

Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment

Date: May 24, 2022

To: Toronto Preservation Board
Toronto and East York Community Council

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

Wards: Ward 14 Toronto-Danforth

SUMMARY

This report recommends that City Council include 225 properties with cultural heritage value on the City of Toronto's Heritage Register. The properties are good examples of the Main Street Commercial Row, Main Street Commercial Block, Bank, Place of Worship and Theatre typologies that support the historic context of the Danforth Avenue study area. All of the recommended 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.

The properties were identified through the Danforth Avenue Cultural Heritage Resource Assessment (CHRA), and are located on Danforth Avenue, between the Don Valley and Coxwell Avenue. This report also presents the methodology and results of the Danforth Avenue CHRA including community consultation.

The 225 properties that are recommended for inclusion on the Heritage Register in this report reflect building types that define, support, and maintain Danforth Avenue's historic main street character. The collection of historic main street buildings along Danforth Avenue, the vast majority of which were constructed between 1910 and 1929, define an often continuous streetwall of low-rise buildings, articulated by a rhythm of narrow storefronts with recessed entrances, and punctuated by landmark banks, places of worship, and theatres. All of these building types were consistently identified throughout consultations as important to the history of Danforth Avenue, and important to its contemporary identity and sense of place. Within these building types all 225 properties are considered significant heritage resources.

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

submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

RECOMMENDATIONS

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

1. City Council include the following 220 properties on the City of Toronto's Heritage Register in accordance with the Historic Context and Listing Statement (Reasons for Inclusion) attached as Attachment 3 to the report (May 24, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

742 Broadview Avenue
744 Broadview Avenue
749 Broadview Avenue
751 Broadview Avenue
750 Broadview Avenue
752 Broadview Avenue
753 Broadview Avenue
114 Danforth Avenue
120 Danforth Avenue
117 Danforth Avenue
119 Danforth Avenue
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1008 Danforth Avenue
1010 Danforth Avenue
1014 Danforth Avenue
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1022 Danforth Avenue
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1096 Danforth Avenue
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1170 Danforth Avenue
1174 Danforth Avenue
1180 Danforth Avenue
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1573 Danforth Avenue

2. City Council include the following five properties on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 4 to the report (May 24, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

1 Danforth Avenue
5 Donlands Avenue
685 Danforth Avenue
1111 Danforth Avenue
71 Gough Avenue

FINANCIAL IMPACT

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

DECISION HISTORY

In July 23, 24, 25, 26, 27 and 30, 2018, City Council directed the General Manager, Transportation Services and the Chief Planner and Executive Director, City Planning, in cooperation with Economic Development and Culture, to initiate a comprehensive Complete Street Study of the Danforth corridor in 2019 with a focus on Danforth Avenue as a "complete street" with a vibrant commercial sector, and include a consultation process that involved a broad range of stakeholders such as Business Improvement Areas, residents, community members, and cycling groups.

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

On February 5, 2020, Toronto and East York Community Council adopted a report from City Planning staff providing an update on the Danforth Avenue Planning Study (Broadview Avenue to Coxwell Avenue), including a summary of the Area Profile Report related to the Planning study area and the Study Terms of Reference and community engagement process.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE13.23>

On December 16, 2020, City Council adopted a report from City Planning Staff recommending the listing on the Heritage Register of 167 properties that were identified through the first Danforth study from Coxwell Avenue to Victoria Park Avenue.

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

On April 6, 2022, City Council adopted a report from City Planning staff recommending the adoption of the Official Plan Amendment for Danforth Avenue (Don Valley to Coxwell Avenue) and related Urban Design Guidelines. Both the Official Plan Amendment and Urban Design Guidelines were supported and informed by the Danforth Avenue Cultural Heritage Resource Assessment, which was summarized in both documents, including a map and list of all 231 properties identified as having

potential cultural heritage value.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.TE31.12>

On April 6, 2022, City Council adopted a report from City Planning staff providing an update on the Toronto Heritage Survey and Heritage Planning Process, and recommending that City Planning report back to City Council in the third quarter of 2023 following the completion of the first phase of the Toronto Heritage Survey work plan, and to make recommendations on future phases of work.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH32.9>

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, including the addition of a new objections process for listings and a two-step objection and appeal process for designations. 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 3.1.5.2 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."

The municipal Heritage 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.

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 Ontario Heritage Act following this action. 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.

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.

Listing a property 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 and the subsequent evaluation directs appropriate conservation measures and designation within the planning approvals process
- a property owner wishes to take advantage of one of the city's heritage incentive programs and requests further staff evaluation and designation, as appropriate

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>

In 2019 City Council adopted the City-wide Heritage Survey Feasibility Study and in the fall of 2020 staff introduced a streamlined approach for listing multiple non-designated properties on the Heritage Register. City Council adopted this approach through a series of staff reports on multiple listing relating to Planning Studies in December 2020, including the study of Segment 1 of Danforth Avenue (Coxwell Avenue to Victoria Park Avenue).

In developing an improved listing process, staff surveyed international best practices, including reviewing the approach to listing of municipalities across Ontario. 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".

Two methods have been adopted to streamline the process for listing properties on Toronto's Heritage Register: the use of a 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 meet the requirements of the Ontario Heritage Act and the City's Official Plan (all properties are evaluated against the Provincial criteria "Contextual Value") and both provide sufficient information to communicate the reasons for listing.

COMMENTS

Danforth Avenue Cultural Heritage Resource Assessment Survey Area

The Danforth Avenue (Segment 2) CHRA adopted the Danforth Avenue Planning Study boundary as set out by Council set out in its July 2014 motion as shown in Attachment 1. The Cultural Heritage Resource Assessment (CHRA) assessed all properties fronting onto Danforth Avenue between Coxwell Avenue and the Don River. Though the Planning Study boundary was later revised to include more properties, the CHRA had already been completed, and remained limited to only those properties fronting Danforth Avenue.

Danforth Avenue Cultural Heritage Resource Assessment (CHRA)

City Planning conducted a CHRA as an integral component of the Danforth Avenue Planning Study. The CHRA documented the area's development history, achieved an informed and timely identification of properties with cultural heritage value, and ensured that these properties would be understood and conserved through the Danforth Avenue Planning Study. The Danforth Avenue (Segment 2) CHRA was undertaken by Heritage Planning and the findings were reported to City Council in April 2022 within the staff

report on the Official Plan Amendment for Danforth Avenue (Don Valley to Coxwell Avenue) and related Urban Design Guidelines.

CHRAs prioritize an understanding of the historic context of the area and how properties relate to and support that context. 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. Unlike traditional narrative histories, historic context statements explain the contemporary form and character of an area through the identification of significant periods of historical evolution and analysis of key themes. They also relate properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value.

Informed by an understanding of the historic context of the study area and significant community engagement, CHRAs survey all properties within the study area in order to recommend a list of properties that could be considered to meet provincial criteria for determining cultural heritage value.

Heritage Planning staff began work on the Danforth Avenue (Segment 2) CHRA in the spring of 2020. To inform the development of a historic context statement, Staff procured historian Barbara Myrvold, author of *The Danforth in Pictures*, to provide background historical research. Following familiarization with the study area, including the photographic documentation of all properties within it, Staff prepared a draft historic context statement for the study area. Through the fall of 2020 and the winter/Spring of 2021, the draft historic context was informed by community engagement through community, stakeholder and Heritage Focus Group meetings, as well as by a series of individual interviews with community knowledge-keepers.

Heritage Planning Staff then completed a survey and evaluation of all properties in the study area against Provincial Criteria (Reg. 9/06) to identify those that may merit inclusion on the Heritage Register. A draft list of properties with heritage potential were presented to and reviewed by Heritage Planning staff. The resulting draft list of identified properties was presented to the Danforth Avenue Planning Study project team, to the local Councillor, and to the community through the final Heritage Focus Group, the final Stakeholder Advisory Committee, and the final Community Meeting.

Finally, the Danforth Avenue (Segment 2) CHRA informed the development of the policies and urban design guidelines developed through the Danforth Avenue Planning Study. The CHRA and its results were summarized in the [Danforth Avenue Planning Study \(Segment 2 - Don Valley to Coxwell Avenue\) - City-Initiated Official Plan Amendment and Urban Design Guidelines - Final Report](#). The complete historic context statement and a list of properties identified through the CHRA were included as attachments.

Danforth Avenue (Segment 2) Historic Context Statement: Summary

The Danforth Avenue (Segment 2) Historic Context Statement presents the history of Danforth Avenue's development through six periods:

1. Indigenous Communities
2. Early Settlement of Concessions 1 and 2 Surrounding Today's Danforth Avenue (1780s-1850)
3. The Creation of the Don and Danforth Plank Road and Other Early Infrastructure and Transit Improvements (1851-1909)
4. The Construction Boom of the 1910s and 1920s (1910-29)
5. The Depression and Inter-War Construction Slow Down (1930-49)
6. Post-War Immigration and Redevelopment (1950-Present)

Within each period, themes are identified which shaped development, and typical building typologies are noted.

Recognizing the study area's ancient history as the homeland of Indigenous communities, followed by a relatively very brief period of colonial, rural settlement, the historic context statement presents Danforth Avenue today as having a pre-dominantly historic commercial and residential main street form that was developed with notable consistency from 1910-1929. It was during this period that access to the area was dramatically improved due to various infrastructure and transit improvements, including the opening of the Bloor Viaduct over the Don River in 1918, that contributed to a building boom. The resulting collection of historic main street buildings along Danforth Avenue define an often continuous street wall of two-to-three storey buildings, articulated by a rhythm of narrow storefronts with recessed entrances, and a strong datum line of cornices and sign bands. Main street commercial building types combining commercial uses at grade with residential uses above, comprise approximately 84% of the existing built form and were predominantly constructed in the period from 1910-1929. In addition to these mixed, commercial/residential building types, there are also important landmarks on Danforth Avenue, including banks, theatres, and places of worship.

The dominant historic main street pattern, as described above, was disrupted only occasionally in the later 20th century as first the automobile, and then the introduction of the Bloor-Danforth subway line, encouraged the consolidation of smaller lots for redevelopment for commercial, residential, and institutional purposes. Into the present day, Danforth Avenue has maintained a strong sense of place and character as a functioning historic main street that has served an increasing diversity of ethno-cultural communities, shifting from early British communities to include Italian, Estonian, Ukrainian, Greek, and Ethiopian communities, among many others. It is the heart of tight knit neighbourhoods framing it to the north and south, including Riverdale, Playter Estates, the Pocket, and Danforth Mosaic.

Community Consultation

Robust community engagement is important to the success of CHRAs. Community members with lived experience and knowledge of the history of a study area can provide essential local knowledge regarding the historical development of the study area. They can also inform the assessment and documentation of cultural heritage value, including historical and associative value, with information related to people, places and events of significance to the community.

Community consultation for the Danforth Avenue (Segment 2) CHRA was fully integrated into the extensive community consultation plan for the Danforth Planning Study. A key goal of the plan was to engage and work with the community directly, and provide multiple ways for the community to engage and participate throughout the project. The City retained an independent facilitator, Dillon Consulting, to lead the community engagement process.

The local community, including residents, land owners, business owners, community members, ratepayer associations, and business improvement areas, participated in the consultation process and provided substantial input and feedback throughout the Study process. Community and stakeholder meetings and online surveys were used in order to gather feedback from the community, build consensus, and get broad based support on the direction of the Study, including the CHRA.

In addition to larger community consultation meetings and events, a Stakeholder Advisory Committee (SAC) was established to help guide the development of the Danforth Study. This Committee was comprised of 32 members representing BIAs, Residents Associations, cycling groups, historical groups, community services, arts and culture groups, accessibility groups, and interested residents and community members, who reside and/or work close to the study area. The goal of the SAC composition was to provide a balanced group (gender, age, cultural/ethnic diversity) of members, including representation from Wards 14 and 19, to provide a diverse range of representation and perspectives. The role of the SAC was to provide local knowledge and understanding, to identify issues and opportunities from a range of perspectives, and provide a review of materials from a public lens. The SAC served as a sounding board throughout the project, and SAC meetings were held in advance of the community meetings in order to provide feedback from the SAC that resulted in improving final presentation, engagement materials, and messaging for each community meeting. SAC members were a valued component of the consultation process, helping to shape and guide the engagement process and materials, and provide a local lens and understanding of the study area.

Five community meetings and five stakeholder advisory committee meetings were held during the duration of the study. The community meetings were well attended, with more than 400 people in attendance at both in-person meetings (Community Meetings #1 and #2), and approximately 200 people on average at each of the virtual meetings (Community Meetings #3A, #3B and #4).

Heritage Planning staff presented to, and sought input from, SAC and community consultation meetings. Brief polls taken during SAC and community consultation meetings sought specific feedback on heritage matters. At Community Consultation meeting #3B, a polling question asked attendees, “What types of buildings do you think are most important to the history of the Danforth?” Thirty percent of respondents selected main street commercial buildings, 34% buildings associated with important community uses, and 36% all of the above, including banks and places of worship. The existing character of the Danforth (defined by its streetscape, retail, main street and neighbourhood-feel) was identified as one of the main reasons why Danforth Avenue was a beloved place for many, and many participants expressed that they did not want to see this change. A poll at the final Stakeholder Advisory meeting indicated a high level of agreement with the CHRA results as presented in summary form.

In addition, two questions related to heritage were integrated into a survey for the entire study, which closed in late January, 2021:

1. What key points are important for us to know about as part of our heritage study?
2. What buildings, areas, or features of the area should be conserved?

Heritage Planning staff received answers from over 550 survey participants. They expressed that important components of the study area are immigration/diversity (32.86%), buildings/architecture (31.81%), businesses (23.95%), Greektown (17.3%), and people (12.76%). Additionally, they expressed that places of worship (34.59%), Danforth Music Hall (29.08%), banks (19.27%), small/low-rise houses/stores (18.24%) and parks/parkettes (17.9%) should be conserved.

The CHRA was also informed by input from a Heritage Focus Group composed of historians and representatives of neighbourhood organizations with insight into the area's heritage, including its Indigenous heritage. Three meetings were held with the Heritage Focus Group, on November 17, 2020, December 8, 2020, and April 1, 2021. At the first meeting, participants were introduced to the process and methodologies of a CHRA. Prior to the second Heritage Focus Group Meeting, participants were sent a draft of a Historic Overview of the Danforth, and were asked to respond to a brief survey capturing their responses. The second Heritage Focus Group then focused on gathering feedback on the Historic Overview, and also gathering input on specific properties that participants thought had heritage interest.

As a result of input from the Heritage Focus Group, the Historical Overview of Danforth Avenue was revised. The summary of Indigenous history of the area within the overview was revised with input from Indigenous Ancestral Knowledge Keeper and Historian, Philip Cote, and with input from the Mississaugas of the Credit First Nation. As a member of the Heritage Focus Group, Philip Cote also advised on specific properties that have had important associations with Indigenous communities. Based on feedback from the Heritage Focus Group and the local Councillor, Paula Fletcher, the Historic Overview was also broadened to include recognition of the importance of music venues on Danforth Avenue.

Finally, at the last Heritage Focus Group meeting on April 1, 2021, participants were presented with draft results of the CHRA, including a revised Historic Overview, and a high level summary of properties considered to have heritage potential, organized by building typology for input from the group. The Heritage Focus Group generally agreed with the draft results of the heritage survey as presented.

Through the Heritage Focus Group, Stakeholder Advisory Committee meetings, and Community Consultation meetings, staff heard that an understanding of the lived history of the Danforth, including its cultural diversity, was critical to this study. As a result, Heritage Planning piloted the collection of individual interviews with longstanding business owners to enrich an understanding of the more recent history of the Danforth. Business owners were initially sought based on their length of time on the Danforth, with a preference for those in operation since 1975 or earlier. As there was also a desire to include representation from cultural communities raised through engagement, the entire physical geography of the study area, as well as a variety of business types, interview candidate selection was expanded to more recent business owners if they fulfilled the other criteria. Heritage Planning also explored the live music history of the Danforth through interviews with proprietors of live music venues.

In total, invitations were sent to 18 business owners, with 11 responding positively to the request. Proprietors were asked questions pertaining to the length of time they have known the Danforth either as a resident or business owner, why they chose to start their business on the Danforth, and how they have seen the Danforth change over time. Business owners were also asked to identify properties that may have had a particularly significant history of use, such as being an important social space or business for a particular community.

On the advice of local Councillor Paula Fletcher, Heritage Planning staff have continued to reach out to the three BIAs in the study area, and have communicated directly to owners of all identified properties to raise awareness of the fact that this listing report would be put before Council in the spring of 2022. A personalized letter was sent on May 11 to each property owner, providing the address of their property being recommended for the Register and explaining what "listing" means.

Further Evaluation

In preparation for this report, additional work was undertaken to verify CHRA findings and to develop descriptive listings. As a result, six of the 231 properties identified through the CHRA were not included in this multiple listing report. Five of those properties, 1117 Danforth Avenue, 1169 Danforth Avenue, 1435 Danforth Avenue, 690 and 692 Coxwell Avenue, are walk-up apartment buildings constructed between circa 1929 and 1939. Since walk-up apartments were not identified as a significant typology by the historic context statement, these apartment buildings were not considered to merit listing through the historic context approach. Upon closer evaluation, neither were they considered to have significant design or historical/associative value to merit individual listing through a listing statement.

In addition, the property at 1095 Danforth Avenue, the former St. Catherine of Siena Catholic Church, was removed from this listing report following further assessment in relation to its involvement in a planning application.

The 225 properties being recommended for inclusion within this report have all been determined to meet one or more provincial criteria.

CONCLUSION

Following research and evaluation, it has been determined that 225 properties identified through the Danforth Avenue (Segment 2) CHRA, included in Attachment 3 and Attachment 4 of this report, have been determined to have heritage value relating to design, physical, historical and contextual values and warrant inclusion on the City's Heritage Register.

The 225 properties reflect building types that define, support, and maintain Danforth Avenue's historic main street character, or are individually significant relating to design or historical/associative value. The collection of historic main street commercial row and block buildings along Danforth Avenue define an often continuous streetwall of low-rise buildings, articulated by a rhythm of narrow storefronts with recessed entrances, and punctuated by landmark banks, places of worship, and theatres. All of these building types were consistently identified throughout consultations as important to the history of Danforth Avenue, and important to its contemporary identity and sense of place. Within these building types, all 225 properties are considered significant heritage resources.

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ATTACHMENTS

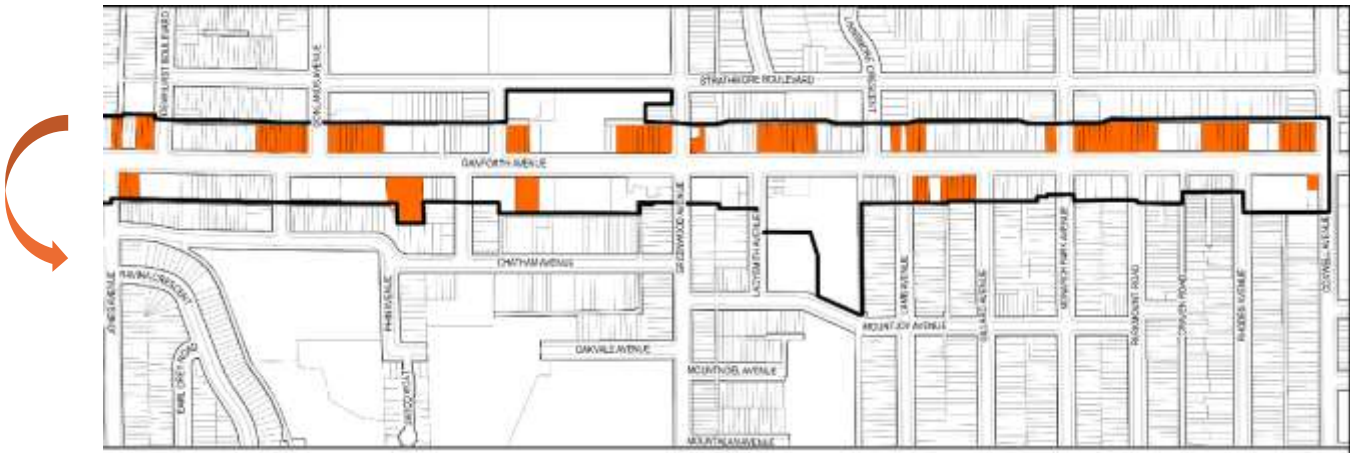
Attachment 1 - Map Showing the Danforth Avenue (Segment 2) CHRA study area and the Properties Identified as having Heritage Potential through the CHRA



Attachment 2 - Building Types of Properties Recommended for Inclusion on the Heritage Register

Attachment 3 - Listing Statement (Reasons for Inclusion)

Attachment 4 - Listing Statements (Reasons for Inclusion)

Map Showing the Danforth Avenue (Segment 2) CHRA ATTACHMENT 1
Study area and the Properties Recommended for
Inclusion on the Heritage Register



-  Danforth Phase II Study Boundary
-  Properties With Potential Heritage Value



05/24/2022

The Danforth Avenue CHRA revealed building types that are consistently represented within the study area. Of these, two types combine commercial uses at grade with residential uses above: the main street commercial row and the main street commercial block. These two typologies comprise approximately 84% of the existing built form and were largely constructed during the period from 1910-29. In addition to these building types, there are also important landmarks on Danforth Avenue, including banks and places of worship. The following building types pertain to the prevalent, historic building types found in the CHRA area.

Main Street Commercial Row

The main street commercial row type most often established 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 part of a larger, continuous 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 material
- 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-Landmark

The key physical characteristic of a landmark is its prominence within its context. Landmarks are often well known markers in the community, are memorable and easily discernable, and they often serve as orientation guides and/or local or regional tourist attractions.

The design impetus characteristic of the bank building type is to convey a perception of security and wealth and reflect stability of the bank to customers and investors. Banks constructed through 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 architectural 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. Within the study area, bank buildings have also been identified as landmarks, which are notable for their architectural style, design, or massing, and/or their contextual/social value.

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 strong courses, pilasters, dentilated cornices and friezes, often with the financial institution's name engraved or embossed prominently for high visibility

Place of Worship-Landmark

The form and details of places of worship vary according to the requirements of the particular religious groups inhabiting them. Exterior forms are frequently irregular and comprised of a variety of masses as it is expressive of internal functions which often include large halls, smaller spaces for entry, separate spaces for choirs and altars, raised basements for Sunday Schools and community functions and bell towers. Similarly, window openings also have a wide variety of shapes, sizes and repetition. The places of worship within the study area were designed in a variety of architectural

styles, however, they were predominantly designed in classical, Neo-Gothic, Modern, and Islamic architectural styles. Within the study area, places of worship have also been identified as landmarks, which are notable for their architectural style, design, or massing, and/or their contextual/social value.

Common Features

- 2-3 storeys in height often with a raised basement
- Complex massing expressive of different functional parts of the place of worship including towers
- Typically clad in brick with stone details or stone
- Architectural style evident in both the form and window openings and details may be classical, Neo-Gothic, Modern, or Islamic
- Prominent main entrance, may also include smaller entry points

Theatre-Landmark

The theatre building type varies greatly depending upon context, ranging from neighbourhood movie houses to grand theatres in the centre of the city. The neighbourhood theatre was often integrated within a main street context, with a narrow street front presence defined by a central recessed ticket book and entrance below a marquee and sign. The buildings often expanded at the rear of the property or stretched back further than adjacent buildings to accommodate screening rooms; as their popularity increased and they were being constructed in streetcar suburbs with more affordable land, their orientation switched and theatres often occupied a greater portion of the block frontage in order to accommodate more than one screen. Theatres are generally clad in brick masonry, with detailing on the upper levels, smaller windows and often symmetrical design to draw attention to the central signboard and marquee. Theatres were designed in a variety of architectural styles, including Beaux Arts, Edwardian, Art Deco and Art Moderne.

Common Features

- 2-4 storeys in height
- Either a long and narrow or wide and shallow form
- Brick masonry or stone veneer cladding, with stone or terra cotta detailing and less glazing than other main street building types
- Symmetrical design, with a focus on the central marquee and sign

Listing Statement

ATTACHMENT 3

(Reasons for Inclusion)

The historic context statement completed for Danforth Avenue (Segment 2) CHRA identifies Danforth Avenue (Broadview to Coxwell Avenue) as having a historic main street form that was developed primarily, and with notable consistency, from approximately 1910-1929. The collection of historic buildings along Danforth Avenue define a continuous streetwall of low-rise buildings, articulated by a rhythm of narrow storefronts with recessed entrances, and punctuated by landmarks including banks, places of worship, and theatres.

Into the present day, Danforth Avenue has maintained a strong sense of place and character as a functioning historic main street that has served an increasing diversity of ethno-cultural communities, shifting from early British communities to include Italian, Estonian, Ukrainian, Greek, and Ethiopian communities, among many others. It is the heart of tight knit neighbourhoods framing it to the north and south, including Riverdale, Playter Estates, the Pocket, and Danforth Mosaic.

The historic context statement also identifies the study area as being defined by the following themes which are identified with the recommended properties:

Community Building: Early settlement; Land division and subdivision; Places of worship
Industry, Manufacturing and Economic Activity: Main street retail; Live music venues;
Commercial redevelopment

The following properties are good examples of the Main Street Commercial Row, Main Street Commercial Block, Bank, and Place of Worship typologies that support the historic context of the Danforth Avenue study area. All of the recommended 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.

Address	Date of Construction	Building Type	Theme
742 and 744 Broadview Avenue	c.1899	House-form with storefront addition	Early settlement/land division and subdivision
749 and 751 Broadview Avenue	c.1909	Main street commercial row	Early settlement/land division and subdivision
750 Broadview Avenue	c.1899	Main street commercial row	Early settlement/land division and subdivision
752 Broadview Avenue	c.1899	Main street commercial row	Early settlement/land division and subdivision
753 Broadview Avenue	c.1911	Main street commercial row	Land division and subdivision/main street retail
114 and 120 Danforth Avenue	c.1919	Main street commercial block	Land division and subdivision/main street retail

117 Danforth Avenue	c.1913	Main street commercial block	Land division and subdivision/main street retail
119, 123, and 129 Danforth Avenue	c.1913	Main street commercial block	Land division and subdivision/main street retail
124 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
128 Danforth Avenue	c.1939	Main street commercial row	Land division and subdivision/main street retail
131, 135, 139, and 143 Danforth Avenue	c.1924	Main street commercial block	Land division and subdivision/main street retail
132, 136, 140, 146, 148, 156, 162, and 164 Danforth Avenue	c.1924	Main street commercial block	Land division and subdivision/main street retail
161, 165, and 169 Danforth Avenue	c.1922	Main street commercial block	Land division and subdivision/main street retail
185, 189, and 193 Danforth Avenue	1921	Main street commercial block	Land division and subdivision/main street retail
199, 201, 205, and 209 Danforth Avenue	c.1919	Main street commercial block	Land division and subdivision/main street retail
237 and 241 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
245 and 249 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
261, 265, 269, and 273 Danforth Avenue	c.1919	Main street commercial block	Land division and subdivision/main street retail
279, 281, and 283 Danforth Avenue	c.1924	Main street commercial block	Land division and subdivision/main street retail
285 Danforth Avenue	c.1911	Place of Worship-Landmark	Places of Worship
298 and 300 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
309, 311, 315, 319, 323, 327, 333, 335, 337, and 341 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail
310 Danforth Avenue	c.1923	Place of worship-Landmark	Places of worship
345, 347, 351, 353, and 355 Danforth Avenue	c.1919	Main street commercial block	Land division and subdivision/main street retail
348 Danforth Avenue	1987	Main street commercial block	Commercial redevelopment
359 Danforth Avenue	c.1910	Place of Worship-Landmark	Places of worship
373 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
375 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail

439, 443, and 449 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail
440 Danforth Avenue	c.1919	Main street commercial block	Land division and subdivision/main street retail
444 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail
480 Danforth Avenue	c.1929	Bank-Landmark	Land division and subdivision/main street retail
481 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
487 Danforth Avenue	c.1919	Main street commercial block	Land division and subdivision/main street retail
488, 490, and 492 Danforth Avenue	c.1909	Main street commercial block	Land division and subdivision/main street retail
510 and 516 Danforth Avenue	c.1919	Main street commercial block	Land division and subdivision/main street retail
519 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
525 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail
526, 532, 536 Danforth Avenue	1913	Main street commercial block	Land division and subdivision/main street retail
529 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail
541 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
551 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
557 Danforth Avenue	c.1929	Bank-Landmark	Land division and subdivision/main street retail
583 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
639, 641, and 643 Danforth Avenue	c.1919	Main street commercial block	Land division and subdivision/main street retail
674, 676, 680 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
681 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
702 Danforth Avenue	c.1930	House-form with storefront addition	Land division and subdivision/main street retail
704, 706, 708 Danforth Avenue	1922	Main street commercial block	Land division and subdivision/main street retail
705, 707, 709, and 713 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail

710 Danforth Avenue	c.1939	Main street commercial block	Land division and subdivision/main street retail/live music venues
744 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
777 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
798 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
801, 803, 805, and 807 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail
810, 812, and 818 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
837 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
855, 859, 861, and 867 Danforth Avenue	1923	Main street commercial row	Land division and subdivision/main street retail
862 Danforth Avenue	1922	Main street commercial row	Land division and subdivision/main street retail
866 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
884 and 886 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
888 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
950, 954, 958, and 962 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
966, 972, 974, and 980 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail
982, 988, and 990 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail
1000, 1002, 1008, and 1010 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1014, 1020, 1022, 1028 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1015 Danforth Avenue	c.1939	Place of worship-Landmark	Places of worship
1096, 1098, 1104, and 1106 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1158, 1160, 1162, and 1164 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1166, 1170, 1174, and 1180 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1182 Danforth Avenue	c.1929	Main street commercial block	Land division and

			subdivision/main street retail
1190 Danforth Avenue	c.1924	Bank-Landmark	Land division and subdivision/main street retail
1194 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1232, 1236, and 1238 Danforth Avenue	c.1918	Main street commercial row	Land division and subdivision/main street retail
1242, 1246, 1252, 1254, 1258, and 1260 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail
1262, 1266, and 1268 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1316 and 1318 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1328, 1330, and 1336 Danforth Avenue	c.1919	Main street commercial row	Land division and subdivision/main street retail
1331 and 1333 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
1335 and 1337 Danforth Avenue	1918	Main street commercial block	Land division and subdivision/main street retail
1347 Danforth Avenue	c.1924	Main street commercial row	Land division and subdivision/main street retail
1351, 1355, 1359, 1365, and 1367 Danforth Avenue	1922	Main street commercial block	Land division and subdivision/main street retail
1416 Danforth Avenue	c.1919	Bank-Landmark	Land division and subdivision/main street retail
1426 Danforth Avenue	c.1922	Main street commercial block	Land division and subdivision/main street retail
1428, 1430, 1432, 1434, 1436, 1442, 1446, 1450, 1458, 1464, 1468, 1472, and 1474 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1506 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
1516, 1520, 1524, 1526, and 1528 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1550, 1552, and 1556 Danforth Avenue	c.1929	Main street commercial row	Land division and subdivision/main street retail
1562, 1564, and 1568 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail
1573 Danforth Avenue	c.1929	Main street commercial block	Land division and subdivision/main street retail

Listing Statements (Reasons for Inclusion)

ATTACHMENT 4

1 Danforth Avenue (City Adult Learning Centre)



Parkway Vocational School (now City Adult Learning Centre). Photo by Michelle at <http://citynoise.org.uk/article/8575> courtesy of ACO's TOBuilt.

Year Built: 1963

Description: Located on the south side of Danforth Avenue to the east of the Don Valley Parkway, the property overlooking the Don Valley at 1 Danforth Avenue houses the City Adult Learning Centre. Originally constructed as Parkway Vocation School in 1963, the new school was an attempt to improve technical and vocational schools in Toronto.¹ The school is located on a six and a half acre site and was built according to the plans of the Chief Architect, F. C. Etherington, and Design Architect, R. P. G Pennington. To conserve land on the restricted site the main centre containing the library, administrative offices, and thirty-one classrooms was a six-storey block linked by covered walkways to units on the north and south. A pedestrian bridge provided access to a city park and recreational facilities that were used by the students during school hours.

Construction is of precast concrete T beams for floors, reinforced concrete columns and wall fins, and wall panels faced in brown and white glazed brick. Windows in the six-storey block are splayed at an angle to the classrooms providing minimum sun glare and maximum northern light. The buildings within the complex contain distinctive Modernist architectural details in their expressive design.²

¹For more information on the school, see "Parkway Vocational School," *Journal RAIC*, Vol. 40, No. 9 (September 1963), p.56, <https://dalspace.library.dal.ca/handle/10222/74753>

²McHugh, Patricia and Alex Bozikovic, *Toronto Architecture A City Guide* (McClelland & Stewart, 2017), p.135.

5 Donlands Avenue



View looking northeast at 5 Donlands Avenue (Google Street View, 2020)

Year Built: c.1924

Description: Located on the northeast corner of Donlands and Danforth Avenues, the property at 5 Donlands Avenue comprises a five-storey, E-shaped, pre-war apartment building type. The property was constructed in c.1924.

The pre-war apartment building type is defined by street-facing articulation with a central entrance and maximum lot coverage, often with interior light wells or courtyards to provide light and circulation. They are generally symmetrical in design, and have raised first floors with exposed basement windows. The subject property at 5 Donlands Avenue is clad in a red-brown brick and contains classically inspired detailing, such as the dentil molding in the roof cornice, the keystones in the window lintels, and the ornate molded stone surround in the principal (west) entrance.

685 Danforth Avenue



View of the principal (north) elevation of 685 Danforth Avenue (Heritage Planning, 2020)

Year Built: c.1938

Description: Located on the south side of Danforth Avenue, east of Pape Avenue, the property at 685 Danforth Avenue comprises a one-storey, post office building. The property was constructed in c.1938 and named Post Office J. It remained in use by Canada Post for over 70 years.

The subject property is clad in buff brick with inlaid brick and stone detailing. Designed with the horizontality of the Art Moderne style, it contains simplified, classically inspired ornamentation, including the stone door surround in the principal (north) elevation with rounded, thin columns and fluted stonework.

1111 Danforth Avenue



View of the principal (north) elevation of 1111 Danforth Avenue (Heritage Planning, 2020)

Year Built: 1930-1

Description: Located on the south side of Danforth Avenue, east of Byron Avenue, the property at 1111 Danforth Avenue comprises a two-storey, funeral home building type. Construction of the funeral home for the Trull Burial Company began in 1930 according to the plans of the architect W. Breden Galbraith and was completed the following year. The Trull Burial Company had been in operation on our near Danforth Avenue in various locations since 1912 and is one of the longest operating businesses on Danforth Avenue.

The property at 1111 Danforth Avenue is clad in buff brick with stone detailing. Influences of the Neo-Gothic style can be seen in the quoining of the door surround in the principal (north) elevation and the window above it, in the drip moulding over the doorway and window above, in the pointed lancets in the window above the main entrance, and in the carved flanking buttresses with finials. The style can also be seen in the leaded glass in the windows.

71 Gough Avenue



View of the principal (west) elevation of 71 Gough Avenue (Heritage Planning, 2020)

Year Built: c.1916

Description: Located on the east side of Gough Avenue, north of Danforth Avenue, the property at 71 Gough Avenue comprises a three-and-a-half-storey, detached house form building type. The building was constructed c.1916 as the rectory for Holy Name Parish, which was completed fronting Danforth Avenue in 1926. The property remains owned by the Diocese and used by Holy Name Parish.

The subject property at 71 Gough Avenue is clad in red brick and rough-cut stone with stone detailing. The Edwardian Classical style can be seen in the quoining around the windows and in the northernmost bay of the principal (west) elevation, the stone lintels and sills, and the brackets below the roof lines in the principal (west) elevation.