

Cabbagetown Southwest Heritage Conservation District (HCD) Study

Community Advisory Group Meeting #3 – Summary Report

1. Meeting Details

Date: Monday March 25th, 2019

Location: Central Neighbourhood House, 349 Ontario Street

Time: 6:30pm – 8:30pm

2. Attendees

Community Advisory Group Members

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

Councillor Representative

- Tyler Johnson, Ward 13 Councillor Wong-Tam Office

Project Team

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

Meeting Purpose and Objectives

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

3. Meeting Summary

Review of CAG Meeting #2 & Evaluation Criteria

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

Presentation – Review of Draft Evaluation and Recommendations

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

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

Guided Discussion

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

Evaluation of Cultural Heritage Value

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

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

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

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

Proposed Heritage Attributes

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

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

Proposed Boundary

Q 3. Do you have any questions of clarification?

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

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

It was also suggested that the HCD boundary be extended to include the southern portion of Berkeley Street, which includes a number of historic properties that were identified as warranting further research.

Proposed Contributing and Non-Contributing Properties

Q 4. Do you have any questions of clarification?

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

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

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

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

Planning Analysis

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

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

Questions of Clarification

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

Q: Will the next steps involve a community vote?

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

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

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

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

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

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

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

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

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

Public Open House Approach and Materials

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

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

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

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

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

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

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

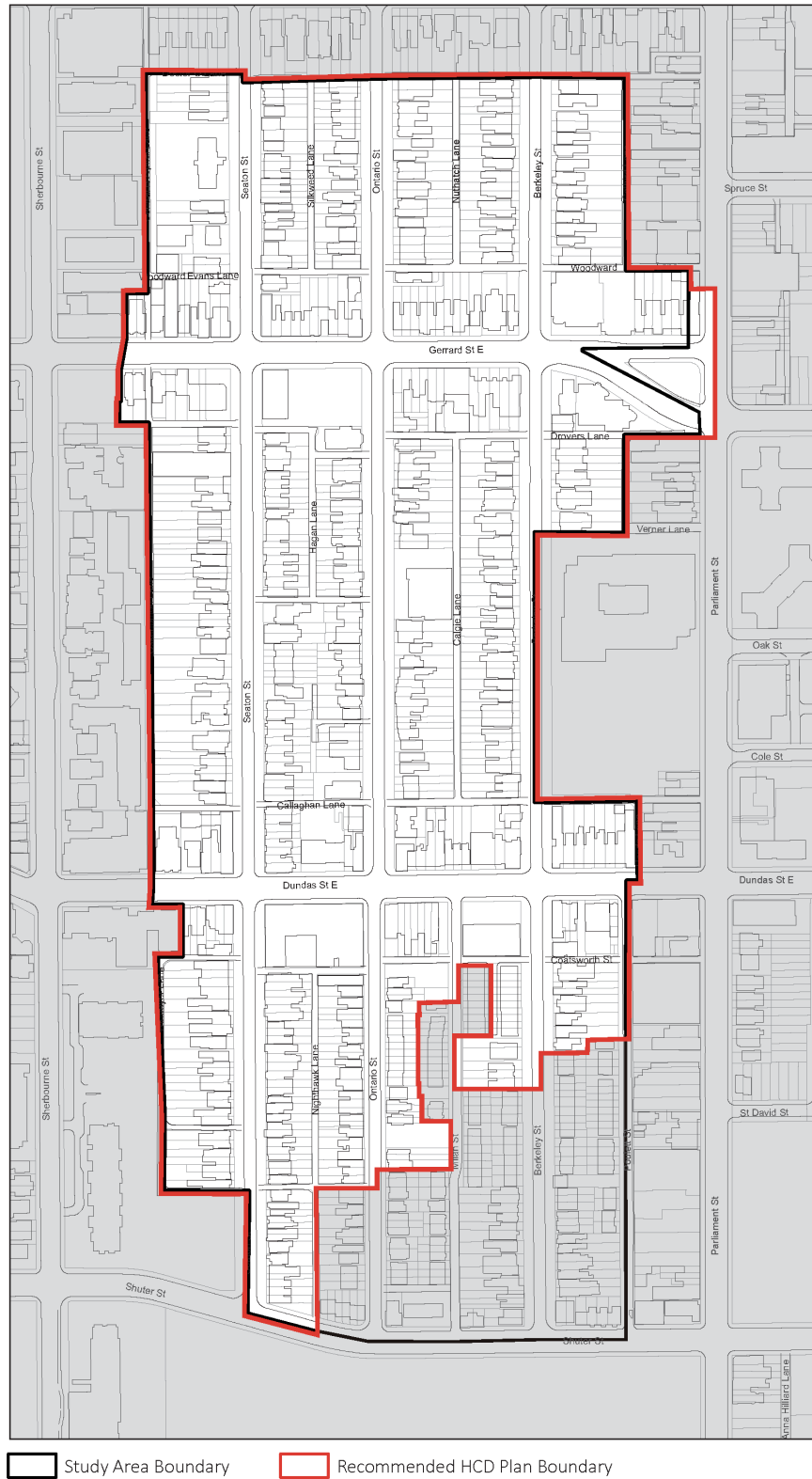
- Ensure the map of all HCDs in Cabbagetown that was presented at CCM#1 is included at CCM#2
- One participant suggested including a question about the name of the neighbourhood to seek community feedback on what the HCD should be called. It was acknowledged that the name "Cabbagetown South" has already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

Next Steps

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

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

Appendix A – Proposed HCD Plan Boundary Map



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

Appendix B – Proposed Contributing Properties Map

