



CABBAGETOWN PRESERVATION ASSOCIATION

February 1992

NEWSLETTER

Vol. 6, No. 1

A LETTER FROM THE PRESIDENT

As I begin my last four months as President of the Cabbagetown Preservation Association, I would like to reflect on some of the recent accomplishments of the Association.

First and foremost, I feel that the Association has developed a credible presence in Cabbagetown, not only in the eyes of its members, but also in the view of other residents of Cabbagetown, the local Business Improvement Area (BIA) and the City of Toronto. We have been involved in discussions about a number of development proposals involving changes to the facade of a building, and thus to the local streetscape. Although some of these issues are ongoing, the large majority have been resolved to the satisfaction of the CPA, and of neighbours and developers, especially regarding streetscape matters. In these discussions, we have had a great deal of assistance from the City of Toronto, in particular from Barbara Hall (City Councillor) and Pat Zolf (City Planner), for which I am extremely grateful. The CPA has also been involved in the establishment of the Heritage Canada Main Streets Program of the BIA, initially to help improve the economic viability of our main streets, but with the long-term hope that streetscape improvements will follow.

It is my hope that the efforts of the CPA and of like-minded people will help to preserve and protect this unique community in which we live. It is my personal opinion, however, that despite our best efforts, Cabbagetown still has

long way to go in terms of heritage preservation and protection. To give one example, there have been several cases in Cabbagetown recently of 19th century row houses undergoing renovations that included alterations to the roofline of the house. Such damage to our streetscapes continues to occur due to the absence of adequate legislation and planning to protect our heritage buildings.

An extreme example of this is seen in the case of Talbot Street in London, Ontario. Talbot Street has been described as "the best nineteenth century commercial streetscape ... in southwestern Ontario" (OMA Currently, 2/92). Based on this, the entire block had been designated under the Ontario Heritage Act. In spite of this, and despite significant local opposition, the City of London has granted a permit for demolition of the entire block. I feel that it will be one of the great challenges of the CPA over the next few years to take proactive action(s) to ensure that such developments do not continue to threaten the streetscapes of Cabbagetown.

In closing, it has been a privilege to serve as President of the CPA over the past few years. I look forward to continuing my association with the CPA to help ensure that Cabbagetown's unique heritage community gains the protection that it deserves.

Pat Poulin

57R Winchester or "Metcalf Mews" Proposal

You may be aware that Mitchell and Associates requested permission to convert Garage of Kane into 11 residential condominiums, with an indoor parking area for 12 motor vehicles and an outdoor parking area, to be sold privately to individual home owners.

Results of the November 19 Committee of Adjustment hearing follow:

The site is situated behind several residential and commercial properties that front onto Winchester, Parliament, Carlton and Metcalfe Streets and is accessible only by means of a narrow laneway. The Committee concurs that the proposed intensification of this site would increase significantly the density and activity generated by this use, which, in turn, would exacerbate the existing parking and traffic congestion in this lane. Also, the overshadowing impact created would detract from the back yard amenities of the abutting residential properties in terms of loss of view, privacy and light ... It regards this proposal as excessive given the number and magnitude of the variances and the resultant impacts on the surrounding residential properties. In the Committee's opinion ... the development [is] inappropriate.

The decision has now been appeal, led by Mitchell and Associates, to the Ontario Municipal Board, and will likely be heard in 12-14 months.

The CPA was represented at the Committee of Adjustment hearing. Subsequent to the Committee's decision, Pat Poulin, CPA President, wrote to Mr. Mitchell on behalf of the Association about our concerns with this development proposal and "to ensure that any resulting development is appropriate to the neighbourhood". She has invited him to meet and discuss any further ideas with us at any time in the future.

DO YOU WANT A FORSYTHIA FESTIVAL?

The Forsythia Festival needs people to act as: general coordinator, assistant, parade marshall, organizers, obtainers and distributors of prizes, etc. Come out and participate in this neighbourhood event. If people don't organize it, it won't happen. For more information, call Peggy Kurtin at 967-6432.

LESLIE EXTENSION/BAYVIEW WIDENING

If you haven't already heard, there is **good news** for the residents of Cabbagetown.

The Province's Review of the Environmental Assessment for the Leslie Street Extension/Bayview Widening was released last fall. The review concludes:

It is the position of the Environmental Assessment (EA) Branch that the range and evaluation of alternatives, the public consultation utilized, the traceability and replaceability of the planning process and clarity of documentation in the Leslie Street EA are not in keeping with the requirements of the EA Act.

It appears that the City of Toronto will be taking the position that an Environmental Assessment Hearing is unnecessary given the views of the Environmental Assessment Branch.

For more information, contact Dennis Perlin, City of Toronto's Legal Department.

Some dates to put on your calendar:

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• February 28/February 29 •
• Ontario Historical Society •
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Two-day hands-on workshop (10:00 to 4:00 each day) about the history and symbolic importance of bread to our ancestors. Participants will make several kinds of breads that were well known to First Nations and the many other cultural groups that have made Ontario their home.
The Gibson House, 5172 Yonge Street, North York.
Call 226-9011.

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• Saturday April 11 •
• Ontario Historical Society •
•••••

Heritage Gardening Today
Royal Botanical Gardens, Hamilton.
Sessions include: The Ethics of Restoring Heritage Gardens, The Development of a Heritage Garden, Seed Saving at Historic Sites, The Practice of Historic Gardening, Developing an Herb Garden, Restoration Landscaping.
Call 226-9011.

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• Sunday May 3 •
• Forsythia Festival •
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Location: Wellesley Park
See **DO YOU WANT A FORSYTHIA FESTIVAL?**

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• Thursday May 14 - 8:00 p.m. •
• Annual General Meeting of the CPA •
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Location: St. Martin's School.
Watch for the Agenda in the next newsletter!

WHITHER CABBAGETOWN'S MAIN STREETS?

On March 9, 10 and 11, Heritage Canada convenes a three-day meeting of a team of consultants, local and provincial officials, community residents and BIA members to weigh the options for the development of our retail and commercial strip and, hence, for the development of the community.

Part way through its extensive interview and research program, it will take a break to meet interested members of the community and to present them with the then-held views of the team.

Come to the Winchester Street Theatre
(home of Toronto Dance Theatre),
80 Winchester Street (at Metcalfe) on
Tuesday, March 10, 1992
from 5:30 p.m. to 7:30 p.m.,
with a special presentation at 6:00 p.m.

Hear what they're thinking; give them your views!
They're your streets and your community.

For more information, call Julie or Bob at the offices of the Cabbagetown Business Improvement Area, 921-0857.

RENEWAL TIME

CPA memberships are valid for the calendar year, January to December. Several people renewed for 1992 at the General Meeting in November. If you were one of them, wonderful! If not, now is the time.

Annual membership is \$10.00 per person. Membership dues may be dropped off at 93 Winchester Street. *Thank you in advance for supporting the CPA.*

CPA Board:

Officers:

Pat Poulin-Brubaker, President
Peggy Kurtin, Vice President
Ian Thom, Secretary-Treasurer

Members at Large:

Lene Badhwar
John Durnan
Ross Fraser
Doug Johnson
Frances Rooney
Ruth Wagner

For information concerning the CPA, phone
Pat Poulin at 923-6934 or Peggy Kurtin at 967-6432.

Articles and ideas for this newsletter are welcomed!
Please call Ruth Wagner at 927-0167.