

Toronto Preservation Board

Meeting No.	34	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Friday, July 18, 2025	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Committee Room 3, City Hall/Video Conference	Chair	Julia Rady

PB34.5	ACTION	Amended		Ward: 19
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2726 and 2734 Danforth Avenue - Demolition of Designated Heritage Properties - Approval with Conditions

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the application to demolish heritage buildings at the designated properties at 2726 Danforth Avenue (with entrance address at 2732 Danforth Avenue) and 2736 Danforth Avenue, with conditions, under Part IV, Section 34(1)2 of the Ontario Heritage Act to allow for the construction of 8-storey and 4-storey buildings and a contemporary reconstruction of 2726 Danforth Avenue being substantially in accordance with the plans and drawings dated June 16, 2025 prepared by Batay-Csorba Architects Inc. on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc. dated June 6, 2025 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with an approved Commemoration Plan, satisfactory to the Senior Manager, Heritage Planning.
2. City Council direct that its consent to the application to demolish the designated properties at 2726 Danforth Avenue (with entrance address at 2732 Danforth Avenue) and 2736 Danforth Avenue under Part IV, Section 34(1)2 of the Ontario Heritage Act is also subject to the following conditions:
 - a. that the related Zoning By-law Amendment requiring the proposed demolition of the heritage properties has been enacted by City Council and has come into full force and effect;
 - b. prior to the introduction of the Zoning By-law Amendment Bills to City Council, the owner shall:

1. provide a Commemoration Strategy, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc. dated June 6, 2025 for the property at 2726 Danforth Avenue (with entrance address at 2732 Danforth Avenue), including but not limited to preliminary plans for a contemporary reconstruction of the Little York Hotel and a publicly accessible interpretive display that conveys the rich history of Danforth Avenue in this area, and the history of the Little York Hotel and its construction, to the satisfaction of the Senior Manager, Heritage Planning; and

c. that prior to the issuance of any permit for all or any part of the properties at 2726 and 2734 Danforth Avenue, including a heritage permit or a building permit (including a demolition permit), but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have come into full force and effect;

2. provide a Commemoration Plan that includes detailed drawings, including notes, specifications, and descriptions of materials and finishes and estimated costs associated with a contemporary reconstruction of the Little York Hotel and a comprehensive interpretive program, substantially in accordance with the approved Commemoration Strategy required in Recommendation 2.b.1 above, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning;

3. provide full documentation of the properties at 2726 and 2734 Danforth Avenue, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning;

4. provide a Lighting Plan that describes how the exterior of the reconstructed heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;

5. provide a detailed landscape plan for the subject properties, satisfactory to the Senior Manager, Heritage Planning;

6. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Commemoration Plan; and

d. that prior to the release of the Letter of Credit required in Recommendation 2.c.6 above the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required commemorative and interpretive work has been completed in accordance with the Commemoration Plan and that an appropriate standard of completion has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council request the Senior Manager, Heritage Planning, Urban Design, City Planning to continue to work with the applicant's heritage consultant on the development of a commemoration plan that explores the opportunity to reintroduce lost elements such as early chimneys, verandahs and storefronts within the contemporary reconstruction of the Little York Hotel.

Decision Advice and Other Information

Kristen Flood, Senior Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 2726 and 2734 Danforth Avenue - Demolition of Designated Heritage Properties - Approval with Conditions.

Origin

(July 2, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 18, 2025 the Toronto Preservation Board considered Item [PB34.5](#) and made recommendations to City Council.

Summary from the report (July 2, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve demolition of the heritage properties at 2726 and 2734 Danforth Avenue (designated under Part IV of the Ontario Heritage Act) in connection with the development of the subject site, subject to the implementation of an approved Commemoration Plan.

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

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

The related Zoning By-law Amendment application proposes 8-storey and 4-storey modular mass timber buildings organized around a central courtyard. The development includes the demolition of the two Part IV designated heritage properties within the development site and proposes a contemporary reconstruction of the Little York Hotel at 2726 Danforth Avenue as a form of commemoration. The Little York Hotel is in poor to defective condition and is not a candidate for any of the three conservation treatments in the Standards and Guidelines for the Conservation of Historic Places in Canada. The main street commercial row building at 2734 Danforth Avenue is likewise in poor condition and there is severe structural failure of the front foundation wall that has been temporarily shored, but which poses a life safety risk.

Due to these extenuating circumstances, demolition of both properties and a contemporary reconstruction of the Little York Hotel, a rare historic resource that embodies an early period of area settlement and transportation, have been proposed. Through the application process all alternatives to demolition were thoroughly explored and Heritage Planning staff are satisfied that neither building could be successfully integrated into the development due to their condition. Therefore, staff are of the opinion that the proposed demolitions are supportable as a last resort within the context of the related planning application.

As part of the conditions of approval, staff recommend that City Council secure a contemporary reconstruction plan for the Little York Hotel within a Commemoration Plan, submit full documentation of each property prior to demolition and implement a publicly accessible interpretive display that conveys the rich history of Danforth Avenue in this area, and the history of the Little York Hotel and its construction.

Background Information

(July 2, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 2726 and 2734 Danforth Avenue - Demolition of Designated Heritage Properties - Approval with Conditions

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-257269.pdf>)

Staff Presentation on 2726 and 2734 Danforth Avenue - Demolition of Designated Heritage Properties - Approval with Conditions

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-257565.pdf>)

Communications

(July 18, 2025) E-mail from Nicole Corrado (PB.Supp)

Speakers

Emily Collins, ERA Architects

Shelley Ludman, ERA Architects

Catherine Krug, Collected Markee