



Cabbagetown Preservation Association NEWSLETTER

Celebrating the architectural integrity and historic character of our neighbourhood



HCD Living 101

What it means to live in a Heritage Conservation District!

Join us for
CPA's Annual General Meeting
Meeting House at Riverdale Farm
Thursday June 13, 2024
7:00 pm - 9:00 pm

Do you want to **renovate** the exterior of your house?

Do you need **new windows**?

Do you know if a **heritage permit** might be needed?

How do you **get such a permit**?

What are the **dos and don'ts** of living in a heritage conservation district?

Does it have a positive impact on the **value of the property**?

Is there **help available**?

Come hear what will likely be new material for residents of Cabbagetown Southwest (which was just designated and an HCD by the City) and will be important information and a refresher for the rest of us.

This presentation will be made by our colleagues at the Cabbagetown Heritage Conservation District Advisory Committee.

Reports from Committee Chairs
Election of Officers
Peggy Kurtin Award for Excellence in Restoration

CPAs February Talk *Parliament Street on the Cusp* Questions and Solutions

Gilles Huot (with notes from Virginia Van Vliet and Gale Moore)



On February 27, 2024, over 200 members of the Cabbagetown community gathered in the Winchester Street Theatre to hear panel members discuss various issues themed around the imminent redevelopment of Parliament Street.

The current Chair of the Cabbagetown Preservation Association (CPA), Steve Yeates, welcomed the audience as well as panel members; they were: Chris Moise, City Councillor (Toronto Centre), Remo Agostino, Chief Development Officer at Daniels Corp., Dennis Rijkhoff, Senior Associate, SvN Architects, and Adam Wynne, Chair, Toronto and East York Community Preservation Panel.

Gilles Huot, CPA Board member, set the stage for the meeting with a short slide presentation. He pointed out that the purpose of the meeting was mostly to inform the Cabbagetown community about the imminent redevelopment of Parliament Street and to hear various perspectives on what it could or should look like. The idea was not to chime in on any specific and current redevelopment proposals but to look at the future our main street. The purpose of the evening panel discussion was to continue the conversation with the Cabbagetown community started with the CPA Fall 2023 newsletter and the presentation (available on the CPA YouTube channel) made at the last CPA public meeting that took place on November 30, 2023.

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Who We Are





A Word From the Chair

The CPA has seen one of its most active and challenging years. Along with our normal events, awards and programs we have engaged with other community actors to potential challenges faced by Parliament Street

Our events have kept us busy. Our Tour of Homes in September was the biggest yet, with 8 homes and 800 visitors and we looking forward to a successful Hidden Gardens and Private Spaces Tour. And our walks have branched out to work with heritage Toronto from a booth at Cabbagetown Farmers Market for a Necropolis tour, *Black History, Unburied*.

Our Awards honoured several people for their contributions to our community. The Peggy Kurtin Award for Excellence in Restoration was given to 274 Carlton St. for its thorough and faithful façade restoration. The annual CPA recognition award went to Doug Fisher for his many contributions to the Cabbagetown community and the Streetscapes in Bloom award went to the spectacular garden at 7 Winchester St.

Thanks to the energy and creative imagination of our former chair Gale Moore, our newest award is the CPA Student Experience Award. Two SEP awards have been made for 2024 with work to be completed over the summer. Bracha Stettin, a Master of Landscape Architecture candidate, U of T, will deliver a historical ecology project entitled *Trees and Time*. Shivangi Chauhan, Masters of Urban Design candidate in the Daniels Faculty of Architecture and Design at U of T will produce a 20 minute short film on the rich tapestry of culinary diversity and urban design along Parliament Street

In the background, our core programs have been moving forward. Cabbagetown people has added two biographies to its website; Barbara Mercer, author, poet and visual artist, and Alex and Agnew Burley, brothers, who left a mark in the world of boxing. And If you have moved to Cabbagetown within the last year, you should have received a welcome brochure with information about the heritage of this community and an invitation to become involved with the CPA, either as a member or a volunteer. Over 100 of these brochures were distributed in the last year.

Our media have been active as well. We really need residents to be aware of local heritage issues, Cabbagetown's heritage status and the perks and responsibilities that go with that. With our large team of delivery volunteers evaporating in the pandemic we went to a digital version which could only reach those on our list. We are returning to sending newsletters to all households to reach all of Cabbagetown, which is our mandate.

Social media is part of our day to day communication. Instagram has been maintained by Steve Yeates for the beauty shots and by Christina Jackson for promotion of our events. Facebook, which is maintained by Gilles Huot, has a similar function as Instagram with an emphasis on events, history and items related to Cabbagetown people

We are also starting to put a few videos on YouTube. We'd love to find some video production expertise in the community, possibly something like Cabbagetown Heritage Minutes. Please let us know if you are interested and can help. And finally, our two *continued page 3*

CPA February Talk

continued from page 1

Gilles pointed out that many issues are at stake when discussing the future of Parliament Street. But tonight, the wish was to focus on two important ones: heritage and urban planning as they relate to main streets. Gilles mentioned that Parliament Street is the main street of one of Toronto's most beautiful, diverse, dynamic, and sought-after neighbourhoods. It has many beautiful late 19th, early 20th century buildings and is also home to many interesting small businesses; it has very few "big chains." There is a lot of room for improvement but its redevelopment should be in keeping with the character and the diversity of the community and the area.

Unlike the surrounding residential streets, Parliament Street is not part of a heritage conservation district (HCD). Just a couple of buildings are designated "heritage" and a handful of others are "listed". Despite being listed, those building could be threatened. Many other heritage buildings that are neither designated nor listed are also vulnerable.

He also pointed out that Parliament Street has low density in a city facing a housing crisis. Its redevelopment is therefore almost inevitable. It is also an architectural and streetscape hodgepodge despite some efforts (e.g. BIA's streetscape masterplan). The sidewalks are narrow and often overcrowded. There are no sitting/green areas and many facades are degrading or ill-kept. It is hoped that the upcoming redevelopment of the street could be an opportunity to bring about needed improvements.

It was also pointed out that Parliament Street was previously included in various urban planning exercises (e.g. TOcore) but that these efforts appear to have stopped and it is unclear if any urban planning is currently framing the upcoming changes.

Before passing the microphone to panel members, Gilles mentioned that the organizers of the meeting were hoping to hear various perspectives: how planning currently occurs in the city? what are the tools? what are the incentives and barriers (including the political context)? what would make redeveloping Parliament Street interesting and profitable? what is the value of heritage in a city facing a housing crisis? how do we keep/enhance the character of our neighbourhood with its main street? how do we Improve our main street as a goal parallel to its densification? are concepts like "gentle density," "great streets," "living streets," "place-based streets," etc. still viable concepts in our city these days?

A Politician's Perspective

The first panel member to talk was our City Councillor, Chris Moise. Chris mentioned that the new building height standard for streets like Parliament (mixed-use) appears to be between 6 and 11 storeys, which is likely what we can expect. Our ward, being downtown, has the highest number of development applications. Chris also mentioned that, considering the fact that some of the main transit corridors are nearby, increased density in our area is inevitable. He also mentioned that the Province has been interfering with City planning (e.g. Bill 23) and that it will be challenging to try to control the redevelopment of Parliament Street as developers not getting their way may just appeal to the Ontario Land Tribunal and likely win. He offered his office's help if we need to connect with City staff.

A Developer's Perspective

Remo Agostino is the Chief Development Officer

at Daniels Corp. Daniels has been very involved in the early phases of the redevelopment of Regent Park. The company is also active on the Waterfront.

Remo reminded us that development in an urban environment always means change. He believes that before starting a project, a developer should be looking at what could work (height, massing, etc.) in the area. A developer should also be looking at the impact design could have in terms of crime prevention and increased safety. He feels that planning is important to get ahead of issues and a developer should always be planning with the community. And plans should be living things that can be adjusted as circumstances or other factors change. Developers should be talking to the communities living in the area where they want to build so they know what they are stepping into. They may not accept community input but they need to understand their concerns.

Remo also had some words of caution. He warned about using heritage to halt any development. Heritage should be an incentive rather than a barrier. He also mentioned that changes to a beloved neighbourhood are often difficult to accept. A new building might be hated right from the start. However, if good planning was at play, the qualities of the new building will eventually shine. Let's also remember that adjustments and adaptations are always possible in the early years.

An Architect/City Lover's Perspective

In January 2024, SvN Architect Dennis Rijkhoff made a presentation entitled Living Streets: Creating Places to Help Our City Thrive at the Interior Design Show so we wanted to hear from him about these issues.

Dennis sees Cabbagetown as a strong community with much potential. In our look at the future of Parliament Street, he reminds us that, unfortunately, although they are a community's biggest asset, shared/public spaces are a concept too often ignored by developers and planners. He feels that shared/public spaces are a foundation for community building and that they make for a better street and community.

Streets like Parliament Street often have an identity crisis: is it a thoroughfare or is it a space developed with the community in mind? Dennis feels that they can be both. For example, traffic and parking can be tweaked to allow for better use of the street. In his opinion, if the streetscape is good, buildings matter less. Trees, benches, open spaces should be part of the equation. Nowadays, developers usually automatically "tilt the scale to bigness." They feel that they need to capitalize their risk to the max. However, he still feels that density doesn't necessarily means tall buildings. Human scale can be achieved in parallel with density. As a community, we need to say what we want and work together to achieve it.

An Heritage Lover Perspective

For a long time, Adam Wynne has been living and breathing heritage. He's been advocating for it and wrote extensively about it. He is the current Chair of the Toronto and East York Community Preservation Panel. He reminded us that there are only two "protected" (i.e. designated) buildings on Parliament Street: the Winchester Hotel and 509 Parliament (former theatre/CBC studio, and now a dance school). Many other buildings are "listed" (listed indicates an intention to designate, but the designation isn't in place). In 2022, the Province adopted the More Homes Built Faster Act (Bill 23). In it, it decrees that





all “listed” buildings that are not designated by the cities by January 1, 2025 will lose this status and any type of protection. He strongly suggested that organizations and the community lobby the provincial government to extend the deadline. (Note from the CPA: we recently initiated a letter-writing campaign; see our website and elsewhere in this newsletter) One way to protect heritage buildings on Parliament Street could be to include them in a new heritage conservation district (HCD). However, Adam pointed out us that, these days, it might take up to 10 years to establish an HCD. If we were to decide to go that route, Architectural Conservancy Ontario might have useful tools (e.g. TOBuilt). There might be other avenues like an amendment to the Official Plan (OPA) as Cabbagetown is part of the downtown Toronto plan. We should be on the lookout to see if any developer is assembling any land. As for a vision for the street, Adam encouraged us to look at previous initiatives like TOCore and the Great Streets transformative ideas.

Questions, Comments from the Audience

Throughout the evening, cards were distributed to members of the audience. Participants were invited to write down their questions that would be answered after the presentations by the members of the panel. A few oral questions from the floor were also entertained.

- An audience member suggested that other councillors (e.g. Fletcher, Perks, Nunziata) appear to be comfortable and able to influence building height and standards and asked why this is not happening in our ward?

Chris said that it is not from lack of trying and that he does a lot of pushing behind closed doors and had some victories. But we need to be realistic. Parliament Street is in a transportation corridor which makes control hard. We also have to contend with the Province’s interference (e.g. Bill 23). A councillor can sometimes influence outcomes but not always.

- A member of the audience asked: how can we, the community, help Chris make his case?

There is a hope that the current push to develop a vision for Parliament Street will give him tools to do his job.

- There was a question about some actionable steps we can take to protect heritage buildings on Parliament so they don’t lose their “listed” status in 2025?

It was suggested that we should advocate the cause with our Councillor and start a letter-writing campaign. We should also encourage the designation of those great buildings that are neither designated nor listed. However, a big obstacle might be the fact that the City’s Preservation Services is understaffed and has to deal with the whole city.

- A few questions were about the Parkscape that was installed on Parliament a couple of years ago. Who did it? Can it ever return?

This project was led by the Cabbagetown Business Improvement Area (BIA). It was very expensive (\$150,000) and paid with money mostly from two developers. The reactions to it were mixed. Some loved it, some hated it, some were indifferent. It is was a great experience but it is doubtful that it will be repeated.

- A member of the audience asked what happened to the residents who lived in the previously challenged Regent Park? Where do they live now?

Remo answered that everyone had the right to return. They were relocated to other Toronto Community Housing (TCH) buildings. Phases 4 and 5 will have enough space for everyone to move back.

- Someone also asked what three lessons have we learned from Regent Park that we could use on Parliament Street?

The two situations are very different as land in Regent Park was city-owned so the developer had much more control and it was a large land mass. Parliament Street is made of small private lots. The development will happen as opportunities come up, not all at once. Remo also indicated that they had a good fundamental plan for Regent Park but it often had to be changed and adapted with time. We need to accept that this is part of development. But having a plan is a very good start.

Time didn’t allow us to answer all questions. Those unanswered questions are listed below and regrouped by theme. Although left unanswered, they give us some clues about concerns and suggestions for future discussions and actions.

Heritage Status

- How would a heritage status work for business owners interested in improving safety, security, and accessibility of their buildings?
- Can we really save heritage buildings while the city is living a housing crisis?
- Have any of our heritage-listed buildings been prioritized for designation?
- In a heritage building, how to ensure better standards of architectural design?
- How do we save/improve/repurpose heritage buildings?
- Are there other commercial streets designated as HCDs in the city?
- Need to develop an action list.

Density and Affordability

- Where are/What are the proposed and planned developments for Parliament coming down the pipe in the next 5 years? How can we ensure they don’t all maximize height to 11 stories?
- Can we prioritize AFFORDABILITY in this new housing stock?
- How is density decided upon?
- Is densification achieved only through taller buildings?
- What could be the impact of densification on the diversity of residents?
- What would be the impact of densification on traffic, roadways, transit, schools, and services? How do we deal with this?
- How do we deal with homelessness, crime, etc. in a context of densification?
- Has anyone considered the needs of residents of Regent Park and St James Town who are the primary shoppers on Parliament? They are mainly low income, recent immigrants, many elderly and disabled who rely on the shops. Why hasn’t anyone consulted them?

Character of the neighbourhood

- A lot of buildings “preserved” the facade of the building but have hideous glass buildings added at the top. How can we ensure the additions are in keeping with our neighbourhood?
- How does any development relate/relieve/respect history? then why mention it?
- Over time, building codes may change.

Visualizing a new Parliament Street

- Could we offer Parliament Street as the subject of a design charrette?
- Visualize best practices from elsewhere - past, present, future.
- Change should not happen in isolation. Buildings don’t stand alone - they are part of a context. How do we facilitate this?
- Is there room for public realm green spaces, gathering spots, etc.?

- Install benches on Parliament!
- How do you improve public spaces like parks, larger sidewalks, when Parliament Street is privately owned?
- As far as sidewalk width on Parliament, could we not eliminate street parking and expand the width of sidewalks, i.e. street parking on only one side of the street?
- How do we highlight locations of interest and improve local tourism i.e. become a destination for the rest of the city?
- Can we ask that new buildings be more welcoming?
- Design can be led by the architects or the developers. Which one is best?

Redevelopment/Business Owners

- How to encourage property owners of one-storey buildings (Rexall, liquor stores, etc.) to build higher to add to their building profitability?
- I am wondering how many owners of buildings on Parliament are actually members of the Cabbagetown community. If not, they might have very different priorities.
- Are there options for commercial spaces in condo towers which preserve smaller businesses at lower rental costs?
- How can we get more creative designs from developers?
- How can we ensure that we don’t end up with empty retail spaces (for years!) at the bottom of condo towers as it is the case with so many new buildings in Toronto?

Others

- Which political party introduced Bill 23?
- How do we improve use of our main street by residents (“shop local”)?
- re: Cars and traffic: many businesses rely on deliveries and perhaps parking. Will you accommodate them?
- Can Remo give an update on the new Regent Park, especially the new library? Did they deal with any “listed” buildings?
- Can you remind us what the current plans are for the CCDT site (509 Parliament)? When will construction start?
- Issue of high voltage wires that can be touched by people in buildings on Parliament Street.
- Create more land trust?

from A Word, page 2 websites cabbagetownpa.ca and cabbagetownpeople.ca continue to evolve.

Finally, taking a big part of our attention this year was our Cabbagetown Talks sessions. We had two; both were triggered by the sale and designation of 509 Parliament, the old CBC studio and, later, dance school. There were fears of what might happen to our main street in the near future, resulting in a large petition to the City to designate the heritage building. In response, the CPA held a meeting in the Farm Meeting House in November on the history of Parliament Street. That put us close to capacity. In a follow-up panel discussion on the future of the street for our February talk, we booked the former Toronto Dance Theatre, which was packed with over 200 attendees. The panelists did not disappoint and the questions were plentiful and lively. A full description is in our Newsletter.

Stephen Yeates,
Chair, CPA



Parliament Street: A Suggested Way Forward

by Gilles Huot

The Cabbagetown Preservation Association (CPA) was established in the late 1980s to give to Cabbagetown residents an organized voice against what they saw as threats to their beloved Victorian enclave: planned demolitions, land assembly, building proposals and ignoring the character of the neighbourhood.

In the early 2000s, the early CPA efforts culminated in the designation of various areas of Cabbagetown as heritage conservation districts (HCDs) by the City of Toronto. The HCD designation gave to the City the power and responsibility over heritage conservation. This allowed the CPA to focus on various educational programs, awards, media, and events aimed at interpreting and understanding Cabbagetown's heritage. It also adopted a principle of collaborative advocacy which allows it to not only look back to the past but also opened a window on being able to influence the future of our community.

In the last 10-15 years, we all witnessed the "March of the Condo Towers." Just look at the tremendous changes that have happened and continue to happen on Yonge, Charles, Church, Jarvis, and Sherbourne streets. Just look at Regent Park and the northern part of St. James Town. It is only a matter of time until the wave hits Parliament Street. And indeed, the City has already received a few redevelopment proposals which could change Parliament Street's commercial and residential landscape.

In late winter 2024, the City of Toronto approved the designation of the last residential Cabbagetown area not encompassed into an HCD: Cabbagetown SouthWest. This means that all the residential areas of Cabbagetown are now "protected."

However, Parliament Street, the main commercial area of Cabbagetown, is NOT covered by an HCD, which means that the large number of heritage buildings (late 19th-early 20th century) on that street have very little or no protection. Furthermore, in the current context, there are apparently no guidelines on how the upcoming and inevitable redevelopment should occur.

This situation forced the CPA to reconnect with its original purpose: become a rallying point for the Cabbagetown community facing major changes ahead. Let's be clear: the CPA and the Cabbagetown community are not against the redevelopment of Parliament Street. However, the goal is to ensure that this redevelopment occurs in a way that not only favours the developers but also ends up giving the Cabbagetown community a main street that it needs and can be proud of.

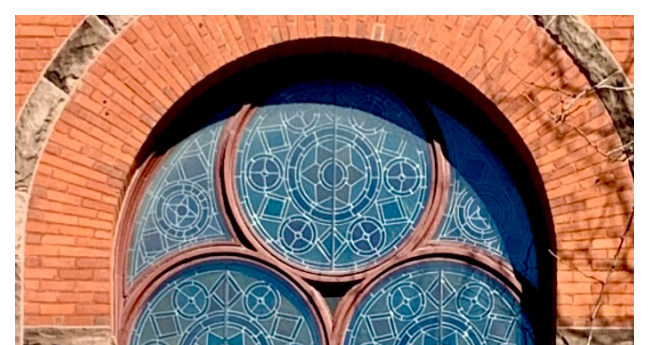
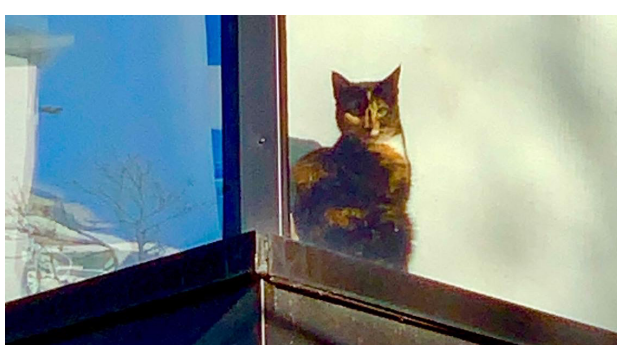
This is why the CPA devoted most of its Fall 2023 newsletter to the issue of the future of Parliament Street. It was also the topic of two Cabbagetown Talks, one on November 30, 2023, and the other on February 27, 2024.

Our February 27 Cabbagetown Talk was a panel discussion that touched on many aspects of these issues important to the Cabbagetown community. See an account of the meeting starting on page.

The following is an attempt at molding all these pieces into a unified vision or work plan. This is a starting point that will benefit from and improve with discussion and expression of various views.

Starting in the fall of 2024, the following will be at the heart of CPA communications and public events.

Area of Concern	Description/Status	Possible Action/Comments
1. Protecting our Heritage Buildings	On Parliament Street, only two buildings are designated: the Winchester Hotel and 509 Parliament (former theatre/ CBC studio, now dance school/ theatre)	<ul style="list-style-type: none"> Winchester Hotel is fine and is now a neighbourhood landmark. However, the developer seeking to redevelop 505-509 Parliament is appealing the designation of 509 Parliament at the Ontario Land Tribunal (hearing at the end of June) The City of Toronto intends to defend the designation. We are closely monitoring this situation.
	The following buildings are listed: <ul style="list-style-type: none"> 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582 Parliament (north of Prospect Street, west side) 583 Parliament (north of Amelia, east side - site of L'Avenue restaurant), and 2, 4, 8 Amelia 502, 504, 506, 508 Parliament (row just south of the LCBO). 	<ul style="list-style-type: none"> The CPA initiated a campaign letter asking the Provincial Government to push further the deadline of January 1, 2025 when listed properties would lose their status (i.e. Bill 23, see elsewhere in this newsletter). Even unlisted, the buildings at Amelia and Parliament are likely "safe." Even unlisted, the buildings just south of the LCBO are likely safe since they belong to the City and have recently been renovated/restored. The ones that would become most vulnerable are those on the west side of Parliament, north of Prospect.
	Many heritage buildings on Parliament Street are neither designated nor listed and have no protection whatsoever.	<ul style="list-style-type: none"> A few years ago, the Cabbagetown HCD Advisory Committee drafted a plan for a Parliament Street HCD. The draft plan identifies heritage buildings and the plan could be used as a basis for actions toward protecting these buildings.
2. Improving the streetscape	Corollary to the previous points, buildings with no heritage value could also be identified.	The City and prospective developers could be informed that there wouldn't be heritage "obstacles" to redevelop these buildings.
	Share widely the Cabbagetown BIA Streetscape Masterplan	Look at ways the plan could be implemented. Establish priorities?
	Develop guidelines for store facades (mostly based on graphics and uniform look).	<ul style="list-style-type: none"> Design charrette? Develop mock-up. Research other places (e.g. Niagara-on-the-Lake). Obtain Cabbagetown BIA's support. Enrol OCAD or MTU student for help (CPA SEP?). Devise an implementation plan that would be acceptable to current businesses.



3. Buildings and Density

- Current City By-Law caps building height at 4 storeys. However, it appears that this may change to anywhere between 6 and 11 storeys.
- How do we ensure that we don't end up with a canyon with 11-storey buildings on both sides of Parliament?
- The Cabbagetown community welcomes increased density as long as that community also benefits from it (e.g. affordable housing, wider sidewalks, community spaces, better transit and flow of traffic, etc.).
- Assemble the various City planning tools for main streets.
- Include the BIA's Streetscape Masterplan
- Include the results of the Store Facade Guidelines and other planning documents
- With all this, develop and disseminate a vision for our main street.
- Vision not mandatory but the City and developers should be mindful of it if they wish to have the support of the Cabbagetown community.

Ontario Heritage Act - Some Definitions

Designated Properties

The Ontario Heritage Act enables municipalities to designate properties of cultural heritage value or interest through a by-law. 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. Designation can apply to individual properties or a whole neighbourhood or district. If a property or district is designated, it gains public recognition as well as protection from demolition or unsympathetic alteration so that its heritage attributes can be conserved.

Listed Properties

Listed properties – those that are not designated, but are believed to be of cultural heritage value or interest. Being listed on the Heritage Register is not the same thing as being a designated heritage property. Being listed means further evaluation of the property will take place if there is an intent to have it demolished. Having properties listed is an important first step in ensuring we can preserve our heritage, but it does not prevent growth. Not everything listed will be formally designated as a heritage property. And for those that are, we know that conservation of full buildings or heritage attributes helps shape change, not prevent it.

Heritage Register

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The register includes a list of all designated properties, including conservation districts within the municipality. In addition, the register may also contain 'Listed' properties

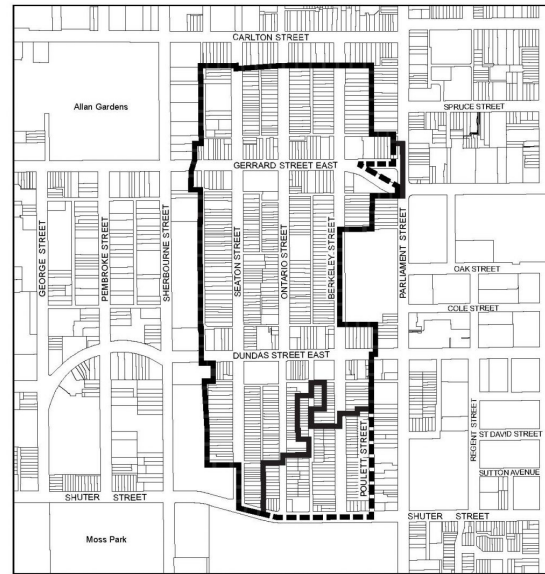
Other Commercial Streets? (Carlton and Gerrard)

We've been asked about why all our attention is on Parliament Street while other Cabbagetown commercial streets like Carlton or Gerrard streets should be included. To which we answer that both Carlton and Gerrard streets are encompassed within heritage conservation districts while it is not the case for Parliament Street. However, some strategies for Parliament Street might be applied to Gerrard and Carlton streets, but the situation is not really the same.

Cabbagetown SW HCD *Approved!*

by Steve Yeates

In December City Council has voted to approve the Cabbagetown SW HCD. At the same meeting, they passed the part IV listing of 509 Parliament, which will force a rethink of the plan for a condo on the site.



Toronto Cabbagetown Southwest Proposed Heritage Conservation District

Study Area Boundary
Proposed HCD Plan Boundary

Not to Scale
04/09/2019

After fifteen years of study, delays and decisions, the Cabbagetown Southwest Heritage Conservation District has been approved by Toronto City Council. The area is defined by Carlton, Sherbourne, Dundas with extensions to Seaton, Ontario and Berkeley. Excluded from this are commercial streets. The boundary lies behind buildings on Sherbourne, Carlton and Parliament.

The Cabbagetown SW HCD district joins the four other HCD districts in Cabbagetown that were initiated in 2002. For information on all of the Cabbagetown HCDs, go to cabbagetownhcd.ca or use the QR code.



Heritage Conservation Districts: What and Why?

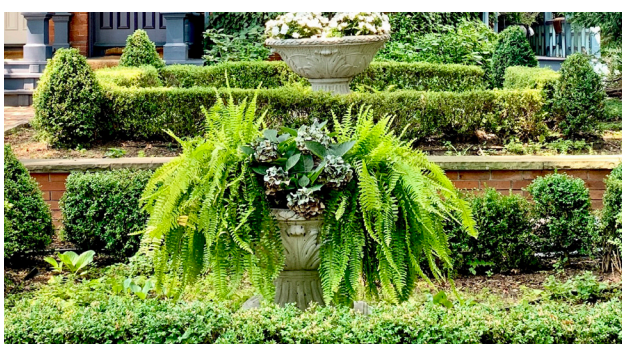
Aside from individual buildings that may have heritage value, whole communities may have significant historical or cultural value. In addition to buildings, other features of the streetscape, such as trees, spaces, or a physical record of historical changes in culture may be considered. Together these characteristics create a unified identity which is historically and culturally significant. The purpose of an HCD is to protect this identity.

Cabbagetown is significant in several ways. It may be the largest continuous neighbourhood of restored or restorable late Victorian and early Edwardian-period buildings in North America, maintaining the sense and flavour of what Canadian urban culture was like in the late 1800s. It displays the history and compact layout of a streetcar suburb, the urban distribution of Victorian wealth and poverty, remnants of small-scale industry in its lanes, local commerce in its repurposed corner stores and in its main street, Parliament, (which has not been designated as an HCD).

HCDs exist under the Ontario Heritage Act. Under its guidelines a municipality can direct and guide changes to protect a valued area. The first HCD in the province was established in 1980: Meadowvale Village in Mississauga.

Living in an HCD requires some consideration from its residents. In a residential HCD, such as Cabbagetown, the enhanced environment and improved property value are the trade-offs with some responsibility to follow heritage rules when renovations affect the streetscape.

On page 6 you can read a complete explanation of HCD guidelines and some background of the establishment of our HCDs.



2024 CPA Student Experience Program

by Gale Moore

In the summer of 2022 the CPA launched a pilot project which offered two awards, each worth \$1500, to graduate students whose research was in some way relevant to this historic Toronto neighbourhood. The idea was to mobilise relevant research and ideas from the university to the community through some form of public engagement — a talk, an installation, etc. The objectives are to showcase graduate student work, to give students hands-on experience with managing a small award (structured as a contract), to provide an opportunity to add to their portfolios and CVs, and to encourage them to appreciate, perhaps in new ways, the importance of heritage in a community.

The 2024 Award builds on the pilot project which was deemed a success both by the student winners and by the Association. A webpage for the award was created (cabbagetownpa.ca/awards/student-experience-programme) and information on the 2022-2023 winners has been posted. Information on this year's competition was distributed widely to universities across the City as well as promoted through the CPA's social media.

Two awards have been made for 2024 with work to be completed over the summer. Bracha Stettin is a Master of Landscape Architecture candidate, University of Toronto. Her project entitled *Trees & Time*, will deliver a zine focusing on historical ecology. Shivangi Chauhan is a Masters of Urban Design candidate in the John H. Daniels Faculty of Architecture and Design, University of Toronto. Her project, *Parliament Street Chronicles: A Culinary and Urban Exploration*, proposes a 20-minute short film that delves into the rich tapestry of culinary diversity and urban design along Parliament Street in Cabbagetown. Congratulations to both our 2024 CPA Student Experience Programme Award winners.

Tour of Homes

On September 17, 2023 the CPA returned with the renowned Cabbagetown Tour of Homes which had not run since 2019 due to the pandemic. This was our biggest tour yet, with over 800 tickets sold and 8 wonderful homes featured, ranging from Victorian and Contemporary designs with a little bit of old and new in regards to the interior characteristics. The tour was spread out over both sides of Cabbagetown and attendees were graced with great weather and the neighbourhood was looking its best. We would like to thank once again our sponsors, Daniel Bloch who chaired the tour for the second time, and his committee who assisted with many months of hard work in every way. The 2023 tour took on many new challenges from moving to a digital format for the booklet along with organizing over 100 volunteers who we are grateful for. Two of the homes were also featured on Breakfast Television which helped boost ticket sales. The next tour will be in September of 2025, if you would like to volunteer your home, please reach out to us! The organising committee is purely volunteer based and will also be looking for individuals who can assist with future planning.



Renovating? What You Need to Know in an HCD

Owning a property in one of our four Heritage Conservation Districts (HCDs) gives you the advantage of living in a beautiful historic neighbourhood of leafy, human-scaled streets, Victorian era architecture and a tangible connection to Toronto's past. These characteristics that we find so attractive are protected by the Ontario Heritage Act and the Guidelines of each district's HCD Plan.

Most property owners in Cabbagetown know that when they make changes to parts of their homes that are visible from the street, a Heritage Permit needs to be obtained from the City of Toronto's Heritage Preservation Services. However, those who are new to the neighbourhood may not be aware of the protocol or may be confused about what approach to take, what to consider, or where to find help.

A Heritage Permit Is Required For:

- Any renovations, alterations or additions that are visible from the street (this includes: windows, doors, porches, siding, and brick).
- Repairs using a material other than the original or the existing material.
- Renovations that have an impact on the building's heritage attributes. If a renovation involves demolition, property owners will need to submit an application to secure a permit.

Note that to secure a Building Permit in an HCD, even if the work does not have any heritage aspects, will require review and approval from the City's Heritage Preservation Services.

Considerations:

- New additions, including items such as skylights, will need to be located to the rear and side, away from the main elevation.
- New garages and parking spaces will need to be located in unobtrusive areas, normally to the rear and side yards.
- Additions must be sensitive to the character of their neighbours in size and height.



A Heritage Permit Is Not Required For:

- Painting of wood, existing stucco or metal finishes.
- Repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches as well as steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that the same type of materials are used.

Our Main Street is not protected!

The Victorian heritage and character of the residential streets of Cabbagetown is protected by city and provincial law. **Parliament Street is not.**



Bill 23 threatens the integrity of the street

Bill 23 contains an amendment to the *Ontario Heritage Act* that would remove any heritage property listed unless the City has given notice of its intention to designate the property under the Act by January 1, 2025.

This is an enormous endeavour, considering that there are 10,000 properties listed in Toronto. It is therefore unlikely that the listed buildings on Parliament Street would meet the provincial deadline. It means that listed properties will lose the little protection they currently have and could be threatened in the near future.

We urge you to send a letter to the Premier of Ontario and the Minister of Municipal affairs and Housing to oppose this section of Bill 23. To make it easy, we prepared a draft letter. For the letter and more detailed information, go to <https://cabbagetownpa.ca/heritage/take-action-on-heritage/>



Cabbagetown People



Guido Basso 1937 - 2023 Renowned Canadian Jazz Musician

Guido Basso was born in 1937 in Montréal, Québec. His Italian-Canadian family lived in the “Little Italy” neighbourhood of Montréal. At the early age of nine he was playing the trumpet. He studied music in Montréal at the Conservatoire de musique du Québec à Montréal. When he began his music career in his teens, his professional name was “Stubby Basso.”

In his early twenties, he played at the El Morocco in Montréal with bands led by Maury Kaye. He toured with singer Vic Damone who he met while playing at the El Morocco. In 1958 he toured North America with singer Pearl Bailey and her husband Louis Belson and their orchestra.

Upon his return to Canada he was busy performing and held a number of music director positions with the CBC (Canadian Broadcasting Corporation).

Basso was a founding member of Rob McConnell’s Boss Brass big band. He played with the band for more than twenty years. He also played in bands led by Ron Collier and Phil Nimmons.

He organized and led big band concerts at the Canadian National Exhibition (CNE) Bandshell highlighting the following jazz greats: Dizzy Gillespie, Quincy Jones, Woody Herman, Benny Goodman, Count Basie, and Duke Ellington.

The Canadian Encyclopedia wrote that Basso was “one of Canada’s pre-eminent jazz trumpeters,” “he was credited with the theory that one attacks the trumpet and makes love to a flugelhorn.”

Guido Basso had an extraordinary career as a composer, arranger, trumpeter, flugelhornist, and harmonica player. He was a dynamic musician from the 1950s to 2023.

His citation to the Order of Canada said of him that he was “an advocate of the arts and an inspiration to young musicians,

generous with his time and talent, running workshops and clinics and lending his name and expertise to worthy causes.”

While active, Guido Basso lived in Cabbagetown, on Aberdeen Avenue.

Basso died on February 13, 2023, in Hospice Quinte in Belleville, Ontario, not far from his country home in Prince Edward County. He was 85.

“His music always suited his environment because he was a damn good professional musician, beyond fluent on trumpet and the instrument closest to him, the flugelhorn. Few have come close to his sound and warmth on that horn.”

Ted O’Reilly

Awards

- Order of Canada, 1994
- Juno Award for Traditional Jazz album of the Year, *Turn Out The Stars*, 2003
- Juno Award for Jazz album of the Year, *Lost In The Stars*, 2004
- Queen Elizabeth II Diamond Jubilee Medal, 2012
- Queen Elizabeth II Golden Jubilee Medal, 2022

For more information go to cabbagetownpa.ca
Join us! Become a member.



Update on 505-509 Parliament Street

by Gilles Huot

It is not part of the CPA’s mandate to comment on specific construction proposals but we’ve repeatedly been asked about what’s happening with the proposal for a condo tower at 505-509 Parliament Street. Here is an update.

As a reminder, 507 Parliament is the current location of the Naija Jollof restaurant (formerly the Pear Tree). 505 Parliament is the address of the apartments above the restaurant while 509 Parliament used to be a theatre (the marquee is still in place). It then became a CBC studio and is now the location of the Canadian Contemporary Dance Theatre.

In March 2023, Streetwise Properties Inc. (the “developer”) submitted an application to the City of Toronto asking for an amendment to the City Bylaw to allow for the construction of a 10-storey tower (plus technical penthouse) as the current height limit (as per Bylaw) is 4 storeys.

The application went through the normal process (public posting of documents, public “consultation,” etc.). As part of the process, by the early fall 2023, Toronto City Planning had reviewed the application and sent comments to the developer for consideration. The developer had a chance to amend his application accordingly but didn’t.

As part of the original application, the developer was to integrate the actual theatre marquee and the row of bricks just above

it into the new building. The rest of 509 Parliament was to be demolished to make way for the new condo tower.

The City of Toronto announced in the fall of 2023 its intention to designate 509 Parliament (the whole property) under the Ontario Heritage Act. The Bylaw designating 509 Parliament was adopted by Toronto City Council in February 2024.

The developer decided to appeal this designation and filed its case with the Ontario Land Tribunal (OLT). The OLT hearing (case # OLT-24-000317) is scheduled for the morning of June 27, 2024.



Celebrating Streetscapes in Bloom: A Legacy of Urban Beauty

by Sarah McCarten

After 26 successful years, the Streetscapes in Bloom award concluded in 2023, leaving behind a legacy of urban gardening excellence and community beautification.

The award's history dates to 1996, when a cross-Canada competition called 'Communities in Bloom' was launched and the front yard garden grouping from 90-98 Winchester won an award. This inspired the CPA to launch an annual 'Streetscapes in Bloom' Award the following year. Its goal was to celebrate masterful urban gardening while also inspiring residents to transform unkept yards into beautiful green spaces.

A volunteer committee would gather over the summer months to critique a selection of community nominated front gardens. Key criteria included plant variety, hard landscaping, design, maintenance, and overall impression. Winners received a unique art glass medallion from Kitras Glass, designed by Steve Yeates, and a watercolor portrait of their garden. Over the years, this award significantly enhanced the front gardens of Cabbagetown, and beautified the neighborhood.

In 2023, our winning garden was 7 Winchester Street. This garden features a thoughtful arrangement of heights, textures, plant types, density, and colors. Clearly developed and nurtured over many years, this garden reflects the owner's dedication and meticulous care. Its striking beauty is such that it would naturally catch your eye, even outside the context of the competition, standing as a testament to the transformative power of gardening in our community.

Over the years, this award achieved its goal, having significantly enhanced the front gardens of Cabbagetown, and beautified the neighborhood. That is why we marked 2023 as our final year. We are now focusing on creating new programming that will have the same positive impact on our community. While the award has drawn to a close, its legacy remains in the vibrant, blooming streetscapes enjoyed by all. We extend our gratitude to the late Peggy Kurtin who created the event, to Helen Coltrinari and Stephen Boddy who led the event for its duration, and to all other participants who helped make our community more beautiful.



7 Winchester Street

Our Thanks to Gale Moore

Our upcoming AGM will be our Past-President, Gale Moore's last occasion as a CPA board member.

The CPA Board has always been a hardworking panel of committed, aware people. When Gale joined the board in 2015 she brought with her a jolt of new energy and direction. Gale was one of the board members who nudged us into more direct cooperation with other Cabbagetown groups, voiced our concern at city meetings about the women's shelter on Carlton Street, shared in the thankless job of managing the CPA website, encouraged closer ties with the National Trust for Canada, including attendance at their Annual heritage conference and initiated and ran the CPA's Student Experience Program (please see page 6). And all that in addition to managing the duties of Chair.

The CPA Board 2023-2024

Stephen Yeates – Chair
Sarah McCarten – Vice Chair
Mary Martin – Treasurer
Virginia Van Vliet - Secretary
Gale Moore – Past Chair
Daniel Bloch
Joanne Dolan
Gilles Huot
Donald MacMillan
Matt Mintzer
David Pretlove
George Rust-D'Eye

Comments?
[CONTACT US](#)



CPA: Who We Are

Founded in 1988 to encourage the preservation of the architectural integrity and historic character of Cabbagetown, the CPA does that and more:

Cabbagetown Walks

Scheduled and on-demand walking tours.

Cabbagetown Talks

Lively discussions about Cabbagetown's past, present and future

Cabbagetown People

Celebrating the lives of remarkable people.

Garden and Home Tours

The Hidden Gardens & Private Spaces Tour
The Cabbagetown Tour of Homes

Award Programs

The Peggy Kurtin Awards Program
The CPA Recognition Award
The CPA Student Experience Program

Hidden Gardens & Private Spaces Tour



June 2, 2024
10 AM - 3 PM
Cabbagetown,
Toronto

Enjoy privately owned gardens and be inspired by their beautiful designs and imaginative solutions.

This self-guided tour through the heritage conservation district of Cabbagetown is sure to delight!

Featuring horticultural expert & CBC Host

Paul Zammit

Plus Master Gardeners at select gardens

Plus Special offers from local shops

\$25. Buy tickets online

www.cabbagetownpa.ca

Proceeds support
Cabbagetown Preservation Association
Programs



Volunteer Opportunity!
Can you wrestle the back-end of a website? The CPA is looking for a volunteer who is comfortable with IT. If you're interested please contact us at cpa@cabbagetownpa.ca

