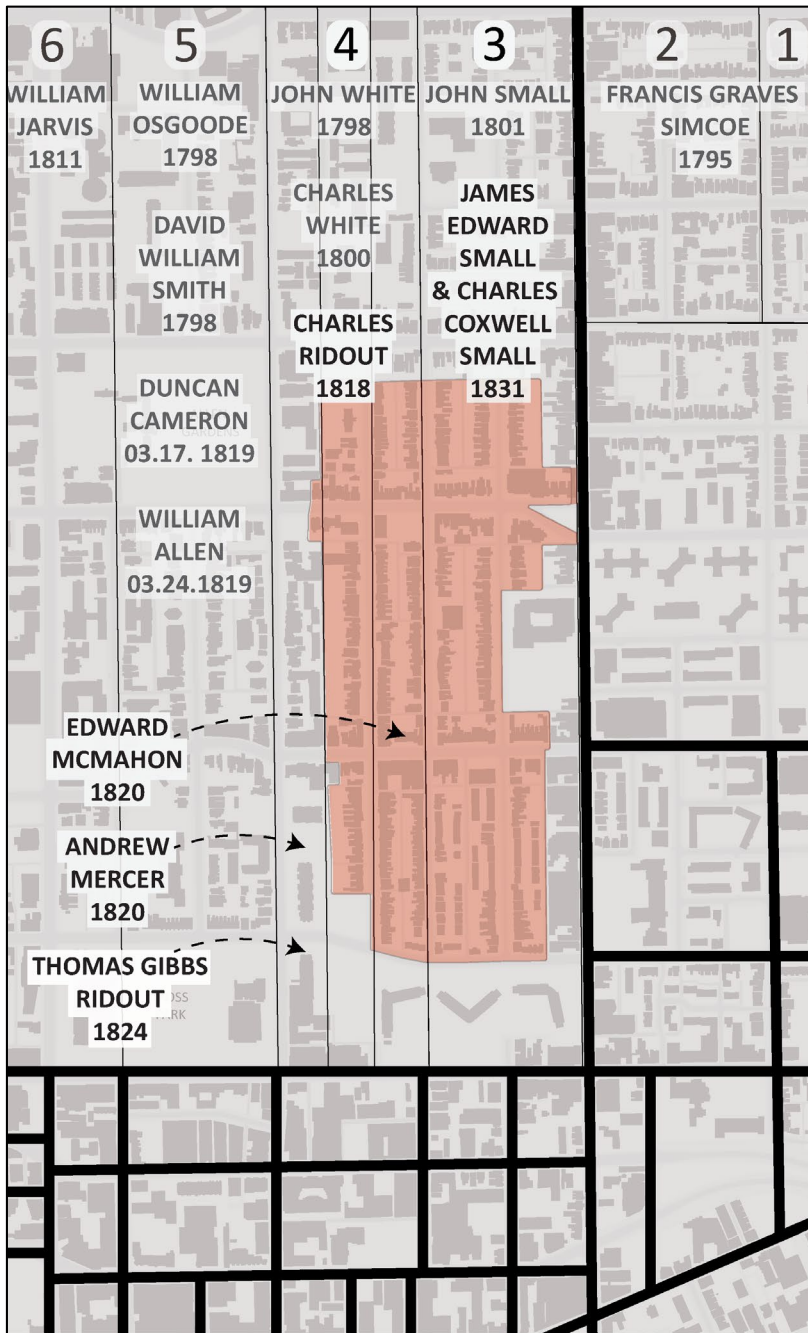


# Cabbagetown Southwest HCD Study Recommendations





# Periods of Significance

## Park Lot Grants and Property Subdivision (1796-c1850)

- This period defined the existing north-south street layouts within Cabbagetown Southwest.
- **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.**

# Periods of Significance

## Development and Intensification (c.1856 – 1919)

- Most of the extant buildings are 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 to the south





# Periods of Significance

## 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.





# Periods of Significance

## Urban Renewal, Social Change, and Activism (c1945-today)

### Post war:

- The local residents' association and downtown east side's grassroots movement successfully resist the City's urban renewal and demolition policies of the 1950s and 1960s (e.g. Trefann Court and Regent Park.)

### 1970s:

- CBC employees (the office was nearby) and LGBTQ+ community moved into the neighbourhood, helping to preserve the existing historic building stock.

### Today:

- The LGBTQ+ community remain active in the neighbourhood
- Local organizations include the Cabbagetown BIA, Cabbagetown Preservation Association, and Cabbagetown HCD Advisory Committee.

# Cultural Heritage Attributes

Historical and Associative Value

Design and Physical Value

Contextual Value

Social and Community Value



City of Toronto Archives, Fonds 2032, Series 841, File 14, Item 29



# Heritage Attributes

## Historical and Associative Value

- The extant long narrow blocks that reflect the original Park Lots' 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.





# Heritage Attributes

## Design and Physical Value

- The low rise predominant scale (1-3 storey residential and mixed-use 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 line or with narrow sideyard setbacks that help define a continuous streetwall;
- The datum lines and rhythm created by the soffits punctuated with front gables;





# Heritage Attributes

## Design and Physical Value

- 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 mixed-use 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.





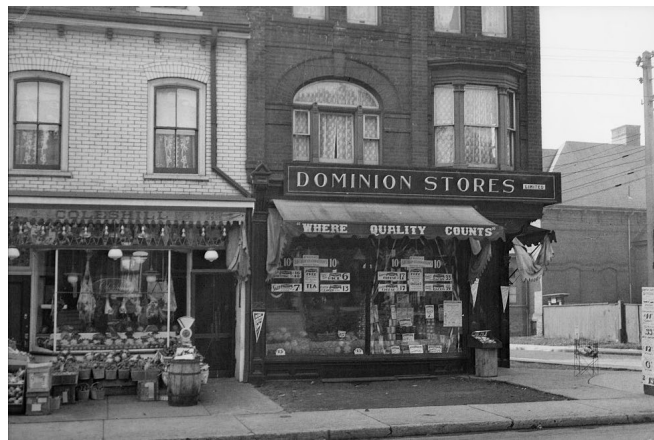
# Heritage Attributes

## Contextual Value

- The cohesiveness of its built form;
- The long residential and mixed-use streets with consistent heritage character;
- Its relationship to the rest of Cabbagetown;
- Its contrasting scale in relation to the adjacent large-scale developments





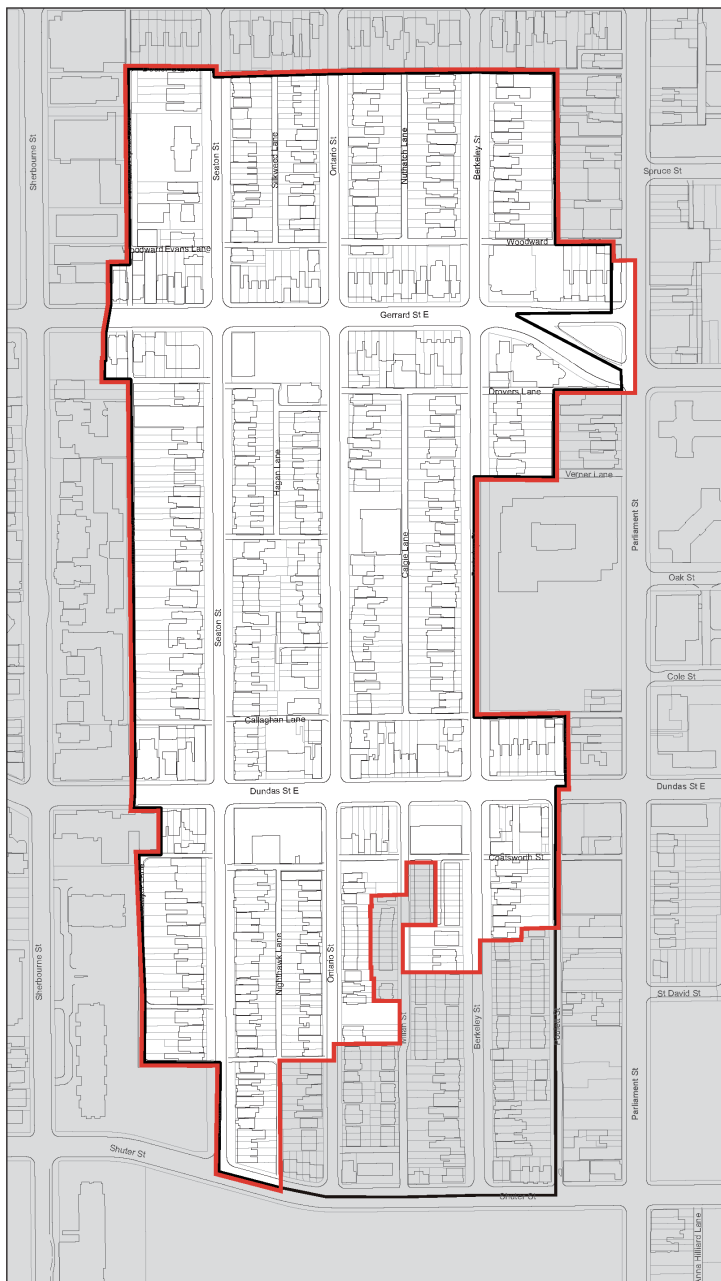


# Heritage Attributes

## Social and Community Value

- 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.





Study Area Boundary
  Recommended HCD Plan Boundary

# Proposed HCD Boundary

- **Includes:**

- 603 properties from the study area
- Ontario Street Parkette
- Anniversary Park at the intersection of Gerrard and Parliament Streets.

- **Excludes:**

- All properties fronting Poulett, Shuter, and Milan Streets (except for 270)
- Properties fronting Berkeley Street south of address numbers 230/249C
- Properties fronting Ontario Street south of address numbers 218/219.

# Boundary Exclusions

## LEGEND

- PROPOSED HCD PLAN BOUNDARY
- STUDY AREA BOUNDARY
- LISTED ON HERITAGE REGISTER



Berkeley St. - East Streetscape



Berkeley St. - West Streetscape



Milan St. - West Streetscape



Ontario St. - East Streetscape



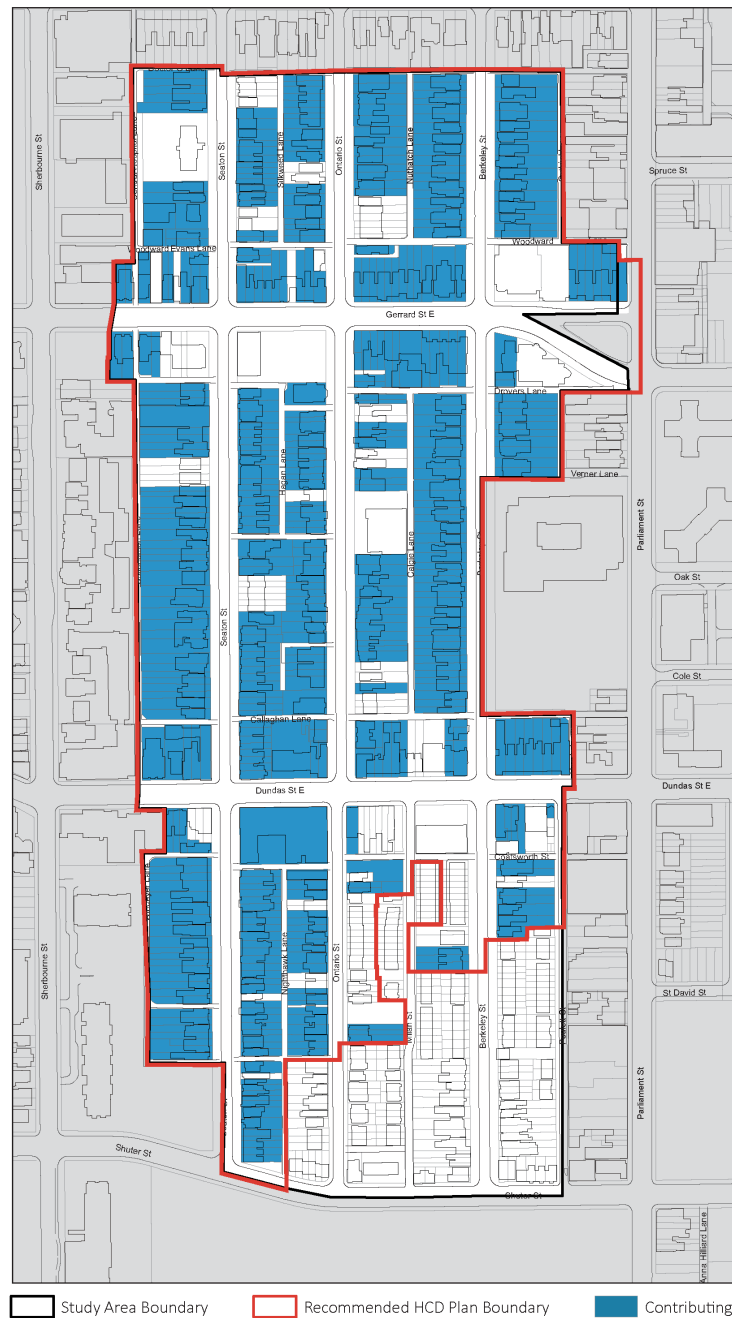
Ontario St. - West Streetscape



# Contributing Properties

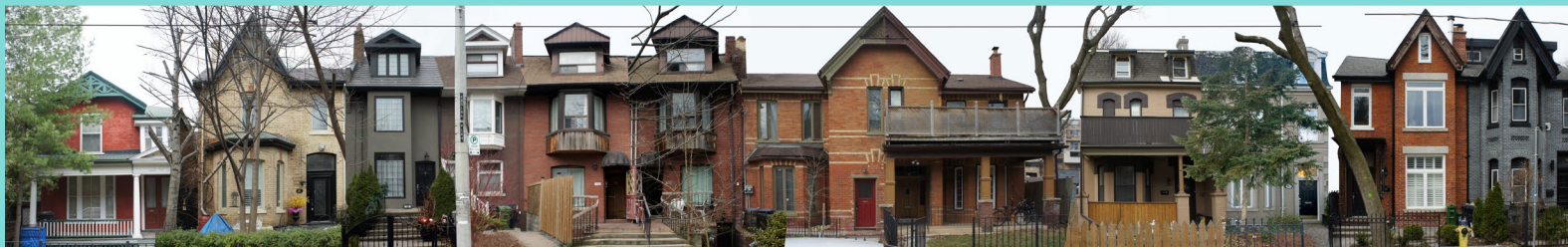
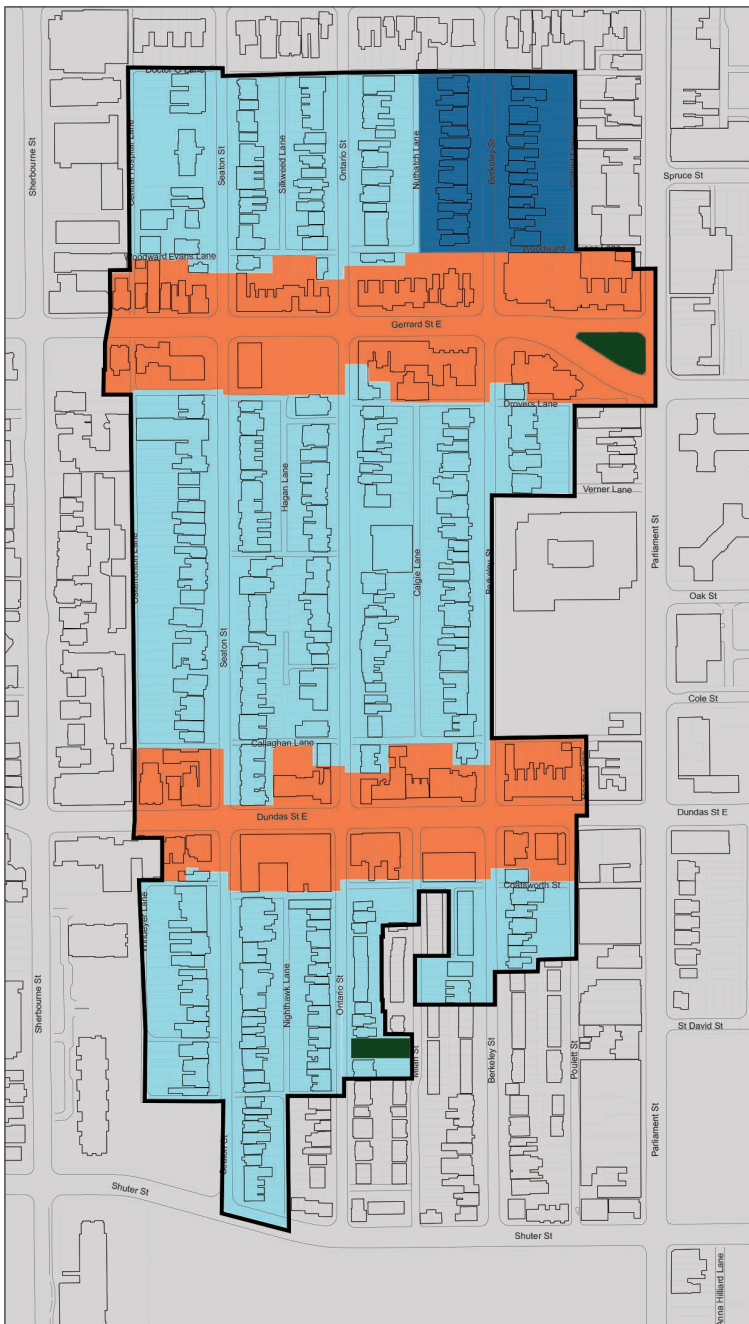
Contributing properties are those that have **design, historical, and/or contextual value** that support the area's heritage character. Properties were identified as contributing if they satisfied the following **criteria**:

- Constructed during the Development and Intensification (1856-1919) or the Residential Decline and Industrialization (1920-1945) periods;
- Is a prevailing typology such as Bay and Gable or Ontario Cottage; and/or
- Maintains its integrity and/or has contextual value as part of a row of historic buildings





# Discussion Areas



**Residential Area**



**Berkeley Residential Area**



**Parkettes**



**Mixed-use Area**

# Review of HCD – Study – Objectives

1. Conserve, maintain and enhance the cultural heritage values of the District as expressed through its heritage attributes, contributing properties, public realm, and character areas.
2. Conserve the legibility of the District's periods of significance that expresses its Victorian era character and subsequent industrialization.
3. Conserve and enhance the District's contributing properties, Part IV designated properties and listed properties.
4. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District.
5. Ensure that new development and additions conserve and enhance the cultural heritage values of the District particularly with respect to the historic scale, materials, form and massing of the contributing properties and the public realm.
6. Encourage a high quality of architecture in the design of new development, additions and alterations that is complementary to the District's cultural heritage value.

# Review of HCD – Study – Objectives

7. Conserve and enhance the District's human scale built form that supports and enhances the pedestrian main street experience.
8. Conserve and enhance the identified views and gateways.
9. Ensure harmony of materials between new and old, including type, colours, scale, finishes and details.
10. Conserve and enhance the well-defined and articulated street walls (streetscapes) of the district, including the horizontal datum line.
11. Conserve and enhance the fine grain built-form with slightly raised entrances.
12. Conserve, support and enhance the social, cultural and community values of the District.
13. Ensure that development and alterations adjacent to the district conserve the District's cultural heritage value.



# Scope and Structure of the HCD Plan

The HCD Plan provides the **framework and requirements** for the conservation and management of an HCD.

It contains **policies, guidelines and procedures** for ensuring that the cultural heritage values of the district are conserved.

It defines **where** the district boundary lies, **what** within it merits conservation and **why**, and **how** it will be conserved.

# Mandatory Requirements (Ontario Heritage Act)

- Every property in the District will be **designated** under Part V of the Ontario Heritage Act.
- A **designation bylaw** is registered on the title of all properties in the district when it comes into force.
- HCD Plan and by-law are made available to property owners and the public on the **City's website**.

# Draft Contents of the HCD Plan

1. Statement of Objectives
2. Statement of Cultural Heritage Value & Interest
3. Description of heritage attributes
4. Policies and Guidelines
  1. Contributing properties (residential, mixed-use)
  2. Non-contributing properties (residential, mixed-use)
  3. Streetscapes/Public Realm
  4. Landscape
5. Implementation, including deemed permits
6. Definitions



# Policies and Guidelines *Per City of Toronto HCD Terms of Reference*

## ***Policy 10***

- The ***Standards and Guidelines for the Conservation of Historic Places in Canada*** will apply to any interventions on the HCD as a whole and to individual properties.
- The ***Standards and Guidelines*** provides the heritage framework for assessing any interventions.

## ***Policy 11***

- The **demolition** of **Contributing** Properties is prohibited, with rare exceptions
- The **demolition** of **Non-Contributing** Properties may be permitted under specific conditions

## ***Policy 12***

- **Alterations** to HCD properties must respect, preserve, and protect the cultural heritage of the district.
- **New construction** must prioritize the heritage value and integrity of the HCD.

## ***Policy 13***

- **Reconstruction** and **restoration** of historic structures must be supported with adequate documentation.

# Polices and Guidelines

**Separate sets of polices and guidelines will be developed for...**

- Contributing Properties
- Non-contributing Properties
- Mixed Use Areas
- Residential Areas
- The Public Realm
- Properties Adjacent to the District

# Policies and Guidelines

*Topics for properties in the **Residential Area** include:*

## ***Contributing Resources***

- Maintenance
- Restoration
- Alterations
- Additions
- Shadows
- Corner Lots
- Sustainability
- Entrances
- Windows
- Awnings
- Roofs
- Exterior Walls
- Landscape

## ***Non-contributing Resources***

- Demolition
- Alterations
- Additions
- Massing
- Shadows
- Streetwall  
Composition
- Corner Lots
- Sustainability
- Entrances
- Windows
- Awnings
- Roofs
- Exterior Walls
- Infill & New  
Development
- Landscape

# Policies and Guidelines

*Topics for properties in the **Mixed-Use Area** include:*

## ***Contributing Resources***

- Maintenance
- Restoration
- Alterations
- Additions
- Shadows
- Corner Lots
- Sustainability
- Entrances
- Windows
- Awnings
- Roofs
- Exterior Walls
- Commercial Storefronts
- Signage
- Barrier-free access
- Landscape

## ***Non-Contributing Resources***

- Demolition
- Alterations
- Additions
- Massing
- Shadows
- Streetwall Composition
- Corner Lots
- Sustainability
- Entrances
- Windows
- Awnings
- Roofs
- Exterior Walls
- Infill & New Development
- Signage
- Lighting
- Barrier-free access
- Commercial Storefront
- Landscape



# Policies and Guidelines

*Topics covered for the **Public Realm** include:*

- Paving
- Laneways
- Gateway treatments
- Street trees
- Lighting (streetscape and site-specific)
- Street furniture
- Signage
- Parking areas
- Public art
- Parkettes
- Privately-owned public spaces (POPS)
- Bike lanes