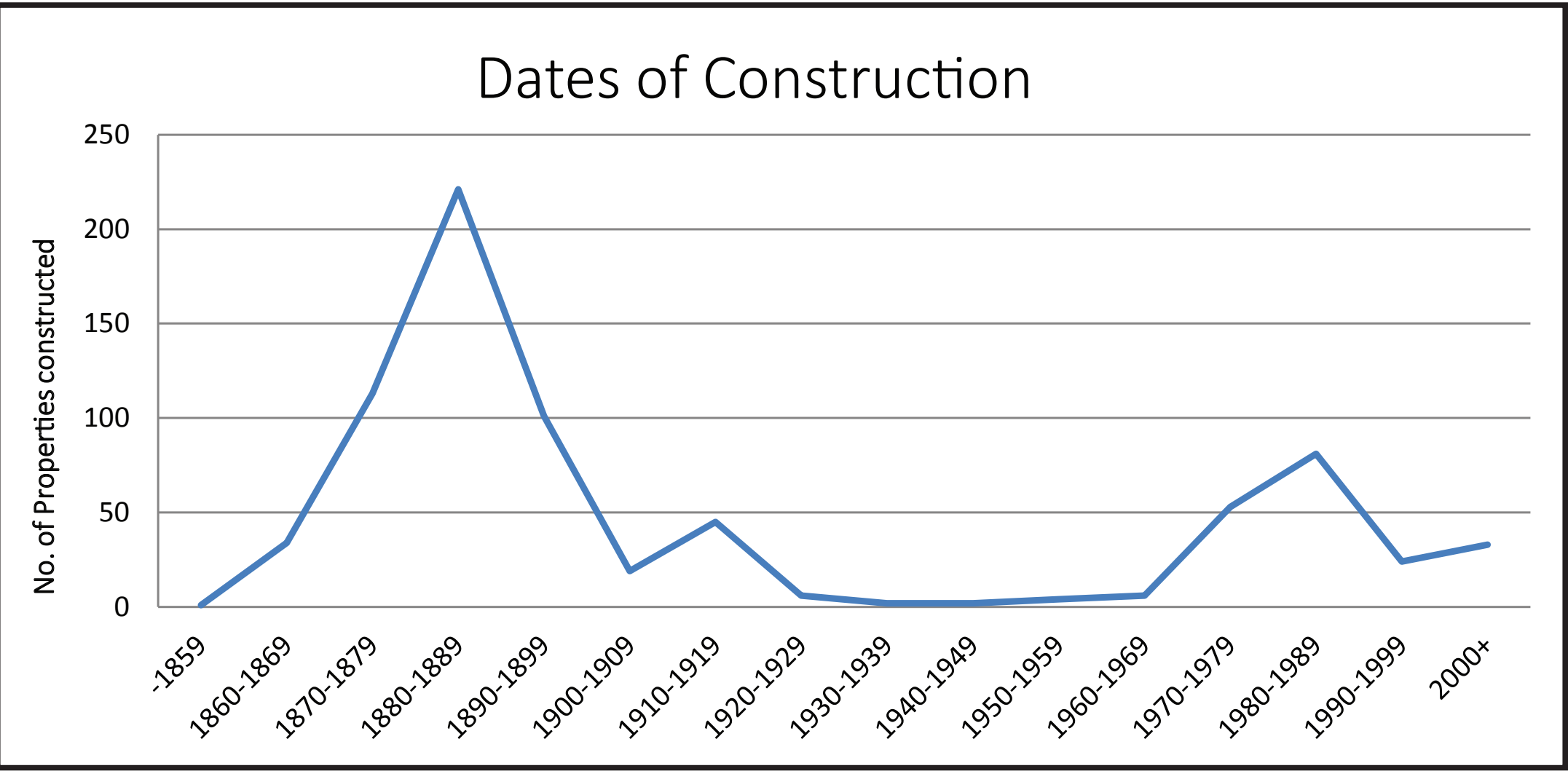


# Dates of Construction



The analysis of the dates of construction shows that the peak of development in the study area occurred during the 1880s, with little infill and development until the 1970s and 80s when properties primarily in the south-east quadrant were severed and densified with taller and contemporary row houses. Buildings constructed during the late 19th and early 20th century define the heritage character of the area, while the newer developments along Milan and Poulett Street reflect a more recent history of infill and development.



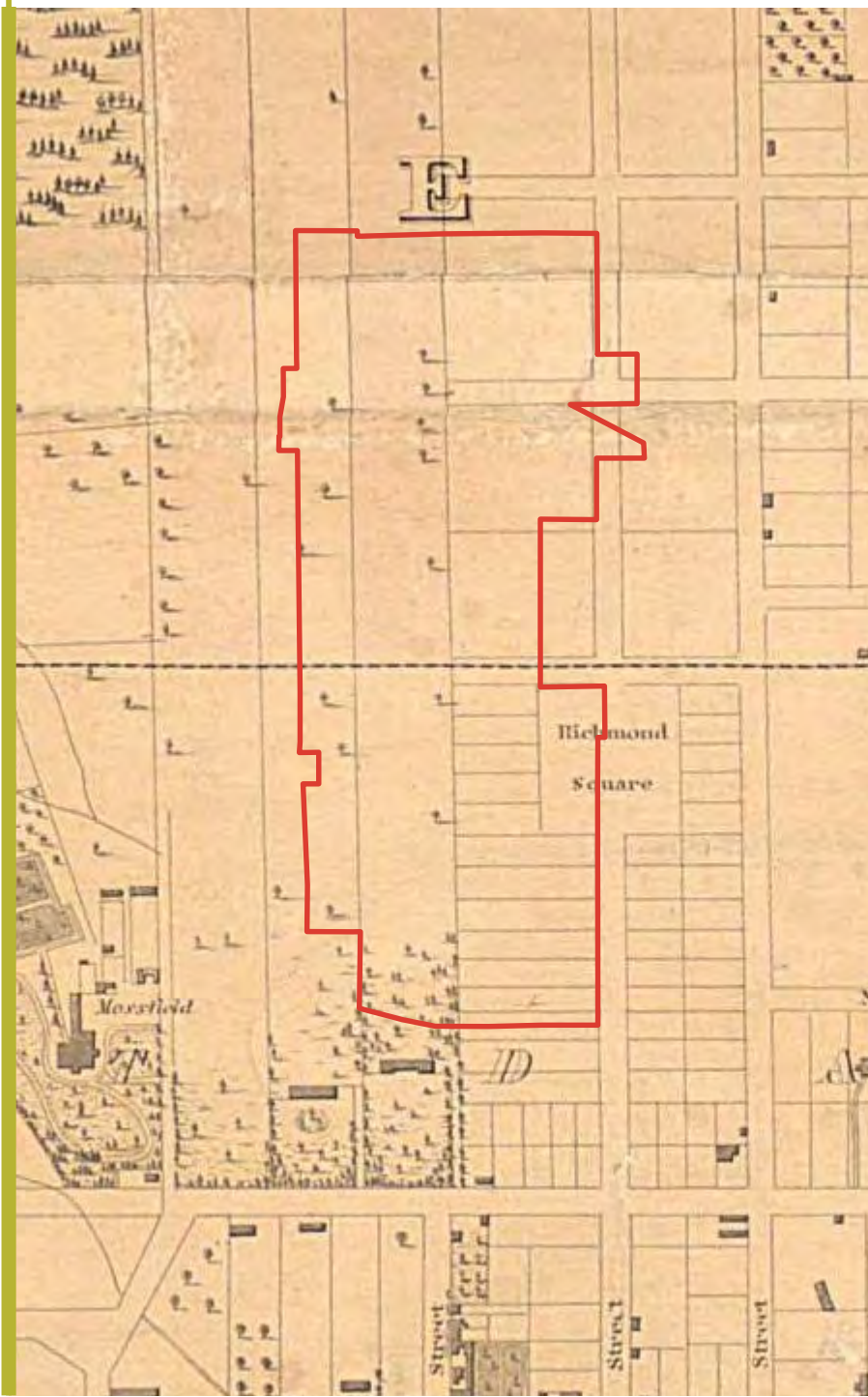
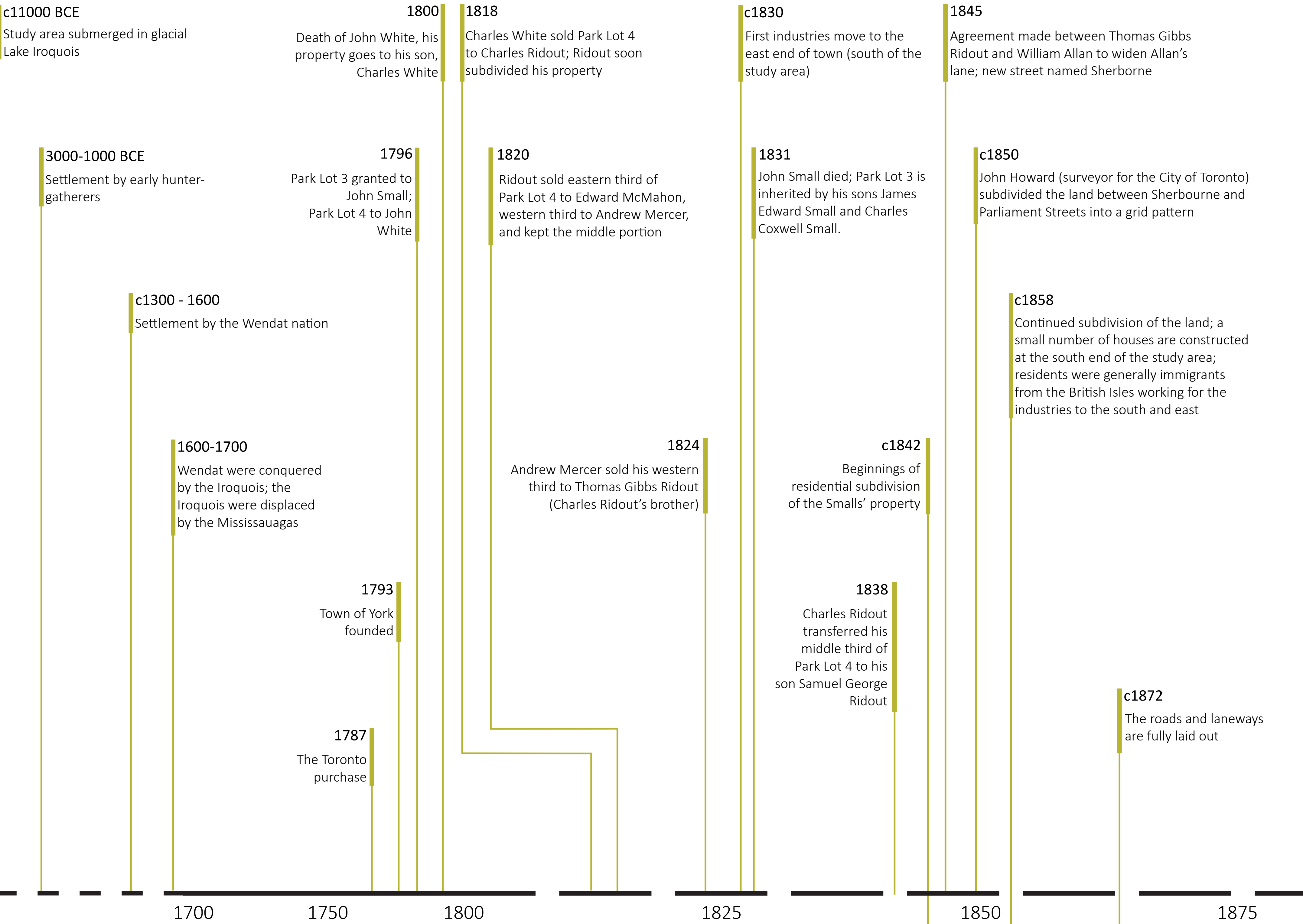
## CABBAGETOWN SOUTHWEST

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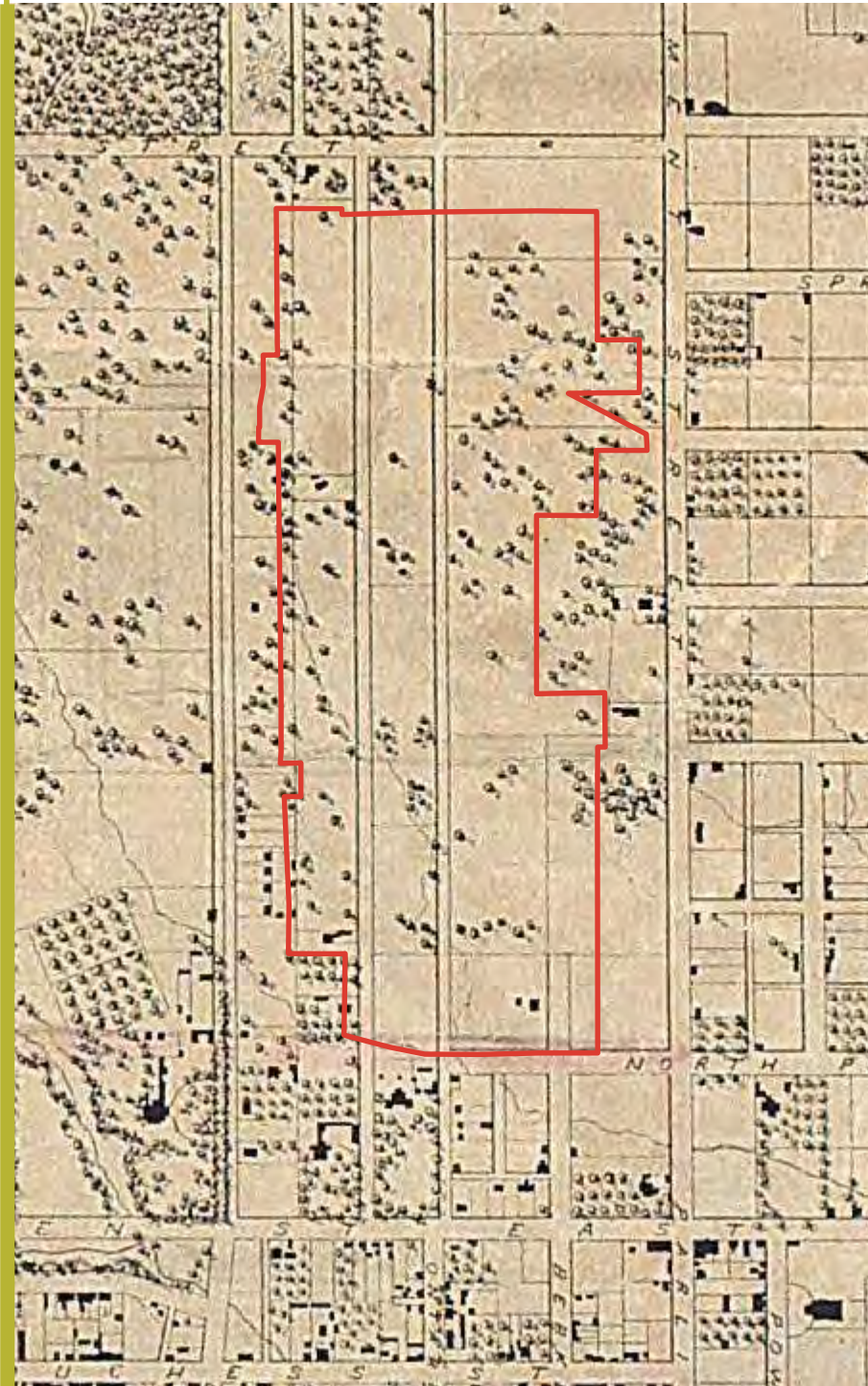




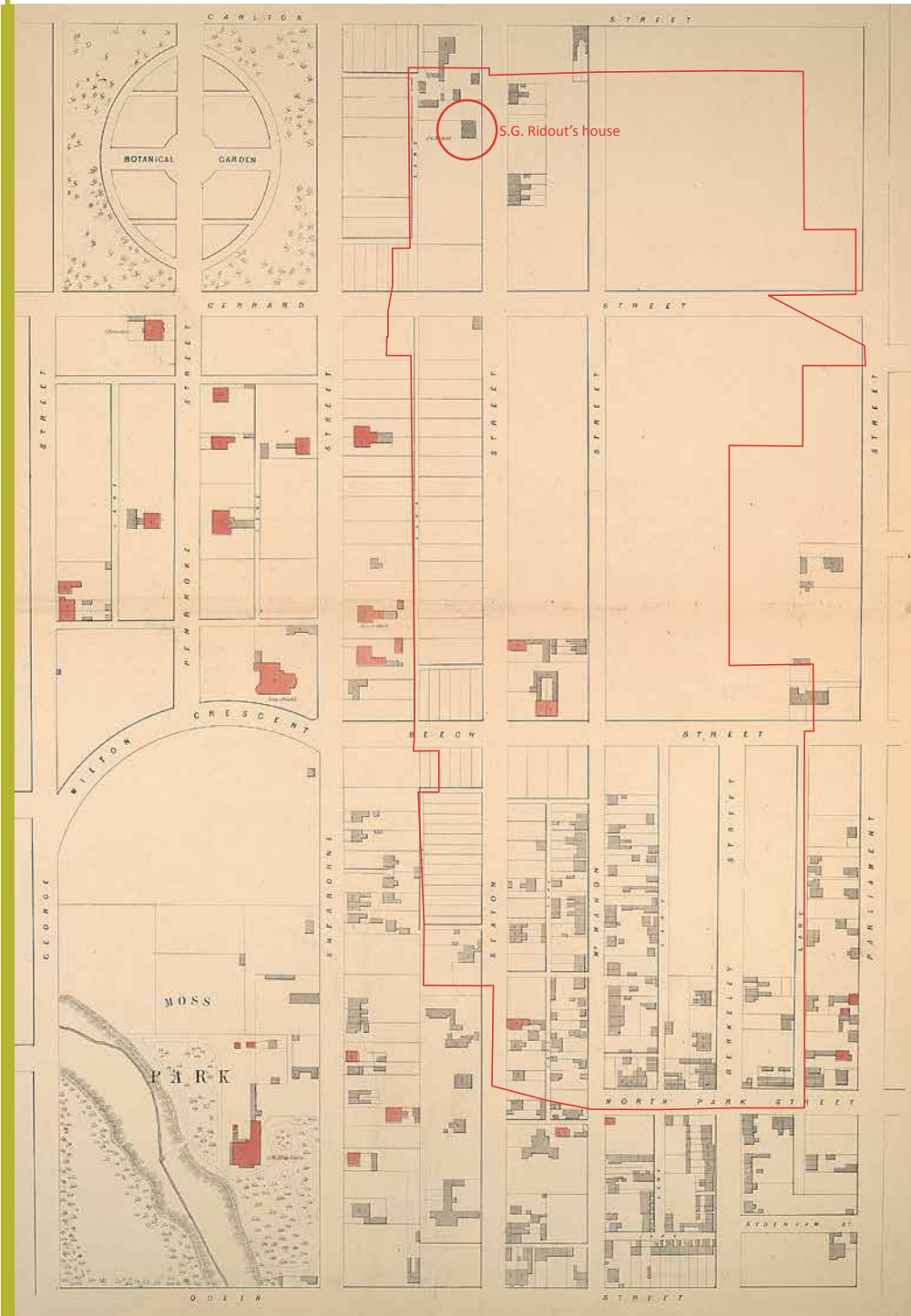
# Historic Timeline



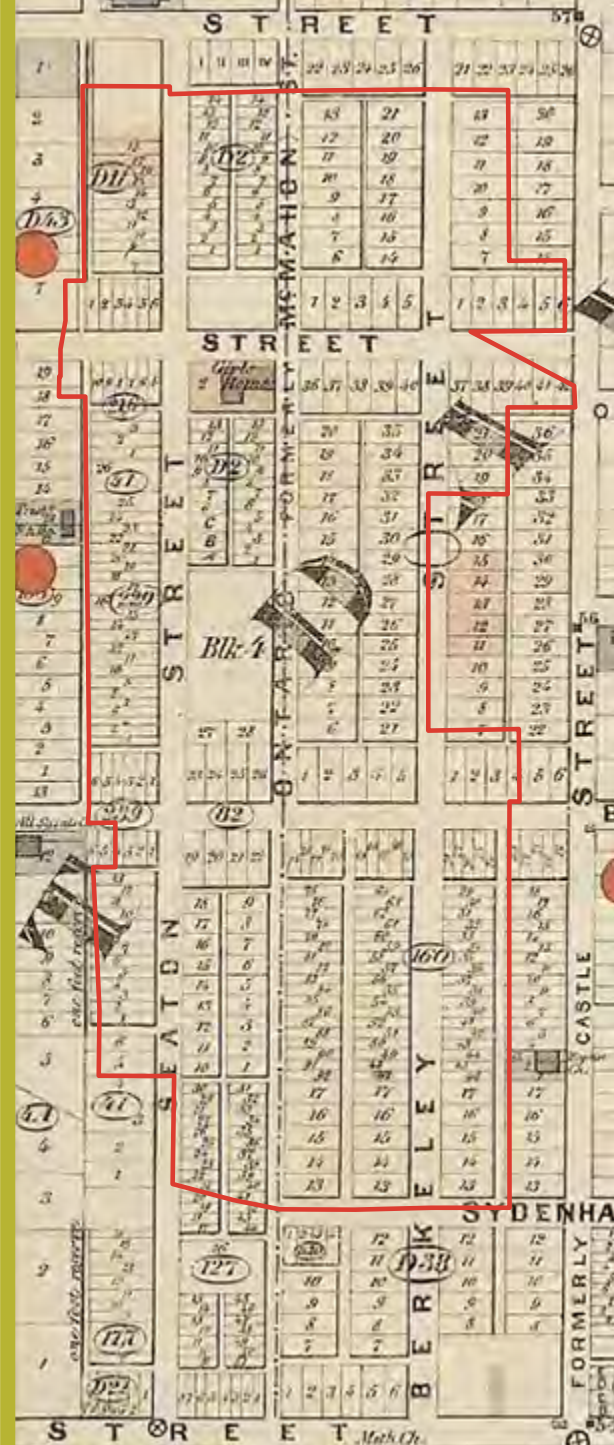
1842  
Topographical Plan, Cane



1851  
Topographical Plan of the City of Toronto, Fleming



1858  
Atlas of the City of Toronto and Vicinities, Boulton



1872  
Map of the City of Toronto, Wadsworth & Unwin



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# Periods of Significance



## 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 laid out by John Howard, a surveyor for the City of Toronto, who created the present day grid pattern with rear and side laneway access.



## 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 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 to the south and east of the study area.



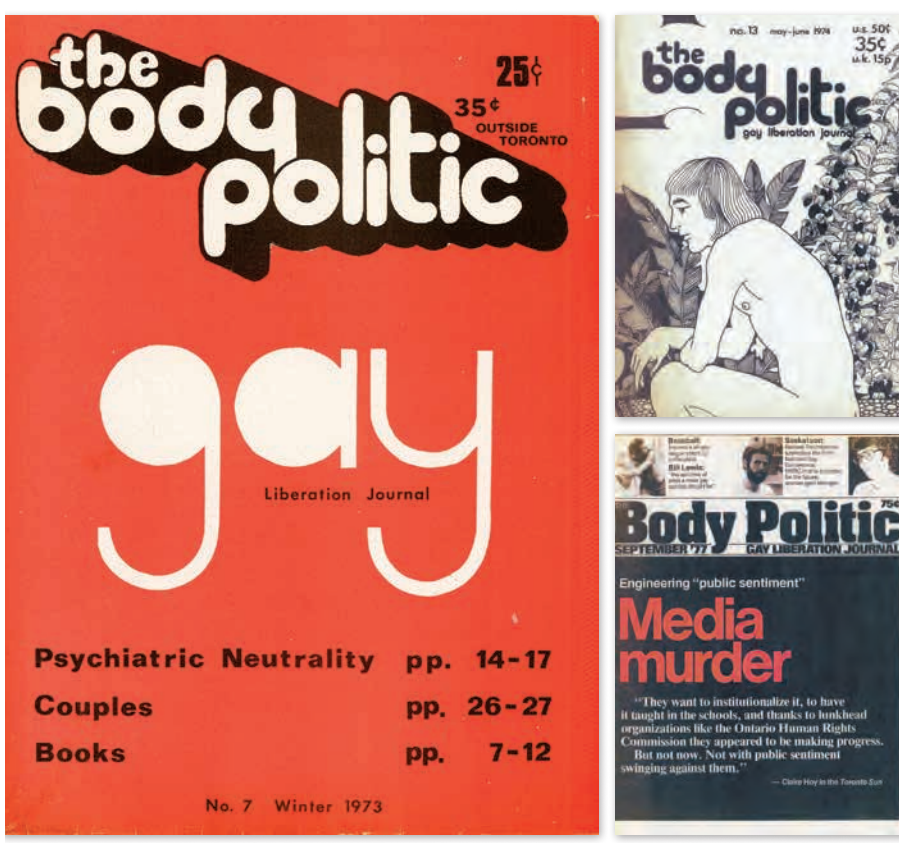
## Residential Decline and Industrialization (1920 – c.1945)

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.



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

The post-WWII period leading up to present day saw a number of significant changes to the demographics and built form of the area. 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 like Moss Park and Regent Park. A demographic shift occurred in the 1970s when many employees of the CBC, which was situated nearby, 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.



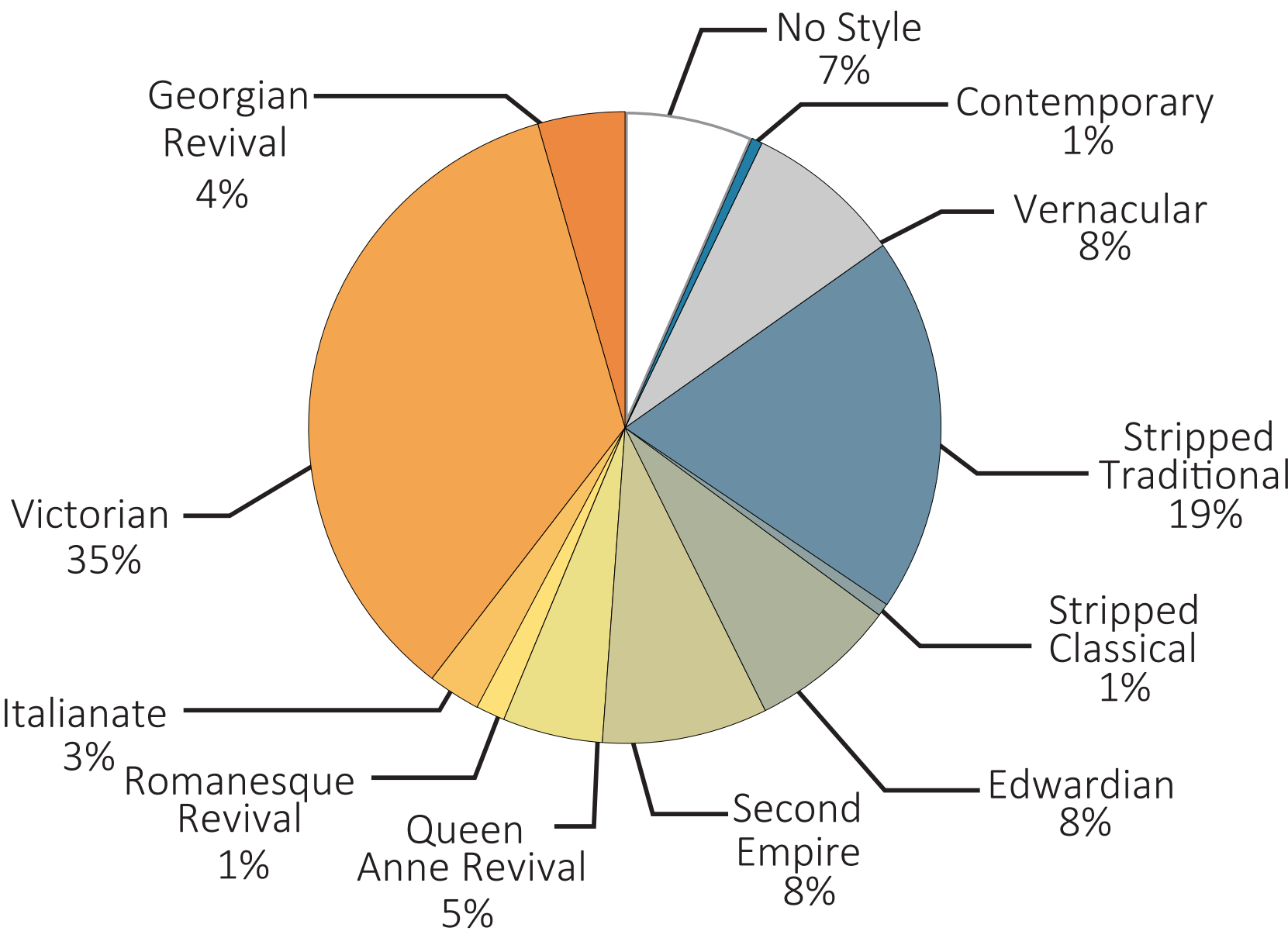
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# Architectural Styles



The HCD study area contains a range of architectural styles representative of its peak of development in the late 19th century, as well as more contemporary builds completed after the 1960s. The architectural influences are predominantly Victorian, which is generally understood as an eclectic decorative style with multiple stylistic influences borrowing detailing from Gothic Revival, Italianate, Romanesque Revival, and Queen Anne Revival and popularized during the Victorian era.



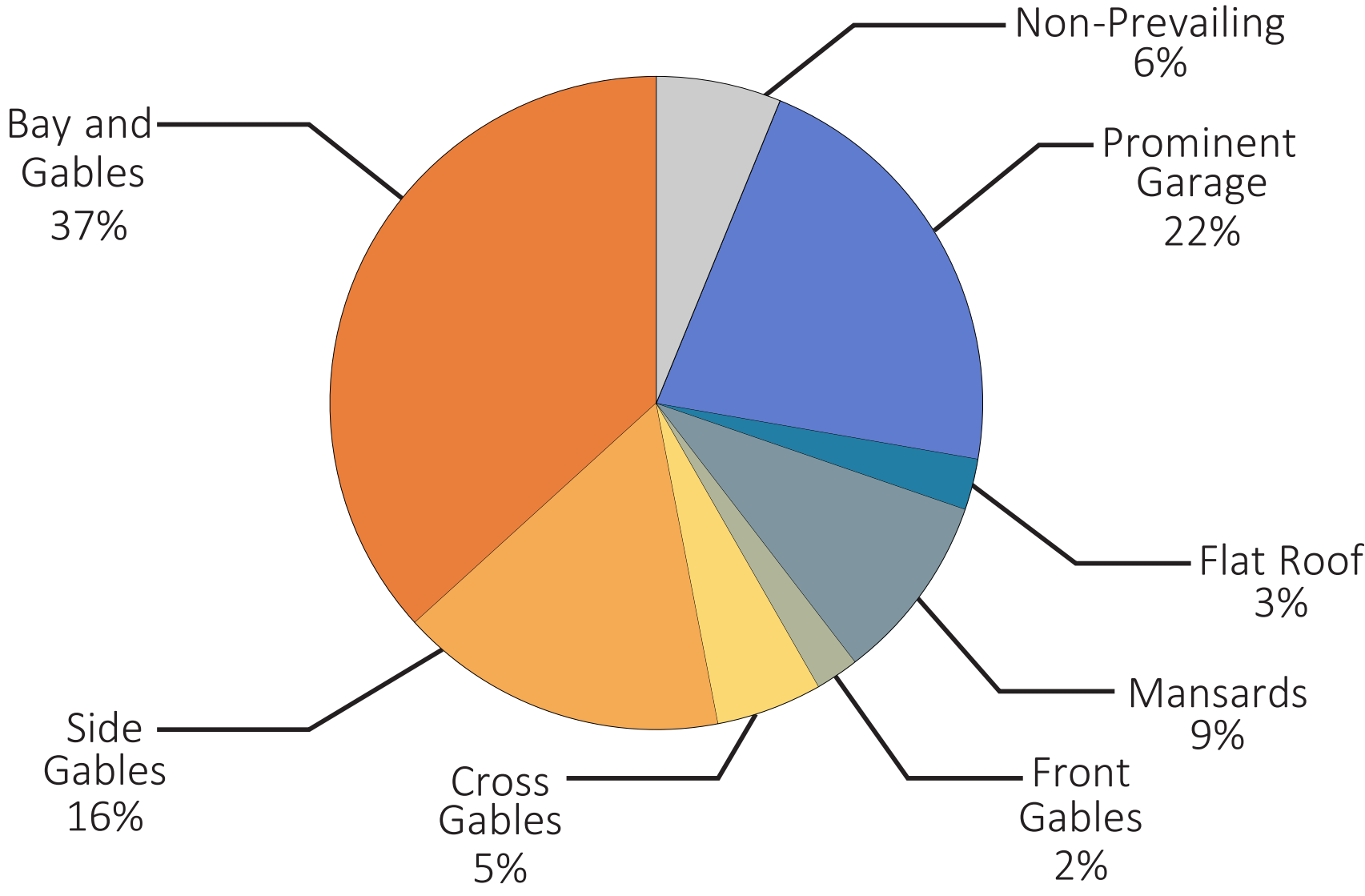
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# Building Typologies



Building typologies are a means of understanding and analyzing the shape and form of the building including its massing, roof type, height, and number of bays to identify patterns of built form in the study area. This helps distill the other analyses completed in this study including the architectural styles, heights, periods of developments, and the overall built form of the area; and can inform a more cohesive understanding of the district's overall physical character and historical evolution. Seven typologies were identified within Cabbagetown Southwest; each contains several sub-types to account for the variations in their built form. This analysis determined that the built form throughout Cabbagetown Southwest is cohesive and that the majority of the study area is characterized by the Bay and Gable Typology.



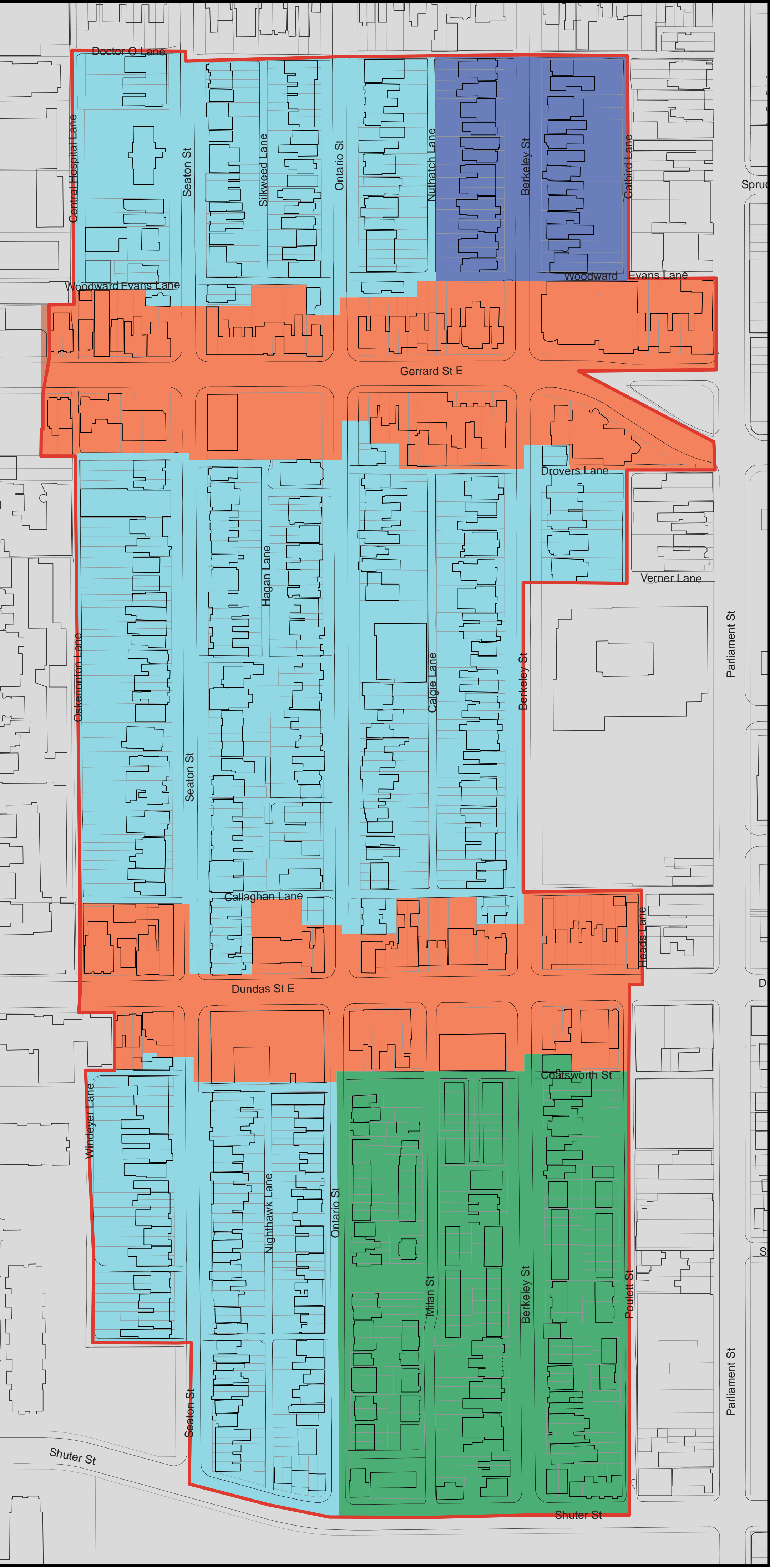
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# Character Areas



| Legend      |                             |
|-------------|-----------------------------|
| <div></div> | Principal Residential Area  |
| <div></div> | Commercial Area             |
| <div></div> | Berkeley Area of Interest   |
| <div></div> | Area of Urban Redevelopment |
| <div></div> | Study Area Boundary         |

## Principal Residential Area

The principal residential area includes all of the properties within the study area lining Seaton Street; all properties fronting Ontario Street north of Dundas Street, and the properties on the west side south of Dundas Street; and properties fronting Berkeley Street between Gerrard and Dundas Streets.

- The area was intensively developed between 1880 – 1899, and was almost 90% built up by the end of the 1920s
- 94% of the buildings are two-to-three-storeys
- Prevailing architectural styles include: Victorian (47%), Edwardian (11%), Stripped Traditional (10%), and Queen Anne Revival (8%). Sub-area contains all of the Victorian buildings with Queen Anne and Romanesque Revival influences
- Its building typologies include: 44% Bay and Gables, 20% Side Gables, 13% Non-prevailing, 6% Mansard Roof and Ontario Cottages, 5% Prominant Garages, and 3% Front Gable and Flat Roofs
- Property frontages average between 4-8m
- Front yard setbacks average 2m

## Commercial Area

The commercial area includes all of the properties fronting Dundas and Gerrard Streets.

- The area was intensively developed between 1870 – 1889, and was 85% built up by 1899
- 94% of the buildings are two-to-three-storeys
- Prevailing architectural styles include: Victorian (29%), Second Empire (27%), Italianate (11%), and Georgian Revival (5%). Sub-area has the highest concentration of Second Empire and Italianate buildings.
- Its building typologies include: 27% Mansard Roof, 26% Bay and Gables, 18% Side Gables, 17% Non-prevailing, 8% Flat Roof, and 2% Front and Cross Gables
- Property frontages average between 4-8m but contains the highest concentration of 10+m
- Has the smallest front yard setbacks with almost 40% of properties having less than 1m
- The streetscapes of Gerrard between Ontario and Berkeley Streets are of particular note for their consistent heritage character on both sides of the street

## Berkeley Area of Interest

The Berkeley Area of Interest includes the properties fronting Berkeley Street north of Gerrard Street.

- All houses were constructed between 1880 and 1901.
- Prevailing architectural styles include: Victorian (67%), Second Empire (27%), and Edwardian (6%) buildings. Sub-area has the highest concentration of Victorian with Italianate Influence.
- Its building typologies include: 37% Bay and Gables, 21% Mansard Roof, and 6% Side Gables and Non-prevailing
- Property frontages range between 4.5 to 10m with an average of 7m
- Front yard setbacks average between 3-4 m

## Area of Urban Redevelopment

The area of urban infill includes all of the properties within the study area fronting Milan and Poulett Streets; all properties fronting Berkeley Street south of Dundas Street; and properties that front the east side of Ontario Street south of Dundas Street.

- The area was redeveloped in the 1970s and 80s with less than 30% of the extant buildings dating prior to the 1960s
- 95% of the buildings are two-to-three-storeys but has the highest concentration of 3 storey buildings
- The prevailing architectural style is Stripped Traditional (51%). Sub-area contains majority of the most Stripped Traditional buildings.
- The prevailing building typology is Prominant Garages (64%). Sub-area contains majority of this typology.
- Property frontages average between 4-6m
- 94% of front yard setbacks are less than 4m



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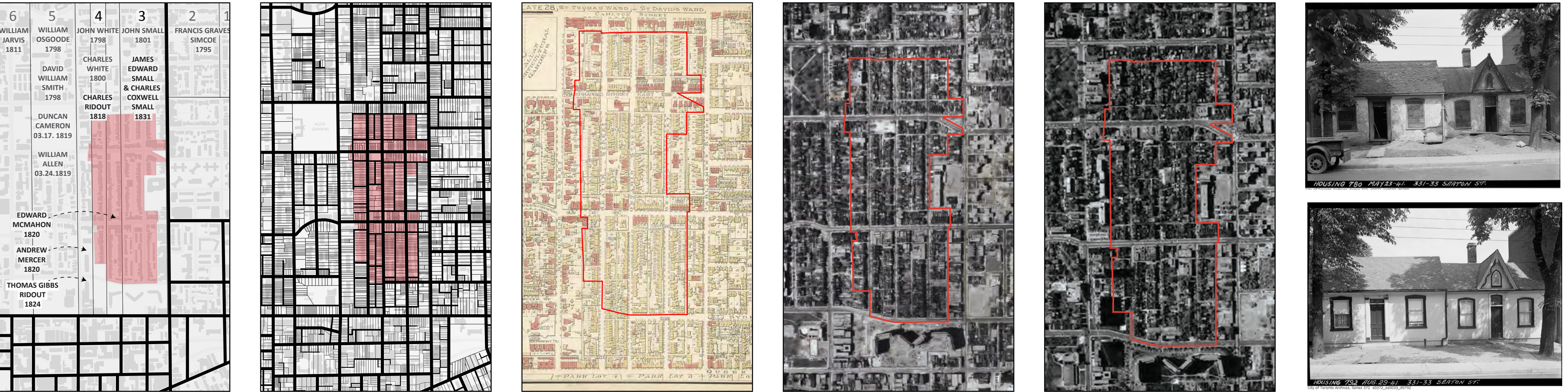




# Heritage Evaluation

## Historical and Associative Value

| Criterion  | Yes/No | Significance  |
|--|--------|---|
| Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community                            | YES    | <p>Its associations can be charted against the district’s following four historical periods:</p> <ol style="list-style-type: none"><li>1. Park Lot Grants and Property Subdivision (1796 – c.1850s)</li><li>2. Development and Intensification (c.1856 – 1919)</li><li>3. Residential Decline and Industrialization (1920 – c.1945)</li><li>4. Urban Renewal, Social Change, and Activism (c.1945-present)</li></ol> <p>The heritage character of the area is reflected by the <i>Development and Intensification</i> period and the <i>Residential Decline and Industrialization</i> period.</p> |
| Yields, or has the potential to yield, information that contributes to an understanding of the history of a community or area                                    | YES    | <p>The evolution of the buildings and streetscapes contribute to an understanding of the historic diversity of the neighbourhood, the history of gentrification, and community activism.</p>  |
| Demonstrates or reflects the work or ideas of a planner, architect, landscape architect, artist, builder, designer or theorist who is significant to a community | NO     |   |



## Design and Physical Value

| Criterion  | Yes/No | Significance   |
|--|--------|--|
| Has a rare, unique, representative or early collection of a style, type, expression, materials, or construction method | YES    | <p>The district represents Toronto’s early growth period, with the majority of the buildings constructed in the mid-to-late 19th century using consistent construction methods, architectural styles, details, and materials.</p> <p>The area has a high concentration of Victorian residential buildings including the Bay and Gable typology (prevalent in Toronto). Italianate and Second Empire buildings are predominantly located along the commercial streets of Dundas and Gerrard.</p> <p>Though each building in the district is unique, they share similarities in their typology, proportions, massing, materials, and visual rhythm that create a uniform heritage character despite the differences in their individual detailing.</p> |
| Has a rare, unique, or representative layout, plan, landscape, or spatial organization                                 | NO     |  |
| Displays a consistently high degree of overall craftsmanship or artistic merit   | YES    | <p>The high degree of craftsmanship is evident in the detailing of the brickwork, wood work, bay window treatments, roofs, porches, windows, and doors.</p>  |



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# Heritage Evaluation

## Contextual Value

| Criterion  | Yes/No | Significance   |
|--|--------|--|
| Possesses a character that defines, maintains or supports the area's history and sense of time and place | YES    | <p>The present day physical character of Cabbagetown Southwest reflects its early development (1856-1919) including: the density of fine grain historic residential buildings that creates a streetscape with a consistent heritage character; the use of the Victorian, Georgian, Italianate and Second Empire styles; and the predominant use of brick with decorative stone and wood detailing.</p> <p>The area's sense of time and place is highlighted by its juxtaposition to the areas of urban renewal immediately adjacent to the south and east.</p> |
| Contains resources that are interrelated by design, history, use and/or setting                          | YES    | <p>The architecture of the buildings is very cohesive given the narrow period of development, building heights, articulation, massing, and materials. The individual buildings maintain a level of uniqueness in their ornamentation and detailing.</p>  |
| Is defined by, planned around, or is a landmark  | NO     |  |



## Social and Community Value

| Criterion   | Yes/No | Significance  |
|---|--------|---|
| Yields information that contributes to the understanding of, supports, or maintains a community, culture or identity within the district  | NO     |   |
| Is historically and/or functionally linked to a cultural group, or organized movement or ideology that is significant to a community, plays a historic or ongoing role in the practice of recognition of religious, spiritual or sacred beliefs of a defined group of people that is significant to a community | YES    | <p>The study area is historically linked to the Gay Liberation Movement of the 1970s when the area saw an influx of members from the LGBTQ+ community. It was in the Cabbagetown Southwest study area that the Canadian Lesbian and Gay Archives (CLGA) was created, the Glad Day Bookshop was operated, and The Body Politic magazine was run.</p> <p>Cabbagetown Southwest is associated with the creation of a number of community groups within, or close to the study area, including the Cabbagetown South Residents' Association (CSRA) formed in 2002 after the amalgamation of the Central Cabbagetown Residents' Association (CENTRA) and the Seaton Ontario Berkeley Residents' Association (SOBRA).</p> |



## Natural and Scientific Value

| Criterion  | Yes/No | Significance |
|--|--------|--------------|
| Has a rare, unique or representative collection of significant natural resources | NO     |              |
| Represents, or is a result of, a significant technical or scientific achievement | NO     |              |



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# Heritage Attributes



Heritage attributes are the physical, spatial and material elements within the district that convey its heritage character and that should be conserved. They include buildings, streets and open spaces that are a collective asset to the community. Heritage attributes can range from physical features, such as building materials or architectural motifs, to overall spatial patterns, such as street layout and topography.



Heritage attributes that embody the *historical and associative values* of the district include:

- The extant long narrow blocks that reflect the original Park Lot's subdivision;
- The narrow lots that reflect the subdivision and development of the area;
- The mixture of housing typologies that reflect the historic socio-economic diversity;
- The historic and existing institutions and industries within the neighbourhood;
- The consistent front yard setbacks with soft landscaping.



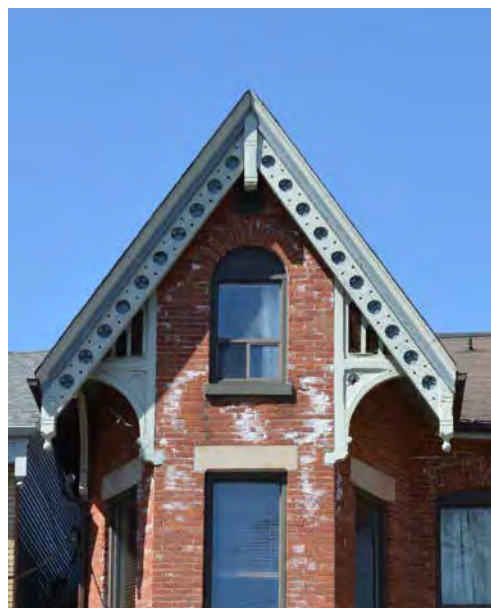
Heritage attributes that embody the *contextual value* of the district include:

- The cohesiveness of its built form;
- The long residential and commercial streets with consistent heritage character;
- Its relationship to the rest of Cabbagetown;
- Its contrasting scale in relation to the adjacent areas of urban renewal.



Heritage attributes that embody the *social and community values* of the district include:

- The existing and historic institutions that have served the neighbourhood including the Lee School, Central Neighbourhood House, the Toronto Public Library, the Yonge Street Mission, St. Michael's Homes, Street House Community Nursing, and Children's Book Bank to list a few;
- The mixture of housing typologies that reflect the historic socio-economic diversity.



Heritage attributes that embody the *design and physical values* of the district include:

- 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 of the built form and the distinct and unique 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;
- The articulation of the elevations with bay windows and porches;
- The vertical expression of the elevations accentuated by narrow lots, vertical rectangular windows, steeply pitched gables, and bay windows.
- The relatively similar (2 m to 3 m) setbacks of all houses;
- The historic architectural styles : Victorian, Second Empire, Italianate, Georgian;
- The concentration of Second Empire and Italianate buildings on the commercial streets;
- The predominance of gable roofs, with the exception a few localized mansard roofs;
- The predominant use of brick, and the overall quality of the ornamentation of masonry, including the use of polychromatic brickwork and stone detailing; as well as intricate and decorative woodwork.



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# Proposed HCD Boundary and Contributing Properties



Legend

Contributing

Study Area Boundary

Recommended HCD Plan Boundary

## Proposed Boundary

The proposed HCD Plan boundary encompasses the portion of the Cabbagetown Southwest neighbourhood that retains a high degree of integrity and is representative of Toronto’s residential development in the late 19th and early 20th centuries. The boundary includes 586 properties from the study area, including the Ontario Street Parkette, and has been extended to include Anniversary Park (410 Parliament Street) at the intersection of Gerrard and Parliament Streets. The south eastern portion area of the study area was determined not to merit Part V designation based on an analysis of its history, character, and appearance that is reflective of a later period of development and infill. The proposed boundary excludes all properties fronting Poulett, Shuter, and Milan Streets, with the exception of 270 Milan Street, which is part of the former Acme Dairy auxiliary building; as well as the properties fronting Berkeley Street south of address numbers 232 and 251, and properties fronting Ontario Street south of address numbers 218 and 219. A number of individual properties have been identified for further research to determine whether they merit inclusion on the City of Toronto’s Heritage Register. Please refer to the *Recommended Properties* panel.

## Contributing Properties

Properties within the proposed Cabbagetown Southwest HCD were individually evaluated to determine whether they contribute to the area’s heritage value. Contributing properties are those that have design, historical, and/or contextual value that support the area’s heritage character. *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 have contextual value as part of a row of historic buildings

## Non-Contributing Properties

|                   |                  |                |                 |               |
|-------------------|------------------|----------------|-----------------|---------------|
| 238 Berkeley St   | 392 Dundas St E  | 245 Ontario St | 379 Ontario St  | 248 Seaton St |
| 240 Berkeley St   | 393 Dundas St E  | 247 Ontario St | 381 Ontario St  | 250 Seaton St |
| 246 B Berkeley St | 394 Dundas St E  | 249 Ontario St | 408 Ontario St  | 252 Seaton St |
| 246 A Berkeley St | 396 Dundas St E  | 251 Ontario St | 413 Ontario St  | 254 Seaton St |
| 248 B Berkeley St | 398 Dundas St E  | 253 Ontario St | 415 Ontario St  | 303 Seaton St |
| 248 A Berkeley St | 400 Dundas St E  | 255 Ontario St | 417 Ontario St  | 305 Seaton St |
| 250 A Berkeley St | 401 Dundas St E  | 257 Ontario St | 419 Ontario St  | 320 Seaton St |
| 250 B Berkeley St | 419 Dundas St E  | 259 Ontario St | 421 Ontario St  | 337 Seaton St |
| 252 A Berkeley St | 425 Dundas St E  | 260 Ontario St | 423 Ontario St  | 339 Seaton St |
| 252 B Berkeley St | 208 Gerrard St E | 261 Ontario St | 434 Ontario St  | 341 Seaton St |
| 254 B Berkeley St | 209 Gerrard St E | 262 Ontario St | 438 Ontario St  | 343 Seaton St |
| 254 A Berkeley St | 211 Gerrard St E | 265 Ontario St | 61 Seaton St    |               |
| 263 Berkeley St   | 213 Gerrard St E | 271 Ontario St | 89 Seaton St    |               |
| 265 Berkeley St   | 214 Gerrard St E | 295 Ontario St | 97 Seaton St    |               |
| 275 Berkeley St   | 219 Gerrard St E | 297 Ontario St | 99 Seaton St    |               |
| 339 Dundas St E   | 227 Gerrard St E | 299 Ontario St | 111 Seaton St   |               |
| 381 Dundas St E   | 269 Gerrard St E | 303 Ontario St | 215 Seaton St   |               |
| 383 Dundas St E   | 270 Gerrard St E | 305 Ontario St | 215 A Seaton St |               |
| 385 Dundas St E   | 280 Gerrard St E | 349 Ontario St | 217 Seaton St   |               |
| 387 Dundas St E   | 235 Ontario St   | 358 Ontario St | 217 A Seaton St |               |
| 389 Dundas St E   | 237 Ontario St   | 367 Ontario St | 219 Seaton St   |               |
| 391 Dundas St E   | 243 Ontario St   | 369 Ontario St | 221 Seaton St   |               |

## Properties Excluded from the Proposed HCD Boundary

|                 |                   |                   |                   |              |              |              |                |                |               |                 |               |
|-----------------|-------------------|-------------------|-------------------|--------------|--------------|--------------|----------------|----------------|---------------|-----------------|---------------|
| 180 Berkeley St | 205 Berkeley St   | 217 A Berkeley St | 230 Berkeley St   | 190 Milan St | 223 Milan St | 250 Milan St | 269 Milan St   | 204 Ontario St | 26 Poulett St | 58 A Poulett St | 248 Shuter St |
| 182 Berkeley St | 206 Berkeley St   | 218 A Berkeley St | 231 Berkeley St   | 196 Milan St | 225 Milan St | 252 Milan St | 271 Milan St   | 205 Ontario St | 28 Poulett St | 58 B Poulett St | 250 Shuter St |
| 188 Berkeley St | 207 Berkeley St   | 218 Berkeley St   | 233 Berkeley St   | 198 Milan St | 227 Milan St | 254 Milan St | 273 Milan St   | 206 Ontario St | 32 Poulett St | 58 C Poulett St | 266 Shuter St |
| 190 Berkeley St | 208 Berkeley St   | 219 Berkeley St   | 235 Berkeley St   | 200 Milan St | 228 Milan St | 255 Milan St | 187 Ontario St | 208 Ontario St | 34 Poulett St | 60 Poulett St   | 270 Shuter St |
| 192 Berkeley St | 209 Berkeley St   | 220 Berkeley St   | 237 Berkeley St   | 202 Milan St | 229 Milan St | 256 Milan St | 188 Ontario St | 209 Ontario St | 36 Poulett St | 88 Poulett St   | 274 Shuter St |
| 194 Berkeley St | 210 Berkeley St   | 221 Berkeley St   | 239 Berkeley St   | 204 Milan St | 231 Milan St | 257 Milan St | 189 Ontario St | 210 Ontario St | 38 Poulett St | 90 Poulett St   | 276 Shuter St |
| 196 Berkeley St | 211 Berkeley St   | 222 Berkeley St   | 241 Berkeley St   | 212 Milan St | 232 Milan St | 258 Milan St | 190 Ontario St | 212 Ontario St | 40 Poulett St | 220 Shuter St   | 278 Shuter St |
| 198 Berkeley St | 212 Berkeley St   | 223 Berkeley St   | 243 Berkeley St   | 214 Milan St | 233 Milan St | 259 Milan St | 191 Ontario St | 213 Ontario St | 42 Poulett St | 222 Shuter St   | 280 Shuter St |
| 199 Berkeley St | 213 Berkeley St   | 224 Berkeley St   | 245 Berkeley St   | 215 Milan St | 235 Milan St | 260 Milan St | 192 Ontario St | 214 Ontario St | 44 Poulett St | 224 Shuter St   |               |
| 200 Berkeley St | 214 Berkeley St   | 225 Berkeley St   | 249 C Berkeley St | 216 Milan St | 236 Milan St | 261 Milan St | 197 Ontario St | 215 Ontario St | 46 Poulett St | 226 Shuter St   |               |
| 201 Berkeley St | 215 Berkeley St   | 226 Berkeley St   | 249 B Berkeley St | 217 Milan St | 242 Milan St | 263 Milan St | 198 Ontario St | 216 Ontario St | 48 Poulett St | 228 Shuter St   |               |
| 202 Berkeley St | 215 A Berkeley St | 227 Berkeley St   | 249 A Berkeley St | 218 Milan St | 244 Milan St | 264 Milan St | 199 Ontario St | 217 Ontario St | 50 Poulett St | 230 Shuter St   |               |
| 203 Berkeley St | 216 Berkeley St   | 228 Berkeley St   | 186 Milan St      | 219 Milan St | 246 Milan St | 265 Milan St | 201 Ontario St | 22 Poulett St  | 52 Poulett St | 236 Shuter St   |               |
| 204 Berkeley St | 217 Berkeley St   | 229 Berkeley St   | 188 Milan St      | 221 Milan St | 248 Milan St | 267 Milan St | 203 Ontario St | 24 Poulett St  | 54 Poulett St | 240 Shuter St   |               |



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# Statement of District Significance

## Description of Historic Place

Cabbagetown Southwest is a Victorian neighbourhood located east of Toronto’s downtown. It was developed throughout the latter half of the 19th century and into the early 20th century. It sits to the south of the Cabbagetown Northwest HCD, southeast of the Cabbagetown South HCD, and east of the Garden District HCD.

The neighbourhood is an excellent representation of Toronto’s early residential expansion and includes diverse housing typologies that reflect the historic diversity in the socio-economics of middle and working class residents. The built form is defined by a collection of late 19th century Victorian houses that are predominantly 2.5 storeys in height, with a rhythmic datum line with punctuating front gables, creating a cohesive street wall with projecting and recessing bays. The houses are situated on narrow lots and in close proximity of each other, lining long, uninterrupted blocks in a grid organization and maintain their rear and side laneway access.

Its boundaries are Doctor O Lane to the north; Central Hospital and Oskentont Lanes, and Seaton Street to the west; Catbird, Woodward Evans, Heads Lanes, and Berkeley and Poulett Streets to the east; and a toothed border to the south which includes all properties on Seaton Street, Ontario Street to numbers 218 and 219, and Berkeley Street to numbers 232 and 251. No properties on Poulett, Shuter or Milan Street (except for Number 270) are included.

## 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.

The district’s historical and associative values are derived from the evolution and history of its development from the original Park Lots whose boundaries and configuration influenced the present-day long north-south streets and the laneways. Ontario Street demarcated the boundary between Park Lots 3 and 4, the properties of Thomas Gibbs Ridout and Charles Ridout, respectively. The period of Park Lot Grants and Property Subdivision encompassed the agreement between William Allen (whose property was to the immediate west) and Thomas Gibbs Ridout in 1845 to widen a laneway to create Sherbourne Street, improving access and prompting the early development in the district. The layout and block subdivisions were subsequently surveyed by John Howard, surveyor for the City of Toronto, who created the present day grid pattern with rear and side laneway access.

Most of the district’s extant buildings were constructed in a 30-year period between 1870 and 1899 soon after the long north-south blocks were subdivided and sold to small developers and individual owners. The area attracted working class immigrants coming to Toronto in the 1880s, and who were employed at industries located to the south along the railways and harbour. The socio-economic diversity of the district’s population is reflected in the variety of housing types, which range from small Ontario Cottages to highly ornate Victorian Bay and Gables. The influx of industries in the early 20th century within the district resulted in a small number of residential buildings being demolished and replaced by factory buildings which contribute in turn to the district’s socio-economic history.

The neighbourhood’s *contextual values* are based on the streetscapes with dense fine grain historic residential buildings that create a sense of time and place. The streetwalls are defined by low-rise buildings with narrow frontages, a datum line of pitched roofs with intersecting gables, an articulated rhythm of bays and gables, a predominance of brick cladding, and mixture of late 19th and early 20th century architectural styles. Although the architecture is extremely cohesive throughout the district given the narrow period of development, each building maintains a level of uniqueness through its ornamentation and detailing. The area’s distinct identity is further accentuated by its juxtaposition to the Moss Park and Regent Park areas of urban renewal immediately adjacent to the south and east where the original fine grain neighbourhoods were replaced with large scale developments.

The district’s design and *physical values* stem from the high concentration of late 19th century residential buildings with a high degree of integrity and authenticity using consistent construction methods, architectural styles, details, and materials, which are still evident today. The Victorian era residential buildings include the Bay and Gable typology, which is prevalent in Toronto, and a number of Italianate and Second Empire buildings located along Dundas and Gerrard Streets. The majority of the buildings are constructed up to their side property lines or with small side setbacks; with small front yard setbacks; and with similar proportions of solid to void ratios.

The buildings share their materiality and detailing including the predominant use of brick with articulated polychromatic patterns, projecting string courses that accentuate the windows and floors, corbelled brick patterns or other decorative elements between first and second floor windows, and use of wood-work in the vergeboard and eaves trim. The projecting front gable bays create a strong and distinctive rhythm and articulation of the streetwall, which is further accentuated by the datum line of the roof soffits. Within the overall cohesiveness of the area, the varying bay window, vergeboard and other treatments and detailing give the individual houses a unique character.

Though each building in the district is unique, they share similarities in their typology, proportions, massing, materials, and visual rhythm which create a cohesive and consistent heritage character despite the differences in their individual detailing.

The district’s *social and community values* are associated with the existing and historic institutions that have served the neighbourhood since the 19th century. The district is also associated with the Gay Liberation Movement of the 1970s when an influx of members from the LGBTQ+ community moved into Cabbagetown Southwest, including a number of prominent community members, who started the Canadian Lesbian and Gay Archives, operated the Glad Day Bookshop, and ran The Body Politic magazine within the neighbourhood.

The downtown eastside residents were some of the first in the City to demand community input in planning decisions and began the first working groups to discuss the future of their neighbourhoods with the city. This resulted in the creation of a number of community groups including the Cabbagetown South Residents’ Association (CSRA) formed in 2002 after the amalgamation of the Central Cabbagetown Residents’ Association (CENTRA) and the Seaton Ontario Berkeley Residents’ Association (SOBRA).



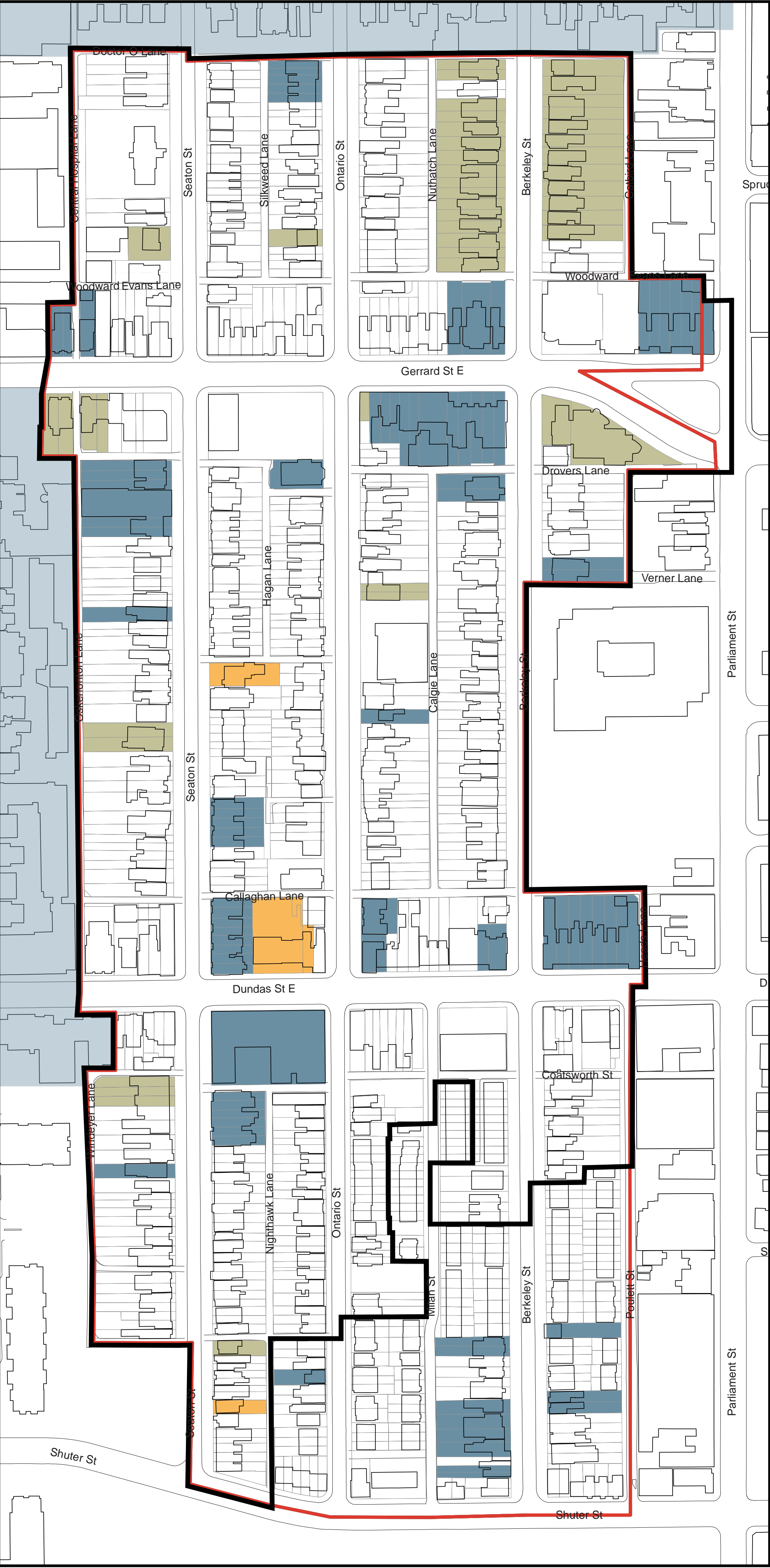
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# Recommended Properties for Further Research



## Properties for Further Research

Properties recommended for further research were identified by the consultant team throughout the duration of the study and with input from the Community Advisory Group. Homes that have a unique typology and/or a high degree of architectural detailing are being considered for their design and physical value. Additional research into their history and development will determine whether these buildings merit inclusion on the City’s Heritage Register.

## Existing Protections

The study area contains 44 properties listed on the City of Toronto’s Heritage Register and 9 properties designated under Part IV of the Ontario Heritage Act (OHA). Cabbagetown Southwest is close to three existing HCDs: Cabbagetown Northwest, Cabbagetown-Metcalf, and Cabbagetown South; as well as one HCD under appeal: the Garden District.



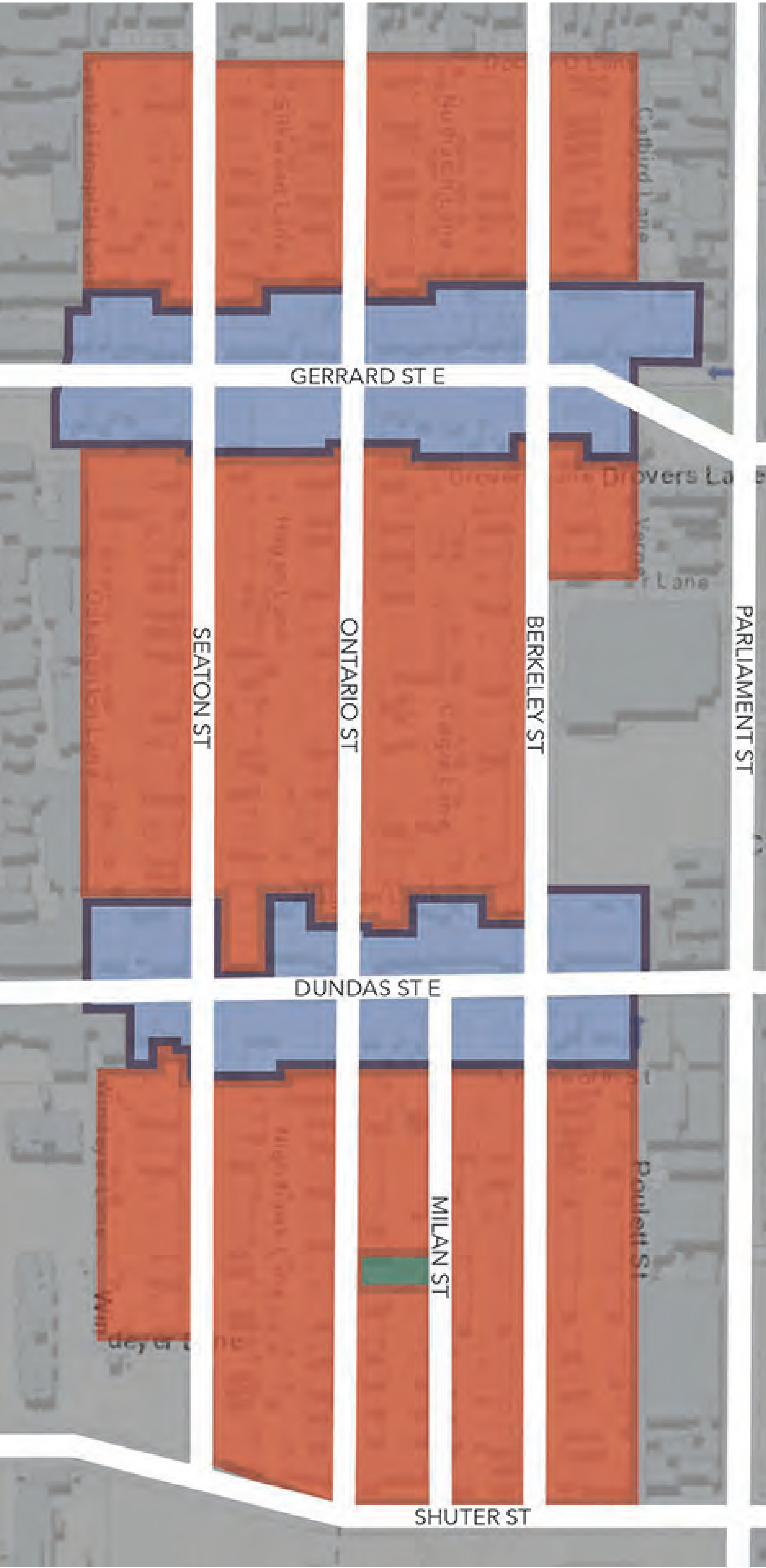
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# Existing Policy Framework



## Zoning By-Laws

Toronto's Zoning By-laws translate the Official Plan into rules that regulate what can be built, where it can be built, the form it can take, and how it can be used.

Cabbagetown's built-up areas can be generally divided into two categories: Residential and Mixed Use Areas.

The Residential regulations are typical of residential standards in Toronto. The Mixed Use Areas regulations generally conform to the regulations, with a few exceptions. Modifications include: storeys above the first must be for residential uses, auto and parking related businesses are not permitted, and there are special parking minimums for certain uses.

Please note that there are slight variations not shown here, particularly within the Mixed Use Areas.

## The Official Plan

The Official Plan for the City of Toronto implements the Province's policies and sets the City's long-term vision for how and where communities should grow.

## Cabbagetown is a Stable Neighbourhood

New development must respect and reinforce the existing physical character of the area, including the massing and dwelling type of buildings, prevailing setbacks, and conservation of heritage.

## Cultural and Natural Heritage is to be Protected

Areas with a concentration of heritage resources will be designated as Heritage Conservation Districts; conservation and design guidelines will be adopted to maintain and improve their character.

## Downtown Secondary Plan

The Downtown Secondary Plan is a 25-year blueprint for how the city centre should evolve to maintain both its liveability and economic competitiveness.

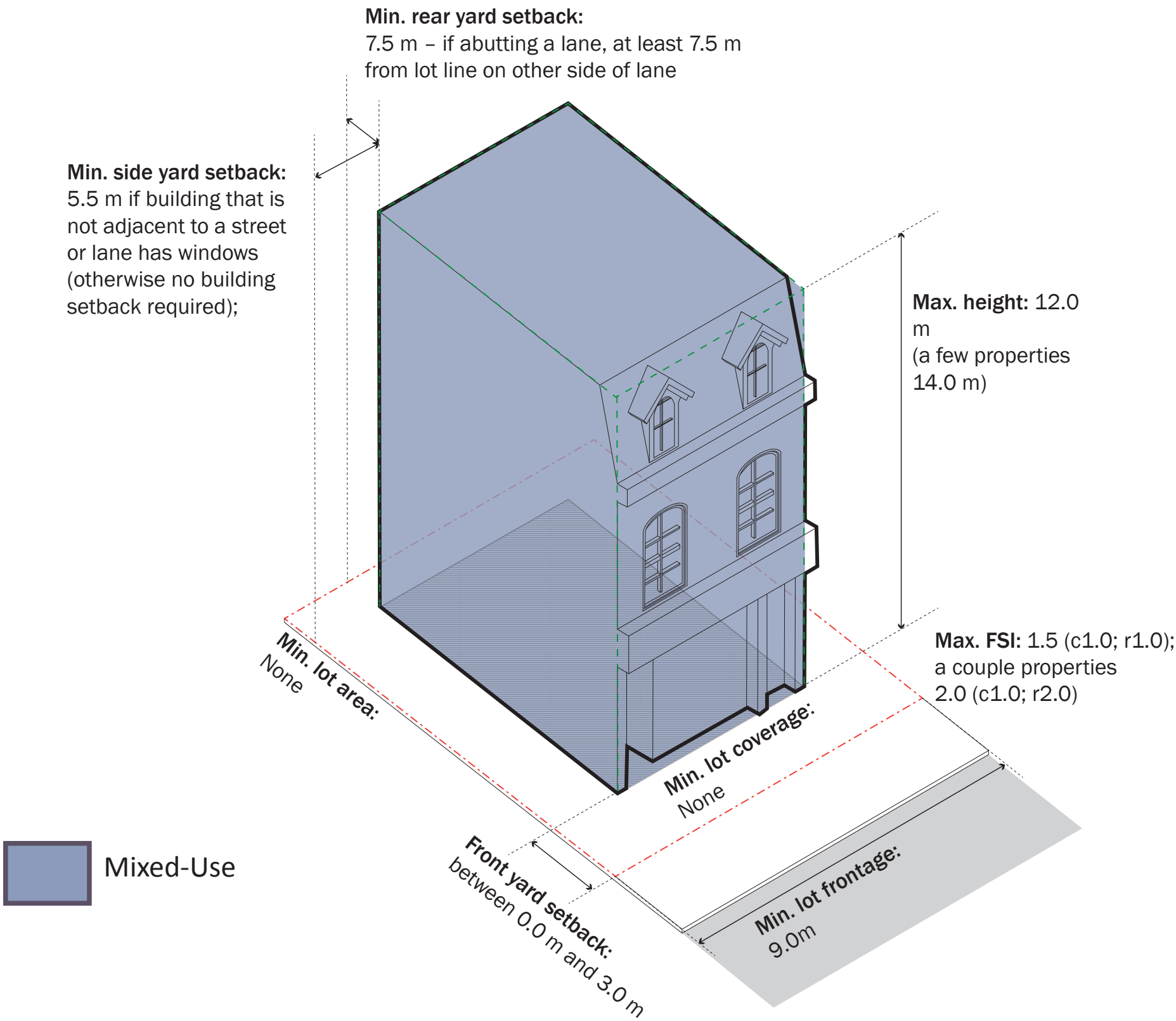
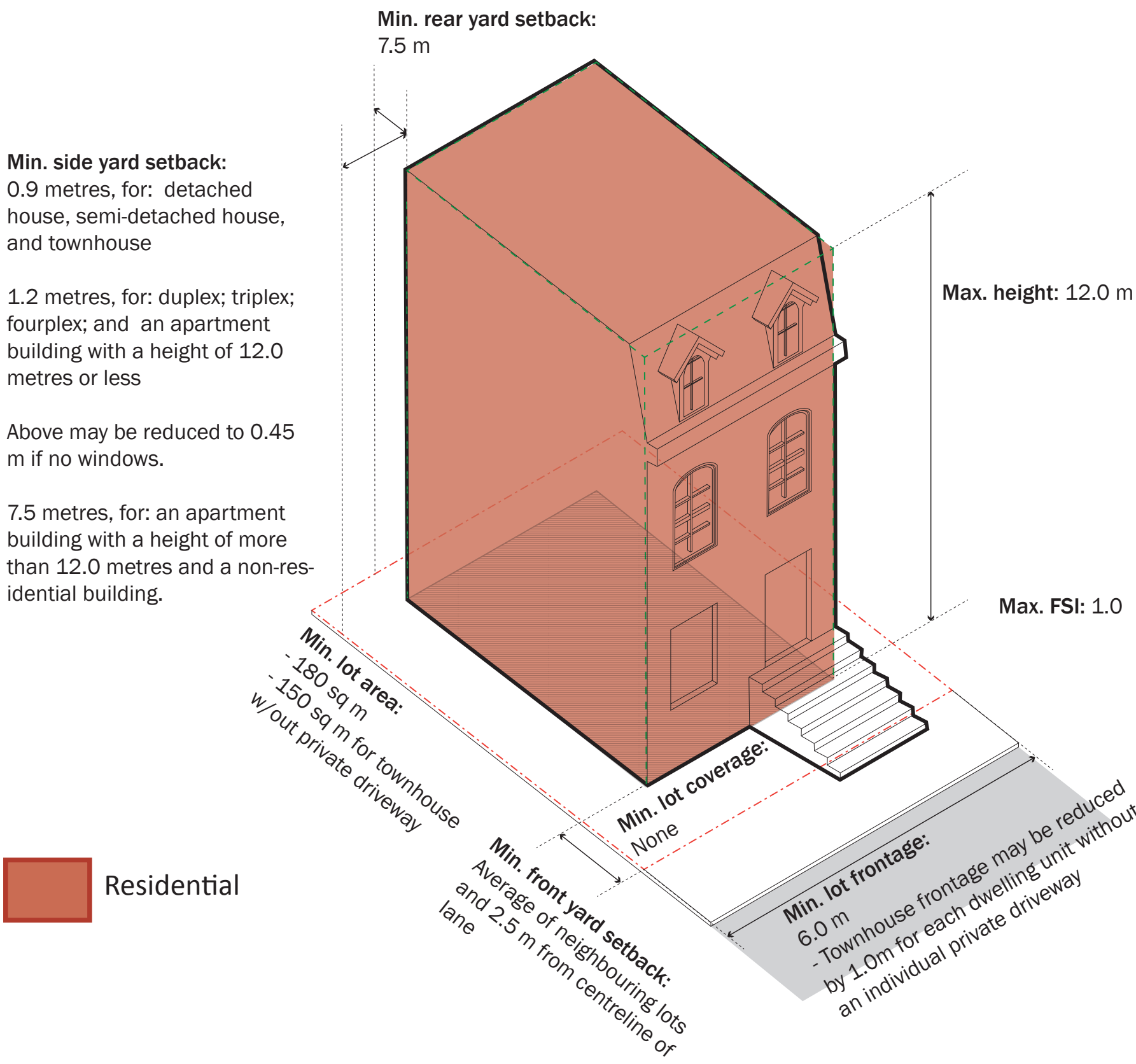
## Intensification is not Uniform

Despite the fact that the Study Area is located within the Downtown Toronto Urban Growth Area and partially within a future Major Transit Station Area, intensification to be determined by various factors including the other policies of the Official Plan and the presence of an HCD Plan.

The Mixed Use Areas of the Study Area are categorized as Mixed Use Areas 3 – Main Street, intended to have a main street character and include a diversity of uses in low and mid-rise buildings.

## Built Form is to Respect Heritage Character

Development on sites that include or are adjacent to heritage properties will include base buildings that respect and reinforce the streetwall height, articulation, proportion, materiality and alignment established by the historic context.



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# Comparative Analysis of Zoning & Heritage Character

## Lot Frontage



The following is an analysis that contrasts the properties within the proposed HCD boundary with the applicable lot frontage and front setback regulations of Zoning By-law 569-2013. When there is conflict between heritage built form and zoning, the zoning may not effectively reflect and protect the heritage character of the neighbourhood.

## Lot Frontage

Of all the properties assessed, only 34% conform to the minimum lot frontage requirement. When looking only at residential properties, the conformity rate is 40%, whereas it is only 14% for the mixed-use properties along Dundas Street East and Gerrard Street East.

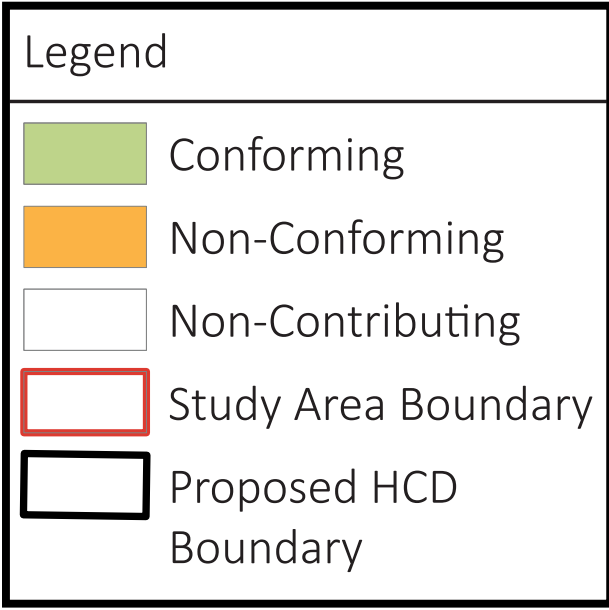
There is very little difference between the rates for properties that are contributing and those that are non-contributing.

The properties that do not conform to the required front yard setback are geographically dispersed throughout the Study Area. However, they also tend to be clustered, with groups of adjacent properties all non-conforming.

Please note: If a lawfully existing building does not reflect the current zoning regulations, the existing building is still considered to conform.

## Discussion

- Many of the City of Toronto Zoning By-law 569-2013 provisions support the historic built form character of the neighbourhood.
- However, there is clear inconsistency with the provision related to lot frontage (and, more generally, lot size).
- The area emerged in the mid to late 19th century as a working and middle class neighbourhood with a finely grained building pattern and narrow properties. As a city-wide document, the Zoning-By-law does not reflect the area's unique built form identity, particularly along the mixed-use main streets of Gerrard Street East and Dundas Street East.
- New construction or additions to existing buildings must adhere to the applicable By-law. However, the impact would be limited. Because the lots are already narrower than the By-law allows, redevelopment of a non-contributing property with a lot frontage less than the minimum would be permitted.



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