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City Clerk's Office

Secretariat
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

John D. Elvidge
City Clerk

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RECEIVED
2022/04/11
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
2734 DANFORTH AVENUE**

NOTICE OF INTENTION TO DESIGNATE THE PROPERTY

ONTARIO HERITAGE TRUST
10 ADELAIDE STREET EAST
TORONTO, ONTARIO
M5H 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto intends to designate the property, including the lands, buildings and structures thereon known municipally as 2734 Danforth Avenue under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

Reasons for Designation

The property at 2734 Danforth Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the north side of Danforth Avenue just west of Dawes Road in the heart of the former village of Little York, the late 19th-century main street commercial row property at 2734 Danforth Avenue was built together with the two adjacent properties at 2736 and 2740 Danforth Avenue.

The property was identified in the Danforth Avenue Planning Study - Coxwell Avenue to Victoria Park Avenue (2018) and Main Street Planning Study (2019) as a potential heritage property and was subsequently listed on the City's Heritage Register on December 16, 2020.

Statement of Cultural Heritage Value

Design and Physical Value

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

Historical and Associative Value

The subject property is valued for its ability to yield information that contributes to our understanding of the development of various historic settlements near the GTR tracks at the corner of Danforth Avenue and Dawes Road from the mid-nineteenth to early-twentieth centuries. First the location of Dawes' Corners in 1850, followed by Smith's Corner in 1870, and Little York and Coleman's Corner from the 1880s until the annexation of Little York to the Town of East Toronto in 1903, this intersection was a popular location for local inns and stores to serve the residential and commercial needs of market-bound farmers along Dawes Road, as well as a burgeoning local population.

Contextual Value

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

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

Heritage Attributes

Design or Physical Value

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

- The setback, placement and orientation of the building on the north side of Danforth Avenue, west of Dawes Road
- The scale, form and massing of the 2-storey building on a rectangular plan with a flat roof
- The materials, with the red brick cladding with stone and wood detailing
- The deep wooden cornice below the roofline with its ornately-carved large wooden corner bracket at the west end

- The principal (south) elevation, which is organized into two symmetrical bays at the second storey level, and commercial storefront ground level
- The symmetrical arrangement of the two flat-headed window openings on the second storey of the principal (south) elevation surmounted by large stone lintels with a decorative yoke-pattern wooden plate affixed atop each

Contextual Value

Attributes that contribute to the value of the property as supporting the historic character of the East End-Danforth neighbourhood:

- The scale, form and massing of the 2-storey building on a rectangular plan with a flat roof
- The materials, with the red brick cladding with stone and wood detailing

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

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

Notice of Objection to the Notice of Intention to Designate

Notice of an objection to the Notice of Intention to Designate the Property may be served on the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: hertpb@toronto.ca within thirty days of April 11, 2022, which is May 11, 2022. The notice of objection to the Notice of Intention to Designate the Property must set out the reason(s) for the objection and all relevant facts.

Getting Additional Information:

Further information in respect of the Notice of Intention to Designate the Property is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH32.14>

Dated at the City of Toronto on April 11, 2022.


 6a John D. Elvidge
 City Clerk