



Cabbagetown Preservation Association

Newsletter

AUGUST 1991 FESTIVAL EDITION

Amelia Street Cottages

The CPA spoke to Morris Trotta of Trotta Markson Developments Inc., a principal owner of the cottage property (#36-#40 Amelia Street). He assures us that the plans for the 7 units (3 facing the street and 4 behind) continue as discussed with the CPA over a year ago.

Specifically, the front 3 units facing Amelia will maintain the same facades and roofline. The wall finish will be off-white or white stucco and, where possible, will be surrounded by the original wood detail, painted hunter's green as recommended by the Toronto Historical Board. Presently, the wood gables and trim have been removed and warehoused until construction begins.

Hopefully, there will be occupancy by spring. Meanwhile, the cottages were torn down for the safety of the community.
Ruth Wagner

A Message from the President

Elitist? Opposed to development? Working for the developers? All of these phrases have been used in the past 2 months to describe the Cabbagetown Preservation Association. It is, therefore, timely to review the goals, as well as the limitations of the CPA. It is our mandate to promote preservation for the architectural and historic character of Cabbagetown as bounded by Bloor, Parliament, Gerrard and the Don River. Within these limits, we consider every property to be equally deserving of preservation and/or restoration, regardless of architectural style or location. We recognize, however, that time marches on. Old buildings need repairs or even major reconstruction. Developers and homeowners alike request permission from the City to renovate, add to, or demolish their 'old house'.

Often, the CPA is requested by the developer, owner, neighbour(s) or the City to review the proposal. The established process of the CPA Board of Directors, as the elected representatives of the membership, is to review the impact of the proposal on the streetscape of Cabbagetown. We then discuss with the developer or owner any changes to the proposal as required to maintain the integrity of the streetscape. It is important to stress that all proposals are dealt with in this fashion; we do not oppose or support any development *carte blanche*. Additionally, we do not deal with issues other than streetscape. The interior design plans of the private homeowner or of the developer are not considered in our discussions of streetscape issues.

Most of us live in Cabbagetown because we love the unique appearance of our streets. One of the guiding principles of the CPA, therefore, is that, while both the developer and the homeowner have every right to renovate their property, the residents of Cabbagetown have the right to request that such renovations be sympathetic and do not significantly alter the streetscapes or character of our 'Cabbage' town.
Pat Poulin

Renovation Proposal for 434-436 Gerrard Street East, at the corner of Sumach.

Many of you may be aware by now of the proposed redevelopment of 434-436 Gerrard Street, the site of the old Avion Hotel/Tavern. 434 Gerrard Street was erected in 1890-1 as the Gerrard Street Pharmacy, and is attached to row housing at 436-446 Gerrard (built 1885-8). All of these structures are 'listed' by the Toronto Historical Board as being architecturally important. The buildings have been vacant for several years awaiting redevelopment.

The current owners, Diversified Building Corporation, have requested that the City rezone the site to permit renovation, alteration and additions to these historic buildings. The original proposal called for preservation of the facade of 434 Gerrard, restoration of the facade of 436 Gerrard, a third storey addition to the 2 storey row house at 436 Gerrard Street, and a 3 storey stucco addition with modern windows to the rear of both structures. The original kitty-corner entrance to the building was to have been replaced by a side entrance on Sumach Street.

After extensive discussions between the CPA, the architect, the Toronto Historical Board and the City, the architects have agreed to retain the existing roofline of the Gerrard Street rowhouse, retain the existing entrance on the corner of Gerrard and Sumach (in addition to the new side entrance), face the rear addition in reclaimed brick, and maintain the rhythm of the windows along the Sumach side of the building. All of these changes to the proposal were initiated by the CPA, in keeping with our mandate to preserve the architectural and historic character of the neighbourhood.

In discussions with the neighbours of the proposed development, it became apparent that much controversy exists over both the development and its proposed use as supportive housing. It is the hope of the CPA that our negotiations with the developer will result in an architecturally sympathetic renovation, if redevelopment of this site proceeds.
Pat Poulin

Stairs Now Open from Riverdale Pedestrian Bridge

Don Vale residents no longer have to walk or cycle several kilometers to gain access to the Don.

It's hard to understand how the fencing-off of the entire river from the Brickworks down was allowed to come about. The good news is that on August 16 at 8:15 a.m., the Mayor and members of Council officially opened the long-awaited Lower Don River Trail, along with the new stairway down from the Riverdale Pedestrian Bridge.

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Stairs Now Open...

The Trail is the link between the waterfront trail system and those to the north, and it means that, for the first time since the Bayview Extension was built in 1953, residents on the west side of the river can walk or ride to the foot of the hill below Riverdale Farm, then straight to the river via the bridge and stairs.

No more taking your life in your hands along the 70 km/h section of the Bayview below the Necropolis where they forgot to put in sidewalks; or south of Gerrard Street where four lanes compress to two, and it takes courage to walk or ride, again without sidewalks.

This City of Toronto project has been in the planning stages since 1982, and involves signage, safety measures and extensive tree planting. The stairs and trail are just a few of the planned improvements in the campaign to make the Don accessible, clean and green once again.

The City was aided by both the City Cycling Committee and the Task Force to Bring Back the Don.

For more information, call Rollo Myers (964-0297) or David Stonehouse, Task Force staff (392-0068).

Contact Co-Op School 310-320 Gerrard Street East

It was first proposed by Lantana Co-op and the Toronto Board of Education that a 7 storey structure would be built on the Gerrard Street site. It would have housed the school on the first and second floors, with 89 co-op units above.

The Cabbagetown Preservation Association, the Business Improvement Area and Rolston Avenue residents had concerns about the height and scale of the building and its compatibility with the surrounding residential area, as well as the potential for increased traffic down Rolston Avenue.

The groups involved met with the architects and planners to address the concerns of the community. A new revised plan has reduced the height by 2 storeys to 5 and the number of units to 60. The building has been redesigned to better integrate with the architectural character of the surrounding area and truck traffic down Rolston Avenue has been addressed by restricting vehicular traffic.

1991 Cabbagetown Festival Walking Tour

There are "Walking Tours" and there are "Walking Tours", and then there is the **Cabbagetown Festival Walking Tour**.

Saturday, September 7 - 2:00 p.m. - 3:00 pm
Sunday, September 8 - 11:00 a.m. - 12 noon

A 7 member CPA Committee has put together an all new Walking Tour for this year's Cabbagetown Festival.

The walk will include sections of Alpha, Amelia, Hillcrest, Owl House, Parkview, Sackville, St. James Court, Sumach, Wellesley Ave., Wellesley St. and Winchester. Tours will leave every ten minutes during the times above and are expected to last approximately 1 1/2 hours.

Meet your Tour Guide at the CPA Booth located just inside the Riverdale Park gates on the southeast corner of Sumach and Winchester Streets.

Walking Tour Book in the Works

A 5 member Committee has begun a self-guided walking tour book of Cabbagetown, based on the successful annual walking tours designed by CPA Volunteers. The book is now in the conceptual stage and we are seeking out possible grants and ideas for the content.

All going well, look for this CPA fundraising item at the '92 September Cabbagetown Festival.

Cabbagetown Mugs

Fundraising at this year's Cabbagetown Festival will feature the **new Cabbagetown mug** bearing the same motif (which combines the cabbage and Victorian architecture) as our popular T-shirt. Both the T-shirt and *Cabbagetown in Pictures* will again be available, along with the mugs at our two booths mentioned below.

Looking to replace that missing front door???

or a screen door for the porch, gingerbread from the gable, the Victorian porch taken off in the 70s, the vintage bathroom fixtures or claw feet from the tub, baseboards and mouldings???

Ross Fraser is looking for one or two people to help compile a resource file - a pool of information from and for all of us who have run into the problem of 'where to find what' when restoring details of our Cabbagetown homes. To assist or to simply offer some information, call him at 960-8934.

Articles for this newsletter are welcomed.
Please call Debbie Deak at 944-0047 or
Ruth Wagner at 927-0167.

Your Support is Needed.

Join the Cabbagetown Preservation Association and help us to preserve this special neighbourhood.

\$10.00 memberships can be purchased at either of our 2 booths during the Cabbagetown Festival:

entrance to
Riverdale Park
(corner of
Sumach and
Winchester)

northeast
corner of
Parliament
and
Winchester

or, as usual,

mail (or drop) \$10.00, as well as your name, address and telephone number to 93 Winchester Street, Toronto M4X 1B1.