



Public art and murals in high traffic pedestrian walkway improve the pedestrian experience.

4.4.4 PUBLIC ART

Public art plays a critical role in improving the public realm and is encouraged in various locations within the Study Area to enliven the parks, transit infrastructure, bridges, underpasses, and other parts of the public realm. Public art can also connect with the area's historic context and community.

New public art can be provided in a variety of ways - from a private owner, commissions by the City, or through the community. Proponents should consult with city staff to determine the appropriate process for any proposal of public art in the Study Area in order to comply with the selection, location, and consultation processes.



Temporary public art animate public spaces for cultural and seasonal events.

GUIDELINES

- a. Consider providing public art and engage with City programs such as the Percent for Public Art, StreetARToronto, and the Arts and Culture Services in the Economic Development & Culture division.
- b. Engage with local agencies, business improvement associations, resident's associations, and non-profit organizations to assess public art opportunities in the community.
- c. Consider providing public art in public realm areas such as at Entry Nodes, Focus Areas, POPS, or in publicly visible areas of private developments. (Refer to section 4.4.1 and Map 7).

5.0 Mobility

- 5.1 Transportation and Complete Streets**
- 5.2 Complete Street Vision**
- 5.3 Connections to Transition Stations (TTC and GO)**



A view of Danforth Avenue in front of East Lynn Park.

5.1 TRANSPORTATION AND COMPLETE STREETS

Danforth Avenue maintains an average right-of-way (ROW) width of 27 metres, and typical of the City's main streets, experiences peak traffic conditions during AM and PM rush hour periods. The Study Area is generally pedestrian-friendly and walkable and the area has access to many transit options in close proximity to Danforth Avenue. Further improvements to the overall public realm within and adjacent to the Study Area are recommended to enhance the pedestrian-friendly and walkable nature of the Study Area and provide better opportunities for movement of a variety of modes throughout the day.

Throughout the Study, City staff also discussed with the community the need to integrate built form, public realm, and transportation discussions, as all these matters can have a direct and positive impact on each other. The community expressed their desire to ensure this area grows as a pedestrian-friendly, walkable, and multi-modal area, where the street is a destination in and of itself and users can successfully move within, and throughout, the Study Area on various modes of transportation (including, transit, active transportation, and driving). The built form policies and future intensification will encourage growth of active transportation (walking, cycling, etc.) and transit use, rather than supporting an auto-dominated landscape.

5.2 COMPLETE STREETS VISION

The City has developed Complete Streets guidelines that provide directions for planning and designing our streets and public spaces. Complete streets are designed to consider the needs of all users, such as people who walk, cycle, take transit or drive, and people of varying ages and levels of ability. They also consider other uses such as sidewalk patios, street furniture, street trees, utilities, and stormwater management. City staff discussed the concept of complete streets with the community and found consistent support to bring the concept of complete streets as described in the City's Complete Streets guidelines to Danforth Avenue. At a community meeting in December 2017 (CCM #4), community members were tasked with imagining the existing Danforth Avenue ROW as a complete street, as well as providing high-level visionary options for a future potential Danforth Avenue ROW. All of the options created are provided in the CCM #4 meeting summary available on the study website.

Key to note from the community consultation on complete streets is that most participants included on-street bike lanes within their concept designs for Danforth Avenue. A large number of participants also spoke very positively about the concept of complete streets and, in particular, the provision of separated, on-street bike lanes to provide greater and safer cycling opportunities within the study area and to also enhance the walkability of the area, as bike lanes could serve to buffer pedestrian traffic from faster moving vehicular traffic.

GUIDELINES

- Danforth Avenue will evolve based on the "Avenue and Neighbourhood Main Street" typology established by the City's Complete Streets guidelines.
- New development will, where possible, contribute to the evolution of Danforth Avenue as a complete street by providing improvements to the public realm that will include more seating, landscaping/stormwater retention, bicycle ring and posts, among additional complete streets infrastructure.

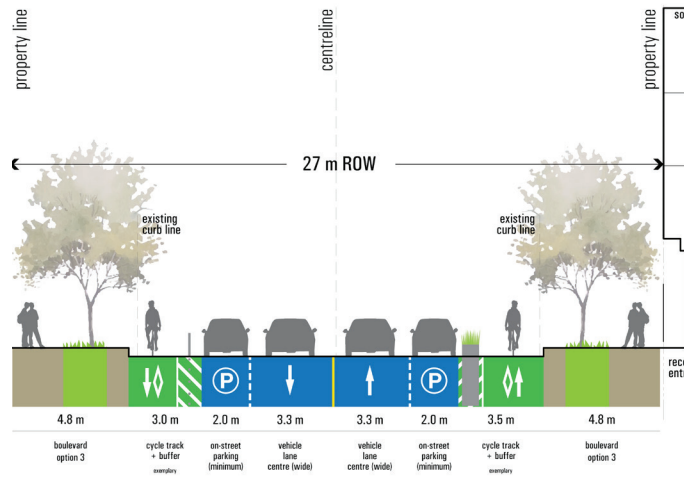


Diagram 9: Potential Danforth Avenue Cross Section #1

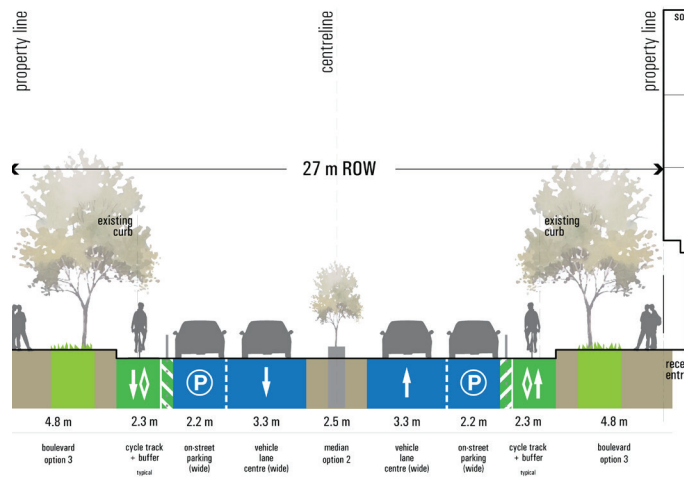


Diagram 10: Potential Danforth Avenue Cross Section #2

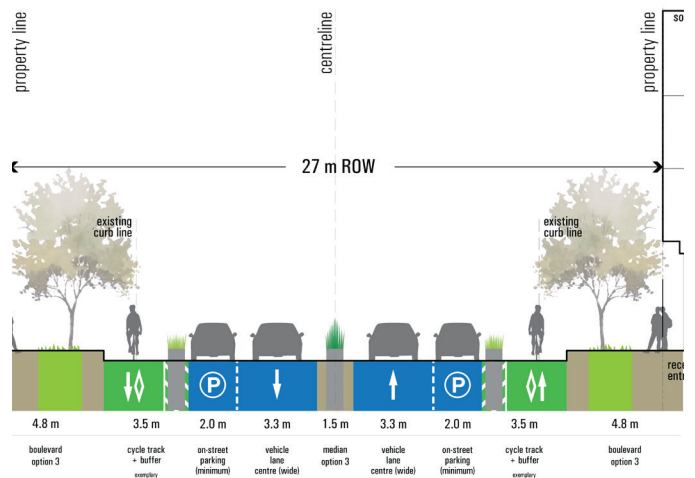


Diagram 11: Potential Danforth Avenue Cross Section #3

5.3 CONNECTIONS TO TRANSIT STATIONS (TTC AND GO)

The Study Area contains three TTC stations (Coxwell, Woodbine, and Main Street stations), and is in close proximity to a fourth TTC station (Victoria Park). There is also a Metrolinx GO, and future RER, station within close proximity to the Study Area (Danforth GO station). A key component of the Study was to explore ways to improve pedestrian connectivity to the existing TTC stations within the study area and connectivity between Main Street TTC station and Danforth GO station. For Coxwell, Woodbine and Main Street TTC stations, new mid-block connections are recommended to provide better pedestrian connectivity to these stations from Danforth Avenue and will be encouraged through new private development applications.

For connectivity between Main Street TTC and Danforth GO station, City staff have been in consultation with TTC, Metrolinx, and the community on specific improvements to enhance the public realm in this area and provide improved pedestrian connectivity between these two transit stations. Danforth GO station is undergoing improvements as part of the RER program and Metrolinx completed a connectivity study to determine new station entrances and connections to those station entrances. The results of the Study reaffirmed Main Street as the primary pedestrian entrance for Danforth GO station, while providing a secondary entrance at the foot of Dawes Road for vehicular, cyclist, and pedestrian traffic. A new pick-up and drop-off (PUDO) shelter will be developed in this area with dedicated short-term vehicular parking and sheltered bicycle parking. A mid-block entrance, halfway between Main Street and Dawes Road is being considered by Metrolinx. Pedestrian connections to the south side of the existing Lakeshore GO East railway corridor were also reviewed by Metrolinx staff.

The connections between Main Street TTC and Danforth GO stations will be further explored by City, TTC, and Metrolinx staff, as well as with the community, through the Main Street Planning Study.



A well-used pedestrian route to Coxwell Station is a public laneway with access to loading and parking areas to adjacent buildings. Improvements to this pedestrian walkway should be considered to improve access, safety, and enjoyment.



Existing mid-block connection to Coxwell Station.

Appendices

Appendix A	Building Typology and Heritage Inventory
Appendix B	Map 1: Study Area Map
Appendix C	Map 2: Historic Annexation Map
Appendix D	Map 3: Historic Context Map
Appendix E	Map 4: Heritage Inventory Map
Appendix F	Map 5: Office Priority Area Map
Appendix G	Map 6: Public Realm Area Context Map
Appendix H	Map 7: Public Realm Map
Appendix I	Map 8: Streetscape Map
Appendix J	Map 9: Community Services and Facilities Map



Example of Main Street Buildings at 2330-2362 Danforth Avenue.

APPENDIX A - BUILDING TYPOLOGY AND HERITAGE INVENTORY

As part of the Danforth Avenue Planning Study, City Planning retained an expert heritage consultant to conduct a Cultural Heritage Resource Assessment (CHRA) of the Study Area, and of a portion of Dawes Road, north and south of Danforth Avenue. The CHRA was intended to inform the Planning Study, in order to ensure that all properties of cultural heritage value or interest, located within the Study Area, were appropriately identified, understood and conserved as part of an up-to-date planning framework. The CHRA includes a historical overview of the study area, provides a historic context statement and, through applying provincial criteria, identifies potential cultural heritage resources for inclusion on the City's Heritage Register.

Building Types within the Study Area

After reviewing the CHRA, Heritage Preservation Services has identified properties of heritage potential and interest. The potential heritage properties can be categorized into one of two typologies:




- a. **Landmark** - These properties include places of worship as well as significant institutional, industrial and commercial buildings.
- b. **Main Street Building** - Main Street properties date to the period between 1910 and 1930. These properties have been described as predominantly two-storey structures with glazed commercial ground floors and residential or commercial uses above. These buildings were often designed in cohesive groups and contribute to a continuous streetscape.





Example of Main Landmark Building at 2174 Danforth Avenue - Mennonite Gospel Mission Church built in 1910.

The following schedule is the Heritage Inventory which includes properties proposed for inclusion on the City's Heritage Register as well as those properties in the Study Area which are already on the Heritage Register.



DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
699 Coxwell Avenue Block 1: Coxwell Ave. to Woodington Ave.			
	Heritage Potential	Landmark	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this three-storey property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1586 & 1590 Danforth Avenue Block 1: Coxwell Ave. to Woodington Ave.			
	Heritage Potential	Landmark	<p>Date: c. 1923</p> <p>Located at north-east corner of Danforth and Coxwell Avenues, this two-storey building was constructed as a Canadian Bank of Commerce.</p> <p>Preliminary research and evaluation indicates that this building has design value as an intact example of early commercial development along this portion of Danforth. It has contextual value as contributing to the characteristic pattern of corner buildings located at main intersections along Danforth Avenue. Further research may identify additional values, including associations with communities, individuals and architects.</p>
1594 & 1598 Danforth Avenue Block 1: Coxwell Ave. to Woodington Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this pair of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
1602 Danforth Avenue Block 1: Coxwell Ave. to Woodington Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>This Main Street building contributes to the cohesion of the row. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under contextual value, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1606 Danforth Avenue Block 1: Coxwell Ave. to Woodington Ave.			
	Heritage Potential	Landmark	<p>Date: c. 1948-1950</p> <p>This building was constructed as a station on the Danforth bus route that at the time was being run by Hollinger Bus Lines, an independent operator. Having serviced East York from its founding in 1921, Hollinger Bus Lines was taken over by the Toronto Transit Commission (TTC) in 1954, along with a number of other independent lines. According to City directories, from the beginning, this building also housed the aptly named Terminal Grill, later called the Bus Terminal Diner, which had been owned by J.B. Hollinger. With its scale, form and architectural details the building is a relatively early, one-storey bus station with modest Streamline Moderne influences. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
1686, 1690 & 1692 Danforth Avenue Block 2: Woodington Ave. to Glebemount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Located at north-east corner of Danforth and Woodington Avenues, preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1696, 1702, 1706 & 1708 Danforth Avenue Block 2: Woodington Ave. to Glebemount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1784, 1796, 1792, 1794, 1800 & 1802 Danforth Avenue Block 2: Woodington Ave. to Glebemount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>




DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
1810, 1814, 1820, 1822, & 1828 Danforth Avenue Block 2: Woodington Ave. to Glebemount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1832, 1834, & 1840 Danforth Avenue Block 2: Woodington Ave. to Glebemount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1842 & 1846 Danforth Avenue Block 2: Woodington Ave. to Glebemount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Located at north-west corner of Danforth and Glebemount Avenues, this pair of buildings anchors the corner. Preliminary research and evaluation indicates that this pair of Main Street commercial properties meets Ontario Regulation 9/06 under contextual value, and further research may identify additional values, including associations with communities, individuals and architects.</p>

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
1852 Danforth Avenue Block 3: Glebemount Ave. to Woodmount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Located at north-east corner of Danforth and Glebemount Avenues, preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1854 Danforth Avenue Block 3: Glebemount Ave. to Woodmount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>This Main Street building contributes to the cohesion of the row. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1870, 1872,& 1878 Danforth Avenue Block 3: Glebemount Ave. to Woodmount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>




DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
1902, 1904, 1908, 1910, 1912, & 1914 Danforth Avenue Block 3: Glebemount Ave. to Woodmount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1928, 1930, 1936, 1938, 1942, 1944, 1946 & 1948 Danforth Avenue Block 3: Glebemount Ave. to Woodmount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1952 Danforth Avenue Block 3: Glebemount Ave. to Woodmount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>This Main Street building contributes to the cohesion of the row. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
1954 Danforth Avenue Block 3: Glebemount Ave. to Woodmount Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Located at north-west corner of Danforth and Woodmount Avenues, preliminary research and evaluation indicates that this corner property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1956 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Located at north-east corner of Danforth and Woodmount Avenues, preliminary research and evaluation indicates that this corner property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1958 & 1968 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>



DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
1972 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that the property, as part of a contiguous row, meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1974 & 1980 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that these two-storey Main Street properties meet Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1982 Danforth Avenue Block Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that the property, as part of a contiguous row, meets Ontario Regulation 9/06 under contextual value, and further research may identify additional values, including associations with communities, individuals and architects.</p>

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
1990 & 1992 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this pair of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1998 & 2000 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that these two-storey Main Street properties meet Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2034 & 2036 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this pair of Main Street properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2038, 2040, 2042 & 2046 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meet Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2048 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that the property, as part of a contiguous row, meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2050 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that the property, as part of a contiguous row, meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2056 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Landmark	<p>Date: Mid-1920s</p> <p>This building was a Woolworth's store by the late 1930s or early 1940s. Together with the adjacent Kresge's store, this property was one of a competing pair of iconic shops valued for their lunch counters and affordable pricepoints. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>
2064 Danforth Avenue Block 4: Woodmount Ave. to Woodbine Ave.			
	Heritage Potential	Landmark	<p>Date: 1929</p> <p>This building was originally a Kresge's store. Though Kresge's had been established in 1912, this was its first store to open in Toronto, followed by four others later in 1929. Together with the adjacent Woolworth's store, this property was one of a competing pair of iconic shops valued for their lunch counters and affordable pricepoints. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
-------	-----------------	---------------	------------------------

2078 & 2086 Danforth Avenue Block 5: Woodbine Ave. to Cedarvale Ave.

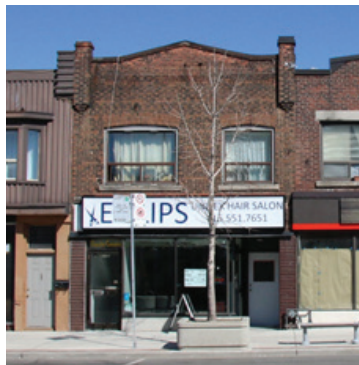


Heritage Potential

Main Street

Date: 1926-1927
 The adjoining properties at 2078 & 2086 Danforth Avenue, located at north-east corner of Danforth and Woodbine Avenues, were commissioned in 1927 by William Somerville, owner of the adjoining Prince of Wales Theatre, and originally housed offices for his construction company and the theatre, as well as a pharmacy and Woolworth's discount store. These Main Street commercial buildings are valued for their Edwardian Classical styling and historical and contextual links to Danforth Avenue and the commercial and social hub that developed around its intersection with Woodbine Avenue. Therefore, these properties meet Ontario Regulation 9/06 under design, historical/associative and contextual values.

2144 Danforth Avenue Block 5: Woodbine Ave. to Cedarvale Ave.




Heritage Potential

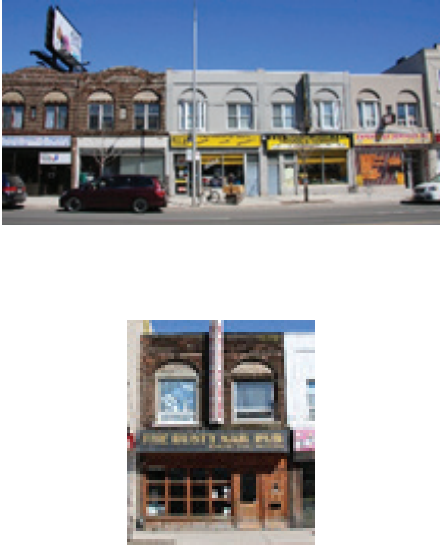


Main Street

Date: c. 1919-1930
 Preliminary research and evaluation indicates that the property, as part of a contiguous row, meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2146 Danforth Avenue Block 5: Woodbine Ave. to Cedarvale Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Located at north-west corner of Danforth and Woodbine Avenues, preliminary research and evaluation indicates that this corner property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2170 Danforth Avenue Block 6: Cedarvale Ave. to Gledhill Ave.			
	Heritage Potential	Main Street	<p>Date: Late 1910s early 1920s</p> <p>This building is an early and intact example of interwar commercial development that characterizes this portion of the Danforth. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2174 Danforth Avenue Block 6: Cedarvale Ave. to Gledhill Ave.			
	Heritage Potential	Landmark	<p>Date: 1910</p> <p>This church was built as the Mennonite Gospel Mission for an American and Swiss-German congregation, which had ties to Toronto's first Mennonite mission from the turn of the century. It became an independent congregation known as Danforth Mennonite Church in 1957. Since its early days, the church has played a role as a social and cultural hub for the local community, beginning with welcoming British immigrants who moved to the area in the interwar period. The building's form is representative of an early 20th century vernacular church building. Preliminary research and evaluation indicates that this landmark building meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>



DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2180, 2184, 2188, 2192, 2196 & 2202 Danforth Avenue Block 6: Cedarvale Ave. to Gledhill Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2326 & 2328 Danforth Avenue Block 8: Oak Park Ave. to Westlake Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that these two-storey Main Street properties meet Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2330, 2336, 2338, 2344, 2346, 2350, 2354, 2360 & 2362 Danforth Avenue Block 8: Oak Park Ave. to Westlake Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>




DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2428, 2430, 2436 & 2438 Danforth Avenue Block 9: Westlake Ave. to Chisholm Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this group of two-storey Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2442 & 2444 Danforth Avenue Block 9: Westlake Ave. to Chisholm Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this pair of properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2448 Danforth Avenue Block 9: Westlake Ave. to Chisholm Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this Main Street property, as part of a contiguous row, meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>



DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2452, 2454, 2460, 2464, 2466, 2472 & 2474 Danforth Avenue Block 9: Westlake Ave. to Chisholm Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of two-storey Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
15 Chisholm Avenue Block 10: Chisholm Ave. to Main St.			
	Heritage Potential	Landmark	<p>Date: 1929-1930</p> <p>The East Toronto Masonic Temple was constructed during a period of active residential and commercial development in the area, spurred by the introduction of streetcars and the Bloor Viaduct that connected the Danforth to downtown Toronto. Situated at the transition between the Danforth's commercial street wall and the residential neighbourhood to the north, this building contributes towards defining the area's character. It has visual prominence due to its institutional scale and style. This landmark building is an intact example of c.1930 institutional architecture. It is one of the few institutional buildings located along this portion of the Danforth. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2550 Danforth Avenue Block 10: Chishom Ave. to Main St.			
	Heritage Potential	Landmark	<p>Date: 1930</p> <p>The building is located at north-west corner of Danforth Avenue and Main Street. As one of the few institutional buildings along this portion of the Danforth, the church reflects the development of East Toronto as a self-sufficient community. With its prominent Danforth Avenue frontage and its crenellated entry tower making the intersection with Main Street, the church is a visible community landmark and spiritual hub. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>
2632 & 2634 Danforth Avenue Block 12: Barrington Ave. to Dawes Rd.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that these two-storey Main Street properties meet Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2646, 2650, 2652, 2656. 2658, 2662, 2666 & 2668 Danforth Avenue Block 12: Barrington Ave. to Dawes Rd.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that these Main Street commercial properties meet Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>



DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2720 Danforth Avenue Block 12: Barrington Ave. to Dawes Rd.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2726 Danforth Avenue Block 12: Barrington Ave. to Dawes Rd.			
	Heritage Potential	Landmark	<p>Date: c. 1880</p> <p>This former inn, once known as the White House Hotel, is a rare legible example of the wood-frame hotels that were a key feature of the area's early development. From the 1860s through the 1920s, the intersection of Danforth and Dawes, just east of this property, was known first as Smith's Corners and then Coleman's Corners, both named after local innkeepers. The Corners were the centre of the village of Little York, with close proximity to the GTR York Station, established in 1884, and other amenities. This landmark building is a remnant of that early phase of development. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>

DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2734, 2736 & 2740 Danforth Avenue Block 12: Barrington Ave. to Dawes Rd.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of two-storey Main Street properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2742 Danforth Avenue Block 12: Barrington Ave. to Dawes Rd.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2754 & 2756 Danforth Avenue Block 12: Barrington Ave. to Dawes Rd.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this pair of properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>


DANFORTH AVENUE - NORTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2766 & 2768 Danforth Avenue Block 12: Barrington Ave. to Dawes Rd.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this pair of two-storey Main Street properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2928 & 2930 Danforth Avenue Block 13: Dawes Rd. to Sibley Ave.			
	Heritage Potential	Landmark	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this pair of two-storey Main Street properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>

DANFORTH AVENUE - SOUTH SIDE

Photo	Heritage Status	Building Type	Additional Information
-------	-----------------	---------------	------------------------




1627 Danforth Avenue Block 1: Coxwell Ave. to Hillingdon Ave.

	Heritage Potential	Landmark	<p>Date: 1915</p> <p>The Toronto Civic Railway established a Danforth line in 1913, bringing streetcar service east of Broadview Avenue. As part of this service, the Danforth carhouse opened in 1915. The streetcar brought significantly more traffic to the surrounding area and, in addition to the Bloor Viaduct that opened in 1919, contributed to the surge of development along the Danforth in the 1920s. The carhouse was expanded by the TTC in 1921, and later became a bus garage after streetcar service ended with the subway's arrival. This landmark building constitutes the larger part of a block at the south-east corner of Danforth and Coxwell Avenues. Due to its scale, form, and civic architecture, the building holds visual prominence. The property meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>
---	--------------------	----------	--




1779 & 1781 Danforth Avenue Block 4: Bastedo Ave. to Roseheath Ave.

	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Located at south-east corner of Danforth and Bastedo Avenues, preliminary research and evaluation indicates that this pair of Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
---	--------------------	-------------	--




DANFORTH AVENUE - SOUTH SIDE

Photo	Heritage Status	Building Type	Additional Information
1799 & 1811 Danforth Avenue Block 4: Bastedo Ave. to Roseheath Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>These are rare examples of early 20th century three-storey commercial buildings on the south side of Danforth Avenue. Preliminary research and evaluation indicates that these Main Street properties meet Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1839 & 1841 Danforth Avenue Block 5: Roseheath Ave. to Aldridge Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this pair of two-storey Main Street properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
1847, 1849, 1855, 1857 & 1863 Danforth Avenue Block 5: Roseheath Ave. to Aldridge Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of two-storey Main Street commercial properties meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>

DANFORTH AVENUE - SOUTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2083 Danforth Avenue Block 10: Woodbine Ave. to Amroth Ave.			
	Heritage Potential	Landmark	<p>Date: 1924</p> <p>Located at south-east corner of Danforth and Woodbine Avenues, this two-storey building was constructed as a Canadian Bank of Commerce and remains an intact example of early commercial development along this portion of Danforth. The presence of this corner bank along the Danforth reflects the area's population growth and commercial development, which flourished in the 1920s. With its entry addressing the intersection of Danforth and Woodbine Avenues, the building holds visual prominence and helps to define the contemporaneous commercial streetscape along the Danforth. Preliminary research and evaluation indicates that these properties meet Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2093 Danforth Avenue Block 10: Woodbine Ave. to Amroth Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this two-storey Main Street commercial property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2097 Danforth Avenue Block 10: Woodbine Ave. to Amroth Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates this two-storey Main Street commercial property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>


DANFORTH AVENUE - SOUTH SIDE

Photo	Heritage Status	Building Type	Additional Information
2107 Danforth Ave Block 10: Woodbine Ave. to Amroth Ave.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this two-storey Main Street commercial property meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2215, 2217, 2219, 2223 & 2229 Danforth Avenue Block 12: Cedarvale Ave. to Patricia Dr.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that this contiguous group of two-storey Main Street commercial meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
2231 Danforth Avenue Block 12: Cedarvale Ave. to Patricia Dr.			
	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>Preliminary research and evaluation indicates that the property, as part of a contiguous row, meets Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>


DANFORTH AVENUE - SOUTH SIDE

Photo	Heritage Status	Building Type	Additional Information
-------	-----------------	---------------	------------------------


2237 Danforth Avenue Block 12: Cedarvale Ave. to Patricia Dr.

	Heritage Potential	Landmark	<p>Date: c. 1919-1930</p> <p>This landmark institutional building is located on the south side of Danforth Avenue between Cedarvale and Patricia Avenues. It is distinguished by its visual prominence. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>
---	--------------------	----------	---



2357 Danforth Avenue Block 14: Morton Rd. to Westlake Ave.

	Listed	Main Street	<p>Date: 1925-1926</p> <p>This property is located at south-east corner of Danforth Avenue and Morton Road. The Danforth Avenue Substation was built by the Toronto Hydro Electric System according to the design of their in-house architect A.E. Salisbury. The two-storey red brick building features cast stone detailing, decorative brick quoining and multi-paned windows. This landmark building was included on the City of Toronto's Heritage Register in 1995. It meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>
--	--------	-------------	--

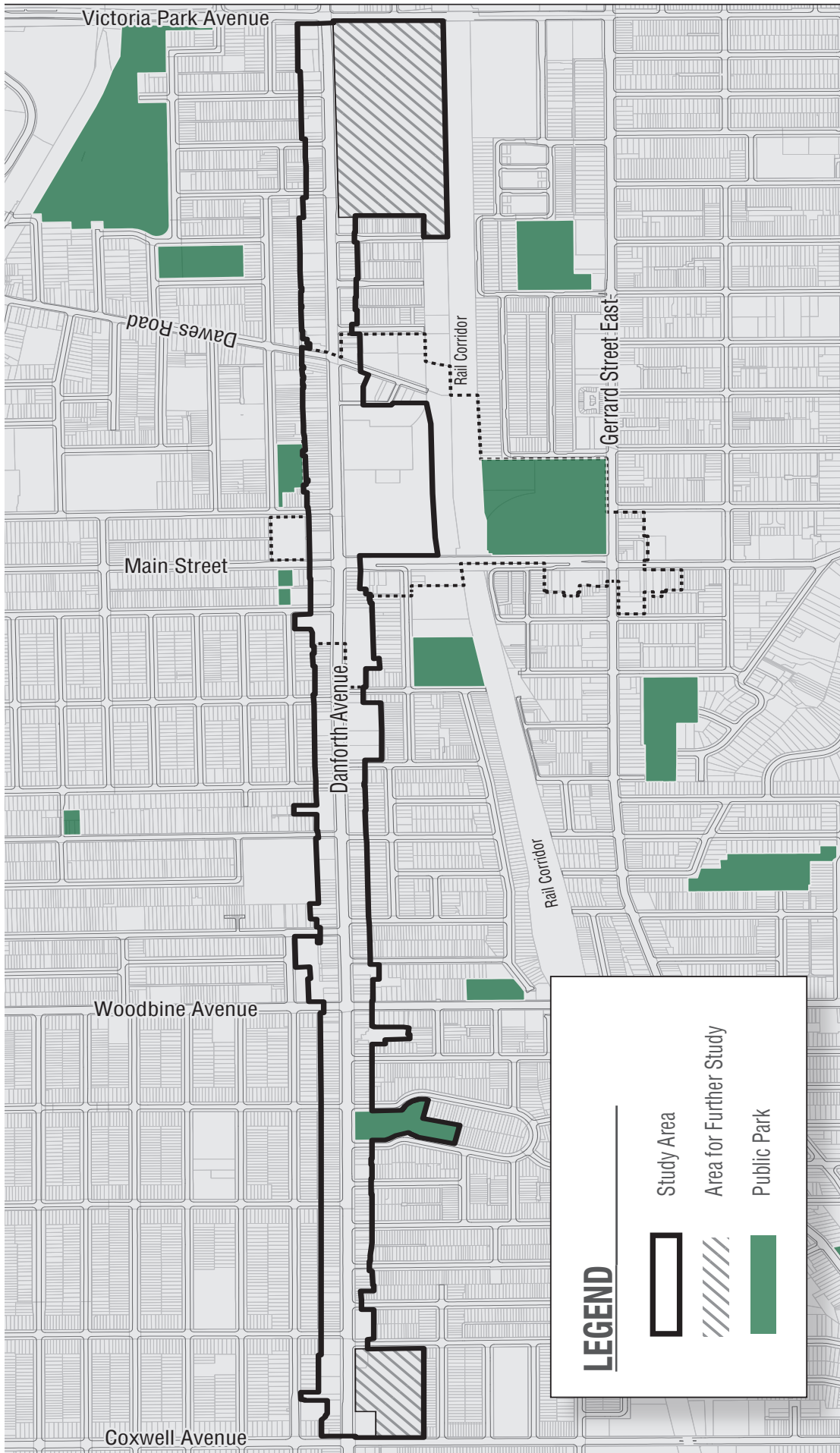
2533, 2535, 2541 & 2543 Danforth Avenue Block 15: Westlake Ave. to Main St.

	Heritage Potential	Main Street	<p>Date: c. 1919-1930</p> <p>These are rare examples of early 20th century three-storey commercial buildings on the south side of Danforth Avenue. Preliminary research and evaluation indicates that these Main Street properties meet Ontario Regulation 9/06 under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.</p>
---	--------------------	-------------	---

DANFORTH AVENUE - SOUTH SIDE

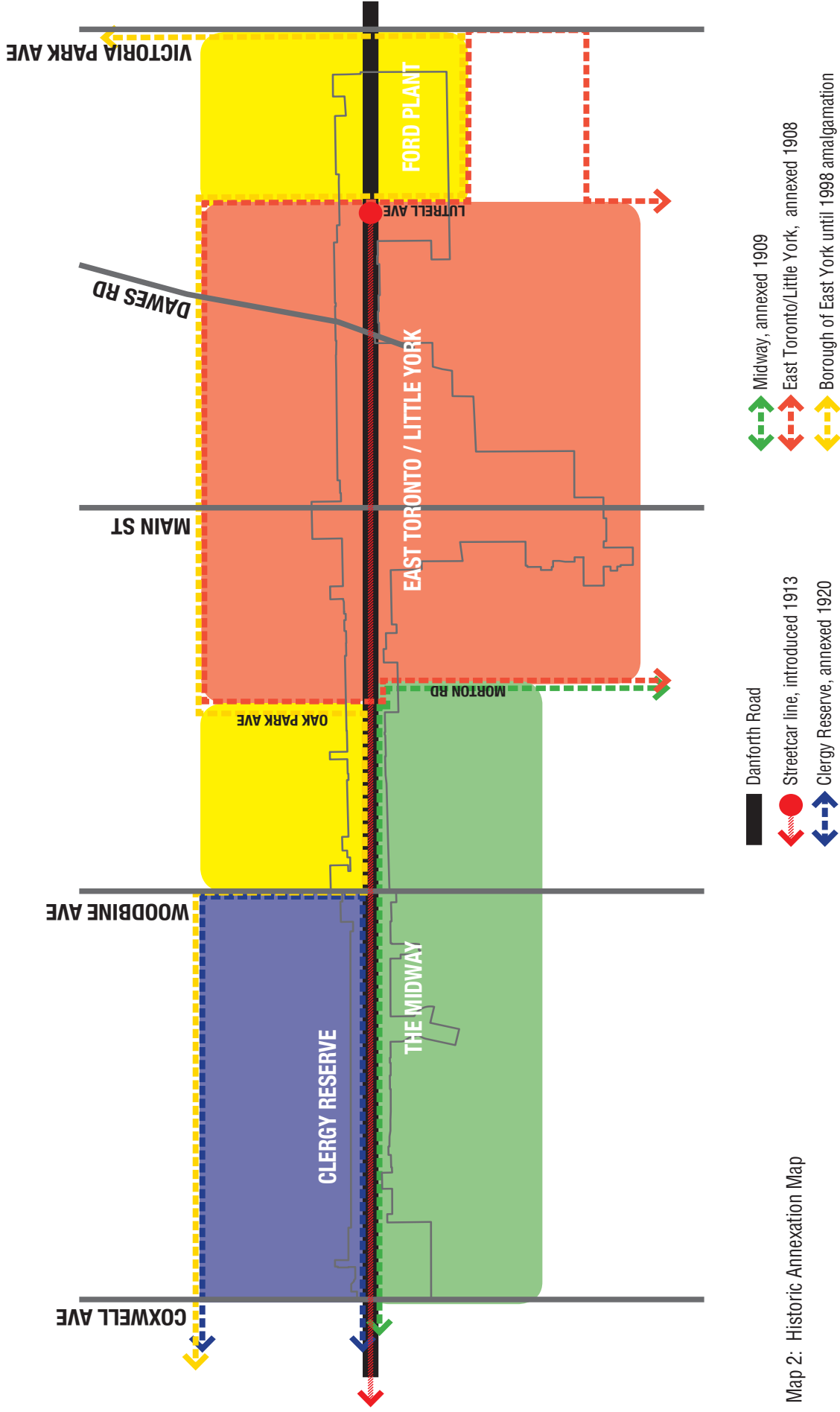
Photo	Heritage Status	Building Type	Additional Information
2547 Danforth Ave Block 15: Westlake Ave. to Main St.			
	Heritage Potential	Landmark	<p>Date: 1920</p> <p>Located at south-west corner of Danforth Avenue and Main Street, this prominent corner building was formerly a branch of the Home Bank of Canada. This building is one of few remaining Home Bank of Canada buildings in Toronto that retain their original carved signage, a visual remnant of the institution. It remains an intact example of early commercial development along this portion of the Danforth, largely driven by the introduction of streetcars to the Danforth (1913), and the completion of the Bloor Viaduct (1919). With its entry addressing the intersection of Danforth Avenue and Main Street, the building holds visual prominence and helps to define the contemporaneous commercial streetscape along the Danforth. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>
10 Dawes Road Block 17: Guest Ave. to Dawes Rd.			
	Heritage Potential	Landmark	<p>Date: 1890s</p> <p>This building, once known as Chalmer's Milling Company, was a storage and distribution facility for grits, grains, and other livestock feed. It was constructed in the 1890s, following the construction of the Grand Trunk Railway (GTR) rail yard and roundhouse to the south in 1884, and coinciding with the early wave of residential subdivision and industrialization of the area. This landmark building is a rare, and relatively intact, remnant of the late-nineteenth-century industrial development in the vicinity of Little York. Its original form as an early mill remains legible. Corrugated metal siding has been introduced, likely to protect the wooden frame and siding of the original structure; however, fragments of the original signage are visible on the east elevation. It is important in maintaining the legible industrial heritage of Dawes Road, Little York, and East Toronto. Preliminary research and evaluation indicates that the property meets Ontario Regulation 9/06 under design, historical/associative and contextual values.</p>

APPENDIX B - MAP 1: STUDY AREA MAP



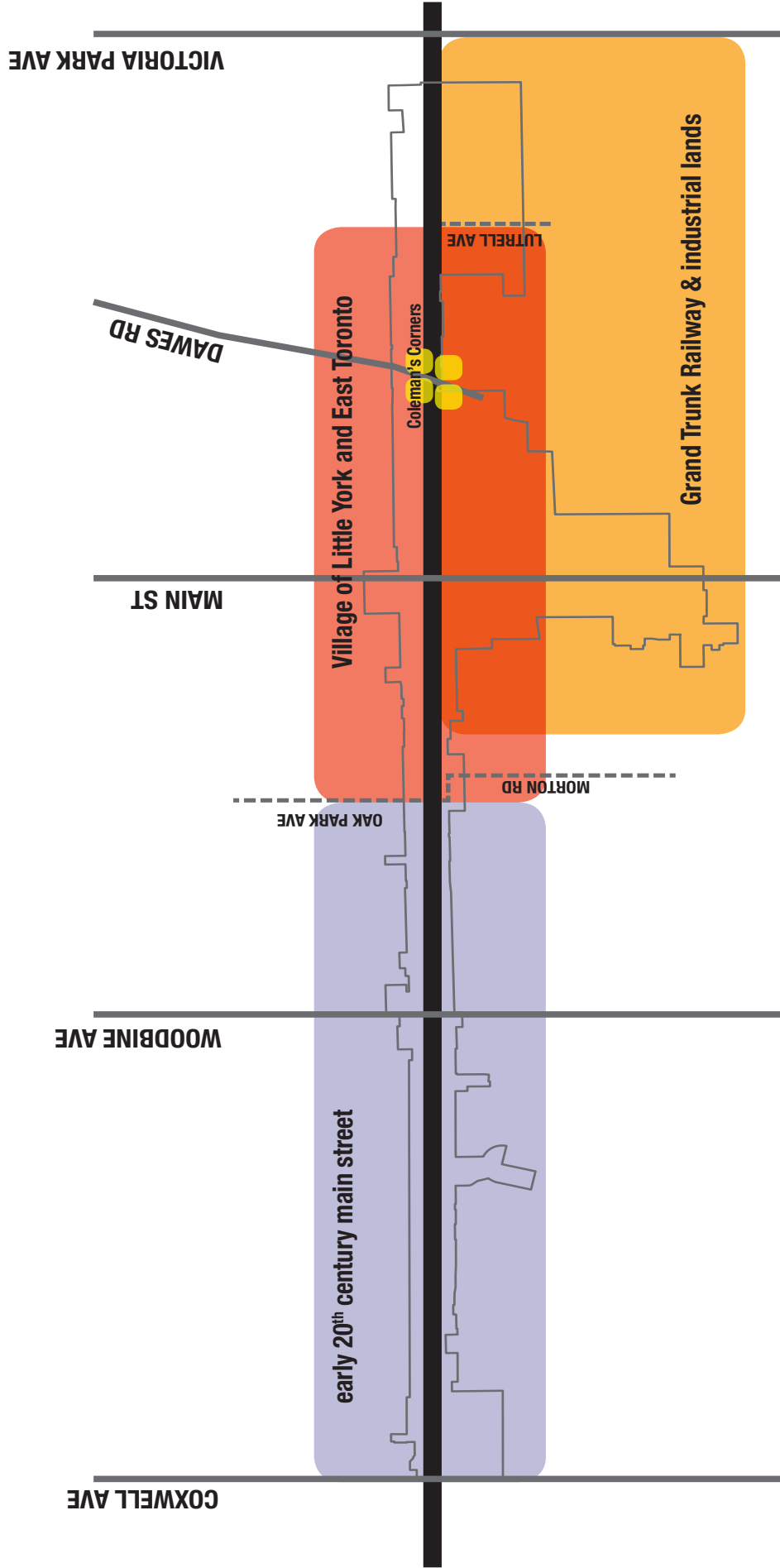
Map 1: Study Area Map

APPENDIX C - MAP 2: HISTORIC ANNEXATION MAP



Map 2: Historic Annexation Map

APPENDIX D - MAP 3: Historic Context MAP



Map 3: Historic Context Map