

# Cabbagetown Southwest

## Heritage Conservation District Study



**Why designate heritage conservation districts?**

A heritage conservation district (HCD) is an area of the city that is protected by a municipal by-law passed under Part V of the Ontario Heritage Act by City Council. HCDs are designated because the areas they protect are considered to have a defined historic character and require special care and attention in the planning process to ensure that changes within the neighbourhood conserve and enhance the area's character.

**What is the process after the HCD study is complete?**

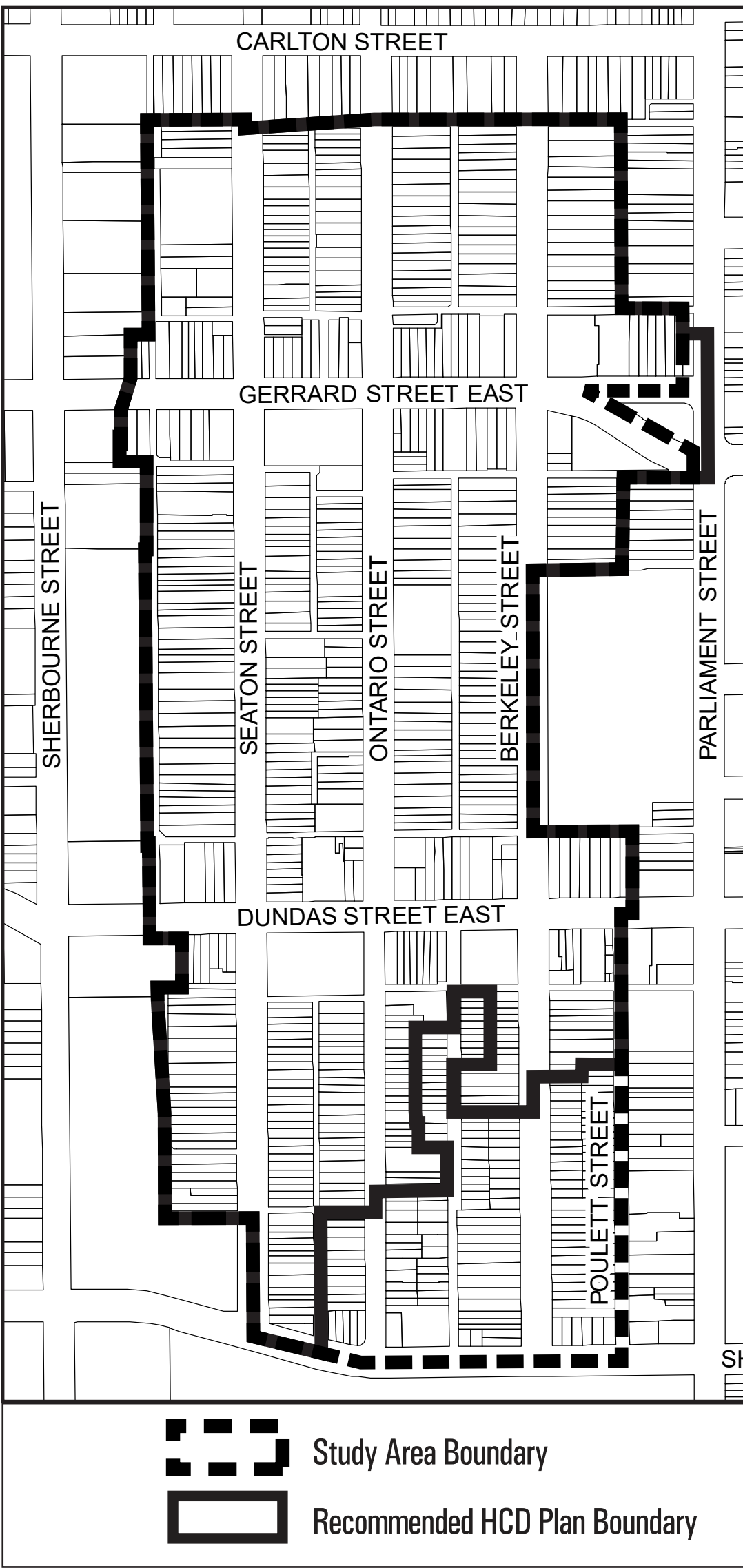
Following the completion of an HCD study, City staff review the consultant's report, including any recommendations to proceed with the designation of an HCD. Following staff review and approval, any recommendation must be endorsed by the Toronto Preservation Board prior to proceeding with the preparation of an HCD plan. Through the course of the HCD plan development the boundary, heritage attributes and contributing properties may be further refined.

## What is a Heritage Conservation District Study?

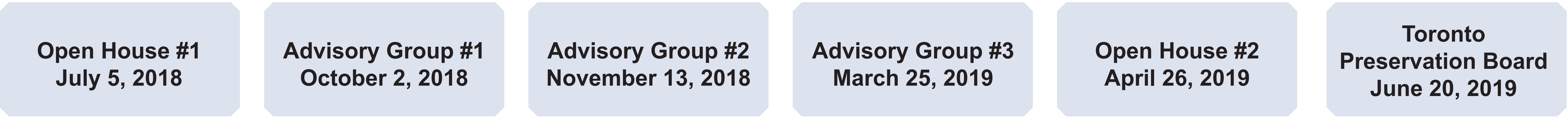
A heritage conservation district (HCD) study is the first step in developing an HCD. The study establishes the area's heritage character, and provides the foundation for developing neighbourhood-specific policies and guidelines that reflect and support the character of the community. This process of meaningful consideration and evaluation of the neighbourhood is essential in preparing an effective framework for managing change. Requirements of an HCD study are set out in the Ontario Heritage Act, and are supplemented by further requirements adopted by City Council. Each HCD study includes:

- **Detailed research** into the history and evolution of the study area
- A **visual survey** of each property, as seen from the sidewalk
- A summary of any **archaeological resources** within the area
- The identification of building typologies and **heritage character**
- An analysis of the area's existing **planning framework**
- The evaluation of the area's **cultural heritage value**
- The preparation of a **statement of district significance**
- Determination of a **recommended boundary** for the district
- A report to the **Toronto Preservation Board**

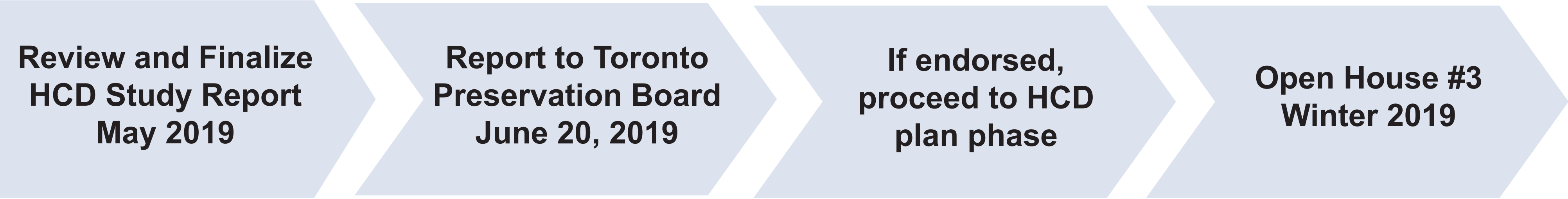
**Community engagement** is an important component of each HCD study. In addition to two public open houses, a **community advisory group** comprised of neighbourhood stakeholders representing various perspectives is formed to provide feedback and advice to the project team through the course of the project.



## What are the opportunities for community participation?



## What are the next steps?





# Heritage Conservation Districts in Cabbagetown



Cabbagetown, broadly defined as the neighbourhood east of Sherbourne Street, north of Shuter/Gerrard and south of Wellesley/Rosedale Valley Road, is a historic area within the eastern section of downtown Toronto. It has a prevailing mid to late 19th century character, and was one of the first neighbourhoods in Toronto to be restored through the efforts of preservation-minded residents beginning in the 1970s. Today, the neighbourhood includes four heritage conservation districts (HCDs), and is adjacent to a fifth (the Garden District). Cabbagetown Southwest is the last primarily-residential area within Cabbagetown to be studied for HCD designation. The current HCDs in and around Cabbagetown include:

1. Cabbagetown-Metcalf (2002)
2. Cabbagetown North (2004)
3. Cabbagetown South (2005)
4. Cabbagetown Northwest (2007)
5. The Garden District (2017)\*
6. Cabbagetown Southwest (under study)

*\*under appeal to the Local Planning Appeal Tribunal*





# Heritage Permit Process



The majority of heritage permits are issued by Staff through the building permit process. There is no additional fee for heritage permits, and most are reviewed within 3 days.

## When is a heritage permit application not required?

Most day-to-day work does not require a heritage permit - this includes activities like painting your front porch, replacing eavestroughs, installing seasonal decorations, and gardening. The following types of activities are considered minor and do not require permit approval:

- Painting
- Repair and maintenance of existing features (i.e. roofs, exterior cladding, porches, doors, windows, foundations, decorative features)
- Eavestrough installation
- Weatherproofing
- Exterior lighting
- Routine landscape maintenance and seasonal installations

## When is a heritage permit application required?

A heritage permit is required for visible alterations, including new construction, additions and demolition. In general, an HCD plan only guides changes to exterior areas that can be viewed from the sidewalk. Heritage permit approval is required for:

- New construction including additions, garages and porches
- Alteration, addition, or removal of windows, doors and chimneys
- New exterior cladding and roofing
- Demolition of a building, or part of a building
- Hard landscaping, new porches and fences at the front of the house

**Restoration and rear addition in Cabbagetown-Metcalfe**



**Side addition in North Rosedale**



**New house in Harbord Village**

