



Decision Letter

Toronto Preservation Board

Meeting No.	19	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, November 30, 2020	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Ms. Sandra Shaul

PB19.12	ACTION	Adopted		Ward: 19
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Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) and Dawes Road Properties

Board Decision

The Toronto Preservation Board recommends to the Toronto and East York Community Council 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
1828 Danforth Avenue
1832 Danforth Avenue
1834 Danforth Avenue
1839 Danforth Avenue
1840 Danforth Avenue
1841 Danforth Avenue
1842 Danforth Avenue
1846 Danforth Avenue
1847 Danforth Avenue
1849 Danforth Avenue
1852 Danforth Avenue
1854 Danforth Avenue
1855 Danforth Avenue
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
2454 Danforth Avenue
2460 Danforth Avenue
2464 Danforth Avenue
2466 Danforth Avenue
2472 Danforth Avenue
2474 Danforth Avenue

2533 Danforth Avenue
2535 Danforth Avenue
2541 Danforth Avenue
2543 Danforth Avenue
2547 Danforth Avenue
2550 Danforth Avenue
2632 Danforth Avenue
2634 Danforth Avenue
2646 Danforth Avenue
2650 Danforth Avenue
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

Decision Advice and Other Information

Alex Corey, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) and Dawes Road Properties.

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.

Background Information

(November 25, 2020) Revised Report and Attachments 1-2 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) and Dawes Road Properties (<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-158912.pdf>)

(November 9, 2020) Report and Attachments 1-2 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) and Dawes Road Properties (<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-158522.pdf>)

Communications

(November 25, 2020) Letter from Michael Foderick, McCarthy Tétrault LLP on behalf of owner Dandaw Developments Limited (PB.Supp.PB19.12.1)

(<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124068.pdf>)

(November 26, 2020) Letter from Salima Rana on behalf of Sarah Turney (PB.Supp.PB19.12.2)

(<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124233.pdf>)

(November 26, 2020) Letter from Ernando Silva (PB.Supp.PB19.12.3)

(November 30, 2020) E-mail from P.R. Estefani & Ye Tao (PB.Supp.PB19.12.4)

(November 30, 2020) Letter from Raymond J. White, Chair of the Board, The East York Foundation (PB.Supp.PB19.12.5)

(<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124420.pdf>)

(November 30, 2020) E-mail from P.R. Estafani and Ye Tao (PB.New.PB19.12.6)

(November 30, 2020) Letter from Matthew Zambri (PB.Supp.PB19.12.7)

(<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124436.pdf>)

(November 30, 2020) E-mail from Gina Karalis (PB.New.PB19.12.8)

(November 27, 2020) E-mail from Tallie Garey (PB.Supp.PB19.12.9)

Speakers

Sheila Wong