

1111 Danforth Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: January 4, 2024

To: Planning and Housing Committee

From: Interim Chief Planner and Executive Director, City Planning

Wards: Ward 14 - Toronto-Danforth

SUMMARY

This report recommends that City Council state its intention to designate the property at 1111 Danforth Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of Heritage Attributes found in Attachment 3.

Located on the south side of Danforth Avenue, east of Byron Avenue and west of Greenwood Avenue, the subject property at 1111 Danforth Avenue contains a two-storey buff brick building raised on a basement that was constructed in 1931 in the Neo-Gothic architectural style. The building was reconfigured from an unfinished apartment building to a funeral home when it was purchased by Lorne Willard Trull who engaged architect William Breden Galbraith (1885-1937) to redesign it for the Trull Funeral Home. In operation for over 100 years, the Trull Burial Company is one of the longest operating businesses on Danforth Avenue. The subject property is also associated with architect, William B. Galbraith, a prolific designer of substantial private houses located in the neighbourhoods of Forest Hill, Lawrence Park, Moore Park and Rosedale.

The subject property was listed on the Heritage Register in July 2022 as a result of the Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment undertaken by City staff in 2021.

Following further research and evaluation, staff have determined that the property at 1111 Danforth Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design/physical, historical/associative, and contextual values. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The City received a Zoning By-law Amendment Application in February 2022, and a Site Plan Application in March 2022 related to the proposed redevelopment of the subject property which also includes the property at 1095 Danforth Avenue. The City Clerk issued a complete application notice for the Zoning By-law Amendment application on March 15, 2022, and on May 12, 2022, for the Site Plan application. The proposed development would partially retain and integrate the existing listed building at 1111 Danforth Avenue into the new construction of a nine (9)-storey (plus mechanical) mid-rise building with commercial uses at-grade and residential rental units above. The existing building at 1095 Danforth Avenue would be demolished.

The City received a Zoning By-law Amendment Application resubmission on January 31, 2023, and a Site Plan Application resubmission On February 1, 2023.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. An HIA and a Cultural Heritage Evaluation Report (CHER) completed by ERA Architects Inc. dated February 11, 2022, and revised December 9, 2022, were submitted to support the applications.

The applicant has provided a waiver with no expiry date to extend the 90-day timeline established under Bill 108 to designate the subject property under Part IV of the Ontario Heritage Act.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 1111 Danforth Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1111 Danforth Avenue (Reasons for Designation) attached as Attachment 3, to the report dated January 4, 2024, from the Interim Chief Planner and Executive Director, City Planning.
2. 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.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

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 April 6, 2022, City Council adopted a report from City Planning staff recommending the adoption of the Official Plan Amendment 573 (OPA 573) 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>

In July 19, 20, 21, and 22, 2022, City Council adopted a report from City Planning Staff recommending the inclusion of 225 properties on the City of Toronto's Heritage Register, which was informed by the Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment, and included a map and list of all 225 properties identified as having potential cultural heritage value.

<https://www.toronto.ca/legdocs/mmis/2022/te/bgrd/backgroundfile-226634.pdf>

On November 8, 2023, City Council passed the following motion EX9.3 related to the subject property:

That City Council request the City Solicitor, in consultation with the Deputy City Manager, Development and Growth Services, to report directly to the December 13, 14, and 15, 2023, meeting of City Council on a City-initiated revision to Site and Area Specific Policy 772 as part of the Ontario Land Tribunal's adjudication of appeals, in the context of the Zoning By-law Amendment application for 1095-1111 Danforth Avenue, which would support the redevelopment of the existing non-profit housing site at 1117 Danforth to rebuild and modernize the existing units, and include net new affordable rental and rent-geared-to-income units, subject to appropriate arrangements being made to secure the affordable rental and rent-geared-to-income units in perpetuity.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

On December 15, 2013, City Council passed the following motion CC 13.9 related to the subject property:

That City Council adopt the recommendation contained in Confidential Attachment 1 to this report from the City Solicitor.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC13.9>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

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, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the nine provincial criteria for determining whether it is of cultural heritage value or interest.

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

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

A Prescribed Event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg. 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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 or archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

COMMENTS

The property at 1111 Danforth Avenue was listed on the City of Toronto's Heritage Register in July 2022.

Located on the subject property is a two-storey buff brick building built in 1931 in the Neo-Gothic style for the Trull Funeral Home. Although there have been two additions to the original building, it retains its original scale, form, and massing. The property is within the boundary of Site and Area Specific Policy 772, Official Plan Amendment 573 (OPA 573).

In February and April 2022, the City received Zoning By-law Amendment and Site Plan Control applications respectively related to the proposed redevelopment of the subject property and 1095 Danforth Avenue, with a nine-storey mid-rise building with commercial uses at-grade and purpose-built rental units above. The building at the subject property will be partially retained and integrated with the proposed redevelopment, and the existing building at 1095 Danforth Avenue will be demolished.

The subject property is located in close proximity to several properties that are listed on the City's Heritage Register, including 1-7A Caithness Avenue, 1096, 1100-1106 Danforth Avenue, and 1156-1188 Danforth Avenue.



View of the principal (north) elevation of 1111 Danforth Avenue (Heritage Planning, 2023)

1. DESCRIPTION

1111 Danforth Avenue	
ADDRESS	1111 Danforth Avenue
WARD	Ward 14 - Toronto Danforth
LEGAL DESCRIPTION	PLAN 740 LOT 13 TO LOT 15
NEIGHBOURHOOD/COMMUNITY	Blake-Jones ¹
HISTORICAL NAME	Trull Funeral Home
CONSTRUCTION DATE	1931
ORIGINAL OWNER	Lorne W. Trull
ORIGINAL USE	Commercial
CURRENT USE*	Commercial *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	See Section 2
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2

¹ As defined by City of Toronto Neighbourhoods map and profiles

CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed (2022)
RECORDER	Heritage Planning: Deeksha Choudhry
REPORT DATE	November 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture, and context of the property at 1111 Danforth Avenue, and applies evaluation criteria set out in Ontario Regulation 9/06 to determine whether they merit designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the nine provincial criteria for determining whether a property is of cultural heritage value or interest. 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 Statement of Significance is contained in Attachment 3.

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.
1793	John Graves Simcoe, Lieutenant Governor of Upper Canada, establishes the Town of York as Upper Canada's capital.
1797	Lot 10, recently surveyed in the First Concession of Township of York, was granted to John Matthews.
1808	Nathaniel Hastings purchases Lot 10.
1830s	Nathaniel Hastings and his descendants begin to subdivide and sell the lots.
1890s	The current block on which the site is located is registered as Lots 13, 14, and 15, within Plan 740 in the City of Toronto, following the annexation of the unincorporated community of Riverdale to City of Toronto.
1912	Lorne W. Trull establishes the Trull Burial Company at 742 Broadview Avenue.
1913	A single family detached dwelling is constructed, known at that time municipally as 675 Danforth Avenue on Lot 13.
1920	Trull constructs a purpose-built funeral home at 172 Danforth Avenue and moves his business there until 1925.
1926	Trull moves his business again to a vacant building at 1100 Danforth Avenue.

1931	Trull purchases the unfinished apartment building on the subject property, modifying the original plan and constructing a two-storey funeral home including a one-storey wing on the west side of the original building. The Trull Funeral Home is opened in the same year.
1945	Lot 13 is purchased by Alice Evelyn Trull, Lorne Trull's wife.
1947	The existing house on Lot 13 is removed and the property is severed as a parking lot.
1952	The parking lot is sold to Trull Funeral home.
1954	A one-storey addition is constructed over the west wing of the 1931 building.
1957	A rear addition to the 1931 building is constructed to accommodate an office.
2007	An accessibility ramp is installed at the rear of building.
2022	The property is listed on the City's Municipal Register.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the subject property which is the basis for determining historical or associative value of Criteria 4, 5, or 6 according to O. Reg. 9/06 Criteria.

Historic Danforth Avenue

The present-day property at 1111 Danforth Avenue occupies three lots on the south side of Danforth Avenue, west of Greenwood Avenue. Lieutenant Governor John Graves Simcoe established the Township of York in 1793 and had the area surveyed in order to divide the land into parcels which could be distributed to settlers. Surveyor Alexander Aitken's Plan of York Harbour (the earliest known plan of the Town of York) shows the present Danforth Road (Danforth Avenue) as the first road north of the baseline (Queen Street) at the northern border of the First Concession of York Township. Early surveys and subdivisions fundamentally shaped the subsequent pattern of the Danforth Avenue area.

Loyalists, Late Loyalists, disbanded soldiers and officials and the friends of the government were given eight Lots (15-8) between Don River and Coxwell Avenue, which included the subject property. Interestingly, the properties south of Danforth Road were divided vertically, whereas the lots north of Danforth Avenue were divided horizontally to maximize the frontage of the Don River. Given the different configuration of the lots on the north and south side of Danforth Avenue, the road ran along farms lots to the north and was slow to be cleared, which meant that very little development happened between initial settlement in the 1780s and 1850.

On March 25 1884, the south side of today's Danforth Avenue was annexed to the City of Toronto. The area was bounded by the Don River, Kingston Road (Queen Street), Don and Danforth Road (Danforth Avenue), and the road allowance between Lots 9 and 10 (Greenwood Avenue), which included the subject property. Once a largely rural road, Danforth Avenue went on to become one of the most important and commercial streets of Toronto, with major development and expansion starting in the twentieth century.

1111 Danforth Avenue

In 1791, Augustus Jones established the eastern sideline (current day Victoria Park Avenue) and baseline (current day Queen Street) for Dublin Township, which was renamed York Township, and these township lines formed the basic framework for the future development of the area. In 1797, Lot 10, which was recently surveyed, was granted to John Matthews. Purchased by Nathaniel Hastings in 1808, Lot 10 began to be subdivided by Hastings and his descendants beginning in the 1830s.

In 1851, the Don and Danforth Road (Danforth Avenue) was built along the former Concession 2 Road, forming the northern boundary of Lot 10. In 1883, the unincorporated community of Riverdale was annexed by the City of Toronto, with the subject property located near its northeastern boundary of Danforth Avenue and Greenwood Avenue. After the annexation, the area was quickly subdivided into smaller blocks and by 1890, the block on which the subject property is located was registered as Plan 740 in the City of Toronto, with the building being built initially on Lot 15 in the future.

By 1913, the area south of Danforth Avenue and west of Greenwood Avenue had been mostly developed. In the 1920s, the sparsely developed section on the south side of Danforth Avenue between Byron Avenue and Greenwood Avenue saw the establishment of a number of businesses catering to automobile servicing, which was part of a larger trend in which car dealerships would become a defining feature of this section of Danforth Avenue until the 1980s. By the early-1930s, the addition of two walk up buildings and the Trull Funeral Home completed the streetscape of this block.

Trull Burial Company

Lorne Willard Trull was born on March 19, 1894 in Durham County, Ontario. He eventually moved to Toronto and in 1912 established the Trull Burial Company at 742 Broadview Avenue, a narrow commercial building located close to the North Riverdale area. Trull married Alice Evelyn Hutchison in 1917, and also briefly served in the Army from 1917 to 1918 during the first World War,² while his wife continued to operate the business in Toronto.³ He was discharged from the Air Force on June 17th, 1918. In 1920, Trull moved his business to a purpose-built funeral home at 172 Danforth Avenue (which has since been demolished), where it operated until 1925.⁴ Trull then moved his business to the vacant building at 1100 Danforth Avenue in 1926.⁵ It is likely that while he was operating the Trull Funeral Home from 1100 Danforth Avenue, he purchased an unfinished apartment building across the street at 1111 Danforth Avenue.⁶ He modified the original plan of the apartment building, constructing a two-storey buff brick building with a one-storey wing on the west side to accommodate the

2 National Archives of Canada, First World War Personnel Records for Lorne Willard Trull

3 Trull Burial Company 100th Anniversary Booklet

4 Lorne Trull then sold the business to Ralph Day, who went on to become the mayor of the City of Toronto, Heritage Impact Assessment: 1095-1111 Danforth Avenue, ERA Architects Inc., 15

5 Heritage Impact Assessment: 1095-1111 Danforth Avenue, 15. The first time Trull Burial Company appears in the City of Toronto's directories at 1100 Danforth Avenue is in 1926. Prior to 1926, the address is listed as 'vacant'.

6 Trull Burial Company 100th Anniversary Booklet

needs for the funeral home.⁷ The business opened at 1111 Danforth Avenue in 1931.⁸ Trull operated the funeral home on the lower floor while living in a three-bedroom apartment on the upper floor. He and his family continued to live at this address until 1936.⁹ Operating on or near Danforth Avenue since 1912, Trull Funeral Home is one of the oldest businesses to operate in the area. The business continues in operation at 2570 Danforth Avenue, east of Main Street and west of Dawes Road, as Giffen-Mack and Trull Funeral Home.

In 1913, a residence was constructed on Lot 13 (municipally known as 675 Danforth Avenue at the time), which was purchased by Alice Trull in 1945. By 1947, the residence had been removed and the property had been severed as a parking lot. In 1945, the adjoining parking lot was sold to the Trull Funeral Home. Lorne Trull died in Toronto in 1941. In addition to being a successful businessman, Trull also served as an Alderman for Ward Four for four years and was a member of the Toronto Board of Education.¹⁰

William Breden Galbraith

William Galbraith (1885-1937) designed the funeral home at 1111 Danforth Avenue. Born in Montreal, Quebec, and educated in Belleville, Ontario, William Galbraith arrived in Toronto in 1904. Prior to working as an architect, he worked as an accountant, a salesman, and served as a professional athlete at the 1908 Olympic games.

Following the Olympic Games, Galbraith started working as a local agent in Red Deer, Alberta, for the Saskatchewan Land and Homestead Company, which was co-founded by businessman and politician John T. Moore in 1882. While in Red Deer, Galbraith designed and constructed a personal residence in the Craftsman style and designed a number of investment properties. Following his return to Toronto, Galbraith became a prolific designer of substantial private residences, mostly in the Arts and Crafts styles, in the neighborhoods of Forest Hill, Lawrence Park, Moore Park, and Rosedale.¹¹

Between 1925 and 1930, Galbraith published a series of articles in the weekly newspaper *Saturday Night*, many of which contained his own designs. In 1930, Galbraith published a pattern book, *A Canadian Home Plan Book*, which disseminated his house plans to prospective builders and property owners for reproduction.¹²

Galbraith designed the Trull Funeral Home to accommodate offices, a reception, private slumber rooms, private family rooms, operating rooms, display rooms and a spacious

7 Trull Burial Company 100th Anniversary Booklet as provided

8 1932 City of Toronto directory.

9 Toronto Building Records File no. 23978, 1931. The records indicate that the permit proposed to build a 'funeral home' with a dwelling. Also, the City directories list Trull Burial Company, and Lorne W. Trull at 1111 Danforth Avenue until 1936. From 1936 - 1938, the directories list a "Thos J. Harett" at the address along with 1111 Danforth Avenue, and beginning 1939, only Trull Burial Company is listed in the directories.

10 "Lorne Trull, 47, dies suddenly" The Globe and Mail, August 15, 1941

11 Robert Hill, Biographical Dictionary of Architects in Canada - listing for William Breden Galbraith

12 Hill, listing for William Breden Galbraith

funeral room.¹³ The funeral home, at the time, was "promised to be outstandingly one of the finest in design, convenience and equipment of its size and type to be found in Canada."¹⁴ Galbraith died in Toronto in 1937.

City Council has previously designated and listed other buildings designed by Galbraith. In 2006, the property at 1102 Broadview Avenue, which was originally the Wilfred Davies Residence and is now occupied by the Massey Women's Centre and Day Care, was listed on the City's Heritage Register. In 2018, City Council designated the property at 1755 Bayview Avenue - one of Galbraith's final commissions - under Part IV of the Ontario Heritage Act. In 2021, City Council also designated 55 St Edmunds Drive, a two-and-a-half storey private residence built in the Tudor Revival Style located within the Lawrence Park neighborhood, under Part IV of the Ontario Heritage Act.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The building at 1111 Danforth Avenue was constructed in 1931, with additions completed in 1954 and 1957.¹⁵ Today, the building occupies Lots 13, 14, and 15 of Plan 740 registered with the City of Toronto. It is believed that the building was originally designed as an apartment building and was unfinished when Trull purchased it to be used as a funeral home. Similar to the neighbouring apartment building to the east at 1117 Danforth Avenue, the subject property was likely intended to be a two-storey walk-up apartment building with a basement that was divided into three bays in the principal (north) elevation and fashioned in brick with stone detailing. Galbraith likely modified the original plan of the apartment building adding a one-storey wing on the west side to accommodate the needs of the funeral home.

The subject property is clad in buff brick with stone detailing and fashioned in the Neo-Gothic style. This style was popularized in Canada in the early-twentieth century during the interwar period and was frequently applied to buildings of various typologies throughout the city, including funeral homes. The Neo-Gothic style borrowed several architectural elements from the nineteenth-century Gothic Revival style, including pointed arches, the use of multi-pane windows, and elaborate stonework. Influences of the Neo-Gothic style can be seen at 1111 Danforth Avenue in the stone quoining of the door surround in the principal (north) elevation and the window above it, in the stone drip moulding over the doorway and window above, in the stone pointed lancets in the window above the main entrance, and in the ornamental carved stone flanking buttresses with finials. The Neo-Gothic style can also be seen in the mullioned, leaded glass in the windows and main entrance door and the two basement windows with stone lintels. The eastern half of the building containing the main entrance has a flat roof behind the sloped parapet flanked by chimney flues on either end of the elevation. The three-bay wing to the west, part of the original design by Galbraith, originally

13 Toronto Star, Modern Funeral Home Plans are Under Way", Toronto, May 9, 1930

14 Toronto Star, Modern Funeral Home Plans are Under Way", Toronto, May 9, 1930

15 Toronto Building Records File No. 168892 and 48056

included only one-storey containing three double windows with decorative stone surrounds and sills. There was also an attached garage that was constructed towards the rear of the building.¹⁶

A second-storey was added to the west half of the building in 1954.^{17 18} This addition was constructed using buff brick to seamlessly blend with the first storey below and likewise included three double windows with mullioned, leaded glass and decorative stone surrounds and sills, matching the main storey on the principal (north) elevation. The side (west) elevation contains four double windows with decorative stone surrounds and sills on the upper storey and an access door. The rear (south) elevation contains a single window and a door on the main storey, with a double window and a single window located on the upper storey.

Another addition was constructed towards the rear of the building, above the garage, in 1957 to be used for office purposes.¹⁹ The rear also contains an accessibility ramp, which was installed in 2007. The east elevation of the building does not have any window or door openings.

Although there have been additions to the original building, the original massing remains distinguishable and the sensitively-designed, second-storey addition to the west half of the 1931 building is not considered to detract from the cultural heritage value of the property.

iv. CONTEXT

The following section provides contextual information and analysis to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The location of 1111 Danforth Avenue is shown on the map included as Figure 3 in Attachment 1 (Maps and Photographs) below. The property is situated on the south side of Danforth Avenue, in the block between Byron Avenue and Greenwood Avenue. The end of the first decade of the twentieth century brought significant changes to the Danforth Avenue area and resulted in its transformation from a largely rural road to one of the prosperous commercial streets in Toronto. With annexations to the City of Toronto and the construction of the Bloor Viaduct in 1915, the population increased six-

¹⁶ Building Records indicate that a building permit was submitted for a two-storey building with an attached garage in 1931. According to the building permit application that was submitted –“this garage will be a building where no motor cars are hired or kept or used for hire or where no such cards or gasoline or oils are stored or kept for sale and which will not be used as a public automobile repair shop”.

¹⁷ Building records confirm the details regarding this addition. According to the building permit application, an addition was proposed to accommodate casket storage and slumber rooms.

¹⁸ According to the building permit application, drawings for the addition were submitted by Page & Steele Architects. This architectural firm was founded by Forsey Pemberton Bull Page and Walter Harland Steele, and was a leading architectural firm known for their residential and later modernist works in Toronto. There is no evidence, however, that either Page or Steele designed this addition.

¹⁹ As confirmed from the building permit application. There was also an elevator shaft that was added towards the rear of the building in 1949. The 1957 office addition was proposed to be next to the elevator, as confirmed by building records. The architect is unknown.

fold, and this increase in population increased the construction in the area. The result of this period of dramatic expansion was the establishment of Danforth Avenue as an important commercial thoroughfare that was serving the surrounding communities. This commercial development on Danforth Avenue was mostly low to mid-rise commercial buildings, with Danforth Avenue retaining that character till today (Fig. 14 and 15). The building at 1111 Danforth Avenue contributes to the historic main street character of Danforth Avenue

The Trull Funeral Home was built at the outset of the Great Depression of the 1930s, after Danforth Avenue had already been largely built out. Only 16 buildings of the existing buildings between Broadview Avenue and Coxwell Avenue were built during 1930-1949, with the Trull Funeral Home being one of them. That, combined with continued operation of the Trull Burial Company at various locations near the Danforth Avenue since its opening in 1912, contributes to its contextual value as it is one of the longest operating businesses in the Danforth Avenue area.

The subject property is in close proximity to several properties that are listed on the City's Heritage Register, including 1-7A Caithness Avenue, 1096, 1100-1106 Danforth Avenue, and 1156-1188 Danforth Avenue. It was also one of 225 properties that were listed on the City's Heritage Register following the Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment Study that was submitted to Council for its adoption of Site and Area Specific Policy 772 in 2022. It is amongst four other properties that were representative of typologies outside of the dominant Main Street Commercial Row and Block typologies. The other four properties that were recommended to be listed on the City's Heritage Register include 1 Danforth Avenue, 5 Donlands Avenue, 685 Danforth Avenue, and 71 Gough Avenue.

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

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

The 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.

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Is a rare, unique, representative or early example of a style, type, expression, material or construction method

The building 1111 Danforth Avenue is an early example of a funeral home built in Toronto. The building is clad in buff brick with stone detailing and is fashioned in the Neo-Gothic style. Influences of the style can be seen in the stone quoining of the door surround in the principal (north) elevation and the window above it, in the stone drip moulding over the doorway and window above, in the stone pointed lancets in the window above the main entrance, in the two basement windows with stone lintels, in the ornamental carved stone buttresses with finials that flank the principal doorway, and in the sloped parapet flanked by chimneys in the eastern portion of the principal (north) elevation. The three-bay wing to the west, part of the original design by Galbraith, originally included only one-storey containing three double windows with decorative stone surrounds and sills.

Understood to have been purchased by Trull as an unfinished apartment building and modified to fit the needs of a funeral home, 1111 Danforth Avenue is a rare surviving example of adaptive reuse from the 1930s in the City of Toronto. Similar to the neighbouring apartment building to the east at 1117 Danforth Avenue, the subject property was likely originally designed as a two-storey walk-up apartment building with a basement that was further ornamented with elaborate stone detailing when it was converted into a funeral home. The one-store wing to the west was likely added to the original three-bay plan of the apartment building when Trull purchased the property to accommodate the needs of the funeral home. Further contributing to the uniqueness of this building is its date of construction in the early-1930s when the area surrounding Danforth Avenue had largely been built out.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

Yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property at 1111 Danforth Avenue was constructed at a time when people and businesses were going through financial hardships during the Great Depression and during the city's ban on new apartment building construction, which lasted until the 1940s.²⁰ As a result, the adapting of the property from an unfinished apartment building

²⁰ While the ban was in place until the 1940s, exemptions were often made. City of Toronto, 42 Maitland Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act Report for Action (June 19, 2023) <https://www.toronto.ca/legdocs/mmis/2023/ph/bgnd/backgroundfile-237554.pdf>

to a funeral home has the potential to yield information that contributes to the understanding of adaptive reuse of buildings during the Great Depression of the 1930s in Toronto.

Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community

The building has historical value as it housed one of the oldest running businesses in the area - the Trull Burial Company. In operation for over 100-years and located in various location throughout the Danforth neighbourhood during its tenure, the Trull Burial Company is one of the longest operating businesses on Danforth Avenue and is significant to the community. Today, the business continues in operation at 2570 Danforth Avenue, east of Main Street and west of Dawes Road, as Giffen-Mack and Trull Funeral Home.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The building at 1111 Danforth Avenue is reflective of the work of the architect William Breden Galbraith, a prolific and self-trained Toronto based-architect who was known for designing houses throughout the city's growing residential suburbs, including the former Wilfred Davies Residence at 1102 Broadview Avenue, and residences in Moore Park, Rosedale, Lawrence Park and Forest Hill. Galbraith's architectural designs were substantially influenced by the Arts and Crafts movement and spanned a variety of Period Revival styles through the 1910s and 1920s, and were mostly residential. The Trull Funeral home is one of the few buildings Galbraith designed for commercial purposes in Toronto, making this building is a rare example of Galbraith's work on commercial buildings.²¹

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Important in defining, maintaining or supporting the character of an area

Through its scale, form and massing, the building at 1111 Danforth Avenue has cultural heritage value for maintaining and supporting the historic main street character of Danforth Avenue. Situated on the east side of Byron Avenue between Byron Avenue and Greenwood Avenue, the building on the subject property helps define the streetwall of low-rise buildings, which are articulated by a rhythm of narrow storefronts with recessed entrances, and punctuated by landmarks.

21 According to the Biographical Dictionary of Architects in Canada, almost all of Galbraith's noted works are residences, with the Trull Funeral Home being an exception in Toronto.

Physically, functionally, visually or historically linked to its surroundings

The building on the property at 1111 Danforth Avenue is functionally, visually, and physically linked to Danforth Avenue. The business is one of the oldest running businesses in the area, and the building still exists in its original location. The property is also historically linked to the metamorphosis of Danforth Avenue into one of Toronto's main commercial corridors.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 1111 Danforth Avenue and determined that the property meets 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

The Statement of Significance (Attachment 3) 1111 Danforth Avenue, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

Kerri A. Voumvakis
Interim Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 - Maps and Photographs: 1111 Danforth Avenue

Attachment 2 - List of Research Sources

Attachment 3 - Statement of Significance (Reasons for Designation) - 1111 Danforth Avenue

MAPS AND PHOTOGRAPHS: 1111 DANFORTH AVENUE ATTACHMENT 1



Figure 1: Map showing the location of the subject property outlined in red at 1111 Danforth Avenue on the south side of Danforth Avenue between Byron Avenue and Greenwood Avenue. This map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).



Figure 2: Aerial View (base image 2022) showing the location of the property on Danforth Avenue, east of Byron Avenue. The approximate boundary of the property is outlined in red (City of Toronto Mapping).

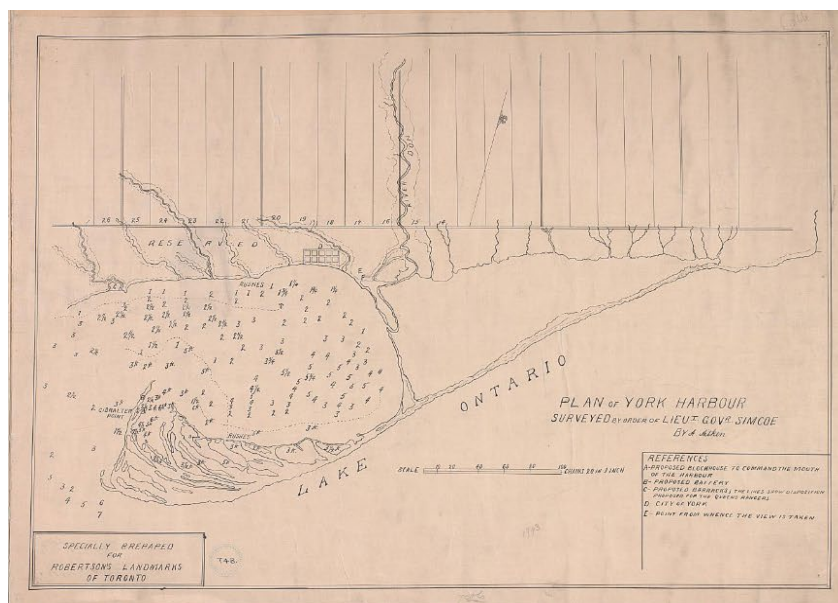


Figure 3: Plan of York harbour surveyed by order of Lieut. Governor. Simcoe by Alexander Aitken, 1793. Danforth Road (present-day Danforth Avenue) can be seen running north to south.

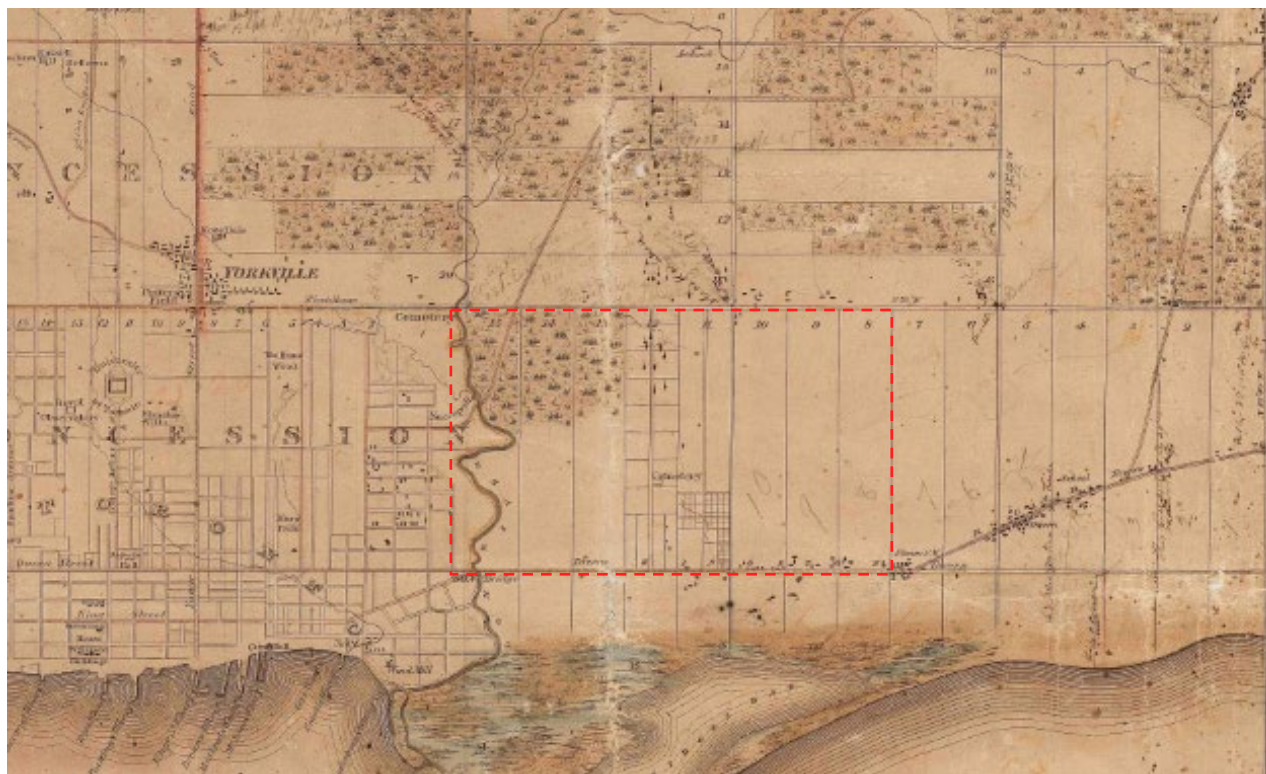


Figure 4: Brown's Map of the Township of York (1851), annotated to show lots 15-8, which includes lot 10 in which the subject property is located, as well as the different lot configurations of lots on the north and south side of present-day Danforth Avenue.

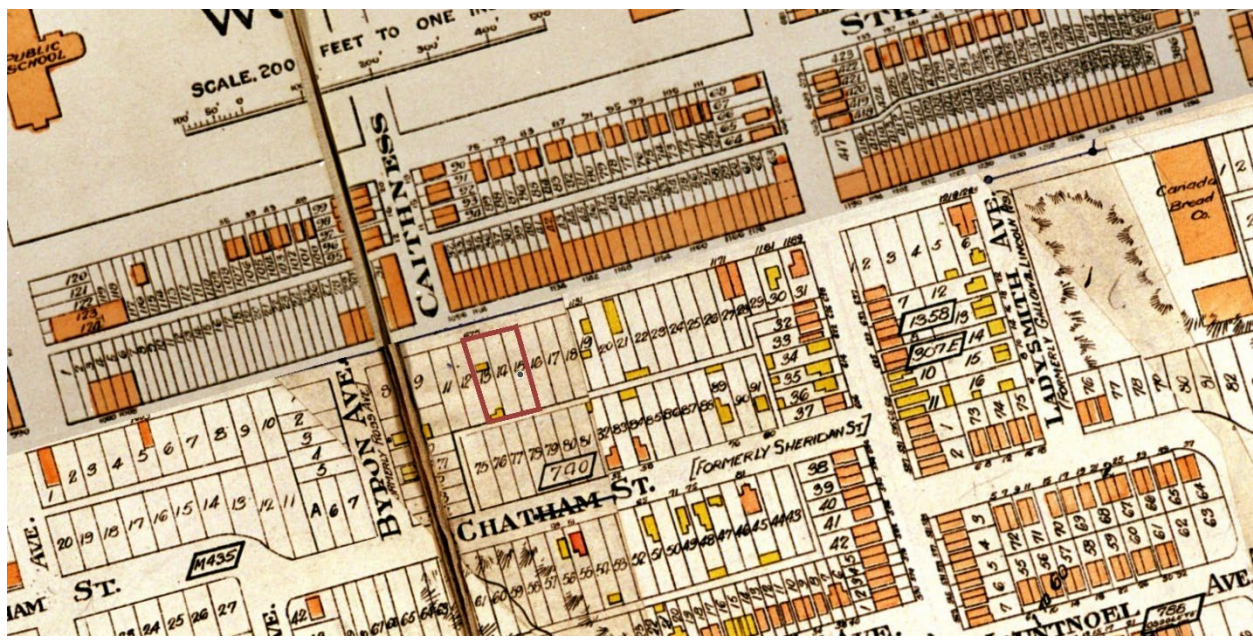


Figure 5: Goad's Atlas of the City of Toronto and Suburbs, 1924 - Lots 13-15 highlighted in red is the future location of the building at 1111 Danforth Avenue (Annotated by Heritage Planning).



Figure 6: Aerial Imagery of the City of Toronto, 1939. 1111 Danforth Avenue highlighted in red (Annotated by Heritage Planning).



Figure 7: Aerial Imagery of the City of Toronto, 1954. 1111 Danforth Avenue highlighted in red (Annotated by Heritage Planning).



Figure 8: Aerial Imagery of City of the Toronto, 1965. 1111 Danforth Avenue highlighted in red (Annotated by Heritage Planning).



Figure 9: Exterior of new addition to Trull Funeral Home, taken on March 25, 1957 (City of Toronto Archives).



Figure 10: Principal (north) elevation of 1111 Danforth Avenue (Heritage Planning, 2023).



Figure 11: West (side) elevation of 1111 Danforth Avenue (Heritage Planning, 2023)



Figure 12: Rear (south) Elevation of 1111 Danforth Avenue (Heritage Planning, 2023)



Figure 13: Looking east on Danforth Avenue (Heritage Planning, 2023)



Figure 14: Looking west on Danforth Avenue (Heritage Planning, 2023). Subject property located on the left.



Figure 15: View of 1095 and 1111 Danforth Avenue - the location of the proposed development. 1095 Danforth is proposed to be demolished, and 1111 Danforth is proposed to be partially retained and integrated into the proposed redevelopment (Heritage Planning, 2023).



Figure 16: View of 1111 Danforth Avenue and 1117 Danforth Avenue (Heritage Planning, 2023).



Figure 17. Detail of the eastern portion of the principal (north) elevation (Heritage Planning, 2023)



Figure 18. Detail of a buttress and finial in the principal (north) elevation (Heritage Planning, 2023)

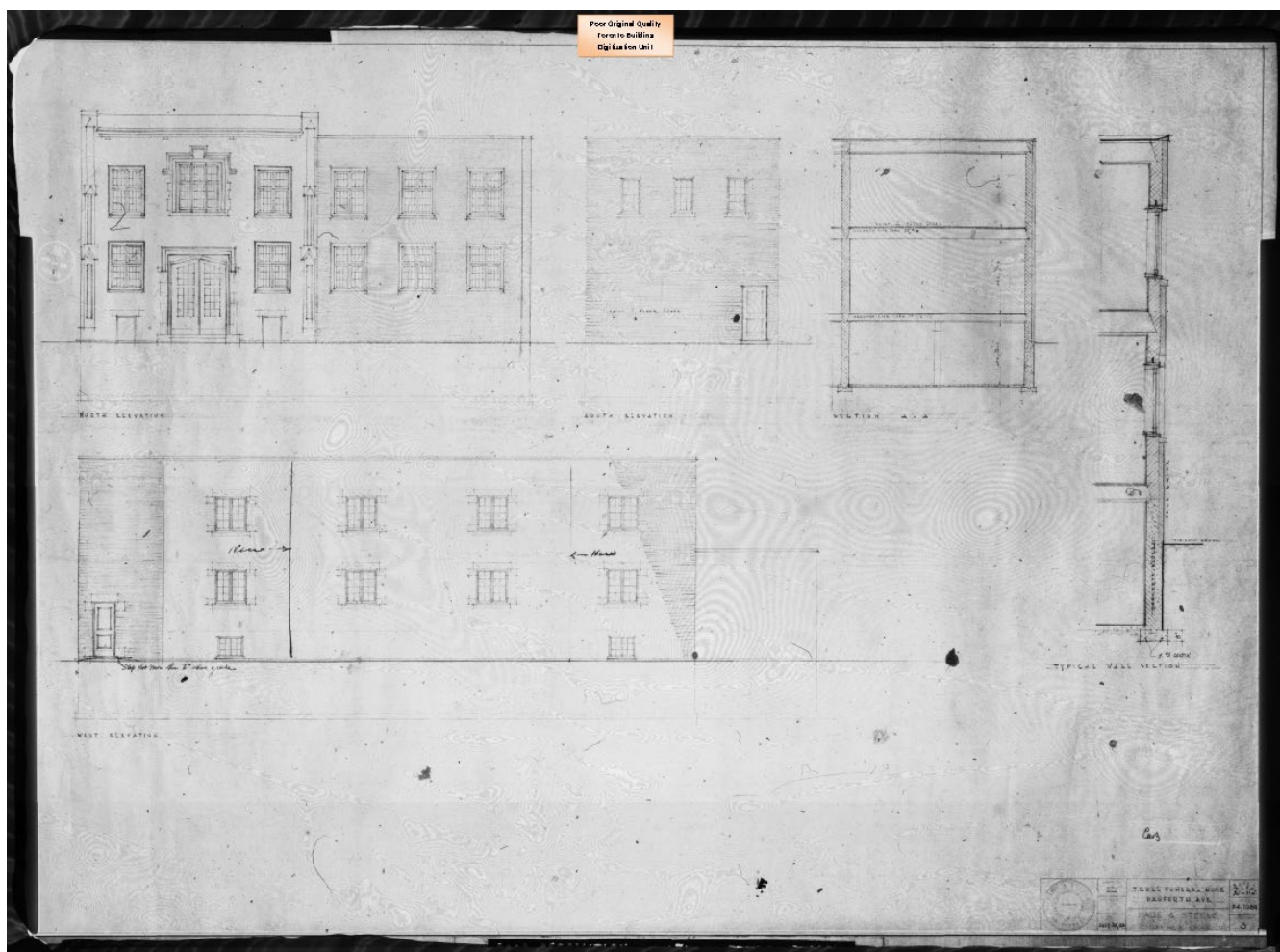


Figure 19: Excerpt from Building Records showing the proposed 1954 addition to the Trull Funeral Home (Archival Building Records, 1954)

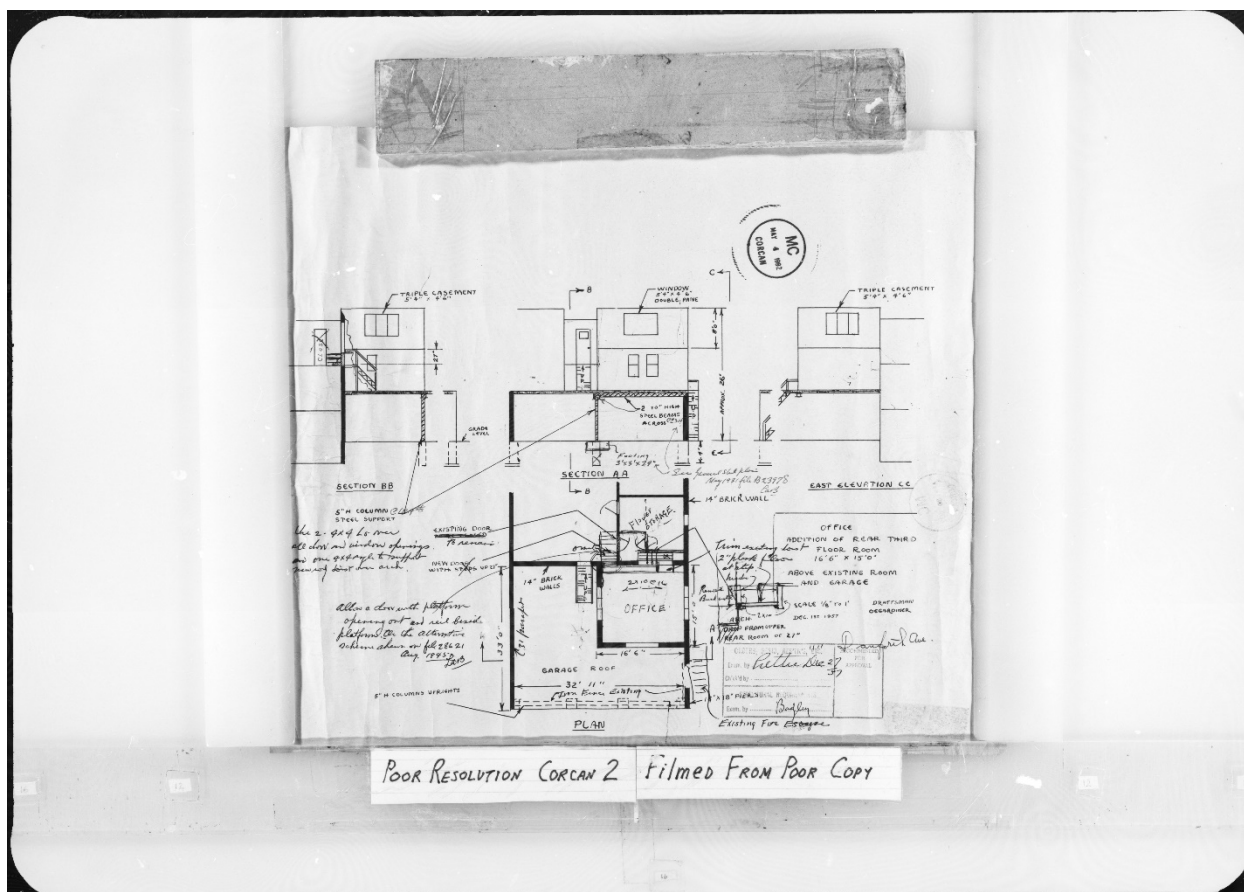


Figure 20: Excerpt from Building Records showing the proposed 1957 addition to the rear of the office building above the garage (Archival Building Records, 1957)

MODERN FUNERAL HOME PLANS ARE UNDER WAY

It Will Be Constructed for the
Trull Company in Dan-
forth District

W. Breden Galbraith, architect, announces that he is preparing drawings for a modern funeral home to be built for the Trull Burial Company on Danforth Ave., this concern requiring more spacious quarters in keeping with the district in which it is located.

The new building will contain offices, reception rooms, private slumber rooms, private family rooms, operating rooms, display room and a homelike and spacious funeral room that is to be most attractively furnished. Special attention is being given to ventilation and lighting, and the various rooms will be made sound-proof.

A garage will be at the rear, but under the main roof and will be heated from a central heating plant; It will house all the motor equipment pertaining to the business.

The exterior design of the building may follow an informal Tudor or Elizabethan motif, it not having been definitely decided whether it will be of dressed rubblestone or of a superior stucco finish relieved with cut stonework.

This funeral home, following the modern trend, promises to be outstandingly one of the finest in design, convenience and equipment of its size and type to be found in Canada.

VALUABLE PROPERTIES SOLD

Kingston Rd. and Grange Ave. Sites
Bring \$80,000 and \$30,000

Purchase of property at 508 to 518 Kingston Rd. for \$90,000 was recorded at the city registry office to-day by M. J. Welsman. The land has frontage of 107 feet by depth of 325 feet. The vendor was R. R. Atkins.

Buchanan Securities Ltd. sold to Hyman Bergman property at 183

Figure 21: Newspaper Article from *Toronto Star* detailing plans for the Trull Funeral Home on 1111 Danforth Avenue, Modern Funeral Home Plans are Under Way (Toronto Star, May 9, 1930).

LORNE TRULL, 47, DIES SUDDENLY

Funeral Home Director
Was Former Alderman

BORN IN DURHAM

A former alderman of Ward One and a member of the Toronto Board of Education for four years, Lorne Willard Trull, 47, director of the Trull Funeral Home, died suddenly at Wellesley Hospital yesterday. He collapsed Tuesday night after lecturing to a civil defense class at Court Street Police Station.

Born on a farm in Durham County, Mr. Trull was the son of John Calvin Trull and Margaret Williams Trull. He attended school at Darlington Township and high school at Bowmanville. He came to Toronto in 1913 and established a funeral parlor in the Danforth district. He had also been an insurance broker.

He joined the C.E.F. in 1918 and was transferred to the Royal Air Force in Toronto. He served in the Medical Department at Jesse Kelowna school and at Long Branch camp after being rejected for being.

He was a member of the Ratepayers Association, Board of Trade, Danforth Business Men's Association and Durham County Club. He belonged to the Riverdale Kiwanis Club and the Riverdale Masonic Lodge, Maple L.O.L. and K. Squanton, Legion of Frontiersmen. He was a member of St. Andrew and St. John Royal Arch Masons, Danforth Lodge I.O.O.F., the Native Sons of Canada, Toronto Lodge I.O.O.M., Durham County Old Boys' Association, and Danforth Avenue United Church. He had been president of the Varsity Senior Baseball League and vice-president of the Toronto Amateur Baseball Association.

Surviving are his widow, Alice Frances Hutchinson Trull, and two children, Gwendolyn and Douglas.

INJURED IN FALL

Tumbling ten feet from a scaffold, Frank Arko, 44, of Beverley Street, sustained head injuries yesterday and was treated at Toronto Western Hospital. Police said Arko, a bricklayer, was working at 1121 Dundas Street West when the accident occurred.

ARTHUR WILLIAM LIGHTFOOT

Arthur William Lightfoot, 56, of the 1000 St. Clair Street, died at the Toronto General Hospital yesterday, surviving for 10 weeks. He was a member of the Lightfoot family, which includes Ruth, a brother, James and Mary, and a sister, Clara.

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Figure 22: Newspaper Article in the *Globe and Mail* announcing Lorne Trull's Death, (Globe and Mail Archives, August 15, 1941)

Evelyn Trull (nee Hutchinson) began helping out at the funeral home soon after marrying Lorne Trull in 1917. As business increased, Evelyn assumed a secretarial role and took charge of the "store" whenever Lorne was out on a call. Evelyn also managed the funeral home during her husband's service in the air force, from 1917 to 1918.

After Lorne returned from the war in 1918, the prospering business outgrew the storefront. He built his first complete funeral home at 172 Danforth Avenue, with separate rooms for an office, preparation room, casket selection room and a washroom. It also included a large funeral service room, which served as a chapel.

In 1925, Evelyn gave birth to their son, Douglas, in the apartment above the funeral home.

In 1931, the Trulls relocated the funeral home to an unfinished apartment building across the street, at the current 1111 Danforth Avenue address. Trull soon completed construction, incorporating all the components he had envisioned, including a large funeral service room, three small visitation rooms, a side entrance to accommodate flower deliveries, and a three-bedroom upper-level apartment.



Figure 23: Trull Burial Company 100th Anniversary Booklet, provided by Giffen-Mack and Trull Funeral Home (Giffen-Mack and Trull Funeral Home, n.a.).



172 Danforth Avenue (Toronto Star, 1922)

Figure 24: Newspaper Ad for Trull Funeral Home at 172 Danforth Avenue. (Heritage Impact Assessment, ERA Architects Inc, 2022)



Figure 25: Newspaper announcing the opening of the Trull Funeral Home on 1111 Danforth Avenue (Heritage Impact Assessment, ERA Architects Inc., 2022).



1928 advertisement (Toronto Star).

Figure 26: Ad for the Trull Burial Company at 1100 Danforth Avenue (Heritage Impact Assessment, ERA Architects Inc, 2022)

#3 "A"2
2 M. D. First Depot Battalion 1st Central Ontario Regiment
Regt. No. 305474

ORIGINAL

8

PARTICULARS OF RECRUIT
DRAFTED UNDER MILITARY SERVICE ACT, 1917
(Class One.)

1. Surname TRULL
2. Christian name Lorne Willard
3. Present address 50 Browning Ave., Toronto, Ontario
4. Military Service Act letter and number 829494 (Serial number)
5. Date of birth March 19, 1914
6. Place of birth Durham County, Ontario, Canada
(town, township or county and country)
7. Married, widower or single Married
8. Religion Methodist
9. Trade or calling Understaker
10. Name of next-of-kin Mrs. Alice Evelyn Trull
11. Relationship of next-of-kin Wife
12. Address of next-of-kin 50 Browning Ave., Toronto, Ontario
13. Whether at present a member of the Active Militia No
14. Particulars of previous military or naval service, if any 0
15. Medical Examination under Military Service Act—
(a) Place Toronto, Canada (b) Date May 22, 1918 (c) Category A-2

DECLARATION OF RECRUIT
I, Lorne Willard Trull, do solemnly declare that the above particulars refer to me, and are true.
Lorne W. Trull (Signature of Recruit)

DESCRIPTION ON CALLING UP

Apparent age	<u>24</u>	ys	<u>2</u>	mts.	Distinctive marks, and marks indicating congenital peculiarities or previous disease. Mole centre of breast bone. Scar back of left hand.
Height	<u>5</u>	ft.	<u>8</u>	ins.	
Chest measurement	} fully expanded.		<u>38</u>	ins.	
		range of expansion	<u>5</u>	ins.	
Complexion			<u>Fair</u>		
Eyes			<u>Hazel</u>		
Hair			<u>Brown</u>		

5/17 O. C. First Depot Bn.
1st Central Ontario Regt.
Place Toronto, Canada Date May 27, 1918
M. P. W. 113.
30-2-3-17.
1771-38-1138.

C.

CP 67/18

Proceedings of Court of Inquiry or on more reported Missing on Active Service.....
Attestation Papers.....
Declaration of change of name.....
Authority for special entitlements.....
Documents of re-employment.....
Regimental Conduct Sheet.....
Compulsory Progression.....
Casualty Form.....
Proceedings on discharge.....
Corps History Sheet.....
Date and No. of Deposit Receipt for Purchase Money and Amount.....
Purchaser Certificate.....
Medical Report for Invalids.....
Medical History Sheet.....
Proceedings of Regt. Court Martial.....
Copies of Convictions by Civil Power.....
Company Conduct Sheet.....
Clothing Transfer Certificate.....
Inventory of Kit.....
Last Pay Certificate.....

M. S. H. 390

U.S.G.P. - 27 - 68.

DISCHARGE DOCUMENTS

Name *TRUCK HORNE, WILLARD*
Regt. No. *3039104 Rank Pfc.*
Grade *Pfc. Sep. Enl. Feb. 68*
Corps *So Jan. Royal Ar. Inscr.*
(Index Demand 11/1/68)
Pto. Address
Comptroller
Officer Card on ...

18984

H

Archival Sources

- Aitken, Alexander, Plan of York harbour surveyed by order of Lieut. Governor. Simcoe, 1793 (CTA)
- Browne, J. O. and Ellis, J., Map of the Township of York in the County of York Upper Canada, 1851 (Ng, via CTA).
- (CTA)
- Goad, Charles, Atlas of the City of Toronto and Suburbs, 1880-1924. (CTA)
- Building Records, Toronto and East York Building Records: for 1111 Danforth Avenue, Files No. 23978; 4833 1/2; 4833 2/2; 48056; C10474; C11410; C15057; 168892 1/2; 168892 2/2; 28621 1/2; 28621 2/2; 71581.
- City of Toronto Archives [CTA], Photographic Collection, Fonds 1653, Series 975, File 7852

Secondary Sources and Articles

- City of Toronto, 42 Maitland Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act Report for Action (June 19, 2023) <https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-237554.pdf>
- City of Toronto, Historic Context Statement: The History and Evolution of the Danforth - Broadview Avenue to Coxwell Avenue, Danforth Avenue Phase 2 Cultural Heritage Resource Assessment, March 2021.
- City of Toronto, Aerial Mapping 1939-1965
- City of Toronto, Report for Action - Inclusion on the City of Toronto's Heritage Register - Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment, May 24, 2022.
- ERA Architects, Cultural Heritage Evaluation Report for 1095 and 1111 Danforth Avenue, December 9, 2022.
- ERA Architects, Heritage Impact Assessment for 1095 and 1111 Danforth Avenue, December 9, 2022.
- Hill, Robert, editor. Biographical Dictionary of Architects in Canada 1800-1950 online resource – listing for William Breden Galbraith
[Galbraith, William Breden | Biographical Dictionary of Architects in Canada](#)
- National Archives of Canada Online Collection, First World War Personnel Records, access online through [TRULL, LORNE WILLARD \(bac-lac.gc.ca\)](#)
- Trull Burial Company, 100th Anniversary Booklet.
- Toronto Star, "Modern Funeral Home Plans are Under Way", May 9, 1930
- The Globe and Mail, "Lorne Trull, 47, Dies Suddenly, August 15", 1941.

1111 DANFORTH AVENUE
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The property at 1111 Danforth Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/contextual and contextual value.

Description

Located on the south side of Danforth Avenue east of Byron Avenue and west of Greenwood Avenue, the property at 1111 Danforth Avenue is comprised of a two-storey funeral home raised on a basement and was completed in 1931. Believed to have been originally designed as an apartment building, the unfinished property was purchased by Lorne W. Trull and adapted to a funeral home to be used by the Trull Burial Company. 1111 Danforth Avenue is an early example of a funeral home built in Toronto. It was designed by the prominent Toronto architect, William Breden Galbraith, and is fashioned in the Neo-Gothic style.

The property was included on the City of Toronto's Heritage Register in July 2022.

Statement of Cultural Heritage Value

The property at 1111 Danforth Avenue has design and physical as a representative example of a funeral home in Toronto that was fashioned in the Neo-Gothic style. Completed in 1931, the Neo -Gothic style can be seen in the stone quoining of the door surround in the principal (north) elevation and the window above it, in the stone drip moulding over the doorway and window above, in the stone pointed lancets in the window above the main entrance, in the leaded double windows in the principal (north) elevation with stone surrounds, in the two basement windows with stone lintels, in the ornamental carved stone buttresses with finials that flank the principal doorway, and in the sloped parapet flanked by chimneys in the eastern portion of the principal (north) elevation. Understood to have been purchased by Trull as an unfinished apartment building and modified to fit the needs of a funeral home, 1111 Danforth Avenue is also a rare surviving example of adaptive reuse from the 1930s in the City of Toronto.

The historical and associative value of the Trull Funeral Home lies in its significance as one of the oldest businesses still operating along Danforth Avenue. In operation for over 100-years, and operating today at 2750 Danforth Avenue as Giffen-Mack and Trull Funeral Home, Lorne. W. Trull established the Trull Burial Company in a narrow commercial building at 742 Broadview Avenue in 1912. A purpose-built funeral home was built at 172 Danforth Avenue in 1920, where the business operated until 1925. Trull then opened a new funeral home at 1100 Danforth Avenue, and in 1931, purchased the unfinished apartment building at 1111 Danforth Avenue. The apartment building was reconfigured, completed, and opened in 1931. The building also has associative value as it was designed by William Breden Galbraith, who was a prolific architect and designer of substantial of private residences in a variety of styles, including the former

Wilfred Davies Residence at 1102 Broadview Avenue, and others located in the neighborhoods of Forest Hill, Lawrence Park, Moore Park and Rosedale. Constructed at a time when people and businesses were going through financial hardships and when the city had imposed a ban on new apartment construction, the property at 1111 Danforth Avenue has further historical and associative value as it has the potential to yield information that contributes to the understanding of the adaptive reuse of buildings during the Great Depression of the 1930s in Toronto.

Through its scale, form and massing, the building at 1111 Danforth Avenue has cultural heritage value for maintaining and supporting the historic main street character of Danforth Avenue. Situated east of Byron Avenue and west of Greenwood Avenue, the subject property helps define the streetwall of low-rise buildings, which are articulated by a rhythm of narrow storefronts with recessed entrances and punctuated by landmarks. Still in its original location and once housing one of the oldest surviving businesses in the area, the property at 1111 Danforth Avenue is visually, functionally and historically linked to its surroundings.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 1111 Danforth Avenue being a representative example of an early funeral home in Toronto that was fashioned in the Neo-Gothic style:

- The placement, setback and orientation of the building on the south side of Danforth Avenue, east of Byron Avenue and west of Greenwood Avenue
- The scale, form and massing of the two-storey building with a rectangular shaped plan
- The flat roofline and the roof above the main bay on the principal (north) elevation containing the main entrance
- The materials, including the buff brick cladding and stone sills
- All window openings in the principal (north), side (west), and rear (south) elevations of the building
- the stone quoining of the door surround in the principal (north) elevation and the window above it
- the stone drip moulding over the doorway and window above
- the stone pointed lancets in the window above the main entrance in the principal (north) elevation
- the leaded double windows in the principal (north) elevation with stone surrounds
- the two basement windows with stone lintels
- the ornamental carved stone buttresses with finials that flank the principal doorway
- the sloped parapet flanked by chimneys in the eastern portion of the principal (north) elevation

Historical/Associative Value

Attributes that contribute to the value of the property at 1111 Danforth Avenue as being associated with the prolific architect William Breden Galbraith:

- the stone quoining of the door surround in the principal (north) elevation and the window above it
- the stone drip moulding over the doorway and window above
- the stone pointed lancets in the window above the main entrance in the principal (north) elevation
- the leaded double windows in the principal (north) elevation with stone surrounds
- the two basement windows with stone lintels
- the ornamental carved stone buttresses with finials that flank the principal doorway
- the sloped parapet flanked by chimneys in the eastern portion of the principal (north) elevation

Contextual Value

Attributes that contribute to the value of the property at 1111 Danforth Avenue as supporting the historic main street character of Danforth Avenue:

- The placement, setback and orientation of the building on the south side of Danforth Avenue, east of Byron Avenue and west of Greenwood Avenue
- The scale, form and massing of the two-storey building with a rectangular shaped plan
- The flat roofline and the roof above the main bay on the principal (north) elevation containing the main entrance