

Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) and Dawes Road Properties

Date: November 25, 2020

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 19 - Beaches-East York

SUMMARY

This report recommends that City Council include 165 properties with cultural heritage value on the City of Toronto's Heritage Register. These properties were identified through the Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue) - Official Plan Amendment 420 adopted by Council in 2018 and is now in force as of February 2020 following mediation at the LPAT on December 4 and 5, 2019.

Danforth Avenue, from Coxwell Avenue to just east of Woodbine Avenue, is defined by a largely intact early twentieth-century streetscape, characterized by a predominantly main street building type - rows of two-storey brick storefront buildings articulated by intermittent three-storey block buildings. The consistency of this streetscape is a result of its rapid development over a short period of time in the 1910s and 1920s due the annexation of this portion of Danforth Avenue in 1909, the expansion of streetcar service to the area in 1913, the sale of large parts of the Clergy Reserve in the same year, and the completion of the Prince Edward Viaduct over the Don River in 1918.

Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. All of these properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council include the following 165 properties on the City of Toronto's Heritage Register:

- 15 Chisholm Avenue
- 699 Coxwell Avenue
- 1586 Danforth Avenue
- 1590 Danforth Avenue
- 1594 Danforth Avenue
- 1598 Danforth Avenue
- 1602 Danforth Avenue
- 1606 Danforth Avenue
- 1686 Danforth Avenue
- 1690 Danforth Avenue
- 1692 Danforth Avenue
- 1696 Danforth Avenue
- 1702 Danforth Avenue
- 1706 Danforth Avenue
- 1708 Danforth Avenue
- 1779 Danforth Avenue
- 1781 Danforth Avenue
- 1784 Danforth Avenue
- 1786 Danforth Avenue
- 1792 Danforth Avenue
- 1794 Danforth Avenue
- 1799 Danforth Avenue
- 1800 Danforth Avenue
- 1802 Danforth Avenue
- 1810 Danforth Avenue
- 1811 Danforth Avenue
- 1814 Danforth Avenue
- 1820 Danforth Avenue
- 1822 Danforth Avenue
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- 1832 Danforth Avenue
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- 1841 Danforth Avenue
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- 1846 Danforth Avenue
- 1847 Danforth Avenue
- 1849 Danforth Avenue
- 1852 Danforth Avenue
- 1854 Danforth Avenue
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- 1857 Danforth Avenue
- 1863 Danforth Avenue
- 1870 Danforth Avenue
- 1872 Danforth Avenue
- 1878 Danforth Avenue
- 1902 Danforth Avenue
- 1904 Danforth Avenue
- 1908 Danforth Avenue
- 1910 Danforth Avenue
- 1912 Danforth Avenue
- 1914 Danforth Avenue
- 1928 Danforth Avenue
- 1930 Danforth Avenue
- 1936 Danforth Avenue
- 1938 Danforth Avenue
- 1942 Danforth Avenue
- 1944 Danforth Avenue
- 1946 Danforth Avenue
- 1948 Danforth Avenue
- 1952 Danforth Avenue
- 1954 Danforth Avenue
- 1956 Danforth Avenue
- 1958 Danforth Avenue
- 1968 Danforth Avenue
- 1972 Danforth Avenue
- 1974 Danforth Avenue
- 1980 Danforth Avenue
- 1982 Danforth Avenue
- 1990 Danforth Avenue
- 1992 Danforth Avenue
- 1998 Danforth Avenue
- 2000 Danforth Avenue
- 2034 Danforth Avenue
- 2036 Danforth Avenue
- 2038 Danforth Avenue
- 2040 Danforth Avenue
- 2042 Danforth Avenue
- 2046 Danforth Avenue
- 2048 Danforth Avenue
- 2050 Danforth Avenue

- 2056 Danforth Avenue
- 2064 Danforth Avenue
- 2083 Danforth Avenue
- 2093 Danforth Avenue
- 2097 Danforth Avenue
- 2107 Danforth Avenue
- 2144 Danforth Avenue
- 2146 Danforth Avenue
- 2170 Danforth Avenue
- 2174 Danforth Avenue
- 2180 Danforth Avenue
- 2188 Danforth Avenue
- 2192 Danforth Avenue
- 2196 Danforth Avenue
- 2202 Danforth Avenue
- 2215 Danforth Avenue
- 2217 Danforth Avenue
- 2219 Danforth Avenue
- 2223 Danforth Avenue
- 2229 Danforth Avenue
- 2231 Danforth Avenue
- 2237 Danforth Avenue
- 2326 Danforth Avenue
- 2328 Danforth Avenue
- 2330 Danforth Avenue
- 2336 Danforth Avenue
- 2338 Danforth Avenue
- 2344 Danforth Avenue
- 2346 Danforth Avenue
- 2350 Danforth Avenue
- 2354 Danforth Avenue
- 2360 Danforth Avenue
- 2430 Danforth Avenue
- 2442 Danforth Avenue
- 2444 Danforth Avenue
- 2448 Danforth Avenue
- 2452 Danforth Avenue
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- 2543 Danforth Avenue
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- 2652 Danforth Avenue
- 2656 Danforth Avenue
- 2658 Danforth Avenue
- 2662 Danforth Avenue
- 2666 Danforth Avenue
- 2668 Danforth Avenue
- 2726 Danforth Avenue
- 2734 Danforth Avenue
- 2736 Danforth Avenue
- 2740 Danforth Avenue
- 2742 Danforth Avenue
- 2754 Danforth Avenue
- 2756 Danforth Avenue
- 2766 Danforth Avenue
- 2768 Danforth Avenue
- 2928 Danforth Avenue
- 2930 Danforth Avenue
- 10 Dawes Road
- 10A Dawes Road
- 72 Dawes Road
- 74 Dawes Road
- 76 Dawes Road
- 78 Dawes Road
- 80 Dawes Road
- 82 Dawes Road
- 88 Dawes Road
- 90 Dawes Road
- 92 Dawes Road
- 94 Dawes Road
- 104 Dawes Road

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At the City Council meeting held on July 23, 2018, City Council adopted Official Plan Amendment 420 for the lands fronting Danforth Avenue between Coxwell Avenue and Victoria Park Avenue, and directed the Director, Urban Design, City Planning to research and evaluate properties with potential cultural heritage value identified in the report: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.22>

At the City Council meeting held on July 16, 2019, City Council adopted the City-wide Heritage Survey Feasibility Study, and approved the phase implementation of the Toronto Heritage Survey as outlined in the report (June 6, 2019).

At the same City Council meeting, City Council requested the Chief Planner and Executive Director, City Planning to prioritize outstanding nominations for the inclusion of properties on the Heritage Register in the first phase of the Toronto Heritage Survey: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.11>

City Council adopt the confidential instructions to staff in the report (January 21, 2020) from the City Solicitor Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue) - Official Plan Amendment 420 - Request for Direction <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC14.6>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities

shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils

can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. Council must consult with its municipal heritage committee before a property that has not been designated under Part IV is added or removed from the municipal register.

The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>
<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage

values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

https://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The key goal of a heritage survey of a study area, also known as a cultural heritage resources assessment, is to achieve an informed and timely identification of properties with cultural heritage value in tandem with a Planning Study.

Danforth Avenue Planning Study Phase 1 (2018) - OPA 420

In 2014 City Council requested the Chief Planner and Executive Director, City Planning undertake a planning study of Danforth Avenue in two segments, from the Don River to Coxwell Avenue, and from Coxwell Avenue to Victoria Park. Phase 1, encompassing Danforth from Coxwell to Victoria Park, was initiated in 2016, and included all properties fronting Danforth. A Cultural Heritage Resource Assessment was completed as part of this project, including the preparation of a Historic Context Statement and a heritage survey to document and identify heritage properties within the study area.

The 165 heritage properties recommended in this report and identified through Phase One of the Danforth Avenue Planning Study, which resulted in the Official Plan Amendment No.420 are not currently listed on the City's Heritage Register and have no heritage protection. Properties on the City's Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) Heritage Survey Area

The heritage survey that was completed as part of Phase One of the Danforth Avenue Planning Study was brought forward and adopted by City Council in 2018.

Heritage surveys are essential components of strategic and growth-related studies and provide the foundation for context-sensitive, built-form and place-based policies and guidelines that reflect the unique context of a respective area, as well as community consultation and engagement.

Community Consultation

The Danforth Avenue Planning Study Phase 1 process featured a thorough consultation process inform, engage and solicit feedback from local residents, property owners, businesses and stakeholders. Five community meetings were held over the course of the project, as well as five stakeholder advisory committee meetings, a community information meeting, and two Planners in Public Spaces events.

Heritage and historic character featured prominently during these meetings, with participants citing the importance of heritage and the contribution of existing buildings to the community's overall character. The final list of heritage properties was included in the report to community council (July 23, 2018).

Methodology for Streamlining the Heritage Register Process

The City of Toronto's approach for listing non-designated properties on the Heritage Register to date far exceeds the requirements under the Ontario Heritage Act; currently, staff undertake thorough research and evaluate each property using Ontario Regulation 9/06, the Criteria for Determining Properties of Cultural Heritage Value. A statement of significance and list of heritage attributes are then prepared for each property, including a photograph and location map. In contrast, the Ontario Heritage Act requirements under Section 27 of the Act state that if Council believes a property to be of cultural heritage value or interest, the listing must include "a description of the property that is sufficient to readily ascertain the property". Most municipalities interpret this to mean providing a property's address, but not necessarily a written description arrived at through thorough research and evaluation.

The approach taken by staff in recommending individual properties for listing, while thorough, is not the most efficient means of extending interim protection from demolition to properties identified through heritage surveys, while still meeting the City's Official Plan obligation to evaluate properties against provincial criteria. In developing an improved listing process, staff have surveyed international best practices, including reviewing the approach to listing of municipalities across Ontario.

Over the course of 2020 staff engaged with Provincial colleagues within the Ministry of Heritage, Sport, Tourism, and Cultural Industries in order to present the City of Toronto's experience with listing and designating properties on the Heritage Register, and to review listing methodologies. Following the jurisdictional review and Provincial consultation, two methods are being proposed to streamline the process for listing

properties on the Heritage Register: the use of an historic context statement accompanied by an address list and property information (i.e. building type and date of construction), and descriptive listings.

These two methods will meet the requirements of the Ontario Heritage Act and the City's Official Plan and both provide sufficient information to communicate the reasons for listing. The benefit of this two-pronged approach will be to ensure that properties with cultural heritage value are afforded interim protection from demolition in order to permit a full evaluation to determine whether they merit Part IV designation should they be subject to a demolition request or development application.

This report is a component of phase one of the Toronto Heritage Survey (THS), which included a review of municipal best practices in North America, and which has informed our evolving and strategic approach to using historic context statements in the identification of cultural heritage resources citywide. Historic context statements are used to enhance the evaluation of individual properties against existing provincial criteria, as required by the City's Official Plan.

Historic Context Statements

The historic context statement approach builds upon work completed for planning and urban design studies where an historic overview and description of the present-day context of the area has been prepared. Historic Context Statements provide an understanding of the themes and periods of development within a study area. They also relate properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value.

An historic context statement was finalized for the Danforth Avenue Phase One study area (Attachment 1), and as a part of the review of the original heritage survey, building types that are characteristic and support the historic context were identified, including descriptions of common attributes of each building type that may warrant conservation. Properties were subsequently evaluated against the context statement and building types in order to confirm that they support the area's historic context. The properties being recommended for inclusion within this report have all been determined to have contextual value, at minimum. Properties may have additional values, which can be determined through further evaluation.

Heritage Planning's approach to historic context statements continues to evolve. A consistent approach to historic context statements is currently being defined through Phase One of the Toronto Heritage Survey, and will be reflected in future Cultural Heritage Resource Assessments.

Descriptive Listings

The descriptive approach is a second method through which properties may be recommended for inclusion on the Heritage Register. This approach provides sufficient information to meet the requirements of Section 27 of the OHA to list a non-designated property on the Heritage Register and likewise satisfies direction found within the City's Official Plan to make use of Provincial criteria.

The use of descriptive listings is similar to the existing method employed within previous multiple listing reports, whereby each property is individually reviewed to determine whether it may have cultural heritage value, taking into consideration the property's age, design, and any known histories and associations. A short description of the property's design and appearance will be prepared, which will include its primary address, estimated date of construction, and any historical information that may be pertinent.

The descriptive approach provides a more detailed description of each property than the historic context approach in those situations where a prevailing context has not been identified, or where the property is believed to have cultural heritage value that relates to its individual characteristics, and not necessarily its surrounding context. The additional information provided in these instances will help to better specify those features and attributes that may warrant conservation should the property be further evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

Descriptive listings have been prepared for 4 properties located in the Danforth Avenue study area. These can be found in Attachment 2.

Heritage Survey Verification

For the purposes of this report, properties identified within the heritage survey area have been reviewed for changes since the survey was completed. All identified heritage resources that have been demolished, irreparably altered, evaluated through the course of a development application or for which planning approval has been provided for alteration/demolition have been removed from the list. The review also considered whether any properties had been overlooked, including properties that were individually nominated.

City of Toronto's Heritage Register

The municipal register is an important tool in planning for the conservation of heritage properties. The former City of Toronto began listing properties on the Heritage Inventory in 1973, with the inaugural set of 490 properties found within the old City of Toronto boundaries recognized for architectural, historical and/or contextual reasons. In the following decades, the surrounding municipalities of Scarborough, North York, York and Etobicoke which now form the amalgamated City of Toronto adopted their own lists of heritage properties; following amalgamation, these lists were combined and additional properties have been added over the years.

Inclusion on the City's Heritage Register

Although a municipality is not required to consult with property owners or the public before including non-designated properties in the municipal register under the Ontario Heritage Act, property owners are always notified and invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also a second opportunity for owners and the

public to share concerns (in person or writing) when Community Council considers the matter at their meeting.

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the OHA following this action. City Council has a fixed period of time to designate the property in order to halt the demolition of a listed property. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a planning application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

When a property is listed it does not necessarily mean that it will be subsequently "designated," which is legally binding and requires owners to seek heritage approval for alterations and additions. Designation generally happens within one of three scenarios:

- a property owner gives notice of an intention to demolish the listed building and further evaluation recommends designation
- a listed property is included within a planning application and a Heritage Impact Assessment (HIA) is submitted. The subsequent evaluation directs appropriate conservation measures and designation within the planning approval process
- a property owner wishes to take advantage of one of the city's heritage incentive programs and requests a further staff evaluation and designation, as appropriate

CONCLUSION

The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act.

Following research and evaluation, it has been determined that the properties included in Attachments 1 and 2 of the report have cultural heritage value and warrant inclusion on the City's Heritage Register.

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ATTACHMENTS

Attachment 1 - Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) Historic Context Statement and Properties of Cultural Heritage Value
Attachment 2 - Listing Statements for 1606 and 2726 Danforth Avenue, 15 Chisholm Avenue and 104 Dawes Road

The section of Danforth Avenue from Coxwell Avenue to just east of Woodbine Avenue is defined by a largely intact early twentieth-century streetscape, characterized by a predominantly main street building type - rows of predominantly two-storey brick storefront buildings articulated by intermittent three-storey block buildings. The predominant material is brick, with decorative masonry along cornice lines, and with some decorated parapets.

The consistency of this streetscape is a result of its rapid development over a short period of time in the 1910s and 1920s. Prior to that period, development was limited in this area, due to three factors. First, Danforth Avenue remained a rural road due to a lack of transit connections crossing the Don Valley and connecting it to the City of Toronto. Second, the north side of Danforth Avenue was part of a large Clergy Reserve, within which was a large animal processing plant in the early 1900s and which delayed development. Third, this portion of Danforth Avenue remained outside of the City of Toronto until 1909, when it was annexed under the name of Midway.

The annexation in 1909, the expansion of streetcar service to the area in 1913, the sale of large parts of the Clergy Reserve in the same year, and the completion of the Prince Edward Viaduct over the Don River in 1918, all sparked a wave of development along Danforth Avenue - and residential development above and below it - between 1913 and 1930. Along with the consistent commercial streetwall of predominantly 1920s buildings, prominent landmarks of this period are the Coxwell TTC Barns, Toronto Hydro's Danforth Avenue Substation, the East Toronto Masonic Lodge and Hope United Church.

A unique feature of this area are the longer blocks on the north side of Danforth Avenue that are the result of development plans on the former Clergy Reserve, after 1913, that oriented residential blocks above Danforth Avenue on an east-west basis as opposed to the prevailing north-south orientation. This east-west orientation is a reflection of the original lots which were surveyed in the late-18th century to facilitate the settlement of the region, and is generally more common in rural areas than urban or sub-urban regions. Blocks on the south side of the street are shorter, and reflect similar lot sizes to those west of Coxwell.

The consistent streetwall of 1920s-era commercial buildings begins to shift east of Woodbine Avenue, where development in the 1950s and 1960s either filled in remaining vacant lots or redeveloped other partially built-up lots with large buildings, including car dealerships and service stations. The result - buildings with larger footprints that deviate from the predominant early 20th-century streetwall - continues to exist today.

The pattern of development shifts again east of Oak Park Avenue/Morton Road, which was the boundary of the historic village of Little York/Town of East Toronto. Land here was sometimes subdivided earlier, in the late-19th-century, and had more generous lot widths along Danforth Road - a reflection of the rural, village character of the settlement

at the time. On the south side of Danforth Avenue, the consistent 1920s streetwall gives way to large lots, including car-oriented commercial buildings and late-20th-century apartment towers. On the north side, intact sections of 1920s buildings are interspersed with larger buildings built after 1950.

The pattern of development on the rest of Danforth Avenue, east of Oak Park Avenue/Morton Road, was shaped by two key historic factors – the establishment of a small rural crossroads village called Little York at the corner of Danforth Avenue and Dawes Road, and the impact of a railway freight yard which marked the area for over 100 years. Oak Park Avenue/Morton Road marked the westerly edge of the early crossroads community known as Little York. In 1903, when Little York was annexed to become the Town of East Toronto, the Oak Park Avenue/Morton Road boundary remained. The Town of East York, in turn, was annexed into the City of Toronto in 1908. This annexation moved the eastern boundary of the City of Toronto to Victoria Park Avenue, which remained the city's boundary with neighbouring Scarborough until amalgamation in the late 1990s.

The crossroads community of Little York at Danforth and Dawes was one of the earliest settler communities along Danforth Road. Dawes Road may have been based on an Indigenous trail, and was an early road that crossed concession lots on an angle, originally connecting Kington Road to the south with Victoria Park to the north, before being cut off by the train tracks and ending just south of Danforth Avenue. Serving as a shortcut from farming communities to the north and east to markets in the city, Dawes Road also avoided the difficult crossing of Massey Creek along what would eventually be Victoria Park Avenue. Dawes Road was an important regional road – more significant than Danforth Avenue in the earlier period. It was closed south of Danforth Avenue and replaced by Main Street in the 1880s.

Traffic along Dawes Road made the intersection with Danforth Avenue a site of inns and hotels from at least the 1850s. Eventually, the inns and hotels were joined by other shops, and a post office. The area was known historically as Smith's Corners and Coleman's Corners, named after different proprietors of businesses at the intersection. The building at 2726 Danforth Avenue was once known as the White House Hotel, according to local historians, and is a rare legible example of these wood-frame hotels that were a key feature of the development of Little York.

The pattern of development in this area is largely characterized by pre-1900 subdivision village lots along Danforth Avenue, and the persistence of large industrial lots resulting from the very significant impact of the railway, particularly on the south side of Danforth Avenue east of Main Street. The railway opened to the immediate south of Danforth Avenue in the 1850s, and it was the railway stop at Dawes Road, named York Station, which gave the community its name of Little York.

In the 1880s, the Grand Trunk Railway built a large freight yard immediately south of the intersection of Dawes Road and Danforth Avenue, creating a significant and lasting impact on the area. While the four corners at Danforth Avenue and Dawes Road were developed with street-oriented commercial buildings and hotels, the building of the freight yard resulted in large industrial lots abutting the commercial and residential lots on the south side of Danforth. The railway and large available lots attracted the Ford

Motor Company of Canada to the area in the 1920s, when a new automobile plant was constructed south of Danforth Avenue, near Victoria Park Avenue. Rail spurs ran into lots on the south side of Danforth between Dawes and Main. The new railyard disconnected Dawes Road from Kingston Road, and Main Street was introduced as a new north-south connection over the railway and yards. The yard also resulted in employment, new houses on village lots fronting Danforth Avenue, and new residential streets north and south of it, including Trent, Kelvin and Luttrell avenues.

At its height in the early twentieth century, the railyards extended from Main Street to Victoria Park Avenue, and from one block south of Danforth Avenue to the backyards of homes on Gerrard Street. In the second half of the twentieth century, the freight yards shrank until they were reduced to through tracks and replaced with a GO Station. Historic industries in the area also went into decline. The large lots were replaced with other large-format uses, including residential towers on the southeast corner of Danforth and Main, and an enclosed shopping mall, Shopper's World Mall, which took over the site of the former Ford Plant in 1962. A significant portion of the south side of the railyards became a residential neighbourhood.

On Danforth Avenue within the boundaries of Little York/Town of East Toronto, the larger village lots of the area may have allowed for easier consolidation in the 1950s and 60s, when larger-format buildings either filled in vacant lots, or redeveloped existing building sites. On the north side of Danforth Avenue, east of Dawes Road, some residential lots were replaced with large format stores. With the extension of the Bloor-Danforth line through the area from 1966-1968, subway stations were introduced at Coxwell, Woodbine, Main Street and Victoria Park. On the south side, the streetcar terminal between Luttrell and Kelvin streets became redundant after the introduction of the subway, and was replaced by a modern two-storey row of shops with apartments above.

Building Types

The section of Danforth Avenue from Coxwell Avenue to just east of Woodbine Avenue is defined by a largely intact early twentieth-century streetscape, characterized by a predominantly main street building type - rows of two-storey brick storefront buildings articulated by intermittent three-storey block buildings. These buildings contribute to the street's historic context and its present-day main street character; the most common building types found with the area include:

Main Street Commercial Row

The Main Street Commercial Row type most often establishes the predominant main street character of a street, and reflects typical patterns of development along arterial roads in the 19th and through the mid-20th century. They are generally designed to accommodate retail at-grade, with residential or commercial use above and their form is long and narrow, maximizing the number of storefronts on any given block. These buildings were designed in a variety of architectural styles and vernacular interpretations, most typically with brick cladding and more rarely with clapboard siding, various rooflines and heights ranging from 1 to 4 storeys. Individual row buildings may

be constructed in isolation or as a part of a larger, contiguous development consisting of multiple row buildings with shared characteristics.

Common Features

- 1-4 storeys
- Public retail/commercial use at-grade with private/residential uses above
- generally one part of a row of buildings with the same or similar architectural scale, design, proportions and materials
- brick or clapboard cladding
- flat roof with parapet, gable roof, or mansard roof with dormers
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

Main Street Commercial Block

The Main Street Commercial Block type is closely related to the commercial row, sharing many of the same characteristics. The primary difference is the scale and design of the commercial block, which are, in contrast, generally larger in width and height, and of a singular architectural design in which several individual units are integrated to appear to be part of a larger building complex. Commercial blocks retain a more prominent placement on the street, often located at corners or an axis with perpendicular streets, and have architectural details that draw greater attention. They may be divided into multiple units with retail at-grade and residential or commercial above, but always have a unifying design.

Common Features

- 3-5 storeys
- singular architectural design across multiple units, often with retail/commercial uses at-grade and private/residential uses above
- masonry cladding, often with detailing in brick or stone
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

Bank

The design impetus characteristic of the bank building type is to convey a perception of security and wealth and reflect the stability of the bank to customers and investors. Banks constructed through to the early 20th century generally featured ground floors often clad in stone or brick with stone detailing, with smaller windows and a formal customer entrance with a smaller office entrance to the side, and were often designed in classical styles including Renaissance Revival and Beaux Arts. Modern and more contemporary bank design broke from tradition, and embraced transparency, the use of contemporary materials including glazing, steel and cast stone, and often adopted a lower profile. Most often found on main streets, banks are generally located on corner lots, or situated with high visibility.

Common Features

- 1-3 storeys in height
- masonry construction, often with stone or stone detailing at the base and brick or stone cladding on the upper levels. Later banks embraced glazing, still often featuring some form of masonry or cast stone detailing
- formal primary entrances, with secondary office entrances to the side or rear
- architectural detailing in classical revival or inspired styles, including string courses, pilasters, dentillated cornices and friezes, often with the financial institution's name engraved or embossed prominently for high visibility

Warehouse / Factory

The nineteenth and early twentieth century warehouse / factory building type is a large building type, generally occupying a significant portion of a city block and reaching 2-4 storeys in height. Its internal post-and-beam structure is indicated in the elevations with regular bays of uniformly sized window openings. Typically clad in brick, its principal, street-facing elevation is usually elaborately designed with stone trim and classical-style elements which could be featured at the entrance, the windows, string courses and roof lines.

Common Features

- 2-4 storeys in height
- typically larger footprint than other building types frequently occupying a large portion of a block to allow window openings on as many sides as possible
- regular rhythm of bays on all elevations with uniformly sized window openings
- principal, main street-facing elevation has more elaborate detailing at the entrance, ground floor level, windows and cornice often in a classical style with stone or stone detailing at the base and brick or stone cladding on the upper levels
- formal primary entrances, with secondary access and loading bays on the side elevations

Pre-War Apartment

The pre-war apartment building type reflects the residential intensification seen in Toronto during the first decades of the 20th century, prior to the widespread implementation of mechanical elevators and suburbanization. The pre-war apartment type is defined by street-facing articulation with a central entrance and maximum lot coverage, often with interior light wells or courtyards inserted to provide light and circulation for larger buildings. They are generally symmetrical in design, and have raised first floors with exposed basement windows into what were either service rooms or basement apartments.

Common Features

- 2½-5 storeys in height
- 5 or more residential units
- brick masonry cladding, with stone or terra cotta detailing
- street-facing articulation, with a well-defined central entrance
- for larger buildings, an interior light well or courtyard

Semi-detached

The semi-detached building type is a common residential building type that has been adapted to suit a variety of architectural styles, contexts and vernacular building practices. The type is a form of duplex housing, and is characterized by two residential houses that share a common vertical wall, but that retain independent entrances and are otherwise separate structures. The type is emblematic of urban and suburban middle class housing through the 19th and 20th centuries in Toronto, and provided a means of constructing affordable speculative homes for the city's growing population. Semi-detached houses may be symmetrical, identical or unique, largely informed by their architectural style and the wealth of their initial inhabitants.

Common Features

- 1-2.5 storeys
- Various cladding materials, including brick, stucco, clapboard, or masonry veneer
- Separate and distinct entrances for each house, often set within a shared porch with some form of separation at centre
- A shared roof, often side gabled or hipped but occasionally mansard and which may be punctuated by a shared or separate dormer or bay windows

Bay and Gable

The Bay and Gable type was primarily constructed from the mid-to-late 19th-century, and is a common house type in neighbourhoods within Toronto from that period. The type responded to the city's residential subdivisions which typically included long, narrow building lots with minimal street frontage. These parameters resulted in narrow, interior layouts, often only wide enough to accommodate an entry hall and one room facing the street at the ground floor level. Often, the side hall arrangement persisted even when circumstances permitted a wider structure. The Bay and Gable type is generally 2-3 storeys, with its street-facing wall defined by 2-bays, one bay containing the main entrance while the other bay is typically capped by a cross gable - which may include decorative wood bargeboards – above projecting bay windows. Examples of this building type are generally designed with Gothic Revival architectural influences; variations of this typology can include homes with a mansard roof, featuring a protruding mansard dormer in place of the cross gable. The Bay and Gable type is generally clad with brick or stucco, and includes a wide range of window and entrance types, including variations of window bays, recessed entrances, and porches.

Common Features:

- 2-3 storeys
- Asymmetrical façade, with an entrance in one bay and a projecting bay window below a cross gable or mansard dormer in the other
- Side gable or occasionally mansard roof
- Cladding is often brick, or less often stucco or clapboard
- May be detached, semi-detached or part of a terrace
- Brick chimneys, often rising from the front half of the side gable roof
- Decorative bargeboard, woodwork, brick and terra cotta details

Ontario House

The Ontario House is typically one-and-a-half storeys (but may also be one or two storeys) with a gable roof. Constructed on a rectangular plan, typically with a central hall entrance and rooms to either side, the Ontario house often had a centrally located gable dormer window introduced in the middle of the roof on its principal elevation to bring light into the upper-storey stair hall. It was constructed and clad in a wide-range of materials including log, stone, polychromatic brick, wood siding, board and batten and stucco. The house frequently featured a verandah on its principal elevation. With the rise of Neo-Classical style in the mid-1850s in conjunction with the narrow street lots of Toronto, it could frequently be found with its gable-end facing the street. The house frequently featured a range of styles including Georgian, Regency and Neo-Classical and from the 1840s onwards incorporate elements of the Gothic Revival or Italianate styles. The Ontario House was common from the early 19th century through to 3rd quarter of the century, when more complex plans and massing of the High Victorian styles became popular.

Common Features

- 1-2 storeys
- Rectangular centre hall plan
- Front or side gable roof, occasionally with central gable dormer window. Less frequent but not uncommon with mansard roof
- Variety of cladding material, including log, stone, polychromatic brick, wood, board and batten or stucco
- Verandah or porch on front façade

Cultural Heritage Resources

The following properties have been evaluated and determined to meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under the Ontario Heritage Act and that the City of Toronto uses for evaluating properties for listing on the Heritage Register. The list also includes properties that are currently on the City's Heritage Register, either individually designated or listed (non-designated).

Address	Date of Construction (est.)	Building Type	Heritage Status
15 Chisholm Avenue	1930	Clubhouse*	
699 Coxwell Avenue	1919-1930	Pre-war Apartment	
1586, 1590 Danforth Avenue	1923	Bank	
1594, 1598, 1602 Danforth Avenue	1919-1930	Main street commercial row	
1606 Danforth Avenue	1948-1950	Bus Station*	
1686, 1690, 1692 Danforth Avenue	1919-1930	Main street commercial row	
1696, 1702, 1706, 1708 Danforth Avenue	1919-1930	Main street commercial block	

1784, 1786, 1792, 1794, 1800, 1802 Danforth Avenue	1919-1930	Main street commercial block	
1810, 1814, 1820, 1822, 1828 Danforth Avenue	1919-1930	Main street commercial row	
1832, 1834, 1840 Danforth Avenue	1919-1930	Main street commercial block	
1842, 1846 Danforth Avenue	1919-1930	Main street commercial row	
1852 Danforth Avenue	1919-1930	Main street commercial row	
1854 Danforth Avenue	1919-1930	Main street commercial row	
1870, 1872, 1878 Danforth Avenue	1919-1930	Main street commercial row	
1902, 1904, 1908, 1910, 1912, 1914 Danforth Avenue	1919-1930	Main street commercial row	
1928, 1930, 1936, 1938, 1942, 1944, 1946, 1948 Danforth Avenue	1919-1930	Main street commercial row	
1952 Danforth Avenue	1919-1930	Main street commercial row	
1954 Danforth Avenue	1919-1930	Main street commercial row	
1956 Danforth Avenue	1919-1930	Main street commercial row	
1958, 1968 Danforth Avenue	1919-1930	Main street commercial row	
1972 Danforth Avenue	1919-1930	Main street commercial row	
1974, 1980 Danforth Avenue	1919-1930	Main street commercial row	
1982 Danforth Avenue	1919-1930	Main street commercial row	
1990, 1992 Danforth Avenue	1919-1930	Main street commercial row	
1998, 2000 Danforth Avenue	1919-1930	Main street commercial row	
2034, 2036 Danforth Avenue	1919-1930	Main street commercial row	
2038, 2040, 2042, 2046 Danforth Avenue	1919-1930	Main street commercial row	
2048 Danforth Avenue	1919-1930	Main street commercial row	
2050 Danforth Avenue	1919-1930	Main street commercial row	

2056 Danforth Avenue	1920s	Main street commercial block	
2064 Danforth Avenue	1929	Main street commercial block	
2078, 2086 Danforth Avenue	1927	Main street commercial block	Listed
2144 Danforth Avenue	1919-1930	Main street commercial row	
2146 Danforth Avenue	1919-1930	Main street commercial row	
2170 Danforth Avenue	1920s	Main street commercial row	
2174 Danforth Avenue	1910	Place of Worship	
2180, 2188, 2192, 2196, 2202 Danforth Avenue	1919-1930	Main street commercial row	
2326, 2328 Danforth Avenue	1919-1930	Main street commercial row	
2330, 2336, 2338, 2344, 2346, 2350, 2354, 2360 Danforth Avenue	1920s	Main street commercial block	
2430 Danforth Avenue	1919-1930	Main street commercial row	
2442, 2444 Danforth Avenue	1919-1930	Main street commercial row	
2448 Danforth Avenue	1919-1930	Main street commercial row	
2452, 2454, 2460, 2464, 2466, 2472, 2474 Danforth Avenue	1919-1930	Main street commercial row	
2550 Danforth Avenue	1930	Place of worship	
2632, 2634 Danforth Avenue	1919-1930	Main street commercial row	
2646, 2650, 2652, 2656, 2658, 2662, 2666, 2668 Danforth Avenue	1919-1930	Main street commercial row	
2726 Danforth Avenue	1880	Inn*	
2734, 2736, 2740 Danforth Avenue	1890	Main street commercial row	
2742 Danforth Avenue	1919-1930	Main street commercial row	
2754, 2756 Danforth Avenue	1919-1930	Main street commercial row	
2766, 2768 Danforth Avenue	1919-1930	Main street commercial row	
2928, 2930 Danforth Avenue	1919-1930	Main street commercial row	
1627 Danforth Avenue	1915	Civic Infrastructure (carhouse)	Listed

1779, 1781 Danforth Avenue	1919-1930	Main street commercial row	
1799 Danforth Avenue	1919-1930	Main street commercial row	
1811 Danforth Avenue	1919-1930	Main street commercial block	
1839, 1841 Danforth Avenue	1919-1930	Main street commercial row	
1847, 1849, 1855, 1857, 1863 Danforth Avenue	1919-1930	Main street commercial block	
2083 Danforth Avenue	1924	Bank	
2093 Danforth Avenue	1919-1930	Main street commercial row	
2097 Danforth Avenue	1919-1930	Main street commercial row	
2107 Danforth Avenue	1919-1930	Main street commercial row	
2215, 2217, 2219, 2223, 2229 Danforth Avenue	1919-1930	Main street commercial row	
2231 Danforth Avenue	1919-1930	Main street commercial row	
2237 Danforth Avenue	1919-1930	Place of worship	
2357 Danforth Avenue	1925-1926	Civic Infrastructure	Listed
2533, 2535, 2541, 2543 Danforth Ave	1919-1930	Main street commercial block	
2547 Danforth Ave	1920	Bank	
10 Dawes Rd	1890s	Warehouse	
10A Dawes Road	1895	Warehouse	
72, 74 Dawes Rd	1890s	Bay and gable	
76, 78 Dawes Rd	1890s	Bay and gable	
80, 82 Dawes Rd	1890s	Bay and gable	
88 Dawes Rd	1910	Ontario House (altered)	
90, 92 Dawes Rd	1910s	Bay and gable	
94 Dawes Rd	1910s	Semi-detached	
104 Dawes Rd	1910s	Four square*	
122 Dawes Road	1890s	Residential detached; side hall	Listed

*See Attachment 2 for listing statements

Address: 1606 Danforth Avenue
Year Built (est.): 1948-1950



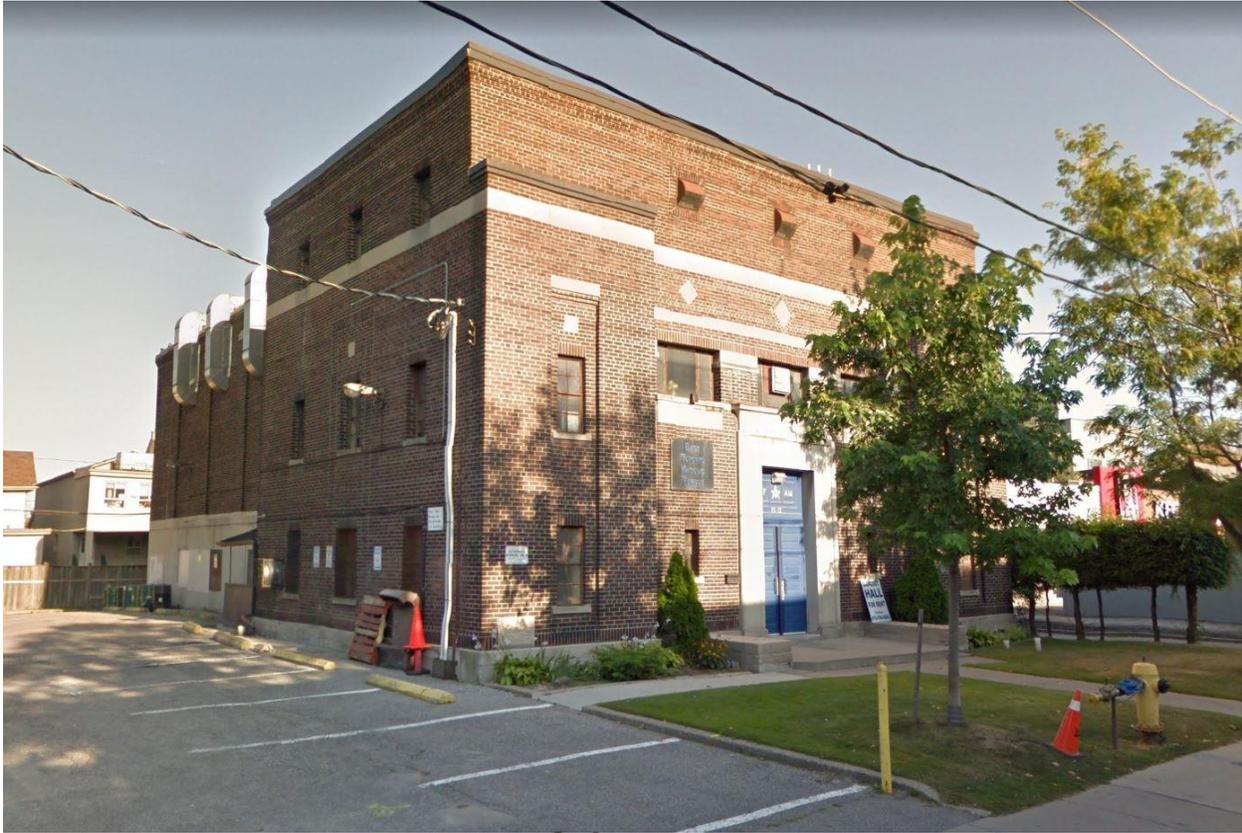
Description: The property at 1606 Danforth Avenue contains a one storey former bus station that served the Danforth bus route, prior to the opening of the Bloor-Danforth subway in 1966. The building is designed in the Streamline Moderne style, and features a curved window wall facing into the former bus terminal (now parking lot) below a curved metal awning featuring inset lighting. Since the 1980s the building has housed the Bus Terminal Diner, and is a community landmark.

Address: 2726 Danforth Avenue
Year Built (est.): 1880



Description: The property at 2726 Danforth Avenue contains a rare example of the early wood-frame hotels that were a key feature of the Danforth's early development, particularly around the intersection of Danforth and Dawes to the east. Formerly known as the White House Hotel, this building features a side gable roof fronting Danforth Avenue with brick veneer on the second floor, and an ell wing extending at the rear. Originally detached and setback from the sidewalk, a single story storefront spanning the width of the property was added later and connects to the adjacent buildings.

Address: 15 Chisholm Avenue
Year Built (est.): 1930



Description: 15 Chisholm Avenue contains the former East Toronto Masonic Temple, built in 1930 to serve as a meeting place for local Masonic Lodges. Situated at the transition between the Danforth's commercial street wall and the residential neighbourhood to the north, this building has visual prominence due to its institutional scale and style. The 3-storey brick-clad building features a prominent central entrance set within a stone door surround with two slightly protruding bays on either side. Flush stone detailing, including band courses and inset diamonds and squares, ornament the front and side facades, with copper copping at the parapet.

Address: 104 Dawes Road
Year Built (est.): 1910



Description: The property at 104 Dawes Road contains a 2.5 storey, four square house constructed around 1910. The 2-bay house features a prominent front porch, with two entrances leading to separate interior units and a picture window on the first floor and a bay window above. The house is clad in red common bond brick, with a shingled roof and clapboard in the gable end. The front gable roof is punctuated by a hipped roof dormer and chimney on the south façade, and a gabled dormer on the north. The south façade features a two storey bay window with brick sills and lintels. A single storey extension at the rear connects to a two-car garage.