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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

Tel: 416-392-7033
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**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 PASSING OF DESIGNATION BY-LAW 570-2022

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3
registrar@heritagetrust.on.ca

RECEIVED
2025/07/22
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 570-2022 on June 15 and 16, 2022, which designates the lands, buildings and structures 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.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with 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 July 13, 2022, which is August 12, 2022.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

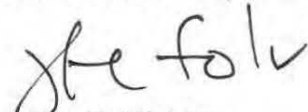
Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law 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 July 13, 2022.



fer
John D. Elvidge
City Clerk

Authority: Planning and Housing Committee
Item PH32.14, adopted as amended, by City of Toronto
Council on April 6 and 7, 2022

CITY OF TORONTO

BY-LAW 570-2022

To designate the property at 2734 Danforth Avenue as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 2734 Danforth Avenue as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 2734 Danforth Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

1. The property at 2734 Danforth Avenue more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 2734 Danforth Avenue at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on June 16, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 2734 DANFORTH AVENUE

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 brickclad 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 earlytwentieth 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

SCHEDULE B

LEGAL DESCRIPTION

PIN 10430-0376 (LT)
PART OF LOT 11, REGISTERED PLAN 609 (EAST TORONTO)
AS IN CT51406

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)