

Cabbagetown Southwest

DRAFT Heritage Conservation District Plan

November 10, 2023

DRAFT

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## Executive Summary

Cabbagetown Southwest is a Victorian neighbourhood located east of Toronto's downtown. It was developed throughout the latter half of the 19<sup>th</sup> century and into the early 20<sup>th</sup> century. 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 neighbourhood residents. Cabbagetown Southwest's built form is defined by a collection of late 19<sup>th</sup> century Victorian houses. Today, Cabbagetown Southwest is within the neighbourhood of Moss Park. It sits to the south of the Cabbagetown Northwest HCD, southeast of the Cabbagetown South HCD, and east of the Garden District HCD.

The Cabbagetown Southwest Heritage Conservation District (HCD) study area was identified as a high priority area for an HCD study by Toronto City Council in March 2015. The objective of the study was to identify and assess the heritage values and attributes of the Cabbagetown Southwest HCD study area and to determine whether they meet the criteria in *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* for designation under Part V of the Ontario Heritage Act. The subsequent HCD Study, completed in 2019, established the District's cultural heritage value, and laid the groundwork for the HCD Plan.

Following the completion of the HCD Study and approval by Toronto City Council, the study team was authorized to proceed with the HCD Plan in Summer of 2020. The HCD Plan builds upon research contained within the study which helped to inform the identification of *Character Sub-areas*, Building Typologies, and *contributing* and *non-contributing* properties.

The overall objective of the HCD Plan is to protect and conserve the heritage value of Cabbagetown Southwest. Grounded in an understanding of the District's historic, social and cultural value as well as its physical character, the HCD Plan seeks to guide change within the neighbourhood while maintaining its *heritage attributes*. The *policies* and *guidelines* contained within the HCD Plan will assist property owners in ensuring that proposed *alterations* conform to the district objectives and respect the overall neighbourhood context.

Significant effort was put into community consultations and stakeholder engagement to ensure the participation of those with an interest in Cabbagetown Southwest. These consultations provided invaluable information and perspectives, and were a means of incorporating local knowledge and property owners' concerns into the HCD Plan. They were also of use in assisting with the implementation of the HCD Plan by including the community and stakeholders in the drafting and refining of objectives, *policies* and *guidelines*.

The structure of the HCD Plan conforms to that established by the City of Toronto and informed by the Ontario Heritage Act. The HCD Plan first establishes the District's *heritage attributes* and objectives, followed by Building Typologies, *Character sub-areas*, and *contributing properties* before laying out the *policies* and *guidelines*. A "Road Map" has been provided to assist property owners in identifying what sections of the HCD Plan apply to their property, and should be consulted prior to undertaking any work.

Cabbagetown Southwest is a significant historic district whose *heritage attributes* and *cultural heritage value* should be protected and maintained. It is the intention of the study team that this document will assist the City of Toronto and property owners in managing change over time within the District, while

ensuring that those features most valued within the district are *conserved* for the education and enjoyment of current and future generations.

## Team and Acknowledgements

### EVOQ

EVOQ is an award-winning architecture firm recognized for quality interventions and site sensitive design solutions. Our name, EVOQ, is also our conviction that architecture should be an expression of meaning. As contextual architects, we are always looking at the broader picture, respecting the history, culture and location of each project to inform our design process. Our purpose is to create a link between past, present and future with creativity and nuance. The firm, formerly known as FGMDA, was first established in 1996, following the merger of two offices founded in 1983. In 2016, we incorporated and changed our name to EVOQ Architecture.

We specialize in heritage conservation and Inuit and First Nations architecture, with additional expertise in residential and commercial projects, heritage planning as well as contemporary and institutional architecture. EVOQ has built or *conserved* many different types of buildings, and has conducted in a wide range of built heritage and cultural heritage landscape studies. The diversity of its portfolio stems from its early interest in heritage and Indigenous architecture, which provided access to virtually every type of building and planning study. EVOQ has become a Canadian leader in both these architectural arenas and has been the recipient of numerous design awards.

### LURA

Since 1977, LURA Consulting has been an innovative leader in the field of community engagement, sharing our insight, expertise and advice to clients across Canada. LURA is the largest firm in Ontario that provides facilitation and community engagement services as a core function of its business. LURA practitioners—who include seasoned facilitators, communications and graphic design experts, community planners, and technical specialists—have worked with hundreds of communities to develop community-based plans for the future while addressing the competing interests/needs of diverse stakeholders.

### Re: public Urbanism

Founded in 2016, Re: public Urbanism is a boutique urban planning consultancy specializing in community planning, engagement, and design. A team of five professional planners and designers, they believe strongly in the power of the community planning process to strengthen communities through creative, dynamic and viable approaches to planning and development.

Re: public are dedicated to helping our clients conceive, design and plan the next generation of communities and our primary interest is in engaging in forward-looking projects intended to foster good quality urban spaces, community and economic vitality, and a healthy natural environment.

## Purpose of the Plan

All public and private properties in the Cabbagetown Southwest Heritage Conservation District (HCD) are designated under Part V of the Ontario Heritage Act, and this HCD Plan applies to every property in the District. Owners of property in the District should read this document when planning any

maintenance work, repairs, *alterations*, *additions* or new construction on their property. This document will assist property owners in meeting the objectives of the HCD Plan when undertaking work.

## **Policies and Guidelines**

The *policies* and *guidelines* in this Plan are intended to guide conservation and manage change in the Cabbagetown Southwest Neighbourhood HCD based upon an understanding of the District's *cultural heritage value* and *heritage attributes*. *Policies* have been organized into three sections: *Contributing Properties*, *Non-Contributing Properties*, and Parks and the Public Realm. Depending on the categorization of each property, different sections should be consulted to identify applicable *policies*.

The road map on the following page identifies which sections of this document should be consulted, depending upon a property's categorization as a *contributing* or *non-contributing property*, and the nature of the planned work.

## **Additional Information**

This HCD Plan should be read in conjunction with the City of Toronto Official Plan, which gives further direction on the management and conservation of heritage properties.

Important background information about the Cabbagetown Southwest Neighbourhood HCD Plan, including the Statement of District Objectives found in Part Three of the Plan, and the District Significance, found in Part Four of the Plan. For additional information on the history and evolution of the District, and its physical character, refer to the Cabbagetown Southwest Heritage Conservation District Study (2019), available from Heritage Preservation Services' website.

The definitions of all terms identified in *Italics* throughout this document can be found in Appendix A—Definitions

# **1 Introduction**

## **1.1 City of Toronto's Vision for HCDs and City Building**

The City of Toronto recognizes that the rich cultural heritage is an important component of sustainable development. This cultural heritage is expressed in its built form, its neighbourhoods, its parks, its streetscapes, and the diverse traditions and cultural practices that enrich the city.

Toronto City Council takes an active role in the conservation of heritage, through a series of regulatory tools, including the designation of individual properties and heritage conservation districts under Part IV and V of the Ontario Heritage Act respectively. These tools are part of a series of complimentary tools, including Secondary Plans, Official Plan amendments, Site and Area Specific Policies and its Zoning By-law.

Heritage Conservation Districts are a regulatory tool that enables the City to define and identify, evaluate and designate places that express different layers of Toronto's rich history and cultural expression. Such areas are valued currently and the planning framework allows for these areas to continue to contribute to anchor a sense of place for future generations. Place-based policies and



*guidelines* allow for heritage conservation districts to evolve in a way that reflects their *heritage attributes* and their *cultural heritage values*. City Council adopted Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of References (HCDs in Toronto). This approach offers a consistent and transparent process that is seated in the Ontario Heritage Act.

## 1.2 Project Background

The Cabbagetown Southwest Heritage Conservation District (HCD) study area was identified as a high priority area for an HCD study by Toronto City Council in March 2015. The objective of the study was to identify and assess the heritage values and attributes of the Cabbagetown Southwest HCD study area and to determine whether they meet the criteria in Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference for designation under Part V of the Ontario Heritage Act.

The study was completed in 2019 and concluded with the recommendation to designate a portion of the Cabbagetown Southwest HCD study area as well as to extend the boundary to include Anniversary Park at the corners of Gerrard and Parliament streets. The study included a detailed history and evolution of the area; an analysis of the existing planning policy framework and any contradictions there may be with the identified heritage character of the area; summarizes the built form and landscape survey; summarizes the community consultation and community advisory group meetings; details the analysis of the existing heritage character; evaluates the study area's *cultural heritage values*; and provides recommendations.

During the Plan phase, a Statement of Cultural Heritage Value or Interest and a Statement of Objectives were developed, and properties that represented the identified values identified in the Study as *contributing properties* were confirmed. A Statement of Contribution was developed for each *contributing property* in accordance with HCDs in Toronto; this is found in Appendix C. A series of public engagements with the Community advisory group, members of the community, the BIA, and the Cabbagetown HCD Committee informed the development of the *policies* and *guidelines* found in the plan.

## 1.3 Public Engagement and Community Consultation

A key part of the development of the HCD Plan was the engagement with neighbourhood stakeholders. Formally, this process occurred from November 2020 to September 2023. Building on the consultation that occurred during the HCD Study phase, the project team developed a stakeholder engagement strategy to educate stakeholders on the purpose of an HCD Plan; integrate stakeholders' knowledge of the area into the preparation of the HCD Plan; and to facilitate the implementation of the HCD Plan through stakeholder involvement in the preparation of its objectives, *policies* and *guidelines*.

Key stakeholders in the process included community organizations (e.g., the Cabbagetown HCD Committee), residents (e.g., Community Advisory Group), and business owners (Cabbagetown BIA). The project team employed a multifaceted engagement approach, which included:

-- Community Advisory Group Meetings, November 10<sup>th</sup> and 17<sup>th</sup> 2020 and May 17<sup>th</sup> and 27<sup>th</sup> 2021, and July 25<sup>th</sup> 2023;

- A meeting focusing on the mixed-use areas with the BIA, on April 21<sup>st</sup>, 2021;
- A meeting focusing on the mixed-use areas with the Cabbagetown HCD Committee, on May 25<sup>th</sup> 2021; and general subsequent meetings with the group April 17 and October 16, 2023.
- Community consultation meetings with the wider public on January 27<sup>th</sup>, 2021, and September 21<sup>st</sup> 2023.

In addition to the formal consultation exercises, stakeholders were able to directly contact the project team via email, telephone and mail. The City of Toronto created a project website and updated the page after certain milestones.

## 2 Legislative and Policy Framework

The preparation of the HCD Plan considered the current land use planning framework, with a view to establishing a Plan that would remain relevant and attuned to core principles of cultural heritage conservation—notwithstanding the anticipated evolution of planning policy and regulatory documents.

The HCD area is currently governed by a land use planning framework that includes various provincial and municipal policy documents. The provisions of the Planning Act are central to land use planning in Ontario. The purposes of the Act include a land use planning system led by provincial policy, while supporting the decision-making authority and accountability of municipal councils as they review development proposals in the context of community-based involvement in the process.

In accordance with the provisions of the Planning Act, decisions with respect to planning matters are required to be consistent with the Provincial Policy Statement, 2020 (“PPS”) and to conform to or not conflict with the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”). At the municipal level, development is required to conform to the City of Toronto Official Plan, including Secondary Plans, as well as the applicable zoning by-law(s), which implement the policies of the Official Plan. In addition, land use planning matters that involve cultural heritage resources are addressed in accordance with the provisions of the Ontario Heritage Act.

### 2.1 Ontario Heritage Act

The Ontario Heritage Act (“OHA”) provides the legislative framework for heritage conservation, protection and preservation in the province of Ontario. Part IV of the Act enables municipal councils to pass a by-law designating an individual property as being of cultural heritage value or interest. Part V of the Act enables municipal councils to pass a by-law designating a defined area as a heritage conservation district (“HCD”). This by-law would also adopt a Heritage Conservation District Plan for the designated HCD.

Part V, section 41.1 (5) of the Ontario Heritage Act lists the following as required contents of a Heritage Conservation District Plan:

- a) a statement of objectives to be achieved in designating the area as a heritage conservation district;
- b) a statement explaining the *cultural heritage value* or interest of the heritage conservation district;
- c) a description of the *heritage attributes* of the heritage conservation district and of *properties* in the district;
- d) *policy* statements, *guidelines* and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- e) a description of the *alterations* or classes of *alterations* that are minor in nature and that the owner of property in a 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.

### 2.1.1 Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a best practice document produced by the Ministry of Heritage, Sport, Tourism and Culture Industries to assist municipalities in the identification and designation of HCDs in their communities. The Ontario Heritage Toolkit provides guidance on how to conduct HCD studies and plans, identify *cultural heritage value* and *heritage attributes*, determine district boundaries, and prepare a statement of objectives.

## 2.2 Provincial Policy Statement

The current Provincial Policy Statement came into effect as of May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The main policy directions expressed in Part V of the PPS are intended to promote efficient development and land use patterns in order to support strong communities; to protect the environment and public health and safety; and to promote a strong economy.

Section 2.6 of the PPS includes policies with respect to Cultural Heritage and Archaeology. Policy 2.6.1 directs that significant built heritage resources and significant cultural heritage landscapes shall be *conserved*, while Policy 2.6.3 states that planning authorities shall not permit development and site *alteration* on *adjacent* lands to protected heritage property except where the proposed development has been evaluated and it has been demonstrated that “the *heritage attributes* of the protected heritage property will be *conserved*”.

Section 1.7 of the PPS embeds heritage conservation in long-term economic prosperity objectives. Policy 1.7.1(e) encourages a “sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.” Policy 1.7.1 (d) similarly encourages, “maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets”. Both policy statements support urban heritage conservation and cultural planning, recognizing the economic value of built heritage resources in defining character and place making.

## 2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe is a provincial plan that defines how and where long-term growth and development should occur in the region. It includes policies addressing transportation, infrastructure, land use planning, urban form, housing, and natural heritage protection on a regional scale, and places an emphasis on intensification in appropriate locations.

All decisions by municipalities under the Planning Act must conform to the Growth Plan. The plan recognized the importance of heritage conservation. Section 1.2.1 Guiding Principles includes the following principle: “Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.” Section 4.2.7 Cultural Heritage Resources is comprised of three policies:

1. “Cultural heritage resources will be *conserved* in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.”

Downtown Toronto is designated as an Urban Growth Centre, where the minimum density target is 400 jobs and residents per hectare. The area including and around any existing or planned higher order transit station or stop is known as a Major Transit Station Area and includes the area within about 500 metres of the station (approximately 10-minute walk). Boundaries must be delineated by the City of Toronto in a way that “maximizes the size of the area and the number of potential transit users that are within walking distance of the station.” These are also areas in which intensification is to be directed, with 200 residents and jobs per hectare being the minimum target around subway stations.

Much of the block framed by Dundas Street East, Parliament Street, Shuter Street, and Sherbourne Street, is within a Major Transit Station Area related to the planned Relief Line subway station at Queen Street East and Sherbourne Street. Both Urban Growth Centres and Major Transit Station Areas are types of strategic growth areas. Referring to Policy 4.2.7.1, the Growth Plan recognizes that heritage should be *conserved* particularly in areas targeted for intensification.

## 2.4 Official Plan

The Official Plan for the amalgamated City of Toronto (“the Plan”) was adopted on November 26, 2002, and was substantially approved by the Ontario Municipal Board (“OMB”) on July 6, 2006, with the exception of certain policies and land use designations. The Plan sets out a vision encouraging contextually appropriate growth and intensification which is supported by transit, good architecture, high quality urban design and a vibrant public realm. It recognizes that most *new development* will occur on *infill* and redevelopment sites.

The City of Toronto is currently undertaking a 5-year review of its Official Plan including a review of the policies that affect heritage resources and the public realm. As a result, the City Council adopted an Official Plan Amendment (OPA No. 199) to adopt new heritage and public realm policies at its meeting of April 3<sup>rd</sup> and 4<sup>th</sup>, 2013. OPA No. 199 was subsequently appealed to the Ontario Municipal Board, and was modified and approved by a Board Order dated May 12, 2015. OPA 199 is now in effect with a number of outstanding site-specific appeals.

Section 3.1.6 of the Official Plan provides policies with respect to heritage resources. Policy 3 of this section provides that heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected through designation under the Ontario Heritage Act and/or included on the City's Heritage Register. Policy 5 provides that development on, or *adjacent* to, a property on the Heritage Register will "will ensure that the *integrity* of the heritage property's cultural heritage value and attributes will be retained."

#### 2.4.1 Standards and Guidelines for the Conservation of Historic Places in Canada

The Cabbagetown Southwest HCD Plan takes guidance from Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. This document establishes a consistent and accepted conservation approach to heritage resources in Canada, including heritage conservation districts.

The Standards and Guidelines were adopted by Toronto City Council in 2008 as the official framework for planning, stewardship and conservation of heritage resources within the City of Toronto. Policies in the City of Toronto's Official Plan establish that conservation and maintenance, as well as adaptive reuse will be consistent with the Standards and Guidelines for properties on the Heritage Register.

Policy 10 of HCDs in Toronto states, "The HCD Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada will apply to any interventions to the HCD as a whole and will generally apply to individual properties within an HCD..."

#### 2.4.2 Other Provisions

The HCD boundary extends across an area covered by a number of Zoning By-law categories, Design Guidelines, Community Improvement Areas, secondary plans, and other Master Plan documents. The following regulatory and guideline policies and guidelines were considered in the preparation of the HCD policies:

- 41 – Downtown Plan (Secondary Plan)
- City of Toronto By-law 196-2010 (adopts a new City of Toronto Municipal Code Chapter 694, Signs, General)
- City of Toronto Mid-Rise Performance Standards Guidelines
- Expanding Housing Options in Neighbourhoods initiatives, including Official Plan Amendment 649 – Multiplexes in Neighbourhoods and implementing by-law

## 2.5 Zoning By-laws

Zoning regulations are intended to control site development and implement the broader policies set out in the Official Plan. The by-laws provide several standards related to land use, building height, *setbacks*, built form, gross floor area, parking, and loading, among others. Essentially, zoning translates the higher-level directions of the Official Plan into specific rules that regulate what can be built, where it can be built, the form it can take, and how it can be used. The HCD area is subject to citywide Zoning By-law 569-2013, with a few select properties still subject to the former City of Toronto Zoning By-law 438.56. By-law 569-2013 generally carries forward the zoning from 438-8.

## 3 District Significance

### 3.1 Description of Heritage Environment

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. This part of Toronto encompasses several residential and mixed-use precincts with a high concentration of heritage resources. Cabbagetown Southwest sits to the south of the Cabbagetown Northwest HCD; to the southeast of the Cabbagetown North, Cabbagetown South and Cabbagetown Metcalf HCDs; and to the east of the Garden District HCD.

Cabbagetown Southwest is an excellent representation of Toronto's early residential expansion and includes a mixture of housing typologies that reflect the historic diversity in the socioeconomics of middle and working-class neighbourhood 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 to each other, lining long, uninterrupted blocks in a grid organization and maintaining rear and side laneway access.



## Listed & Designated Properties

## Proposed Cabbagetown SW Heritage Conservation District (HCD)

- |  |   |
|--|---|
|  HCD Boundary   |  Municipally Listed  |
|  Existing HCD's |  Part IV Designation |



Not to Scale  
09/06/2023



### 3.2 Statement of 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, 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 19<sup>th</sup> and early 20<sup>th</sup>-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 woodwork 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 windows, vergeboards 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 east side 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 Residents Association (CRA), created in 1967 as the Don Vale Cabbagetown Property Owners Association, and later changed to Don Vale Cabbagetown Residents' Association (DVCRA) prior to being the CRA; and 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).

### 3.3 Heritage Attributes

The *cultural heritage value* of the Cabbagetown Southwest District is expressed by the following attributes. These attributes may be considered in terms of four categories: built form, streetscape, landscape and function.

#### Built Form

- The housing typologies, including small Ontario Worker's Cottages adjacent to larger and more ornate Bay-and-Gable houses, that reflects the historic socio-economic diversity of Cabbagetown Southwest.
- The concentration of fine-grain buildings with their generally two-storey principal façade and distinct roof expression.

- The cohesiveness of the architectural expression of the District's built form typologies, and the distinct architectural details of the individual buildings.
- The buildings' relationship to grade with at grade or slightly raised entrances and front yards that extend to the façade.
- 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 the narrow lot, the vertical rectangular windows, the steeply pitched gables, and the bay windows.
- The historic architectural styles, including Victorian, Second Empire, Italianate, Romanesque Revival, and Georgian that reflect the period of development of Cabbagetown Southwest.
- The concentration of Second Empire and Italianate buildings on the commercial streets.
- The predominance of gable roofs, including ridge crests and verge boards, 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.
- Original wood windows and doors on *contributing properties*, and those with stained, coloured, and bevelled glass components.
- The configuration and components of historic storefronts on *contributing properties*, including sign bands, display and transom windows, recessed entrances, piers and bulkheads.
- The cohesiveness of the District's built form that is reflective of the short period of build out and intensification.

## Streetscape

- The extant long narrow north-south blocks with their I-configuration laneways that reflect the original Park Lot orientations and their owners' subdivision of their properties over time as the city developed.
- The narrow lots that reflect the subdivision and development of the area by small-scale builders who built out short stretches of row houses.
- The buildings, built to their side lot lines or with a narrow *setback*, that contribute to a continuous *streetwall*.
- The low-rise predominant scale within the residential streets (1–3 storeys for residential buildings).
- The proportion of the *streetwall* to the street.

- The relatively similar (2 m to 3 m) *setbacks* of all houses; (with the exception of a few older buildings that are either up to the property line or very recessed).
- The long north-south residential streets, and the east-west mixed-use streets with consistent heritage character.

#### Landscape

- The soft landscaping of the front yard *setbacks* that extend from the sidewalk to the façade.
- The *tree canopy*.
- The District's relationship to the rest of Cabbagetown to the north connecting through its Victorian residential streets.
- The contrasting scale of the District with the large-scale post-war housing developments of Moss Park and Regent Park to its south and east.

#### Function

- The historic and existing institutions within the District that serve its diverse population.
- The historic industries that moved into the District, such as the Acme Dairy Company, Evening Telegram, and Imperial Optical Factory, among others, that influenced the built form of the area, and employed the local population.
- The existing and historic institutions that have served the District including but not limited to the former Lee School, Central Neighbourhood House, the Toronto Public Library, the Yonge Street Mission, St. Michael's Homes, Street House Community Nursing, and the Children's Book Bank.
- The mixture of housing typologies that reflect the historic socio-economic diversity of Cabbagetown Southwest.

## 4 Statement of Objectives

The overall objective of this Heritage Conservation District Plan is to protect and conserve the *cultural heritage value* and interest of the District as manifested by its *heritage attributes* in order to *preserve* these qualities for the benefit of current and future generations. The *cultural heritage value* and interest of the District consists of its historic value, physical character and its social and community value. The *heritage attributes* of the District include its built form, landscape, streetscape, function and archaeological resources. Looking forward to the management of change within the District, the overall objective of this District Plan will focus upon addressing the physical character and the function of the Cabbagetown Southwest District.

Specific objectives of this Plan are set out below. Although the following sections are numbered, the numeric sequence does not establish a priority among the objectives.

1. *Conserve the cultural heritage values* of the District as expressed through its *heritage attributes, contributing properties*, public realm, and *character sub-areas*.
2. Conserve the legibility of the District's periods of significance that expresses its late-19<sup>th</sup> and early 20<sup>th</sup>-century character, and its subsequent early to mid-20<sup>th</sup> century industrialization.
3. *Conserve the District's contributing properties*, Part IV designated properties and listed properties.
4. Ensure compatible *alterations* to *contributing properties* and *preserve heritage attributes of contributing properties* within the District.
5. 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* and the public realm, and the general built form pattern.
6. 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.
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 District's identified views and gateways.
9. Ensure *compatibility* and harmony of materials between new and old, including type, colours, scale, finishes and details.
10. Conserve and enhance the well-defined and articulated *streetwalls* (streetscapes) of the district, including the horizontal datum line.
11. Conserve and enhance the District's fine-grain built form.
12. Conserve, support and enhance the social, cultural and community significance of the District.
13. Honour and celebrate the area's historic and contemporary Indigenous heritage.

## 5 District Boundary and Resources

### 5.1 District Boundary

The Cabbagetown Southwest HCD's boundary is based on the findings of the HCD Study and informed by community consultation. The built-form survey and character analysis of the Study include the identification of two periods of development, *contributing properties* and *character sub-areas*, which were refined.

The District boundaries are as follows:

- Doctor O Lane (south of the properties fronting Carlton Street) to the North;

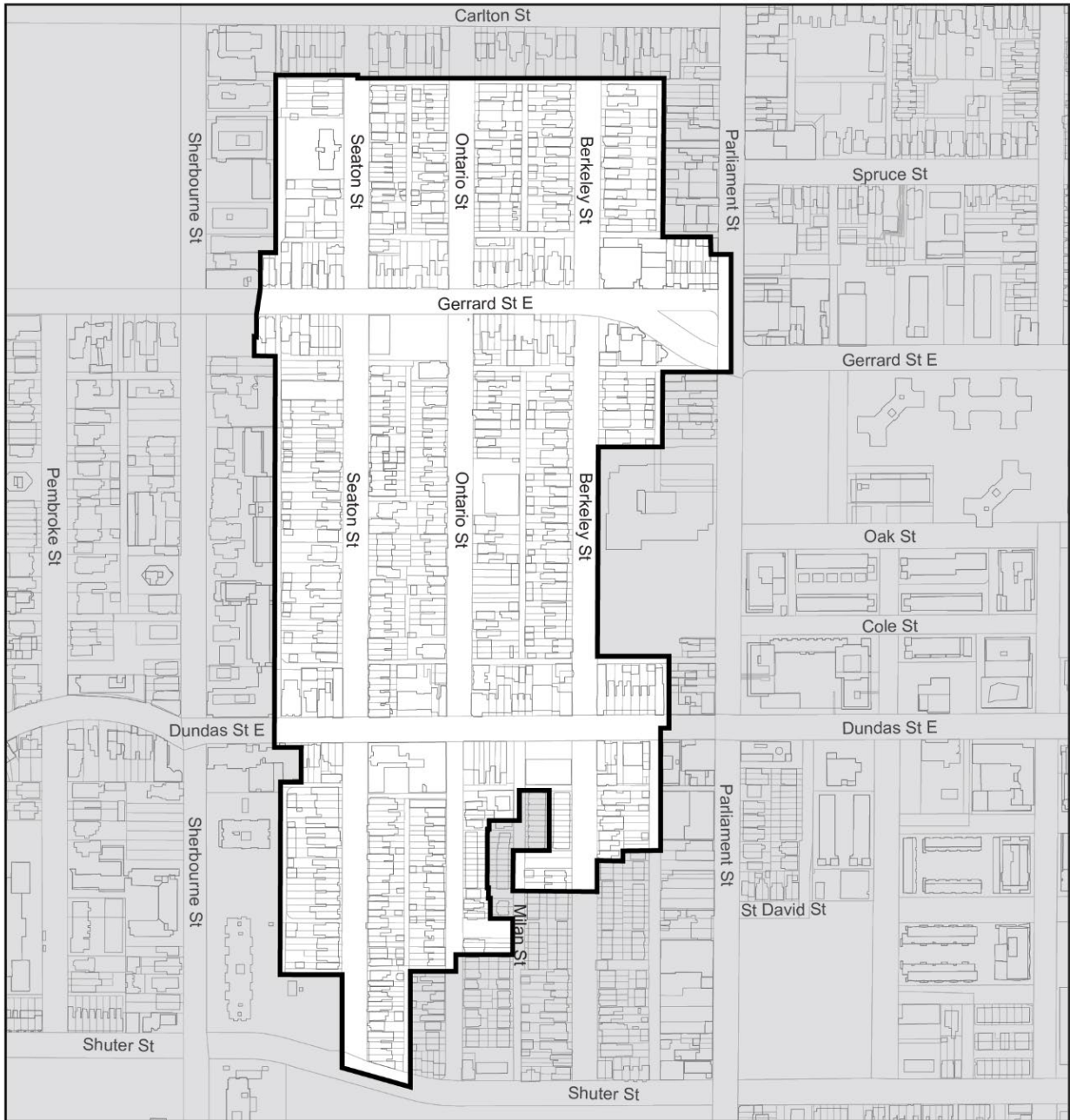
- Catbird Lane and Poulett Street, including a section of Gerrard Street East that jogs over to Parliament Street but excluding Lord Dufferin School, to the East;
- An irregular shape that falls between Dundas and Shuter streets to the South; and
- Windeyer, Oskemonton, and Hospital lanes, with a jog towards Sherbourne along Gerrard Street, to the West.

The northern boundary of the Cabbagetown Southwest HCD along the Doctor O Lane abuts the Cabbagetown Northwest HCD. The western boundary of the Cabbagetown Southwest abuts the Garden District HCD along Oskemonton Lane between Gerrard and Dundas Streets.

Within the boundary, we find 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 streets. The Cabbagetown Southwest HCD includes properties that are associated with two periods:

- Development and Intensification (c.1856-1919) and
- Residential Decline and Industrialization (1920-c.1945).

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



**Heritage Boundary**

**Cabbagetown SW  
Heritage Conservation District**



Not to Scale  
08/22/2023

## 5.2 Building Typologies

Building typologies are a means of understanding the shape and form of the building including its massing, roof type, height, and number of bays. These typologies reflect patterns of built form. Those in Cabbagetown Southwest express its development as a primarily residential neighbourhood in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The massing, roof type, height and bays are defining features of the typologies found in District. The mixture of typologies that reflect the historic socio-economic diversity of Cabbagetown Southwest is identified as a *heritage attribute* of the District.

### 5.2.1 Bay-and-Gable

The Bay-and-Gable typology has a side-gabled roof structure with a projecting front gable bay. The Bay-and-Gable is the predominant typology in the District, and can range from 1.5 storeys to 2.5 storeys, with projecting bays that vary in height from just the first storey to the full height of the building. Bay-and-Gables can have two to three bays and are often asymmetrical in composition with an off-centre entrance.

### 5.2.2 Side Gable

The side gable typology has a side-gabled roof structure often with a projecting bay. The side gables are generally 2.5 storeys tall, and the projecting bays range from the first storey to the full height. The side gables can have two to three bays and are often asymmetrical in composition with an off-centre entrance.

### 5.2.3 Mansard

The Mansard typology is similar to the bay and gable but has a mansard roof structure. The Mansards can be from 2 to 3 storeys, often with a projecting bay at the first storey or first and second storeys. The mansard generally has two bays and is asymmetrical in composition with an off-centre entrance. Mansards are often found as part of a pair, group, or row.

### 5.2.4 Ontario Cottage

The Ontario cottage typology has a cross-gabled roof structure. They are generally 1.5 storeys tall, with three to four bays. The Ontario cottage is symmetrical in composition with a central door flanked by two windows. Often there is a window above the door.

### 5.2.5 Mixed-use with Storefront

The Mixed-use with storefronts structures contain main floor commercial spaces. This typology is generally found on the east-west commercial streets in the District. Mixed-use with storefront buildings may have a side gable, front gable or mansard roof, but does not have a projecting bay. The mixed-use with storefront typology is where we find many of the historic storefronts in the District.

### 5.2.6 House-form Incorporating Storefront

This typology reflects the evolution of properties in the District where main floor storefronts were incorporated on properties that were originally built as houses. *Alterations* from the addition of a main floor storefront may include enlarged windows at the first storey or the addition of a projecting storefront. Consequently, these properties are hybrids, where the upper floors have maintained the building's initial massing and form.

## 5.3 Architectural Styles

Cabbagetown Southwest contains a range of architectural styles representative of its peak of development in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. 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. These architectural styles are identified as a *heritage attribute* in the Cabbagetown Southwest HCD.

### 5.3.1 Georgian Revival (1856–1880)

The Georgian Revival style is simple and understated with minimal ornamentation. Buildings are often constructed of brick, stone or clapboard, range between 1 and 2.5 storeys, have a simple rectangular plan, and may incorporate a hip or gable roof structure.

Cabbagetown Southwest includes many examples of working and middle class Georgian Revival houses with several groupings located on Seaton Street, south of Dundas Street East.

### 5.3.2 Italianate (1850–1900)

The Italianate style was a popular choice for commercial and residential buildings in the mid-to-late 19th century. It often incorporates symmetrical façades and a shallow hipped or flat roof, often with an extended eaves and ornamental (double) bracketing.

Commercial Italianate buildings were adopted by many main streets in Toronto because it afforded large windows that would maximize natural light through a building with no side windows. It contained degrees of ornamentation such as modillions, attached columns, piers, and decorative cornices with double brackets.

Residential Italianate loosely draws inspiration from Italian palazzos using classical detailing such as wooded arcade porches, segmental arched windows with extravagant hood mouldings, quoins, and ornamental bracketing under the eaves.

The majority of properties in this style are located on Gerrard and Dundas streets; however, the residential sub-style is prominently used, with only two buildings along Dundas Street that fit the commercial Italianate mould.

### 5.3.3 Romanesque Revival (1850–1900)

Romanesque Revival drew from early medieval architecture, particularly monastic architecture that incorporated classical elements. It uses early medieval motifs in a highly ornamental form; arched windows, arched and segmental openings, drip moulds, and stone courses incorporated into brick façades are common features. These buildings are often asymmetrical with a grounded expression of the masonry structure and brick corbelling. There are only a few examples within Cabbagetown Southwest along Seaton, Berkeley, and Ontario Streets.

### 5.3.4 Second Empire (1860–1900)

Second Empire is characterized by mansard roofs, extensive ornamentation, and a higher degree of articulation of the façade. They tend to be rhythmic in design, with regular bays containing polychromatic brick work, expressed cornices, rounded windows, and decorative polychromatic slate



roofing tiles. The degree of ornament typically increases on upper storeys, culminating in a mansard roof with elaborate dormers.

Cabbagetown Southwest contains residential and commercial examples of the style. The highest concentration of these buildings is along Gerrard Street, east of Ontario Street.

#### 5.3.5 Queen Anne Revival (1880–1910)

Queen Anne Revival embraces an asymmetrical form with ornamentation incorporating Gothic, Tudor and Greco-Roman motifs. Carved wood fascia boards, polychromatic voussoirs, leaded Tudor windows, and sculpted terra cotta are a short list of the many elements found in this style.

Most of the Queen Anne Revival style buildings within Cabbagetown Southwest are heavily influenced by the Romanesque Revival style.

#### 5.3.6 Victorian (1840–1900)

The Victorian style draws from multiple influences and is characteristic of buildings built between 1840 and 1900. Cabbagetown Southwest is predominantly composed of Victorian housing that blends Gothic Revival, Italianate, Romanesque Revival, and Queen Anne Revival elements (40% of the existing building stock); and can be found on all streets within the district.

#### 5.3.7 Edwardian (1900–1930)

The Edwardian style is noted for its simplified and restrained classical detailing including its regular window rhythm, pediments, columned entrances or porticos, simple rooflines, bay windows, dormers, and brick cladding. All the Edwardian-style buildings within Cabbagetown Southwest are on the residential streets except for 331–335 Dundas Street. The highest concentration of this style can be found along Seaton Street.

#### 5.3.8 Stripped Classical/Art Deco (1910–1940)

The Stripped Classical style, a subset within Art Deco, is identifiable through its simplification of classical elements, and general flattening of the façade. Buildings of this style are often symmetrical, with rectangular massing and flat roofs. There are five Stripped Classical properties within the District, a majority of which cluster near the intersection of Ontario and Dundas streets.

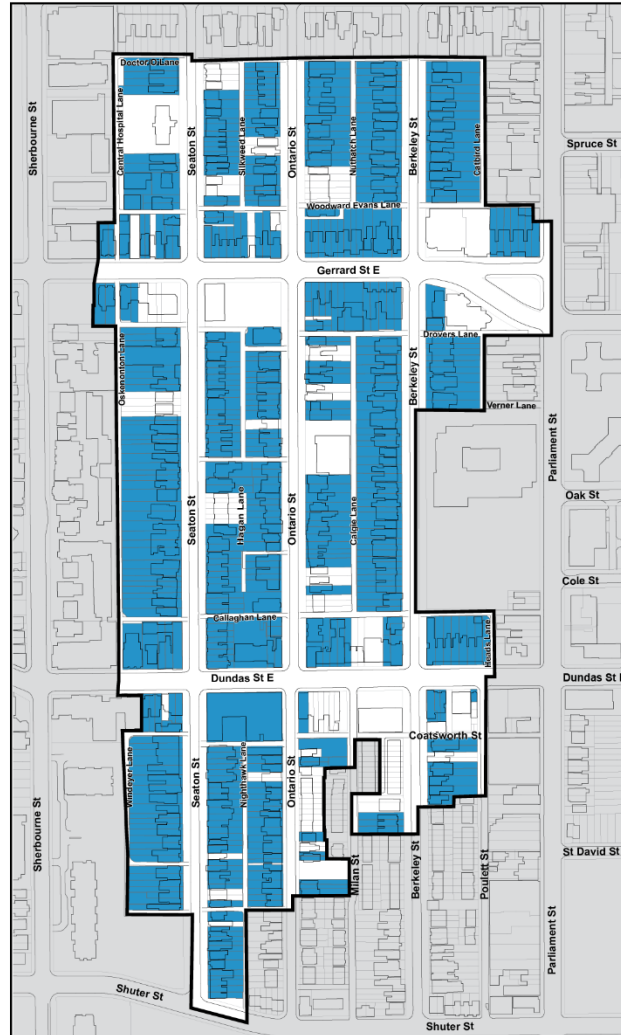
### 5.4 Contributing and Non-Contributing Properties

Properties within the Cabbagetown Southwest HCD were individually evaluated and refined to determine whether they contribute to the district's cultural heritage value. These buildings illustrate the history, evolution, physical character, and significant typologies and uses of the district. 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 has contextual value as part of a row of historic buildings.

An HCD can include *non-contributing properties* that do not add to the overall *cultural heritage values*, character, and *integrity* of the District. Their *demolition* would not negatively impact the *cultural heritage value* of the District. Development or *alterations* to *non-contributing properties* can impact the *cultural heritage value* of the District and are opportunities to enhance the district. That is why the HCD Plan provides different *policies* and *guidelines* that apply to these two categories of properties.

Appendices C, D, and E contain an index of *contributing properties*, their contribution statements, and index of *non-contributing properties*.



## Contributing Properties

## Cabbagetown SW Heritage Conservation District



Not to Scale  
09/06/2023

## 5.5 Character Sub-Areas

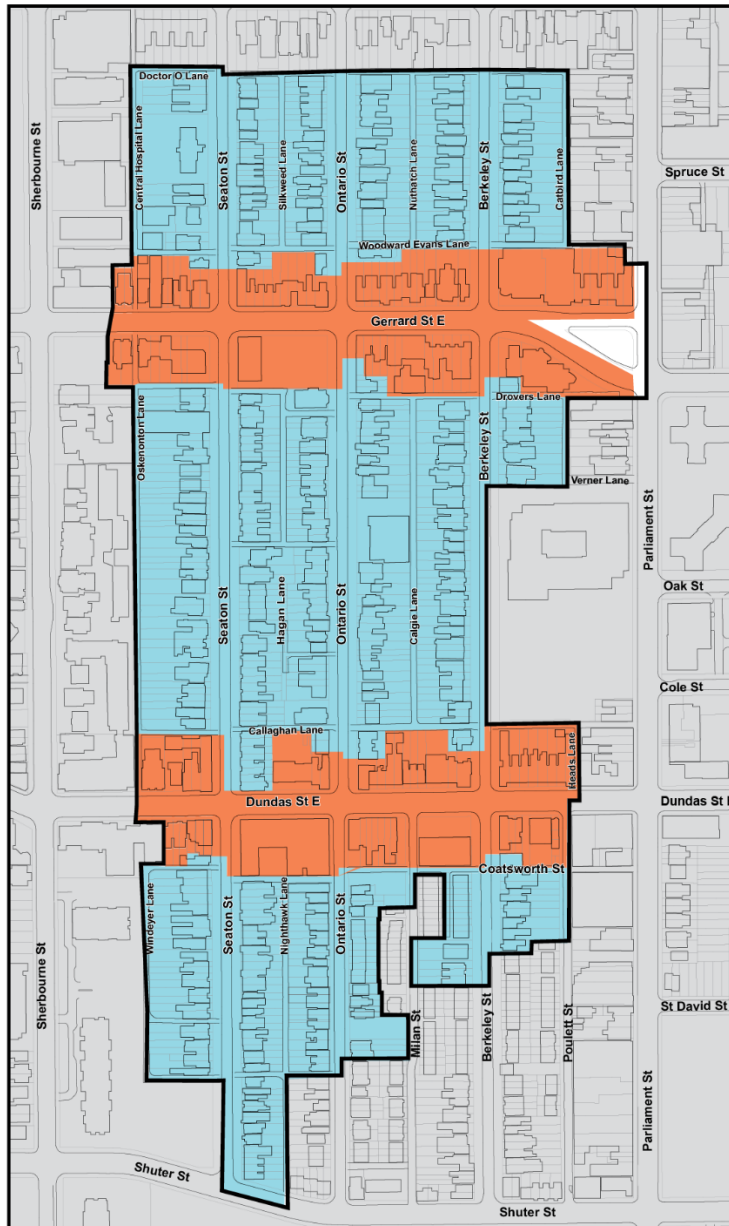
*Character sub-areas* within Cabbagetown Southwest are defined through an iterative process and many lenses of character and historical analysis. A *character sub-area* is a geographic area within Cabbagetown Southwest that carries a distinct character within the District. This can be defined through the buildings' period of construction, stylistic influences, massing, and materials. *Character sub-areas* are identified to ensure that *policies* and *guidelines* of the HCD can be developed to address the specific characteristics of that sub-area with the larger boundary.

### 5.5.1 Residential Character Sub-Area

The residential *character sub-area* includes all the properties within the District fronting Seaton, Berkeley, and Ontario streets. This *character sub-area* is defined by its mid-to late 19<sup>th</sup> century residential character, consistent narrow lot frontages, *setbacks*, cladding materials, and building heights.

### 5.5.2 Dundas and Gerrard Sub-Area

The Dundas and Gerrard *character sub-area* includes all of the properties fronting Dundas and Gerrard Streets. This *character sub-area* is defined by its mid-to-late 19<sup>th</sup> and early-to-mid 20<sup>th</sup> century commercial and mixed-use character, consistent at grade access, *setbacks*, and diversity of services.



## Character Sub-Areas

## Cabbagetown SW Heritage Conservation District



HCD Boundary



Gerrard & Dundas Streets



Residential



Not to Scale  
09/06/2023

## 5.6 Public Realm

### 5.6.1 Front Yard Green Space

Cabbagetown Southwest has extensive front yard green space. Most of the green space is along the residential streets of Seaton, Ontario, and Berkeley. Parts of the north side of Gerrard Street also have ample front yards, while Dundas and the south side of Gerrard have little green space.

The front yards of residential streets are generally green with a variety of garden types. Seaton Street has the most continuous green space throughout the district along its entirety, whereas Berkeley and Ontario Streets have more uninterrupted green space north of Dundas Street.

Front yard green spaces are most extensive north of Gerrard Street where the fences and *setbacks* are more consistent and have a large concentration of mature trees. The residential streets between Gerrard and Dundas have consistent front yard green spaces with the exceptions of the Lord Dufferin School backing onto Berkeley Street, and the Central Neighbourhood House on Ontario Street. The most continuous area of front yard green space south of Dundas Street is on Seaton Street.

*Tree canopy* is most present along residential streets, whereas Dundas Street has little *tree canopy*, except for 358 – 368 Dundas Street. Gerrard Street has a mature *tree canopy*, especially east of Ontario Street and at Anniversary Park, located at the intersection of Parliament Street.

### 5.6.2 Front Yard Fencing

Front yard fencing is prevalent in the Cabbagetown Southwest. It was noted by residents in the Community Advisory Group meetings that these fences are a more recent addition to the neighbourhood, and that historically they would not have existed. It was also noted that many of the fences are a security feature for the residences. Most of them are composed of iron pickets that allow a view of the front yard and house; however, some solid wood fences block off these views. While most of the fences are at waist height, a few residences have erected higher fencing. Most properties with fencing have some type of front yard green space except for the mixed-use properties that face Dundas and Gerrard Streets. The fences on Berkeley Street are mostly in metal (cast or wrought iron, steel pickets), whereas Seaton and Ontario Streets have a mix of both wood and metal fencing.

## 6 Policies and Guidelines for Contributing Properties

This section contains *policies* and *guidelines* intended to manage change within the District to meet the objectives of this Plan and to conserve the District's *cultural heritage value* and *cultural heritage attributes*.

*Policies* (in bold font) set the direction for the management of the District in a clear and direct manner. The direction provided by the *policies* use either “shall” or “should” language and are to be interpreted accordingly.

Best practices provide recommended actions that can help to ensure *interventions* within the District meet the HCD Plan objectives. While best practices are not mandatory, property owners are encouraged to meet those recommendations to ensure a high quality of *conservation* work.

## 6.1 Understanding

Parks Canada's document *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) provides the basis for the *policies* and *guidelines* for *contributing properties*. Its *conservation* approach establishes a three-step methodology which includes understanding, planning, and intervening. The first step, Understanding is the fundamental basis for developing and evaluating appropriate *interventions* that conserve the *cultural heritage values* and *heritage attributes* of the property.

In order to determine appropriate *interventions*, take into account:

- historic architectural styles and building typologies
- the original design of the building
- the changes that have been made to the building over time
- the building's current conditions
- the cause of any distress, damage or deterioration of *heritage attributes*

### **6.1.1 Additions and alterations to a contributing property shall be based on a firm understanding of how the property contributes to the cultural heritage value and heritage attributes of the District.**

a. In order to develop *compatible interventions*, take into account:

- Architectural styles and building typologies.
- The relationship to other properties as part of a pair, series or row.

b. Determine the cause of any distress, damage or deterioration of heritage fabric prior to planning any *interventions*, in order to determine the appropriate scope of work.

c. Avoid creating a false sense of the historical evolution and development of the property by adding historic building features or components from other places, properties or historic periods.

### **6.1.2 Additions and alterations to a contributing property shall be conducted according to the stages of the conservation process and using recognized conservation treatments.**

[Sidebar: Best Practice — The Conservation Process / Conservation Treatments](#)

The *Conservation Process* consist of Understanding, Planning, and Intervening. *Conservation Treatments* consist of Preservation, Rehabilitation, and Restoration. These are further described in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010)

**6.1.3 Additions and alterations to a contributing property may be permitted only once the cultural heritage value and attributes of the District, as expressed through the contributing property, have been documented, and once the impact of the proposed alterations on those cultural heritage values and heritage attributes has been determined.**

## 6.2 Existing Part IV Designation

All properties located within a Heritage Conservation District are designated under Part V of the Ontario Heritage Act. Properties located within the Cabbagetown Southwest HCD may also be designated under Part IV of the Ontario Heritage Act, which protects the *cultural heritage value* of individual properties and their identified *heritage attributes*.

*Interventions* on properties designated under Part IV of the Ontario Heritage Act should prioritize the *conservation* of the individual property's *cultural heritage values* over those of the District.

**6.2.1 In addition to the requirements of this Plan, the identified *heritage attributes* for an individual property that is designated under Part IV of the Ontario Heritage Act shall be *conserved*.**

## 6.3 Demolition

The Provincial Policy Statement states that “significant built heritage resources and significant cultural heritage landscapes be *conserved*.” The Official Plan requires a Heritage Impact Assessment for the proposed *demolition* of a property on the City of Toronto’s Heritage Register, including properties located within HCDs. Article IV of the Municipal Code requires that heritage permit application be submitted for the proposed *demolition* of any property located in an HCD. The Property Standards By-Law protects heritage properties in HCDs from *demolition* by neglect. The Municipal Code and the Property Standards By-Law require that the *demolition* of properties in HCDs may only take place in accordance with the Ontario Heritage Act, and the Official Plan requires that *demolitions* of properties in HCDs should be in accordance with respective heritage conservation district plans.

The City of Toronto’s Property Standards By-law states that “no building or structure on a Part IV heritage property or a Part V heritage property may be *altered* or cleared, including but not limited to removed, *demolished* or relocated except in accordance with the Ontario Heritage Act.” Consequently, *contributing properties* are protected against *demolition* and *demolition by neglect*.

**6.3.1 Buildings or structures that are on *contributing properties* shall be *conserved*; however, the *demolition* of buildings or structures that are on *contributing properties* may be considered when:**

- the heritage *integrity* of the *contributing property* has been lost; and
- the loss of *integrity* of the *contributing property* is not the result of *demolition by neglect*, deferred *maintenance* or purposeful damage to the property.

- a. If a *demolition* permit is granted, the classification of the *property* (i.e., as a *contributing property*) may be re-evaluated. If the *property* is determined to be *non-contributing*, the redevelopment of the

*property* will be required to follow all *policies* and *guidelines* under Section 7 — *Policies and Guidelines for Non-Contributing Properties*.

**6.3.2 The *demolition* and reconstruction of a building on a *contributing property* shall not be permitted.**

**6.3.3 As per the City of Toronto's Property Standards By-law ensure that *contributing properties* are protected against *demolition* by neglect.**

## 6.4 Maintenance

The City of Toronto's Official Plan states that properties on the Heritage Register will be *conserved* and maintained consistently with *the Standards and Guidelines for the Conservation of Historic Places in Canada*, as revised from time to time and as adopted by Council (3.1.5.4). Ongoing and regular *maintenance* should be based on an assessment and understanding of the current and historical conditions and is essential to *preserving* the *integrity* of the *contributing property*. Regular inspections and a proactive prevention approach are an integral part of a sound *maintenance* strategy. The principle of minimal *intervention*, as described in Standard 3 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, is defined as addressing defects and deteriorations to ensure the long-term survival of the heritage *property* and the protection of its *cultural heritage values*.

Also refer to Article V (Heritage Property Standards) of the City of Toronto Property Standards By-Law. This by-Law specifies minimum standards for *maintenance* and occupancy of Part IV and Part V designated heritage *properties*, as well as minimum standards for repairing and replacing *heritage attributes* in order to ensure that the heritage character, visual and structural heritage *integrity* of the building or structure is maintained, *preserved* and protected.

**6.4.1 *Contributing properties* should be maintained in a manner that will ensure the *conservation* of the District's *cultural heritage values* and *heritage attributes*.**

- a. The *maintenance* of a *contributing property* may include:
  - Ongoing *maintenance*, using recognized *conservation* methods;
  - The stabilizing of deteriorated *heritage attributes* as required, until repair work can be undertaken;
  - Ensuring that the materials and methods used for repairs are *compatible* with and do not negatively impact the life cycle of the *heritage attributes*;
  - Ensuring that water shedding and diversion components are *maintained*;
- b. Protect *adjacent* properties from accidental damage or exposure to damaging materials during *maintenance* and repair work.
- c. Aggressive cleaning methods that could compromise the heritage fabric or the *patina* of materials should be avoided.



### Sidebar—Best Practice—Maintenance

Best Practice 1. Clean and repair damaged materials in exterior walls regularly; monitor exterior wall assemblies for moisture penetration and insect infestation in order to take corrective action as soon as possible when required.

Best Practice 2. Keep a *maintenance* and inspection schedule so that defects and deteriorations can be detected, documented, and resolved early.

Best Practice 3: Ensure that water shedding, drainage and management elements are functional: that sills, cap stones and other exposed horizontal are sloped with drip edges; that the ground is sloped away from the foundations to prevent splash back and provide proper drainage; that gutters and downspouts are functional; that sealants and flashing are in good condition; that projecting eaves are maintained; that masonry joints are sound.

Best Practice 4: When cleaning, use the gentlest means possible so as to remove soiling while maintaining the *patina* of the historic materials. Protect adjacent surfaces including the landscaping. Perform mock-ups prior to cleaning to ensure that the chosen method will not negatively impact the historic materials. Sandblasting and high-pressure washing are discouraged.

Best Practice 5: Determine and address the causes of material deterioration prior to developing any *maintenance*, repair or replacement scope of work.

Best Practice 6: Remove deteriorated paint prior to repainting. When removing paint, use the gentlest means possible. Select colours for repainting that are compatible with the architectural style, cladding materials and colour of the heritage building. Replace newer unsympathetic exterior cladding materials based on historic documentation.

Best Practice 7: Document the original finishes' texture and colour prior to undertaking any work.

## 6.5 Combined Properties

*Combined properties* include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that may contain significant vacant space upon which *new development* could occur. In both cases, it is essential that the *conservation* process be followed and appropriate *conservation* treatments be identified to conserve the *contributing property* in the design of any addition or *new development*.

**6.5.1 Alterations to combined properties shall conserve the portion(s) of the property identified as contributing to the District according to Section 6 of this Plan.**

**6.5.2 New development on those portions of combined properties identified as non-contributing shall be consistent with Section 7 of this Plan.**

**6.5.3 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed *new development, alteration or addition* on the *contributing* portions of a *combined property* to the satisfaction of the Chief Planner and Executive Director of City Planning.**

(a) The City will confirm through the Heritage Permit process those portions of the property that are considered *contributing* and *non-contributing* for the purpose of identifying applicable *policies* and *guidelines*.

## 6.6 Code Compliance, Sustainability Requirements, and Energy Efficiency Standards

The principles of minimal *intervention* and reversibility, as described in Standard 3 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, should be considered when undertaking work for code compliance. An understanding of the intent of the codes is essential for developing approaches that meet that intent without negatively impacting the *cultural heritage values* of the *contributing property*. Reviewing alternative compliance strategies and new technological solutions with the authorities having jurisdiction is encouraged.

Before undertaking any sustainability-related *interventions*, assess the inherent sustainable potential (ie. durability, adaptability) of the property. Review options for minimal *interventions* that would *preserve* the property's *heritage attributes* that contribute to its sustainability before undertaking non-reversible *interventions*. Regular *maintenance* is an essential aspect of sustainability and consideration should be given to the life-cycle analysis, as well as the embodied energy of the *contributing property*.

Features and components that have the inherent potential to enhance sustainability include, but are not limited to:

- Operable windows, which allow for natural airflow and temperature control.
- Rear wings that can accommodate energy generating infrastructure.
- Soft landscaping that can help manage storm water.
- Materials with a long life cycle, and
- Materials that can be repaired rather than replaced.

**6.6.1 Upgrades to *contributing property* are to comply with current codes and standards pertaining to health, safety, security, accessibility and sustainability shall *conserve* the *cultural heritage value* and *heritage attributes* of the District and the *integrity* of the *contributing property*.**

**6.6.2 Include sustainability considerations when planning *additions* and *alterations* to a *contributing property* that are *compatible* with the *cultural heritage values* and *heritage attributes* of the District.**

a. When planning upgrades or projects that impact different components of a *contributing property*, including landscaping, mechanical or heating systems, and improvements to the energy efficiency, minimize the impact of changes on the different components of a *contributing property*, especially those identified as *heritage attributes*.

b. When evaluating energy efficiency performance of windows and doors, consider weatherstripping and the use of traditional storm windows.

#### Side Bar—Best Practice — Sustainability

Best Practice 1: Prior to undertaking any work on a building, consider the embodied energy in the existing building as well as life cycle costing and analysis.

Best Practice 2: When designing *alterations* or *additions* to a building, consider the embodied energy and life cycle of materials, and use materials that can be repaired, rather than replaced.

Best Practice 3: Consider undertaking *maintenance* and repairs with long-term, rather than short-term, impacts.

Best Practice 4: Ensure that windows, doors and storefronts are weather-tight.

## 6.7 Restoration

The *Standards and Guidelines for the Conservation of Historic Places in Canada* defines “Restoration” as:

“The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, *as it appeared at a particular period in its history*, while protecting its *heritage value*” (italics added).

A *restoration* project is an appropriate undertaking when the historic significance of a property is tied primarily to a single period of that property’s history. *Restoration* may be appropriate both at the scale of a property or as a secondary treatment for specific *heritage attributes* of a property.

**6.7.1 The *restoration* of a *contributing property* to an earlier period may be appropriate. *Restoration* projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered.**

a. Archival research, including plans and photos can provide valuable information about the past forms of a property.

b. For *properties* that are part of a group or a row, refer to other *properties* in the row and that might have retained original heritage fabric that could provide information.

c. In some cases, the original heritage fabric may have been covered by more recent layers of cladding which, when revealed, can provide an indication of historic materials, patterns, and forms of architectural details.

**6.7.2 When undertaking a *restoration* project on a *contributing property*, building features from the *restoration* period which have been removed, neglected, or obscured should be reinstated.**

a. It is preferable to repair rather than replace *heritage attributes* from the *restoration* period.

b. It is preferable to replace *in-kind* any *heritage attributes* that are missing or deteriorated beyond repair.

c. *Restorations* that include reinstating lost bays on a façade, when based on historic documentation, may be acceptable, and may enhance the relationship between the building and the *public realm*.

d. It is not recommended to create a false sense of historical development by adding historic building components from other places, properties or historic periods, and do not combine components that never coexisted on the building.

## 6.8 Alterations

*Alterations* include *interventions* on *heritage attributes* as well as on the *contributing property* as a whole. *Compatibility with the cultural heritage values* must be achieved on both scales. Visual *compatibility* is achieved with appropriate design, massing and proportions; while physical *compatibility* speaks to the use of materials and construction methods that do not negatively impact the *integrity* of the property.

*Interventions* on *heritage attributes* must therefore prioritize the *preservation* of the property by repairing those building features and components rather than replacing them; while *interventions* on the *contributing property* must neither affect the *integrity* of the property nor detract from its contribution to the District's *cultural heritage values* and attributes.

### **6.8.1 Alterations to a contributing property should repair rather than replace the heritage attributes of the property.**

a. It is recommended to replace *in-kind* the *heritage attributes* where the original cannot be repaired. The replaced building features and components should match the form, material and detailing of the original ones based on existing examples or historical research.

b. When the *heritage attributes* have been too damaged to determine their original conditions and where there is insufficient historical evidence to establish their original configuration, it is recommended to design the new building features and components to be *compatible* with the *heritage attributes* of the property in form, material and detailing.

### **6.8.2 Alterations to a contributing property shall be physically and visually compatible with the materials of the property.**

a. When planning a *compatible alteration*, consider the architectural style, materials, form, and construction methods of the property's *heritage attributes*.

### **6.8.3 Alterations to a contributing property shall minimize the loss or removal of heritage attributes.**

a. Where *heritage attributes* on a *contributing property* are *altered*, ensure that the *cultural heritage value* of the District are not negatively impacted.

## 6.9 Additions

*Additions* must *preserve* the *cultural heritage values* and *integrity* of the District by ensuring that they are differentiated from the *contributing property* while remaining *compatible*. The design of the new work should relate to the architectural expression of the *contributing property* while not mimicking it. *Additions* should also not negatively impact *heritage attributes* if they are removed in the future.

**6.9.1 Additions to a contributing property shall be physically and visually compatible with, subordinate to, and distinguishable from the contributing property and the Cultural Heritage Values of the District, with regards to the location, massing, height, proportions, architectural details, and materials of the addition.**

- a. *Additions* should be located towards the rear of the *primary structure* on *contributing properties*.
- b. On Gerrard Street and Dundas Street East, storefront *additions* on the street-facing elevation may be appropriate.

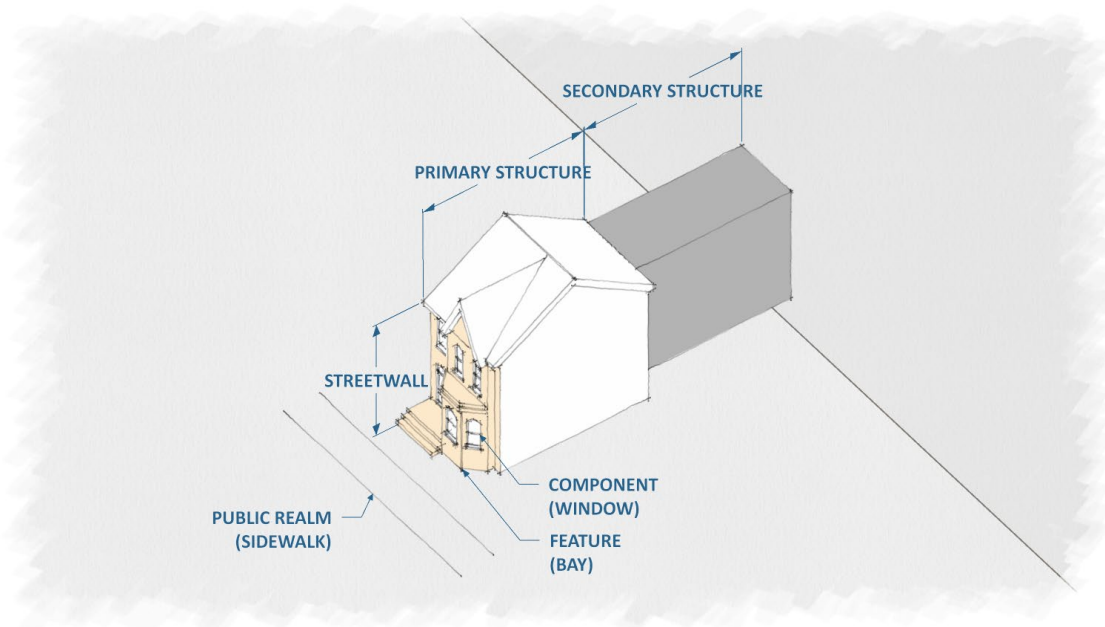


Diagram illustrating different parts of a *contributing property*. These include its *primary structure* and its secondary structure; the portion of the façade that is part of the *streetwall*; and examples of architectural features and components.

**6.9.2 Additions to a contributing property may be permitted only where they minimize the loss or removal of heritage attributes.**

- a. Where original material is removed to accommodate *additions*, ensure that the District's *cultural heritage value* and *heritage attributes* are not negatively impacted.

b. Design *additions* so that their impact on the form, character, and *integrity* of the *contributing property* would not be negatively impacted if the new work is reversed or removed in the future.

## 6.10 Massing and Streetwalls

Massing addresses the exterior form of a building and its spatial relationship to its immediate context as perceived from the *public realm*. It encompasses the overall proportions of a building, its relationship to its neighbouring buildings, and its impact on the scale and character of the streetscape. Massing is interrelated to the composition of the *streetwall*, the roofline, as well as the architectural expression of the buildings.

The heights of the *streetwalls* within the District are predominantly low-rise, ranging from 1 to 3 storeys. The buildings are built to their side lot lines or with a narrow *setback* that contribute to a continuous *streetwall* and to the proportion of the *streetwall* to the street. Buildings generally have 2-storey *streetwalls* with distinct roof expressions, contributing to a datum line that is created by the soffits and punctuated with front gables. The elevations of *contributing properties* in the District have well-defined articulation that align with neighbouring structures in the *streetwall*.

The *policies* and *guidelines* presented here aim to reinforce this reading of the scale and massing, and the *streetwall* composition constituted by the *contributing properties* in the District.

**6.10.1 Additions and alterations to a contributing property shall conserve the massing, roofline and streetwall height of the contributing property, and that of adjacent contributing properties that form a group or row.**

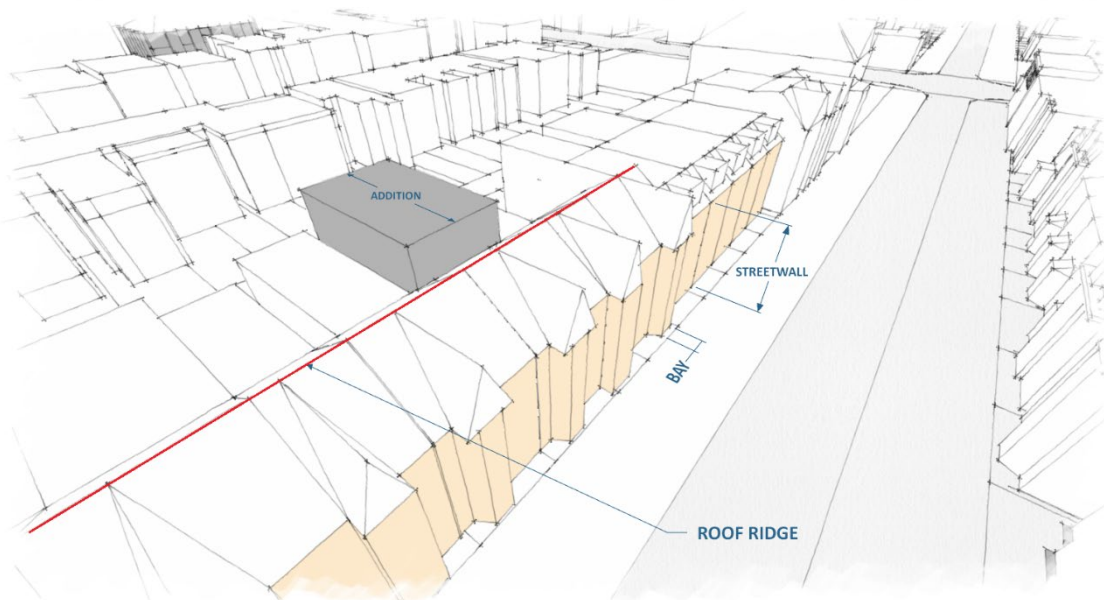


Diagram illustrating a rear addition located behind the *primary structure* of a *contributing property* and below its roof ridge. The *streetwall* height, made up of façades with projecting gable bays, is also shown.



**6.10.2 Additions to a contributing property shall conserve the three-dimensional integrity of the primary structure, and that of adjacent contributing properties, particularly if the property is part of a group or row.**

**6.10.3 Additions to a contributing property shall reflect the articulations and bay rhythm of the principal façade of the contributing property and should not include blank walls facing the public realm.**

a. Refer to and reflect the form of bays, porches, balconies, eaves, and other features that are present on the contributing property when planning an addition.

**Residential character sub-areas (Properties fronting onto Berkeley, Ontario, and Seaton streets)**

**6.10.4 Additions to a contributing property fronting onto Berkeley, Ontario or Seaton streets shall not impede the view angle from the perspective of a person who is 1.8 metres tall, standing on the opposite sidewalk.**

**- Rear additions should connect at a minimum of 150 mm below the existing roof ridge to allow for construction allowances.**

a. Existing rear wings and additions may be demolished.

b. New rear additions should be set back from the side façade of the original structure, where the side façade is visible from the public realm.

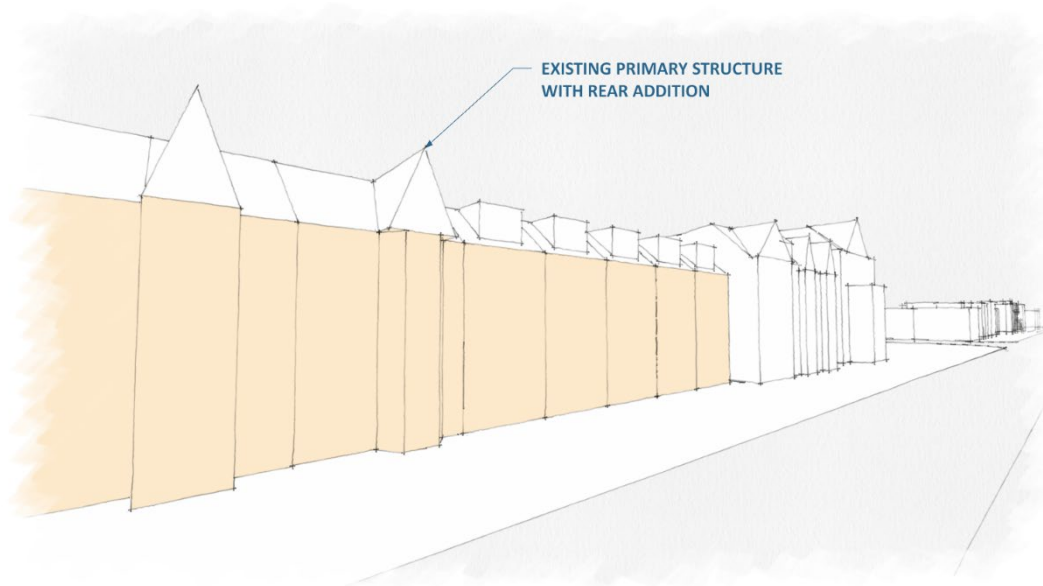


Diagram illustrating a contributing property in a residential character sub-area where a rear addition behind the primary structure is not visible from the public realm.

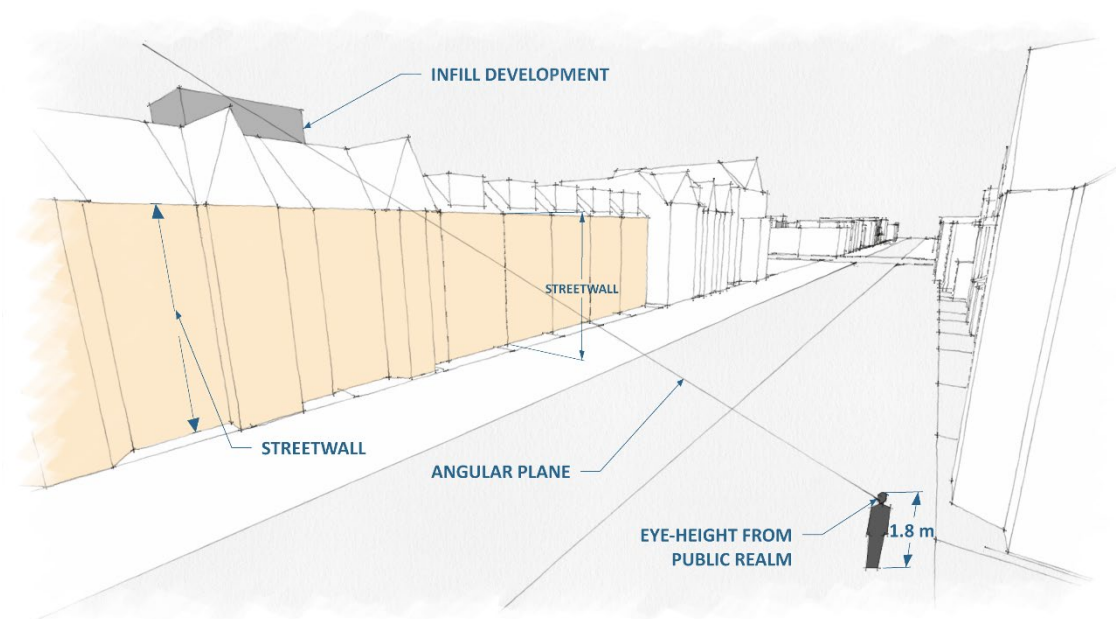


Diagram illustrating a *contributing property* in a residential *character sub-area* where a rear *addition* is not visible from the *public realm*, even if though it is higher than the *primary structure*.

#### **Dundas and Gerrard character sub-areas (Properties fronting onto Dundas or Gerrard streets)**

**6.10.5 Additions to a *contributing property* fronting onto Dundas or Gerrard streets that are taller than the roof ridge of the *primary structure* shall be located behind the *primary structure*.**

- a. Existing rear wings and *additions* may be *demolished*.
- b. New rear *additions* should be set back from the side façade of the original structure, where the side façade is visible from the *public realm*.
- c. Projecting or cantilevered portions of *additions* above the *primary structure* are discouraged.
- d. If a *contributing property* includes a *primary structure* that extends the full depth of the property, an alternative solution for an *addition* above the flat roof of the *primary structure* may be considered as long as it is demonstrated that the *addition* conserves the *cultural heritage value* of the area.



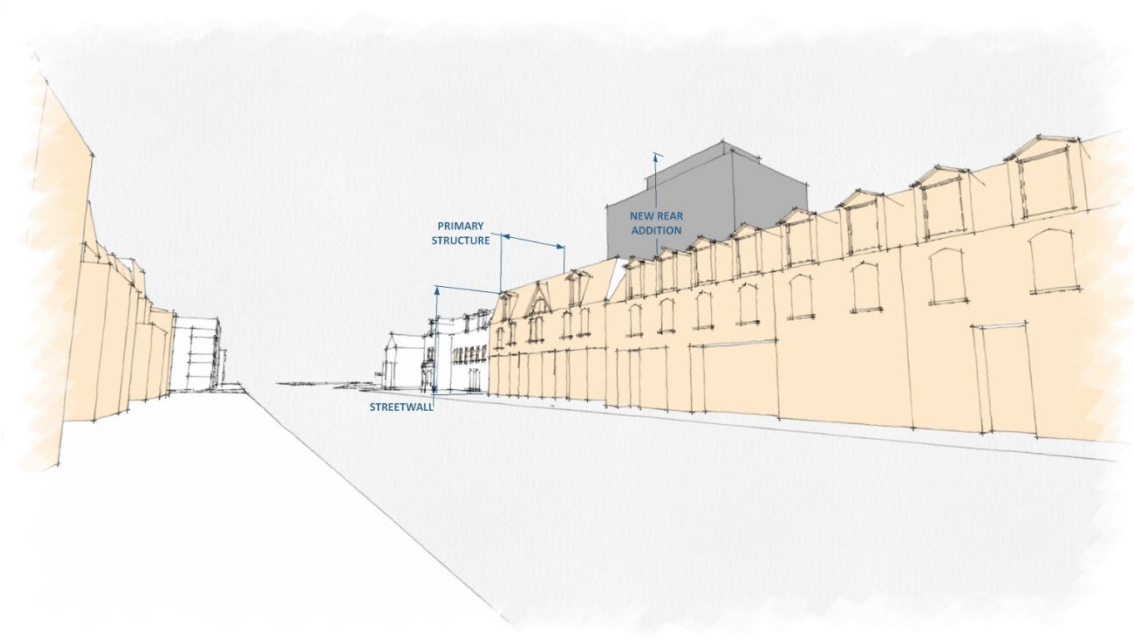


Diagram illustrating a *contributing property* in the Dundas and Gerrard *character sub-area* with a rear *addition* behind the *primary structure*.

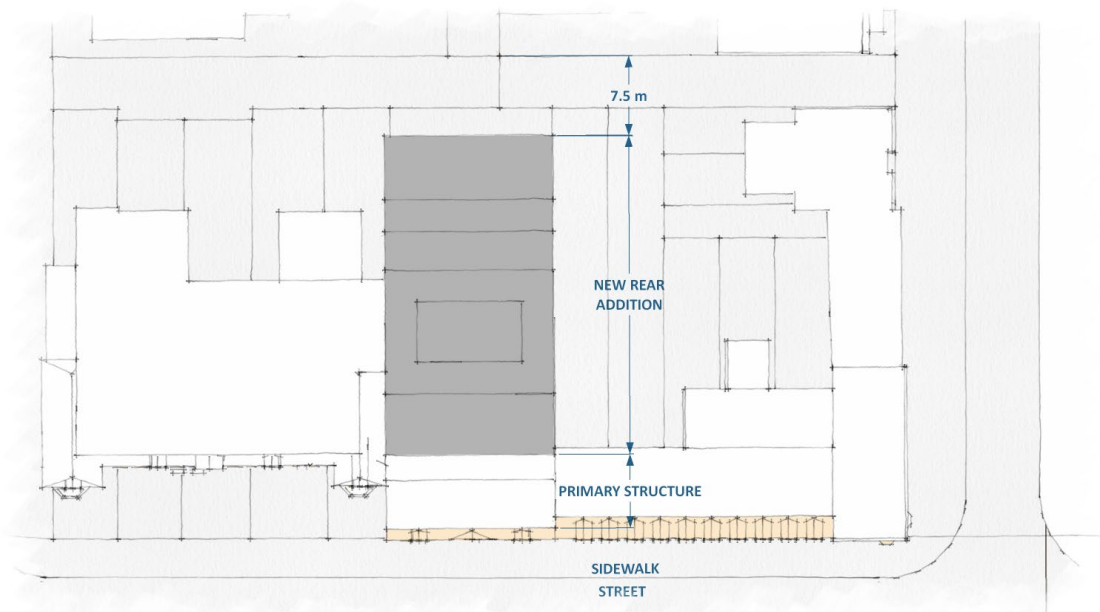


Diagram illustrating a rear *addition* set behind the *primary structure* of a *contributing property* in the Dundas and Gerrard *character sub-area*.

## 6.11 Roofs

The roof form of a *contributing property* is one of its *heritage attributes* and is often expressed with distinctive features that define both the architectural style of the building and the *streetwall*. It helps define the overall massing, proportions and scale of a building. The roof types and decorative architectural detailing contribute to the *cultural heritage values* of the District.

Prevailing roof types in the District include:

- cross gable
- front gable
- hipped, and
- mansard.

Prevailing decorative components of architectural detailing and roof features in the District include:

- dormers
- turrets
- parapets
- entablatures (including cornices, brackets, fascia, etc.),
- cladding materials, such as slate, metal, and cedar shingles
- gutters, and
- other decorative architectural detailing, such as gable drops, protruding eaves, running trim, bracketing, ridge crests, and finials.

**6.11.1 Repair rather than replace damaged or deteriorated roof components of *contributing properties* that have been identified as *heritage attributes*.**

**6.11.2 When the replacement of a roof of a *contributing property* is necessary, replacements should be *in-kind*, maintaining the form, profile, appearance, materiality and detailing of the roof and/or roofline.**

**6.11.3 The *restoration* of lost or removed roof features and components of a *contributing property* may be appropriate. *Restoration* projects should be based on thorough supporting historic documentation of the earlier forms and materials being *restored*.**

a. Consult archives and photos, as well as refer to similar properties based on the same model or constructed in a series, which can reveal information about the form, profile, appearance, and materiality that is being *restored*.

**6.11.4 When the replacement of a roof and/or roofline of a *contributing property* that is not a *heritage attribute* is necessary, replacements should be physically and visually *compatible* with the building, in terms of their form, appearance, materials and detailing, including when integrating sustainable technologies.**

a. When planning the replacement of such components, it is relevant to consider the impact of the work on neighbouring *contributing properties* and the impact of the project on their *maintenance* or *conservation*.

**6.11.5 Additions and alterations shall conserve the roof forms and profiles of contributing properties.**

a. Avoid changes to rooflines that impede the proper drainage of the historic portions of the roof.

**6.11.6 Additions and alterations shall conserve structural and decorative roof features and components of contributing properties.**

a. The *addition* of new dormers may be acceptable if their scale and composition are *compatible* with the roofline and the roof features and components. Avoid the *addition* of new dormers on bay-and-gable rooflines.

**6.11.7 Alterations involving new rooftop elements (mechanical equipment, penthouses, vents, drainage, sustainable technologies, telecommunications equipment, skylights, metal chimneys, flues, and decks) on contributing properties should be located out of view of the public realm as much as possible.**

a. If the location of rooftop components out of view is not possible, ensure that their visual impact is mitigated. Mitigation measures might include colour, screens or locating them in a way that is less apparent from the *public realm*.

[Side Bar: Best Practices — Roofs](#)

Best Practice 1: Where structural faults or problems in the historic roof design exist, the detailing of roof elements may be improved with contemporary materials in a manner that is physically and visually compatible with the heritage building, following recognized *conservation* practices.

Best Practice 2: Where *alterations* have been made to address structural faults or problems in the historic roof design, they should be retained so long as they do not have a negative impact on the heritage character of the building. If they do have a negative impact on the heritage character of the building, adjust detailing following recognized *conservation* practices when undertaking roof *alterations*.

Best Practice 3: When undertaking roof *alterations*, replace newer unsympathetic roof features based on appropriate historic documentation.

Best Practice 4: Completely remove existing materials, such as shingles, before applying new roofing materials.

## 6.12 Exterior Walls

The exterior walls of a *contributing property* are the face the building presents to the *public realm*. *Interventions* on exterior walls must be viewed in concert with an ongoing *maintenance* strategy that ensures the long-term service life of the materials. Exterior walls start with the above-ground portions of the foundation and move up towards the roof and include projecting architectural details such as quoins, bays, banding courses, panels and other decorative features. Window surrounds in the exterior walls often include stone sills, articulated and/or polychrome brickwork, such as lintels, window hoods and voussoirs. These details contribute to the expression of the architectural styles found in the District,

as well as to the physical *integrity* of the *contributing properties* and to the richness of the District's streetscapes.

**6.12.1 Repair rather than replace damaged or deteriorated exterior wall components of *contributing properties* that have been identified as *heritage attributes*.**

a. New finishes, claddings or coatings that alter, obscure or block the appearance of historic materials should not be applied, especially where those finishes are substitutes for the repair of historic materials.

b. Covering or obscuring the *patina* of age or irregularities found in older work and materials is not recommended.

c. When replacing or adding drainpipes, avoid damaging masonry components of exterior walls, and direct drainage away from the building's foundations.

**6.12.2 When the replacement of exterior wall components of a *contributing property* is necessary, the replacement components should be *in-kind*, maintaining the original composition, materiality, size, finishes, patterns, and colours of the original material.**

a. Replace only the portions of exterior walls that have deteriorated beyond repair, rather than replacing an entire section or a whole façade.

**6.12.3 The *restoration* of exterior wall features and components of a *contributing property* may be appropriate. *Restoration* projects should be based on thorough supporting historic documentation of the earlier forms and materials being recovered.**

**6.12.4 When the replacement of exterior walls components of a *contributing property* that are not *heritage attributes* is necessary, replacements should be physically and visually *compatible* with the building, in terms of their compositions, size, finishes, patterns, tooling and colours.**

a. Over-cladding is strongly discouraged.

b. The use of Exterior Insulating and Finish System (EIFS) is strongly discouraged.

**6.12.5 *Additions* and *alterations* to a *contributing property* shall *conserve* exterior wall components facing the *public realm* that are *heritage attributes*.**

**6.12.6 *Additions* shall use exterior cladding materials that are physically and visually *compatible* with the *contributing property*.**

a. When using masonry cladding on *additions*, consider traditional patterns and colours that reflect the palette of the property.

b. The use of new/contemporary cladding materials may be appropriate where it has been shown that their design and detailing is compatible with the *contributing property's* existing cladding.

### **6.12.7 Conserve wood, masonry, and metal components of a contributing property identified as heritage attributes.**

- a. When dealing with any wood building features including wood siding, shingles, trim, half-timbering, decorative features, railings, stairs, storefronts, porch columns and finishes, it is recommended to consider the type and species of wood and to repair only what is necessary.
- b. Avoid cladding wood components in metal, vinyl or other materials.
- c. Painting masonry surfaces that were not historically painted is not an appropriate treatment. Removing paint from masonry surfaces in a manner that does not damage the historic materials is recommended. Public art murals on side elevations may be appropriate. Paint selection should be based on *compatibility* with the exterior wall materials and should be reversible.
- d. Applying water repellant or waterproof coatings on masonry components should be avoided.
- e. When repointing masonry, use an appropriate and *compatible* mortar mixture and employ traditional pointing methods.
- f. Regularly inspecting and maintaining historically painted decorative metal components is recommended.

#### Side Bar: Best Practices — Exterior Walls

Best Practice 1. Clean and repair damaged materials in exterior walls regularly; monitor exterior wall assemblies for moisture penetration and insect infestation in order to take corrective action as soon as possible when required.

Best Practice 2. Keep a *maintenance* and inspection schedule so that defects and deteriorations can be detected, documented, and resolved early.

Best Practice 3: Ensure that water shedding, drainage and management elements are functional: that sills, cap stones and other exposed horizontal are sloped with drip edges; that the ground is sloped away from the foundations to prevent splash back and provide proper drainage; that gutters and downspouts are functional; that sealants and flashing are in good condition; that projecting eaves are maintained; that masonry joints are sound.

Best Practice 4: When cleaning, use the gentlest means possible so as to remove soiling while maintaining the *patina* of the historic materials. Protect adjacent surfaces including the landscaping. Perform mock-ups prior to cleaning to ensure that the chosen method will not negatively impact the historic materials. Sandblasting and high-pressure washing are discouraged.

Best Practice 5: Determine and address the causes of material deterioration prior to developing any *maintenance*, repair or replacement scope of work.

Best Practice 6: Remove deteriorated paint prior to repainting. When removing paint, use the

gentlest means possible. Select colours for repainting that are compatible with the architectural style, cladding materials and colour of the heritage building. Replace newer unsympathetic exterior cladding materials based on historic documentation.

Best Practice 7: Document the original finishes' texture and colour prior to undertaking any work.

Best Practice 8: Consider the physical characteristics of historic wall components, such as vapour permeability and compressive strength when evaluating replacement materials.

### 6.13 Windows and Doors

Windows and doors are often a prominent feature of a building. They punctuate an elevation and establish the horizontal and vertical datum lines that organize and structure an elevation. The *contributing properties* of the District are characterized predominantly by vertically oriented rectangular, arched and segmental arched openings, both in the exterior walls and in dormers. The windows and doors contribute to the fine-grained built form and the richness of the architectural detailing of the District.

Some windows have been replaced with single-pane glazing, simulated divided lights and casement windows in a variety of materials. However, many historic multi-pane wood windows remain, including coloured and stained glass components. The same pattern is true of doors, where despite the variety of replaced doors, produced in a variety of materials, many original wood and glass doors with stained, bevelled and coloured glass are still found on the *contributing properties* in the district.

**6.13.1 New window and door openings may be permitted only where their location, alignment, proportions and design are physically and visually *compatible* with the *heritage attributes* of the District, including existing openings on a *contributing property*.**

- a. Enlarging existing openings or adding new openings that interfere with the balance and alignment of a building's façade is not recommended.
- b. New basement openings should be aligned with those in the above-ground storeys.
- c. The rhythm of openings in a series of similar properties (a group or a row) should be considered when evaluating the potential location and size of new openings.
- d. It is recommended to base designs on the form and composition of existing openings on the same storey of the property.

**6.13.2 Repair rather than replace damaged or deteriorated windows and doors identified as *heritage attributes* on a *contributing property*.**

- a. It is recommended to refurbish weather stripping when repairing or adjusting windows and doors.

**6.13.3 When the replacement of windows and doors identified as *heritage attributes* of a *contributing property* is necessary due to the condition of the window or door, replacements should be *in-kind*,**

**maintaining the form, appearance, materials, operability, glazing patterns and details of the historic windows and doors.**

a. Replace only the window and door features that have deteriorated beyond repair, rather than replacing an entire window or door.

**6.13.4 The *restoration* of windows and doors of *contributing properties* may be appropriate. *Restoration* projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered.**

a. In addition to historical research, surviving original windows and doors of *contributing properties* within the same group or row can provide information about the composition and detailing from the *restoration* period.

b. Windows and doors that are *heritage attributes* may have been altered partially (i.e., operability, over-cladding, painting). When planning *restoration* work, consider the windows or doors as a whole, including transoms, sidelights and sashes, and whether it is feasible to repair, rather than replacement *in-kind*, surviving portions.

c. The *restoration* of windows may include the storm windows, or shutters that are reflective of the period of *restoration*.

**6.13.5 *Additions* and *alterations* to *contributing properties* should *conserve* the placement, orientation, and size of window and door openings identified as *heritage attributes*.**

a. The *removal*, relocation or obstruction of historic window and door openings is not recommended, except in the case of storefront *additions* on Gerrard and Dundas Streets.

b. When it is necessary to remove a window or door opening, ensure that the infill material is compatible with the exterior walls of the *contributing property*, that the work is visually discernable and that it is reversible.

b. Refer to a *contributing property's* solid-to-void ratios when planning window and door openings on *additions*.

**6.13.6 *Additions* and *alterations* shall *conserve* window and door features on *contributing properties*.**

a. Maintain and reuse historic glazing. Replacement glazing may be appropriate when the historic glazing is damaged, or the existing sash or frame is being retrofitted with sealed glazing units.

b. Maintain the historic muntin and sash profile and dimensions of windows and doors, even when retrofitting windows with sealed glazing units.

c. It is recommended to maintain historically operable windows, where they exist.

**6.13.7 When the replacement of windows and doors of a *contributing property* that are not *heritage attributes* is necessary, replacements shall be physically and visually *compatible* with the building, in terms of their form, appearance, materials, operability, glazing patterns and detailing.**

A. It is recommended for replacement windows and doors to reproduce the profile and detailing of windows and doors that are found on the *contributing property*, or those found on a similar property of the same type built in the same architectural style, particularly those in the same group or row.

b. The use of non-historic window materials may be appropriate. However, materials such as fibreglass, PVC (vinyl), or other composites are not appropriate.

**6.13.8 Windows and doors located on an *addition* to a *contributing property* should be physically and visually *compatible* with the *heritage attributes* of the District.**

a. When designing windows and doors on an *addition*, consider the proportions and composition of windows and doors of the *contributing property*.

Side Bar: Best Practices—Windows

Best Practice 1: Reinstate historic windows that have been removed or blocked, based on appropriate documentary evidence.

Best Practice 2: Replace newer unsympathetic window or shutter features, based on appropriate documentary evidence.

Best Practice 3: 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. Consider the following alternatives prior to replacing historic windows or designing new windows:

- Reinstate exterior storm windows that have been removed. A single glazed window with an exterior storm window can be as effective as a sealed window unit.
- Retrofit sealed glazing units into the historic sashes as an alternative to replacing the whole window.

Best Practice 4: Replacement glazing should be considered only when the existing glazing is damaged or the historic sash is being retrofitted with sealed glazing units.

Best Practice 5: Replace all damaged weatherstripping to ensure air tightness of window assembly. The performance of single-glazed windows will be significantly improved by proper weatherstripping that reduces air infiltration.

Best Practice 6: Regularly maintain the caulking around the windows. The sills are often the most damaged features of windows, and can be replaced using dutchman repairs, leaving the window frame in place. Sashes can be removed for in-shop repairs.

## 6.14 Entrances, Porches & Balconies

Entrances, porches and balconies are both functional and aesthetic features in the District. They function as an extension of the house, providing shelter from the sun, rain, snow, and wind. They also contribute to the expression of the architectural styles found in the District. Furthermore, they contribute to the articulation of the elevations and consequently to the streetscapes in the District.



Entrance, porch and balcony features in the District include porticos, canopies, open and covered balconies as well as projecting porch hoods. Detailed components include wood railings, pilasters and balusters as well as masonry components, full or partial glazing, and metal decorative components. Because entrances, porches and balconies are exposed to the elements, they require regular attention to *conserve* their different components.

**6.14.1 Repair rather than replace damaged or deteriorated entrances, porches and balconies that are *heritage attributes* on a *contributing property*.**

**6.14.2 When the replacement of entrances, porches and balconies that are *heritage attributes* on a *contributing property* is necessary, replacements should be *in-kind*, maintaining the form, appearance, materials and details of the historic entrances, porches, and balconies.**

a. Replace only the entrance, porch, and balcony features that have deteriorated beyond repair, rather than replacing an entire system or element.

**6.14.3 The *restoration* of entrances, porches, and balconies of a *contributing property* may be appropriate. *Restoration* projects should be based on thorough supporting historic documentation of the earlier forms and materials being recovered.**

a. In addition to historical research, surviving original entrances, porches, and balconies on properties within the same group or row can provide information about the composition and detailing from the period in history used for *restoration*.

b. Entrances, porches, and balconies that are *heritage attributes* may have been altered partially (i.e. new balusters, over-cladding, painting). When planning *restoration* work, consider the entrance, porch or balcony as a whole, and whether it is feasible to repair, rather than replacement *in-kind*, the surviving portions.

**6.14.4 When the replacement of entrances, porches and balconies on a *contributing property* that are not *heritage attributes* is necessary, replacements should be physically and visually *compatible* with the building, in terms of their form, appearance, materials, and detailing.**

a. When considering the replacement of entrances, porches, and balconies, refer to the proportions and form of similar components found on *properties* that are part of the same group or row.

b. Contemporary replacements based on *compatible* proportions are preferable to false historical designs.

c. Materials such as fibreglass, PVC (vinyl), or other composites are not appropriate.

**6.14.5 *Additions* and *alterations* to a *contributing property* should *conserve* entrances, porches, and balconies of *contributing properties* identified as *heritage attributes*.**

a. The *removal*, relocation or obstruction of entrances, porches, and balconies is not recommended.

**6.14.6 New entrances, porches and balconies, including those required to accommodate new programmatic requirements or applicable codes and regulations, may be appropriate where the location and design is physically and visually *compatible* with the *heritage attributes* on the *contributing property*, including existing entrance and window openings, the rhythm of windows and bays and the orientation of the building.**

- a. When designing new entrances, porches, and balconies, consider the proportions and form of similar features found on *properties* that are part of the same group or row.
- b. Contemporary *additions* based on *compatible* proportions are preferable to false historical designs.
- c. The use of non-historic entrance, porch, and balcony materials may be appropriate; however, materials such as fibreglass, PVC (vinyl), or other composites are not appropriate.

**6.14.7 Front porch *additions* to a *contributing property* fronting onto Berkeley, Ontario or Seaton streets shall not obscure *heritage attributes*, and should be compatible with and subordinate to the *contributing property* and the *cultural heritage values* of the District.**

- a. Screened in and enclosed porches are strongly discouraged.

**6.14.8 New basement entrances shall minimize their impact on the primary façade and on the landscaping of the *contributing property*. Basement entrances on the primary façade may only be considered if alternatives are not possible.**

- a. Avoid *demolition* or *removal* of porches that are *heritage attributes*.
- b. Steps to new basement entrances should be parallel to the street.
- c. Avoid railings that obscure *heritage attributes*.
- d. Contemporary design may be appropriate.
- e. Screening with landscaping material is recommended.

#### Side Bar: Best Practices — Entrances, Porches, and Balconies

Best Practice 1: Reinstate historic entrance openings that have been removed or blocked, based on appropriate documentary evidence.

Best Practice 2: Replace newer unsympathetic entrance features based on appropriate documentary evidence.

Best Practice 3: 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.

Best Practice 4: Reinstate historic porches and porticos that have been removed or blocked, based on appropriate documentary evidence.

Best Practice 5: Replace newer unsympathetic porch and portico features based on appropriate documentary evidence.

Best Practice 6: On new porches and porticos, use materials for columns that facilitate proper column design, such as wood, with brick or stone for column bases.

Best Practice 7: When classical architectural elements, including columns and entablatures, are used on new porches or porticos, they should conform to classical proportions.

## 6.15 Storefronts

There are several properties incorporating main floor storefronts on Gerrard and Dundas Streets. Several of the properties fronting onto Dundas and Gerrard Streets were built with commercial spaces on the main floor. Purpose-built storefronts on mixed-use buildings are generally found on properties clustered around intersections (Parliament, Berkeley, Ontario, and Seaton streets).

Furthermore, the evolution of Gerrard and Dundas Streets from neighbourhood streets to arterials led to a transformation of the built form over time and several residential properties have evolved to accommodate commercial uses. House-form properties incorporating storefronts include *contributing properties* where entrances and windows have been *altered*; they also include *contributing properties* where we find first-storey *additions* incorporate a storefront.

The *policies* and *guidelines* presented here aim to protect storefronts that are *heritage attributes*, and to guide *compatible alterations* and *additions* to storefronts on *contributing properties* that are not *heritage attributes*. Historic storefronts are considered those which reflect their original condition or have been *restored*.

The Statements of Contribution for each *contributing property* also indicate where a storefront is historic.

### **Historic storefronts**

**6.15.1 Repair rather than replace damaged or deteriorated historic storefronts that are *heritage attributes* on *contributing properties*.**

**6.15.2 Historic storefront components of *contributing properties*, including but not limited to wood, masonry and metal features, shall be *conserved*.**

a. Storefronts components that are not original, as demonstrated through supporting historic research, may be considered for *removal*.

b. When conserving wood storefront components, including panels, pilasters, cornices, entablatures, or mouldings, it is recommended to consider the type and species of wood and to repair only what is necessary.

c. Avoid cladding wood components in metal, vinyl, or other materials.

- d. Painting historically unpainted masonry surfaces on storefronts is not an appropriate treatment. Removing paint from masonry surfaces in a manner that does not damage the historic materials is recommended.
- e. Applying water repellent or waterproof coatings on masonry storefront features should be avoided.
- f. When repointing masonry, using an appropriate and *compatible* mortar mixture, and employing traditional pointing methods are recommended.
- g. Regularly inspecting and maintaining historically painted metal components are recommended.
- h. When adding or updating technical equipment (including security systems) to a historic storefront, minimize the damages to historic components.
- i. When planning for the addition of technical equipment (including security systems), ensure its integration as discreetly as possible including colour, form, profile and positioning.

**6.15.3 When the replacement of historic components a historic storefront is necessary, replacements shall be *in-kind*, maintaining the original compositions, size, finishes, patterns, tooling and colours of the original material.**

- a. Replacing only storefront features that have deteriorated beyond repair, rather than replacing entire storefronts is recommended.

**6.15.4 The *restoration* of a storefront on a *contributing property* may be appropriate. *Restoration* projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered.**

- a. Consulting historical photographs of Dundas and Gerrard Streets can reveal information about the form, expression, and the details of the historic storefronts.
- b. Storefronts may have been partially altered or have had portions obscured by previous *alterations*. These components can also provide information about previous composition, detailing, and materials.
- c. Consider the *restoration* of a storefront as a whole, and whether the *restoration* may include the repair, rather than replacement *in-kind*, of surviving components, combined with the *restoration* of other components.

**6.15.5 When the replacement of non-historic *components* of a historic storefront is necessary, replacements should be physically and visually *compatible* with the historic storefront on the *contributing property*, in terms of their form, appearance, materials and detailing.**

- a. Consider the composition of historic storefronts and surviving storefront components within the District when planning the replacement of non-historic components.

## **Non-Historic storefronts**

**6.15.6 Alterations to a non-historic storefront on a *contributing property* shall be physically and visually compatible with, subordinate to, and distinguishable in terms of the form, appearance, materials and detailing, and minimize the loss of District's *heritage attributes*.**

- a. *Alterations* and *additions* to non-historic storefronts or new storefronts should incorporate the components of original and restored storefronts in the District (e.g., recessed entry, bulkheads, transom windows, display windows, piers, signage band, storefront cornice, etc.).
- b. Contemporary design and materials may be used for new storefronts on a *contributing property*, providing they do not have a negative impact on the *cultural heritage value* and *heritage attributes* of the District.
- c. When considering façade *alterations* to accommodate new main floor commercial uses or respond to new requirements, consider the impact of planned changes on the *heritage attributes* on upper floors.
- d. When planning *alterations* to a storefront, it is recommended to consider the proportions and composition of historic storefronts within the District.
- e. Multistory façade *alterations* are not recommended.
- f. Contemporary designs that are compatible with the existing materials and forms of openings and their alignment are preferable to false historic designs.

**6.15.6 The *addition* of a new storefront on a *contributing property* fronting onto Dundas or Gerrard streets shall be physically and visually compatible with, subordinate to, and distinguishable in terms of the form, appearance, materials and detailing, and minimize the loss of District's *heritage attributes*.**

- a. New storefront *additions* should incorporate the components of original and restored storefronts in the District (e.g., recessed entry, bulkheads, transom windows, display windows, piers, signage band, storefront cornice, etc.).
- b. Contemporary design and materials may be used for new storefronts on a *contributing property*, providing they do not have a negative impact on the *cultural heritage value* and *heritage attributes* of the District.
- c. When considering storefront *additions* to accommodate new main floor commercial uses or respond to new requirements, consider the impact of planned changes on the *heritage attributes* on upper floors.
- d. When planning storefront *additions*, it is recommended to consider the proportions and composition of historic storefronts within the District.
- e. Multistory façade *additions* are not recommended.
- f. Contemporary designs that are compatible with the existing materials and forms of openings and their alignment are preferable to false historic designs.

**6.15.7 When *restoring a contributing property* it may be appropriate to *remove* a non-historic storefront. *Restoration* projects should be based on thorough supporting historic documentation of the earlier forms and materials being recovered.**

a. Archival research, historic plans, and photos can provide information about the past forms of a property, and in the case of properties constructed as residential buildings. Similar building typologies within the District or other *properties* constructed as part of a group or a row may have retained original heritage fabric that can provide information as to the *restoration* period.

b. Heritage fabric revealed by the *removal* of a non-historic storefront may provide detail about the composition, materiality, size, finishes, patterns, and colours of the original exterior wall features.

**6.15.8 When *rehabilitating a contributing property* it may be appropriate to *remove* a non-historic storefront. The new exterior wall treatment should be physically and visually *compatible* with from the *heritage attributes* of the District.**

a. When planning a main floor *rehabilitation*, consider the proportions of the new openings and their alignment with upper floors, as well as exterior wall materials.

b. Contemporary designs for the *rehabilitated* portions of façades may be appropriate.

**6.15.9 Alterations to a non-historic storefront on a *contributing property* should reflect the proportions of composition of historic storefronts in the District, with large display windows, bulkheads, piers, and signage bands.**



Diagram illustrating a new storefront *addition* on a *contributing property* in the Dundas and Gerrard *character sub-area*.

## 6.16 Signage

In Cabbagetown Southwest, signage is concentrated along Dundas and Gerrard Streets. However, there are some exceptions, such as institutional properties that are found along some residential streets. The signage in the District includes fascia signs, projecting signs, and window signs.

The *guidelines* developed here provide direction for commercial signage on *contributing properties* in order to limit impacts to the *heritage attributes* of the property and the *cultural heritage values* of the District.

- a. New signage should be located in a manner that is physically and visually *compatible* with the architecture of the *contributing property*.
  - Signage should not block, obscure or otherwise negatively impact *heritage attributes* of building including historic features of exterior walls, rooflines, window surrounds and door surrounds.
  - Storefront signage should use the historic signage fascia boards, where they exist.
  - Signage should not be located on the upper storeys of buildings.
- b. Signage should be mounted in a manner that does not result in any direct or indirect harm to the *integrity* of the building or its *heritage attributes*.
  - Where signage is being mounted directly on a building, it is preferable to make attachments through mortar joints and not masonry units, to use noncorrosive fasteners and to use existing holes in the fascia boards where they exist.
  - Avoid attaching new signage in a manner that its *removal* will cause damage to the *integrity* of the *contributing* property.
- c. Signage materials should be physically and visually *compatible* with and sympathetic to the *cultural heritage values* of the District and *heritage attributes* of the *contributing property*.
- d. The following signage types may be permitted on the first floor of *contributing properties*:
  - Window signs: signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.
    - Window signs should not be mounted on the exterior of a window.
    - Window signs should do not cover more than 25% of the window.
  - Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6 m from the wall.
    - Locate fascia signs on storefront fascias, where they exist.
  - Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6 m from the wall.
    - Projecting signs should be located in proximity to entrances. One projecting sign is encouraged per entrance.

- Projecting signs should have a minimum vertical clearance of 2.5 m from the ground to the lowest point of the sign.
- Projecting signs should not project more than 1 m from the exterior wall of a building, and should not have a sign face greater than 1 m<sup>2</sup>.
- Where it is not feasible to install a projecting sign at the first floor without negatively impacting the *heritage attributes* of the *contributing property*, upper storey projecting signs may be appropriate, providing they are vertically oriented and have a sign face no greater than 1 m<sup>2</sup>.
- Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.

f. The following signage types are strongly discouraged on *contributing properties*:

- Third party signs: signage not related to the occupants or programming of the *contributing property*.
  - Banners: suspended fabric signs mounted parallel to the building façade.
  - Digital display screens, moving signs, signs with mechanical or electronic copy.
  - Wall signs: signage attached or painted directly onto the wall surface.
  - Roof signs: signage installed on or projecting from the roof.
  - Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes.
- g. The installation of any signage type not listed in the previous two guidelines may be permitted provided it does not negatively impact the District's *cultural heritage value* and *heritage attributes*, as well as the *integrity* and historic character of the *contributing property*.
- h. Painted signage, including ghost signs, on *contributing properties* that reflect the property's historic use(s) should be conserved.
- i. New signage on *contributing properties* should comply with the City of Toronto's Sign By-Law.

## 6.17 Front Yard Landscaping

Cabbagetown Southwest has front yard green space, particularly in the residential areas along Berkeley, Ontario, and Seaton Streets. The soft landscaping condition is predominant, with a variety of garden types and a diversity of mature trees contributing to the District's mature *tree canopy*. Low fences and hedges are also found along property lines in front yards.

Generally, front yard landscaping is continuous from the sidewalk to the façade of the buildings with a path or walkway that links the entrances and front porches to the street.



**6.17.1 Soft landscaped front yards on a *contributing property* should be *conserved*.**

- a. Traditional designs, such as Victorian or Edwardian gardens as well as other soft landscaping designs may be considered.
- b. Rain gardens or landscape designs that integrate plantings that contribute to storm water management are encouraged.
- c. Paving and hardscaping in front yards should be avoided. Paving on Gerrard or Dundas Streets may be appropriate to permit commercial uses.
- d. Hedges may be used to screen or buffer garbage storage areas.

**6.17.2 Landscaping designs for front yards on a *contributing property* should replace hardscaping with soft landscaping where possible.**

**6.17.3 Front fences and gates should not obscure *heritage attributes* of a *contributing property*.**

- a. Fences that impede views of a *contributing property's* façade should be avoided.
- b. Avoid pressure treated wooden fences that are not stained or painted.
- c. Avoid chain-link fences.
- d. Fences that screen or buffer garbage storage areas should be set back from the front property line where possible.

**6.17.4 Walkways and paths on a *contributing property* should be *compatible* with the soft landscapes typical of the District's residential streets (properties fronting onto Berkeley, Ontario, and Seaton).**

- a. Avoid paving walkways or paths that reduce the portions of front yards that have soft landscaping.

**6.17.5 The installation of exterior lighting on a *contributing property* shall not damage the exterior walls of the *contributing property* or negatively impact the *District's heritage attributes***

- a. Avoid anchoring or installing exterior lighting in exterior wall components that will cause irreversible damage. Anchoring should be done in the mortar not the brick or stone components.
- b. Avoid anchoring equipment on decorative wood components.

**6.17.6 Parking pads shall not be located in front yards of a *contributing property* on the residential streets (properties fronting onto Berkeley, Ontario, and Seaton streets).**

- a. Parking pads may be located to the rear of buildings.

## 7 Policies and Guidelines for Non-Contributing Properties

This section contains *policies* and *guidelines* intended to manage change within the District to meet the objectives of this Plan and to conserve the District's *cultural heritage value* and *cultural heritage attributes*.

*Policies* (in bold font) set the direction for the management of the District in a clear and direct manner. The direction provided by the *policies* use either “shall” or “should” language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the HCD Plan *policies* might be achieved. However there may be other methods for satisfying related policies. *Guidelines* are useful directions on how to meet the *policies* of the HCD Plan.

## 7.1 Understanding

*New development* should be designed to respect *heritage attributes* of the District as a whole, the *adjacent properties*, and the site. *New developments* contribute to the overall character and experience of the District and should strive to support and respect its *cultural heritage values*. Each project must therefore start with understanding those values.

**7.1.1 *New development on a non-contributing property shall be compatible the cultural heritage values and attributes of the District while reflecting its own time.***

- a. Contemporary designs should be based on an understanding of the District’s *contributing properties* with regard to massing, *setbacks*, horizontal and vertical articulation, solid to void ratios, and materials.
- b. Avoid replicating historic properties or attempting to design a building to look like it was built in an earlier period.

## 7.2 Demolition

*Non-contributing properties* do not represent the *cultural heritage values* of the District and can therefore be *demolished* without negatively impacting those *values*. However, maintaining the *streetwall* of *blocks* within the District remains important to *preserving* the overall heritage character of the District. *Demolition* should therefore be closely followed by construction. *Demolition* that results in empty lots or other gaps in the urban fabric is discouraged.

**7.2.2 Demolition of a building or structure located on a *non-contributing property* is permitted, once plans for the replacement building(s) have been submitted and approved by Toronto City Council, and a heritage permit issued by Heritage Planning.**

## 7.3 Combined Properties

*Combined properties* include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that may contain significant vacant space upon which *new development* could occur. In both cases, it is essential that the *conservation* process be followed and

appropriate *conservation* treatments be identified to conserve the *contributing property* in the design of any *addition* or *new development*.

**7.3.1 Alterations to combined properties** shall conserve the portions(s) of the property identified as *contributing* to the District according to Section 6 of this Plan.

**7.3.2 New development** on those portions of *combined properties* identified as *non-contributing* shall be consistent with Section 7 of this Plan.

**7.3.3 A Heritage Impact Assessment** shall be submitted to the City and shall evaluate the impact of any proposed *new development, alteration* or *addition* on the *contributing* portions of a *combined property* to the satisfaction of the Chief Planner and Executive Director of City Planning.

- (a) The City will confirm through the Heritage Permit process those portions of the property that are considered *contributing* and *non-contributing* for the purpose of identifying applicable *policies* and *guidelines*.

## 7.4 Alterations and Additions

Given that *non-contributing properties* do not embody the *cultural heritage values* of the District, *additions* and *alterations* are reviewed for their impact on the District as a whole rather than on the specific *non-contributing property*. The *policies* in Section 6 provide guidance for the design of these *interventions*.

**7.4.1 Alterations and additions to a non-contributing property** shall *conserve the cultural heritage value and heritage attributes* of the District.

**7.4.2 Additions or alterations to a non-contributing property** should be physically and visually *compatible* with, and should not negatively impact the *cultural heritage values and attributes* of the District.

## 7.5 Infill and New Development

*Infill* and *new development* should aim to *conserve the cultural heritage values* of the District. The *policies* in Section 6 provide guidance for the design of the new work.

**7.5.1 Infill or new development on a non-contributing property** should be physically and visually *compatible* with the District, shall reflect the *pattern of building*, and shall not negatively impact the *cultural heritage values and attributes* of the District.

## 7.6 Massing

Massing addresses the exterior form of a building and its spatial relationship to its immediate context as perceived from the *public realm*. It encompasses the overall proportions of a building, its relationship to its neighbouring buildings, and its impact on the scale and character of the streetscape. Massing is

interrelated to the composition of the *streetwall*, the roof, as well as the architectural expression of the building's openings and façade articulation.

The scale of the buildings in the District is predominantly low-rise (1 to 3 storey residential buildings), which supports a consistent proportion of *streetwall* to the street width. The bays and gables, and the articulated roofs and rooflines also contribute to the massing that is characteristic of the District. The pedestrian experience of these historic proportions is part of the heritage character of the District. The *policies* and *guidelines* presented here aim to reinforce this reading and experience.

**7.6.1 New development and additions to a non-contributing property shall conserve the massing, continuity and pattern of building of the District's streetwalls and street proportions.**

a. When designing the massing of a *new development* and/or *addition*, refer to the *streetwall* height, *setback* and roofline of *adjacent contributing properties*.

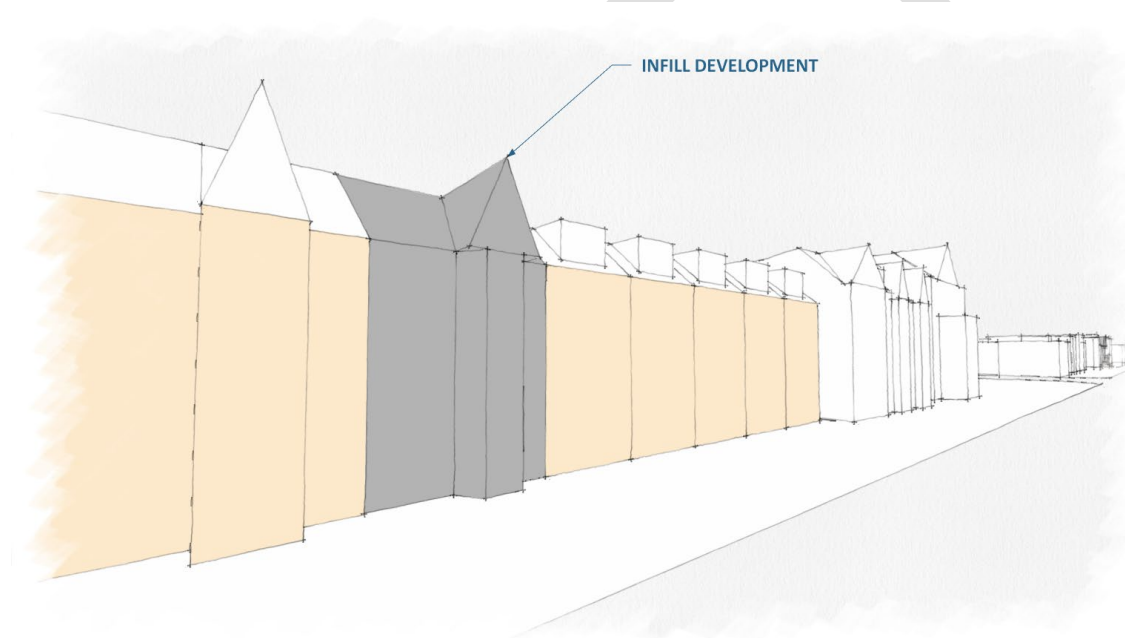


Diagram illustrating *infill* development with a projecting gable bay that reflects the *pattern of building*, *streetwall* height and *street proportions* of neighbouring contributing properties.

**Berkeley, Ontario, and Seaton Streets**

**7.6.2 New development and additions to non-contributing properties should conserve the prevailing front yard and side yard setbacks of adjacent contributing properties.**

**7.6.3 New development and additions to a non-contributing property shall reflect the roof ridge height of the primary structure of adjacent contributing properties that are two or more storeys in height.**

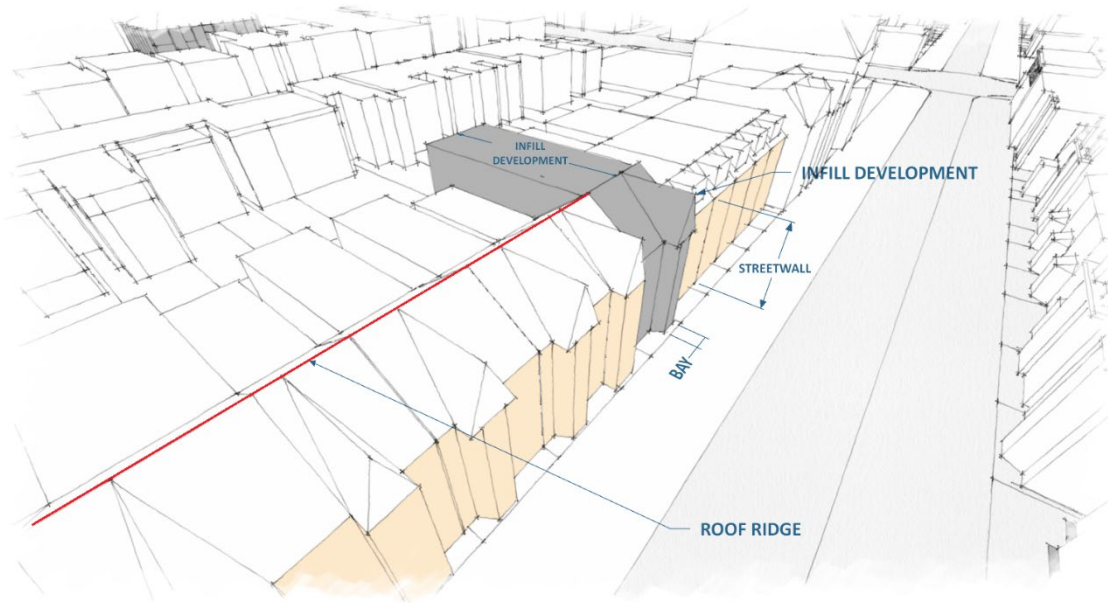


Diagram illustrating *infill development* in a residential *character sub-area* with a projecting gable bay that reflects the *pattern of building*, *streetwall* height and *street proportions* of neighbouring *contributing properties*.

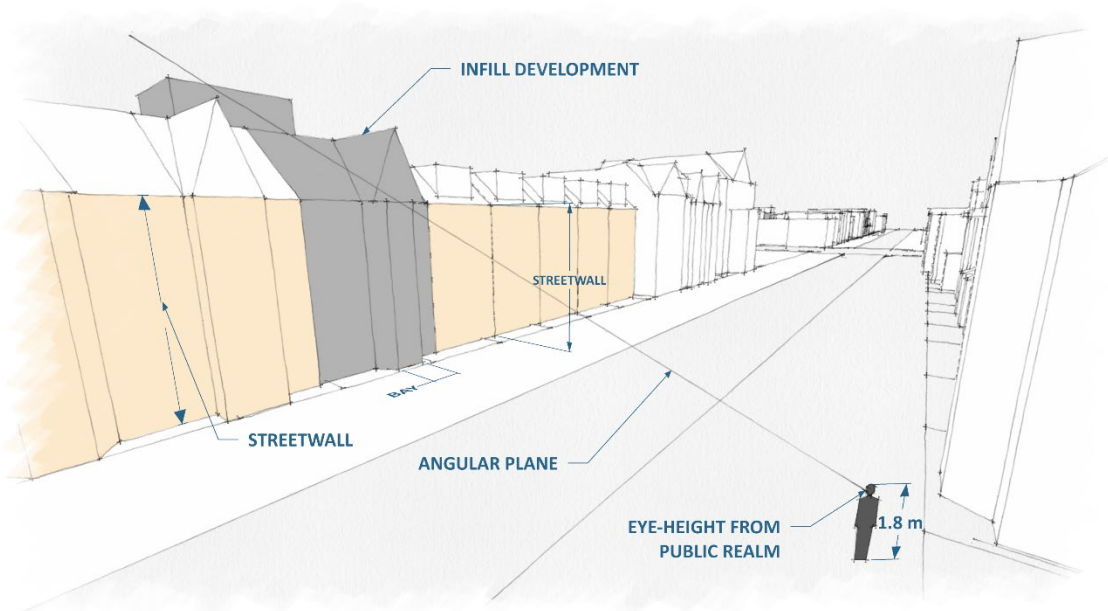


Diagram illustrating *infill development* in a residential *character sub-area* with a projecting gable bay that reflects the *pattern of building*, *streetwall* height and *street proportions* of neighbouring *contributing properties*. Its rear portions are higher than the *primary structures* of neighbouring *contributing properties* yet are not visible from the *public realm*.

## Dundas and Gerrard streets

**7.6.4 New development and additions to a non-contributing property taller than the predominant roof ridge height of the primary structure of adjacent contributing properties shall provide a setback that aligns with the primary structure of adjacent contributing properties.**

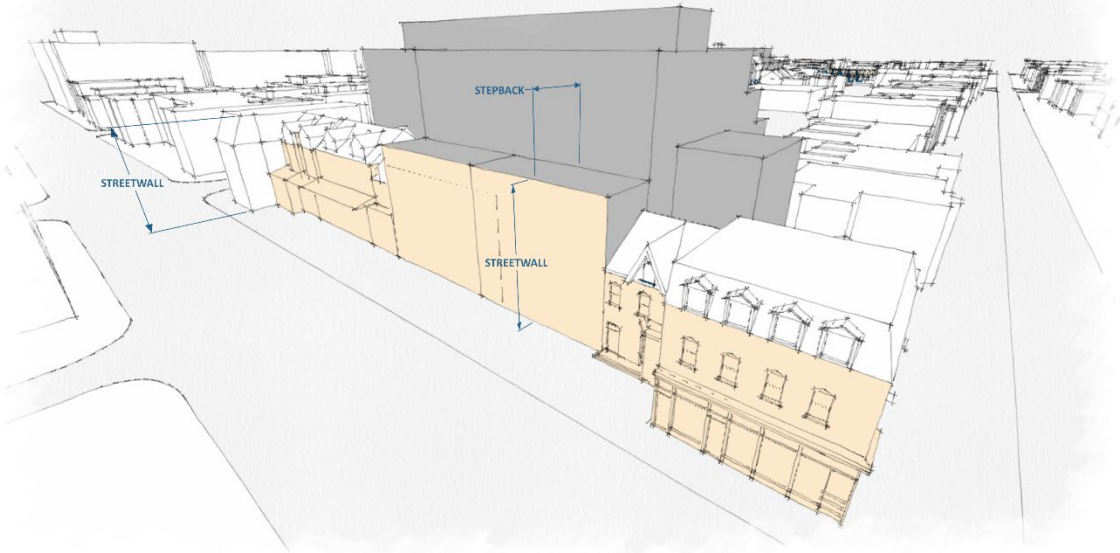


Diagram illustrating *new development* in the Dundas and Gerrard residential *character sub-area* that maintains the *streetwall* height. Its rear portions are higher than the *primary structures* of neighbouring *contributing properties* and it has a *setback* aligning with the *primary structures* of neighbouring *contributing properties*.

**7.6.5 Projecting balconies or cantilevered portions of additions to non-contributing properties shall not be permitted above the primary structure.**

## 7.7 Streetwall Composition

The *streetwalls* composed of *contributing properties* in the District have well-defined articulations that align with neighbouring structures. The relatively short build-out period, the expression of the historic architectural styles, the predominant use of brick as well as the solid to void ratios of the façade created by the openings are generally consistent throughout the District.

The floor heights of the different storeys, and the projecting features, porches, balconies, cornices and decorative treatments of the exterior walls contribute to the horizontal articulations of the *streetwalls*. The rhythm of the bays and gables, and the form and alignment of the openings contribute to the vertical articulation of the *streetwalls*.



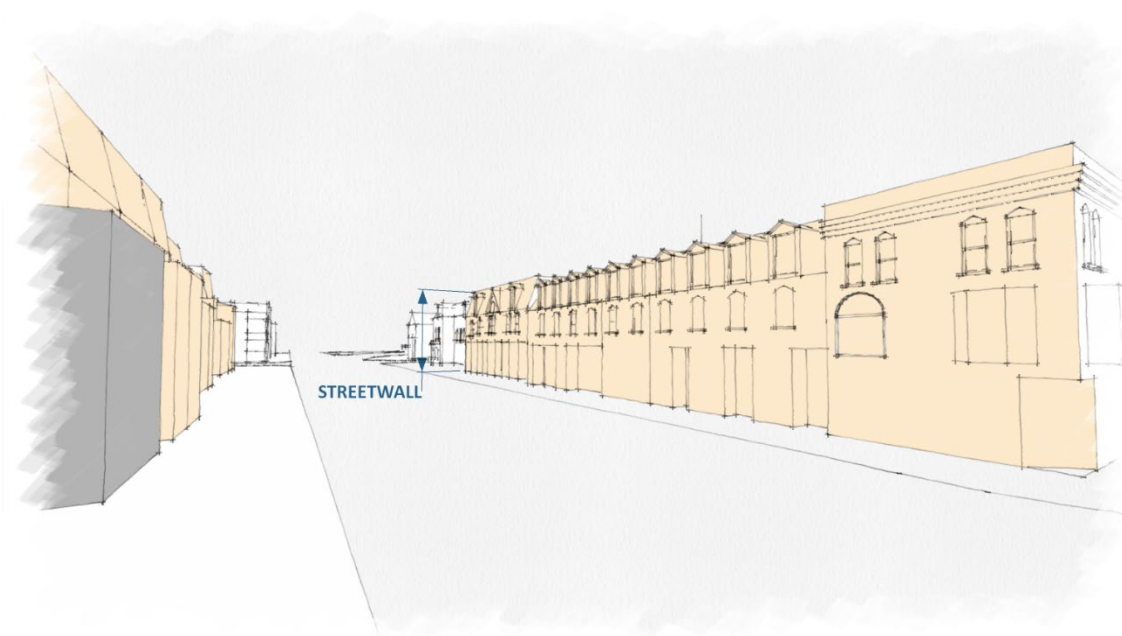


Diagram illustrating the *streetwall* height composed of a series of façades. The architectural features of the façades including bays, windows, dormers, and decorative features that express the articulation of the *streetwall*.

**7.7.1 New development and additions to a non-contributing property shall include horizontal articulations that respond to the horizontal articulations of the façades of contributing properties within the same block frontage.**

a. Refer to the floor heights (as expressed on the exterior façade), rooflines and projecting features on the façades of the District's *contributing properties* when designing a *new development* or *addition*.

**7.7.2 New development and additions to a non-contributing property shall include vertical articulations that responds to the vertical articulation of the façades of contributing properties within the same block frontage.**

a. Refer to the rhythm of window bays of the District's *contributing properties* when designing a *new development* or *addition*.

b. Avoid introducing bay rhythms, vertical decorative features or proportions of window and door openings that will contrast with the prevailing vertical articulations of the façades of *adjacent contributing properties*.

**7.7.3 New development and additions on a non-contributing property within the residential character sub-areas shall not include integral garages facing the public realm.**

a. For multi-unit properties on Gerrard and Dundas, parking entrances on the residential streets may be considered if no alternative is possible.

**7.7.4 New development and additions on a non-contributing property shall not include blank walls facing the public realm.**

a. Avoid blank walls facing laneways where possible.

## 7.8 Corner Lots

Corner lots require special consideration as these properties have two *streetwalls* that are part of the *public realm*. Due to their prominent location, *non-contributing properties* located on corner lots have the potential to support and reinforce the character of the District and help to define the *streetwalls*.

**7.8.1 On a *non-contributing property* that occupies a corner lot on Gerrard or Dundas streets, all *policies* and *guidelines* in Section 7 apply to all façades of the building that face a street.**

**7.8.2 The massing and composition of façades on a *non-contributing property* that occupies a corner lot in the Dundas and Gerrard *character sub-area* (properties fronting onto Dundas and Gerrard streets) should respond to the prevailing *streetwalls* on both streets.**

## 7.9 Roofs

The roof form of a building helps to define its overall massing, proportions, and scale. Consideration should be given to its expression, and to its junction with the exterior wall.

**7.9.1 New rooftop elements on *non-contributing properties*, including mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks shall be located out of view of the *public realm*.**

- a. In cases where the placement of rooftop components out of view is not possible, ensure that their visibility is reduced through measures that might include colour, materiality and screens.
- b. When planning for the installation of sustainable technologies, their integration with the roof form is recommended.

## 7.10 Exterior Walls

The exterior walls of a *non-contributing property* are the face the building presents to the *public realm*. Contemporary design should be *compatible* with the *cultural heritage values* of the District. This can be achieved not only through proportion, scale and massing, but also through a considered use of appropriate materials. The *compatibility* of the *streetwall* materials should consider the materiality of the façades of *adjacent contributing properties*.

**7.10.1 Cladding materials used on exterior walls of *new development* and *additions* on *non-contributing properties* that are visible from the *public realm* shall be physically and visually *compatible* with the *cultural heritage values* and *attributes* of the District.**

- a. The exterior walls of *contributing properties* in the District are predominantly brick, with stone and wood features. These materials may be appropriate for *additions* and *new development* on *non-contributing properties*.



## 7.11 Storefronts

**7.11.1 Alterations to a *non-contributing property* involving the replacement of a storefront with a new exterior wall shall be visually *compatible* with the *heritage attributes* of the District.**

a. When planning a main floor *rehabilitation* consider the proportions of openings and their alignment with upper floors, as well as exterior wall materials.

**7.11.2 Alterations involving the *addition* of a new storefront on a *non-contributing property* should reflect the overall proportions and composition of historic storefronts in the District, with large display windows, and bases, and should be physically and visually *compatible* with the *heritage attributes* of the District.**

a. When planning the *addition* of a new storefront, refer to the proportions and composition of historic storefronts on Dundas and Gerrard Streets.

## 7.12 Signage

The *guidelines* developed here provide direction for commercial signage on *contributing properties* in order to limit impacts to the *heritage attributes* of the property and the *cultural heritage values* of the District.

a. New Signage on *non-contributing properties* should not detract from or obscure *adjacent contributing properties* or negatively impact the District's *cultural heritage value* and *heritage attributes* and historic character of *adjacent contributing properties*.

- Design the location, scale, design and materials of new signage to be compatible with *adjacent contributing properties*.

- Signage should not be located on the upper storeys of buildings.

b. Signage should be physically and visually *compatible* with the *cultural heritage values* and *heritage attributes* of the District and should not negatively impact the historic character of *adjacent contributing properties*.

c. The following signage types may be permitted on the first floor of *non-contributing properties*:

- Window signs: signage attached, painted, etched, inscribed, or projected onto any part of a window, not including temporary window displays.
  - Window signs should not be mounted on the exterior of a window.
  - Window signs should do not cover more than 25% of the window.
- Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6 m from the wall.

Locate fascia signs on storefront fascias, where they exist.

- Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6 m from the wall.
  - Projecting signs should be located in proximity to entrances. One projecting sign is encouraged per entrance.
  - Projecting signs should have a minimum vertical clearance of 2.5 m from the ground to the lowest point of the sign.
  - Projecting signs should not project more than 1 m from the exterior wall of a building, and should not have a sign face greater than 1 m<sup>2</sup>.
  - Where it is not feasible to install a projecting sign at the first floor without negatively impacting the *heritage attributes* of the *contributing property*, upper storey projecting signs may be appropriate, providing they are vertically oriented and have a sign face no greater than 1 m<sup>2</sup>.
- Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.

d. The following signage types are strongly discouraged on *non-contributing properties*:

- Third party signs: signage not related to the occupants or programming of the property.
  - Banners: suspended fabric signs mounted parallel to the building façade.
  - Digital display screens, moving signs, signs with mechanical or electronic copy.
  - Wall signs: signage attached or painted directly onto the wall surface.
  - Roof signs: signage installed on or projecting from the roof.
- Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes.

g. The installation of any signage type not listed in the previous two guidelines may be permitted provided it does not negatively impact the District's *cultural heritage value* and *heritage attributes*.

i. New signage on *non-contributing properties* should comply with the City of Toronto's Sign By-Law.

## 7.13 Front Yard Landscaping

Cabbagetown Southwest has fairly extensive front yard green space, particularly in the residential areas along Berkeley, Ontario, and Seaton Streets. The soft landscaping condition is predominant, with a variety of garden types and a diversity of trees contributing to the District's *tree canopy*. Low fences and hedges are also found along property lines in front yards.

Generally, front yard landscaping is continuous from the sidewalk to the façade of the buildings with a path or walkway that links the entrances and front porches to the street.

### 7.13.1 Soft landscaped front yards on a *non-contributing property* are strongly encouraged.

a. Contemporary or traditional landscape designs may be considered.

- b. Rain gardens or landscape designs that integrate plantings that contribute to storm water management are encouraged.
- c. Paving and hardscaping in front yards should be avoided. Paving on Gerrard or Dundas Streets may be appropriate to permit commercial uses.
- d. Hedges may be used to screen or buffer garbage storage areas.

**7.13.2 Landscaping designs for front yards on a *non-contributing property* should replace hardscaping with soft landscaping where possible.**

**7.13.3 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).**

- a. Avoid paving walkways or paths that reduce the portions of front yards that have soft landscaping.

**7.13.4 Front fences and gates on a *non-contributing* should not obscure the *heritage attributes* of the District.**

- a. Avoid pressure treated wooden fences that are not stained or painted.
- b. Avoid chain-link fences.
- c. Fences that screen or buffer garbage storage areas should be set back from the front property line where possible.

**7.13.5 The installation of exterior lighting on a *non-contributing property* shall not negatively impact the *heritage attributes* of the District.**

- a. Avoid lighting designs in residential areas that contribute to over lighting or *light trespass*.

**7.13.6 Parking pads shall not be located in the front yards of a *non-contributing property* on the residential streets (properties fronting onto Seaton, Ontario and Berkeley).**

- a. Parking pads may be located to the rear of buildings.

## 8 Policies and Guidelines for Parks and Public Realm

This section contains *policies* and *guidelines* intended to manage change within the District to meet the objectives of this Plan and to conserve the District's *cultural heritage value* and *cultural heritage attributes*.

*Policies* (in bold font) set the direction for the management of the District in a clear and direct manner. The direction provided by the *policies* use either "shall" or "should" language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the HCD Plan *policies* might be achieved. However, there may be other methods for satisfying related *policies*. *Guidelines* are useful directions on how to meet the *policies* of the HCD Plan.

## 8.1 Parkettes and Public Spaces

There are currently two public parkettes in the District: Anniversary Park on Gerrard Street, and the Ontario Street Parkette as well as city-owned public spaces such as the library. The *guidelines* developed here provide direction to conserve and enhance the *cultural heritage values* of the District.

- a. If *rehabilitating* the District's two parkettes or *adding* new public spaces, ensure that they may contribute to an understanding of the District's *cultural heritage value*.
- b. Consider the incorporation of wayfinding, heritage interpretation and landscape design features that reflect the District's diverse history and contribute to place-making initiatives within the neighbourhood
- c. In consultation with Indigenous communities, encourage the incorporation of interpretation and meaningful recognition of local Indigenous heritage, into the design or re-design of parkettes or other public spaces, to honour or celebrate the area's historic and contemporary Indigenous presence.

## 8.2 Gateway

Gateways communicate entry points and transitions in the urban fabric between surrounding areas and Cabbagetown Southwest. There is one significant gateway in the District at the intersection of Gerrard and Parliament streets, which includes Anniversary Park

**8.2.1 Consider the District's *cultural heritage values* when considering design improvements affecting the Gerrard and Parliament Street Gateway.**

## 8.3 Street and laneway network

**8.3.1 The existing street and laneway network shall be *conserved*.**

- a. Landscape *alterations* within the public right-of-way, including *public realm* improvements, greening measures, storm water management infrastructure and lighting, should not obstruct or significantly *alter* the District's street and laneway network.
- a. When planning the integration of traffic mitigation or safety measures, greening measures including the integration storm water management infrastructure, it is recommended to consider the *character sub-area(s)* where the *intervention* is planned.

b. Consider the original footprint of Gerrard and Dundas streets, in the case of the redesign of those streets.

## 8.4 Tree Canopy

*Tree canopy* refers to the aggregate of the crowns of trees, composed of all foliage, twigs and fine branches, which form a three-dimensional mass when viewed from below, and a cover when measured from above.

City policies aiming at tree conservation often measure *tree canopy* cover, which is a measure of the extent of the *tree canopy*. This measurement takes a birds-eye view of the overall extent and coverage of the *tree canopy*. While cover provides an important metric for understanding the *tree canopy*, the massing of the tree's branches and crowns, as seen from the public realm in the District, contribute to that *heritage attribute*.

**8.4.3 The District's *tree canopy* shall be *conserved*, and opportunities to enhance the *tree canopy* should be identified.**

a. Ongoing *maintenance* of existing trees, replacement of trees that must be removed, and planting of new trees is strongly encouraged.

b. *Public realm* improvements on Dundas and Gerrard Streets should consider reinstating the streets' trees that contribute to *tree canopy* that were lost with their widening.

## 8.5 Street Furniture

**8.5.1 Street furniture design should be consistent throughout the District. A coherent set of street furniture may be selected from existing City *guidelines* or may follow a unique design to express the District's *cultural heritage value*.**

a. Consider the incorporation of wayfinding, heritage interpretation and landscape design features that reflect the District's diverse history and contribute to place-making initiatives within the neighbourhood.

## 8.6 Utilities and Public Works

**8.6.1 Ongoing requirements for public works and utility upgrades shall be met within the District, however, utility companies and City departments shall consult Heritage Planning prior to work being undertaken.**

**8.6.2 Installation of below and above ground services, and other public works or utilities, including storm water management infrastructure, should avoid non-reversible and visible *alterations* to *contributing properties* or *adjacent to contributing properties*.**

**8.6.3 Installation of under and above ground services, and other public works or utilities should limit non-reversible and visible *alterations* to the District's *tree canopy*.**

## 9 Archaeology

The following section contains *policies* and *guidelines* for Archaeology in the Cabbagetown Southwest Heritage Conservation District (HCD). The definitions of all terms identified in italics in the following section can be found in Appendix A: Definitions.

### 9.1 Archaeological discoveries

The City of Toronto's Archaeological Management Plan addresses archaeological potential on a simple "yes" or "no" basis, with regards to whether a property exhibits archaeological potential, or it does not. An archaeological assessment is required when a property with archaeological potential is subject to an application under the Planning Act.

At the time of writing the Plan, no portions of the District have been identified as having potential. However, new discoveries, inputs and studies may contribute to different understandings of archaeological potential over time, as can the identification and mapping of those areas. Any future updates to the definition of the District's archaeological potential will be represented in the City of Toronto's Archaeological Management Plan.

**9.1.1 Heritage Planning must be notified of any discovery of *archaeological resources* within the District on *contributing* and *non-contributing properties*, including parks and the *public realm*.**

## 10 Procedures

### 10.1 Heritage Permits Deemed to be Issued

Applications for erection, *demolition*, *alteration*, or *removal* of a building or structure within the District require a heritage permit. In accordance with Part V of the OHA and with Chapter 103 of the City of Toronto Municipal Code, certain classes of *alterations* are considered minor in nature and may be carried out without applying for a heritage permit. These include:

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

- Installation of exterior lights
- 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

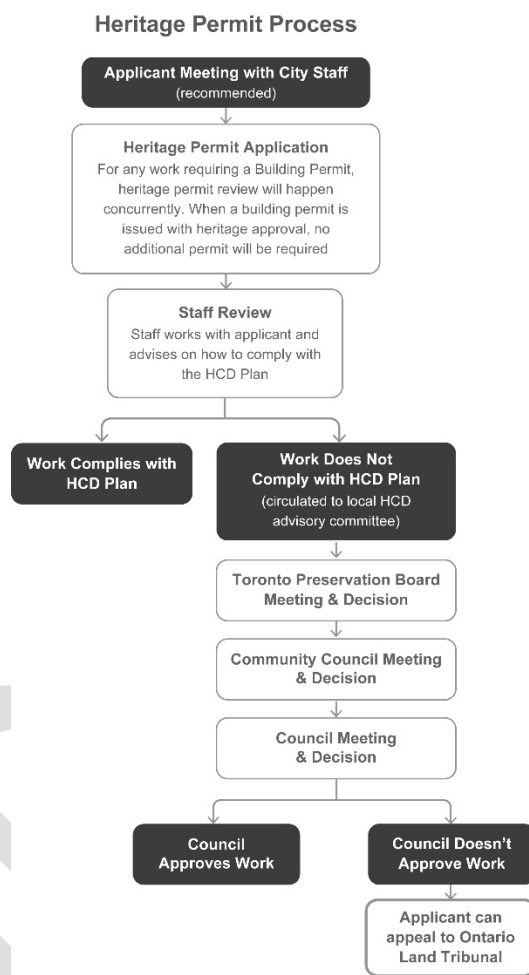
Although a heritage permit is not required for the above classes of *alterations*, property owners and tenants are encouraged to conform to the spirit and intent of the Plan for all work undertaken on their properties.

## 10.2 Heritage Permit Process

Owners of 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 this Plan, as well as with any applicable heritage designation by-laws, easement agreements or other heritage protections registered to the individual property. While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the *public realm*, this Plan does not apply to the *alteration* of interiors or to exteriors that cannot be seen from the *public realm*.

Section 10.1 of this Plan includes a list of minor *alterations* that do not require a heritage permit within the District.

## 10.3 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.”

## 11 Recommendations

### 11.1 Periodic Review

It is recommended that the City undertake a review of the Cabbagetown Southwest HCD Plan and its objectives no more than ten years after it has come into force. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its ability to be enforced.

A preliminary review may be initiated by the City, who will initiate the review in coordination with the local HCD advisory committee. If the preliminary review determines that changes to the Plan are required, then an in-depth review will be completed to determine the specific nature and content of changes to the Plan. An outside consultant may be retained for the purpose of complete the intensive review.

Changes to this Plan must be carefully considered, and only undertaken in the spirit of *conservation* which informed its preparation. Where Council accepts recommended changes to the Plan it will do so through an amendment to this Plan and its by-law.

## APPENDIX A

### Definitions

**Additions:** New construction that extends the existing structure in any direction, and which increases the building's existing volume.

**Adjacent:** Lands adjoining a property on the Heritage Register or lands that are directly across from and near to a *contributing property* and separated by land used as a private or public road, street, lane, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these. (*Official Plan*)

**Alteration:** "alter" means to change a property on the Heritage Register in any manner and includes to restore, renovate, repair or disturb and "alteration" has a corresponding meaning. (*Ontario Heritage Act*)

**Archaeological Resource:** Includes artifacts, archaeological sites, marine archaeological sites as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological field work undertaken in accordance with the Ontario Heritage Act.

**Block Frontage:** Includes all properties on the subject property's block that have a principal façade oriented towards the adjacent right of way. Corner properties should refer to the block frontage of which their primary elevation forms a component of.

**Character sub-area:** a geographic area within the district that is a component of the District and that contributes to the *cultural heritage value* of the District while retaining unique *heritage attributes* that demonstrate a distinct character.

**Combined Property:** A property that contains both *contributing* and *non-contributing properties* due to the consolidation of two or more properties or a *contributing property* that contains significant vacant space in *addition* to buildings or structures.

**Compatible:** The harmonious integration of change with its surrounding context. This refers to the physical and visual impact of *alterations* or new development. Physical compatibility refers to the use of materials, assemblies and construction methods that are well suited to existing materials on a *contributing property*. Visual compatibility refers to designing new work in such a way that it is distinguishable yet complementary to its design, massing, articulation, and proportions. Compatible has a corresponding meaning.

**Conservation:** A sequence of actions — from understanding the heritage resource, to planning for its protection and management, and intervening through projects or *maintenance*. (*Standards and Guidelines*)

**Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their *cultural heritage value* or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or Heritage Impact Assessment. Mitigative measures and/or alternative development approaches can be

included in these plans and assessments. Conservation and conserve have corresponding meanings. (*Official Plan*)

**Contributing Property:** A property, structure, landscape element or other feature of an HCD that supports the identified significant *cultural heritage values*, character and *integrity* of the District. (*HCDs in Toronto*)

**Cultural Heritage Value:** The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The cultural heritage value of an historic place is embodied in its *heritage attributes* and its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

**Demolition:** The complete destruction of a heritage structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date. (*Official Plan*) Demolition and demolish have corresponding meanings.

**Guideline:** Recommended methods of achieving an associated *policy*.

**Heritage Attributes:** In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their *cultural heritage value* or interest. (*Ontario Heritage Act*) These include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the *cultural heritage value* of an historic place, which must be retained to *conserve* its *cultural heritage value*.

**Infill:** The construction of a building or structure on a vacant parcel or portion of land located in a predominately built out area.

**In-kind:** With the same form, material, and detailing as the existing. (*Standards and Guidelines*)

**Integrity:** A measure of the wholeness and intactness of the *cultural heritage values* and attributes of a *contributing property*. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its *cultural heritage value*; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse effects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment. (*Official Plan*)

**Intervention:** Any action, other than *demolition* or destruction, that results in a physical change to an element of a historic place or *contributing property*. (*Standards and Guidelines*)

**Light Trespass:** The intrusion of light from a nearby source, typically through a window or onto a property.

**Maintenance:** Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save. (*Standards and Guidelines*). Maintenance and maintain have corresponding meanings.

**New development:** New construction and *additions* to existing buildings or structures.

**Non-Contributing Property:** A property, structure, landscape element or feature of a district that does not support the overall *cultural heritage values*, character and *integrity* of the District. (*HCDs in Toronto*)

**Patina:** The patina is the result of the natural aging of a material and provides it with a protective coating.

**Pattern of Building:** the repeated physical characteristics of buildings within an area, on a street or block, including the building footprint, organization, and massing. (*City of Toronto Design Guidelines*)

**Policy:** In this document, policies set the direction for the management of the District and are the primary means by which the Plan area's *cultural heritage values* and *heritage attributes* are *conserved* and change is managed.

**Preservation:** The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and *integrity* of an historic place, or of an individual component, while protecting its heritage value. (*Standards and Guidelines*) Preservation and preserve have corresponding meanings.

**Primary Structure:** The main structure of a property visible from the *public realm*, excluding rear wings and *additions*.

**Public Realm:** Any street, sidewalk, laneway, park, privately owned, publicly accessible open space, or other public spaces.

**Rehabilitation:** The action or process of making possible a continuing or *compatible* contemporary use of an historic place, or of an individual component, while protecting its heritage value. (*Standards and Guidelines*)

**Removal:** The complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property. (*Official Plan*)

**Restoration:** The action or process of accurately revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (*Standards and Guidelines*)

**Setback:** A horizontal distance measured at a right angle from any lot line to the nearest part of the main wall of a building or structure.

**Stepback:** The measure by which a portion of a building mass above grade level is recessed from the wall of the building directly below.

**Street proportions:** The ratio of the height of buildings along the edges of a street and the width of the space between the building faces on each side of the street includes *setbacks*. (*City of Toronto Design Guidelines*)

**Streetwall:** The streetwall is the portion of a building immediately fronting onto a street, forming a built form edge to the *adjacent* right-of-way.

**Three-dimensional integrity:** A building in three dimensions including all of its sides including its roof planes.

**Tree canopy:** An area of leaves and branches that provide shade, contribute to energy reduction and water retention and attenuate and intercept rainfall. It can include large shrubs as well as trees of all sizes depending on the method used to determine the canopy. (*Toronto's Strategic Forest Management Plan*)

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## APPENDIX B

### Heritage Incentives

Incentive programs from all levels of government are critical conservation tools. They can provide funding support for property owners who are conserving their properties, often at considerable expense.

The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of conservation: the Toronto Heritage Grant Program, and the Toronto Heritage Property Tax Rebate Program. Beyond providing funding support, these programs assist successful applicants in reaching the highest conservation standards possible for their projects.

The Heritage Property Tax Rebate Program offers a tax rebate of 40% of taxes paid on the portions of eligible properties that have been identified as heritage attribute in a Heritage Easement Agreement. Revisions to the program in 2015 updated eligibility to include commercial or industrial properties exclusively, including properties within Heritage Conservation Districts (identified as *contributing properties*). This update included revisions that recalculate rebates to provide matching funds for eligible conservation work. The provincial government shares the cost of rebates with the City according to the education portion of the property taxes.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage conservation work to owners of properties that are designated under Part IV or Part V of the Ontario Heritage Act. The program receives stable annual funding; at the time of writing, funding is at just over \$300,000 annually. Revisions to the program in 2015 have updated eligibility for the program to include residential and tax-exempt properties exclusively.

## APPENDIX C

### Index of Contributing properties

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#### **Central Hospital Lane**

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#### **Dundas**

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## **Gerrard**

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## **Milan**

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## **Ontario**

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APPENDIX D  
Statements of Contribution

XXX Separate Document XXX

DRAFT

## APPENDIX E

### List of non-contributing properties

#### Berkeley

238 Berkeley St  
240 Berkeley St  
246 B Berkeley St  
246 A Berkeley St  
248 B Berkeley St  
248 A Berkeley St  
250 A Berkeley St  
250 B Berkeley St  
252 A Berkeley St  
252 B Berkeley St  
254 B Berkeley St  
254 A Berkeley St  
263 Berkeley St  
265 Berkeley St  
275 Berkeley St

#### Dundas

339 Dundas St E  
381 Dundas St E  
383 Dundas St E  
385 Dundas St E  
387 Dundas St E  
389 Dundas St E  
391 Dundas St E  
392 Dundas St E  
393 Dundas St E  
394 Dundas St E  
396 Dundas St E  
398 Dundas St E  
400 Dundas St E  
401 Dundas St E  
419 Dundas St E  
425 Dundas St E

#### Gerrard

208 Gerrard St E  
209 Gerrard St E  
211 Gerrard St E  
213 Gerrard St E  
214 Gerrard St E  
219 Gerrard St E  
227 Gerrard St E  
234 Gerrard St E  
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270 Gerrard St E  
280 Gerrard St E

#### Ontario

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#### Seaton

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97 Seaton St  
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215 Seaton St  
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217 A Seaton St  
219 Seaton St  
221 Seaton St  
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## APPENDIX F

### Transition

This Plan does not apply to those approvals identified in Appendix “F” (the “Listed Approvals”). For clarity such Listed Approvals are inclusive of instruments that have been approved in principle, either by a decision of Council or the Ontario Land Tribunal, or successor, and of any pending or subsequent site plan applications which implement such approvals.

This Plan also does not apply to any modifications or changes to such Listed Approvals provided that such modifications or changes are substantially in accordance with the Conservation Plan related to the Listed Approval, if a Conservation Plan was required as part of the earlier application. For the purposes of this appendix, “approved in principle” shall mean an approval by City Council or the Ontario Land Tribunal, or successor, approving a proposal in principle, but does not require bills to have been adopted by Council or a final Order from the Ontario Land Tribunal, or successor.

This appendix shall not be interpreted as to exclude or exempt a property from this Plan should a new development application(s) be proposed on a property that is not substantially in accordance with such Listed Approval.

**XXX Table of Address & Application Numbers to be added here XXX**