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Proposed Heritage Conservation District – Cabbagetown Southwest

WHO

- Cabbagetown Heritage Conservation District Advisory Committee
- Residents of Cabbagetown

WHAT

Proposed Heritage Conservation District (HCD)

- Cabbagetown Southwest
(Residential Area from Dr. O'Lane to the North Side of Shuter, East Side Sherbourne to East Side of Berkeley)
- Property Count = 794

WHEN

Upon release of the City's revised HCD Policies & Guidelines – Spring 2012

WHY

HISTORICAL VALUE

- Cabbagetown Southwest was one of the first suburban developments in Toronto with 503 of the buildings dating pre-1900.
- Out of the entire Cabbagetown area, homes in Southwest have remained virtually intact for more than 125 years.
- The area predominantly features Victorian Bay and Gable architecture making up over 200 of the residential homes. Probably the most prevalent Cabbagetown style, most were built in the later 1880s during the strong economic and population boom.
- Second Empire architecture is strongly represented with close to 60 residential homes beautifully intact. This builder's pattern was imported from France, was used and applied by the wealthy and workers' alike.
- Queen Anne architecture is also well represented with close to 20 intact. This style expresses the exuberance and inventiveness of industrial-age builders.
- 63 Heritage Designated Homes already exist within this proposed district.
- The oldest designated property is 241 Sherbourne Street - cited by the city as 1856.
- There is a remarkable 30-35 homes still intact built Pre-Confederation (1867).
- Intense development is encroaching the neighbourhood, which threatens the community's historical streetscapes.

COMMUNITY

- Cabbagetown Southwest represents the final residential piece of the 'Cabbagetown Family' to designate and protect.
- To restore unity to Cabbagetown and give residents a stronger and more official voice in decisions made on the future development of the area.
- To protect the area for future generations to enjoy.
- To increase both the economic and aesthetic value of the neighbourhood.

BUSINESS IMPROVEMENT

- To raise the profile and attract new development, people, businesses and visitors to the district.
- To improve the means for preservation through provincial and municipal heritage grants, tax rebates and business incentives.
- To capitalize on the overall appeal of living and doing business in Cabbagetown; North America's largest continuous area of preserved 19th Century housing.

REAL ESTATE IMPACT

- A recent study, commissioned by the Toronto Heritage Preservation Services, indicates that HCD housing values are higher than housing values in adjacent districts;
- That HCD houses increased in value by a larger percentage than within adjacent houses;
- And that purchasing a house in an HCD will likely be more profitable than purchasing in non-heritage areas over time.