



PB12.8

Designation of the Cabbagetown Southwest Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act

PB12.8 Cabbagetown SW HCD

What is the Cabbagetown Southwest HCD

The HCD designates the defined area by bylaw under Part V of the Ontario Heritage Act

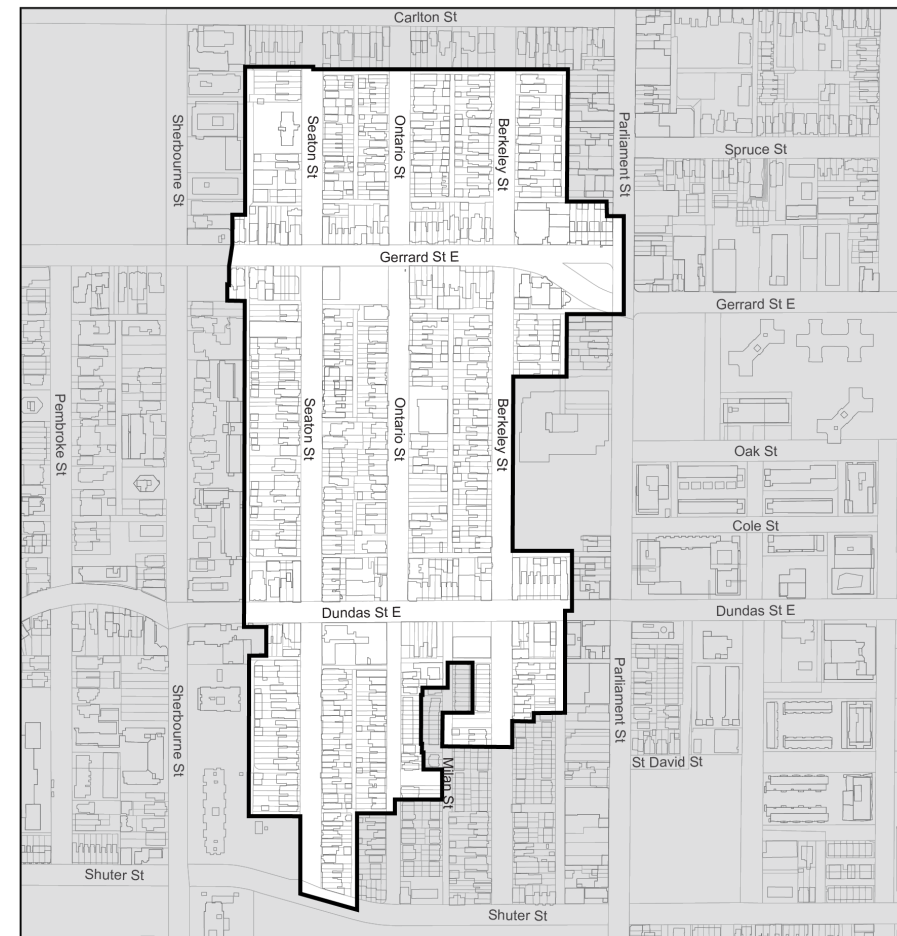
Purpose of the HCD

Manages change in the District to conserve the area's cultural heritage value by implementing policies and guidelines.

Requirements of a HCD Plan

- per Ontario Heritage Act:
 - Statement of Objectives
 - Statement of Cultural Heritage Value
 - Description of the Heritage Attributes of the HCD and properties in District
 - Policy Statements, guidelines and procedures to achieve objectives
 - Description of minor alterations not requiring a heritage permit
- At least 25% of properties in area must satisfy two or more of the nine criteria for determining cultural value or interest

The Cabbagetown Southwest HCD Study process and the HCD Plan have been prepared in accordance with provincial legislation and *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*.



 **TORONTO**
HCD Boundary

**Proposed Cabbagetown SW
Heritage Conservation District (HCD)**

 HCD Boundary



Not to Scale
08/22/2023

Approx. boundaries shown:

North – Doctor O Lane (south of properties fronting Carlton St.); **West** – east side of lanes east of Sherbourne St.; **East** – west side of lanes west of Parliament St.; **South** – irregular, but to Shuter St on Seaton St and various points between Dundas and Shuter Streets toward the east.

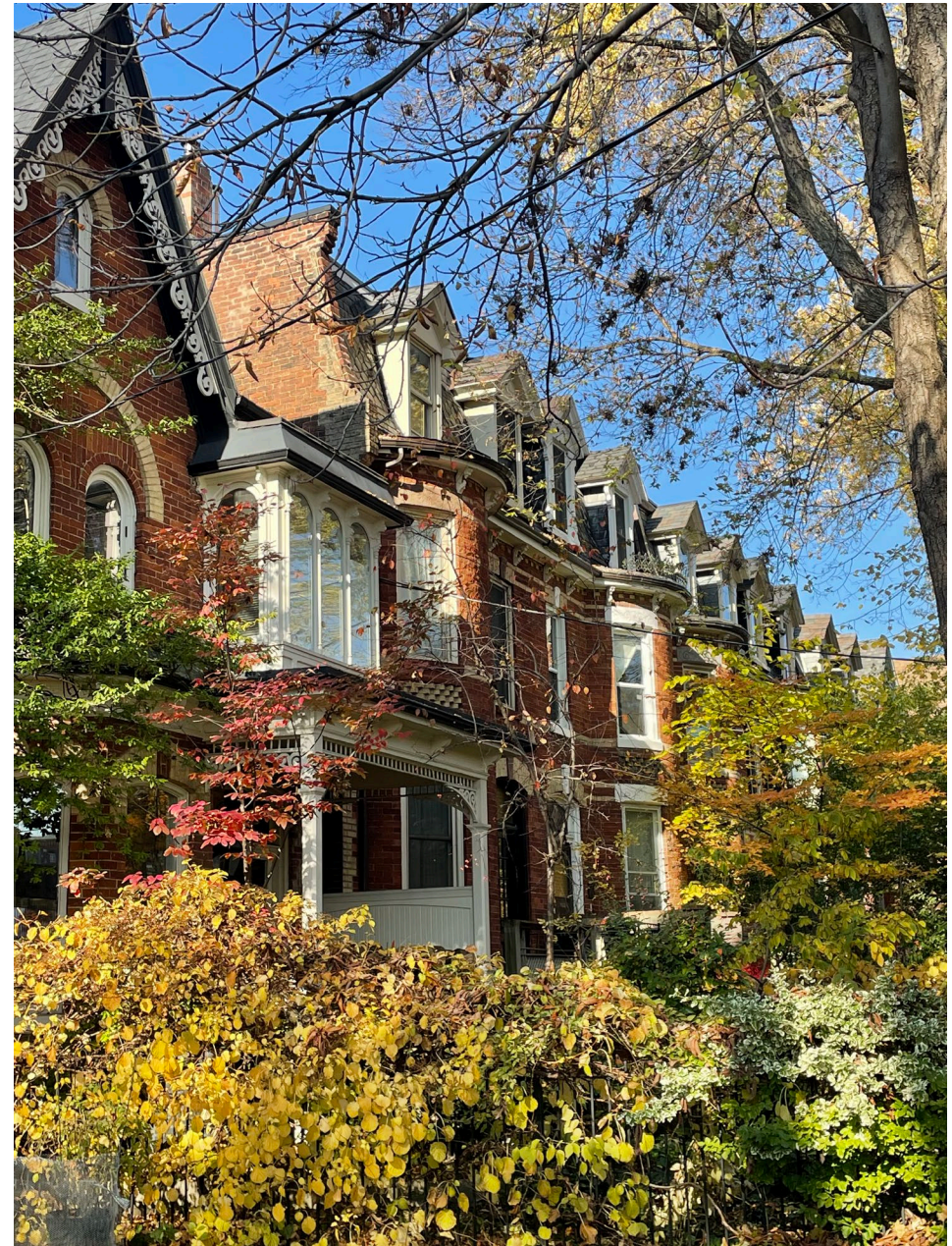
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Cabbagetown Southwest: a Place of Cultural Heritage Value

Cabbagetown Southwest is a historic and excellent example of a Victorian neighbourhood in Toronto. The coherent collection of 19th and early 20th century properties express a high quality of architectural style and rich detailing. Throughout this district, properties with consistent architectural character contribute to streetscapes and a sense of place.

Cabbagetown Southwest's cultural heritage values are based on:

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



West side of Berkeley St. between Gerrard St. E and Carlton St.

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HCD Plan Composition

The HCD comprises 589 properties:

- 484 Contributing properties (82%)
- 105 Non-contributing properties (18%)
- All 484 Contributing properties meet at least three criteria of cultural heritage value or interest
- Includes 52 currently Listed Properties on Heritage Register
- Includes Nine Properties currently Part IV Designated Properties



City of Toronto Archives, Series 372, s0372_ss0003_it1415
North side Gerrard St. E. at Parliament St, 1947, City of Toronto Archives

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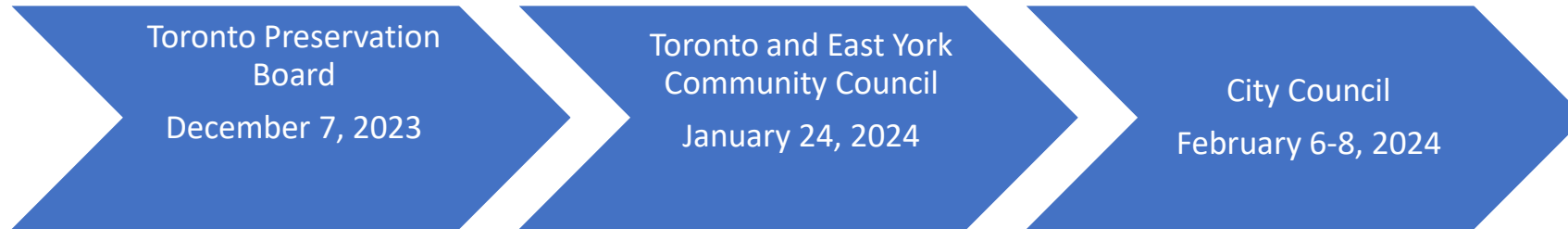
Timeline and Community Consultation

- **2019:** HCD Study Report endorsed by the Toronto Preservation Board
- **2020:** HCD Plan initiated
- **2020-23:** Five Community Advisory Group meetings (Nov 10 & 17, 2020; May 17 & 27, 2021; and July 25, 2023)
- **2021:** Community Consultation Meeting (virtual), July 2
- **2021-22:** HCD project paused during the pandemic
- **2023:** Indigenous engagement process
- **2023:** Community Consultation Meeting (open house), Sept. 21
- **2023:** HCD Plan finalized with community / stakeholder consultation



286-292 Gerrard St. E

Process of HCD Plan Finalization



- December 7, 2023 TPB meeting: opportunity to receive feedback from TPB and additional feedback from community members and the public
- Toronto and East York Community Council: additional opportunity for feedback from community members and the public