



Cabbagetown Southwest
Heritage Conservation
District Plan
Toronto Preservation Board
November 26th, 2023



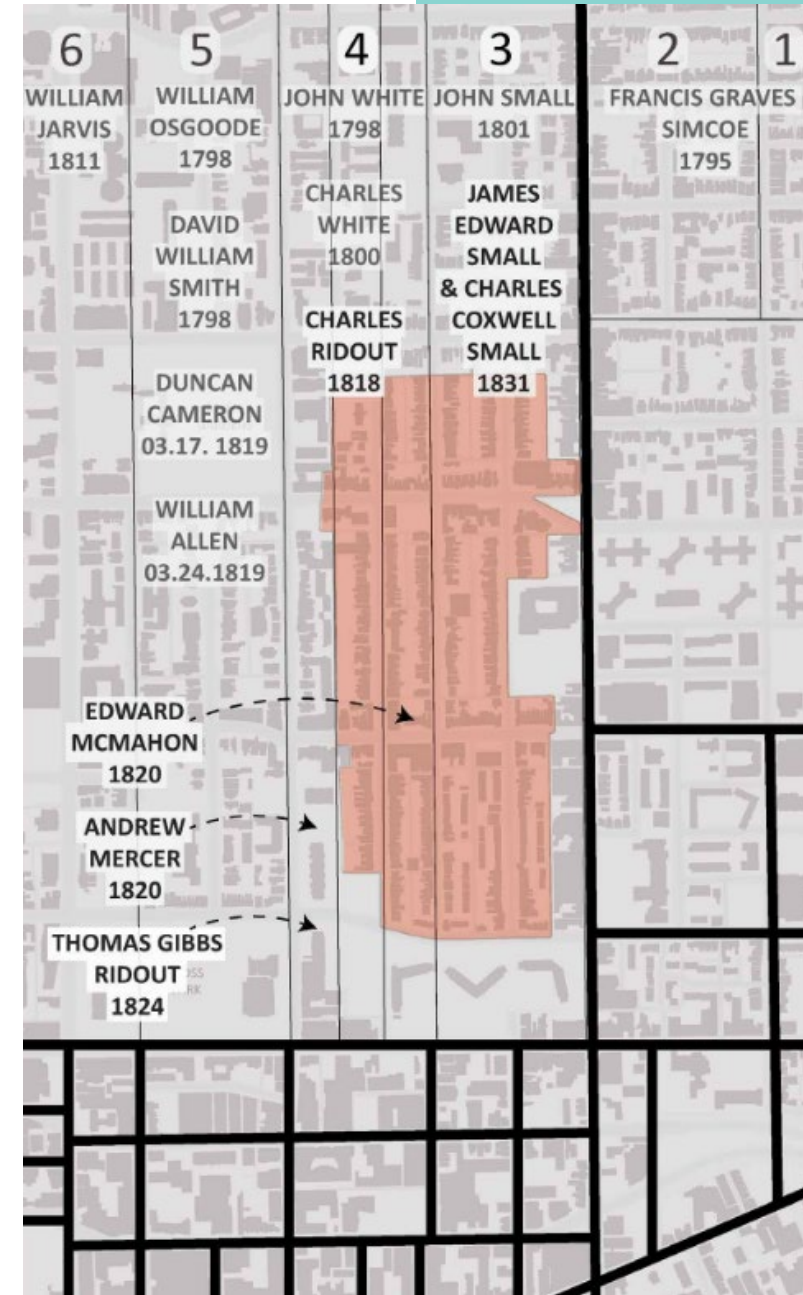
History and Evolution

Park Lot Grants and Property Subdivision (1796 – c.1850s)

This period defined the existing north-south street layouts within Cabbagetown Southwest which reflect early development patterns of Toronto.

Park Lots 3 and 4 were located directly north of the Original 10 blocks surveyed for the Town of York. Given its proximity to the original town centre, the area was very desirable.

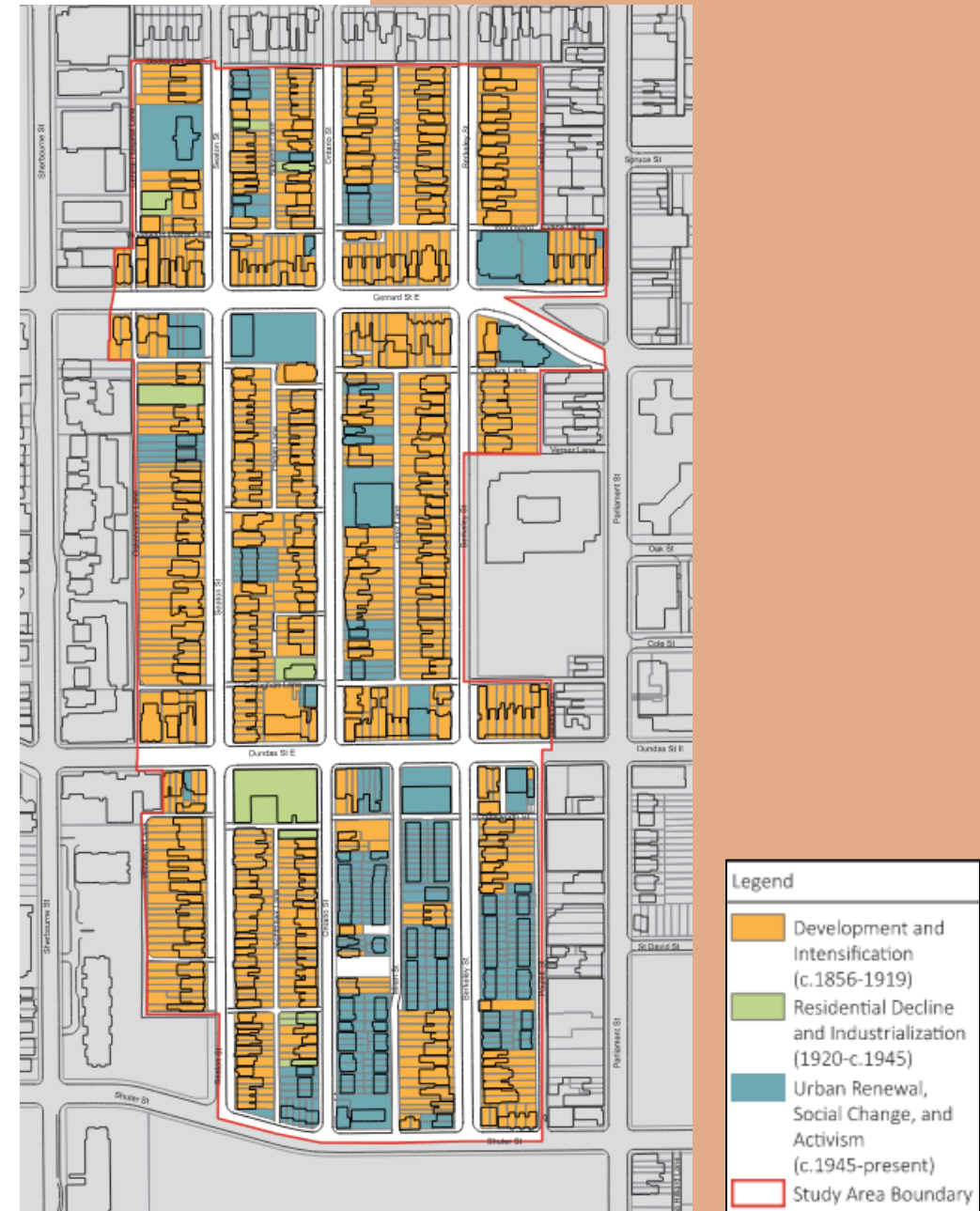
The street layout and block subdivisions reflect Toronto's early neighbourhoods surveyed by John Howard, who created the present day grid pattern with rear and side laneway access.



History and Evolution Development and Intensification (c.1856 – 1919)

Most of the extant buildings in the study area date from this period. The long north-south blocks were subdivided and sold to small developers and individual owners who built homes for the influx of working-class immigrants coming to Toronto in the 1880s.

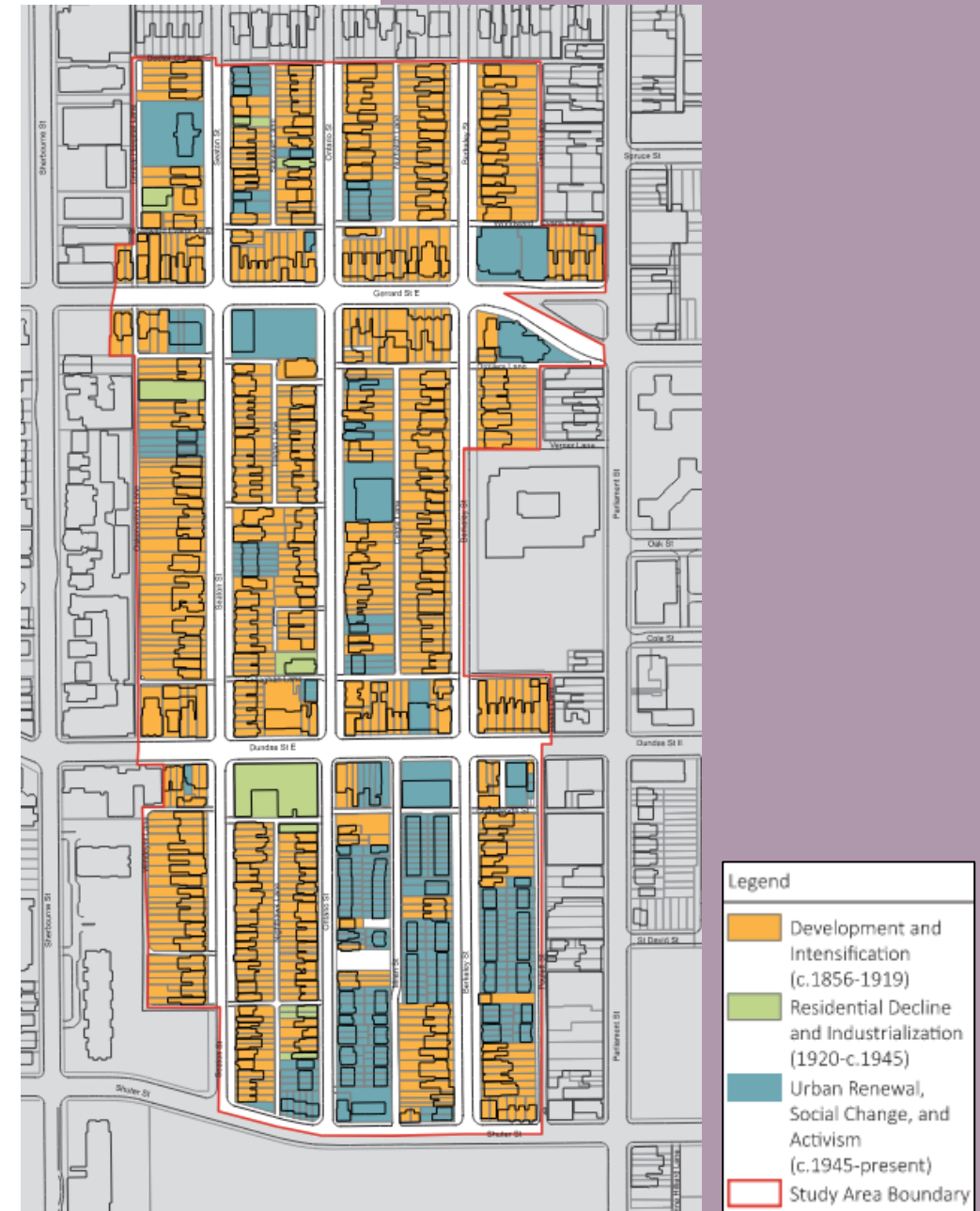
The socio-economic diversity of the neighbourhood is evident in the variety of the built form ranging from Ontario Cottages to highly ornate Victorian Bay and Gables. The area's development was further supported by the industries located at the harbour front, just south of the study area.



History and Evolution

Residential Decline and Industrialization (1920 – c.1945)

This period saw stagnation in new residential construction. An influx of industries, along with the general economic depression of the 1930s, resulted in a number of residential buildings being demolished and replaced by factory buildings particularly in the southeast quadrant of the study area. The remaining industrial buildings contribute to the area's character.



History and Evolution Urban Renewal, Social Change, and Activism (c.1945 – present)

The local residents' association is linked to the overarching history of the downtown east side's grassroots movement, resisting the City's urban renewal and demolition policies of the 1950s and 1960s that affected adjacent neighbourhoods.

A demographic shift occurred in the 1970s when many employees of the CBC and a significant population of Toronto's LGBTQ+ community moved into the neighbourhood, helping to preserve the existing historic building stock.

The LGBTQ+ community remain active members of the neighbourhood today. The study area also has a long history and direct association with a number of community organizations and institutions. Local organizations include the Cabbagetown BIA, Cabbagetown Preservation Association, and Cabbagetown HCD Advisory Committee.



Existing Heritage Protections

The study area contains 52 properties listed on the City of Toronto's Heritage Register and 9 properties designated under Part IV of the Ontario Heritage Act (OHA).



TORONTO Cabbagetown SW
Listed & Designated Properties Heritage Conservation District (HCD)

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

↑
Not to Scale
05/06/2025

Cabbagetown Southwest

A Historic Neighbourhood

Cabbagetown Southwest is an area with Victorian character in the Moss Park neighbourhood located east of Toronto's downtown. It was developed from the 19th century to early 20th century.

The neighbourhood is an excellent representation of Toronto's Victorian residential neighbourhoods. It includes diverse house typologies that reflect the historic socio-economic diversity of its residents.



What makes Cabbagetown Southwest significant?

- historical and associative values as an early Toronto residential neighbourhood with a diverse socio-economic population
- design and physical values as an excellent representation of a dense Victorian neighbourhood with a high concentration of Bay and Gable buildings
- contextual values as a neighbourhood with a cohesive built form that contrasts with nearby large-scale redevelopments such as Moss Park and Regent Park
- social and community value relating to its existing and historic institutions that have served the neighbourhood since the 19th century, as well as its history community activism

Cultural Heritage Value

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



Heritage Attributes in Cabbagetown Southwest



- The low rise predominant scale (1-3 storey residential and commercial buildings)
- The proportion of the streetwall to the street
- The fine grain buildings with their 2 storey main wall and distinct roof expression
- The balance between cohesive architectural expression and the distinct architectural details of individual buildings
- The relationship of the building entrances to grade
- The buildings built to their side lot lines or with narrow sideyard setbacks that contribute to a continuous streetwall
- The datum lines and rhythm created by the soffits punctuated with front gables

Heritage Attributes in Cabbagetown Southwest



- The articulation of the elevations with bay windows and porches
- The vertical expression of the elevations with narrow lots, vertical windows, steeply pitched gables, and bay windows
- The relatively similar (2 m to 3 m) setbacks of all houses
- The predominance of gable roofs, with the exception a few localized mansard roofs;
- The predominant use of brick and ornamentation of masonry, including the use of polychromatic brickwork and stone detailing; as well as decorative woodwork

Community Engagement

Community Consultations

- January 27th, 2021
 - Online Meeting
- September 21st, 2023
 - In-person Open House
- August 2023 – November 2023
 - City-Led Indigenous Engagement

Stakeholder Engagement

- Community Advisory Group Meetings (Virtual)
 - November 10th and 17th, 2020
 - May 17th and 27th, 2021
 - July 25th, 2023
- Dundas and Gerrard Streets with Cabbagetown BIA
 - April 21st, 2021
- Dundas and Gerrard Streets with Cabbagetown HCD Committee
 - May 25th, 2021



Heritage Conservation District Plan Contents

I. District Significance

- Description of Heritage Environment
- Statement of Cultural Heritage Value
- Heritage Attributes

II. Statement of Objectives

III. District Boundary and Resources

- District Boundary
- Building Typologies
- Architectural Styles
- Contributing and Non-Contributing Properties
- Character Sub-Areas
- Public Realm

IV. Policies and Guidelines

- Contributing Properties
- Non-Contributing Properties
- Parks and Public Realm

V. Procedures

VI. Recommendations



Characterization of District

Building Typologies

- Bay and Gable
- Side Gable
- Mansard
- Ontario Cottage
- Mixed-Use Storefront
- House-form with Storefront Addition


Architectural Styles

- Georgian Revival
- Italianate
- Romanesque Revival
- Second Empire
- Queen Anne Revival
- Victorian
- Edwardian
- Stripped Classical/Art Deco



Characterization of District – Character Sub Areas



 Residential Character Sub-Area



 Dundas and Gerrard Character Sub-Area

Categorization of Properties

Criteria for Contributing Properties:

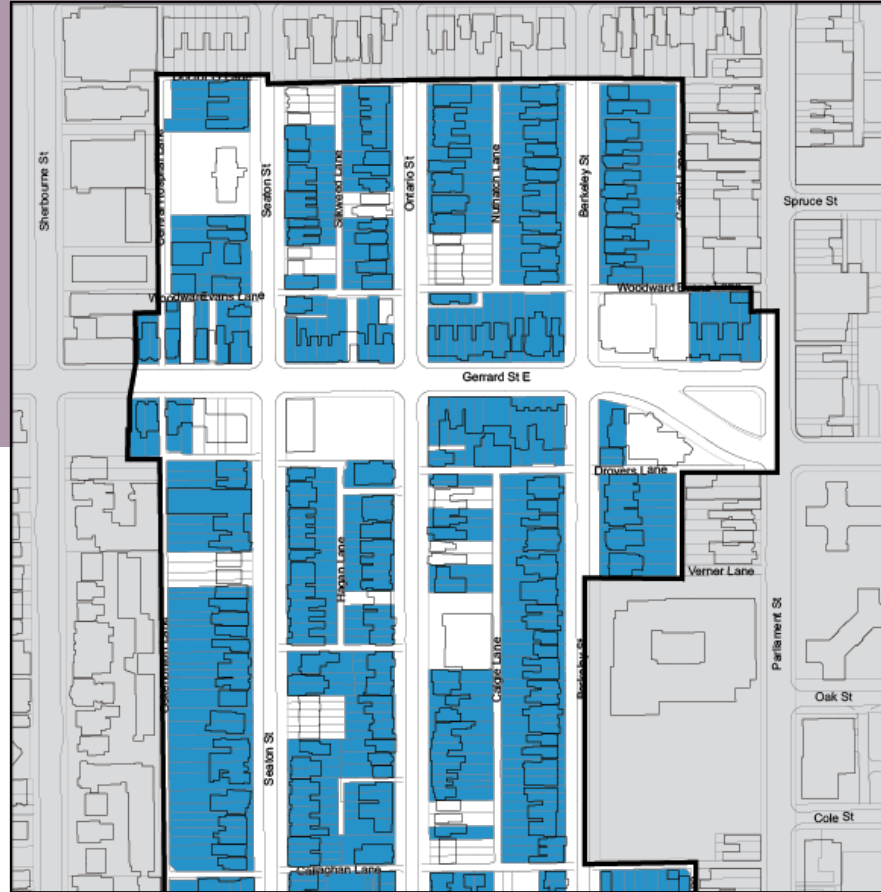
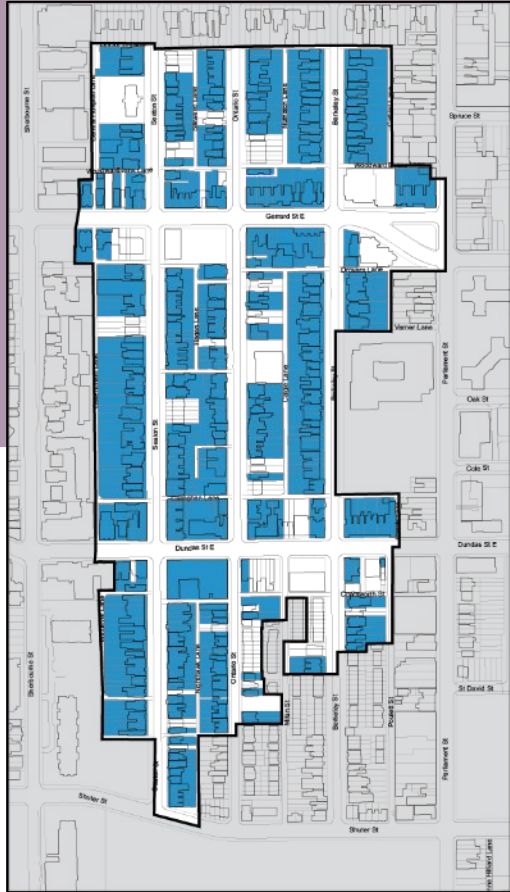
Buildings that have been identified as contributing to the heritage character of Cabbagetown Southwest include those that:

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

Approximately 85% of the properties within the district are contributing.



Contributing Properties



Contributing Properties (North)

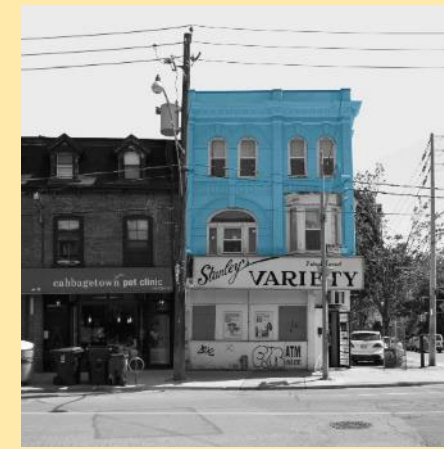
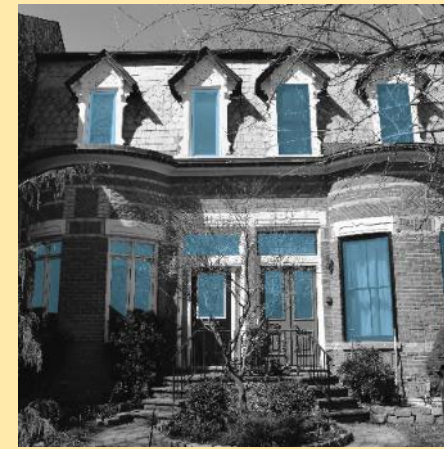


Contributing Properties (South)

 Contributing Property

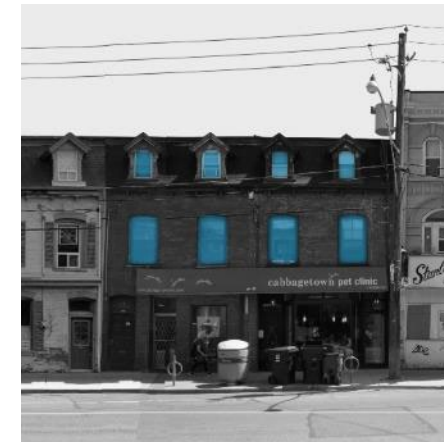
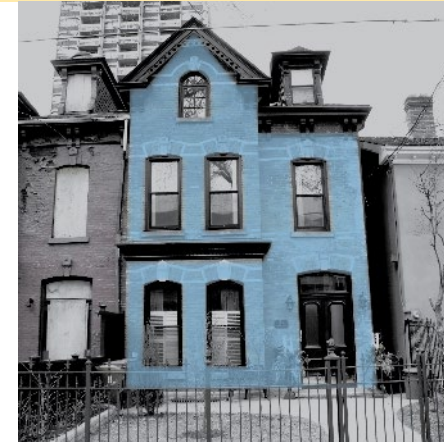
Contributing Properties in Character Areas

The roofs, walls, porches, balconies, windows, and doors of the contributing properties give the district its value. They should be repaired and retained.



Policy approach for the conservation of architectural features

- Restoration projects should be based on historic documentation.
- New architectural features or components should be compatible with the existing form, appearance, materials, and details.
- Conserve heritage attributes that are facing the public realm.
- Minimize the impact of new basement entrances on the primary façade and landscaping of the property.
- New rooftop elements should be located out of view.
- Heritage attributes can be replaced if they cannot be repaired, and the replacement should match the original attribute.
- Conserve exterior wall components.
- Conserve the placement, orientation, size, features, and components of heritage windows and doors
- Front porch additions not obscure its heritage attributes.

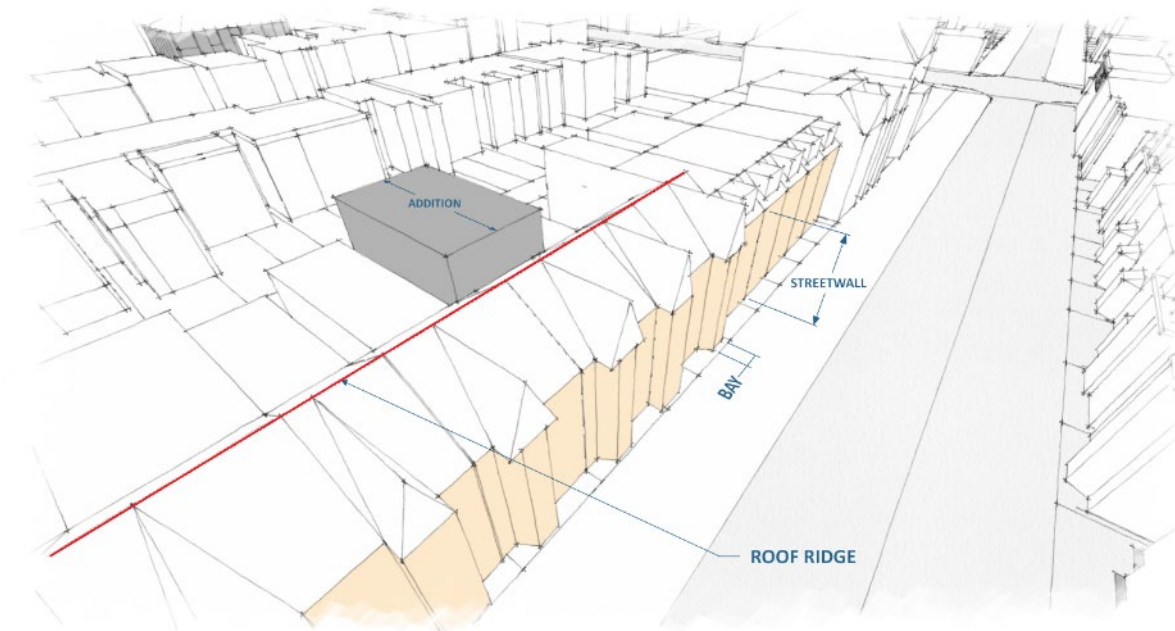
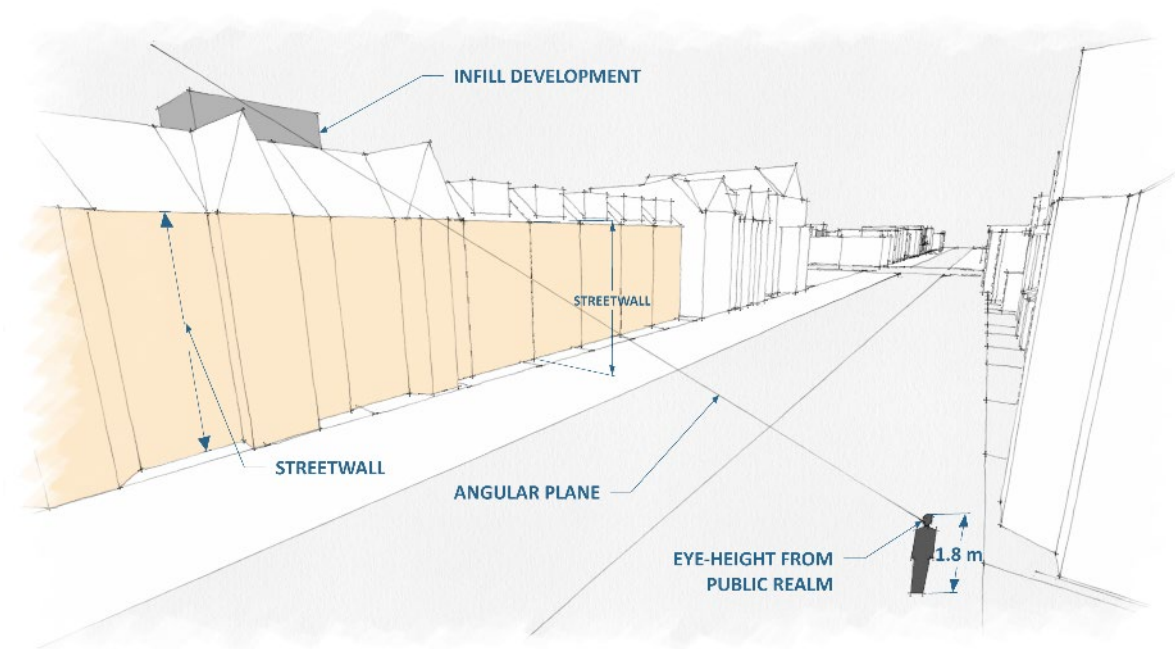


Contributing Properties in Residential Characters Areas

The Residential Character Area is defined by the late 19th and early 20th century, 2 1/2 storey houses with rich architectural detailing.

Policy approach for new additions

- Conserve the massing, roofline, and streetwall height, especially of properties that form a group or row of properties.
- New additions should be compatible, subordinate, and distinguishable.
- Conserve the three-dimensional integrity of contributing property and adjacent properties.
- Conserve the bay rhythm of the principal façade and avoid blank walls facing the public realm.
- Additions to a property fronting onto Berkeley, Ontario or Seaton streets should not impede the view angle of a person on the opposite sidewalk;
- and should be compatible with and subordinate to the contributing property and the cultural heritage values of the District.

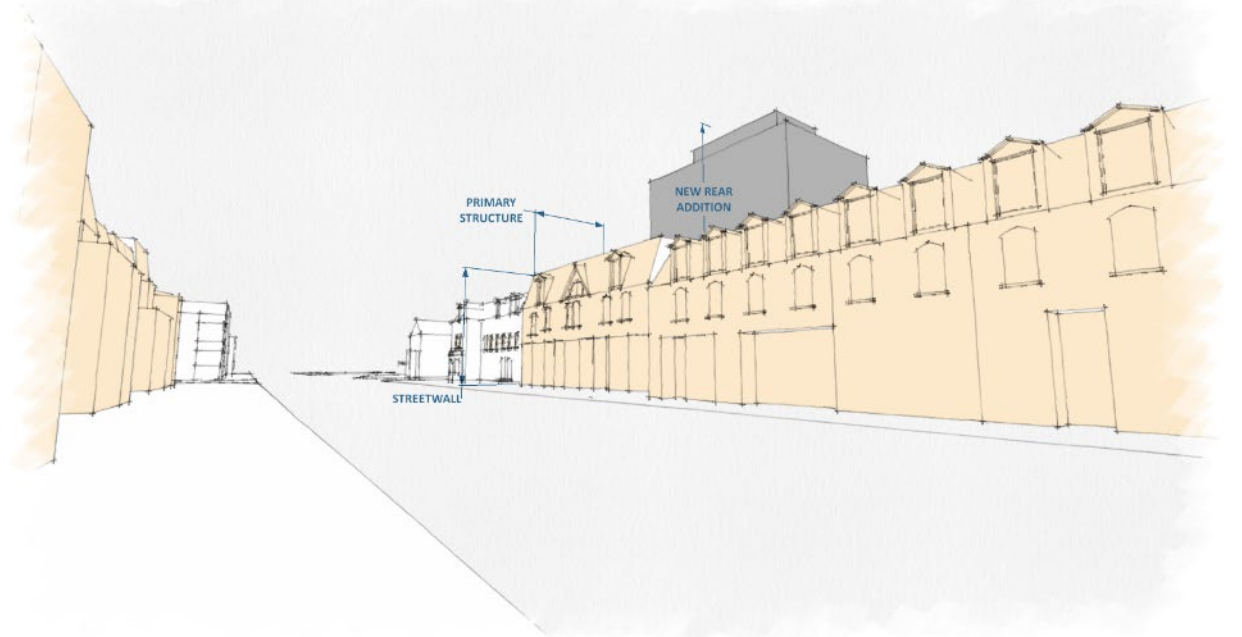
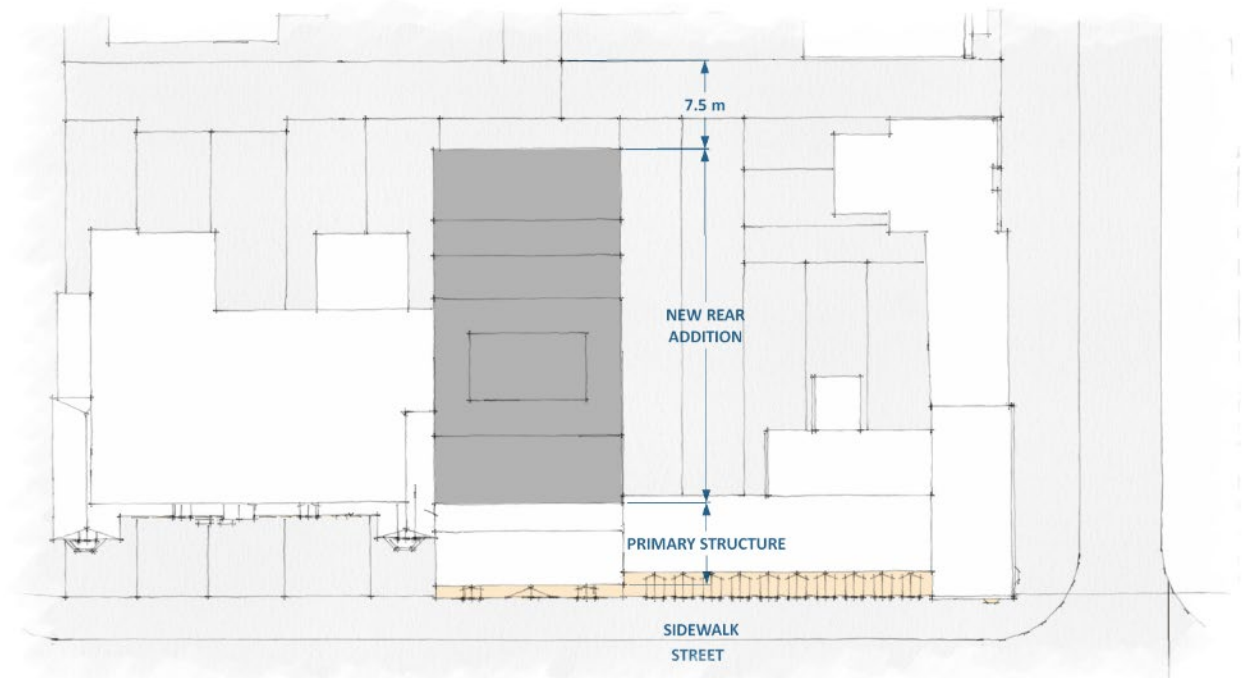


Contributing Properties in the Dundas/Gerrard Character Area

Dundas/Gerrard is defined by the harmonious mix of low-rise properties integrating storefronts and houses that give the streetscapes their character.

Policy approach for new additions and alterations

- Conserve the massing, roofline, and streetwall height of the property, including any adjacent properties that form a group or row.
- New storefronts on Dundas and Gerrard streets should be compatible with the composition and proportions of historic storefront.
- Alterations should reflect the proportions and composition of the historic storefront in the District.
- If restoring a contributing property with a non-historic storefront addition, it may be removed.



Non-Contributing Properties in the Cabbagetown Southwest

Through **compatibility**, non-contributing properties can support the scale and character of the area

Policy approach for Non-contributing properties

- New development should be compatible with and distinguishable from the heritage values and attributes of the District.
- Demolition of a building or structure is permitted, once plans for a replacement building(s) have been submitted and approved, including a heritage permit.
- New development and additions should conserve the articulation and rhythm of the façade from adjacent contributing properties.
- Additions and alterations should not negatively impact the cultural heritage values and heritage attributes of the District.
- New development and infill should be compatible with the character of the District's cultural heritage values.
- New development and additions should conserve the front and side yard setbacks.
- New development and additions should conserve predominant roof ridge height of adjacent contributing properties.
- New development and additions on properties fronting Dundas and Gerrard that are taller than the streetwall should be aligned behind the primary structure of adjacent contributing properties.
- Projecting balconies or cantilevered portions of additions should not appear above the primary structure fronting on Dundas and Gerrard.
- New exterior walls for a storefront should be visually compatible with the heritage attributes of the District.

Implementation

Heritage Permits Deemed to be issued:

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



Questions?