

## **Supplementary Report - 2726 and 2734 Danforth Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act**

**Date:** March 29, 2022

**To:** City Council

**From:** Chief Planner and Executive Director, City Planning

**Wards:** Beaches-East York - Ward 19

### **SUMMARY**

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This supplementary report recommends that City Council adopt the Revised Statement of Significance for the report '2726 and 2734 Danforth Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act'. The report was presented at the March 25, 2022 meeting of the Planning and Housing Committee and in considering the item the Committee requested that the Chief Planner and Executive Director, City Planning review the Statement of Cultural Heritage Value and attributes for the property at 2726 Danforth Avenue in consideration of a letter from the Toronto Preservation Board.

Following the review, staff have revised the Statement of Significance for 2726 Danforth Avenue (Attachment 1), adding the existing wood beam structural elements visible in the basement of the Little York Hotel to the list of heritage attributes. This revision does not alter the conclusions of the original report that the listed property at 2726 Danforth Avenue is of cultural heritage value.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The application currently under review was deemed complete prior to the amended Ontario Heritage Act (Bill 108) legislation coming into force on July 1, 2021.

Designation enables City Council to review proposed alterations or demolitions to the property and allows staff to enforce heritage property standards and maintenance.

## RECOMMENDATIONS

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The Chief Planner and Executive Director, City Planning recommends that:

City Council delete recommendation #1 from the Planning and Housing Committee and replace with the following:

1. City Council state its intention to designate the property at 2726 Danforth Avenue (with entrance address at 2732 Danforth Avenue) under Part IV, Section 29 of the Revised Statement of Significance attached as Attachment 1 to the supplementary report (March 30, 2022) from the Chief Planner and Executive Director, City Planning.

## FINANCIAL IMPACT

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

## DECISION HISTORY

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At its March 25, 2022 meeting, the Planning and Housing Committee adopted, as amended, item PB32.14: 2726 & 2734 Danforth Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act, and Directed the Chief Planner and Executive Director, City Planning to report directly to City Council on adding the existing wood beam structural elements visible in the basement of the Little York Hotel to the list of heritage attributes.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH32.14>

At its March 23, 2022 meeting, the Toronto Preservation Board adopted, as amended, item PB32.2: 2726 & 2734 Danforth Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act, and requested the Senior Manager, Heritage Planning to consider adding the existing wood beam structural elements visible in the basement of the Little York Hotel to the list of heritage attributes.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB32.2>

## COMMENTS

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As requested by the Planning and Housing Committee, staff have reviewed and revised the Statement of Significance (2726 Danforth Avenue, Attachment 3 of the March 1, 2022 report) and added the existing wood beam structural elements visible in the basement of the Little York Hotel to the list of heritage attributes.

This report is supplementary to the March 1, 2022 report, '2726 and 2734 Danforth Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.'

The Revised Statement of Significance for 2726 Danforth Avenue (Attachment 1) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

## **CONTACT**

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## **SIGNATURE**

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Mary L. MacDonald, MA, CAHP  
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## **ATTACHMENTS**

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Attachment 1 – Revised Statement of Significance (Reasons for Designation): 2726 Danforth Avenue

**LITTLE YORK HOTEL****(ENTRANCE ADDRESS AT 2732 DANFORTH AVENUE)****REVISED STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)**

The property at 2726 Danforth Avenue, now known as the Little York Hotel, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

**Description**

Located on the north side of Danforth Avenue just west of Dawes Road in the heart of the former village of Little York, the pre-confederation era building at 2726 Danforth Avenue is the only surviving example of the 19th-century hotel/inn-type buildings that defined this historic intersection into the early 20th century.

The property was identified in the Danforth Avenue Planning Study - Coxwell Avenue to Victoria Park Avenue (2018) and Main Street Planning Study (2019) as a potential heritage property and was subsequently listed on the City's Heritage Register on December 16, 2020.

**Statement of Cultural Heritage Value****Physical and Design Value**

The property at 2726 Danforth Avenue is valued as a unique surviving example in the historic Village of Little York of a pre-confederation era building. Built c.1850s-1860s, the former hotel/inn is representative of a typology which once occupied numerous properties around the Danforth Avenue and Dawes Road intersection in the mid-19th century.

Georgian styling is evident in the five nearly symmetrically-arranged, flat-headed window openings on the upper level with their double-hung sash wooden frames and two-over-two panes. Of particular significance is the building's timber-frame construction which includes massive 12"x12" oak posts and beams. Significantly, these structural members and their joinery were hand-hewn – a quality and level of craftsmanship that belies a construction date preceding the advent of machined lumber. Exterior sheathing on the upper-storey timber-frame structure consists of original lath and plaster behind tongue-and-groove wood siding. The single-storey retail storefront addition is an early 20th-century alteration to the original building and reflects the then emerging main street commercial character of Danforth Avenue.

## **Historical and Associative Value**

The subject property is valued for its ability to yield information that contributes to our understanding of the development of various historic settlements near the GTR tracks at the corner of Danforth Avenue and Dawes Road from the mid-nineteenth to early-twentieth centuries. First the location of Dawes' Corners in 1850, followed by Smith's Corner in 1870, and Little York and Coleman's Corner from the 1880s until the annexation of Little York to the Town of East Toronto in 1903, this intersection was a popular location for local inns and stores to serve the residential and commercial needs of market-bound farmers along Dawes Road, as well as a burgeoning local population.

## **Contextual Value**

Contextually, the Little York Hotel is visually, physically and historically linked to the Danforth and Dawes intersection where this pre-confederation era building represents the only remaining built evidence of numerous 19th-century hotels/inns once standing at this location.

The building is valued for single-handedly maintaining this once-defining typology in the area and, along with the adjacent main street commercial row properties at 2734-2740 Danforth Avenue, supporting the mid-late 19th century character as a stopping point for travellers and farmers between the rural northeast and downtown Toronto.

## **Heritage Attributes**

### **Design or Physical Value**

Attributes that contribute to the value of the property at 2726 Danforth Avenue being a unique surviving example of a pre-confederation-era hotel/inn typology building in the Georgian style:

- The scale, form and massing of the 2-storey hotel/inn-type building with its "L"-shaped plan
- The placement, setback and orientation of the building on the north side of Danforth Avenue, west of Dawes Road
- The roofline with the main side gable roof fronting onto Danforth Avenue and the cross gable roof of the rear (north) tail or wing
- The placement of the three chimneys on the gable roofs
- The materials, with the tongue-and-groove wooden siding over lath-and-plaster walls at the second storey on all elevations (currently over-clad with insulbrick on the south and west elevations)
- The principal (south) elevation, with its five (nearly) symmetrically-arranged window openings at the upper-storey
- The flat-headed, double-hung sash window openings on all four elevations at the upper storey, with their wooden frames and sills, and two-over-two panes

## **Interior**

- Inside the basement level, the remaining massive timber posts and beams that served as structural support for the original building, with their hand-hewn markings and joinery

## **Contextual Value**

Attributes that contribute to the value of the property as supporting the historic character of the East End-Danforth neighbourhood:

- The scale, form and massing of the 2-storey hotel/inn-type building with its "L"-shaped plan
- The materials, with the tongue-and-groove wooden siding over lath-and-plaster walls at the second storey on all elevations (currently over-clad with insulbrick on the south and west elevations)

Attributes that contribute to the value of the property as being visually, physically and historically linked to the Danforth and Dawes intersection where this pre-confederation era building represents the only remaining built evidence of numerous 19th-century hotels/inns once standing at this location:

- The placement, setback and orientation of the building on the north side of Danforth Avenue, west of Dawes Road

N.B. The existing commercial storefront addition projecting from the principal (south) elevation at the first storey level is not considered an attribute.