

Welcome to Cabbagetown Southwest Community Consultation Meeting No.3

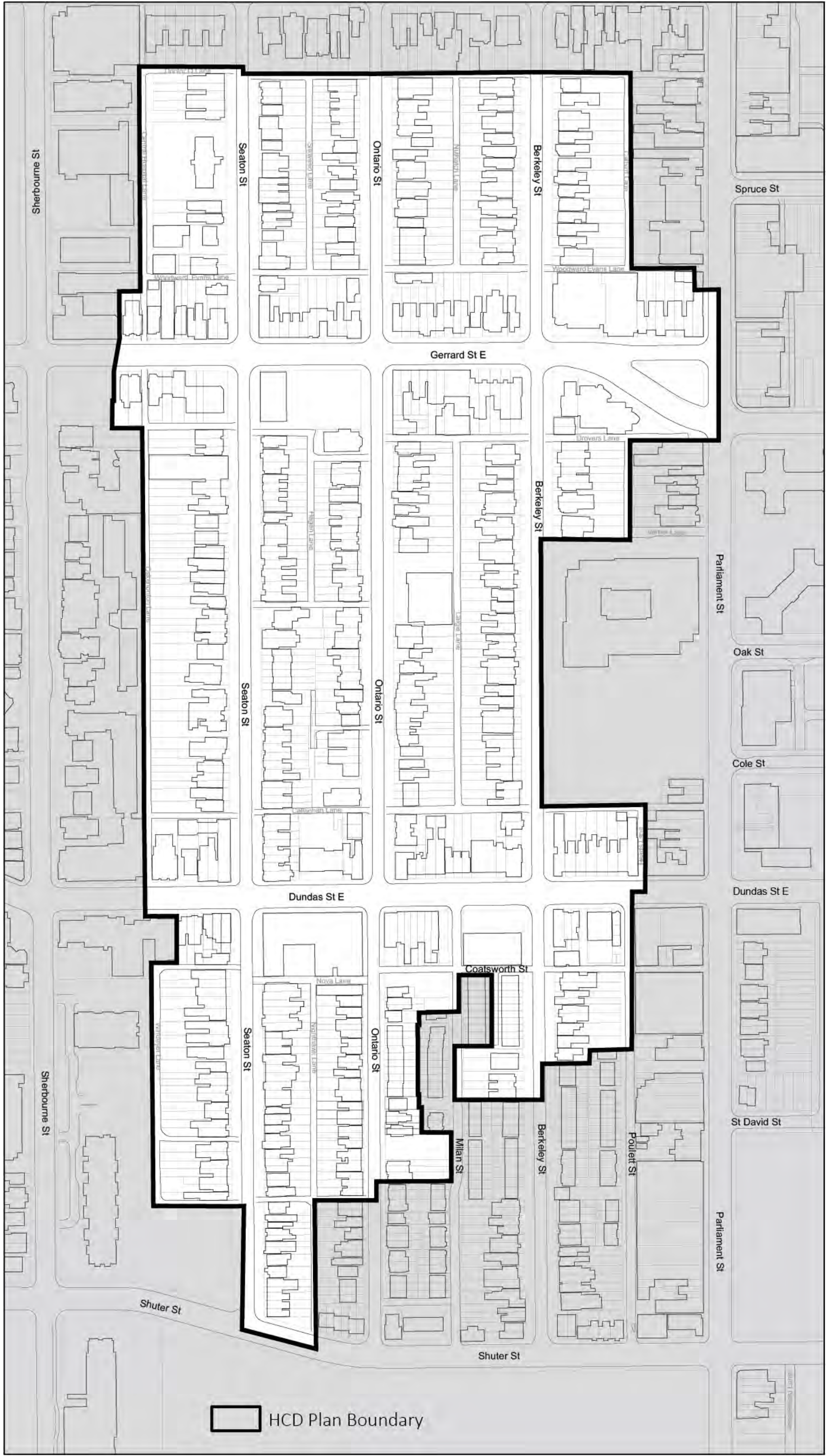
Why Cabbagetown Southwest merits becoming a Heritage Conservation District

Cabbagetown Southwest is a historic and excellent example of an early Victorian neighbourhood in Toronto. The coherent collection of 19th and early 20th century properties express a high quality of architectural style and rich detailing. Throughout this district, properties with consistent architectural character contribute to streetscapes and a sense of place.

Becoming a heritage conservation district, like other existing HCDs in the Cabbagetown neighbourhood, allows for growth and change in a deliberate and managed way. Direction for maintaining character is provided by an HCD Plan to conserve the authenticity and integrity of the neighbourhood.

The collection of boards on display (that will also be available online) highlight the various main elements of the HCD Plan. Heritage Planning staff refer to the HCD Plan when reviewing heritage permits.

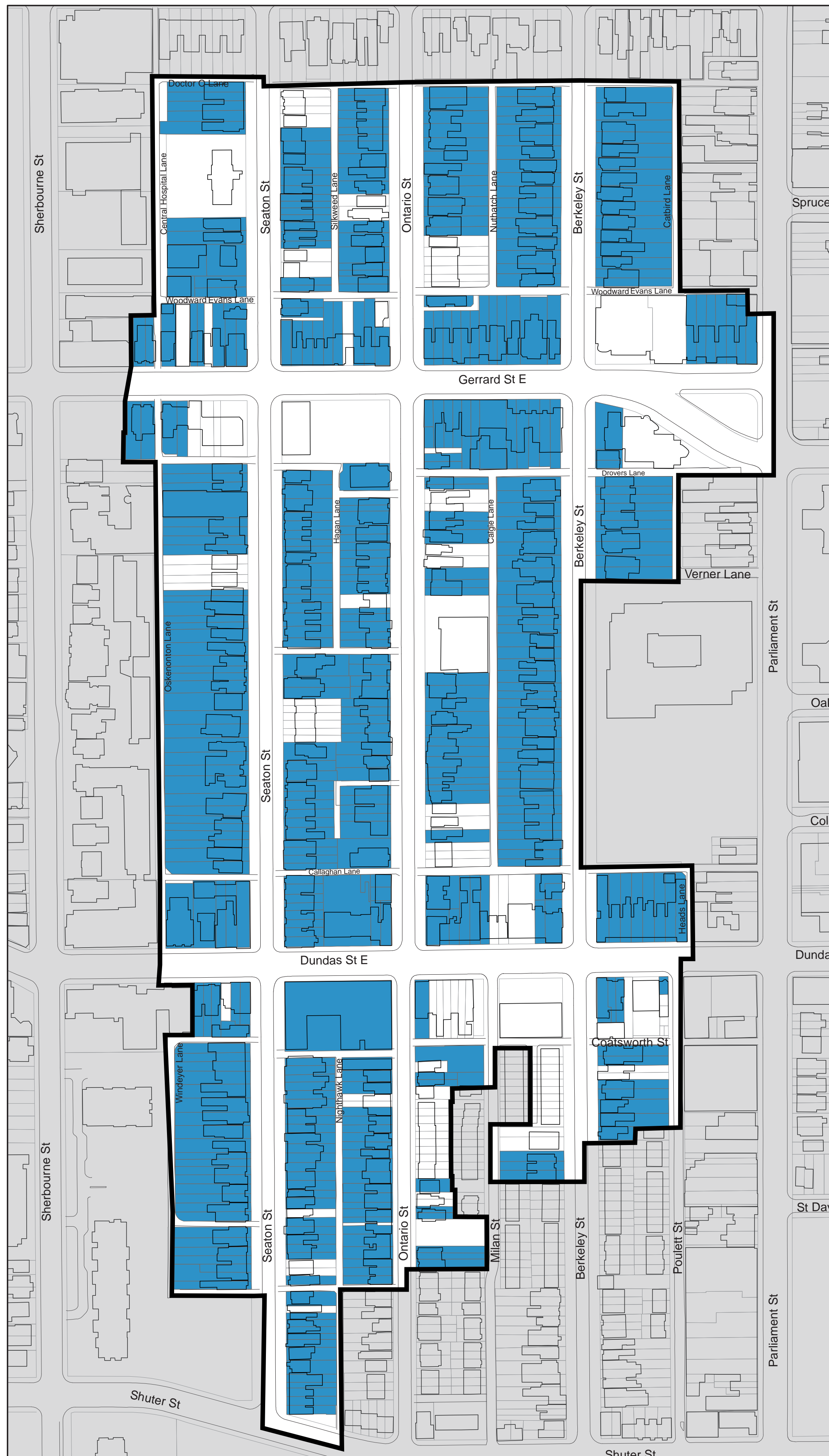
Thank you for attending this open house; please ask questions and provide comments about the topics covered on the boards.



CABBAGETOWN SOUTHWEST

Heritage Conservation District Plan: Community Consultation Meeting No. 3
September 21, 2023 | 6:00-8:00pm

Where are the Boundaries and Contributing Properties?



Legend

Contributing

Plan Area Boundary

Boundary

The District boundaries are

- To the North, Doctor O Lane (south of the properties fronting Carlton Street)
- To the East, Catbird Lane and Poulett Street, including a section of Gerrard Street East that jogs over to Parliament Street but excluding Lord Dufferin School
- To the South, an irregular shape that falls between Dundas and Shuter streets
- To the West, Windeyer, Oskemonton, and Hospital lanes, with a jog towards Sherbourne along Gerrard Street

Within the boundary, we find properties and resources that express the cultural heritage value and heritage attributes of the Cabbagetown Southwest HCD. The District encompasses properties that front onto Seaton, Ontario, Berkeley, Dundas, and Gerrard street.

The Cabbagetown Southwest HCD also includes Anniversary Park at the intersection of Gerrard and Parliament streets as well as the Ontario Street Parkette.

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

*All properties within the District will be designated under Part V of the Ontario Heritage Act.
Separate policies for non-contributing properties will be part of the plan.



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Heritage Conservation Districts in Toronto

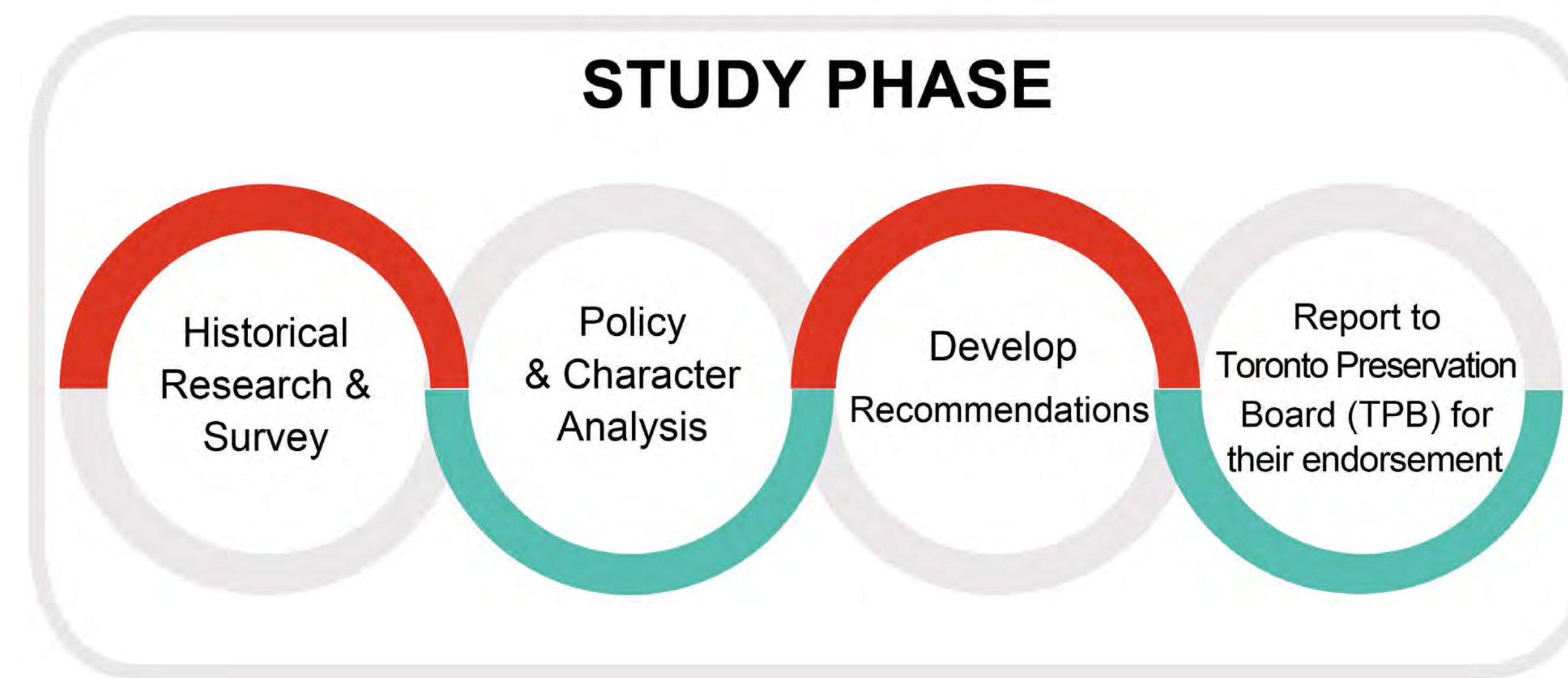
Heritage Conservation District

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 special character.

HCD Plans are developed with **community engagement** which may involve public meetings, focused workshops, and local advisory committees composed of a diverse range of stakeholders representing various perspectives to provide feedback and advice to City staff.

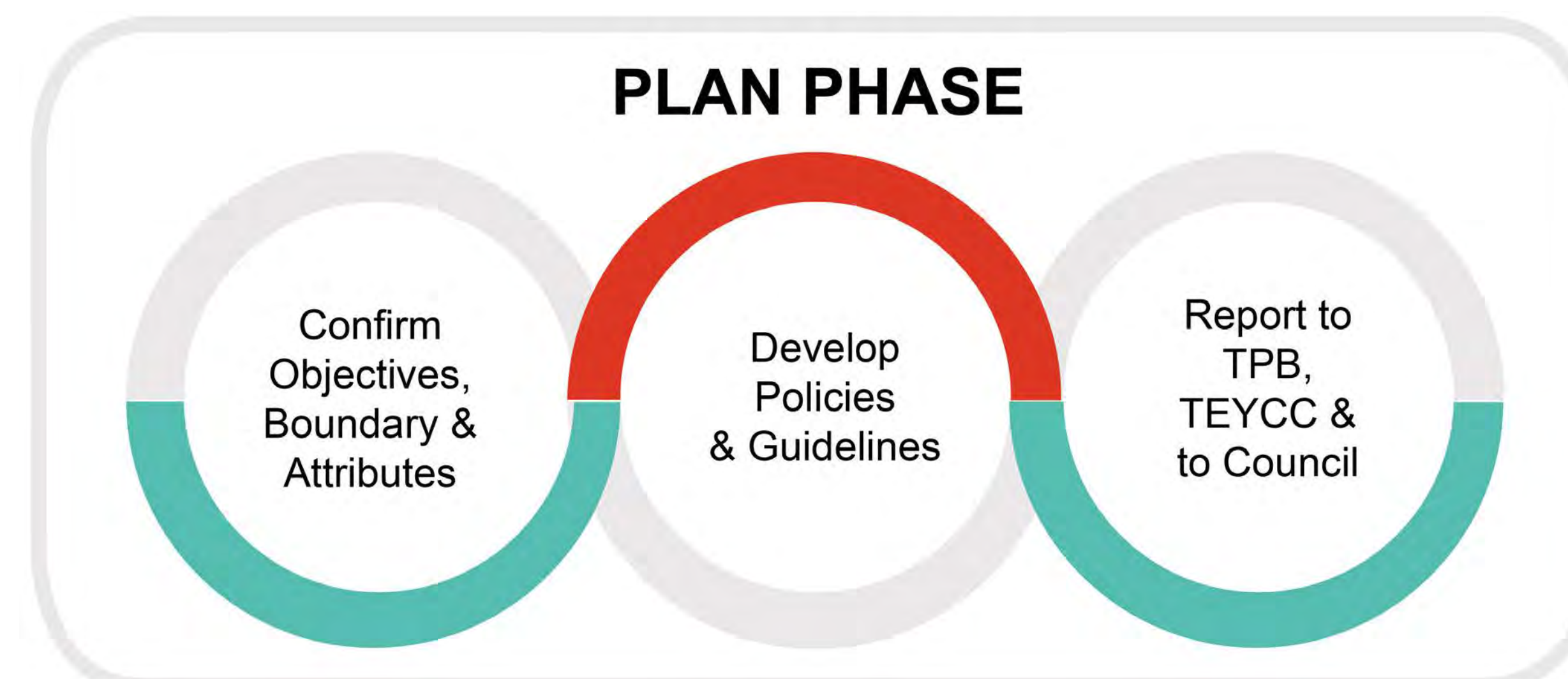


King Street East in the St. Lawrence Neighbourhood HCD, part of the original 10 blocks of the Town of York.



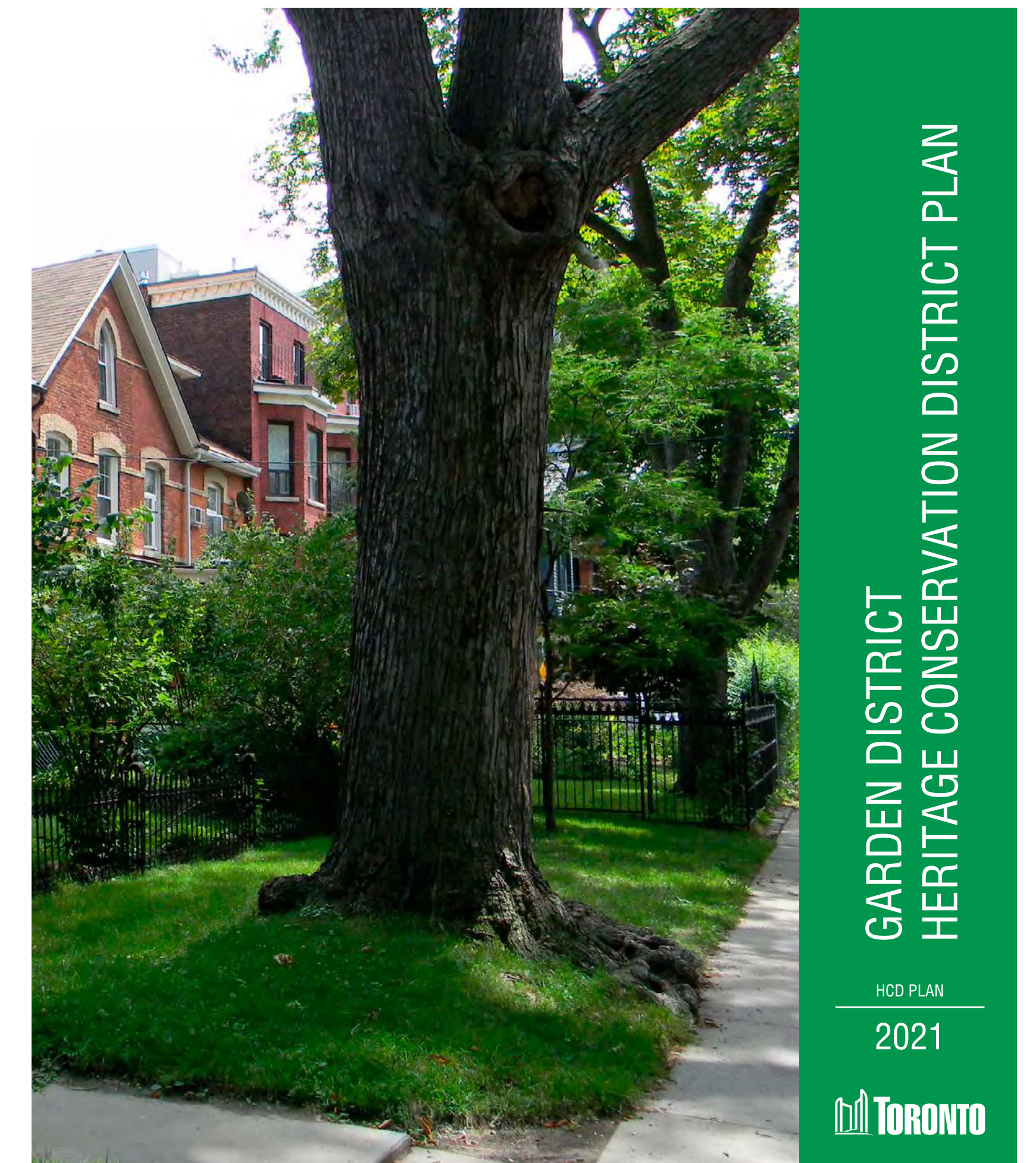
Heritage Conservation District Study

A Heritage Conservation District Study provides an overall understanding of an area's history and heritage character and is used to help determine if designation as a heritage conservation district would be an appropriate heritage planning tool for the area being studied.



Heritage Conservation District Plan

A Heritage Conservation District Plan provides place-based **policies** and **guidelines** that conserve and enhance historic neighbourhoods, while pointing to opportunities for contextually appropriate growth and change.



The Garden District HCD Plan was approved by the OLT in 2021.



First Avenue, in the Riverdale HCD. The Riverdale HCD contains some of the earliest properties on the east side of the Don River.

Heritage Conservation District Plans

Content of a Heritage Conservation District (HCD) Plan

Heritage Conservation Districts are an important part of the heritage planning framework in Ontario and the City of Toronto.

The contents of a Heritage Conservation District Plan are directed by the Ontario Heritage Act. According to the Section 41.1 (5) of the Act, an HCD Plan shall include:

- A **statement of the objectives** to be achieved in designating the area as an HCD.
- A statement explaining the **cultural heritage value** or interest of the district;
- A description of the **heritage attributes** of the heritage conservation district and of properties in the district;
- **Policy statements, guidelines and procedures** for achieving the stated objectives and managing change in the heritage conservation district; and
- a description of the alterations or **classes of alterations** that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.

As of January 1, 2023, the Ontario Heritage Act now includes minimum thresholds for the determination of heritage conservation districts. A minimum of **25% of properties** within a heritage conservation district must meet cultural heritage value or interest under two of nine provincial criteria. This amendment is not retroactive to districts established before the legislation was passed.

Since 2012, the City has applied a Terms of Reference that was adopted by Council to guide the creation of HCDs. It establishes a transparent set of required procedures and ensures a consistent approach to HCDs across the City.



4-6 Draper Street in the Draper Street HCD, a collection of second empire semi-detached workers cottages built between 1881-1889.



The Queen Street West HCD, between University Avenue and Bathurst Street, was adopted in 2007.



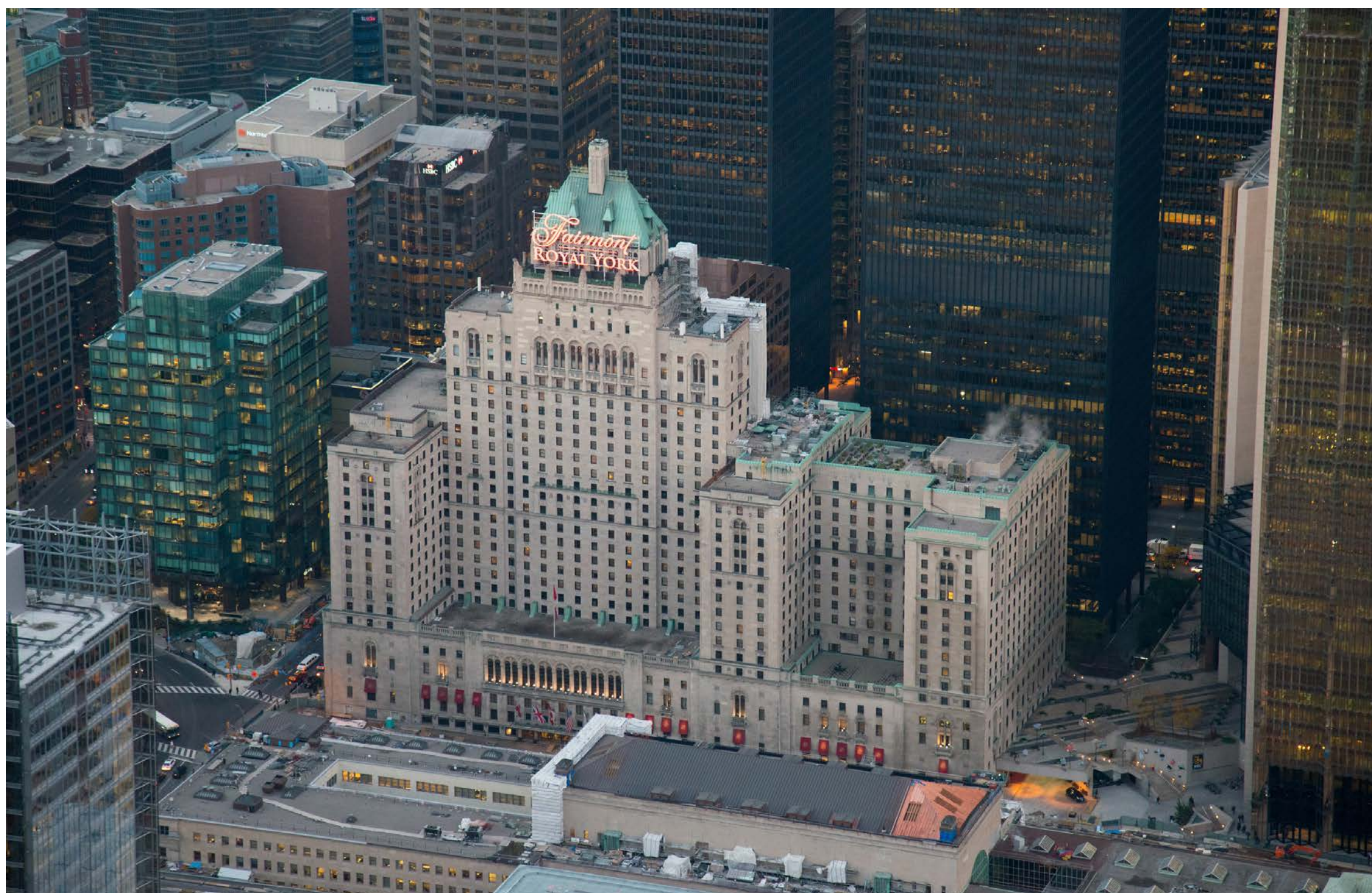
The Allan Gardens Conservatory (constructed in 1910) is in the Garden District HCD.

Heritage Conservation District Plans

Statement of Objectives

The overall objective of any HCD Plan is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term while managing growth and change in the area.

The Statement of Objectives will relate to the conservation of the district's significance and character. It may also include objectives relating to archaeological resources, views towards local points of interest or landmarks, the public realm, community education, new development within the district, and others. The policies and guidelines detailed in the Plan provide direction on how the stated objectives are to be achieved. Once the district plan is adopted, its policies and objectives will take precedence in the event of a conflict with existing municipal zoning and other by-laws.



The landmark Fairmont Royal York Hotel is in the Union Station HCD.

Statement of Cultural Heritage Value & Attributes

The cultural heritage value of a district consists of its historic, contextual, design, social and community values that contribute to its special identity and character. These values are described in the Statement of Cultural Heritage Value.

A district's value will be unique to each area and may lie in its physical characteristics (relating to both built and/or natural resources); its associations to significant historical themes, events, activities, people, or cultures; its character and sense of place created through the interrelationship of the resources within the district; or a combination of all the above.

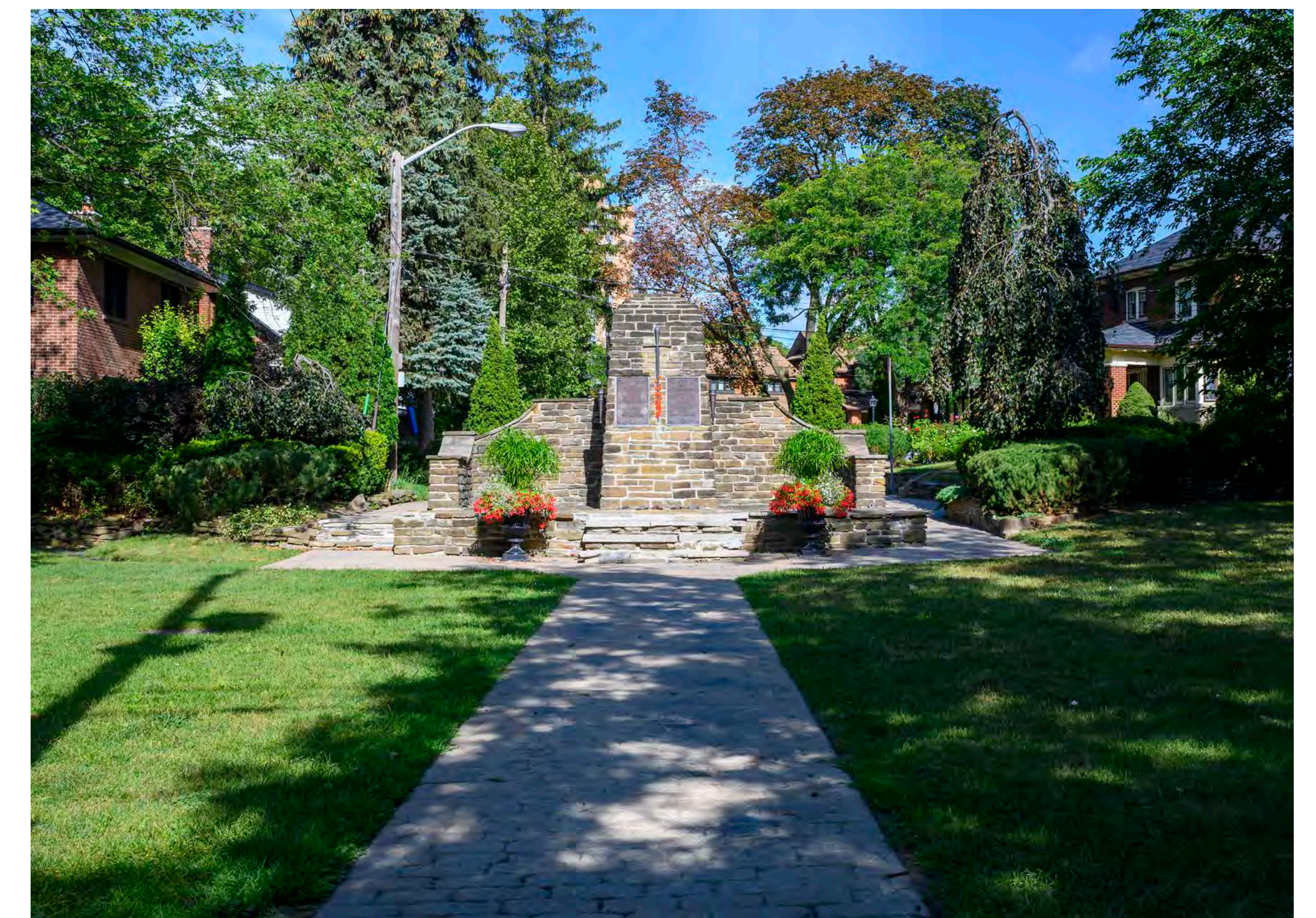


Late 19th century houses on Willcocks Street, in the Harbord Village Phase I HCD.

Contributing & Non-Contributing Properties

Heritage Conservation District Plans group the properties in an HCD into two categories: contributing and non-contributing properties. Contributing properties help to create a coherent sense of time and place. Properties that do not support the character and integrity of the HCD are termed non-contributing properties.

Without the conservation of its resources, the district's special character would be lost. Contributing properties need to be maintained and conserved in order to protect the integrity of the district. HCD Plans include separate policies for each category of property and will contain a list of contributing and non-contributing properties so that they can be easily identified.



The Weston Phase 1 HCD includes portions of the former Town of Weston and is located on the banks of the Humber River.

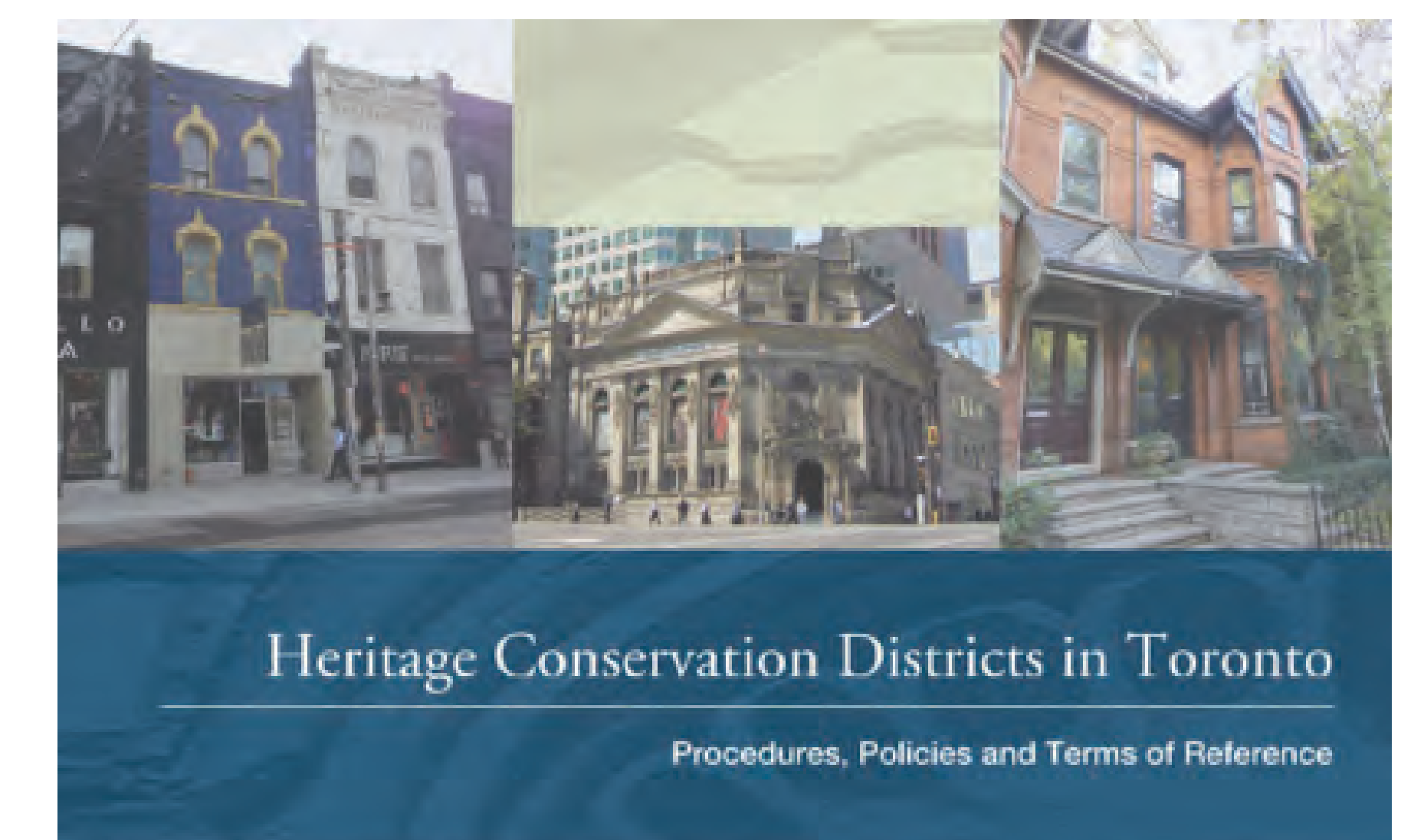
Heritage Conservation Districts (HCDs) in Toronto

About Toronto's Heritage Conservation Districts

Heritage Conservation Districts (HCDs) are designated under Part V of the Ontario Heritage Act and protected through municipal by-laws.

There are 23 HCDs in effect in Toronto, with an additional 3 under appeal, 4 in development, and 3 being studied.

The nomination, study and planning of HCDs is guided by the City Council-adopted document Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference.



In addition to identifying and designating HCDs, City Planning is undertaking a number of planning studies that include heritage components, such as Cultural Heritage Resource Assessments (CHRAs), which provide an opportunity to identify heritage resources and inform the development of area-specific policies and guidelines. For more information on HCDs, visit the City's webpage by scanning the QR Code below.

SCAN HERE



Heritage Conservation Districts

HCDs	
1	Blythwood Road
2	Cabbagetown Metcalfe
3	Cabbagetown North
4	Cabbagetown Northwest
5	Cabbagetown South
6	Draper Street
7	East Annex
8	Fort York
9	Garden District
10	Harbord Village Phase 1
11	Harbord Village Phase 2
12	Kingswood Road South
13	Lyalb Wood
14	West Annex Phase 1
15	Queen Street West
16	Riverdale
17	Rosedale North
18	Rosedale South
19	St. Lawrence Neighbourhood
20	Union Station
21	Weston Phase 1
22	Wychwood Park
23	Yorkville - Hazelton
HCDs Under Appeal	
24	Historic Yonge Street
25	King-Spadina
26	Parkdale Main Street
HCDs in Development	
27	Baby Point
28	Cabbagetown Southwest
29	Kensington Market
30	West Queen West
HCD Studies	
31	Bloor West Village
32	The Junction Phase 1
33	Weston Phase 2
Ward Boundaries	

Map Not to Scale

What is in a Heritage Conservation District Plan?

Components of an HCD Plan

The Heritage Conservation District (HCD) Plan provides the framework and policies for conserving the area and managing change. These include:

- Identifying the boundaries of the district
- Identifying what attributes are to be conserved and why
- Developing policies, guidelines, and procedures to conserve these attributes
- Providing guidance on how to maintain and alter properties that conserve the attributes of the district

Objectives for District Conservation

- Conserve the cultural heritage values of the District as expressed through its heritage attributes, contributing properties, public realm, and character sub-areas.
- Conserve the legibility of the District's periods of significance that expresses its late-19th and early 20th-century character, and its subsequent early to mid-20th century industrialization.
- Conserve the District's contributing properties, listed and Part IV designated properties.
- Ensure alterations to contributing properties are compatible and prevent the removal of heritage attributes from contributing properties within the District.
- Ensure that new development and additions conserve and maintain the cultural heritage values of the District with respect to the historic scale, materials, form and massing of the contributing properties.
- Encourage a high quality of architecture in the design of new development, additions and alterations that is compatible to the District's cultural heritage value.
- Conserve and enhance the District's human-scale built form that supports and enhances the pedestrian main street experience.
- Ensure compatibility and harmony of materials between new and old, including type, colours, scale, finishes and details.
- Conserve and enhance the well-defined and articulated streetwalls (streetscapes) of the district.
- Conserve and enhance the District's fine-grain built form.
- Support and enhance the social, cultural and community significance of the District.



City of Toronto Archives, Fonds 2032, Series 841, File 45, Item 31



City of Toronto Archives, Fonds 1526, File 9, Item 32



CABBAGETOWN SOUTHWEST

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What Makes the Cabbagetown Southwest District Significant?

The neighbourhood's contextual values are based on

The streetscapes with dense finely detailed historic houses that create a strong sense of time and place. The streetwalls (continuous portion of the façades facing the street) are defined by:

- low-rise buildings with narrow front façades
- the shape of overall rooflines with pitched roofs and gables
- the rhythm of the bays and gables
- the predominance of brick
- the mixture of late 19th and early 20th century architectural styles

The architecture is consistent throughout the district given its short period of development, yet each building expresses individuality through ornamentation and rich detailing.

The area's distinct identity is further accentuated by its contrasting scale and architecture with the Moss Park and Regent Park areas of urban renewal to the south and to the east. Those two areas were redeveloped in a way that the original fine grain neighbourhoods were replaced with large scale developments.

The district's social and community values are associated with

The 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 2SLGBTQ+ community moved into Cabbagetown Southwest. The Canadian Lesbian and Gay Archives, the Glad Day Bookshop, and The Body Politic magazine are all linked to 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 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).

The district's design and physical values stem from

The concentration of late 19th century residential buildings with a high degree of integrity (wholeness) and authenticity. Consistent construction methods, architectural styles, details, and materials from that period are still evident today.

The Victorian era residential buildings include the Bay and Gable typology, which is typical of that period in Toronto, as well as Italianate and Second Empire buildings (especially along Dundas and Gerrard streets).

Most of the buildings are constructed up to their side property lines (or with small side setbacks) and have small front yards. The façades have similar proportions of solid to void ratios (wall to window ratio).

The buildings share a material palette through the presence of brick and wood. The brickwork, often with coloured accents and patterns, uses detailing around windows and often between the storeys. Woodwork includes detailed boards and carved or turned elements; these are found particularly on porches and rooflines.

The projecting front gable bays create a strong and distinctive rhythm and shape the streetwall (continuous portion of the façades facing the street). The shape of the overall rooflines also contributes to defining the streetwall.

Though each building in the district is unique, they share similarities in their proportions, massing, materials, architectural styles, and visual rhythm which creates a consistent heritage character.



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What Makes the Cabbagetown Southwest District Significant?

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. This district is part of a larger area referred to as Cabbagetown, much of which falls within existing HCDs.

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. Its streets are defined by a collection of late 19th century Victorian houses that are generally 2.5 storeys in height. The properties' bays and gables and varied decorative elements frame the streets.

The houses were built on narrow lots, often in groups or rows. The long grid of blocks have rear and side laneways. Along Dundas and Gerrard streets, houses and properties incorporating storefronts provide a consistent scale.

What Makes Cabbagetown Southwest Significant

The many historic houses and properties in the district reflect an important piece of Toronto's evolution in the Victorian era. Cabbagetown Southwest's Cultural Heritage Values can be described as reflecting the following values:

- 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 of community activism

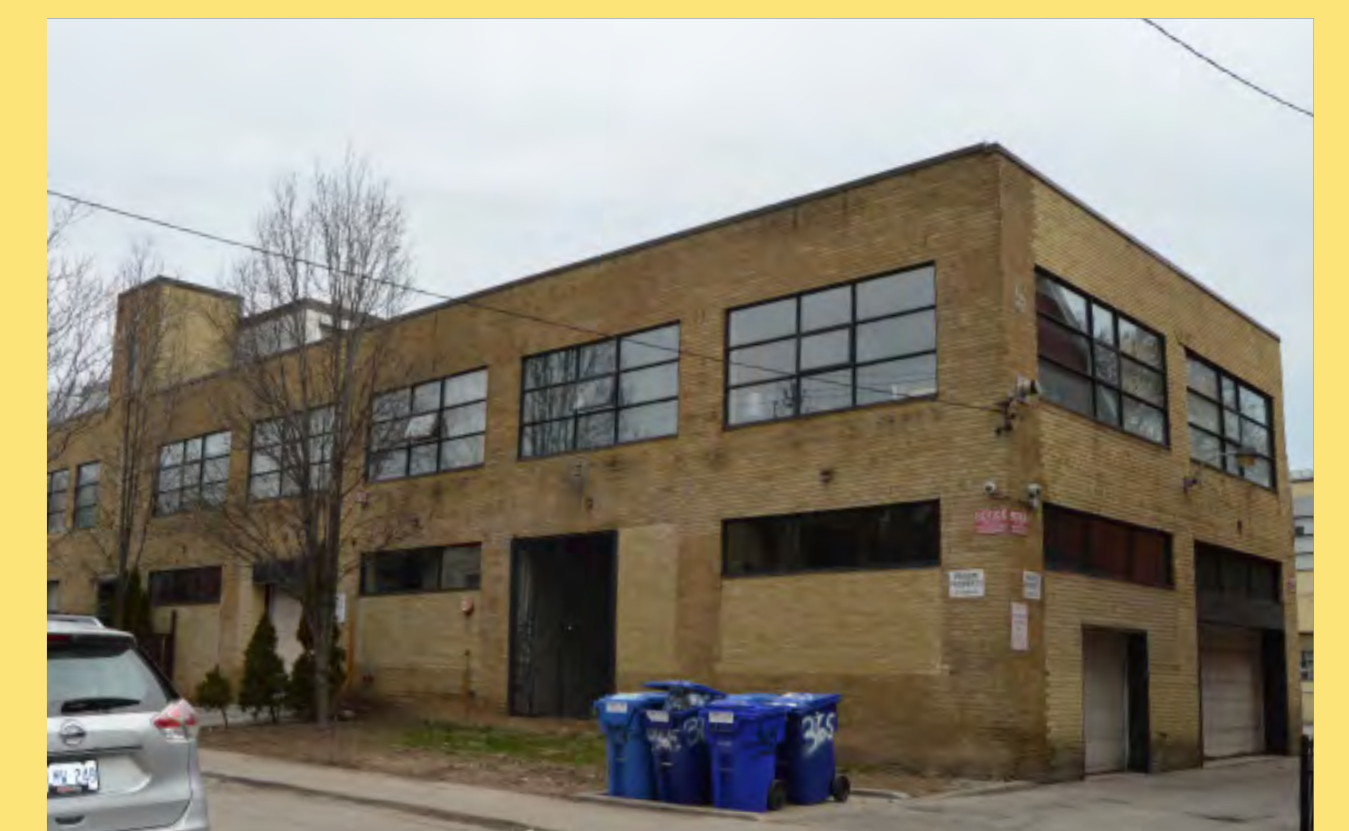
The district's historical and associative values are derived from

The history of the district's development starts at the original Park Lots 3 and 4, which influenced the area's long north-south streets and the laneways. The layout and block subdivisions were 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 historic buildings were constructed in a 30-year period between 1870 and 1900. This development happened soon after the long north-south blocks were subdivided and sold to small developers and individual owners.

The area attracted working-class and middle-class immigrants coming to Toronto in the 1880s. Many 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.

New industries spread into the district in the early 20th century; several factory buildings in the area tell a story of the district's socio-economic history.



CABBAGETOWN SOUTHWEST

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What are the Heritage Attributes of Cabbagetown Southwest?

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 contextual value

- 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



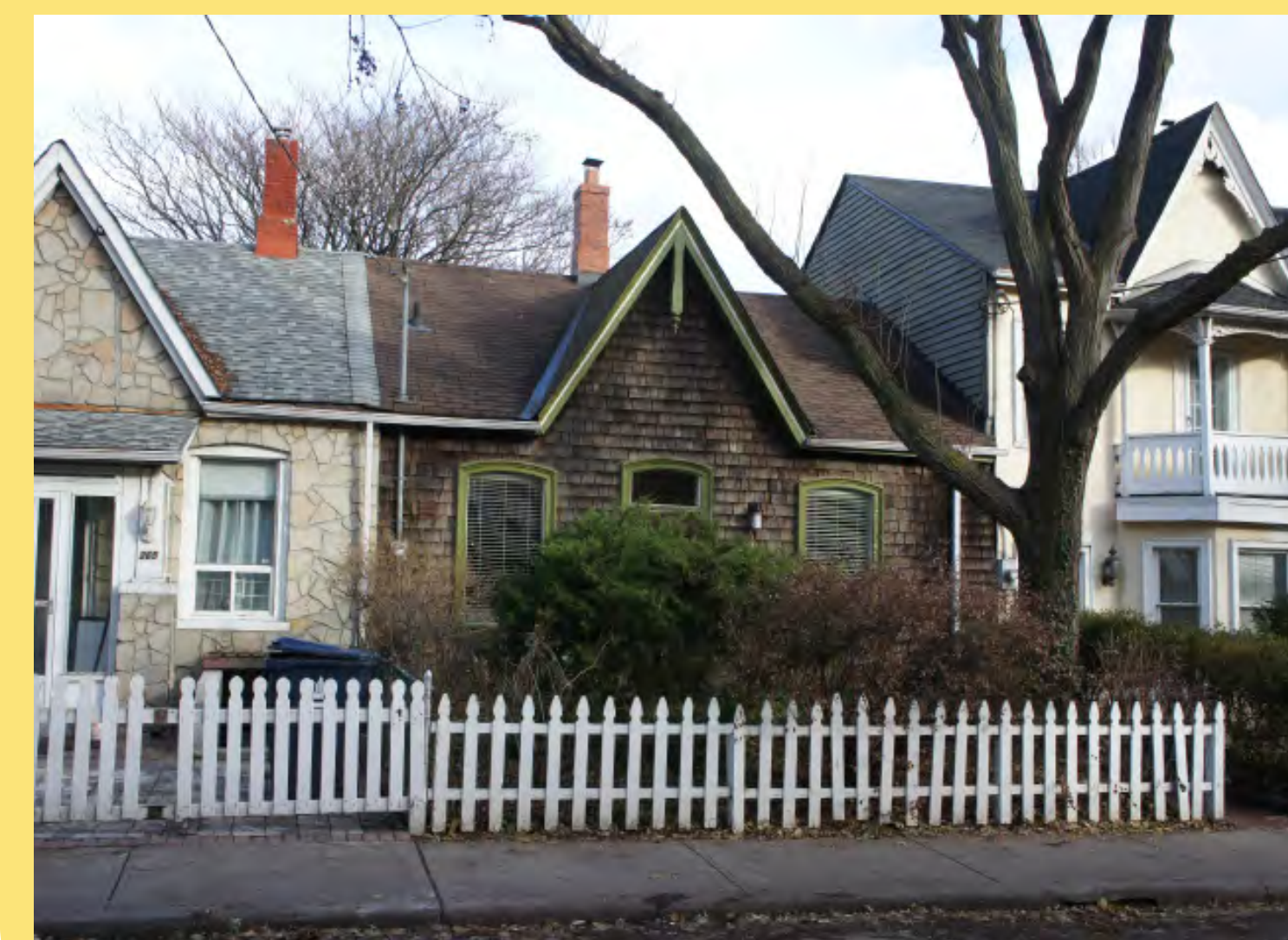
Heritage attributes that embody the social and community values

- 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
- The mixture of housing form and style that reflect the historic socio-economic diversity



Heritage attributes that embody the historical and associative values

- 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 historic and existing institutions and industries within the neighbourhood
- The consistent front yard setbacks with soft landscaping



CABBAGETOWN SOUTHWEST

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More Heritage Attributes of Cabbagetown Southwest

Common Historic Architectural Styles

- The historic architectural styles : Victorian, Second Empire, Italianate, Georgian
- The concentration of Second Empire and Italianate buildings on the commercial streets



Georgian



Second Empire



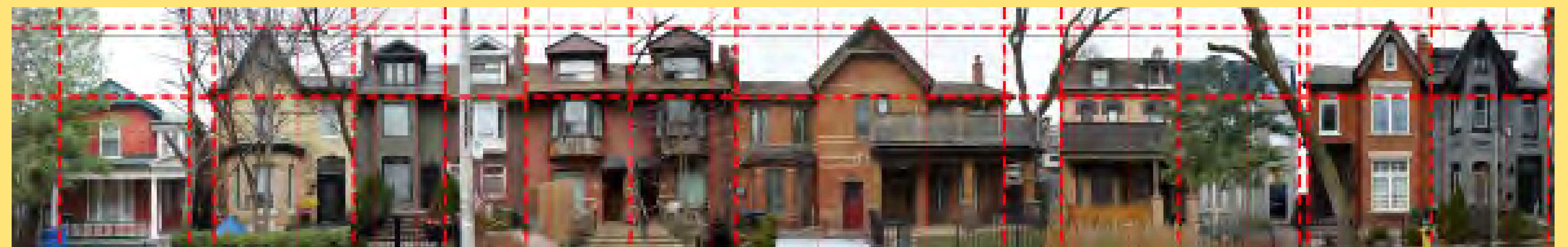
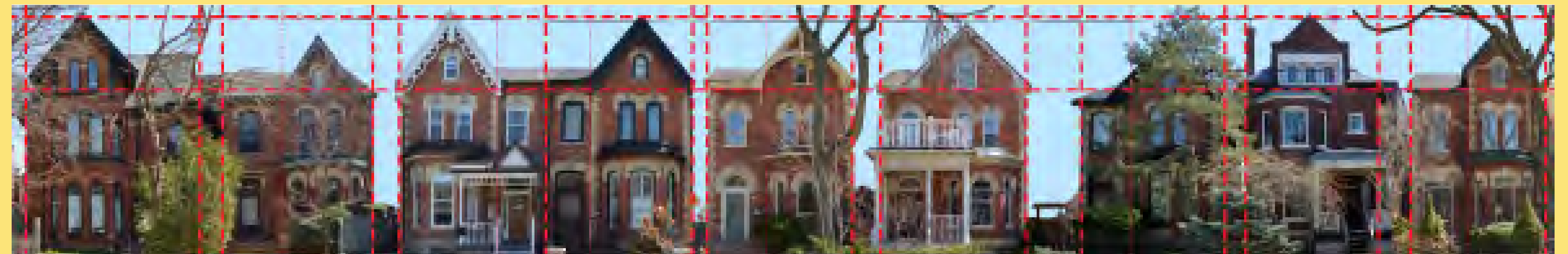
Italianate



Victorian

Heritage Attributes that Embody Design and Physical Values

- 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



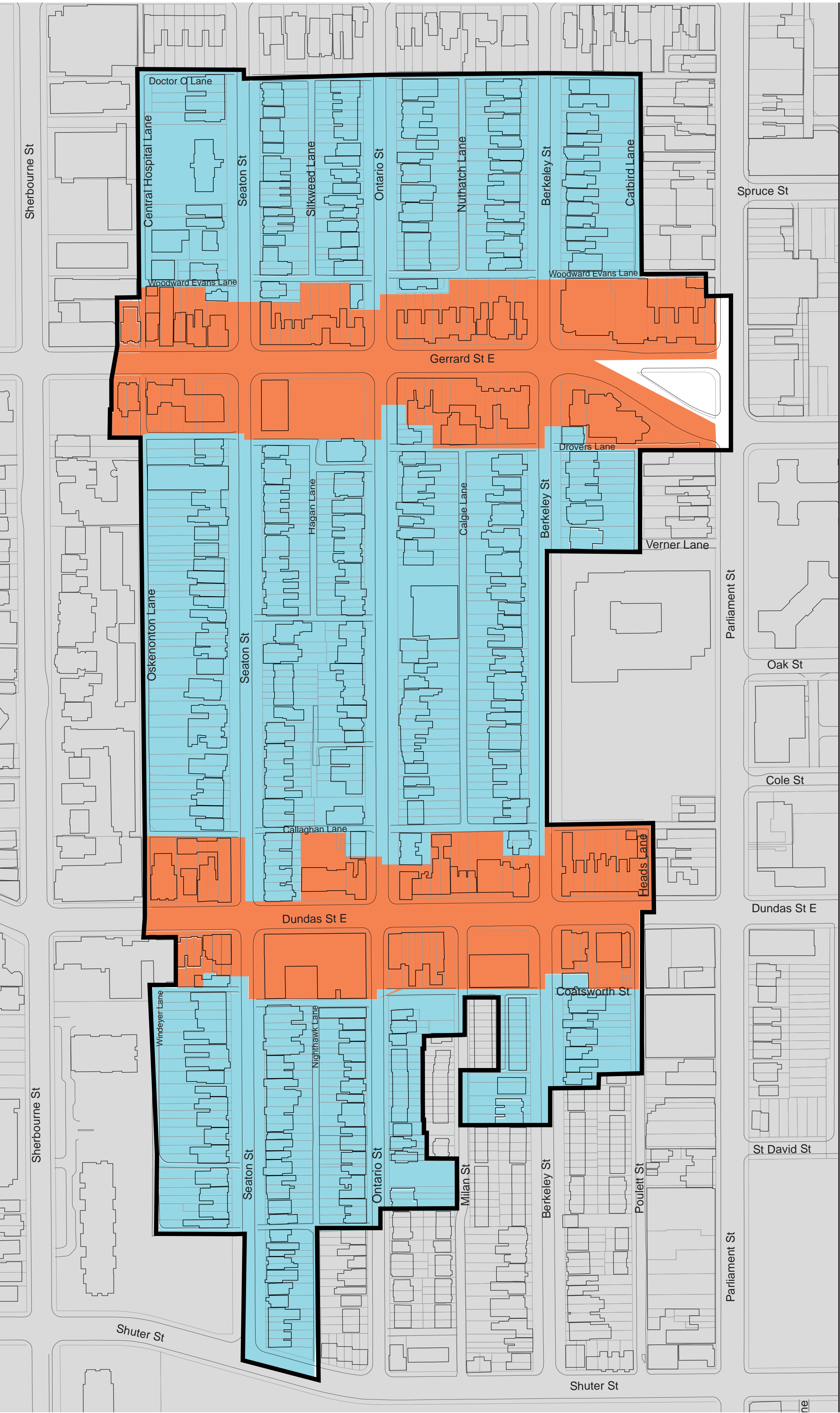
- The datum lines and rhythm created by the soffits punctuated with front gables
- The articulation of the elevations with bay windows and porches
- The vertical expression of the elevations with narrow lots, vertical windows, steeply pitched gables, and bay windows
- The relatively similar (2 m to 3 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



CABBAGETOWN SOUTHWEST

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What are Character Areas?



Legend

Residential

Gerrard/Dundas

Plan Area Boundary

A character area within an HCD is a distinct part of the broader district.

There are two character areas in Cabbagetown Southwest. They are the Residential Area and the Dundas and Gerrard Area.

While many policies in the HCD Plan will apply to the whole district, there will also be policies that are specific to the unique characteristics of these Areas.

Residential Character Area

The Residential Character Area includes the properties fronting Seaton, Berkeley, and Ontario streets. This Character Area is defined by its 19th and early 20th century residential character, narrow lots, landscaped front yards, street trees, masonry, and building heights.

Dundas and Gerrard Character Area

The Dundas and Gerrard Character Area includes the properties fronting Dundas and Gerrard Streets. This character area is defined by its 19th and early 20th-century buildings that reflect the evolution of Dundas and Gerrard as it incorporated different uses. In this Character Area we find buildings with storefronts, former industrial buildings, and houses.



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Contributing Properties in a Residential Character Area

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

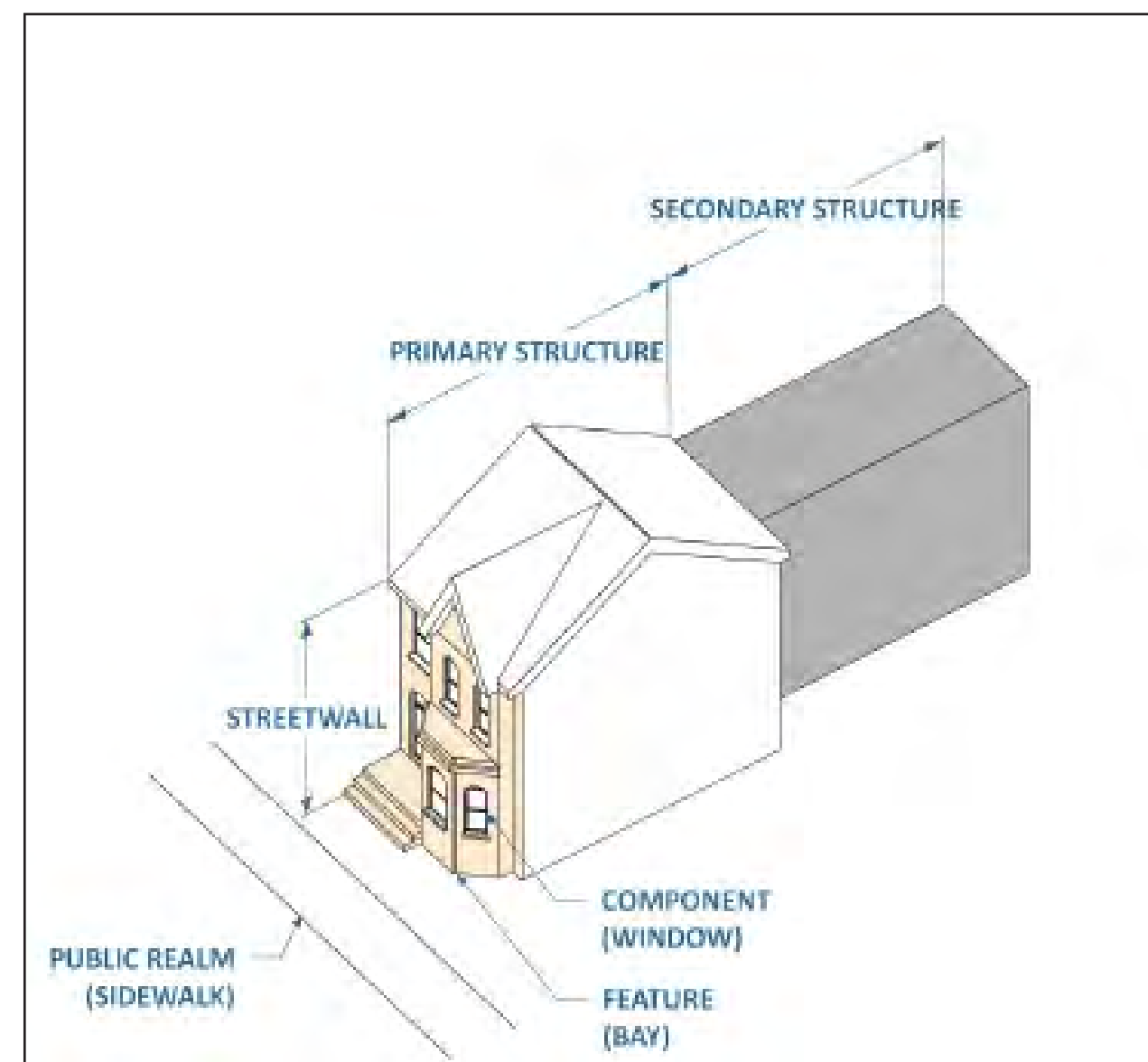
Conservation Approach

- Repair rather than replace heritage attributes.
- Conserve wood, masonry, and metal components of heritage attributes.
- Alterations should be compatible with the materials of the property and minimize the loss of heritage attributes.

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.

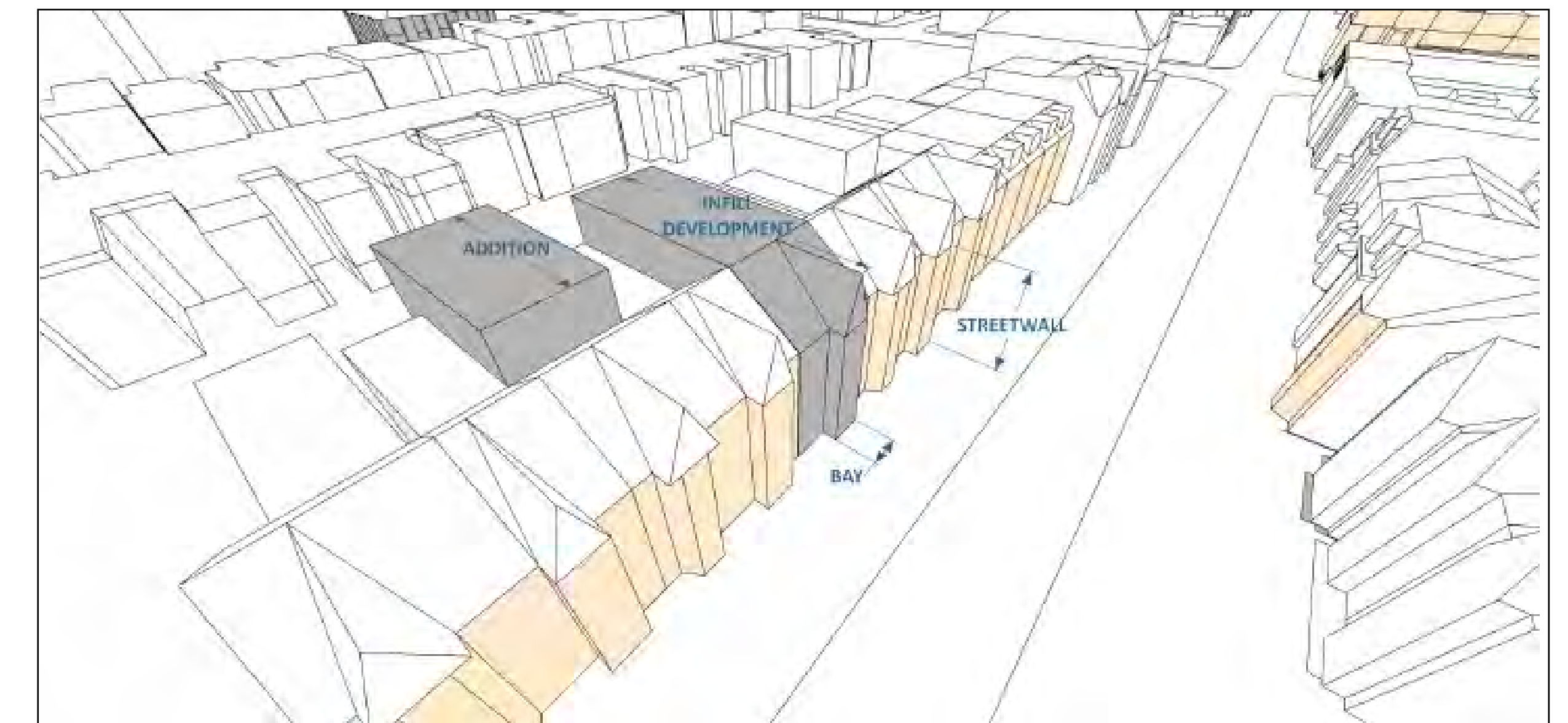
- Additions to a property fronting onto Berkeley, Ontario or Seaton streets should not impede the view angle of a person on the opposite sidewalk.
- Additions to a property fronting onto Berkeley, Ontario or Seaton streets should not obscure heritage attributes.
- Additions to a property fronting onto Berkeley, Ontario or Seaton streets should be compatible with and subordinate to the contributing property and the cultural heritage values of the District.



Illustrated definition of terms. We see the Primary and Secondary structures, the Streetwall, an example an architectural Component and an architectural Feature



Additions to a property fronting Berkeley, Ontario, or Seaton should not be visible from the opposite sidewalk.



Infill development retains the three-dimensional integrity of a property, (including a group/row). Additions retain the roofline of the group/row.



CABBAGETOWN SOUTHWEST

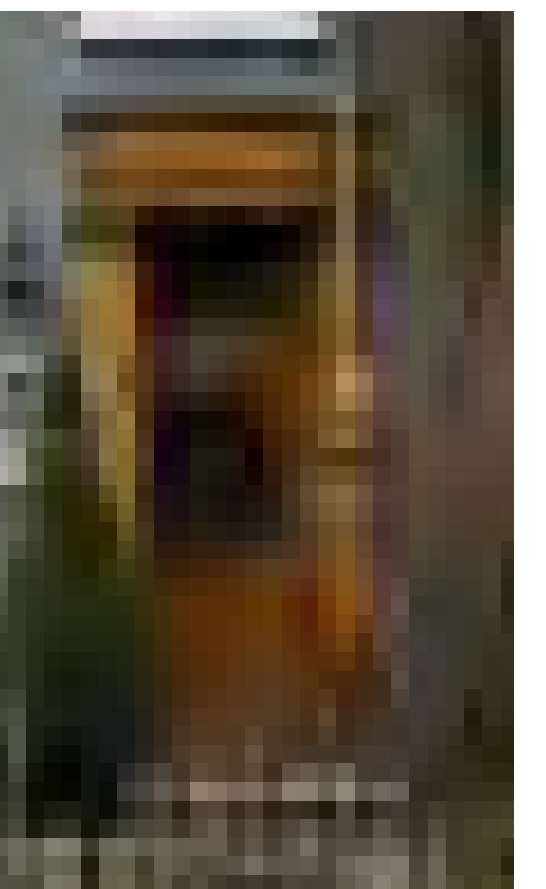
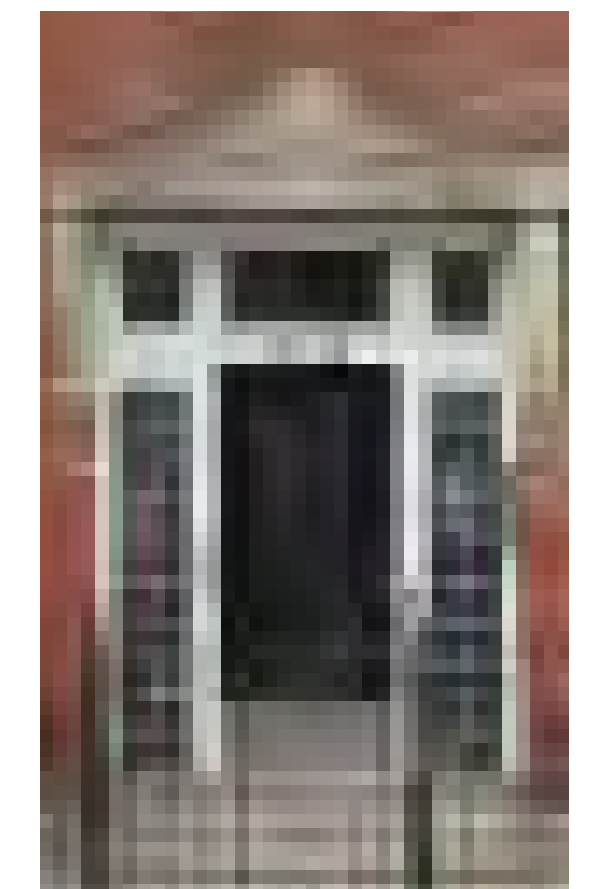
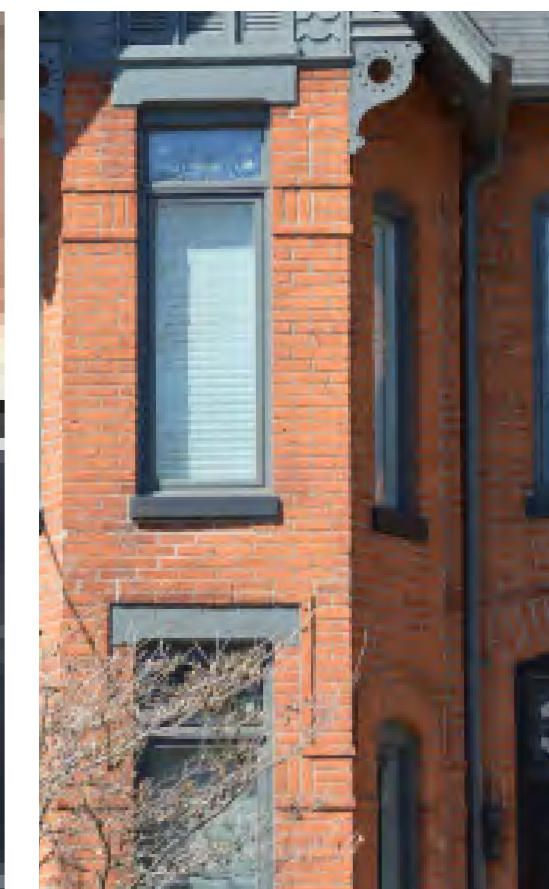
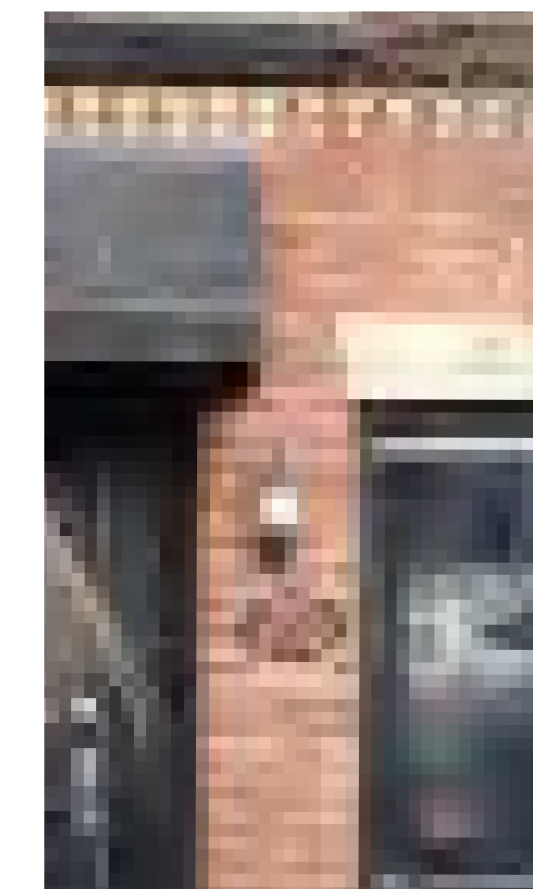
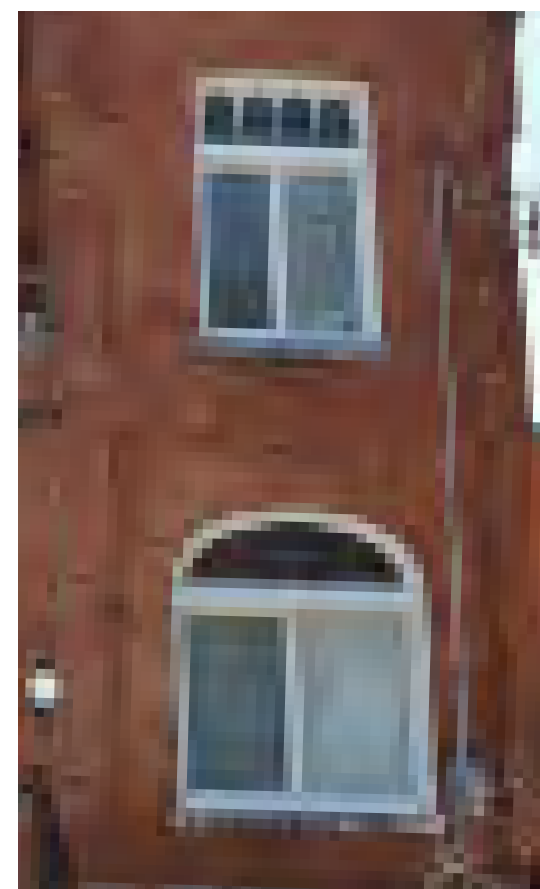
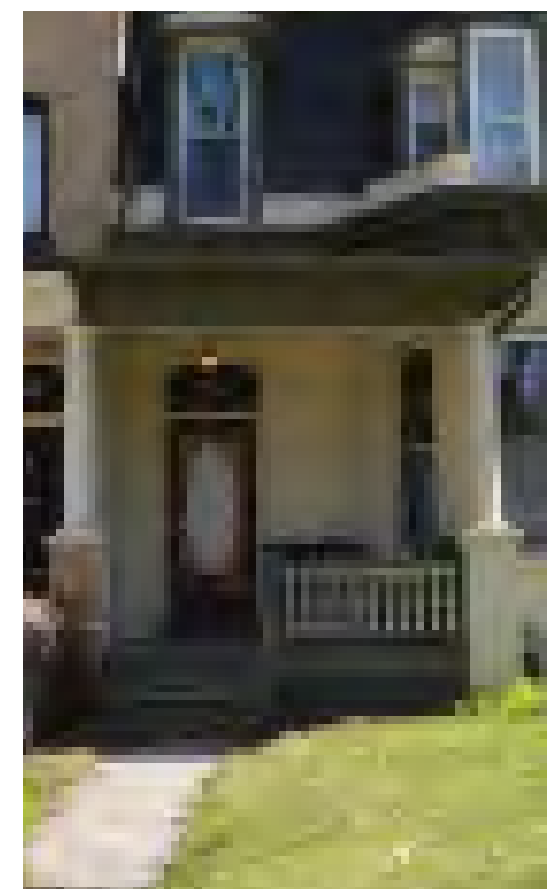
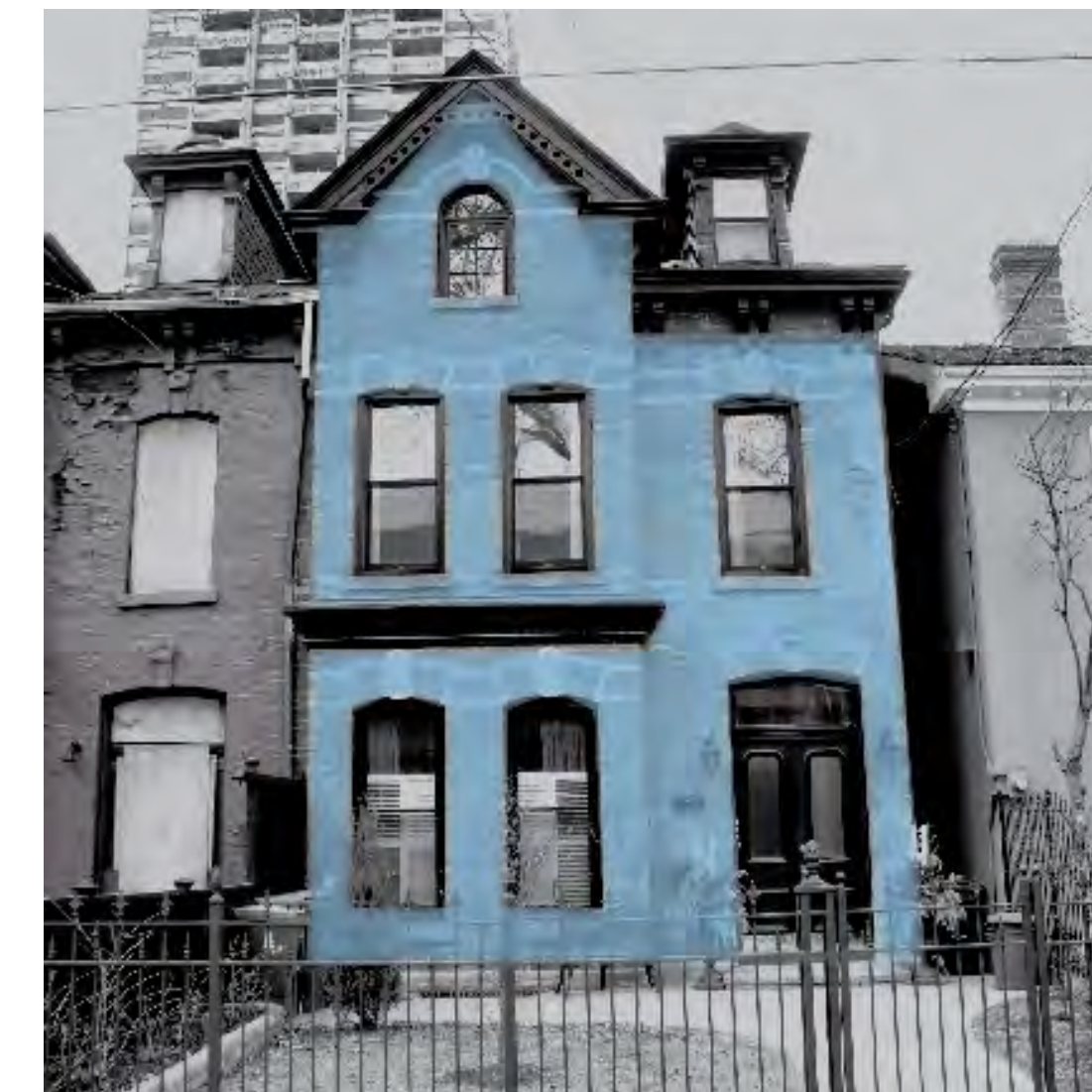
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Contributing Properties in a Residential Character Area

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

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 (mechanical equipment, vents, solar panels, etc..) should be located out of view.
- Conserve exterior wall components.
- Conserve the placement, orientation, size, features, and components of heritage windows and doors
- Front porch additions onto Berkeley, Ontario, or Seaton should be compatible and subordinate with the property
- Front porch additions not obscure its heritage attributes.
- New entrances, porches, and balconies should be placed to be physically and visually compatible with the heritage attributes.



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Contributing Properties in Dundas/Gerrard Character Area

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

Approach for New Additions and Alterations

- Conserve the placement, orientation and size of historic window and door openings.
The alteration of historic window and door openings is not recommended, (except in the case of storefront additions on Gerrard and Dundas Streets).
- Conserve the structural and decorative roof, window, and door features.
- Conserve historic entrances, porches, and balconies.
- Additions should use doors, windows, and materials that are compatible with the contributing property.
- New rooftop elements (mechanical equipment, vents, solar panels, chimneys, etc..) should be located out of view.

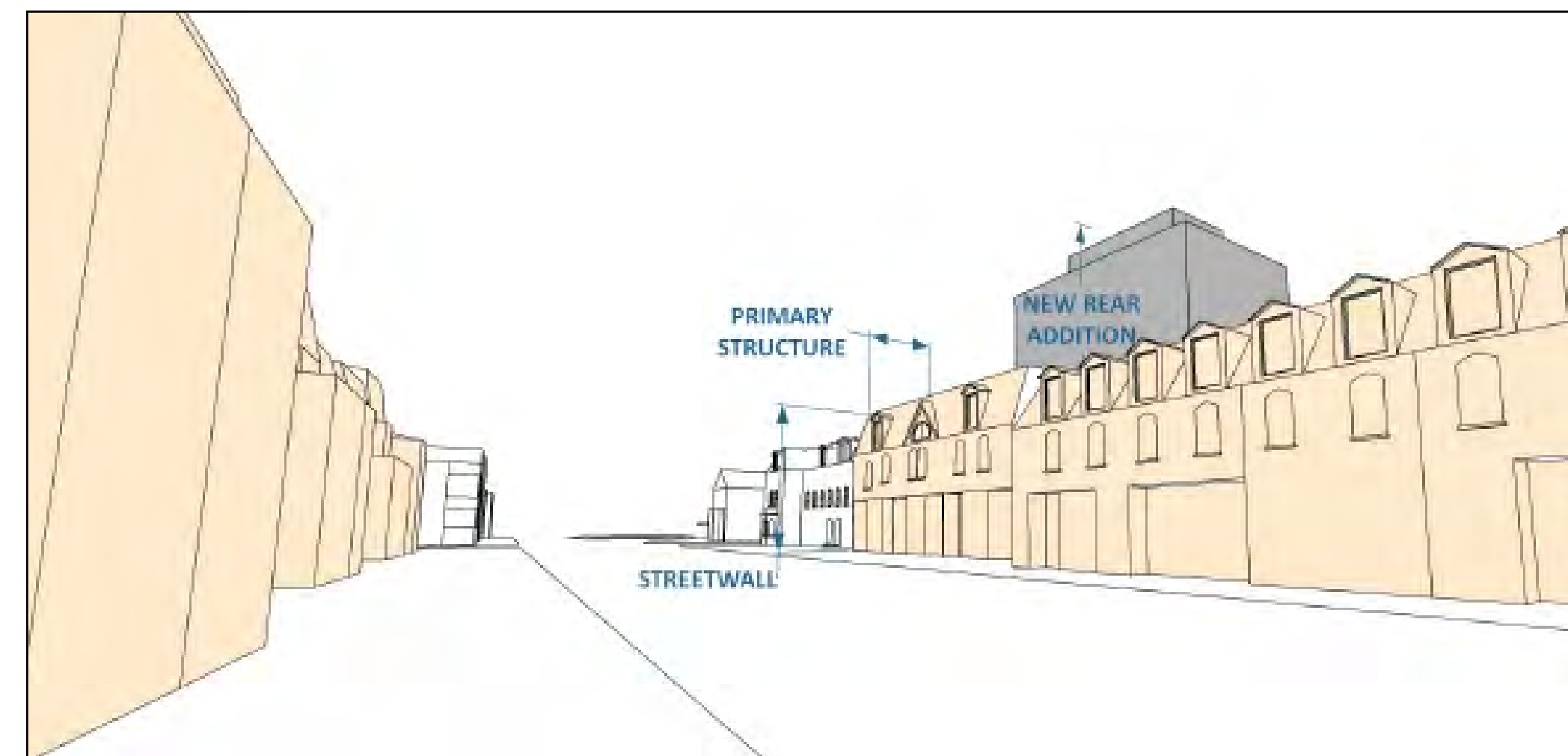
- Additions should be compatible, subordinate, and distinguishable from the contributing property, based on the height, proportions, architectural details, and materials.

On Gerrard Street and Dundas Street East, storefront additions on the street-facing elevation are acceptable.

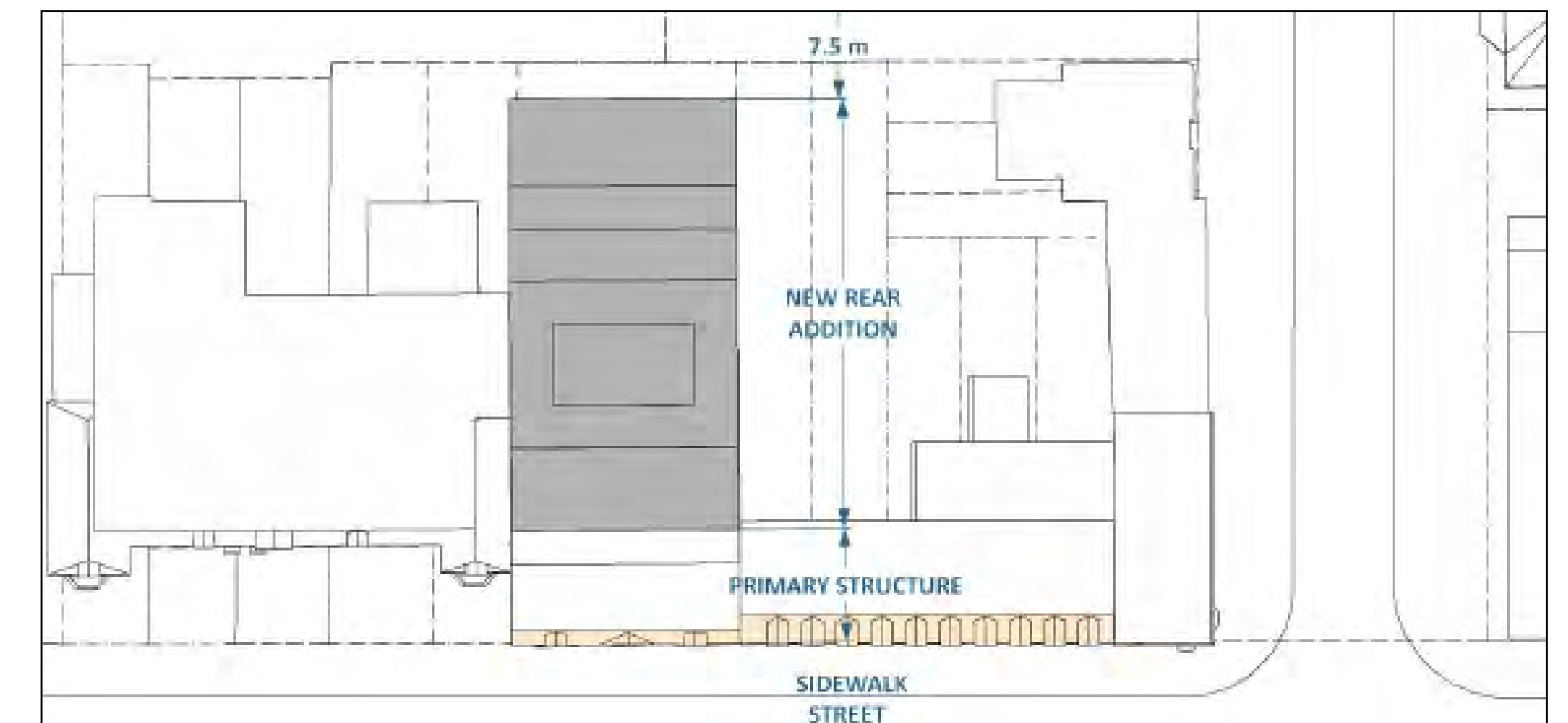
- Conserve the three-dimensional integrity of contributing properties.
- Conserve the bay rhythm of the principal façade and avoid blank walls facing the public realm.
- Additions to a property facing Dundas or Gerrard streets taller than the roof ridge of the structure should be located behind the primary structure.



Additions and infill to a contributing property should conserve the three dimensional integrity of the property, streetwall height, and roofline of the group or row.



Additions to a property fronting onto Dundas or Gerrard streets that are taller than the primary structure should be located behind the primary structure.



Additions to a property fronting onto Dundas or Gerrard streets that are taller than the primary structure should be located behind the primary structure.



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Contributing Properties in Dundas/Gerrard Character Area

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

Approach for Conservation and Alterations

- Repair rather than replace heritage attributes.
- Conserve wood, masonry, and metal components of heritage attributes.
- Conserve heritage attributes of the exterior wall that face the public realm.
- New entrances, porches, and balconies may be appropriate when compatible with the heritage attributes of the property.
- New basement entrances may be considered on the primary façade if no other alternatives are possible.
- Restoration projects should be based on thorough supporting historic documentation.

- Heritage attributes can be replaced if they cannot be repaired, and the replacement should match the original attribute.
- Alterations should be physically and visually compatible with the heritage attributes of the property. Consider the materials, form, and construction methods of the property.
- Alterations should minimize the loss or removal of historic features and components.
- Conserve the massing, roofline, and streetwall height of the property, including any adjacent properties that form a group or row.

Approach for the Replacement of Architectural Features

- The replacement of non-historic architectural features or components should be compatible with the existing form, appearance, materials, and details.
- If replacement of a roof or exterior wall is necessary, maintain the form, profile, materials, and details.
- If replacement of a window or door is necessary, maintain the form, appearance, and materials of the building.



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Storefronts in Dundas/Gerrard Character Area

Approach for Historic and Non-Historic Storefronts on Contributing Properties

Historic:

- Repair rather than replace historic storefront features.
- Conserve wood, masonry, and metal storefront components.
- If the replacement of historic storefront components is necessary, maintain the original size, finish, patterns, and colors of the original.
- Restoration projects should be based on thorough supporting historic documentation.

Non-Historic:

- Alterations should be subordinate and distinguishable in terms of form, appearance, and materials.
- 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.



An example of a historic storefront.



An example of a non-historic storefront.

Approach for Storefronts on Non-Contributing Properties

- New exterior walls for a storefront should be visually compatible with the heritage attributes of the District.
- New storefronts should reflect the proportions and composition of the historic storefront in the District.



New storefront additions should reflect the proportions and composition of the historic storefronts in the District.



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Non-Contributing Properties in Cabbagetown Southwest

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

Approach for Non-Contributing Properties

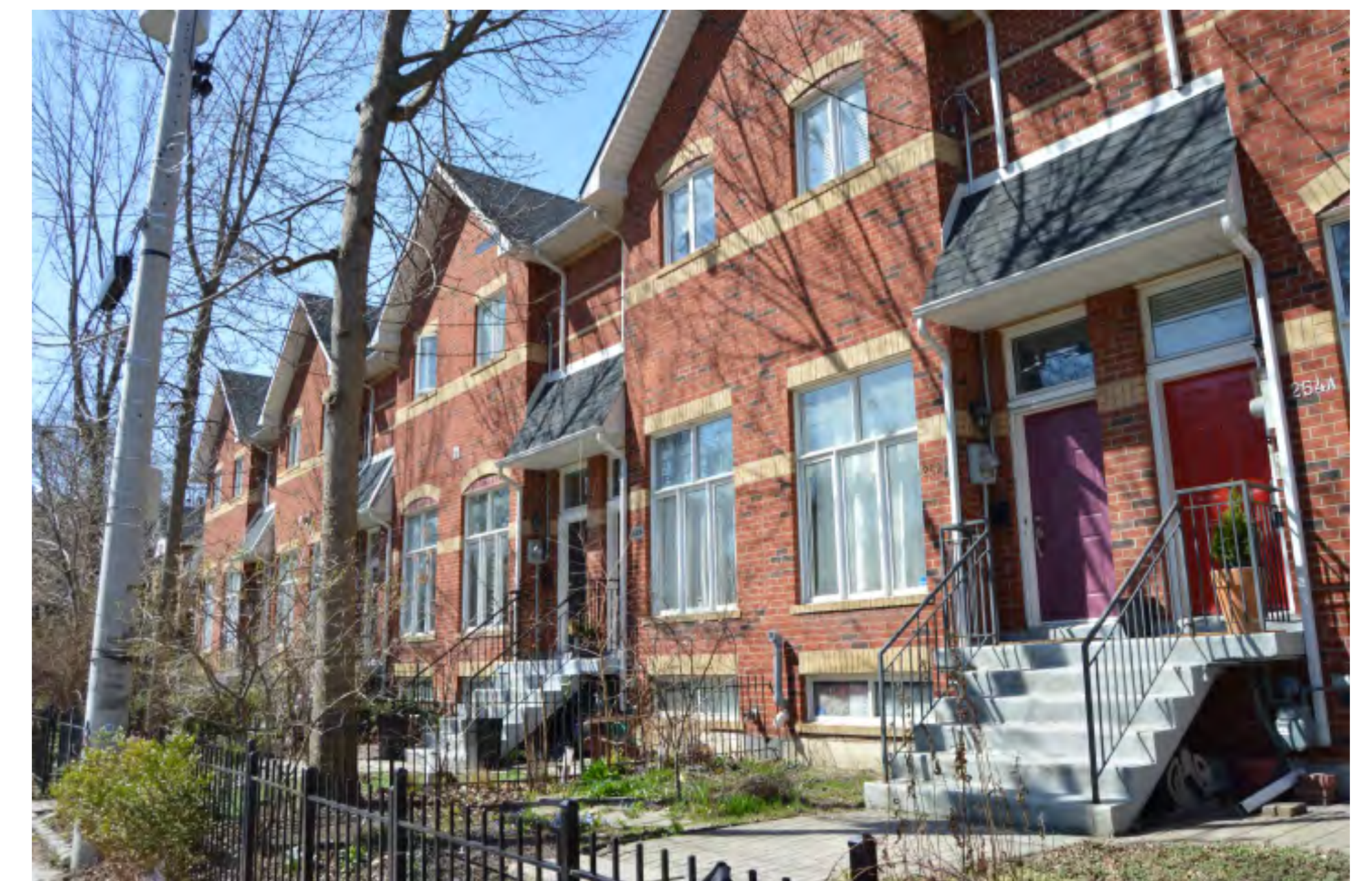
- New development should be compatible with and distinguishable from the heritage values and attributes of the District.
- Demolition of a building or structure is permitted, once plans for a replacement building(s) have been submitted and approved, including a heritage permit.
- New development and additions should conserve the articulation and rhythm of the façade from adjacent contributing properties.
- New development and additions should not have garages or blank walls facing the public realm.
- 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.



Landscape features seen on Non-Contributing Properties include fences, soft landscaping and trees



Non-Contributing property with landscape features



Non-Contributing property with landscape features



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Landscaping for Contributing and Non-Contributing Properties

Front yards and street trees are a foreground to the streetwalls and accentuate the residential character of the district

Landscaping Approach for Non-Contributing Properties

- Soft landscaped front yards are strongly encouraged.
- Landscaping designs for front yards should replace hardscaping with soft landscaping where possible.
- Walkways and paths on a non-contributing property should be compatible with the soft landscapes typical of the District's residential streets (properties fronting onto Seaton, Ontario and Berkeley).
- Front fences and gates should not obscure the District's heritage attributes.
- The installation of exterior lighting should not negatively impact the District's heritage attributes.
- Parking pads should not be located in the front yards of residential streets (properties fronting onto Seaton, Ontario and Berkeley).

Landscaping Approach for Contributing Properties

- Soft landscaped front yards should be conserved.
- Landscaping designs for front yards should replace hardscaping with soft landscaping where possible.
- Walkways and paths should be compatible with the soft landscapes typical of the District's residential streets (properties fronting onto Berkeley, Ontario, and Seaton).
- Front fences and gates should not obscure heritage attributes.
- The installation of exterior lighting should not damage the exterior walls of a contributing property or negatively impact the District's heritage attributes
- Parking pads should not be located in front yards of residential streets (properties fronting onto Berkeley, Ontario, and Seaton streets).



Landscape features include fences, soft landscaping and trees



Landscape features in front of a series of contributing properties.



Landscape features in front of contributing properties.



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Public Realm

Blocks and laneways reflect the development of Toronto's Victoria-era neighbourhoods.

View and Gateways

- The view northward from the intersection of Berkeley and Gerrard Street East should be conserved and not obstructed.
- There are two identified gateways in the District, the first being at the intersection of Shuter and Seaton Streets, and the second being at Anniversary Park, at the intersection of Gerrard and Parliament streets.
- The design of improvements at the District's two gateways should highlight the District's cultural heritage values.

Street and Laneway Network

- The existing street and laneway network shall be conserved.

Tree Canopy

- The District's tree canopy should be conserved, maintained and enhanced when possible.

Street Furniture

- Street furniture design should be consistent throughout the District.
- Street furniture may contribute to expressing the District's cultural heritage value.

Utilities and Public Works

- Utility companies and City departments will work with Heritage Planning in the District.
- Public works and utilities should avoid impacts to contributing properties
- Installation of under and above ground services should limit damage and impacts to the District's tree canopy.



Looking North between Gerrard and Carlton Street



Drover Lane looking West from Calgie Lane



Looking South between Dundas and Gerrard Street



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Best Practices

Best Practices help residents manage their properties to ensure conservation

Best practices have been developed for different types of work, including:

- Maintenance
- Sustainability
- Roofs
- Exterior Walls
- Entrances, Porches and Balconies
- Doors and Windows

Maintenance

- Clean and repair damaged materials in exterior walls regularly.
- Keep a maintenance and inspection schedule so that defects and deteriorations can be documented.
- Ensure that water shedding and drainage elements are functional.
- When cleaning, use gentle methods to remove soiling while maintaining the patina of the historic materials.

Sustainability

- Consider undertaking maintenance and repairs with long-term, rather than short-term, impacts.
- Ensure that windows, doors and storefronts are weather-tight.

Roofs

- When undertaking roof alterations, replace unsympathetic roof features based on appropriate historic documentation.
- Completely remove existing materials, such as shingles, before applying new roofing materials.

Windows

- Reinstate historic windows that have been removed or blocked, based on appropriate documentary evidence.
- Replace unsympathetic window or shutter features.
- Historic wood windows, when properly maintained, can last 60 to 100 years. Aluminum, vinyl or fibreglass windows cannot be repaired and need to be replaced. Modern sealed window units have a 15-to-20-year life span.
- Regularly maintain the caulking around the windows.

Entrances, Porches, and Balconies

- Improve weather protection and energy efficiency of existing doors through reputtying and replacing or installing weatherstripping, adjusting hardware, and sealing openings and joints, rather than replacing the historic doors.
- Reinstate historic porches and porticos that have been removed or blocked, based on appropriate documentary evidence.
- On new porches and porticos, use materials for columns that facilitate proper column design, such as wood, with brick or stone for column bases.



Examples of brick detailing



Examples of wood detailing



Examples of wood detailing



Example of wood and brick detailing



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Deemed Permits and Permitting Process

Owners of a property within the District are required to submit a heritage permit application for alterations that are visible from the public realm. Proposed alterations are reviewed for consistency with the Plan, as well as with any applicable heritage designation by-laws, easement agreements or other heritage protections registered to the individual property.

Heritage Permits Deemed to be Issued

Applications for construction, alteration, demolition (including removal of a building or structure) within the District require a heritage permit. However, certain types of work are considered minor in nature and do not require a heritage permit. Minor interventions include:

- Painting of wood, stucco or metal finishes
- Repair of existing architectural 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
- 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

Although a heritage permit is not required for these works, property owners and tenants are encouraged to conform to the spirit and intent of the Plan for all work undertaken on their properties.

Interiors and Exteriors not Visible from Public Realm

While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the public realm, the HCD Plan does not apply to the alteration of interiors or to exteriors that cannot be seen from the public realm.

Heritage Impact Assessment

The City of Toronto’s Official Plan states that a Heritage Impact Assessment may be requested for development proposals on any property that is listed on the Heritage Register; this includes any property within the District. A Heritage Impact Assessment will be required to accompany any applications for a zoning by-law amendment, Official Plan amendment, consent to sever or site plan agreement. The Heritage Impact Assessment must be prepared by a qualified heritage professional. The purpose of a Heritage Impact Assessment is to describe and assess the existing physical condition of a heritage resource, the potential for the restoration and reuse of the heritage resource, and how the proposed alteration or development conserves the heritage resource.

For additions to contributing and non-contributing properties:

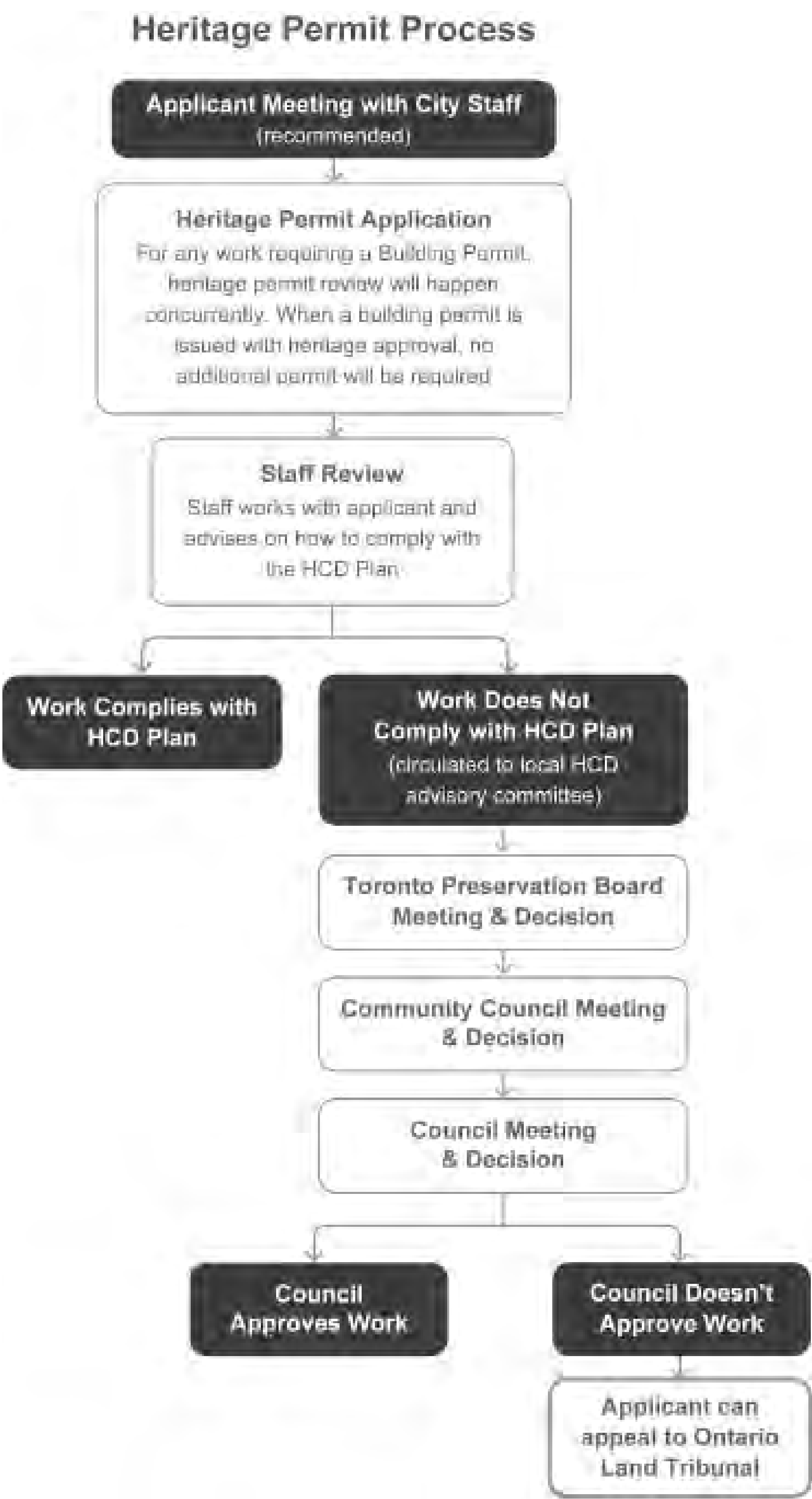
“The City of Toronto may require heritage impact assessments for additions to contributing properties (also for non-contributing properties) to determine the impact of the addition on the cultural heritage value and [heritage] attributes of the district.”

For demolitions:

“A heritage impact assessment will be required to determine the impact of replacement buildings on the cultural heritage value and [heritage] attributes of the district.”

For new development:

“A heritage impact assessment may be required to determine the impact of new buildings and structures on the cultural heritage value and [heritage] attributes of the district.”



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Cabbagetown SW HCD

Multiplexes

What are Multiplexes?

- A multiplex is a residential building that contains two, three or four units
- They can be existing houses which have been modified, or they can be purpose-built
- Multiplexes help provide additional low-rise, ground-related housing options across Toronto.

New City Policies and Zoning Rules:

In May 2023, City Council adopted Official Plan and Zoning Bylaw amendments to permit multiplexes city-wide in all residential zones.

Cabbagetown SW HCD and Multiplexes:

- Multiplexes were already permitted in the Cabbagetown SW area with its R (Residential) zoning; many of the same zoning and built form standards (height, front and rear setbacks, driveway width) will continue to apply.
- Some zoning changes (such as building depth, removal of FSI limits) will help incentivize the creation of additional units by providing greater flexibility.
- Heritage properties can accommodate multiplexes through conversions with interior divisions and/ or additions.



50 Rose Avenue | The right side of this semi-detached house, within the Cabbagetown Northwest HCD, contains three units. Image courtesy of Realtor.ca.

- Policies in the HCD Plan will direct how additions and other changes can be made to heritage properties in alignment with conservation best practice and maintaining their heritage value and character.
- Heritage Planning staff will review and advise on applications for multiplexes in the HCD.

Cabbagetown SW HCD

Comments & Additional Information for Cabbagetown SW

Additional Information

For more information regarding the Cabbagetown Southwest HCD plan, scan the QR Code below with your mobile device or visit the HCD Plan webpage at:

www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-conservation-districts-planning-studies/



SCAN HERE

Contact Information:

For further information regarding the Heritage Conservation District for Cabbagetown Southwest, or to provide any additional comments, please reach out to:

Clint Robertson | Heritage Planner

✉ Clint.Robertson@toronto.ca

☎ (416) 396-4946



280-282 Berkeley Street | Residential building located within Cabbagetown Southwest HCD Plan.