



Cabbagetown Preservation Association NEWSLETTER

Preserving the architectural integrity and historic character of our neighbourhood



Geothermal on Laurier! P8

Nov 25 CPA Night Parliament Street III -looking out from the shop window

Join us Tuesday, November 25 at Lounge 51 (the former Laurentian Room) for the Third in a series on Parliament Street's future.

Last November we heard from George Rust d'Eye on the street's heritage potential. In April, Rick Merrill described best urban planning practices that create a great main street. This November we will hear from Doug Fisher and Paul Dineen of the old Cabbagetown BIA on the status of the street, its owners and tenants.

Doug will talk about the challenges that businesses face on Parliament Street; the marketing mix, landlord issues, local attitudes toward the street; advantages the street has in its favour, where Parliament is going now, both in retail mix and physical changes to buildings and streetscape and much more.

As well, we will give the **Streetscapes award** and to kick off **CPA's 20th Anniversary**, we will be honouring our past presidents.

Help! I'm renovating and I don't know what to do! What you need to know when you renovate in a heritage district.

Owning a home in a heritage district gives us the advantages of living in a beautiful historic district of leafy, human-scaled streets, a large variety of architectural styles and a tangible connection to Toronto's past. These characteristics that we find so attractive and the rarity of finding such a preserved gem intact are protected by Cabbagetown's designation as a Heritage Conservation District.

Most homeowners in Cabbagetown know that when they make changes to the parts of their homes that are visible from the street, they have to conform to HCD rules. But many

people are confused about what the rules are, how to approach renovation or where to get help. Inside is the definitive word; everything you ever wanted to know about living in an HCD.

Here's the fortune cookie version:

- The rules apply only to what can be seen from the street.
- Changes must revert to the original building.
- Design, technical and referee help is available from the HCD Committee. They will walk you through the Heritage Permit process with the City (it's quick), if you need a permit.
- A heritage permit is needed for windows, doors, siding, any

facade changes.

- the CPA does not enforce heritage; that is a City and provincial function. All HCDs have an HCD Committee of neighbours that have an advisory function.

Once you have decided that you want to make changes, an initial call to Peggy Kurtin (416-967-6432) will get you started.

For the whole story, please see page 2. We have reprinted excerpts from the definitive explanation from the Ontario Ministry of Culture.



www.cabbagetownpa.ca

Autumn 2008 volume 18 issue 2





Heritage Designation

Everything you need to know if the street can see your renovation...

Following, are excerpts from "Ontario's Heritage Conservation Districts", a document prepared by the Ontario Ministry of Culture. For the complete text, please go to the CPA's website. A link on the home page will direct you: www.cabbagetownpa.ca

A community's heritage assets often comprise more than individual structures or properties...Heritage properties... may include residential, commercial or institutional buildings, streetscapes, landscapes, bridges, roads, footpaths, vistas and viewsheds, all making up a distinct area with special character.

The Ontario Heritage Act provides municipalities with the ability to protect the character of these areas through Heritage Conservation District designation. Some examples of designated districts are:

What is a Heritage Conservation District?

A district may comprise a few buildings or properties, a whole downtown area, an entire village or a cultural landscape. It may have architectural, historic or scenic attributes that make it worthy of designation. Whatever the particular grouping, the area represents a heritage asset to a community in the same way that individually designated properties do...

...once a district is designated, it gains public recognition as well as some measure of protection against the demolition or unsympathetic alteration of properties. Future changes to a heritage conservation district will need to be carried out in a sympathetic manner, compatible with the area's established heritage character as identified in the heritage conservation district plan and designation by-law.

The Act requires municipalities, when a designation by-law is passed, to adopt a heritage conservation district plan which includes policies and guidelines for property owners and the municipality as to what is regarded as acceptable and desirable changes within the district.

How is a district designated?

To establish a heritage conservation district, Council must pass a by-law to designate a defined area of the municipality as a heritage conservation district. This is usually preceded by a study to establish the area's character, to identify its heritage attributes and to consider a suitable boundary for the district. As part of the study, policies and guidelines for future protection and enhancement of the district will also be developed...

Before passing the designation by-law and adopting the heritage conservation district plan, council is required to notify the public about the (proposal) and hold at least one public meeting to discuss it. Following passage of the by-law, any person who objects to the by-law can appeal to the Ontario Municipal Board, which will usually hold a hearing to consider objections against the passing of the by-law and adoption of the plan...

The designation by-law must be registered on the title of properties in the district when it comes into force and will bind current and future property owners within the district.

Once the heritage conservation district by-law and plan come into effect, a permit (sometimes referred to as a "heritage permit") will be required to erect, demolish or remove any building or structure on the property; or to alter any part of the property or exterior of any building within the district. As provided for under Section 41.1(5)(e) of the Act, a property owner will not need to apply for a permit to carry out alterations or types of alterations that

have been identified or described in the district plan as "minor" in nature.

What does designation mean for the property owner?

Designation is a way for owners to express pride in the heritage value of their property, and for the community to protect and promote awareness of its local history. Most importantly, it provides a process to ensure that changes to the property respect its heritage value and are appropriately managed.

...Property owners will be able to benefit from technical advice and assistance from municipal staff or the local Municipal Heritage Committee concerning preservation and maintenance of their property.

What designation does:

- Recognizes and reinforces the cultural value and community appreciation of heritage property
- Provides protection against inappropriate changes to properties within a designated district by ensuring that alterations and new development and construction are in keeping with the approved guidelines for the district
- Provides a municipality with the power to prevent the demolition or removal of any building or structure or alterations to property within a designated district, subject to the property owner's right to appeal to the Ontario Municipal Board
- Enables access to financial incentives (such as heritage property tax relief, grants and other programs) where they exist.

What designation does not do:

- Restrict the use of property
- Prevent alteration or additions that are in keeping with the heritage character of the district
- Impose onerous obligations or undue expenses to maintain property
- Render property ineligible for insurance coverage
- Restrict the sale of property
- Prevent installation of modern conveniences or contemporary interior designs, except where the interior has been designated under Part IV of the Ontario Heritage Act
- Enable public access to private property without the owner's consent

How will designation affect the value of my property?

...Heritage designation itself is not likely to lead to any significant change in the value of a property and may help to maintain its value.

A 1998 study of 3,000 designated properties in 24 Ontario communities found that:

- designation did not have a negative effect on property values
- the rate of sale of designated properties was as good or better than the general market
- the value of heritage properties tended to resist downturns in the general market

(Robert Shipley, "Heritage Designation and Property Values: is there an effect?" International Journal of Heritage Studies, Vol. 6, No. 1, 2000, pp. 83-100.)

How will designation affect my insurance premiums?

Premiums should not go up as a result of heritage designation. A variety of other reasons cause insurance companies to increase premiums for older buildings if there is a higher level of risk, such as out-dated wiring, old heating systems, etc. In

fact, some companies do not insure buildings over a certain age. Designation itself, however, does not place additional requirements on the insurer and therefore should not affect premiums. Restoration, alterations and maintenance

The aim of district designation is not to prevent change, but to ensure that changes are carried out in a manner that respects the special character of the district...

Heritage designation does not require owners to restore their buildings to their original design or to carry out alterations. If owners want to restore lost or missing original features, they should first discuss the project with the Municipal Heritage Committee or municipal staff who can best advise on the authenticity of the work and its likely effect on the property.

Alterations that may require a "heritage permit" can include replacement of the roof, porch, steps, re-pointing, windows, trim or other elements of the building or painting the exterior in a colour different from the original.

General maintenance work, such as repainting exterior trim in the existing or original colour, or repair to an existing roof, will likely fall into the category of "minor alterations" that will be identified in the district plan as those that can be carried out without a "heritage permit". Normal building permit requirements may still apply to interior or exterior alterations and the local building department should be consulted before the start of any project.

"Heritage permit" process

The local municipal council is responsible for approving work applications requiring a heritage permit. Applications are reviewed initially by the ...appointed municipal staff person or by the heritage district committee... who will check for compliance with the approved guidelines. If there are any concerns, alternative options can be explored with the owner before the application is referred to council for a decision. Council has 90 days from the date of notice of receipt of the application... to either issue the permit, possibly with conditions, or refuse it. The applicant has the right to appeal to the Ontario Municipal Board if the application is refused or if approved with terms and conditions attached. The decision of the Board is final. If council does not make a decision within the 90 day period it is deemed to have granted the permit...

Demolition

Council's approval is required before an owner can demolish or remove a building or structure in the heritage district. A property owner has the right to appeal to the Ontario Municipal Board if council refuses an application for a demolition permit. The Board's decision is final.

Fines

Section 69 of the Act allows for imposition of a fine of up to \$1 million for any person found illegally demolishing a property in a Heritage Conservation District. This amount recognizes that illegal demolition of designated heritage properties is one of the most serious offences under the Act...

Since the Ontario Heritage Act was passed in 1974, there have been only a small number of prosecutions carried out by municipalities for contravention of the provisions of the Act, mainly for unauthorized alterations or demolition of designated property.

...
Prepared by:
Paul King Education Technical Advisor Heritage & Libraries
Branch Ontario Ministry of Culture September 21, 2005

Autumn 2008 volume 18 issue 2



Advisory Committee ready to help you... Can you contribute?

With the designation of the Cabbagetown NW Heritage Conservation District (HCD) by the City Council on April 29, 2008, most (but not all) of Cabbagetown and over 1,000 historically and architecturally significant homes, buildings and landscapes from the Victorian period are now part of four Cabbagetown HCDs. These HCDs, which cover, collectively, the area east of Parliament Street from Bloor Street East and the Don River south to Gerrard Street East and the area west of Parliament Street from Wellesley Street East and Sherbourne Street south to Carlton Street, are managed by the City's Heritage Preservation Services with assistance from a small band of Cabbagetown residents on the Cabbagetown Heritage Conservation Districts Advisory Committee. As the number of Cabbagetown HCDs grows so too does the work of the HCDs' Advisory Committee, which includes encouraging interest in and appreciation for conservation of residential and institutional heritage buildings and other heritage resources among Cabbagetown residents, advising Cabbagetown property owners – public and private – planning to renovate or change the exterior of their property, and promoting greater respect of and compliance with the HCDs' guidelines and procedures for renovations and new developments in our community.

Obviously, this is a rather large and challenging set of responsibilities for the 11 Cabbagetowners currently serving on the Cabbagetown Heritage Conservation Districts Advisory Committee. Yet, the Committee is determined to do its part in promoting the preservation and enhancement of the special "Victorian" character of Cabbagetown and to be more pro-active in this regard. In addition to

regularly walking around the HCDs to stay abreast of renovations and changes to buildings and streetscapes, Committee members have initiated discussions with Free the Children organization, the international youth and education charity headquartered on Carlton Street that owns and operates 11 properties in Cabbagetown, to assist and support their efforts in renovating and repairing the exteriors of their properties in line with HCD guidelines and procedures. The Committee is planning to initiate a similar conversation with the Toronto Community Housing Corporation for the properties they own in Cabbagetown also. Another initiative the Committee is discussing is to print and distribute a pamphlet about the advantages and responsibilities of owning property in the Cabbagetown HCDs. The pamphlet would be distributed to real estate agencies as well as to homes in Cabbagetown so as to inform new home owners of the HCD guidelines and procedures and how the Advisory Committee can be of assistance.

In order for the Advisory Committee to fulfill its role, it needs the support and involvement of everyone in the Cabbagetown community. In fact, the Committee is looking for people with specific "skill sets" – such as, structural engineers, architects, and preservation professionals – to join the Committee as members and invites those interested in heritage issues or have some expertise in heritage restorations, colour palettes, and Victorian gardens to work with the Committee as a volunteer. To get involved, please contact the Chair of the Cabbagetown Heritage Conservation Districts Advisory Committee, Peggy Kurtin, at 416-967-6432.

Letter from the CPA Chair

What a year of special events!

The historical walking tours have generated a great deal of interest and information. Everyone wants to know the stories behind the houses! The CPA partners annually with Heritage Toronto for four tours per season. In addition, the CPA now organizes private tours — outings for corporations or special interest groups. Information about these tours can be found at www.cabbagetownpa.ca

In June we had a very successful garden tour, **Hidden Gardens and Private Spaces**. We are always looking for volunteers to help out, so if you are interested, leave your name and phone number at 416-964-4008. Next year the garden tour will be held on Sunday, June 7th. So mark your calendars and plan on bringing all your friends to the tour. Tickets are only \$10.00 per person and support the many CPA projects that make our neighbourhood so special.

The CPA booth at the Riverdale park during the **Cabbagetown Festival** was very busy. We thank all the volunteers who staffed the booth and kept sales brisk and moving. The Cabbagetown Restoration Award signage was once again very popular with visitors.

The Cabbagetown Tour of Homes came under the auspices of the CPA this year. Aply organized by Kendall Williams and Kevin Kung, the tour re-introduced the evening tour and despite the rain, the crowds that came enjoyed the houses with their candle light atmospheres.

Many volunteers gave up their time to help out with the 2-day tour and the organizers are grateful to Karen Hersey for organizing them.

The speakers' series continues with the Fall Public Meeting of the CPA at the Laurentian Room of the former Winchester Hotel. The BIA will present its views about Parliament Street, thus completing the series of speakers the CPA has organized about the main street in our neighbourhood. In addition, the CPA will launch its special 20th anniversary celebrations – coming in 2009 – by honouring the past presidents of the Association.

AND something new this October — our first ever **Ghost Story Tour of Cabbagetown**. This 60-minute tour looks at the many ghastly recountings of gruesome murders, evil intrigue, and flying spectres both friendly and frightening. The docents, loosely basing their stories on some historical events, stretch the truth a little bit to create an eerie atmosphere and to draw out the spooks! Our first ghost tour attracted around two hundred folk!

As we move forward as an Association celebrating 20 years of serving the community, we count on all of you and your support. YOU can help the CPA in several ways:

1. renew your membership
2. join up if you are not yet a member
3. put your name forward as a volunteer for the many community events the CPA now organizes – Garden Tour, Forsythia Festival, Tour of Homes etc.
4. Make a donation for a charitable tax receipt.

And for further information about the CPA and what it does, visit the web site for updated details on all our events: www.cabbagetownpa.ca.

Chair of the CPA: Helen Coltrinari

"Volunteers don't get paid; not because they're worthless, but because they're priceless."
~ Sherry Anderson

2008 Restoration Award

This year's Restoration Award was given to Eric and Renata Dzuba For the restoration of 314 Wellesley Street East. This Queen Anne style house was treated to a complete facade lift, which included brick restoration and recasting of the original terra cotta decorations that had been obscured and damaged by wear and years of paint. This house, which has always been a valuable feature of our tours, is now a true gem, displaying unfiltered its original playfulness and beauty.



See City restoration grant notice on last page

30th Cabbagetown Tour of Homes

From the narrowest house in Cabbagetown to one of the neighbourhood's largest, this year's Tour showcased a wide variety of local homes, fitting for a 30th anniversary celebration. Visitors came from across the GTA and beyond, ignoring the rains of Saturday night. The rain proved to be a challenge but our staunch volunteers kept the crowds moving and at each home clever ways were devised to look after the many umbrellas!

Sunday was a different story – sunny and warm – a perfect day to walk through the neighbourhood and enjoy the range of interesting houses.

The media coverage this year included newspaper articles, TV spots as well as radio spots. All of this information brought out visitors excited to view the beauty of the homes and to learn the history.

We extend great thanks and huge appreciation to the homeowners, who so kindly opened the privacy of their abodes to the crowds for this fund-raising event. Without their generosity and bigheartedness, the Tour could not happen. And the only reward to these generous folks is the knowledge that they have helped support the CPA and other local charities.

Congratulations go out to Kendall Williams, Kevin Kung, and Karen Hersey who did such a great job of organizing this year's event.

Special thanks, also, to the many volunteers who gave up their Saturday night or Sunday afternoon to shepherd the crowds through the various rooms of the homes and keep their eyes on the household treasures.



Many local realtors also sponsored homes through donations and to all of them we also say a huge thank you.

If you are interested in volunteering to help with this annual event, please let the CPA know by sending us an email with your contact information. cpa@cabbagetownpa.ca

Join us for CPA's First
Ghost Tour

This one hour tour will pass by several ghost-inhabited houses in Cabbagetown. Hear the stories, greet a ghost... The tour ends in the shadows of the Necropolis. Bring a flashlight, costumes encouraged!

Nov 1, 7 PM
Winchester & Parliament, NE corner
\$10/person, \$30/family
Tickets: BIA on Carlton or at the tour
all proceeds support the CPA
www.cabbagetownpa.ca

Poster art and design by Steve Yeates www.stevemyates.ca

This year we have introduced the Ghost tour. On the evening of November 1 some 200 people stirred up the spirits of Cabbagetown. Fun with a frisson of fear!

Streetscapes in Bloom 2008

Front gardens in Cabbagetown seem to get better and better every year. The nominations for Streetscapes arrive in May and the hard work begins for the Judging Committee. Once again, this year, the nominated gardens were outstanding and posed quite a challenge for the judges to select just one first place garden winner.

Each garden receives a minimum of four visits over the season from May to September, evaluating every entrant using a standard list of criteria that examine every aspect of a great garden from plants to landscape layout and design, accent features and overall upkeep. This year, many of the judges visited many more times since the top 3-4 gardens were so difficult to eliminate as they were each so beautiful in their own special way. The final decision was reached after much friendly discussion where small details were hashed over and large impressions considered. This year's winner finally emerged though the runner-up was very close behind.

The 2008 Streetscapes in Bloom award goes to:
308 Carlton Street, corner of Sackville and Carlton.
Congratulations to Lewie Gonzales and Charlyn Krahn.

The award of an art glass medallion and shepherd's crook as well as a portrait of their garden will be presented at the FALL CPA meeting on Tuesday November 25th in the Laurentian Room, above the Stonegrill Restaurant on Winchester Street. For more details on this meeting see the information on page 1 of this newsletter

Special certificates will be awarded to the following gardens:

- 18 Metcalfe Street • 368 Wellesley Street
- 29 Sword Street • 403 Sackville Street • 19 Amelia Street

All winners are invited to receive their award and accolades at the public meeting on November 25th.

The Streetscapes in Bloom Committee also wishes to acknowledge the very special front garden work of the Prospect Community

Garden, Prospect Street just west of Parliament and the new "streetscape" look that is being created on Sword Street.

We invite all readers to visit the many front garden winners over the years, the special winners of 2008, and the new garden efforts on Sword Street.

To view the Streetscapes criteria, past winners and garden photos, visit www.cabbagetownpa.ca.

The 2008 Streetscapes in Bloom Committee members: Stephen Boddy, Steve Poulin, Ken McKenzie, Paul Shearstone, Ruth Wagner, Sandy Riches, Jim Vavougiros and Chair, Helen Coltrinari.

Consider nominating a garden for 2009. Send all nominations to Helen Coltrinari via phone: 416-923-6165 or email helenc.hmc@sympatico.ca Please provide the address of the nominated garden, the owners' names (if possible), your name and phone number.





Hidden Gardens /Private Spaces

Over 500 people from across the city and elsewhere attended the 2nd annual Hidden Gardens and Private Spaces Tour in Cabbagetown for inspiration, gardening tips or just plain fun on June 8th. Ten beautiful backyard gardens were showcased; their enthusiastic gardeners added the informational touch that people were looking for. The bright sunshine this year added to the festive air in the neighbourhood as large and small groups strolled from location to location.

Our garden tour is very special and we'd like to share some of the comments we overheard during the 5-hour tour:

- This garden tour is so easy – park once and walk the whole thing in about an hour.
- Really enjoyed walking through the neighbourhood to see both the backyards and the amazing front gardens.
- The tour was so well organized – the volunteers were so friendly and knowledgeable.
- Loved those "garden" quotes!
- Great variety in the gardens – from grand to small, from manicured to eclectic – really added to the fun!
- My first time in Cabbagetown – I'll be back next year!

Spring 2008 volume 18 issue 1

The Organizing Committee would like to thank all the gardeners for their devoted efforts in presenting such wonderful green spaces. We also thank all the volunteers for so generously giving of their time and all the visitors who added so much fun to the special day.

Mark your calendars for next year's tour, Sunday June 7, 2009. For more information closer to the date visit the web site: www.cabbagetownpa.ca

NOTE:

1. To volunteer for the garden tour, call 416-964-8004 and leave your name and contact information (phone, address, email)
2. To volunteer your garden for the 2009 tour, or if you know of a Hidden Garden/Private space that should be included on the tour, please contact Helen Coltrinari at 416-923-6165 or helenc.hmc@sympatico.ca

The 2008 Organizing Committee members:

Chair: Helen Coltrinari;
 Stephen Boddy, Ruth Wagner, Ken McKenzie, Paul Shearstone, Sandy Riches, Jim Vavougios.

2008 Heritage Toronto Awards

Congratulations to These Cabbagetown Recipients

The 2008 Heritage Toronto awards were presented at the Carlu on October 27. Cabbagetown winners were the Cabbagetown/Regent Park Museum and Scott Weir who, along with the National Post, won an award for his insightful series on Toronto's house forms. The following is from the Heritage Toronto website:

Community Heritage Award

Cabbagetown/Regent Park Community Museum

The volunteer-run Cabbagetown/Regent Park Community Museum was founded in 2004 with the goal of celebrating and documenting the past and on-going history of the historic Cabbagetown and Regent Park communities. A partnership project between the Cabbagetown Preservation Association and the Regent Park Neighbourhood Initiative, the Museum has created a website and presented exhibits at Mackenzie House and Toronto Police Service 51 Division. The Museum will have a permanent home in the revitalized Regent Park development, where innovative techniques such as 3-D animation will be used to tell the stories of these communities.

Members' Choice Award

Cabbagetown/Regent Park Community Museum.

All current Heritage Toronto members were given the opportunity to submit their vote on which one of the nominees for the Community Heritage Award they felt is worthy of recognition.

Award Of Merit

"What Lies Beneath," The National Post, Post Homes

Author/Director: Scott Weir

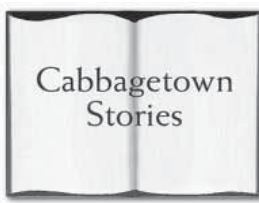
Producer: Shari Kulha, Editor, Post Homes

The series "What Lies Beneath," published in the National Post, Post Homes, investigated the formative issues embodied in Toronto's mass-produced residential architecture. The articles examined eleven house forms through the lens of political events, social mores, real estate values and technological innovations of the era, and outlined how these forces caused a particular architectural type to form and be repeated within this city. The intent of the series was to educate at a broad level about the principles and ideas that originally underpinned these buildings and to encourage informed preservation.

The Heritage Toronto Awards jury commented that these well written articles introduced readers to many architectural styles that are found in homes around Toronto: from the cottages in Cabbagetown to the majestic Annex homes. The articles are wonderfully illustrated and provide an abundance of information for all readers.



John Norman Emerson



"Cabbagetown Stories" is a recent addition to the Cabbagetown People website.

We feature here, the story of "The Dean of Canadian Archaeology", J. Norman Emerson.

John Norman Emerson (1917 – 1978) grew up in the Cabbagetown area of Toronto. 'Norm', as he was always called, attended Rosedale Public school from 1924-1936 and then continued on at the University of Toronto schools from 1932-1936 where he was not only successful in academics,

but became an accomplished fencer, winning several medals. He then entered the University of Toronto (Trinity College) and obtained an Honours B.A. in Sociology 'Summa cum Laude' in 1940. It was during this period his commitment to archaeology was established.

His graduate studies commenced in the Department of Anthropology, University of Toronto, where he obtained an M.A. in 1941. He then enrolled in the Department of Anthropology at the University of Chicago and graduated in 1942 with a thesis on Ontario archaeology. Continuing on at Chicago, he embarked upon a Ph.D. which he completed in 1954 with a



dissertation entitled, "The Archaeology of the Ontario Iroquois".

In 1943, he married Ann Elliott of Buda, Illinois. They had three children: Neil, Lynn and Bruce. The same year he was married, he was drafted by the American Army, but transferred to the Canadian Armed forces. Here he fought the Battle of Petawawa and was discharged in 1945 to continue his dissertation.

J. Norman Emerson had many accomplishments and held many professional positions. In 1946, he joined the faculty of the Department of Anthropology at the University of Toronto as a Lecturer. During his thirty-two year tenure he achieved Full Professorship. He was the supervisor of Archaeological Studies and developer of the archaeological laboratories at the University as well. In 1951 he founded the Ontario Archaeological Society and established archaeological field schools. The greater part of his research was focused upon the archaeology of the Huron nation. He did, however, venture into earlier Ontario prehistory and Arctic prehistory. In his final years he pioneered Intuitive Archaeology (the use of psychics to find and/or identify an object's past) working with one of the best psychics, George McMullen.

Dr. Emerson's greatest commitment was to his students and he was often quoted saying, "I produce the thinking student". Archaeology was his tool. He was interested also in oil painting, chess, music, and camping.

A fund has been created by the Department of Anthropology for the purpose of the curation, preservation and exhibition of the Ontario archaeological collections housed at the University of Toronto, in honour of John Norman Emerson.

Back in the late 1800s, the Emerson home – and the former home of his grandparents, Harry and Eliza Emerson - was an imposing, three-story, semi-detached house that stood at 94 Howard Street near where Parliament Street came to an end. The yard behind extended out and down a ravine and there were orchards and a tennis court on the long slope of the lot. On the opposite side of the ravine was Rosedale, the elite part of Toronto with big estates that were (and many still are) the homes of Toronto's wealthy.

For more "cabbagetown stories", go to:
www.cabbagetownpeople.ca

Autumn 2008 volume 18 issue 2



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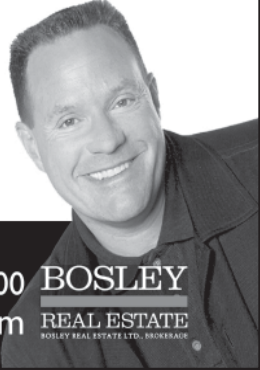


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References available

- Historically accurate reproduction millwork
- Restoration of single pane, hung windows and shutters
- Complete window replacement
- Interior and exterior stair and rail, door and trim reproduction and restoration
- Complete façade restoration

Renovation

- Kitchens, bathrooms, basements, additions, complete renovation

Don Vale Cabbagetown Residents Association

Laurier Ave Geothermal Project Receives LiveGreen Funding

Written by Doug Worts

On October 31, the Toronto Environment Office confirmed that the Laurier Avenue Geothermal Project Proposal was selected, from amongst many submissions, for a LiveGreen Toronto grant. The project application, sponsored by the Don Vale Cabbagetown Residents Association (DVCRA), is for research funding to conduct a feasibility study. Counsellor McConnell also provided formal support for the project.

With the \$25,000 award, a 'request for proposals' will be issued to qualified professionals capable of assessing the challenges and opportunities related to installing geothermal heating/cooling systems in Cabbagetown. This study will provide valuable information that will be useful both for the residents of Laurier Avenue, but also for people who live in heritage districts across Toronto.

Geothermal heating/cooling uses the moderating temperature of the ground to provide warmth in winter and cooling in summer. Using 'heatpump' technology, liquid that is pumped through piping installed hundreds

of feet below the surface of the earth, provides houses with cooling in summer and heating in winter. This heating/cooling is provided at about 45% of the cost of conventional fossil-fuel-based systems, and dramatically reduces the greenhouse gas emissions (GHG) associated with gas and oil furnaces. The City of Toronto has launched a major initiative to reduce GHG emissions, in an attempt to address the problems of climate change.

One of the unique aspects of the Laurier Ave Geothermal Project is the plan to place the drill holes for the systems under the road and/or sidewalks. Since this 120 year old cul-de-sac, with 11 rowhouses on each side of the street and postage-stamp front yards, do not have large enough properties to drill wells on them. The engineering study will assess the feasibility of drilling the wells under the street or sidewalks. A second unique aspect of the project is to use Laurier Ave as a test site for the installation of experimental 'permeable road resurfacing' that will help minimize the amount of rain and melting snow run-off from going into the storm sewers. Finding ways to retain moisture from rain and snow where they fall is an important goal of the City, since pollution from water run-off is a major issue in Toronto.

For more information see <http://greenlaurier.wordpress.com/>

www.donvalecra.ca

Get to know your neighbours; become a volunteer

What is a volunteer and why do we need them?

A volunteer is someone who serves in a community primarily because he/she chooses to do so.

Many serve through non-profit organizations but a significant number also serve formally, individually, or as part of a group....

Not-for-profit organizations survive because of the many volunteers who so willingly give of their time to support them.

The CPA and other Cabbagetown community organizations are constantly seeking people to help out in many capacities.

Get in touch with the organization of your choice and consider donating a few hours a month to help out with these worthy causes.

The CPA is always looking...

Some of our committees:

**Walking Tours: Heritage, People and Ghost
Heritage Research,
Cabbagetown Festival Booth,
Forsythia Festival,
Tour of Homes,
Newsletter Delivery,
Garden tours.**

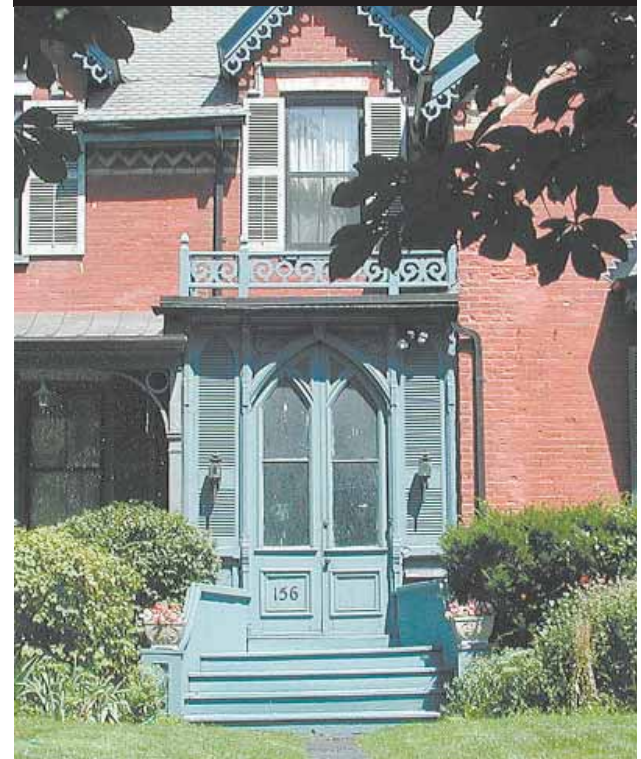
Duties may be for one event or ongoing. If you are interested, please contact: secretary@cabbagetownnpa.ca

**"Volunteers do not necessarily
have the time; they just have
the heart." ~ Elizabeth Andrew**

Cabbagetown Cooperative Nursery School

Parents of toddlers aged 2½ to 5 are invited to register November 24th to 28th. For information call 416-964-2984.

Restoring Your Home?



Get City help with a Grant

Last year The Toronto Heritage Grant Program, administered by the Heritage Preservation Services Unit of the City Planning Division, encouraged the conservation of designated heritage properties in the City of Toronto. The program for 2009 will be voted on by City Council in January and is expected to be similar to the 2008 version.

In 2008 the Program provided grant funds of up to 50% of the estimated cost of eligible heritage conservation work to designated heritage properties. Owners of a property designated under Parts IV or V of the Ontario Heritage Act could qualify to receive a grant for eligible conservation work in either of the two project categories:

Residential house form buildings - Up to a maximum grant of \$10,000.00 for individual properties.

Commercial, institutional, multi-residential and industrial form buildings.

The Toronto Heritage Grant Program is part of the City of Toronto's Community Partnership Investment Program.

If you are interested, after January, check this url for updated information: <http://www.toronto.ca/heritage-preservation/grants/>



CPA Membership/Volunteer Application

Please mail to Cabbagetown Preservation Association,
P.O. Box 82512, Toronto, ON M5A 4N8

Name _____ Date _____

Address _____

Postal Code _____ Telephone _____

E-mail _____

There are many volunteer opportunities in the CPA. If you are interested check this line and we will contact you. _____

- 1 year \$ 20
- Would you like to make a tax-deductable donation? \$ _____
- TOTAL \$ _____