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Dear Property Owner,

Properties identified through Danforth Avenue Planning Study recommended for inclusion on the City's Heritage Register

I am writing to inform you that City Planning staff will be recommending your property for inclusion on the Heritage Register as a "listed" property. This letter provides information about why your property is being recommended for listing on the Heritage Register, what this means for you, the property owner, and how you can be involved going forward.

What does being listed on the Heritage Register mean?

Having properties listed on the Heritage Register is an important first step in ensuring we can preserve our heritage, but it does not prevent growth. Being listed on the Heritage Register is not the same thing as being a designated heritage property. A listed property has no legal protection under the Ontario Heritage Act; the only change for a property owner is that they will need to provide 60 days' notice when applying for a demolition permit, or prepare a Heritage Impact Assessment (HIA) when submitting a planning application. The 60 days' notice and/or HIA allow the City to conduct further evaluation of the property to determine if it merits designation, and therefore conservation.

"Listing" a property does not change the existing building permit process - it does not restrict an owner's ability to make exterior and interior alterations, when demolition is not involved. It does not trigger maintenance requirements over and above existing property standards.

Why is my property being listed?

Our city's heritage resources help define the unique sense of place of our neighbourhoods and streetscapes, support cohesive and resilient communities, and contribute to environmental sustainability through adaptive re-use. Recognizing the importance of Danforth Avenue, and in compliance with the Official Plan, City Planning conducted a Cultural Heritage Resource Assessment (CHRA) to achieve an informed and timely identification of properties with cultural heritage value through the Danforth Avenue Complete Street and Planning Study. Your property was identified through the CHRA. A complete record of the Danforth Avenue Planning Study can be found here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/danforth-avenue-planning-study/>.

The Danforth Avenue Planning Study Final Report and Urban Design Guidelines, adopted by City Council on April 6, 2022, were informed by the results of the heritage assessment. Danforth Avenue rapidly developed into its present historic main street form from 1910-1929, when dramatically

improved access to the area, including the Bloor Viaduct, contributed to a building boom. The resulting continuous street walls of two-to-three storey buildings from that period are a defining feature of the avenue, and have been the backdrop to its subsequent history of cultural diversity. The heritage assessment identified 209 properties as representative of the main street commercial building types that help define the Danforth's character. A further eight properties were identified as landmarks, including banks, theatres, and places of worship.

The results of the Cultural Heritage Resource Assessment were presented to the public and informed by a rigorous engagement process, including Heritage Focus Group meetings, interviews, and all public meetings conducted through the Danforth Avenue Planning Study. The results of that engagement are summarized in a report on the project website above. Resulting from the heritage assessment and the Danforth Avenue Planning Study, policies and guidelines to shape the future of Danforth Avenue have been designed to support development and intensification, and to conserve, maintain and enhance Danforth Avenue's historic main street character.

Throughout the CHRA process, City staff noted that following the conclusion of the CHRA, a report would be brought to City Council recommending that properties identified as having heritage potential, including your property, be included on the Heritage Register as listed properties. That report is now being finalized and is currently being proposed for consideration at the June 14 meeting of the Toronto Preservation Board. The report would then proceed to the next meeting of the Toronto and East York Community Council on June 29, 2022. When the agenda of those meetings is confirmed, you will receive official notice of the meeting time and how to participate, if you wish. Should Council decide to list your property, you will be notified within 30 days of the property's inclusion on the Register. The notification will include details describing the formal objection process for those who wish to object.

If you have questions about what "listing" means or about the properties being recommended for listing on the Heritage Register, please contact:

Gary Miedema, Project Manager, Heritage Planning
Email: Gary.Miedema@toronto.ca
Phone: 416 338 1091

Yours sincerely,



Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

Attachment: List of Properties of cultural heritage value or interest that merit inclusion on the City's Heritage Register as identified through the Danforth Avenue Planning Study.

**Properties of Cultural Heritage Value or Interest that Merit Inclusion on the City's
Heritage Register as Identified through the Danforth Avenue Planning Study**

Address	Heritage Status	Date of Construction	Building Type
742 and 744 Broadview Avenue	Heritage Potential	c.1899	House-form with storefront addition
749 and 751 Broadview Avenue	Heritage Potential	c.1909	Main street commercial row
750 Broadview Avenue	Heritage Potential	c.1899	Main street commercial row
752 Broadview Avenue	Heritage Potential	c.1899	Main street commercial row
753 Broadview Avenue	Heritage Potential	c.1911	Main street commercial row
1 Danforth Avenue	Heritage Potential	1963	School
114 and 120 Danforth Avenue	Heritage Potential	c.1919	Main street commercial block
117 Danforth Avenue	Heritage Potential	c.1913	Main street commercial block
119, 123, and 129 Danforth Avenue	Heritage Potential	c.1913	Main street commercial block
124 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
128 Danforth Avenue	Heritage Potential	c.1939	Main street commercial row
131, 135, 139, and 143 Danforth Avenue	Heritage Potential	c.1924	Main street commercial block
132, 136, 140, 146, 148, 156, 162, and 164 Danforth Avenue	Heritage Potential	c.1924	Main street commercial block
161, 165, and 169 Danforth Avenue	Heritage Potential	c.1922	Main street commercial block
185, 189, and 193 Danforth Avenue	Heritage Potential	1921	Main street commercial block
199, 201, 205, and 209 Danforth Avenue	Heritage Potential	c.1919	Main street commercial block
237 and 241 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
245 and 249 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
261, 265, 269, and 273 Danforth Avenue	Heritage Potential	c.1919	Main street commercial block
279, 281, and 283 Danforth Avenue	Heritage Potential	c.1924	Main street commercial block

285 Danforth Avenue	Heritage Potential	c.1911	Place of worship-Landmark
298 and 300 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
309, 311, 315, 319, 323, 327, 333, 335, 337, and 341 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
310 Danforth Avenue	Heritage Potential	c.1923	Place of worship-Landmark
345, 347, 351, 353, and 355 Danforth Avenue	Heritage Potential	c.1919	Main street commercial block
348 Danforth Avenue	Heritage Potential	1987	Main street commercial block
359 Danforth Avenue	Heritage Potential	c.1910	Place of worship-Landmark
373 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
375 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
439, 443, and 449 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
440 Danforth Avenue	Heritage Potential	c.1919	Main street commercial block
444 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
480 Danforth Avenue	Heritage Potential	c.1929	Bank-Landmark
481 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
487 Danforth Avenue	Heritage Potential	c.1919	Main street commercial block
488, 490, and 492 Danforth Avenue	Heritage Potential	c.1909	Main street commercial block
510 and 516 Danforth Avenue	Heritage Potential	c.1919	Main street commercial block
519 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
525 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
526, 532, 536 Danforth Avenue	Heritage Potential	1913	Main street commercial block
529 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
541 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
551 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
557 Danforth Avenue	Heritage Potential	c.1929	Bank-Landmark
583 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
71 Gough Avenue	Heritage Potential	c.1919	House-form, detached

639, 641, and 643 Danforth Avenue	Heritage Potential	c.1919	Main street commercial block
674, 676, 680 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
681 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
685 Danforth Avenue	Heritage Potential	c.1938	Post office
702 Danforth Avenue	Heritage Potential	c.1930	House-form with storefront addition
704, 706, 708 Danforth Avenue	Heritage Potential	1922	Main street commercial block
705, 707, 709, and 713 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
710 Danforth Avenue	Heritage Potential	c.1939	Main street commercial block
744 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
777 Danforth Avenue	Heritage Potential	c.1929	Garage
798 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
801, 803, 805, and 807 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
810, 812, and 818 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
837 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
855, 859, 861, and 867 Danforth Avenue	Heritage Potential	1923	Main street commercial row
862 Danforth Avenue	Heritage Potential	1922	Main street commercial row
866 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
884 and 886 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
888 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
950, 954, 958, and 962 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
966, 972, 974, and 980 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
982, 988, and 990 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
5 Donlands Avenue	Heritage Potential	c.1924	Pre-war apartment
1000, 1002, 1008, and 1010 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row

1014, 1020, 1022, 1028 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
1015 Danforth Avenue	Heritage Potential	c.1939	Place of worship-Landmark
1096, 1098, 1104, and 1106 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
1111 Danforth Avenue	Heritage Potential	1930	Funeral Home
1158, 1160, 1162, and 1164 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
1166, 1170, 1174, and 1180 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
1182 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
1190 Danforth Avenue	Heritage Potential	c.1924	Bank-Landmark
1194 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
1232, 1236, and 1238 Danforth Avenue	Heritage Potential	c.1918	Main street commercial row
1242, 1246, 1252, 1254, 1258, and 1260 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
1262, 1266, and 1268 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
1316 and 1318 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
1328, 1330, and 1336 Danforth Avenue	Heritage Potential	c.1919	Main street commercial row
1331 and 1333 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
1335 and 1337 Danforth Avenue	Heritage Potential	1918	Main street commercial block
1347 Danforth Avenue	Heritage Potential	c.1924	Main street commercial row
1351, 1355, 1359, 1365, and 1367 Danforth Avenue	Heritage Potential	1922	Main street commercial block
1416 Danforth Avenue	Heritage Potential	c.1919	Bank-Landmark
1426 Danforth Avenue	Heritage Potential	c.1922	Main street commercial block
1428, 1430, 1432, 1434, 1436, 1442, 1446, 1450, 1458, 1464, 1468, 1472, and 1474 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
1435 Danforth Avenue	Heritage Potential	c.1939	Pre-war apartment
1506 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block

1516, 1520, 1524, 1526, and 1528 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
1550, 1552, and 1556 Danforth Avenue	Heritage Potential	c.1929	Main street commercial row
1562, 1564, and 1568 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block
1573 Danforth Avenue	Heritage Potential	c.1929	Main street commercial block