

## Toronto Preservation Board

**Meeting No.** 18**Meeting Date** Tuesday, May 7, 2024**Start Time** 9:30 AM**Location** Video Conference**Contact** Matthew Green, Committee Administrator**Phone** 416-392-4666**E-mail** [hertpb@toronto.ca](mailto:hertpb@toronto.ca)**Chair** Julia Rady

PB18.8	ACTION	Adopted		Ward: 4
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### 2991 and 2993 Dundas Street West - Inclusion on the Heritage Register

#### Board Decision

The Toronto Preservation Board recommends that:

1. City Council include the following two properties on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 1 to the report (April 17, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

- 2991 Dundas Street West (including entrance address 2991 A Dundas Street West); and,
- 2993 Dundas Street West.

#### Decision Advice and Other Information

Gary Miedema, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 2991 and 2993 Dundas Street West - Inclusion on the Heritage Register.

#### Origin

(April 17, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

#### Summary

At its meeting on May 7, 2024 the Toronto Preservation Board considered Item [PB18.8](#) and made recommendations to City Council.

Summary from the report (April 17, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council include two properties on the City of Toronto's Heritage Register for their cultural heritage value and interest.

The two properties being recommended for inclusion on the Register are as follows:

- 2991 Dundas Street West (including entrance address 2991 A Dundas Street West), Parkdale- High Park - Ward 4
- 2993 Dundas Street West, Parkdale- High Park - Ward 4

The subject properties are two-storey, Main Street Commercial Row type buildings on Dundas Street West near Pacific Avenue within the Junction Phase I Heritage Conservation District Study Area. See attachment 1 for a location map.

The two properties recommended for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act, as amended, a municipal heritage register may include properties that have not been designated but Council believes to be of "cultural heritage value or interest", and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act now also limits listing to a period of two years.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and / or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence 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 listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

## **Background Information**

(April 17, 2024) Report and Attachment 1 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 2991 and 2993 Dundas Street West - Inclusion on the Heritage Register

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-245226.pdf>

Staff Presentation on 2991 and 2993 Dundas Street West - Inclusion on the Heritage Register

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-245440.pdf>

## **Communications**

(May 6, 2024) Letter from Manny S. Solnik (PB.Supp)

<https://www.toronto.ca/legdocs/mmis/2024/pb/comm/communicationfile-179360.pdf>

## **Speakers**

Diana Fancher, West Toronto Junction Historical Society

Vincent J. Santamaura, Vincent J. Santamaura Architect Inc.

## **Motions**

*Motion to Adopt Item moved by Paul Cordingley (Carried)*