

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

Date: March 1, 2022

To: Toronto Preservation Board

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

Wards: Beaches-East York - Ward 19

SUMMARY

This report recommends that City Council state its intention to designate the two adjacent listed properties at 2726 and 2734 Danforth Avenue under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

The subject properties are located on the north side of Danforth Avenue, east of Main Street and west of Dawes Road within the historic village of Little York known today as the East End-Danforth neighbourhood. The area is associated with an early European settlement at the corner of Danforth Avenue and Dawes Road, the village of Dawes' Corners, which later became Little York at end of the 19th century, the Town of East Toronto between 1903 and 1908, eventually being annexed to the City of Toronto.

The property at 2726 Danforth Avenue, dating to the mid-19th century and later known as Little York Hotel, is a rare surviving example of a pre-Confederation era building in the city and a unique remnant of the hotel/inn typology located near the historic intersection of Danforth and Dawes Road. The design, style and materiality exhibited at the upper-storey level of the original building typifies Georgian architecture while remnant structural members associated with construction methods that pre-date the mass production of machined lumber are still present in the basement.

The adjacent 2-storey main street commercial row building dating to c.1886 and located at 2734 Danforth Avenue is likewise representative of the mid- to late-19th century local streetscape, with brick-clad wood-frame construction and Victorian-era decorative wooden detailing.

Both of the subject properties were identified in the Danforth Avenue Planning Study - Coxwell Avenue to Victoria Park Avenue (2018) and Main Street Planning Study (2019) as potential heritage properties. They were both listed on the City's Heritage Register on

December 16, 2020 as part of the Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) and Dawes Road Properties multiple listings staff report.

Heritage Planning staff have undertaken research and evaluation and determined that the two subject properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. As such, the properties are significant built heritage resources.

On February 6, 2020 the City received an application to amend the zoning by-law to permit the redevelopment of the site with a proposed 9-storey mixed-use building. The development plan proposes conservation of the historic hotel/inn building at 2734 Danforth Avenue and retains portions of the 2-storey historic Main Street commercial row building at 2726 Danforth Avenue.

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

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

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 Ontario Heritage Act, in accordance with the Statement of Significance attached as Attachment 3 to the report (March 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the property at 2734 Danforth Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance attached as Attachment 4 to the report (March 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

The properties at 2726 and 2734 Danforth Avenue were identified as potential heritage properties in the Danforth Avenue Planning Study - Coxwell Avenue to Victoria Park Avenue – City-Initiated Official Plan Amendment - Final Report adopted with amendments by City Council at its July 23, 2018 meeting:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.22>

The properties at 2726 and 2734 Danforth Avenue were also identified as potential heritage properties in the Main Street Planning Study - City-Initiated Official Plan Amendment - Final Report adopted as amended by City Council at its December 17, 2019 meeting:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE11.4>

At its December 16, 2020 meeting, City Council adopted item TE21.22: Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) and Dawes Road Properties:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.22>

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 the 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. 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>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. 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 (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.gov.on.ca)

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 3.1.5.4 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.

<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>

COMMENTS

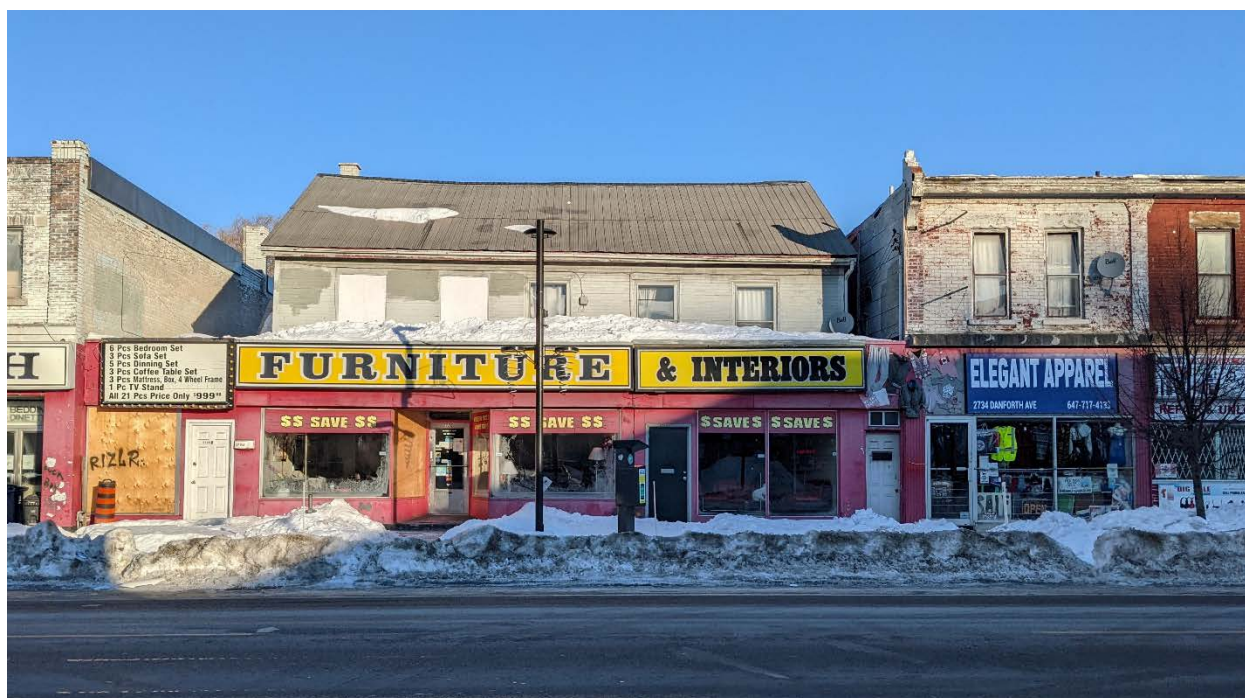
On February 6, 2020 the City received an application to amend the zoning by-law to permit the redevelopment of the site with a proposed 9-storey mixed-use building. The development plan proposes retention of the existing listed building at 2734 Danforth Avenue and retention of portions of the existing listed building at 2726 Danforth Avenue including the south elevation and gabled main roof slope to a point north of the ridgeline.

In order to align timelines for a related permit approval under the Ontario Heritage Act and an associated staff report on the development application going forward to committee and council by July 2022, a report from the Chief Planner and Executive Director, City Planning Division regarding the Notice of Intention to Designate will be considered by City Council at its April 6-7, 2022 meeting.

2726 and 2734 DANFORTH AVENUE

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the properties referenced above is, in staff's determination, sufficient to support the designation of the properties at 2726 and 2734 Danforth Avenue, it should be noted that the City of Toronto Archives remained closed during the preparation of this report due to the ongoing COVID-19 pandemic, and that new and additional relevant information on the subject property further expanding on its heritage value may be forthcoming following public access to these archival records and may provide further information to be incorporated in the final version of a Part IV designation by-law.



South elevation of 2726 Danforth Avenue at centre and 2734 Danforth Avenue adjacent at right. (Heritage Planning, 2022)

1. DESCRIPTION

2726 Danforth Avenue: Little York Hotel	
ADDRESS	2726 Danforth Avenue (entrance address at 2732 Danforth Avenue)
WARD	Ward 19 – Beaches-East York
LEGAL DESCRIPTION	CON 2 FB PT LT 2 Plan 609 LOT 10
NEIGHBOURHOOD/COMMUNITY	Historic: Village of Little York Current: East End-Danforth
HISTORICAL NAME	1850s/60s – 1888: Unknown 1889 – 1897: Little York Hotel 1898 – 1907: White House Hotel 1908 – 1909: Morgan House Hotel
CONSTRUCTION DATE	c.1850s-1860s

ORIGINAL OWNER	William McGill (attrib.)
ORIGINAL USE	Inn/Hotel
CURRENT USE*	Commercial with Residential Above
ARCHITECT/BUILDER/DESIGNER	N/A
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed (December 16, 2020)
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	March 2022

2734 Danforth Avenue	
ADDRESS	2734 Danforth Avenue
WARD	Ward 19 – Beaches-East York
LEGAL DESCRIPTION	Plan 609 PT LOT 11
NEIGHBOURHOOD/COMMUNITY	Historic: Village of Little York; Current: East End-Danforth
HISTORICAL NAME	N/A
CONSTRUCTION DATE	Completed by 1887
ORIGINAL OWNER	Thomas W. Elliot
ORIGINAL USE	Commercial with Residential Above
CURRENT USE*	Commercial with Residential Above
ARCHITECT/BUILDER/DESIGNER	N/A
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed (December 16, 2020)
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	March 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the two adjacent properties at 2726 and 2734 Danforth Avenue, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether the properties merit designation under Part IV, Section 29 of the Ontario Heritage Act. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for

the research are found in Attachment 2. The Statements of Significance are contained in Attachments 3 and 4.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1828	Concession 2 From the Bay, Lot 2 is granted by The Crown to King's College (all 200 acres)
1847	Sarah Boulton grants the south half of Township Lot 2, Concession 2 to John Martin. The northern boundary of Martin's lot would stretch from the south side of Danforth Avenue to the lake; Boulton continued to own the north half of Township Lot 2 stretching north from the north side of Danforth to Concession 3.
1851	The Don and Danforth Planking Company begin planking the then-dirt road between Broadview Avenue and Markham Rd, ushering in additional residential and commercial development to the Little York area
1851 Nov	Sarah A. Boulton grants part of the north half of Township Lot 2 to Thomas Watts
1852 Jan	Watts grants a small piece of Township Lot 2 to Mr. William Bell (Sr) that would become the lot upon which the hotel at 2726 Danforth Avenue is located ¹
1850s-1860s	The hotel at 2726 Danforth Avenue was completed sometime within this time-frame (see entry for Key Date 1869 below)
c.1858	The Gates' Hotel, a 2-storey wood frame hotel is built on the north side of Danforth Avenue between Woodbine and Main for Newmarket racetrack owner, Charles Gates
1860	Tremaine's Atlas Map of the County of York shows a number of businesses including several inns/hotels located around the intersection of Danforth Avenue and Dawes Road
1869	The York County Directory for 1870 correctly indicates the location of the (Charles) Gates Hotel at Concession 2, Lot 4 as well as the first entry for "William McGill, Hotel" located at Concession 2, Lot 2

¹ That lot dimension is bound by the sw corner of part of Part Lot 2 (north of Danforth) where Lots 2 and 3 meet then north, east, south and west by 5 rods (83.5ft) each in each direction. That equates to an approximately 7000sq ft lot.

1875	The York County Directory for 1876 again lists William McGill, Hotelkeeper at Concession 2, Lot 2-3 ²
1883	Goad's Atlas Map (containing information gathered in the previous year) shows a collection of structures located on the north side of Danforth, west of Dawes Road that likely includes the timber-frame hotel at 2726 Danforth though the map is unlabelled
1883-1884	Grand Trunk Railway builds a freight yard south of Danforth and west of Dawes Rd, followed by York train station and roundhouse
1885	Main Street is planned, stretching south from Danforth Road to Kingston Road with an overpass bridge spanning the GTR railway tracks below
1885 Jan 1	Subdivision Plan 609 upon which both 2726 and 2734 Danforth Avenue are located is registered by developer, Thomas W. Elliott
1887	By this year, the three main street commercial row buildings (2734, 2736 and 2740 Danforth Avenue) adjacent to the hotel are completed
1888 Jan 1	East Toronto is incorporated as a Village
1888	William McGill is still listed in the City Directory as living on Danforth; this is the first time that Andrew Bell, a builder and son of local landowner William Bell (Sr.) is listed in Coleman. Andrew's brother William (Jr). is listed as living with William McGill for the next decade, presumably at the hotel.
1889	Goad's 1890 Atlas Map (containing information gathered in the previous year) clearly indicates the Hotel (inn) on Lot 10 and the adjacent main street commercial row property at 2734 Danforth (along with 2736 and 2740) for the first time
1889	Andrew Bell is listed as the proprietor of the Little York Hotel, Danforth Ave
1889 March	Elliott sells Plan 609, Lot 10 to Margaret McGill for \$200
1890 Dec	Margaret McGill leases Lot 10 to Andrew Bell for \$350/yr.
1891 May	Following Margaret McGill's death, Andrew Bell is granted a partition deed for Lot 10, for which he takes out a \$2000 mortgage from Constance C. Vansittart
1892	By this time, Sarah Bell joins the family business as cook at the Little York Hotel; listed boarders are mainly Grand Trunk Railway employees.
1895 July	Andrew Bell and his wife Mary take out an additional mortgage in the amount of \$1751 from the Dominion Brewing Company
1897 Jan	Constance Vansittart grants the mortgaged hotel property to Robert Davies, owner of Dominion Brewing Company, prompting Bell to take Vansittart and Davies to court four months later

2 This information is critical, as the location of the current property at 2726 Danforth Avenue (Plan 609, Lot 10) lies just within the old Township Lot 2 boundary, adjacent to the eastern edge of Township Lot 3.

1898	The City Directory indicates that by this year the hotel is known as the White House Hotel and under the proprietorship of John Evans
1903	The Village of Little York is annexed to the newly-established Town of East Toronto
1908	Town of East Toronto is annexed to the City of Toronto
1909	Last year that the property at 2726 Danforth is listed as a hotel, at this point known as The Morgan House Hotel under the proprietorship of Daniel J. Morgan and numbered 1578 Danforth.
1908	First recorded entry of an occupant at 2734 Danforth adjacent to the hotel is a Miss Margaret Fray
1909	The listed occupant is now Harry Roberts, harness-maker who would remain at this location for several years.
1926	Elliott's family sells the property at 2734 (as well as the adjacent building constructed together at 2736), following his death; Elliott had already sold the third property in the row (2740) by 1887.
2014 July 8	City Council requested City Planning to undertake the Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue), during the course of which the subject properties were identified as having potential heritage value in the Cultural Heritage Resource Assessment.
2018 July 23	Danforth Avenue Planning Study - Coxwell Avenue to Victoria Park Avenue – City-Initiated Official Plan Amendment - Final Report was adopted with amendments by City Council
2019 Dec 17	The subject properties were identified as potential heritage properties in the Main Street Planning Study - City-Initiated Official Plan Amendment - Final Report adopted as amended by City Council
2020 Dec 16	The subject properties were listed together on the City's Heritage Register as part of the Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) and Dawes Road Properties multiple listings.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

The location of the properties at 2726 and 2734 Danforth Avenue are shown on the property data map (Attachment 1, Image 1) where they stand on the north side of Danforth just west of Dawes Road. The two subject properties are located in the area historically known as the village of Little York and now referred to as the City's East End-Danforth neighbourhood.

Pre-1790s Contact: Dawes Road

Local historians speculate that prior to Euro-Canadian settlement of the Toronto area in the 1790s, today's Dawes Road may have served as an Indigenous trail.³ This is largely supported by the deviation from the normal grid pattern. To make Dawes Road an "official" road in 1848, a special by-law of the Home District was required. Further supporting the idea that Dawes Road may have served as an Indigenous trail is the archaeological evidence of fifteenth-century human habitation along Dawes Road's west side, north of Danforth Avenue and south of Taylor-Massey Creek.

Villages at Danforth Avenue and Dawes Road and the Grand Trunk Railway (GTR)

Following the establishment of Toronto (then the Town of York) in 1793, a new population of settlers spread out from the shores of Lake Ontario to clear and farm the land. Today's Danforth Road (formerly Don and Danforth Road) was surveyed as the 2nd Concession Road north of the Lake Ontario shoreline, running between two hundred acre farm lots in York Township, east of the City of Toronto. In the 1850s, a plank road was laid out along the route of today's Danforth Avenue, and a new railway line, the forbearer of today's GO Transit line, was opened to the area. A village named "Little York" took shape at the corner of Danforth and Dawes Road, the latter road having once previously been the principal north-south road in the area and improved in 1848. The intersection would also become known for its inns that served travellers.

Dawes Road emerged as a well-travelled market route from the farms to the northeast of Toronto. Originally, it functioned as a shortcut that farmers would take to get from Kingston Road to the farmlands then opening in northern Scarborough. The street was named for Clem Dawes, who owned a hotel at the intersection of Danforth Avenue and Dawes Road.⁴ Originally, Dawes Road ran from Kingston Road near today's Main Street and angled north easterly until it reached present-day Victoria Park. By the 1830s, Dawes Road became a key corridor for shipping farm produce, lumber, and sand and gravel southward into Toronto.⁵

Dawes Road legally opened to traffic in 1848. Historical mapping illustrates that inns and villages emerged along Dawes Road, including where it met Second Concession Road (today's Danforth Avenue) (Image 2). By the 1850s, the village of Dawes' Corners had emerged. It was also during this decade, in 1856, that the Grand Trunk Railway (GTR) had constructed a line from Toronto to Montreal, which ran just south of the intersection of Danforth Avenue and Dawes Road.

By the 1860s, the village became known as Smith's Corner (Images 3 and 4), and by 1878, the village became known as the postal village of Coleman (Image 5). The

3 Melanie Milanich and Beth Parker (ed.), "Becoming a Village, a Pathway to 'big' York from Coleman's Corners to Little York," *Beaches Living*.

<https://www.beachesliving.ca/pages/index.php?act=landmark&id=123>

4 City of Toronto, *Cultural Loops Guide: Explore East York East End Art, History and Nature Self-Guided Tours* (2017), <https://www.toronto.ca/wpcontent/uploads/2018/07/98db-edc-east-york-cultural-loops-guide-2017.pdf>

5 Ron Brown, *Toronto's Lost Villages* (Canada: Dundurn Press, 2020), p.38

following decade, in 1883-4, the name of the village had changed to Little York and Coleman's Corner. The latter reflected the name of Charles Coleman, a hotel owner in the area and the first Post Master of the intersection (Image 6). The former took its name from the GTR's "York Station," which was relocated to Dawes Road. At this time, the GTR also constructed a rail yard and roundhouse to the south of the subject properties and cut off Dawes Road. The impact of the railway and rail yard, the latter stretching all the way to today's Main Street, was dramatic and contributed to the early wave of residential subdivision and industrialization of the area.

Following the arrival of the GTR yards and station, historical maps indicate that much of the land in the area was quickly being subdivided by local landowners, builder-speculators and even GTR itself, largely to provide housing for GTR employees as well as the main street commercial demands of an influx of new residents and visitors to the area. (Image 7)

By the turn of the 20th century, the intersection of Danforth and Dawes Road was firmly established as the Village of Little York's commercial and social hub, where some of the mid-to-late 19th Century inns/hotels and commercial main street shops (including the subject properties at 2726 and 2734 Danforth Avenue) continue to define the area's streetscape today.

In 1903, Little York was annexed to the Town of East Toronto. Five years later in 1908, the Town of East Toronto was annexed to the City of Toronto on December 15. As a result, the area received infrastructure and transportation improvements. These civic improvements included the eastern extension of the Toronto Civic Railways streetcar line from its previous terminus at Greenwood Avenue along Gerrard Street East to Main Street by 1912, and the 1913 completion of a Danforth line between Broadview Avenue and Luttrell Avenue. This improved accessibility also included ease of access across the Don Valley and River to the downtown core with the completion of a permanent steel bridge spanning the Don River at Queen Street in 1911, and the Prince Edward (Bloor) Viaduct connecting Bloor Street with Danforth Road by 1918. Archival records and maps indicate that by 1925, the railway town-turned-streetcar suburb of East Toronto was largely developed.

2726 Danforth Avenue: Little York Hotel

The building located on the north side of Danforth Avenue just west of Dawes Road was likely completed in the 1850s -1860s as a hotel/inn for weary east end farmers and other travellers en route to and from downtown Toronto (then the Town of York). Historical mapping indicates that as early as 1850 there were a cluster of commercial properties including numerous "inns" located near this important market route intersection.

Despite gaps in the historical record pertaining to properties located outside of the city limits in this early period, there is sufficient information to suggest that 2726 Danforth was also built c.1850s-1860s. The first available written record of the property's use and

occupant as "William McGill, Hotel" appears in the 1870 City Directory.⁶ As information for directories was gathered in the year prior to publication, the latest date of construction for the hotel would have been 1869.

Many such hotels could be found around the perimeter of the city at this time. For instance, the Miller Hotel located at 3885 Yonge Street in Hoggs Hollow is similarly a rare surviving example from the same era. The Miller Hotel has been designated since 1998. Most of the others are now lost, including the Charles Gates Hotel, which was located on the north side of Danforth Avenue between Woodbine and Main Streets, nearby the subject property at 2726 Danforth. Dating to c.1858 and shown in an 1870 sketch, the Gates Hotel (later the Bay View before demolition in 1910) displayed the same form and styling as 2726 Danforth.⁷ (Images 8 and 9)

On account of the similarities of the building to the Gates Hotel example, plus the lack of prior maps or directories that included information on smaller outlying villages, 2726 Danforth Avenue could have been constructed earlier in the 1860s or even 1850s. As discussed below in Section 2. iii. Architectural Description, the exposed massive supporting timbers found at the basement level in the building at 2726 Danforth Avenue further corroborate this timeframe.

William McGill and his wife Margaret were substantial local landowners in the second half of the 20th century and hotelkeeper William is again listed at the subject property in the only other two City Directories containing statistics for outlying villages and post offices in East York like Coleman (1876 and 1881).⁸

On the heels of the 1884 opening of Grand Trunk Railway's York station and sorting yard, a gentleman named Thomas W. Elliott registered subdivision Plan 609 comprised of 10 lots in the northwest quadrant of the burgeoning commercial and social hub at the intersection of Danforth Avenue and Dawes Road. Lot 10 is defined by the pre-existing hotel property and Margaret McGill purchases the lot from Elliott in 1889. In the same year, William Bell's son Andrew appears in the City Directory for the first time and becomes the proprietor of the hotel, recorded for the first time as "Little York Hotel".⁹ By the end of 1890, Margaret McGill has leased the property to Andrew Bell for \$350 per year.

⁶ Ontario Land Registry records do not record McGill as the current owner of this property at the time, the last grant having been received by William Bell (Sr) in 1852 for a sum of \$10. The subsequent historic record suggests that there were connections between the properties and people of the Bell and McGill families into the early 20 century. McGill may have been the lease on the hotel property at the time. While William Bell may have owned the property at the time that the hotel was built, there is no connection in the historic record to any of the Bell family residing in this particular location at this early period in its history.

⁷ Myrvold, Danforth in Pictures, 24.

⁸ Only once East Toronto is incorporated as a village in 1888 does the historic record for the area become more consistent and fulsome.

⁹ In the absence of any previous names for the hotel prior to The Little York Hotel, and considering the relevance of this name to the historic village where it still stands today, the historical name of the building will be known as The Little York Hotel, as indicated in the Statement of Significance (Attachment 3).

Over the course of the next five years, Andrew Bell maintains proprietorship over the Little York hotel, with William McGill listed as clerk and Andrew's brother William (Jr) living on the premises. Unsurprisingly, the majority of the other boarders listed at the hotel in the directories in the late-19th century were GTR employees. During those years, Andrew and his wife Mary received two separate mortgages totalling \$3751, one of which was drawn from the Dominion Brewing Company established on Queen Street East by Robert Davies in 1871 as a sister brewery to his brother Thomas's nearby Don Brewing Company. Robert Davies' financial involvement with the Little York Hotel was undoubtedly associated with liquor sales and unfortunately Bell would forfeit the property in 1897 following a legal battle with Davies, presumably over the hotel tavern's debt.

In 1898, Mr. John Evans is listed as the new proprietor at the hotel which is now renamed the White House Hotel. A decade later, the property is listed as a hotel for the final time as the Morgan House Hotel under Daniel J. Morgan.

In subsequent decades, convenience entrances were added for access to the residential units on the upper storey and for ground floor commercial uses which have included a butcher shop, several different hardware stores (Grover's then Cawker's) and more recently a furniture store.

2734 Danforth Avenue

The wave of local residential and commercial development in East Toronto and Little York directly following the opening of York Station included a demand for main street commercial row-type buildings such as the property at 2734 Danforth Avenue. Built together with the adjacent properties at 2736 and 2740 by 1886 on Lot 11 of Plan 609 for Thomas W. Elliott, the group shares a common architectural expression (described in iii. below), and together form a cohesive main street commercial row. Each of the three buildings has a ground floor commercial unit, with residential uses on the upper floor. The building at 2734 is located directly adjacent to the former hotel. The earliest known occupants of 2734 were Miss Margaret Fray in 1888 followed by harness-maker, Harry Roberts. Early occupants of 2736 and 2740 Danforth Avenue included a tailor and a barber. While Elliott sold the easternmost property at 2740 shortly after completion, he continued to own the other two (including the subject property at 2734) for 40 years. The majority of the Danforth's main street commercial row streetscape was built out in the 1910s-20s. The subject property at 2734 Danforth Avenue represents a surviving example of the earlier, late-19th century evolution of the area spurred by the arrival of GTR's York Train Station in 1884.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the properties which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

2726 Danforth Avenue: Little York Hotel

The property at 2726 Danforth Avenue contains a 2-storey timber-framed, hotel/inn-type building on an "L"-shaped plan that was built c.1850s-1860s and functioned as a hotel until 1910. The type of timber construction is box framed with a single side gable roof with the eaves ends oriented to the east and west (currently metal clad on the south slope and shingled on the north). On the north (rear) elevation, a similar structure set at ninety degrees provides a perpendicular tail or rear wing with a cross-gable roof. The building was supported by massive 12"x12" timber posts and beams located in the unfinished basement. Hand-hewn markings and joinery of the remaining timber structural members belie the mid-19th century construction date of the building, as this laborious method of woodworking was replaced with the advent of machined lumber by the 1870s. Exterior wall construction is comprised of lath and plaster protected by tongue-and-groove wood siding. The upper-storey elevations retain this original sheathing, though it is currently over-clad with insulbrick on the south (principal) elevation and part of the west elevation.

The principal (south) elevation is arranged into five bays at the upper-storey with five nearly-symmetrical window openings, signalling a typically-Georgian style building on an original centre hall plan pre-dating the storefront addition and subsequent interior alterations to the first storey since the 1920s. Most of the upper-storey openings on all elevations retain their double-hung wooden windows with two-over-two lights and wooden frames. Despite the projecting single-storey commercial storefront addition at street level, the overall scale, form and materiality of the original building remains sufficiently intact to be legible as a pre-confederation timber-frame, Georgian style hotel/inn. (Images 10-18)

2734 Danforth Avenue

The property at 2734 Danforth Avenue comprises a 2-storey brick-clad, wooden-frame, building with a storefront at the first storey on the principal (south) elevation and residential above. The upper-storey level on the south elevation is framed at the west and east ends by raised brick pilasters. The west and north elevations of the building are currently over-clad with insulbrick. A wooden cornice directly below the roofline is shared with the two adjacent properties at 2736 and 2740, which were built together with the subject property by 1886. The western end of the cornice terminates at a large, carved wooden corner bracket at the subject property. A 1920s archival image identifies an additional wooden cornice located above the first storey of all three properties that has subsequently been altered, though a portion of the original may remain beneath the current metal cladding at 2734 Danforth Avenue. (Image 19) The upper-storey window openings are symmetrically arranged, flat-headed openings surmounted by heavy lintels with a decorative yoke-patterned wood plate installed over them. (Images 20-22)

A portion of the rear west side of the subject property at 2734 Danforth Avenue was altered in the mid-20th century to connect internally with the adjacent subject property at 2726 Danforth Avenue.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached as Image 1 (Attachment 1) shows the location of the adjacent properties at 2726 and 2734 Danforth Avenue on the north side of the street, west of Dawes Road within the historic Village of Little York known today as the East End-Danforth neighbourhood.

The area is associated with the early settlement at the corner of Danforth Avenue and Dawes Road of the village of Dawes' Corners', which later became Little York towards the end of the 19th century and the Town of East Toronto from 1903-08. The relocation by the Grand Trunk Railway of York Station to Dawes Road and the construction of a rail yard and roundhouse just south of the subject properties, supported significant industrial, commercial and residential growth within the immediate area. While historical mapping illustrates that there were originally numerous wooden frame structures located near the historic intersection of Danforth Avenue and Dawes Road, nearly all of these buildings have been lost to demolition and redevelopment. Remnants of the residential buildings from the former Village of Little York can be seen in the house at 122 Dawes Road (1885) and the Goulding estate house at 305 Dawes Road (1927). A remnant of Coleman's Corners can also be seen at 2727 Danforth Road.

The property at 2734 Danforth Avenue is a representative example of the main street commercial row building type in the historic village following the arrival of York Station in 1884. Importantly, the timber-framed former inn at 2726 Danforth Avenue represents the only surviving mid-19th century example of the hotels that defined this important market route crossroads to and from the Town of York, and stands as one of only a few left across the entire City dating to the pre-confederation era.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are three categories for a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

Each evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

2726 Danforth Avenue: Little York Hotel

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	✓
iii. demonstrates high degree of scientific or technical achievement	N/A

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 OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

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

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

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 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.

2734 Danforth Avenue

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

The property at 2734 Danforth Avenue is a representative example of the late-19th century main street commercial row typology. The 2-storey brick-clad building, constructed together with the two adjacent properties at 2736-2740, displays decorative original architectural detailing including a deep wooden cornice with ornate large corner bracket and upper-storey window openings framed with heavy stone lintels affixed with yoke-patterned wooden plates.

HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

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

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

Contextually, the property has cultural heritage value as it maintains and supports the late-19th century main street commercial built form evolution and historic character of the Danforth and Dawes intersection in particular, and Danforth Avenue in general.

Contextually, the property at 2734 Danforth Avenue (along with the rest of the row constructed together at 2736-2740) is visually, physically and historically linked to its surroundings as part of a surviving collection of fine-grained, mixed-use main street commercial and residential row buildings that have developed from discreet pockets clustered around individual rural villages like Little York, to defining the Danforth streetscape.

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 2726 and 2734 Danforth Avenue and determined that both of these adjacent and connected properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design/physical, historic/associative and contextual value.

The property at 2726 Danforth Avenue dating to the c.1850s-1860s is valued as a rare surviving example of a pre-confederation era building in the city and a unique remnant of the hotel/inn typology located near the historic intersection of Danforth and Dawes Road. The design, style and materiality exhibited at the upper-storey level of the original building typifies Georgian architecture and construction methods that pre-date the mass production of machined lumber.

The adjacent 2-storey main street commercial row building dating to c.1886 and located at 2734 Danforth Avenue is likewise representative of the mid-late 19th century local streetscape with its brick-clad wood-frame construction and Victorian-era decorative wooden detailing. Both properties served the commercial and residential needs of rural residents and visitors alike near these important crossroads. Today, they continue to support and maintain the early built form evolution of Danforth Avenue as a major commercial thoroughfare in the city.

As such, the properties are significant built heritage resources and staff recommend that City Council state its intention to designate the two properties at 2726 and 2734 Danforth Avenue under Part IV, Section 29 of the Ontario Heritage Act.

The Statements of Significance for 2726 Danforth Avenue (Attachment 3) and 2734 Danforth Avenue (Attachment 4) comprise the respective Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Liz McFarland, B.Arch, MA, PhDc, CAHP
Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-0958; Fax: 416-392-1973
E-mail: Liz.McFarland2@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 2726 Danforth Avenue (entrance address at 2732 Danforth Avenue)
Attachment 4 – Statement of Significance (Reasons for Designation): 2734 Danforth Avenue

2726 & 2734 DANFORTH AVENUE



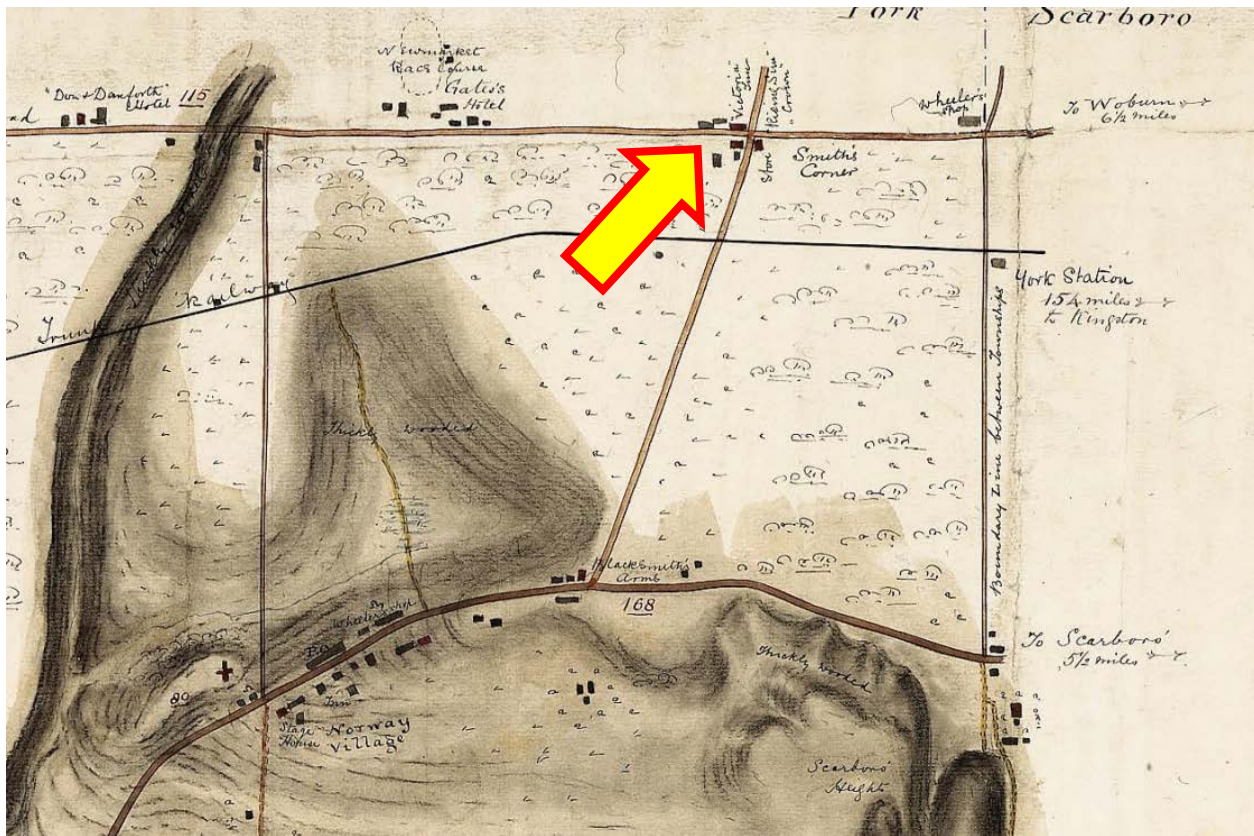
1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The blue box marks the location of the development site which includes the subject properties at 2726 and 2734 Danforth Avenue. (City of Toronto iView Mapping)



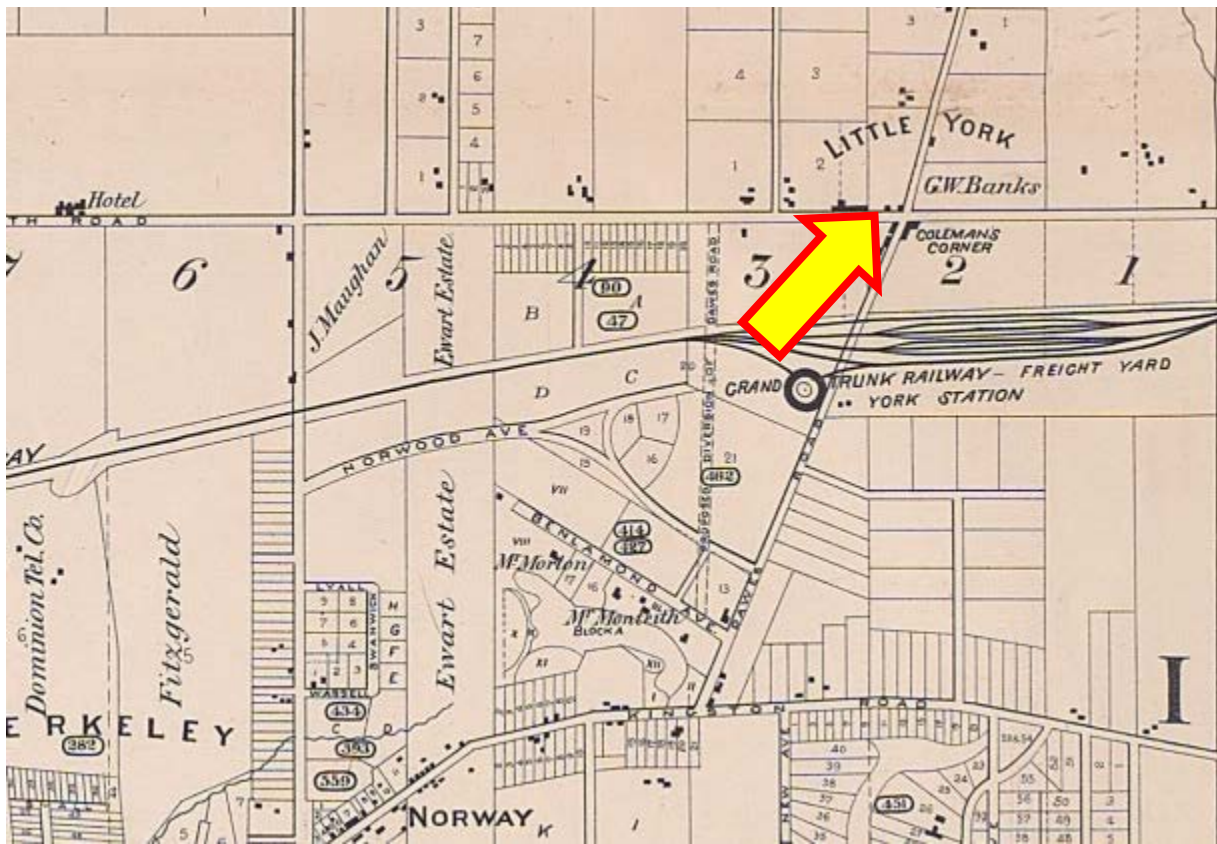
2. 1851 Browne Map of the Township of York showing the crossroads of Daves Road and Concession 2 (later Danforth Avenue) with a cluster of buildings around the intersection including a tavern (inn). (Nathan Ng's Historical Maps of Toronto)



3. 1860 Tremaine's Map of the County of York, annotated to show the location of Danforth Avenue (then Don and Danforth Road) and Daves Road where inns and a store were located (Nathan Ng's Historical Maps of Toronto)



4. 1868 Gehle, Fawkes & Hassard: Reconnaissance Sketches of Toronto Area, showing the location of Smith's Corner at Danforth Avenue (then Don and Danforth Road) and Daves Road. (Nathan Ng's Historical Maps of Toronto)



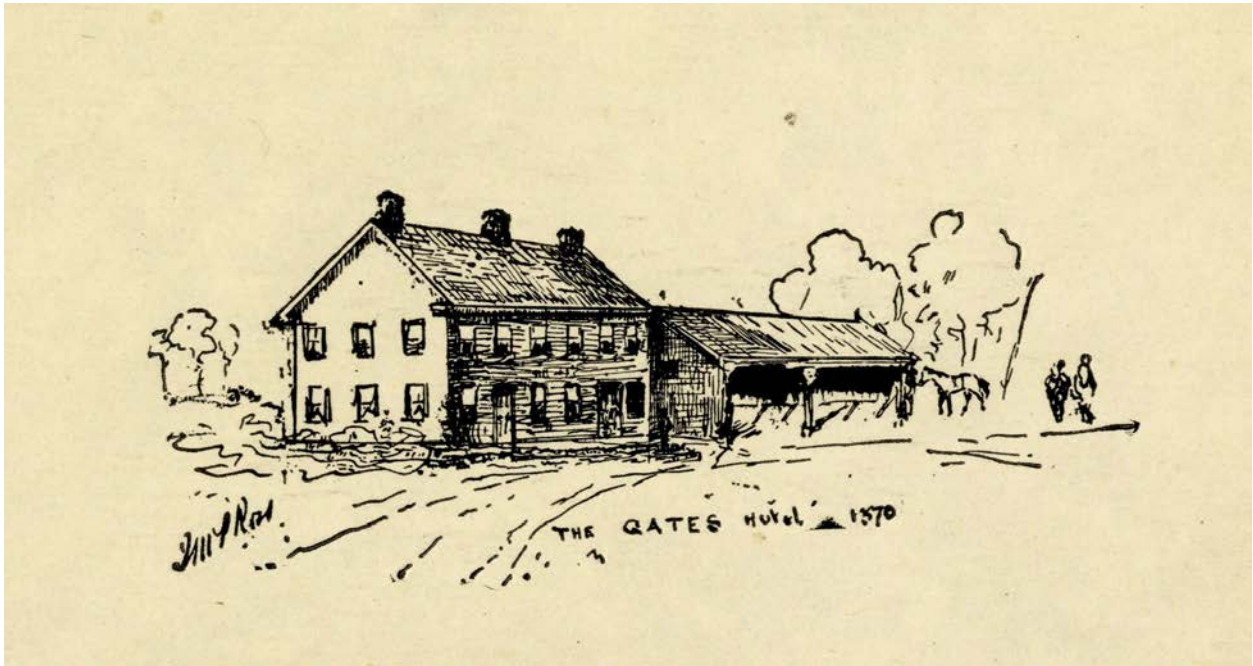
6. 1884 Goad's Atlas Map, annotated to show that Danforth and Dawes was known as both Little York and Coleman's Corner (1884 Goad's Fire Insurance Map)



7. 1890 Goad's Atlas Map, indicating the property at 2734 Danforth Avenue for the first time and occupying Lot 11 of Elliott's 1885 Plan 609 along with the rest of the row at 2736 and 2740. (1890 Goad's Fire Insurance Map)



8. The Miller Tavern built c. 1857. The 2-storey building is organized into five bays like the property at 2726 Danforth Avenue, the only difference being a small centred gable above the main entrance at The Miller Tavern (formerly The Jolly Miller Hotel). (South Armour Heights Residents Association)



9. The (Charles) Gates Hotel. 1870 sketch of the hotel built c.1858 on the north side of Danforth Avenue between Woodbine and Main with a design and style similar to 2726 Danforth. (TPL)



10. Principal (south) elevation of 2726 Danforth Avenue with its early 20th century projecting storefront addition at street level. (Heritage Planning, 2022)



11. Oblique view of the principal (south) elevation at 2726 Danforth, looking northwest. (Heritage Planning, 2022).



12 and 13. Photos showing the wooden frame windows on the north elevation with their two-over-two panes and brick chimney. (ERA, 2019)



14, 15 and 16. Photos showing the massive timber support beams in the unfinished basement with their hand-hewn markings. (ERA, 2019)



17 and 18. Photos showing the exterior sheathing of the original building including lath and plaster protected by tongue-and-groove wooden siding. At right, the north elevation of the tail is currently over-clad with vinyl siding. (ERA, 2019)



19. Archival photo from the 1920s showing an oblique view of the site looking northeast. (City of Toronto Archives)



20. Current photo showing the same oblique view of the site looking northeast. (Heritage Planning, 2022).



21. Current photo of 2734 Danforth Avenue showing the wooden cornice and decorative corner bracket. Also visible are the two adjacent properties at 2736 and 2740, which were built together with the subject property in c.1886 (Heritage Planning, 2022)



22. Principal (south) elevation of 2734 Danforth Avenue. (Heritage Planning, 2022)

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LITTLE YORK HOTEL**(ENTRANCE ADDRESS AT 2732 DANFORTH AVENUE)****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 their 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

N.B. The existing 1920s commercial storefront addition projecting from the principal (south) elevation at the first storey level is not considered an attribute.

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

2734 DANFORTH AVENUE
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 4

The property at 2734 Danforth Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their 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 late 19th-century main street commercial row property at 2734 Danforth Avenue was built together with the two adjacent properties at 2736 and 2740 Danforth Avenue.

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

Design and Physical Value

The property at 2734 Danforth Avenue is a significant representative example of the late-19th century main street commercial row typology. Built c. 1886, the 2-storey brick-clad building displays decorative original architectural detailing including a deep wooden cornice with ornate large corner bracket and upper-storey window openings framed with heavy stone lintels affixed with yoke-patterned wooden plates.

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 property has cultural heritage value as it maintains and supports the late-19th century main street commercial built form evolution and historic character of the Danforth and Dawes intersection in particular, and Danforth Avenue in general.

Contextually, the property at 2734 Danforth Avenue (along with the rest of the row constructed together at 2736-2740) is visually, physically and historically linked to its surroundings as part of a surviving collection of fine-grained, mixed-use main street commercial and residential row buildings that have developed from discreet pockets clustered around individual rural villages like Little York, to defining the Danforth streetscape.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 2734 Danforth Avenue being a representative example of the late-19th century main street commercial row typology:

- The setback, placement and orientation of the building on the north side of Danforth Avenue, west of Dawes Road
- The scale, form and massing of the 2-storey building on a rectangular plan with a flat roof
- The materials, with the red brick cladding with stone and wood detailing
- The deep wooden cornice below the roofline with its ornately-carved large wooden corner bracket at the west end
- The principal (south) elevation, which is organized into two symmetrical bays at the second storey level, and commercial storefront ground level
- The symmetrical arrangement of the two flat-headed window openings on the second storey of the principal (south) elevation surmounted by large stone lintels with a decorative yoke-pattern wooden plate affixed atop each

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 building on a rectangular plan with a flat roof
- The materials, with the red brick cladding with stone and wood detailing

Attributes that contribute to the value of the property as being visually, physically and historically linked to the Danforth and Dawes intersection as part of a surviving collection of fine-grained, mixed-use main street commercial and residential row buildings that continue to define the Danforth streetscape today:

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