



Toronto Preservation Board

Meeting No.	35	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Tuesday, June 14, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB35.8	ACTION	Adopted		Ward: 14
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Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment

Board Decision

The Toronto Preservation Board recommends to the Toronto and East York Community Council 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
- 123 Danforth Avenue
- 129 Danforth Avenue
- 124 Danforth Avenue

128 Danforth Avenue
131 Danforth Avenue
135 Danforth Avenue
139 Danforth Avenue
143 Danforth Avenue
132 Danforth Avenue
136 Danforth Avenue
140 Danforth Avenue
146 Danforth Avenue
148 Danforth Avenue
156 Danforth Avenue
162 Danforth Avenue
164 Danforth Avenue
161 Danforth Avenue
165 Danforth Avenue
169 Danforth Avenue
185 Danforth Avenue
189 Danforth Avenue
193 Danforth Avenue
199 Danforth Avenue
201 Danforth Avenue
205 Danforth Avenue
209 Danforth Avenue
237 Danforth Avenue
241 Danforth Avenue
245 Danforth Avenue
249 Danforth Avenue
261 Danforth Avenue
265 Danforth Avenue
269 Danforth Avenue
273 Danforth Avenue
279 Danforth Avenue
281 Danforth Avenue
283 Danforth Avenue
285 Danforth Avenue
298 Danforth Avenue
300 Danforth Avenue
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311 Danforth Avenue
315 Danforth Avenue
319 Danforth Avenue
323 Danforth Avenue
327 Danforth Avenue
333 Danforth Avenue
335 Danforth Avenue
337 Danforth Avenue

341 Danforth Avenue
310 Danforth Avenue
345 Danforth Avenue
347 Danforth Avenue
351 Danforth Avenue
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373 Danforth Avenue
375 Danforth Avenue
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449 Danforth Avenue
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492 Danforth Avenue
510 Danforth Avenue
516 Danforth Avenue
519 Danforth Avenue
525 Danforth Avenue
526 Danforth Avenue
532 Danforth Avenue
536 Danforth Avenue
529 Danforth Avenue
541 Danforth Avenue
551 Danforth Avenue
557 Danforth Avenue
583 Danforth Avenue
639 Danforth Avenue
641 Danforth Avenue
643 Danforth Avenue
674 Danforth Avenue
676 Danforth Avenue
680 Danforth Avenue
681 Danforth Avenue
702 Danforth Avenue
704 Danforth Avenue
706 Danforth Avenue
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713 Danforth Avenue
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744 Danforth Avenue
777 Danforth Avenue
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812 Danforth Avenue
818 Danforth Avenue
837 Danforth Avenue
855 Danforth Avenue
859 Danforth Avenue
861 Danforth Avenue
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962 Danforth Avenue
966 Danforth Avenue
972 Danforth Avenue
974 Danforth Avenue
980 Danforth Avenue
982 Danforth Avenue
988 Danforth Avenue
990 Danforth Avenue
1000 Danforth Avenue
1002 Danforth Avenue
1008 Danforth Avenue
1010 Danforth Avenue
1014 Danforth Avenue
1020 Danforth Avenue
1022 Danforth Avenue
1028 Danforth Avenue
1015 Danforth Avenue
1096 Danforth Avenue
1098 Danforth Avenue

1104 Danforth Avenue
1106 Danforth Avenue
1158 Danforth Avenue
1160 Danforth Avenue
1162 Danforth Avenue
1164 Danforth Avenue
1166 Danforth Avenue
1170 Danforth Avenue
1174 Danforth Avenue
1180 Danforth Avenue
1182 Danforth Avenue
1190 Danforth Avenue
1194 Danforth Avenue
1232 Danforth Avenue
1236 Danforth Avenue
1238 Danforth Avenue
1242 Danforth Avenue
1246 Danforth Avenue
1252 Danforth Avenue
1254 Danforth Avenue
1258 Danforth Avenue
1260 Danforth Avenue
1262 Danforth Avenue
1266 Danforth Avenue
1268 Danforth Avenue
1316 Danforth Avenue
1318 Danforth Avenue
1328 Danforth Avenue
1330 Danforth Avenue
1336 Danforth Avenue
1331 Danforth Avenue
1333 Danforth Avenue
1335 Danforth Avenue
1337 Danforth Avenue
1347 Danforth Avenue
1351 Danforth Avenue
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1367 Danforth Avenue
1416 Danforth Avenue
1426 Danforth Avenue
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1430 Danforth Avenue
1432 Danforth Avenue
1434 Danforth Avenue

1436 Danforth Avenue
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1468 Danforth Avenue
1472 Danforth Avenue
1474 Danforth Avenue
1506 Danforth Avenue
1516 Danforth Avenue
1520 Danforth Avenue
1524 Danforth Avenue
1526 Danforth Avenue
1528 Danforth Avenue
1550 Danforth Avenue
1552 Danforth Avenue
1556 Danforth Avenue
1562 Danforth Avenue
1564 Danforth Avenue
1568 Danforth Avenue
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

Decision Advice and Other Information

Gary Miedema, Program Manager, Heritage Preservation, Urban Design, City Planning gave a presentation on Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment.

Origin

(May 24, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 14, 2022, the Toronto Preservation Board considered Item [PB35.8](#) and made recommendations to City Council.

Summary from the report (May 24, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(May 24, 2022) Revised Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment (<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227149.pdf>)

(May 24, 2022) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment (<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-226603.pdf>)

(June 10, 2022) Staff Presentation - Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment (<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227060.pdf>)

Communications

(June 8, 2022) E-mail from Wu Xuan Hua (PB.Supp)

(June 10, 2022) Letter from Mike Barlas (PB.Supp)

(June 10, 2022) Letter from William B. Joannou - ACI Architects Inc. (PB.Supp)

(June 10, 2022) Letter from Adam Wynne (PB.Supp)

(June 13, 2022) Letter from Gil Shcolyar (PB.Supp)

(June 14, 2022) E-mail from Ance Zhang (PB.Supp)

Speakers

Adam Wynne