties, particularly if the property is part of a group or row.

6.10.3 Additions to a contributing property shall reflect the articulations and bay rhythm of the principal façade of the contributing property and should not include blank walls facing the public realm.

a. Refer to and reflect the form of bays, porches, balconies, eaves, and other features that are present on the *contributing property* when planning an addition.

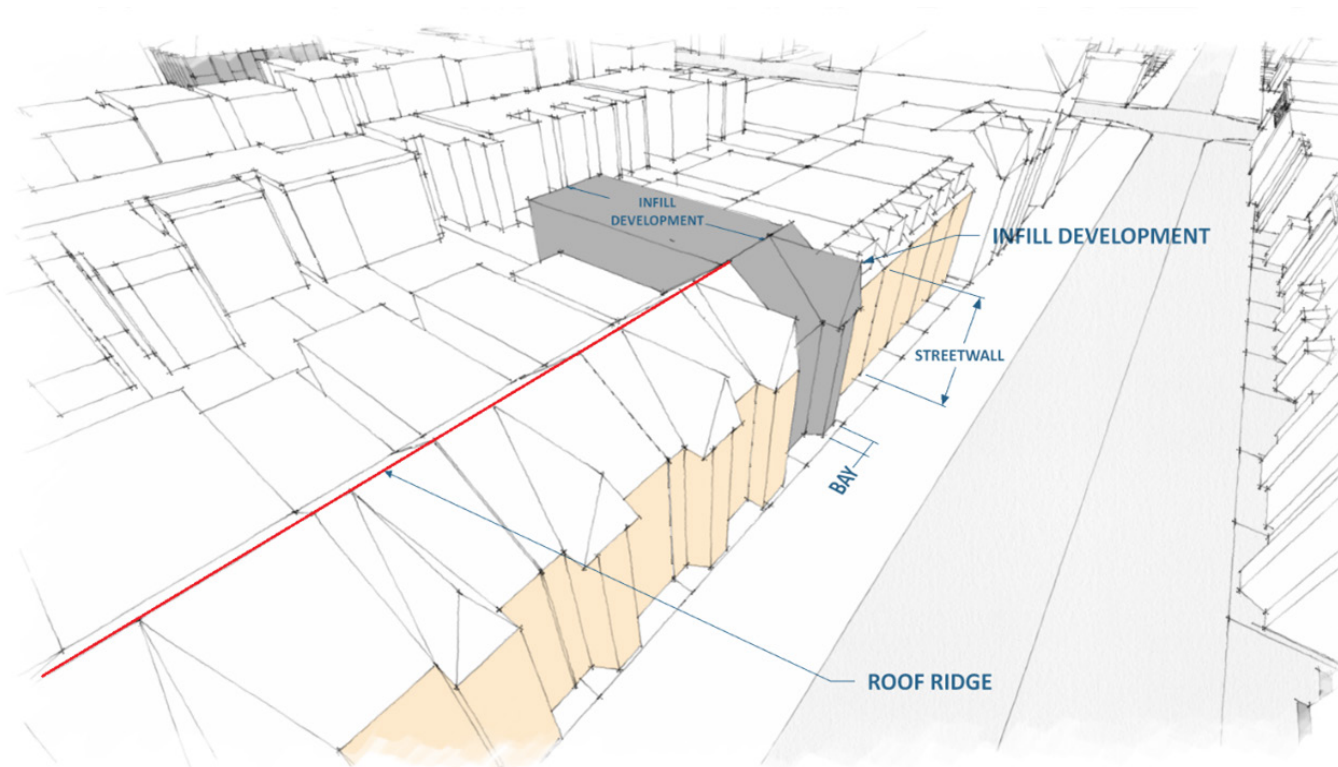


Figure 60: Diagram illustrating a rear addition located behind the primary structure of a contributing property and below its roof ridge. The streetwall height, made up of façades with projecting gable bays, is also shown.

Residential *character sub-areas* (Properties fronting onto Berkeley, Ontario, and Seaton streets)

6.10.4 Additions to a contributing property fronting onto Berkeley, Ontario or Seaton streets shall not impede the view angle from the perspective of a person who is 1.8 metres tall, standing on the opposite sidewalk.

- Rear *additions* should connect at a minimum of 150 mm below the existing roof ridge to allow for construction allowances.

- Existing rear wings and *additions* may be demolished.
- New rear *additions* should be set back from the side façade of the original structure, where the side façade is visible from the *public realm*.

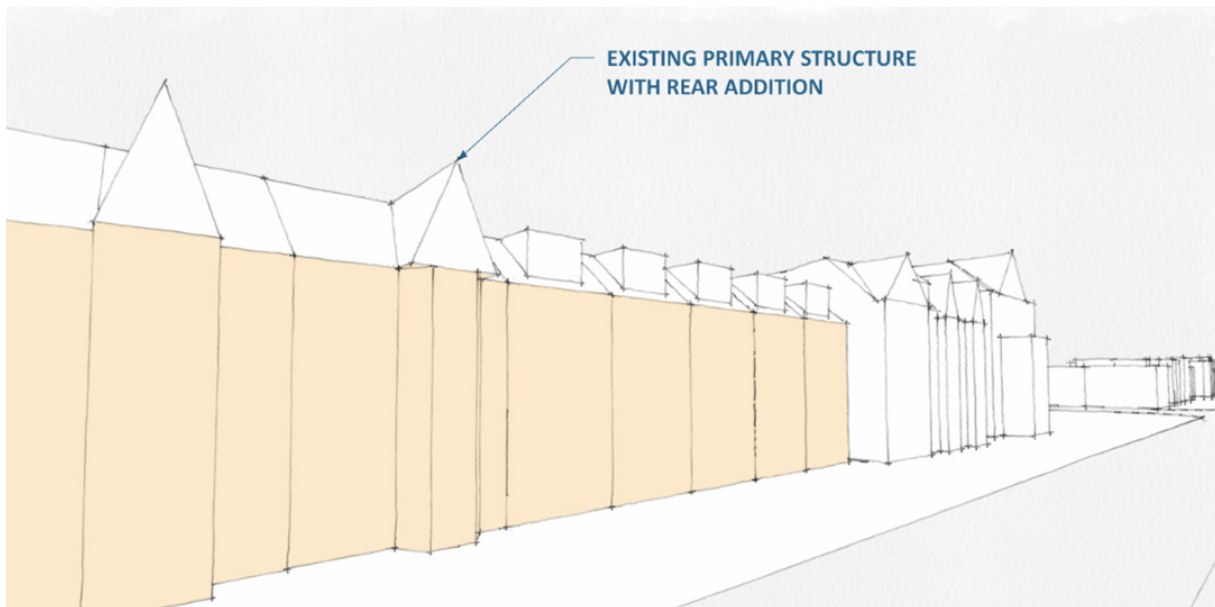


Figure 61: Diagram illustrating a contributing property in a residential *character sub-area* where a rear addition behind the primary structure is not visible from the *public realm*.

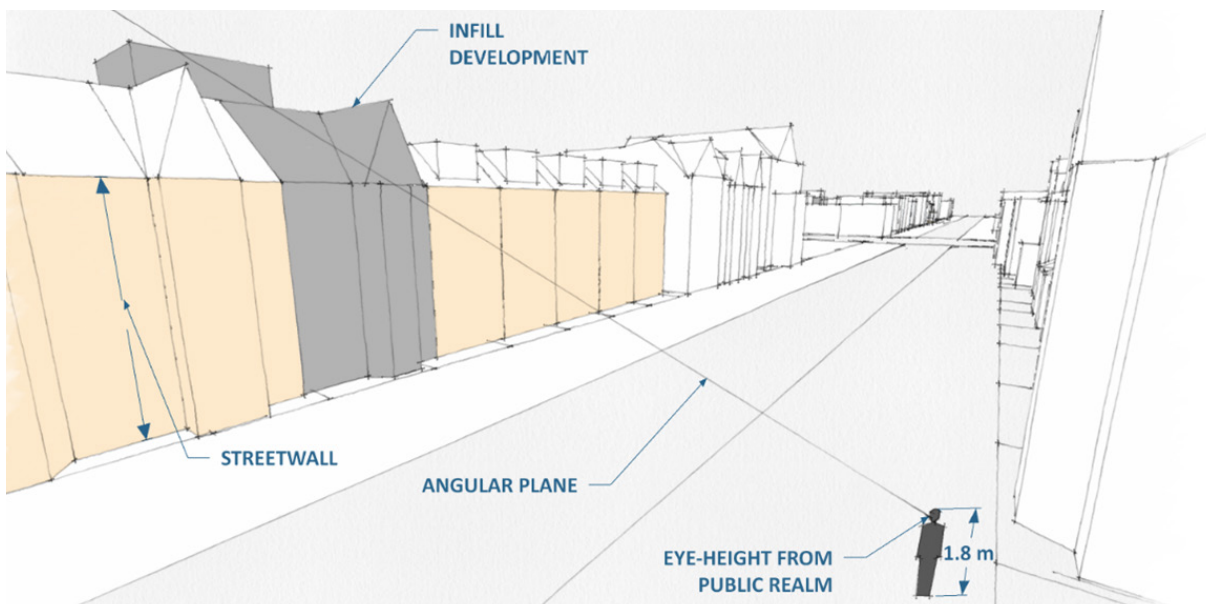


Figure 62: Diagram illustrating a contributing property in the Dundas and Gerrard *character sub-area* with a rear addition behind the primary structure.

Dundas and Gerrard character sub-areas (Properties fronting onto Dundas or Gerrard streets)

6.10.5 Additions to a contributing property fronting onto Dundas or Gerrard streets that are taller than the roof ridge of the primary structure shall be located behind the primary structure.

- a. Existing rear wings and additions may be demolished.
- b. New rear additions should be set back from the side façade of the original structure, where the side façade is visible from the public realm.

- c. Projecting or cantilevered portions of additions above the primary structure are discouraged.
- d. If a contributing property includes a primary structure that extends the full depth of the property, an alternative solution for an addition above the flat roof of the primary structure may be considered as long as it is demonstrated that the addition conserves the cultural heritage value of the area.

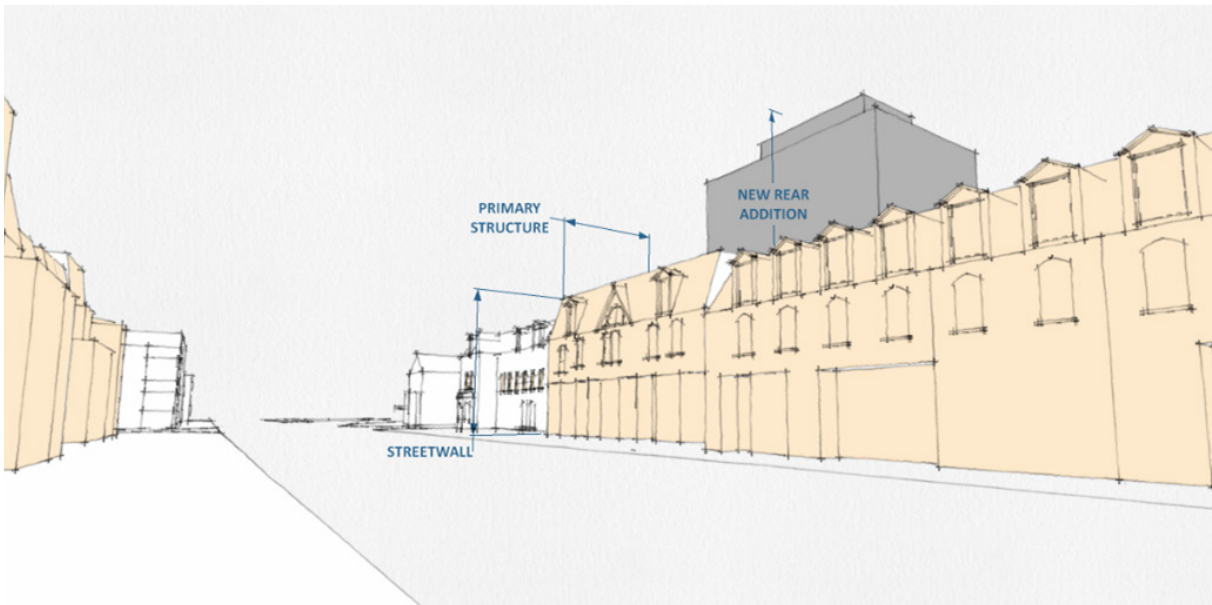


Figure 63: Diagram illustrating a contributing property in a residential character sub-area where a rear addition is not visible from the public realm, even if though it is higher than the primary structure.

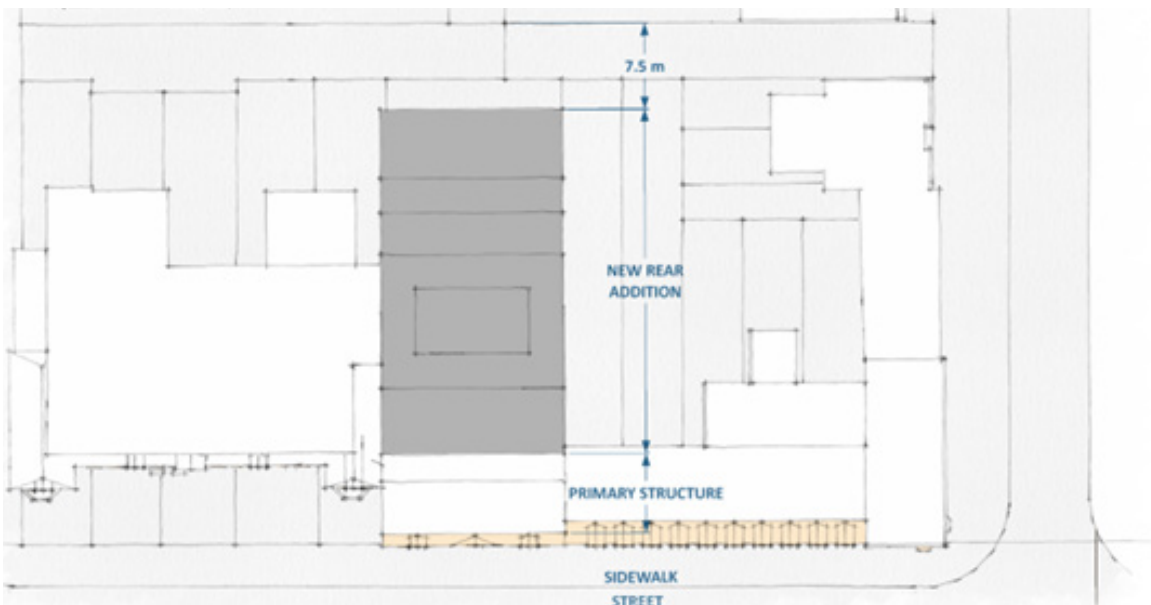


Figure 64: Diagram illustrating a rear addition set behind the primary structure of a contributing property in the Dundas and Gerrard character sub-area.

6.11 Roofs

The roof form of a *contributing property* is one of its *heritage attributes* and is often expressed with distinctive features that define both the architectural style of the building and the *streetwall*. It helps define the overall massing, proportions and scale of a building. The roof types and decorative architectural detailing contribute to the *cultural heritage values* of the District.

Prevailing roof types in the District include:

- cross gable
- front gable
- hipped, and
- mansard.

Prevailing decorative components of architectural detailing and roof features in the District include:

- dormers
- turrets
- parapets
- entablatures (including cornices, brackets, fascia, etc.),
- cladding materials, such as slate, metal, and cedar shingles
- gutters, and
- other decorative architectural detailing, such as gable drops, protruding eaves, running trim, bracketing, ridge crests, and finials.



Figure 65: Consistent roofline of 242-252 Gerrard St. E

6.11.1 Repair rather than replace damaged or deteriorated roof components of *contributing properties* that have been identified as *heritage attributes*.

6.11.2 When the replacement of a roof of a *contributing property* is necessary, replacements should be *in-kind*, maintaining the form, profile, appearance, materiality and detailing of the roof and/or roofline.

6.11.3 The *restoration* of lost or removed roof features and components of a *contributing property* may be appropriate. *Restoration* projects should be based on thorough supporting historic documentation of the earlier forms and materials being restored.

a. Consult archives and photos, as well as refer to similar properties based on the same model or constructed in a series, which can reveal information about the form, profile, appearance, and materiality that is being *restored*.

6.11.4 When the replacement of a roof and/or roofline of a *contributing property* that is not a *heritage attribute* is necessary, replacements should be physically and visually *compatible* with the building, in terms of their form, appearance, materials and detailing, including when integrating sustainable technologies.

a. When planning the replacement of such components, it is relevant to consider the impact of the work on neighbouring *contributing properties* and the impact of the project on their *maintenance* or *conservation*.

6.11.5 *Additions* and *alterations* shall *conserve* the roof forms and profiles of *contributing properties*.

a. Avoid changes to rooflines that impede the proper drainage of the historic portions of the roof.

6.11.6 *Additions* and *alterations* shall *conserve* structural and decorative roof features and components of *contributing properties*.

a. The *addition* of new dormers may be acceptable if their scale and composition are *compatible* with the roofline and the roof features and components. Avoid the *addition* of new dormers on bay-and-gable rooflines.

6.11.7 *Alterations* involving new rooftop elements (mechanical equipment, penthouses, vents, drainage, sustainable technologies, telecommunications equipment, skylights, metal chimneys, flues, and decks) on *contributing properties* should be located out of view of the *public realm* as much as possible.

a. If the location of rooftop components out of view is not possible, ensure that their visual impact is mitigated. Mitigation measures might include colour, screens or locating them in a way that is less apparent from the *public realm*.



BEST PRACTICE: Roofs

Best Practice 1: When undertaking roof *alterations*, replace newer unsympathetic roof features based on appropriate historic documentation.

Best Practice 2: Completely remove existing materials, such as shingles, before applying new roofing materials.

6.12 Exterior Walls

The exterior walls of a *contributing property* are the face the building presents to the *public realm*. *Interventions* on exterior walls must be viewed in concert with an ongoing *maintenance* strategy that ensures the long-term service life of the materials. Exterior walls start with the above-ground portions of the foundation and move up towards the roof and include projecting architectural details such as quoins, bays, banding courses, panels and other decorative features. Window surrounds in the exterior walls often include stone sills, articulated and/or polychrome brickwork, such as lintels, window hoods and voussoirs. These details contribute to the expression of the architectural styles found in the District, as well as to the physical *integrity* of the *contributing properties* and to the richness of the District's streetscapes.

6.12.1 Repair rather than replace damaged or deteriorated exterior wall components of *contributing properties* that have been identified as *heritage attributes*.

- New finishes, claddings or coatings that alter, obscure or block the appearance of historic materials should not be applied, especially where those finishes are substitutes for the repair of historic materials.
- Covering or obscuring the patina of age or irregularities found in older work and materials is not recommended.
- When replacing or adding drainpipes, avoid damaging masonry components of exterior walls, and direct drainage away from the building's foundations.

6.12.2 When the replacement of exterior wall components of a *contributing property* is necessary, the replacement components should be *in-kind*, maintaining the original composition, materiality, size, finishes, patterns, and colours of the original material.

- Replace only the portions of exterior walls that have deteriorated beyond repair, rather than replacing an entire section or a whole façade.



Figure 66: Historic example of conservation on east side of Seaton St. north of Shuter St., c. 1974-80.

6.12.3 The *restoration* of exterior wall features and components of a *contributing property* may be appropriate. *Restoration* projects should be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

6.12.4 When the replacement of exterior walls components of a *contributing property* that are not *heritage attributes* is necessary, replacements should be physically and visually *compatible* with the building, in terms of their compositions, size, finishes, patterns, tooling and colours.

- a. Over-cladding is strongly discouraged.
- b. The use of Exterior Insulating and Finish System (EIFS) is strongly discouraged.

6.12.5 *Additions and alterations to a contributing property shall conserve exterior wall components facing the public realm that are heritage attributes.*

6.12.6 *Additions shall use exterior cladding materials that are physically and visually compatible with the contributing property.*

- a. When using masonry cladding on additions, consider traditional patterns and colours that reflect the palette of the property.
- b. The use of new/contemporary cladding materials may be appropriate where it has been shown that their design and detailing is compatible with the *contributing property's* existing cladding.

6.12.7 *Conserve wood, masonry, and metal components of a contributing property identified as heritage attributes.*

- a. When dealing with any wood building features including wood siding, shingles, trim, half-timbering, decorative features, railings, stairs, storefronts, porch columns and finishes, it is recommended to consider the type and species of wood and to repair only what is necessary.
- b. Avoid cladding wood components in metal, vinyl or other materials.
- c. Painting masonry surfaces that were not historically painted is not an appropriate treatment. Removing paint from masonry surfaces in a manner that does not damage the historic materials is recommended.

Public art murals on side elevations may be appropriate. Paint selection should be based on *compatibility* with the exterior wall materials and should be reversible.
- d. Applying water repellent or waterproof coatings on masonry components should be avoided.
- e. When repointing masonry, use an appropriate and *compatible* mortar mixture and employ traditional pointing methods.
- f. Regularly inspecting and maintaining historically painted decorative metal components is recommended.



BEST PRACTICES: Exterior Walls

Best Practice 1: Determine and address the causes of material deterioration prior to developing any *maintenance*, repair or replacement scope of work.

Best Practice 2: Document the original finishes' texture and colour prior to undertaking any work.

Best Practice 3: Consider the physical characteristics of historic wall components, such as vapour permeability and compressive strength when evaluating replacement materials.



Figure 67: An example of conserved windows (left) on Berkeley St.

6.13 Windows and Doors

Windows and doors are often a prominent feature of a building. They punctuate an elevation and establish the horizontal and vertical datum lines that organize and structure an elevation. The *contributing properties* of the District are characterized predominantly by vertically oriented rectangular, arched and segmental arched openings, both in the exterior walls and in dormers. The windows and doors contribute to the fine-grained built form and the richness of the architectural detailing of the District.

Some windows have been replaced with single-pane glazing, simulated divided lights and casement windows in a variety of materials. However many historic multi-pane wood windows remain, including coloured and stained glass components. The same pattern is true of doors, where despite the variety of replaced doors, produced in a variety of materials, many original wood and glass doors with stained, bevelled and coloured glass are still found on the *contributing properties* in the district.

6.13.1 New window and door openings may be permitted only where their location, alignment, proportions and design are physically and visually compatible with the heritage attributes of the District, including existing openings on a contributing property.

- a. Enlarging existing openings or adding new openings that interfere with the balance and alignment of a building's façade is not recommended.
- b. New basement openings should be aligned with those in the above-ground storeys.
- c. The rhythm of openings in a series of similar properties (a group or a row) should be considered when evaluating the potential location and size of new openings.
- d. It is recommended to base designs on the form and composition of existing openings on the same storey of the property.

6.13.2 Repair rather than replace damaged or deteriorated windows and doors identified as *heritage attributes* on a *contributing property*.

a. It is recommended to refurbish weather stripping when repairing or adjusting windows and doors.

6.13.3 When the replacement of windows and doors identified as *heritage attributes* of a *contributing property* is necessary due to the condition of the window or door, replacements should be *in-kind*, maintaining the form, appearance, materials, operability, glazing patterns and details of the historic windows and doors.

a. Replace only the window and door features that have deteriorated beyond repair, rather than replacing an entire window or door.

6.13.4 The *restoration* of windows and doors of *contributing properties* may be appropriate. *Restoration* projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

a. In addition to historical research, surviving original windows and doors of *contributing properties* within the same group or row can provide information about the composition and detailing from the *restoration* period.

b. Windows and doors that are *heritage attributes* may have been altered partially (i.e., operability, over-cladding, painting). When planning *restoration* work, consider the windows or doors as a whole, including transoms, sidelights and sashes, and whether it is feasible to repair, rather than replacement *in-kind*, surviving portions.

c. The *restoration* of windows may include the storm windows, or shutters that are reflective of the period of *restoration*.

6.13.5 *Additions* and *alterations* to *contributing properties* should *conserve* the placement, orientation, and size of window and door openings identified as *heritage attributes*.

a. The *removal*, relocation or obstruction of historic window and door openings is not recommended, except in the case of storefront *additions* on Gerrard and Dundas Streets.

b. When it is necessary to remove a window or door opening, ensure that the infill material is compatible with the exterior walls of the *contributing property*, that the work is visually discernable and that it is reversible.

c. Refer to a *contributing property's* solid-to-void ratios when planning window and door openings on additions.

6.13.6 *Additions* and *alterations* shall *conserve* window and door features on *contributing properties*.

a. Maintain and reuse historic glazing. Replacement glazing may be appropriate when the historic glazing is damaged, or the existing sash or frame is being retrofitted with sealed glazing units.

b. Maintain the historic muntin and sash profile and dimensions of windows and doors, even when retrofitting windows with sealed glazing units.

c. It is recommended to maintain historically operable windows, where they exist.

6.13.7 When the replacement of windows and doors of a *contributing property* that are not *heritage attributes* is necessary, replacements shall be physically and visually *compatible* with the building, in terms of their form, appearance, materials, operability, glazing patterns and detailing.

a. It is recommended for replacement windows and doors to reproduce the profile and detailing of windows and doors that are found on the *contributing property*, or those found on a similar property of the same type built in the same architectural style, particularly those in the same group or row.

b. The use of non-historic window materials may be appropriate. However, materials such as fibreglass, PVC (vinyl), or other composites are not appropriate.

6.13.8 Windows and doors located on an *addition* to a *contributing property* should be physically and visually *compatible* with the *heritage attributes* of the District.

a. When designing windows and doors on an addition, consider the proportions and composition of windows and doors of the contributing property.



Figure 68: Retention of ground floor transom lights at 175 Seaton St.



BEST PRACTICES: Windows

Best Practice 1: Reinstall historic windows that have been removed or blocked, based on appropriate documentary evidence.

Best Practice 2: Replace newer unsympathetic window or shutter features, based on appropriate documentary evidence.

Best Practice 3: Historic wood windows, when properly maintained, can last 60 to 100 years.

Aluminum, vinyl or fiberglass windows cannot be repaired and need to be replaced.

Modern sealed window units have a 15-to-20-year life span. Consider the following alternatives prior to replacing historic windows or designing new windows:

- Reinstall exterior storm windows that have been removed. A single glazed window with an exterior storm window can be as effective as a sealed window unit.
- Retrofit sealed glazing units into the historic sashes as an alternative to replacing the whole window.

Best Practice 4: Replacement glazing should be considered only when the existing glazing is damaged or the historic sash is being retrofitted with sealed glazing units.

Best Practice 5: Replace all damaged weatherstripping to ensure air tightness of window assembly. The performance of single-glazed windows will be significantly improved by proper weatherstripping that reduces air infiltration.

Best Practice 6: Regularly maintain the caulking around the windows. The sills are often the most damaged features of windows, and can be replaced using dutchman repairs, leaving the window frame in place. Sashes can be removed for in-shop repairs.

6.14 Entrances, Porches & Balconies

Entrances, porches and balconies are both functional and aesthetic features in the District. They function as an extension of the house, providing shelter from the sun, rain, snow, and wind. They also contribute to the expression of the architectural styles found in the District. Furthermore, they contribute to the articulation of the elevations and consequently to the streetscapes in the District.

Entrance, porch and balcony features in the District include porticos, canopies, open and covered balconies as well as projecting porch hoods. Detailed components include wood railings, pilasters and balusters as well as masonry components, full or partial glazing, and metal decorative components. Because entrances, porches and balconies are exposed to the elements, they require regular attention to *conserve* their different components.

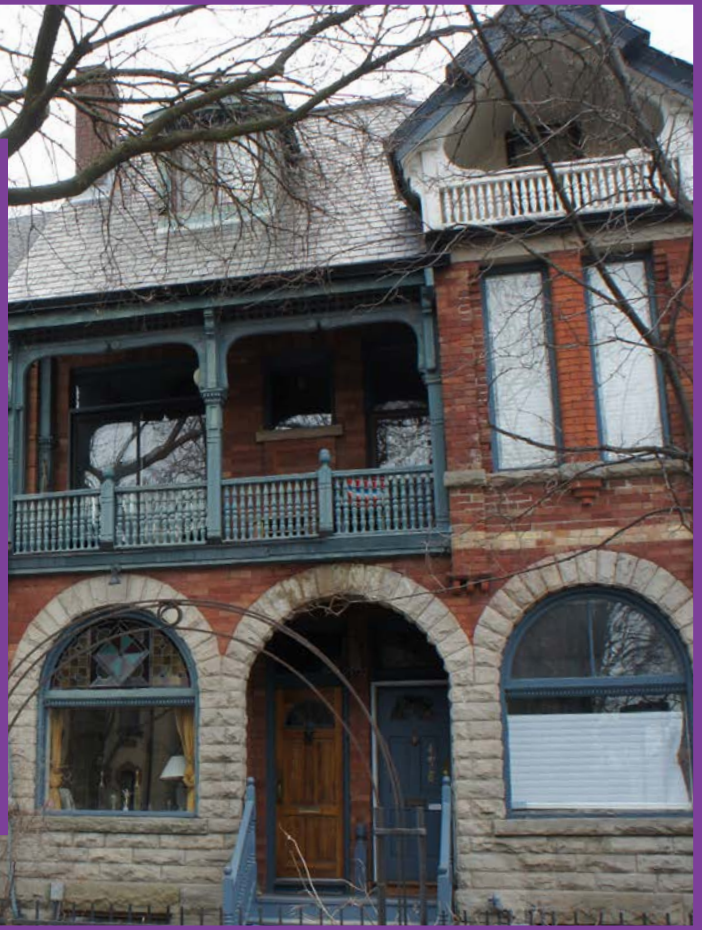


Figure 69: 456-458 Ontario St.

6.14.1 Repair rather than replace damaged or deteriorated entrances, porches and balconies that are *heritage attributes* on a *contributing property*.

6.14.2 When the replacement of entrances, porches and balconies that are *heritage attributes* on a *contributing property* is necessary, replacements should be *in-kind*, maintaining the form, appearance, materials and details of the historic entrances, porches, and balconies.

a. Replace only the entrance, porch, and balcony features that have deteriorated beyond repair, rather than replacing an entire system or element.

6.14.3 The *restoration* of entrances, porches, and balconies of a *contributing property* may be appropriate. *Restoration* projects should be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

a. In addition to historical research, surviving original entrances, porches, and balconies on properties within the same group or row can provide information about the composition and detailing from the period in history used for *restoration*.

b. Entrances, porches, and balconies that are *heritage attributes* may have been altered partially (i.e. new balusters, over-cladding, painting). When planning *restoration* work, consider the entrance, porch or balcony as a whole, and whether it is feasible to repair, rather than replacement *in-kind*, the surviving portions.

6.14.4 When the replacement of entrances, porches and balconies on a *contributing property* that are not *heritage attributes* is necessary, replacements should be physically and visually *compatible* with the building, in terms of their form, appearance, materials, and detailing.

a. When considering the replacement of entrances, porches, and balconies, refer to the proportions and form of similar components found on *properties* that are part of the same group or row.

b. Contemporary replacements based on *compatible* proportions are preferable to false historical designs.

c. Materials such as fibreglass, PVC (vinyl), or other composites are not appropriate.

6.14.5 Additions and alterations to a contributing property should conserve entrances, porches, and balconies of contributing properties identified as heritage attributes.

a. The *removal*, relocation or obstruction of entrances, porches, and balconies is not recommended.

6.14.6 New entrances, porches and balconies, including those required to accommodate new programmatic requirements or applicable codes and regulations, may be appropriate where the location and design is physically and visually compatible with the heritage attributes on the contributing property, including existing entrance and window openings, the rhythm of windows and bays and the orientation of the building.

a. When designing new entrances, porches, and balconies, consider the proportions and form of similar features found on *properties* that are part of the same group or row.

b. Contemporary *additions* based on *compatible* proportions are preferable to false historical designs.

c. The use of non-historic entrance, porch, and balcony materials may be appropriate; however, materials such as fibreglass, PVC (vinyl), or other composites are not appropriate.

6.14.7 Front porch additions to a contributing property fronting onto Berkeley, Ontario or Seaton streets shall not obscure heritage attributes, and should be compatible with and subordinate to the contributing property and the cultural heritage values of the District.

a. Screened in and enclosed porches are strongly discouraged.

6.14.8 New basement entrances shall minimize their impact on the primary façade and on the landscaping of the contributing property. Basement entrances on the primary façade may only be considered if alternatives are not possible.

a. Avoid *demolition* or *removal* of porches that are *heritage attributes*.

b. Steps to new basement entrances should be parallel to the street.

c. Avoid railings that obscure heritage attributes.

d. Contemporary design may be appropriate.

e. Screening with landscaping material is recommended.



BEST PRACTICES: Entrances, Porches, and Balconies

Best Practice 1: Reinstate historic entrance openings that have been removed or blocked, based on appropriate documentary evidence.

Best Practice 2: Replace newer unsympathetic entrance features based on appropriate documentary evidence.

Best Practice 3: Improve weather protection and energy efficiency of existing doors through reputtying and replacing or installing weatherstripping, adjusting hardware, and sealing openings and joints, rather than replacing the historic doors.

Best Practice 4: Reinstate historic porches and porticos that have been removed or blocked, based on appropriate documentary evidence.

Best Practice 5: Replace newer unsympathetic porch and portico features based on appropriate documentary evidence.

Best Practice 6: On new porches and porticos, use materials for columns that facilitate proper column design, such as wood, with brick or stone for column bases.

Best Practice 7: When classical architectural elements, including columns and entablatures, are used on new porches or porticos, they should conform to classical proportions.



Figure 70: Historic storefront at 240 Gerrard St. E.

6.15 Storefronts

There are several properties incorporating main floor storefronts on Gerrard and Dundas Streets. Several of the properties fronting onto Dundas and Gerrard Streets were built with commercial spaces on the main floor. Purpose-built storefronts on mixed-use buildings are generally found on properties clustered around intersections (Parliament, Berkeley, Ontario, and Seaton streets).

Furthermore, the evolution of Gerrard and Dundas Streets from neighbourhood streets to arterials led to a transformation of the built form over time and several residential properties have evolved to accommodate commercial uses. House-form properties incorporating storefronts include *contributing properties* where entrances and windows have been *altered*; they also include

contributing properties where we find first-storey *additions* incorporate a storefront.

The *policies* and *guidelines* presented here aim to protect storefronts that are *heritage attributes*, and to guide *compatible alterations* and *additions* to storefronts on *contributing properties* that are not *heritage attributes*. Historic storefronts are considered those which reflect their original condition or have been *restored*.

The Statements of Contribution for each *contributing property* also indicate where a storefront is historic.



Figure 71: Historic storefront details at 412 Dundas St. E., 1984, City of Toronto Archives.

Historic storefronts

6.15.1 Repair rather than replace damaged or deteriorated historic storefronts that are *heritage attributes on contributing properties*.

6.15.2 Historic storefront components of *contributing properties*, including but not limited to wood, masonry and metal features, shall be *conserved*.

- a. Storefronts components that are not original, as demonstrated through supporting historic research, may be considered for *removal*.
- b. When conserving wood storefront components, including panels, pilasters, cornices, entablatures, or mouldings, it is recommended to consider the type and species of wood and to repair only what is necessary.
- c. Avoid cladding wood components in metal, vinyl, or other materials.
- d. Painting historically unpainted masonry surfaces on storefronts is not an appropriate treatment. Removing paint from masonry surfaces in a manner that does not damage the historic materials is recommended.
- e. Applying water repellent or waterproof coatings on masonry storefront features should be avoided.
- f. When repointing masonry, using an appropriate and *compatible* mortar mixture, and employing traditional pointing methods are recommended.
- g. Regularly inspecting and maintaining historically painted metal components are recommended.

h. When adding or updating technical equipment (including security systems) to a historic storefront, minimize the damages to historic components.

i. When planning for the addition of technical equipment (including security systems), ensure its integration as discreetly as possible including colour, form, profile and positioning.

6.15.3 When the replacement of historic components a historic storefront is necessary, replacements shall be *in-kind*, maintaining the original compositions, size, finishes, patterns, tooling and colours of the original material.

a. Replacing only storefront features that have deteriorated beyond repair, rather than replacing entire storefronts is recommended.

6.15.4 The restoration of a storefront on a *contributing property* may be appropriate. *Restoration* projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

a. Consulting historical photographs of Dundas and Gerrard Streets can reveal information about the form, expression, and the details of the historic storefronts.

b. Storefronts may have been partially altered or have had portions obscured by previous *alterations*. These components can also provide information about previous composition, detailing, and materials.

c. Consider the restoration of a storefront as a whole, and whether the *restoration* may include the repair, rather than replacement *in-kind*, of surviving components, combined with the *restoration* of other components.

6.15.5 When the replacement of non-historic components of a historic storefront is necessary, replacements should be physically and visually *compatible* with the historic storefront on the *contributing property*, in terms of their form, appearance, materials and detailing.

a. Consider the composition of historic storefronts and surviving storefront components within the District when planning the replacement of non-historic components.



Figure 72: Gerrard St. E. storefront with non-historic finishes.

Non-Historic storefronts

6.15.6 Alterations to a non-historic storefront on a contributing property shall be physically and visually compatible with, subordinate to, and distinguishable in terms of the form, appearance, materials and detailing, and minimize the loss of District’s heritage attributes.

- a. *Alterations* and additions to non-historic storefronts or new storefronts should incorporate the components of original and restored storefronts in the District (e.g., recessed entry, bulkheads, transom windows, display windows, piers, signage band, storefront cornice, etc.).
- b. Contemporary design and materials may be used for new storefronts on a contributing property, providing they do not have a negative impact on the *cultural heritage value* and *heritage attributes* of the District.
- c. When considering façade *alterations* to accommodate new main floor commercial uses or respond to new requirements, consider the impact of planned changes on the *heritage attributes* on upper floors.

- d. When planning *alterations* to a storefront, it is recommended to consider the proportions and composition of historic storefronts within the District.
- e. Multistory façade *alterations* are not recommended.
- f. Contemporary designs that are compatible with the existing materials and forms of openings and their alignment are preferable to false historic designs.

6.15.7 The addition of a new storefront on a contributing property fronting onto Dundas or Gerrard streets shall be physically and visually compatible with, subordinate to, and distinguishable in terms of the form, appearance, materials and detailing, as informed and demonstrated by a Heritage Impact Assessment, to minimize the loss of District’s heritage attributes.

- a. New storefront *additions* should incorporate the components of original and restored storefronts in the District (e.g., recessed entry, bulkheads, transom windows, display windows, piers, signage band, storefront cornice, etc.).

b. Contemporary design and materials may be used for new storefronts on a *contributing property*, providing they do not have a negative impact on the *cultural heritage value* and *heritage attributes* of the District.

c. When considering storefront additions to accommodate new main floor commercial uses or respond to new requirements, consider the impact of planned changes on the *heritage attributes* on upper floors.

d. When planning storefront *additions*, it is recommended to consider the proportions and composition of historic storefronts within the District.

e. Multistory façade *additions* are not recommended.

f. Contemporary designs that are compatible with the existing materials and forms of openings and their alignment are preferable to false historic designs.

6.15.8 When restoring a contributing property it may be appropriate to remove a non-historic storefront. Restoration projects should be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

a. Archival research, historic plans, and photos can provide information about the past forms of a property, and in the case of properties constructed as residential buildings. Similar building typologies within the District or other

properties constructed as part of a group or a row may have retained original heritage fabric that can provide information as to the *restoration* period.

b. Heritage fabric revealed by the *removal* of a non-historic storefront may provide detail about the composition, materiality, size, finishes, patterns, and colours of the original exterior wall features.

6.15.9 When rehabilitating a contributing property it may be appropriate to remove a non-historic storefront. The new exterior wall treatment should be physically and visually compatible with from the heritage attributes of the District.

a. When planning a main floor *rehabilitation*, consider the proportions of the new openings and their alignment with upper floors, as well as exterior wall materials.

b. Contemporary designs for the *rehabilitated* portions of façades may be appropriate.

6.15.10 Alterations to a non-historic storefront on a contributing property should reflect the proportions of composition of historic storefronts in the District, with large display windows, bulkheads, piers, and signage bands.

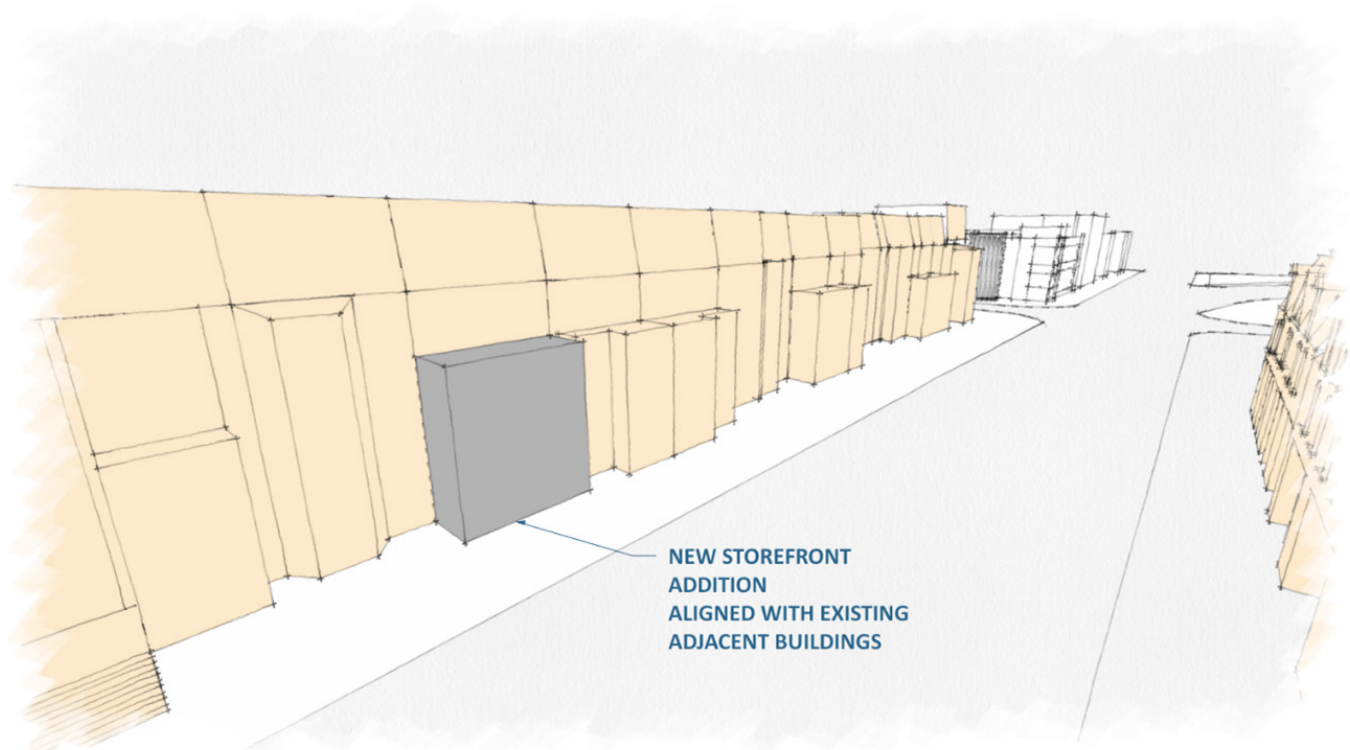


Figure 73: Diagram illustrating a new storefront addition on a *contributing property* in the Dundas and Gerrard *character sub-area*.



Figure 74: Signage of a contributing property at 377 Dundas St E. utilizing the historic signage area of the facade.

6.16 Signage

In Cabbagetown Southwest, signage is concentrated along Dundas and Gerrard Streets. However there are some exceptions, such as institutional properties that are found along some residential streets. The signage in the District includes fascia signs, projecting signs, and window signs.

The *guidelines* developed here provide direction for commercial signage on *contributing properties* in order to limit impacts to the *heritage attributes* of the property and the *cultural heritage values* of the District.

a. New signage should be located in a manner that is physically and visually compatible with the architecture of the *contributing property*.

Signage should not block, obscure or otherwise negatively impact *heritage attributes* of building including historic features of exterior walls, rooflines, window surrounds and door surrounds.

- Storefront signage should use the historic signage fascia boards, where they exist.
- Signage should not be located on the upper storeys of buildings.

b. Signage should be mounted in a manner that does not result in any direct or indirect harm to the *integrity* of the building or its *heritage attributes*.

- Where signage is being mounted directly on a building, it is preferable to make attachments through mortar joints and not masonry units, to use noncorrosive fasteners and to use existing holes in the fascia boards where they exist.

Avoid attaching new signage in a manner that its removal will cause damage to the *integrity* of the *contributing property*.

c. Signage materials should be physically and visually *compatible* with and sympathetic to the *cultural heritage values* of the District and *heritage attributes* of the *contributing property*.

d. The following signage types may be permitted on the first floor of *contributing properties*:

- Window signs: signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.
 - o Window signs should not be mounted on the exterior of a window.
 - o Window signs should do not cover more than 25% of the window.
- Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6 m from the wall.
 - o Locate fascia signs on storefront fascias, where they exist.
- Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6 m from the wall.



Figure 75: Existing signage on historic storefront at 346 Dundas St. E.; existing fascia boards (sign bands) should be utilized for contemporary signage.

- o Projecting signs should be located in proximity to entrances. One projecting sign is encouraged per entrance.
- o Projecting signs should have a minimum vertical clearance of 2.5 m from the ground to the lowest point of the sign.
- o Projecting signs should not project more than 1 m from the exterior wall of a building, and should not have a sign face greater than 1 m².
- o Where it is not feasible to install a projecting sign at the first floor without negatively impacting the *heritage attributes* of the *contributing property*, upper storey projecting signs may be appropriate, providing they are vertically oriented and have a sign face no greater than 1 m².
- Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.
- Digital display screens, moving signs, signs with mechanical or electronic copy.
- Wall signs: signage attached or painted directly onto the wall surface.
- Roof signs: signage installed on or projecting from the roof.
- Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes.
- g. The installation of any signage type not listed in the previous two guidelines may be permitted provided it does not negatively impact the District's *cultural heritage value* and *heritage attributes*, as well as the *integrity* and historic character of the *contributing property*.
- h. Painted signage, including ghost signs, on *contributing properties* that reflect the property's historic use(s) should be conserved.
- i. New signage on *contributing properties* should comply with the City of Toronto's Sign By-Law.

The following signage types are strongly discouraged on *contributing properties*:

- Third party signs: signage not related to the occupants or programming of the *contributing property*.
- Banners: suspended fabric signs mounted parallel to the building façade.

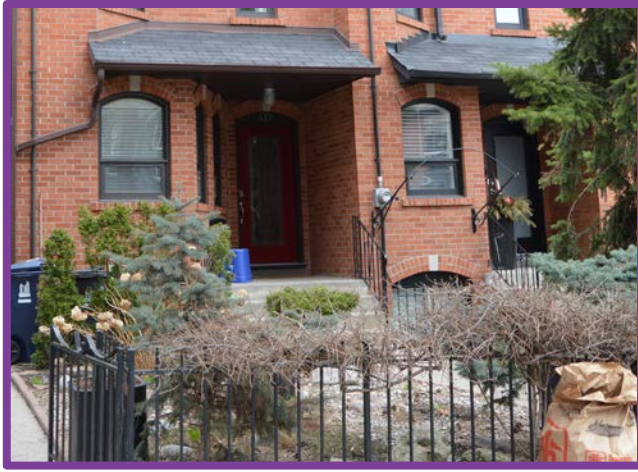


Figure 76: An example of front yard landscaping on Ontario St.



Figure 77: An example of front yard landscaping on Seaton St.

6.17 Front Yard Landscaping

Cabbagetown Southwest has front yard green space, particularly in the residential areas along Berkeley, Ontario, and Seaton Streets. The soft landscaping condition is predominant, with a variety of garden types and a diversity of mature trees contributing to the District's mature *tree canopy*. Low fences and hedges are also found along property lines in front yards.

Generally, front yard landscaping is continuous from the sidewalk to the façade of the buildings with a path or walkway that links the entrances and front porches to the street.

6.17.1 Soft landscaped front yards on a *contributing property* should be conserved.

- Traditional designs, such as Victorian or Edwardian gardens as well as other soft landscaping designs may be considered.
- Rain gardens or landscape designs that integrate plantings that contribute to storm water management are encouraged.
- Paving and hardscaping in front yards should be avoided. Paving on Gerrard or Dundas Streets may be appropriate to permit commercial uses.
- Hedges may be used to screen or buffer garbage storage areas.

6.17.2 Landscaping designs for front yards on a *contributing property* should replace hardscaping with soft landscaping where possible.

6.17.3 Front fences and gates should not obscure *heritage attributes* of a *contributing property*.

- Fences that impede views of a *contributing property's* façade should be avoided.
- Avoid pressure treated wooden fences that are not stained or painted.
- Avoid chain-link fences.
- Fences that screen or buffer garbage storage areas should be set back from the front property line where possible.

6.17.4 Walkways and paths on a *contributing property* should be *compatible* with the soft landscapes typical of the District's residential streets (properties fronting onto Berkeley, Ontario, and Seaton).

- Avoid paving walkways or paths that reduce the portions of front yards that have soft landscaping.

6.17.5 The installation of exterior lighting on a *contributing property* shall not damage the exterior walls of the *contributing property* or negatively impact the District's *heritage attributes*.

- Avoid anchoring or installing exterior lighting in exterior wall components that will cause irreversible damage. Anchoring should be done in the mortar not the brick or stone components.
- Avoid anchoring equipment on decorative wood components.

6.17.6 Parking pads shall not be located in front yards of a *contributing property* on the residential streets (properties fronting onto Berkeley, Ontario, and Seaton streets).

- Parking pads may be located to the rear of buildings.

7.0 Policies and Guidelines for Non-Contributing Properties

- 7.1 Understanding
- 7.2 Demolition
- 7.3 Combined Properties
- 7.4 Alterations & Additions
- 7.5 Infill & New Development
- 7.6 Massing
- 7.7 Streetwall Composition
- 7.8 Corner Lots
- 7.9 Roofs
- 7.11 Storefronts
- 7.12 Signage
- 7.13 Front Yard Landscaping

Figure 78: 413-417 Ontario St.



Figure 79: A streetscape of comprising contributing and non-contributing properties

7. Policies and Guidelines for Non-Contributing Properties

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. The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the HCD Plan *policies* might be achieved. However there may be other methods for satisfying related policies. *Guidelines* are useful directions on how to meet the *policies* of the HCD Plan.

7.1 Understanding

New development should be designed to respect *heritage attributes* of the District as a whole, the *adjacent properties*, and the site. *New developments* contribute to the overall character and experience of the District and should strive to support and respect its *cultural heritage values*. Each project must therefore start with understanding those values.

7.1.1 New development on a non-contributing property shall be compatible the cultural heritage values and attributes of the District while reflecting its own time.

- a. Contemporary designs should be based on an understanding of the District’s *contributing properties* with regard to massing, *setbacks*, horizontal and vertical articulation, solid to void ratios, and materials.
- b. Avoid replicating historic properties or attempting to design a building to look like it was built in an earlier period.

7.2 Demolition

Non-contributing properties do not represent the *cultural heritage values* of the District and can therefore be *demolished* without negatively impacting those *values*. However, maintaining the *streetwall* of blocks within the District remains important to *preserving* the overall heritage character of the District. *Demolition* should therefore be closely followed by construction. *Demolition* that results in empty lots or other gaps in the urban fabric is discouraged.

7.2.2 Demolition of a building or structure located on a *non-contributing property* is permitted, once plans for the replacement building(s) have been submitted and approved by Toronto City Council, and a heritage permit issued by Heritage Planning.



Figure 80: Demolished property at 168 Ontario St., 1951, City of Toronto Archives.

7.3 Combined Properties

Combined properties include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that may contain significant vacant space upon which *new development* could occur. In both cases, it is essential that the *conservation* process be followed and appropriate *conservation* treatments be identified to conserve the *contributing property* in the design of any *addition* or *new development*.

7.3.1 Alterations to combined properties shall conserve the portions(s) of the property identified as *contributing* to the District according to Section 6 of this Plan.

7.3.2 New development on those portions of combined properties identified as *non-contributing* shall be consistent with Section 7 of this Plan.

7.3.3 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed *new development, alteration or addition* on the *contributing portions of a combined property* to the satisfaction of the Chief Planner and Executive Director of City Planning.

a. The City will confirm through the Heritage Permit process those portions of the property that are considered *contributing* and *non-contributing* for the purpose of identifying applicable *policies* and *guidelines*.

7.4 Alterations and Additions

Given that *non-contributing properties* do not embody the *cultural heritage values* of the District, *additions* and *alterations* are reviewed for their impact on the District as a whole rather than on the specific *non-contributing property*. The *policies* in Section 6 provide guidance for the design of these *interventions*.

7.4.1 Alterations and additions to a *non-contributing property* shall conserve the *cultural heritage value* and *heritage attributes* of the District.

7.4.2 Additions or alterations to a *non-contributing property* should be physically and visually compatible with, and should not negatively impact the *cultural heritage values* and *attributes* of the District.

7.5 Infill and New Development

Infill and *new development* should aim to *conserve* the *cultural heritage values* of the District. The *policies* in Section 6 provide guidance for the design of the new work.

7.5.1 Infill or new development on a *non-contributing property* should be physically and visually compatible with the District, shall reflect the *pattern of building*, and shall not negatively impact the *cultural heritage values* and *attributes* of the District.

7.6 Massing

Massing addresses the exterior form of a building and its spatial relationship to its immediate context as perceived from the *public realm*. It encompasses the overall proportions of a building, its relationship to its neighbouring buildings, and its impact on the scale and character of the streetscape. Massing is interrelated to the composition of the *streetwall*, the roof, as well as the architectural expression of the building's openings and façade articulation.

The scale of the buildings in the District is predominantly low-rise (1 to 3 storey residential buildings), which supports a consistent proportion of *streetwall* to the street width. The bays and gables, and the articulated roofs and rooflines also contribute to the massing that is characteristic of the District. The pedestrian experience of these historic proportions is part of the heritage character of the District. The *policies* and *guidelines* presented here aim to reinforce this reading and experience.

7.6.1 New development and additions to a non-contributing property shall conserve the massing, continuity and pattern of building of the District's streetwalls and street proportions.

- a. When designing the massing of a *new development* and/or *addition*, refer to the *streetwall* height, *setback* and roofline of *adjacent contributing properties*.

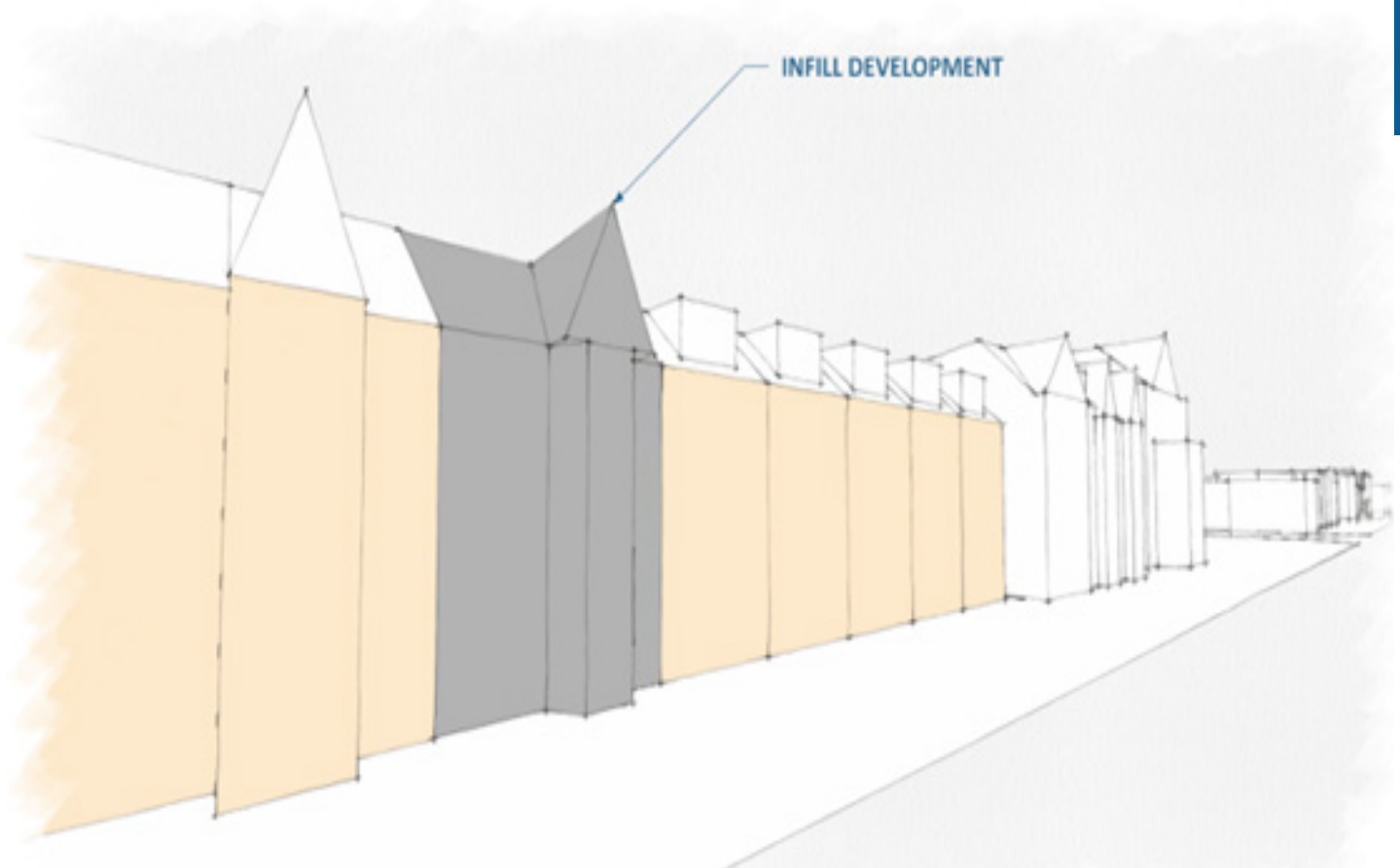


Figure 81: Diagram illustrating *infill* development with a projecting gable bay that reflects the *pattern of building*, *streetwall* height and *street proportions* of neighbouring *contributing properties*.

Berkeley, Ontario, and Seaton Streets

7.6.2 New development and additions to non-contributing properties should conserve the prevailing front yard and side yard setbacks of adjacent contributing properties.

7.6.3 New development and additions to a non-contributing property shall reflect the roof ridge height of the primary structure of adjacent contributing properties that are two or more storeys in height.

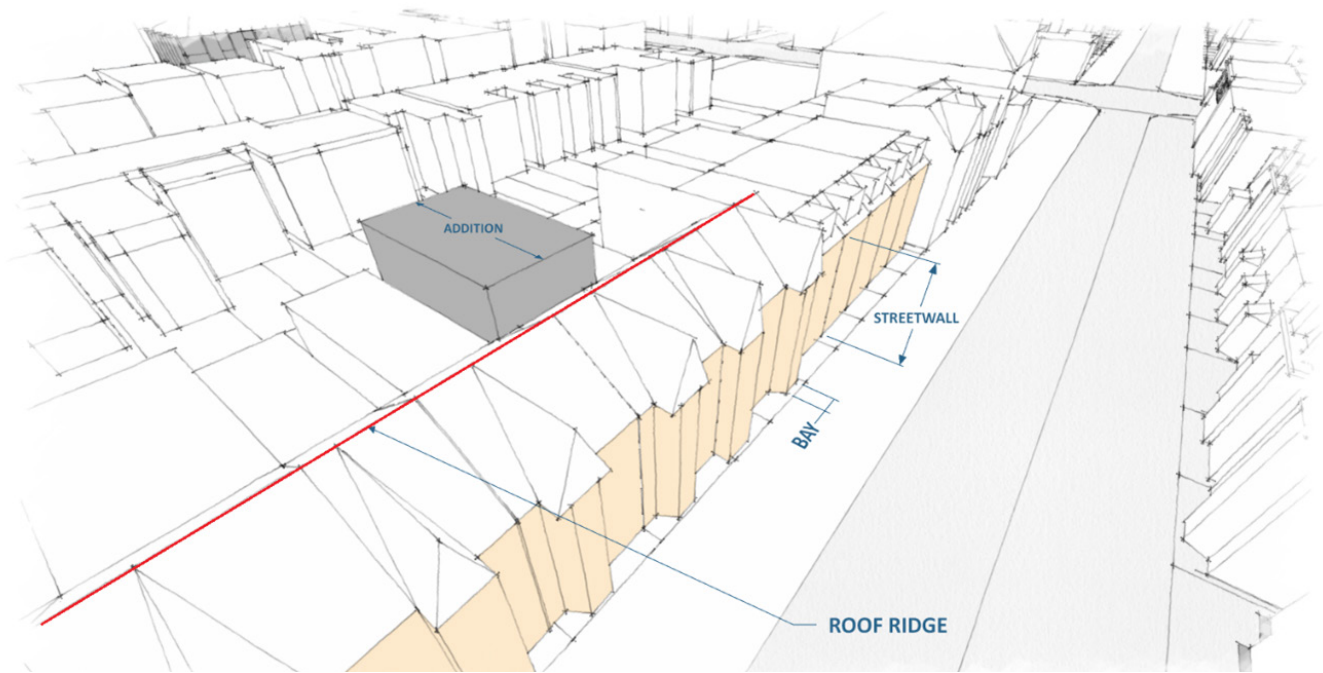


Figure 82: Diagram illustrating *infill* development in a residential *character sub-area* with a projecting gable bay that reflects the *pattern of building, streetwall height and street proportions* of neighbouring contributing properties.

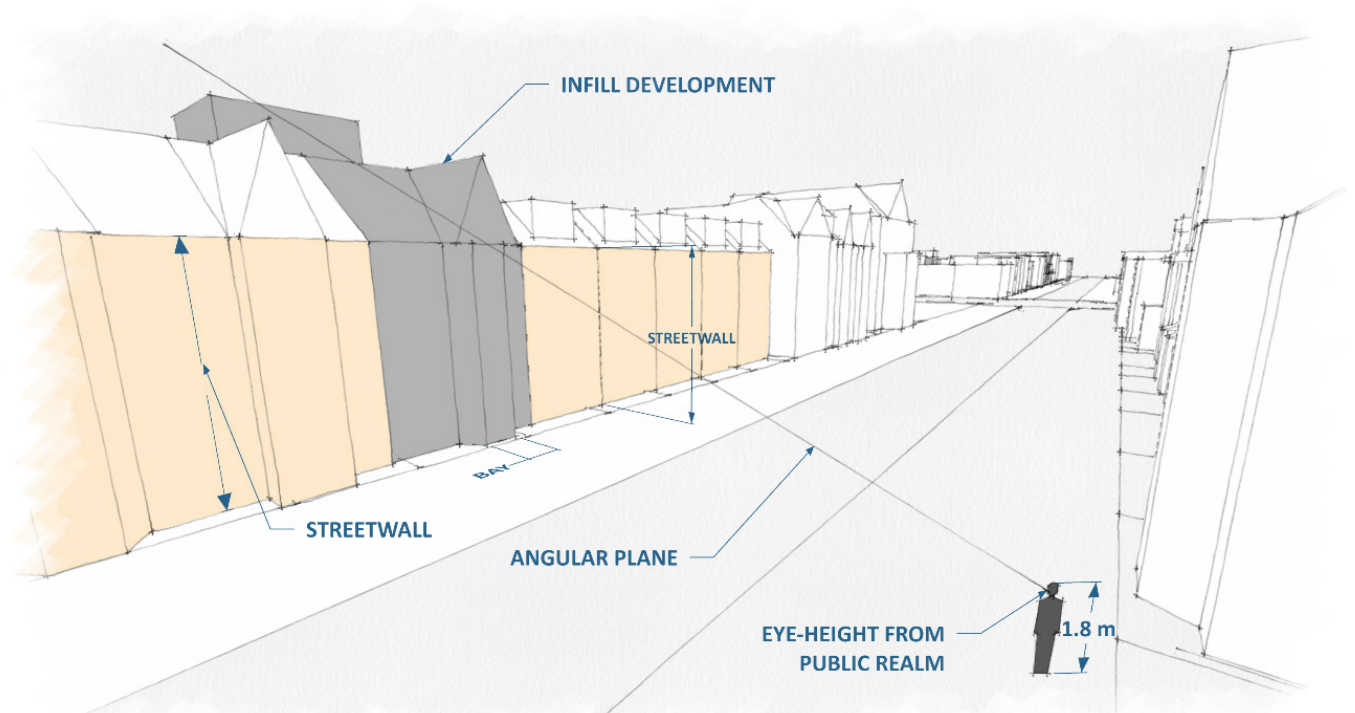


Figure 83: Diagram illustrating *infill* development in a residential *character sub-area* with a projecting gable bay that reflects the *pattern of building, streetwall height and street proportions* of neighbouring contributing properties.

Dundas and Gerrard streets

7.6.4 New development and additions to a non-contributing property taller than the predominant roof ridge height of the primary structure of adjacent contributing properties shall provide a stepback that aligns with the primary structure of adjacent contributing properties.

of additions to non-contributing properties shall not be permitted above the primary structure.

7.7 Streetwall Composition

The streetwalls composed of contributing properties in

7.6.5 Projecting balconies or cantilevered portions

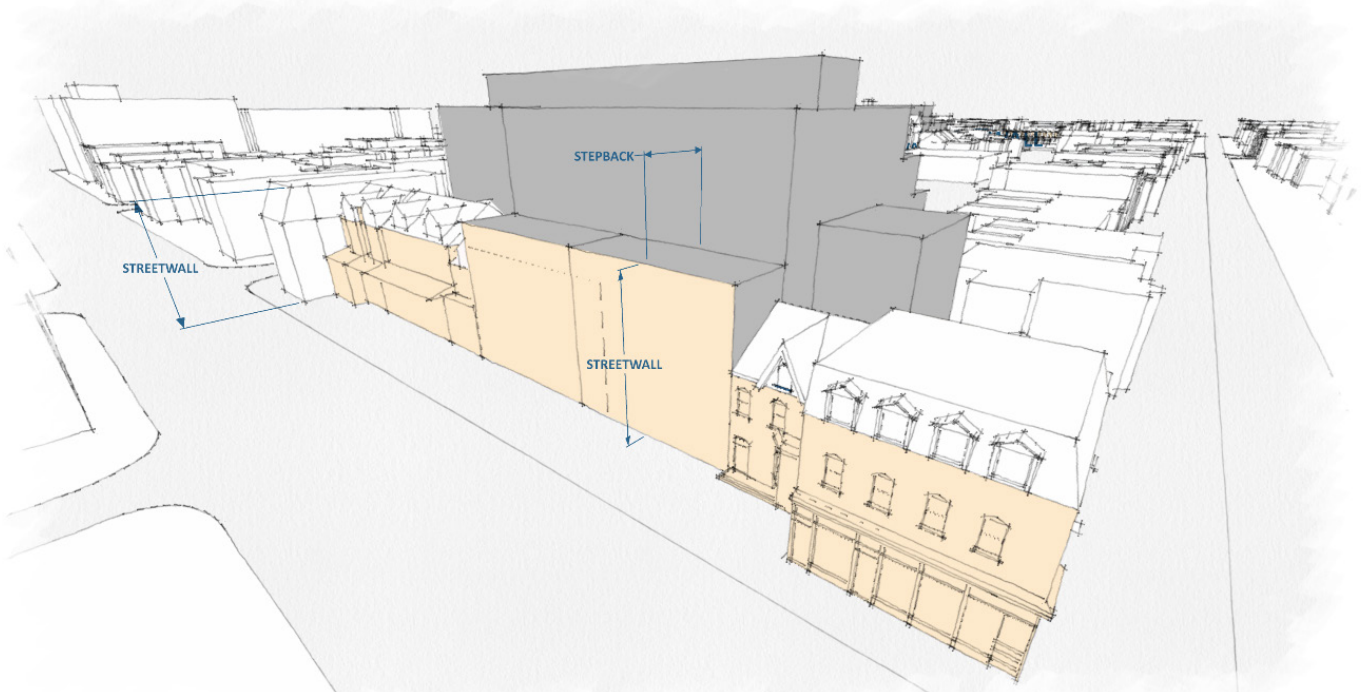


Figure 84: Diagram illustrating *new development* in the Dundas and Gerrard residential *character sub-area* that maintains the *streetwall* height. Its rear portions are higher than the *primary structures* of neighbouring *contributing properties* and it has a *stepback* aligning with the *primary structures* of neighbouring *contributing properties*.

the District have well-defined articulations that align with neighbouring structures. The relatively short build-out period, the expression of the historic architectural styles, the predominant use of brick as well as the solid to void ratios of the façade created by the openings are generally consistent throughout the District.

The floor heights of the different storeys, and the projecting features, porches, balconies, cornices and decorative treatments of the exterior walls contribute to the horizontal articulations of the *streetwalls*. The rhythm of the bays and gables, and the form and alignment of the openings contribute to the vertical articulation of the *streetwalls*.

7.7.1 New development and additions to a non-contributing property shall include horizontal articulations that respond to the horizontal articulations of the façades of contributing properties within the same block frontage.

a. Refer to the floor heights (as expressed on the exterior façade), rooflines and projecting features on the façades of the District’s *contributing properties* when designing a *new development* or *addition*.

7.7.2 New development and additions to a non-contributing property shall include vertical articulations that responds to the vertical

articulation of the façades of contributing properties within the same block frontage.

a. Refer to the rhythm of window bays of the District’s *contributing properties* when designing a *new development* or *addition*.

b. Avoid introducing bay rhythms, vertical decorative features or proportions of window and door openings that will contrast with the prevailing vertical articulations of the façades of *adjacent contributing properties*.

7.7.3 New development and additions on a non-contributing property within the residential character sub-areas shall not include integral garages facing the public realm.

a. For multi-unit properties on Gerrard and Dundas, parking entrances on the residential streets may be considered if no alternative is possible.

7.7.4 New development and additions on a non-contributing property shall not include blank walls facing the public realm.

a. Avoid blank walls facing laneways where possible.

7.8 Corner Lots

Corner lots require special consideration as these properties have two *streetwalls* that are part of the *public*



Figure 85: Diagram illustrating the *streetwall* height composed of a series of façades. The architectural features of the façades including bays, windows, dormers, and decorative features that express the articulation of the *streetwall*.

realm. Due to their prominent location, *non-contributing properties* located on corner lots have the potential to support and reinforce the character of the District and help to define the *streetwalls*.

7.8.1 On a *non-contributing property* that occupies a corner lot on Gerrard or Dundas streets, all *policies* and *guidelines* in Section 7 apply to all façades of the building that face a street.

7.8.2 The massing and composition of façades on a *non-contributing property* that occupies a corner lot in the Dundas and Gerrard *character sub-area* (properties fronting onto Dundas and Gerrard streets) should respond to the prevailing *streetwalls* on both streets.

7.9 Roofs

The roof form of a building helps to define its overall massing, proportions, and scale. Consideration should

be given to its expression, and to its junction with the exterior wall.

7.9.1 New rooftop elements on *non-contributing properties*, including mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks shall be located out of view of the *public realm*.

a. In cases where the placement of rooftop components out of view is not possible, ensure that their visibility is reduced through measures that might include colour, materiality and screens.

b. When planning for the installation of sustainable technologies, their integration with the roof form is recommended.

7.10 Exterior Walls

The exterior walls of a *non-contributing property* are the face the building presents to the *public realm*.



Figure 86: An example of a compatible roof profile for a non-contributing property.

Contemporary design should be *compatible* with the *cultural heritage values* of the District. This can be achieved not only through proportion, scale and massing, but also through a considered use of appropriate materials. The *compatibility* of the *streetwall* materials should consider the materiality of the façades of *adjacent contributing properties*.

7.10.1 Cladding materials used on exterior walls of new development and additions on non-contributing properties that are visible from the public realm shall be physically and visually compatible with the cultural heritage values and attributes of the District.

a. The exterior walls of *contributing properties* in the District are predominantly brick, with stone and wood features. These materials may be appropriate for *additions* and *new development* on *non-contributing properties*.

7.11 Storefronts

7.11.1 Alterations to a non-contributing property involving the replacement of a storefront with a new exterior wall shall be visually compatible with the heritage attributes of the District.

a. When planning a main floor *rehabilitation* consider the proportions of openings and their alignment with upper floors, as well as exterior wall materials.

7.11.2 Alterations involving the addition of a new storefront on a non-contributing property should reflect the overall proportions and composition of historic storefronts in the District, with large display windows, and bases, and should be physically and visually compatible with the heritage attributes of the District.

a. When planning the addition of a new storefront, refer to the proportions and composition of historic storefronts on Dundas and Gerrard Streets.

7.12 Signage

The *guidelines* developed here provide direction for commercial



Figure 87: An example of compatible brick cladding materials.

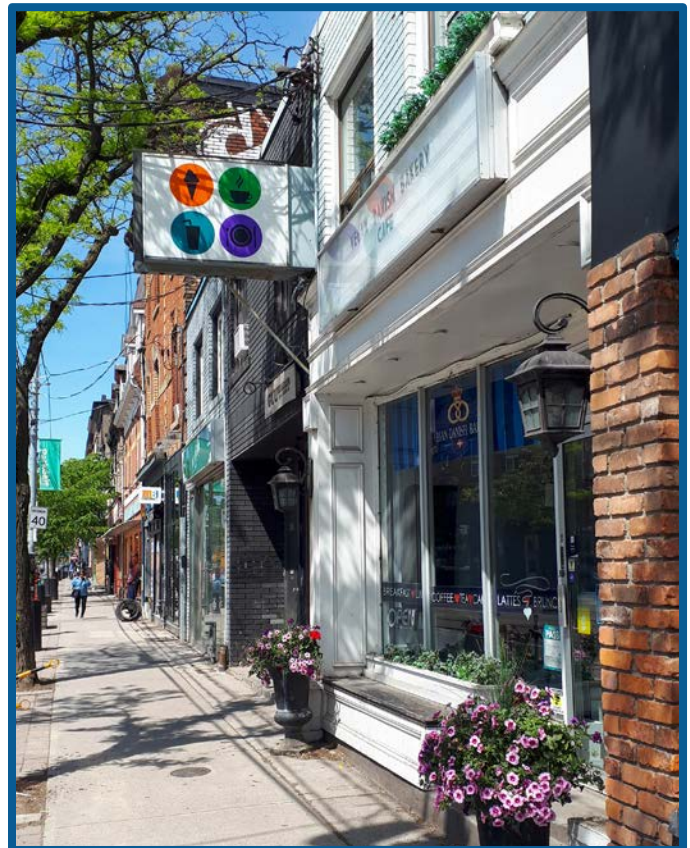


Figure 88: An example of a non-contributing property in another Toronto HCD with a storefront incorporating traditional composition principles and elements.

signage on *contributing properties* in order to limit impacts to the *heritage attributes* of the property and the *cultural heritage values* of the District.

a. New Signage on *non-contributing properties* should not detract from or obscure *adjacent contributing properties* or negatively impact the District's *cultural heritage value* and *heritage attributes* and historic character of *adjacent contributing properties*.

- Design the location, scale, design and materials of new signage to be compatible with *adjacent contributing properties*.
- Signage should not be located on the upper storeys of buildings.

b. Signage should be physically and visually *compatible* with the *cultural heritage values* and *heritage attributes* of the District and should not negatively impact the historic character of *adjacent contributing properties*.

c. The following signage types may be permitted on the first floor of *non-contributing properties*:

- Window signs: signage attached, painted, etched, inscribed, or projected onto any part of a window, not including temporary window displays.
 - Window signs should not be mounted on the exterior of a window.
 - Window signs should do not cover more than 25% of the window.
- Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6 m from the wall.
 - Locate fascia signs on storefront fascias, where they exist.
- Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6 m from the wall.
 - Projecting signs should be located in proximity to entrances. One projecting sign is encouraged per entrance.
 - Projecting signs should have a minimum vertical clearance of 2.5 m from the ground to the lowest point of the sign.

- Projecting signs should not project more than 1 m from the exterior wall of a building, and should not have a sign face greater than 1 m².

- Where it is not feasible to install a projecting sign at the first floor without negatively impacting the *heritage attributes* of the *contributing property*, upper storey projecting signs may be appropriate, providing they are vertically oriented and have a sign face no greater than 1 m².

- Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.

d. The following signage types are strongly discouraged on *non-contributing properties*:

- Third party signs: signage not related to the occupants or programming of the property.
- Banners: suspended fabric signs mounted parallel to the building façade.
- Digital display screens, moving signs, signs with mechanical or electronic copy.
- Wall signs: signage attached or painted directly onto the wall surface.
- Roof signs: signage installed on or projecting from the roof.
- Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes.

g. The installation of any signage type not listed in the previous two guidelines may be permitted provided it does not negatively impact the District's *cultural heritage value* and *heritage attributes*.

i. New signage on *non-contributing properties* should comply with the City of Toronto's Sign By-Law

7.13 Front Yard Landscaping

Cabbagetown Southwest has fairly extensive front yard green space, particularly in the residential areas along Berkeley, Ontario, and Seaton Streets. The soft landscaping condition is predominant, with a variety of garden types and a diversity of trees contributing to the District's *tree canopy*. Low fences and hedges are also found along property lines in front yards.

Generally, front yard landscaping is continuous from the sidewalk to the façade of the buildings with a path or walkway that links the entrances and front porches to the street.

7.13.1 Soft landscaped front yards on a *non-contributing property* are strongly encouraged.

- Contemporary or traditional landscape designs may be considered.
- Rain gardens or landscape designs that integrate plantings that contribute to storm water management are encouraged.
- Paving and hardscaping in front yards should be avoided. Paving on Gerrard or Dundas Streets may be appropriate to permit commercial uses.
- Hedges may be used to screen or buffer garbage storage areas.

7.13.2 Landscaping designs for front yards on a *non-contributing property* should replace hardscaping with soft landscaping where possible.

7.13.3 Walkways and paths on a *non-contributing property* should be *compatible* with the soft landscapes typical of the District's residential streets (properties fronting onto Seaton, Ontario and Berkeley).

- Avoid paving walkways or paths that reduce the portions of front yards that have soft landscaping.

7.13.4 Front fences and gates on a *non-contributing property* should not obscure the *heritage attributes* of the District.

- Avoid pressure treated wooden fences that are not stained or painted.
- Avoid chain-link fences.
- Fences that screen or buffer garbage storage areas should be set back from the front property line where possible.

7.13.5 The installation of exterior lighting on a *non-contributing property* shall not negatively impact the *heritage attributes* of the District.

- Avoid lighting designs in residential areas that contribute to over lighting or *light trespass*.

7.13.6 Parking pads shall not be located in the front yards of a *non-contributing property* on the residential streets (properties fronting onto Seaton, Ontario and Berkeley).

- Parking pads may be located to the rear of buildings.

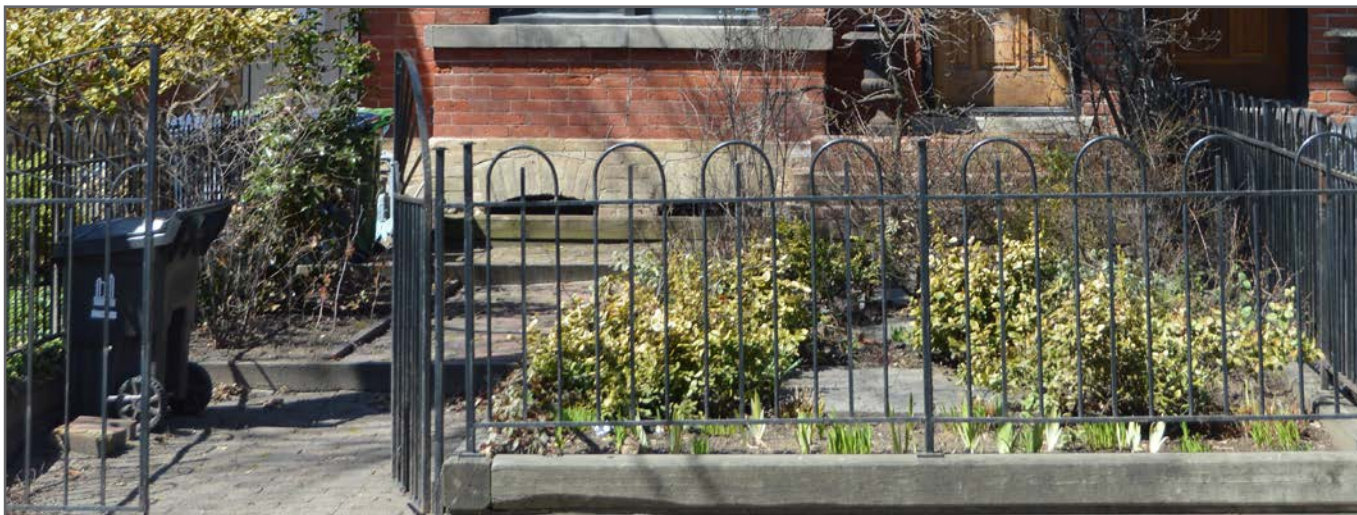


Figure 89: An example of appropriate front yard landscaping.



8.0 Policies and Guidelines for Public Realm

- 8.1 Parkettes and Public Spaces
- 8.2 Gateway
- 8.3 Street and Laneway Network
- 8.4 Tree Canopy
- 8.5 Utilities and Public Works

Figure 90: Callaghan Lane, east side of Seaton St.

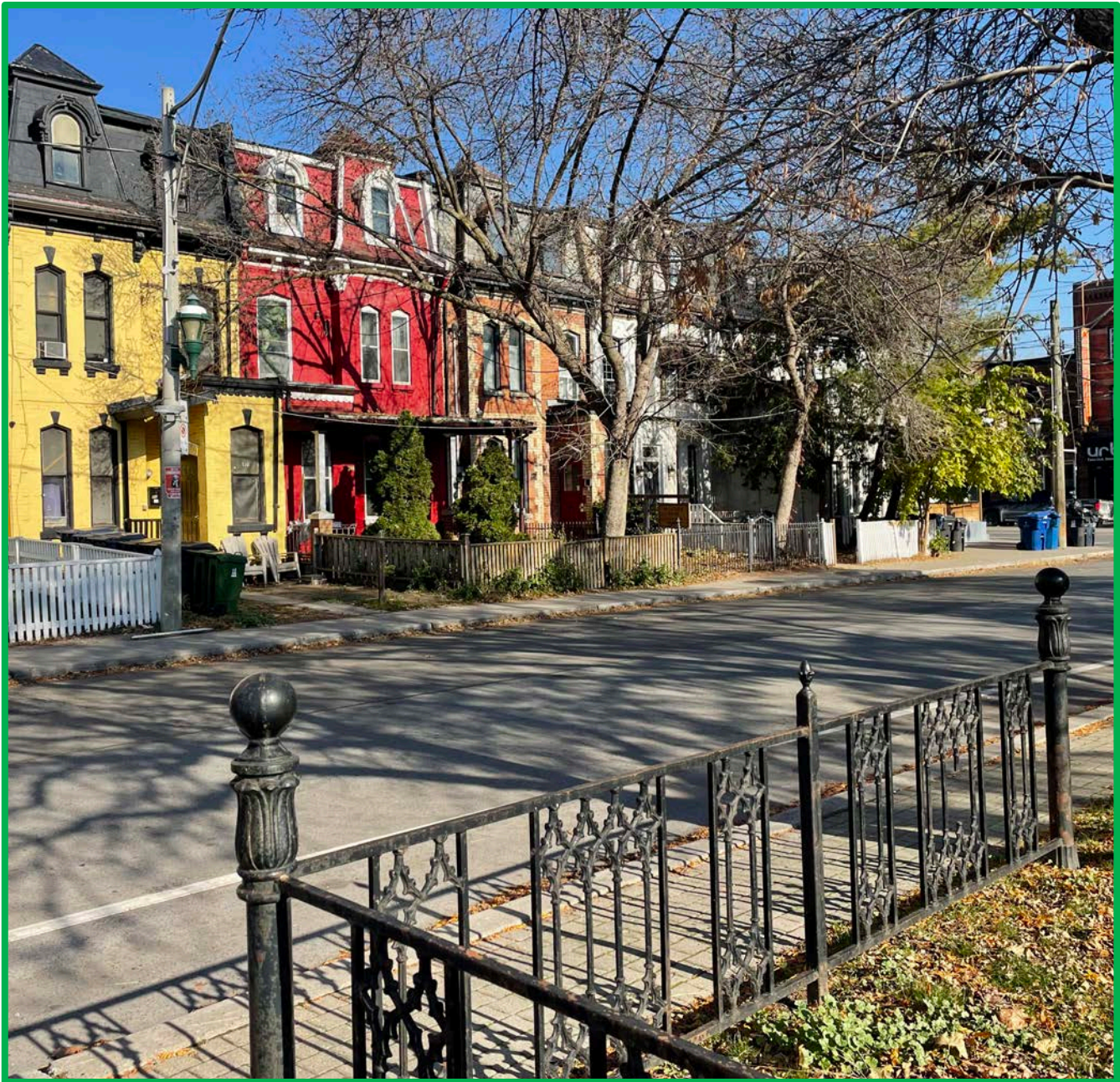


Figure 91: North side of Gerrard St. E west of Parliament St. from Anniversary Park.

8. Policies and Guidelines for Parks and Public Realm

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.

The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the HCD Plan *policies* might be achieved. However there may be other methods for satisfying related *policies*. *Guidelines* are useful directions on how to meet the *policies* of the HCD Plan.

8.1 Parkettes and Public Spaces

There are currently two public parkettes in the District: Anniversary Park on Gerrard Street, and the Ontario Street Parkette as well as city-owned public spaces such as the library. The *guidelines* developed here provide direction to conserve and enhance the *cultural heritage values* of the District.

- a. If *rehabilitating* the District's two parkettes or *adding* new public spaces, ensure that they may contribute to an understanding of the District's *cultural heritage value*.
- b. Consider the incorporation of wayfinding, heritage interpretation and landscape design features that reflect the District's diverse history and contribute to place-making initiatives within the neighbourhood.
- c. In consultation with Indigenous communities, encourage the incorporation of interpretation and meaningful recognition of local Indigenous heritage, into the design or re-design of parkettes or other public spaces, to honour or celebrate the area's historic and contemporary Indigenous presence.



Figure 92: Ontario Street Parkette between Shuter St. and Dundas St. E.



Figure 93: Anniversary Park.

8.2 Gateway

Gateways communicate entry points and transitions in the urban fabric between surrounding areas and Cabbagetown Southwest. There is one significant gateway in the District at the intersection of Gerrard and Parliament streets, which includes Anniversary Park

8.2.1 Consider the District's *cultural heritage values* when considering design improvements affecting the Gerrard and Parliament street Gateway.



Figure 94: Gateway to Cabbagetown Southwest area at Parliament St. and Gerrard St.

8.3 Street and laneway network

8.3.1 The existing street and laneway network shall be *conserved*.

- a. Landscape *alterations* within the public right-of-way, including *public realm* improvements, greening measures, storm water management infrastructure and lighting, should not obstruct or significantly *alter* the District's street and laneway network.
- b. When planning the integration of traffic mitigation or safety measures, greening measures including the integration storm water management infrastructure, it is recommended to consider the *character sub-area(s)* where the *intervention* is planned.
- c. Consider the original footprint of Gerrard and Dundas streets, in the case of the redesign of those streets.



Figure 95: An example of the laneways within the District.



Figure 96: Tree canopy of Seaton St. north of Dundas St. E.

8.4 Tree Canopy

Tree canopy refers to the aggregate of the crowns of trees, composed of all foliage, twigs and fine branches, which form a three-dimensional mass when viewed from below, and a cover when measured from above.

City policies aiming at tree conservation often measure *tree canopy cover*, which is a measure of the extent of the *tree canopy*. This measurement takes a birds-eye view of the overall extent and coverage of the *tree canopy*. While cover provides an important metric for understanding the *tree canopy*, the massing of the tree's branches and crowns, as seen from the public realm in the District, contribute to that *heritage attribute*.

8.4.1 The District's *tree canopy* shall be conserved, and opportunities to enhance the *tree canopy* should be identified.

- a. Ongoing *maintenance* of existing trees, replacement of trees that must be removed, and planting of new trees is strongly encouraged.
- b. *Public realm* improvements on Dundas and Gerrard Streets should consider reinstating the streets' trees that contribute to *tree canopy* that were lost with their widening.

8.5 Street Furniture

8.5.1 Street furniture design should be consistent throughout the District. A coherent set of street furniture may be selected from existing City *guidelines* or may follow a unique design to express the District's *cultural heritage value*.

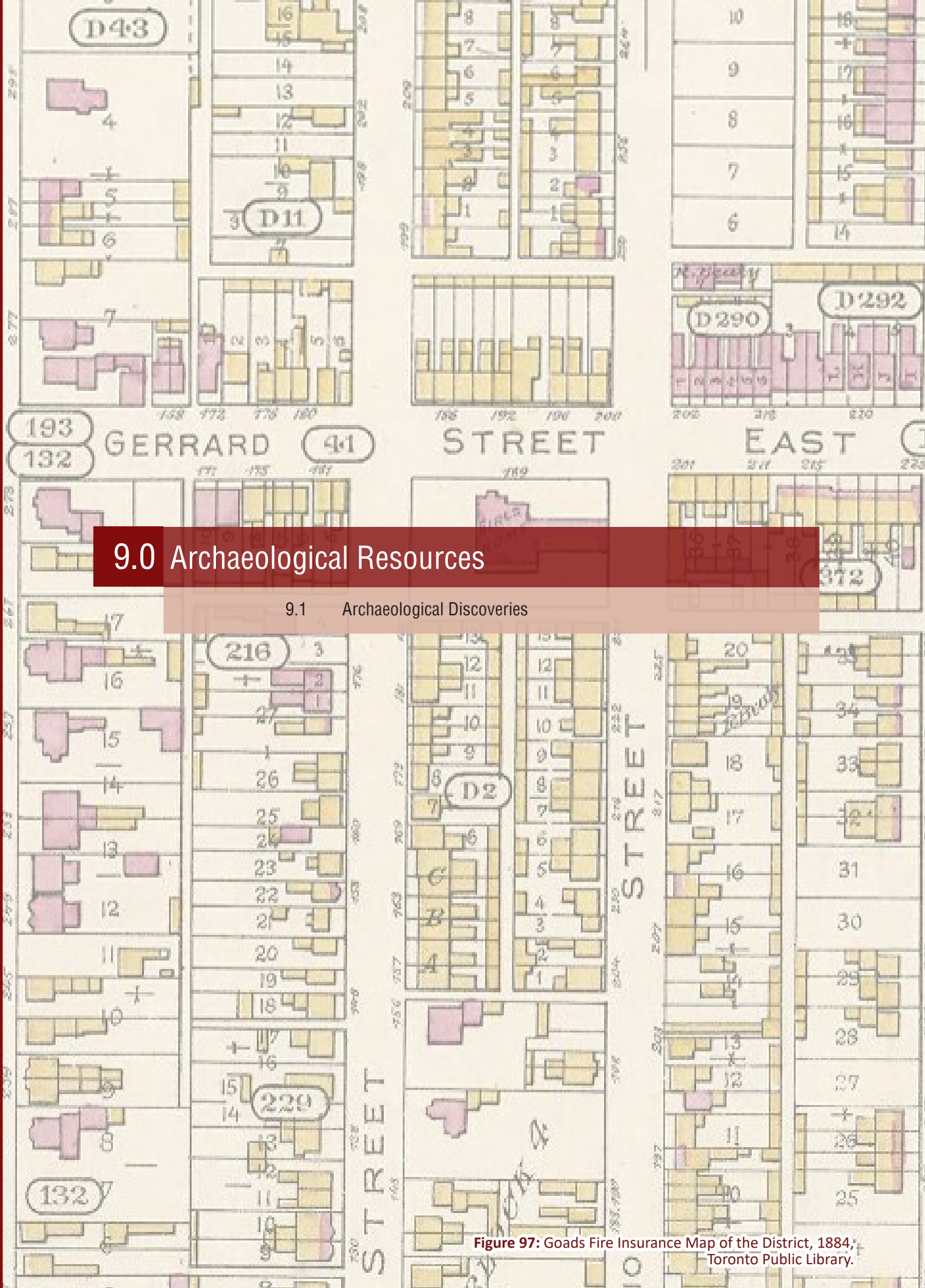
a. Consider the incorporation of wayfinding, heritage interpretation and landscape design features that reflect the District's diverse history and contribute to place-making initiatives within the neighbourhood.

8.6 Utilities and Public Works

8.6.1 Ongoing requirements for public works and utility upgrades shall be met within the District, however, utility companies and City departments shall consult Heritage Planning prior to work being undertaken.

8.6.2 Installation of below and above ground services, and other public works or utilities, including storm water management infrastructure, should avoid non-reversible and visible *alterations* to *contributing properties* or *adjacent* to *contributing properties*.

8.6.3 Installation of under and above ground services, and other public works or utilities should limit non-reversible and visible *alterations* to the District's *tree canopy*.



9.0 Archaeological Resources

9.1 Archaeological Discoveries

Figure 97: Goads Fire Insurance Map of the District, 1884, Toronto Public Library.

9. Archaeology

The following section contains *policies* and *guidelines* for Archaeology in the Cabbagetown Southwest Heritage Conservation District (HCD). The definitions of all terms identified in italics in the following section can be found in Appendix A: Definitions.



Figure 98: Historic view of Ontario Street Parkette, 1972.

9.1 Archaeological discoveries

The City of Toronto's Archaeological Management Plan addresses archaeological potential on a simple "yes" or "no" basis, with regards to whether a property exhibits archaeological potential, or it does not. An archaeological assessment is required when a property with archaeological potential is subject to an application under the Planning Act.

At the time of writing the Plan, no portions of the District have been identified as having potential. However, new discoveries, inputs and studies may contribute to different understandings of archaeological potential over time, as can the identification and mapping of those areas. Any future updates to the definition of the District's archaeological potential will be represented in the City of Toronto's Archaeological Management Plan.

9.1.1 Heritage Planning must be notified of any discovery of *archaeological resources* within the District on *contributing* and *non-contributing properties*, including parks and the *public realm*.

10.0

Implementation and Administration of

- 10.1 Heritage Permits Deemed to be Issued
- 10.2 Heritage Permit Process
- 10.3 Heritage Impact Assessment



Figure 99: 406 Dundas St. E., 1972, City of Toronto Archives.

10.1 Heritage Permits Deemed to be Issued

Applications for erection, *demolition*, *alteration*, or *removal* of a building or structure within the District require a heritage permit. In accordance with Part V of the OHA and with Chapter 103 of the City of Toronto Municipal Code, certain classes of *alterations* are considered minor in nature and may be carried out without applying for a heritage permit. These include:

- Painting of wood, stucco or metal finishes
- Repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that they are repaired *in-kind*
- Installation of eavestroughs
- Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping
- Installation of exterior lights
- Temporary commercial signage (i.e. “sale” sign in a window display)
- *Maintenance* of existing features
- Landscaping (hard and soft) that does not require subsurface excavation/grade changes
- Repair of existing utilities or public works
- Temporary or seasonal installations, such as planters, patios and seasonal decorations

Although a heritage permit is not required for the above classes of *alterations*, property owners and tenants are encouraged to conform to the spirit and intent of the Plan for all work undertaken on their properties.

10.2 Heritage Permit Process

Owners of property within the District are required to submit a heritage permit application for *alterations* that are visible from the *public realm*. Proposed *alterations* are reviewed for consistency with this Plan, as well as with any applicable heritage designation by-laws, easement agreements or other heritage protections registered to the individual property. While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the *public realm*, this Plan does not apply to the *alteration* of interiors or to exteriors that cannot be seen from the *public realm*.

Section 10.1 of this Plan includes a list of minor *alterations* that do not require a heritage permit within the District.

Heritage Permit Process

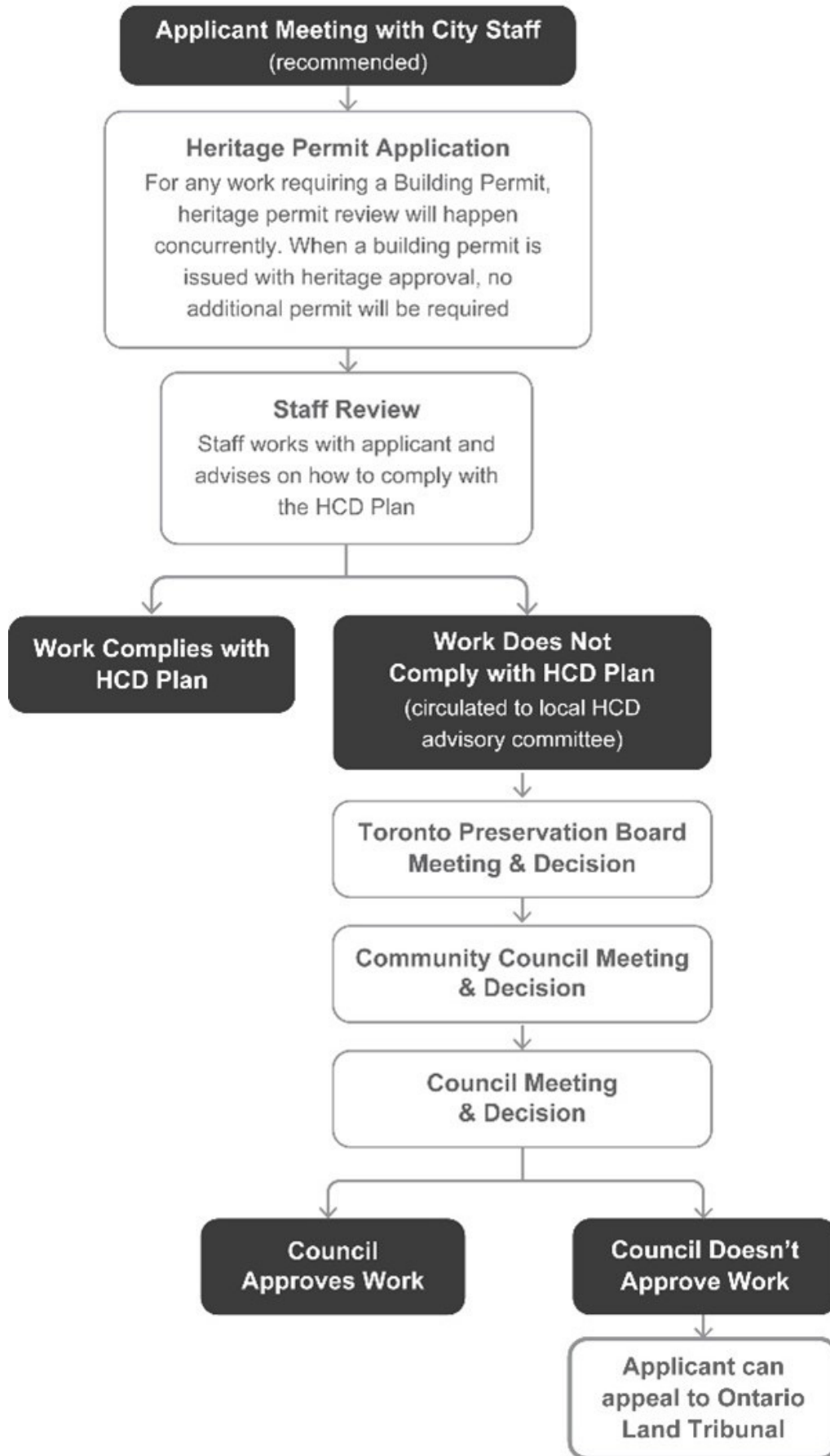


Figure 100: Flow Chart of the Heritage Permit Process.

10.3 Heritage Impact Assessment

To be accompanied with flow chart illustrating city process
The City of Toronto's Official Plan states that a Heritage Impact Assessment may be requested for development proposals on any property that is listed on the Heritage Register; this includes any property within the District. A Heritage Impact Assessment will be required to accompany any applications for a zoning by-law amendment, Official Plan amendment, consent to sever or site plan agreement. The Heritage Impact Assessment must be prepared by a qualified heritage professional. The purpose of a Heritage Impact Assessment is to describe and assess the existing physical condition of a heritage resource, the potential for the *restoration* and reuse of the heritage resource, and how the proposed *alteration* or development conserves the heritage resource.

For additions to contributing and non-contributing properties:

"The City of Toronto may require heritage impact assessments for *additions to contributing properties* (also for *non-contributing properties*) to determine the impact of the *addition* on the *cultural heritage value* and [*heritage*] *attributes* of the district."

For demolitions:

"A heritage impact assessment will be required to determine the impact of replacement buildings on the *cultural heritage value* and [*heritage*] *attributes* of the district."

For new development:

"A heritage impact assessment may be required to determine the impact of new buildings and structures on the *cultural heritage value* and [*heritage*] *attributes* of the district."



Figure 101: West side of Berkeley St north of Dundas St. E.



11.0 Recommendations

11.1 Periodic Review

Figure 102: 237-239 Gerrard St. E, 1929, City of Toronto Archives.

11.1 Periodic Review

It is recommended that the City undertake a review of the Cabbagetown Southwest HCD Plan and its objectives no more than ten years after it has come into force. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its ability to be enforced.

A preliminary review may be initiated by the City, who will initiate the review in coordination with the local HCD advisory committee. If the preliminary review determines that changes to the Plan are required, then an in-depth review will be completed to determine the specific nature and content of changes to the Plan. An outside consultant may be retained for the purpose of complete the intensive review.

Changes to this Plan must be carefully considered, and only undertaken in the spirit of *conservation* which informed its preparation. Where Council accepts recommended changes to the Plan it will do so through an amendment to this Plan and its by-law.

12.0

Appendices

- A. Definitions
- B. Heritage Incentives
- C. Index of Contributing Properties
- D. Statement of Contributions
- E. List of Non-Contributing Properties
- F. Transition

Appendix A

Definitions

Additions: New construction that extends the existing structure in any direction, and which increases the building's existing volume.

Adjacent: Lands adjoining a property on the Heritage Register or lands that are directly across from and near to a *contributing property* and separated by land used as a private or public road, street, lane, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these. (*Official Plan*)

Alteration: “alter” means to change a property on the Heritage Register in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning. (*Ontario Heritage Act*)

Archaeological Resource: Includes artifacts, archaeological sites, marine archaeological sites as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological field work undertaken in accordance with the Ontario Heritage Act.

Block Frontage: Includes all properties on the subject property's block that have a principal façade oriented towards the adjacent right of way. Corner properties should refer to the block frontage of which their primary elevation forms a component of.

Character sub-area: a geographic area within the district that is a component of the District and that contributes to the *cultural heritage value* of the District while retaining unique *heritage attributes* that demonstrate a distinct character.

Combined Property: A property that contains both *contributing* and *non-contributing properties* due to the consolidation of two or more properties or a *contributing property* that contains significant vacant space in *addition* to buildings or structures.

Compatible: The harmonious integration of change with its surrounding context. This refers to the physical and visual impact of alterations or new development. Physical compatibility refers to the use of materials, assemblies and construction methods that are well suited to existing materials on a *contributing property*. Visual compatibility refers to designing new work in such a way that it is distinguishable yet complementary to its design, massing, articulation, and proportions. Compatible has a corresponding meaning.

Conservation: A sequence of actions — from understanding the heritage resource, to planning for its protection and management, and intervening through projects or *maintenance*. (*Standards and Guidelines*)

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their *cultural heritage value* or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or Heritage Impact Assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. Conservation and conserve have corresponding meanings. (*Official Plan*)

Contributing Property: A property, structure, landscape element or other feature of an HCD that supports the identified significant *cultural heritage values*, character and *integrity* of the District. (*HCDs in Toronto*)

Cultural Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The cultural heritage value of an historic place is embodied in its *heritage attributes* and its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Demolition: The complete destruction of a heritage structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date. (*Official Plan*) Demolition and demolish have corresponding meanings.

Guideline: Recommended methods of achieving an associated policy.

Heritage Attributes: In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their *cultural heritage value* or interest. (*Ontario Heritage Act*) These include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the *cultural heritage value* of an historic place, which must be retained to *conserve* its *cultural heritage value*.

Infill: The construction of a building or structure on a vacant parcel or portion of land located in a predominately built out area.

In-kind: With the same form, material, and detailing as the existing. (*Standards and Guidelines*)

Integrity: A measure of the wholeness and intactness of the *cultural heritage values* and attributes of a *contributing property*. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its *cultural heritage value*; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse effects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment. (*Official Plan*)

Intervention: Any action, other than demolition or destruction, that results in a physical change to an element of a historic place or *contributing property*. (*Standards and Guidelines*)

Light Trespass: The intrusion of light from a nearby source, typically through a window or onto a property.

Maintenance: Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save. (*Standards and Guidelines*). Maintenance and maintain have corresponding meanings.

New development: New construction and *additions* to existing buildings or structures.

Non-Contributing Property: A property, structure, landscape element or feature of a district that does not support the overall *cultural heritage values*, character and *integrity* of the District. (*HCDs in Toronto*)

Patina: The patina is the result of the natural aging of a material and provides it with a protective coating.

Pattern of Building: the repeated physical characteristics of buildings within an area, on a street or block, including the building footprint, organization, and massing. (*City of Toronto Design Guidelines*)

Policy: In this document, policies set the direction for the management of the District and are the primary means by which the Plan area's *cultural heritage values* and *heritage attributes* are *conserved* and change is managed.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form,

and integrity of an historic place, or of an individual component, while protecting its heritage value. (*Standards and Guidelines*) Preservation and preserve have corresponding meanings.

Primary Structure: The main structure of a property visible from the *public realm*, excluding rear wings and *additions*.

Public Realm: Any street, sidewalk, laneway, park, privately owned, publicly accessible open space, or other public spaces.

Rehabilitation: The action or process of making possible a continuing or *compatible* contemporary use of an historic place, or an individual component, while protecting its heritage value. (*Standards and Guidelines*)

Removal: The complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property. (*Official Plan*)

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (*Standards and Guidelines*)

Setback: A horizontal distance measured at a right angle from any lot line to the nearest part of the main wall of a building or structure.

Stepback: The measure by which a portion of a building mass above grade level is recessed from the wall of the building directly below.

Street proportions: the ratio of the height of buildings along the edges of a street and the width of the space between the building faces on each side of the street includes setbacks. (*City of Toronto Design Guidelines*)

Streetwall: The streetwall is the portion of a building immediately fronting onto a street, forming a built form edge to the *adjacent* right-of-way.

Three-dimensional integrity: A building in three dimensions including all of its sides including its roof planes.

Tree canopy: An area of leaves and branches that provide shade, contribute to energy reduction and water retention and attenuate and intercept rainfall. It can include large shrubs as well as trees of all sizes depending on the method used to determine the canopy. (*Toronto's Strategic Forest Management Plan*)

Appendix B

Heritage Incentives

Incentive programs from all levels of government are critical conservation tools. They can provide funding support for property owners who are conserving their properties, often at considerable expense.

The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of conservation: the Toronto Heritage Grant Program, and the Toronto Heritage Property Tax Rebate Program. Beyond providing funding support, these programs assist successful applicants in reaching the highest conservation standards possible for their projects.

The Heritage Property Tax Rebate Program offers a tax rebate of 40% of taxes paid on the portions of eligible properties that have been identified as heritage attribute in a Heritage Easement Agreement. Revisions to the program in 2015 updated eligibility to include commercial or industrial properties exclusively, including properties within Heritage Conservation Districts (identified as *contributing properties*). This update included revisions that recalculate rebates to provide matching funds for eligible conservation work. The provincial government shares the cost of rebates with the City according to the education portion of the property taxes.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage conservation work to owners of properties that are designated under Part IV or Part V of the Ontario Heritage Act. The program receives stable annual funding; at the time of writing, funding is at just over \$300,000 annually. Revisions to the program in 2015 have updated eligibility for the program to include residential and tax-exempt properties exclusively.

Appendix C

Index of Contributing Properties

Berkeley	306 Berkeley St	353 Berkeley St
232 Berkeley St	308 Berkeley St	355 Berkeley St
234 Berkeley St	310 Berkeley St	356 Berkeley St
236 Berkeley St	312 Berkeley St	357 Berkeley St
251 Berkeley St	314 Berkeley St	358 Berkeley St
255 Berkeley St	316 Berkeley St	359 Berkeley St
257 Berkeley St	318 Berkeley St	360 Berkeley St
259 Berkeley St	320 Berkeley St	362 Berkeley St
261 Berkeley St	322 Berkeley St	364 Berkeley St
267 Berkeley St	324 Berkeley St	365 Berkeley St
269 Berkeley St	326 Berkeley St	366 Berkeley St
270 Berkeley St	328 Berkeley St	367 Berkeley St
272 Berkeley St	330 Berkeley St	368 Berkeley St
274 Berkeley St	332 Berkeley St	369 Berkeley St
276 Berkeley St	334 Berkeley St	370 Berkeley St
278 Berkeley St	336 Berkeley St	371 Berkeley St
280 Berkeley St	337 Berkeley St	372 Berkeley St
282 Berkeley St	338 Berkeley St	373 Berkeley St
284 Berkeley St	339 Berkeley St	374 Berkeley St
286 Berkeley St	340 Berkeley St	375 Berkeley St
288 Berkeley St	341 Berkeley St	376 Berkeley St
290 Berkeley St	342 Berkeley St	377 Berkeley St
292 Berkeley St	343 Berkeley St	378 Berkeley St
294 Berkeley St	344 Berkeley St	379 Berkeley St
296 Berkeley St	345 Berkeley St	380 Berkeley St
298 Berkeley St	346 Berkeley St	381 Berkeley St
300 Berkeley St	347 Berkeley St	382 Berkeley St
302 Berkeley St	349 Berkeley St	383 Berkeley St
304 Berkeley St	351 Berkeley St	384 Berkeley St

385 Berkeley St
386 Berkeley St
387 Berkeley St
388 Berkeley St
389 Berkeley St
390 Berkeley St
391 Berkeley St
393 Berkeley St

Central Hospital Lane

15 Central Hospital Lane
17 Central Hospital Lane

Dundas

330 Dundas St E
331 Dundas St E
333 Dundas St E
335 Dundas St E
336 Dundas St E
340 Dundas St E
342 Dundas St E
343 Dundas St E
344 Dundas St E
345 Dundas St E
346 Dundas St E
358 R Dundas St E
358 Dundas St E
360 Dundas St E
362 Dundas St E
364 Dundas St E
365 Dundas St E
366 Dundas St E

368 Dundas St E
370 Dundas St E
374 Dundas St E
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377 Dundas St E
382 Dundas St E
386 Dundas St E
388 Dundas St E
390 Dundas St E

404 Dundas St E
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417 Dundas St E
420 Dundas St E
422 Dundas St E
426 Dundas St E
428 Dundas St E
429 Dundas St E
432 Dundas St E

Gerrard

201 Gerrard St E
202 Gerrard St E
203 Gerrard St E
204 Gerrard St E
205 Gerrard St E
206 Gerrard St E

207 Gerrard St E
210 Gerrard St E
212 Gerrard St E
216 Gerrard St E
218 Gerrard St E
220 Gerrard St E
222 Gerrard St E
224 Gerrard St E
226 Gerrard St E
228 Gerrard St E
230 Gerrard St E
232 Gerrard St E
236 Gerrard St E
237 Gerrard St E
238 Gerrard St E
238A Gerrard St E
239 Gerrard St E
240 Gerrard St E
241 Gerrard St E
242 Gerrard St E
243 Gerrard St E
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248 Gerrard St E
249 Gerrard St E
250 Gerrard St E
251 Gerrard St E
252 Gerrard St E
253 Gerrard St E
254 Gerrard St E

255 Gerrard St E	228 Ontario St	308 Ontario St
256 Gerrard St E	230 Ontario St	310 Ontario St
257 Gerrard St E	231 Ontario St	311 Ontario St
258 Gerrard St E	232 Ontario St	312 Ontario St
259 Gerrard St E	233 Ontario St	313 Ontario St
260 Gerrard St E	234 Ontario St	315 Ontario St
261 Gerrard St E	236 Ontario St	316 Ontario St
262 Gerrard St E	238 Ontario St	317 Ontario St
263 Gerrard St E	240 Ontario St	319 Ontario St
264 Gerrard St E	241 Ontario St	320 Ontario St
265 Gerrard St E	242 Ontario St	321 Ontario St
266 Gerrard St E	246 Ontario St	323 Ontario St
284 Gerrard St E	248 Ontario St	324 Ontario St
286 Gerrard St E	250 Ontario St	326 Ontario St
288 Gerrard St E	252 Ontario St	327 Ontario St
290 Gerrard St E	254 Ontario St	328 Ontario St
292 Gerrard St E	256 Ontario St	330 Ontario St
294 Gerrard St E	258 Ontario St	332 Ontario St
296 Gerrard St E	264 Ontario St	333 Ontario St
	266 Ontario St	334 Ontario St
Milan	267 Ontario St	335 Ontario St
270 Milan St	269 Ontario St	336 Ontario St
	270 Ontario St	337 Ontario St
Ontario	275 Ontario St	338 Ontario St
218 Ontario St	288 Ontario St	340 Ontario St
219 Ontario St	290 Ontario St	342 Ontario St
220 Ontario St	291 Ontario St	346 Ontario St
221 Ontario St	294 Ontario St	348 Ontario St
222 Ontario St	301 Ontario St	352 Ontario St
223 Ontario St	304 Ontario St	354 Ontario St
224 Ontario St	306 Ontario St	356 Ontario St
227 Ontario St	307 Ontario St	359 Ontario St

361 Ontario St	430 Ontario St	81 Seaton St
362 Ontario St	431 Ontario St	83 Seaton St
364 Ontario St	433 Ontario St	85 Seaton St
365 Ontario St	435 Ontario St	87 Seaton St
366 Ontario St	437 Ontario St	91 Seaton St
368 Ontario St	440 Ontario St	92 Seaton St
370 Ontario St	441 Ontario St	94 Seaton St
372 Ontario St	442 Ontario St	95 Seaton St
373 Ontario St	445 Ontario St	96 Seaton St
374 Ontario St	446 Ontario St	98 Seaton St
375 Ontario St	447 Ontario St	100 Seaton St
376 Ontario St	448 Ontario St	101 Seaton St
377 Ontario St	449 Ontario St	102 Seaton St
380 Ontario St	450 Ontario St	103 Seaton St
382 Ontario St	450 A Ontario St	104 Seaton St
383 Ontario St	452 Ontario St	105 Seaton St
384 Ontario St	453 Ontario St	106 Seaton St
385 Ontario St	454 Ontario St	107 Seaton St
386 Ontario St	454 1/2 Ontario St	108 Seaton St
387 Ontario St	455 Ontario St	109 Seaton St
389 Ontario St	456 Ontario St	110 Seaton St
391 Ontario St	458 Ontario St	112 Seaton St
411 Ontario St		114 Seaton St
414 Ontario St	Seaton	115 Seaton St
416 Ontario St	63 Seaton St	116 Seaton St
418 Ontario St	65 Seaton St	117 Seaton St
420 Ontario St	67 Seaton St	118 Seaton St
424 Ontario St	69 Seaton St	119 Seaton St
425 Ontario St	71 Seaton St	120 Seaton St
426 Ontario St	75 Seaton St	121 Seaton St
427 Ontario St	77 Seaton St	122 Seaton St
429 Ontario St	79 Seaton St	123 Seaton St

125 Seaton St	184 Seaton St	232 Seaton St
126 Seaton St	185 Seaton St	234 Seaton St
127 Seaton St	186 Seaton St	235 Seaton St
128 Seaton St	187 Seaton St	236 Seaton St
129 Seaton St	188 Seaton St	237 Seaton St
130 Seaton St	188 A Seaton St	238 Seaton St
132 Seaton St	189 Seaton St	239 Seaton St
133 Seaton St	190 Seaton St	240 Seaton St
134 Seaton St	191 Seaton St	241 Seaton St
135 Seaton St	192 Seaton St	242 Seaton St
136 Seaton St	193 Seaton St	243 Seaton St
137 Seaton St	195 Seaton St	244 Seaton St
138 Seaton St	197 Seaton St	245 Seaton St
139 Seaton St	198 Seaton St	247 Seaton St
140 Seaton St	199 Seaton St	249 Seaton St
141 Seaton St	200 Seaton St	251 Seaton St
142 Seaton St	201 Seaton St	253 Seaton St
143 Seaton St	202 Seaton St	255 Seaton St
145 Seaton St	203 Seaton St	256 Seaton St
147 Seaton St	204 Seaton St	257 Seaton St
149 Seaton St	205 Seaton St	258 Seaton St
167 Seaton St	208 Seaton St	259 Seaton St
169 Seaton St	210 Seaton St	260 Seaton St
171 Seaton St	213 Seaton St	261 Seaton St
173 Seaton St	216 Seaton St	262 Seaton St
175 Seaton St	220 Seaton St	263 Seaton St
177 Seaton St	222 Seaton St	264 Seaton St
179 Seaton St	223-225 Seaton St	265 Seaton St
180 Seaton St	224 Seaton St	267 Seaton St
181 Seaton St	226 Seaton St	268 Seaton St
182 Seaton St	227-229 Seaton St	270 Seaton St
183 Seaton St	231 Seaton St	272 Seaton St

295 Seaton St
296 Seaton St
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307 Seaton St
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327 Seaton St
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330 Seaton St
331 Seaton St
332 Seaton St
333 Seaton St
334 Seaton St

Appendix D

Statements of Contribution

DUE TO LENGTH, APPENDIX D IS A SEPARATE DOCUMENT

Appendix E

List of Non-Contributing Properties

Berkeley	398 Dundas St E	257 Ontario St
238 Berkeley St	400 Dundas St E	259 Ontario St
240 Berkeley St	401 Dundas St E	260 Ontario St
246 B Berkeley St	419 Dundas St E	261 Ontario St
246 A Berkeley St	425 Dundas St E	262 Ontario St
248 B Berkeley St		265 Ontario St
248 A Berkeley St	Gerrard	271 Ontario St
250 A Berkeley St	208 Gerrard St E	295 Ontario St
250 B Berkeley St	209 Gerrard St E	297 Ontario St
252 A Berkeley St	211 Gerrard St E	299 Ontario St
252 B Berkeley St	213 Gerrard St E	303 Ontario St
254 B Berkeley St	214 Gerrard St E	305 Ontario St
254 A Berkeley St	219 Gerrard St E	349 Ontario St
263 Berkeley St	227 Gerrard St E	358 Ontario St
265 Berkeley St	234 Gerrard St E	367 Ontario St
275 Berkeley St	269 Gerrard St E	369 Ontario St
	270 Gerrard St E	379 Ontario St
Dundas	280 Gerrard St E	381 Ontario St
339 Dundas St E		408 Ontario St
381 Dundas St E	Ontario	413 Ontario St
383 Dundas St E	235 Ontario St	415 Ontario St
385 Dundas St E	237 Ontario St	417 Ontario St
387 Dundas St E	243 Ontario St	419 Ontario St
389 Dundas St E	245 Ontario St	421 Ontario St
391 Dundas St E	247 Ontario St	423 Ontario St
392 Dundas St E	249 Ontario St	434 Ontario St
393 Dundas St E	251 Ontario St	438 Ontario St
394 Dundas St E	253 Ontario St	
396 Dundas St E	255 Ontario St	

Seaton

- 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
- 221 Seaton St
- 248 Seaton St
- 250 Seaton St
- 252 Seaton St
- 254 Seaton St
- 303 Seaton St
- 305 Seaton St
- 320 Seaton St
- 337 Seaton St
- 339 Seaton St
- 341 Seaton St
- 343 Seaton St

Appendix F

Transition

This Plan does not apply to those approvals identified in Appendix “F” (the “Listed Approvals”). For clarity such Listed Approvals are inclusive of instruments that have been approved in principle, either by a decision of Council or the Ontario Land Tribunal, or successor, and of any pending or subsequent site plan applications which implement such approvals.

This Plan also does not apply to any modifications or changes to such Listed Approvals provided that such modifications or changes are substantially in accordance with the Conservation Plan related to the Listed Approval, if a Conservation Plan was required as part of the earlier application. For the purposes of this appendix, “approved in principle” shall mean an approval by City Council or the Ontario Land Tribunal, or successor, approving a proposal in principle, but does not require bills to have been adopted by Council or a final Order from the Ontario Land Tribunal, or successor.

This appendix shall not be interpreted as to exclude or exempt a property from this Plan should a *new development* application(s) be proposed on a property that is not substantially in accordance with such Listed Approval.

Address & Application Number	Date of Decision	OLT File/City Council Item Number	By-law
401 Dundas Street East	2023-07-19	2023.TE6.20	770-2023
227 Gerrard Street East	2018-08-21	PL171292	2021-0887 (OLT), 2021-0888 (OLT)

