



CABBAGETOWN PRESERVATION ASSOCIATION NEWSLETTER

February 1993

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CPA WINTER MEETING

WEDNESDAY, MARCH 3RD

8:00 P.M. - SAINT MARTIN'S ELEMENTARY SCHOOL

What is a Victorian Garden? What grows best in direct sunshine or gentle shade? How do I incorporate water into my garden? Get answers to these questions or any other questions which you might

have regarding your garden. Our guest speaker is Richard Ringe of Ringe and Associates. So please join us for an evening filled with helpful gardening information as well as updates on CPA business.

DEVELOPMENT FOR PARLIAMENT AND WINCHESTER

On the north east corner of Parliament and Winchester there has been a large vacant lot for some years. A development plan for a three storey office building was presented to the neighborhood about 5 years ago and a building permit was granted. It was never built. The school children of Cabbagetown have kept the hording nicely decorated over the past few years.

Verdiroc Holdings Limited have recently decided to develop the lot. A meeting was held in Councillor Barbara Hall's office between representatives of the developer, Cabbagetown Business Improvement Area and the Cabbagetown Preservation Association. Verdiroc is planning to build a one storey 8,000 square foot masonry building with high ceilings, stone lintels and trim, in rather a turn-of-the-century French style. The building will house four stores and there will be no parking provided on site. A bank and McDonalds have each expressed interest in occupying one of the store fronts.

The Cabbagetown representatives suggested that a three storey building would better suit the streetscape. However, the developer said that as their present plans agree with all by-laws, they could receive a building permit almost immediately, while if they wanted a taller building, they would have to go to the Committee of Adjustment or the Ontario Municipal Board and that could take two years. They agreed to look into the feasibility of designing the building to accommodate a later addition of more floors. A further meeting is planned.

CPA Thanks Barbara Hall for arranging this meeting.

MURDER IN ST. JAMES CATHEDRAL

In the front lobby of St. James Cathedral, Queen and Bond Street, there is a small memorial plaque to the last duel to the death that took place in Toronto. Therefore it only seems fitting that the spring fund raising event for the Central Neighborhood House, Murder Mystery Dinner Theatre, occurs in the same magnificent building.

On Saturday, April 24, the Murder Mystery Dinner Theatre will take place in the dining room of St. James Cathedral. This original play will be the first production of the newly organized Cabbagetown Theatre Company.

This exciting evening will start with a reception at 6 p.m., followed by the brilliant chef Robert Steele, from the catering company Intimate Affairs. The investigation begins at the scene of the crime at 6 p.m. with solution of the heinous murder by 11 p.m.

The tickets for the Murder Mystery Dinner Theatre are \$50 each with a \$25 charitable receipt forwarded to the purchaser. You may organize a table of friends or by an individual ticket. Tickets may be purchased at Central Neighborhood House by calling Stephanie Connor at 925-4363.

35 SPRUCE STREET

As you may have noticed, 35 Spruce is empty and up for sale. The CPA has asked the Toronto Historical Board to designate it and they have agreed. Now City Council has to agree. An evening meeting will be held by Council for the public to present their views. At this time, a date has not been set. However, if you are interested in attending, please contact Peggy Kurtin at 967-6432 and she will let you know when it has been announced.

35 Spruce was built sometime between 1860 and 1867 (dates vary) for Charles B. Mackay, a clerk at the Custom House on Front Street (in the days before public transit, this was indeed a long way from work!). The house also belonged at one time to the Dean of Trinity College Medical School.

WILL ST. MARTIN'S BE HISTORY

A declining school population may force the closure of St. Martin's Catholic School at 55 Salisbury Ave. The school faced a similar crisis in 1989 but parents rallied to increase enrollment. Now these kids have graduated, unreplaced so far. A parent's group wants to hear from former graduates of years gone by to help write a school history. Call Anna at 864-0118.

CABBAGETOWN RENOVATION AWARD

The CPA is pleased to announce the first CABBAGETOWN RENOVATION AWARD. A framed original watercolour painting of the award winning house will be commissioned by the Association and presented to the owners at our Annual General Meeting in May.

Any house in Cabbagetown (Parliament to Don Valley, Bloor to Gerrard) is eligible provided:

- the renovation was completed in 1992;
- the renovation was to the exterior of the house, its facade or its surrounding (but not including flowers, tree planting or gardens);
- the renovation maintained or enhanced the character and integrity of Cabbagetown's streetscapes.

WINCHESTER SQUARE UPDATE

Rose Park Howard Investment, the developer of the remaining lands on the Winchester Square site have recently filed a new application with the Ontario Municipal Board for three buildings (8, 9 and 18 storeys) at Wellesley between Ontario and Bleeker Street. The Sherbourne Street side shows an "L" shaped building rising from 4 storeys facing Bleeker to 7 storeys on the main portion of the building. This new scheme maintains the same density as earlier proposals but redistributes it in different building forms. The developer's position is that density is not negotiable.

The Winchester Square Working Committee has been working with the City's Planning and Development Department to come up with a scaled down project that would respect the existing scale of the surrounding area. To achieve this the City is proposing to amend the old By-law (1976). The new amended By-law will reduce the:

- maximum allowable height;
- maximum allowable gross area;
- number of units (the amendments will establish the maximum number of units allowable).

This proposal will go to City Council on February 22nd. The Ontario Municipal Board hearing resumes on July 12th with a pre-hearing conference on February 26th.

Just a reminder, if any residents wish to help the Winchester Square Working Committee to defray the legal costs associated with these hearings, please contact Graham Mudge, Chair of the Working Committee at 511 Ontario Street, M4X 1M8.

When considering nominating your own or a neighbour's home, bear in mind the CPA's goal of preserving the architectural integrity and historical character of our neighbourhood. Which 1992 renovation do you feel best exemplifies that goal?

If you would like to nominate your own or a neighbour's home (you don't need to know the owner's names) please identify the house address and indicate in 50 words or less why you believe the house should receive the 1992 CPA House Renovation Award. Nominations will be accepted by the Chair of the judge's committee until March 31, 1993. Please mail your nominations to:

Cabbagetown Renovation Award
27 Hillcrest Park, Toronto, M4X 1E8

FORSYTHIA FESTIVAL

The first planning meeting for the 1993 Forsythia Festival, to be held at Wellesley Park on Sunday, May 2nd, started out with a video of last year's successful event. Many local children, in fancy dress, and dogs not in fancy dress, were featured in the video.

Plans are under way to make this year's festival better than ever. Volunteers are still needed to help with organizing the event or just on the day the festival is held. If you are able to help out in either capacity, please call either Nancy Allin at 515-7082 or Sue Langton at 921-6758. The next planning meeting is on Monday, March 15th, at 7:30 at 51 Division Police Station, 30 Regent Street. Come out to help plan the festival and visit the cells!

CPA BOARD

If you have any concerns about the integrity and historical character of our neighbourhood, please feel free to call one of the CPA executive.

President	Peggy Kurtin	967-6432
Vice-President	Lene Badhwar	921-4601
Secretary-Treasurer	Ross Fraser	920-5202
Past-President	Pat Poulin	920-6934
	Nancy Allin	Sue Langton
	Earl Vitalis	Doug Johnson
	Janice Hall-Harris	Heather Thom

1993 CPA MEMBERSHIP RENEWAL

The Cabbagetown Preservation Association (CPA) was established to "preserve the integrity and historical character of our neighbourhood". In 1992, the residents of the Cabbagetown community clearly showed their support for the volunteer work of the CPA by responding positively to our membership campaign. To demonstrate your continuing commitment to the goals of the CPA, we strongly encourage you to renew your membership.

If you have not been a CPA member in the past, we extend an invitation to do so now. In addition to demonstrating your support for the Association's goals, you will also be able to purchase a number of CPA gift items including Cabbagetown T-shirts and mugs at special discount prices. The recently published *Touring Old Cabbage* is also a great buy at \$10 instead of the regular \$15 price.

If you haven't got the time to help us this year, perhaps next year, however, please **renew your membership or join** the CPA today. To renew your membership or join the CPA, fill in the form below and either return it to CPA, 93 Winchester Street, Toronto, M4X 1B1 or to the Winter CPA Meeting on Wednesday, March 3rd.

- I would like to renew my Cabbagetown Preservation Association membership
- I would like to become a member of the Cabbagetown Preservation Association.
- I may be interested in contributing time to one of the following Committees:
- Writing Walking Tours Negotiations I can't help this year, perhaps next year

Name _____ Telephone (_____) _____

Address _____ Postal Code _____