

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

Date: April 17, 2024

To: Toronto Preservation Board

From: Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Parkdale – High Park – Ward 4

SUMMARY

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

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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.

RECOMMENDATIONS

The Acting Senior Manager, Heritage Planning, Urban Design, City Planning, 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)
2993 Dundas Street West

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On January 31, 2018, City Council directed the Chief Planner and Executive Director, City Planning, to initiate the study of The Junction Phase 1 Heritage Conservation District

<https://secure.toronto.ca/council/agenda-item.do?item=2018.PG25.4>

BACKGROUND

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the nine provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days 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 Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg. 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Bill 23 makes listing a prerequisite to designation under the Ontario Heritage Act, should a property be subject to a development application.

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

The subject properties at 2991 and 2993 Dundas Street West are located in the commercial area of the Junction neighbourhood and within the Junction Phase 1 Heritage Conservation District study area authorized by Council. The HCD study has recently been initiated by Heritage Planning with a proposed boundary including all properties fronting onto Dundas Street West between Gilmour Avenue to the west and Humberside Avenue to the southeast.

The subject properties were requested for evaluation by the West Toronto Junction Historical Society in May 2019.

Both 2991 and 2993 Dundas Street West are two-storey, Main Street Commercial Row type buildings. The research and evaluation conducted for 2991 and 2993 Dundas Street West has determined that the subject properties have design/physical and contextual value.

More detailed historical research conducted through a future evaluation for designation under Part IV of the Ontario Heritage Act may determine additional heritage values for this property.

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and

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interior alterations in the case when demolition or a development application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act. The City's current practice, developed prior to Bill 23 amendments to the Act coming into effect, notifies property owners and invites them to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning and Housing Committee considers a heritage related matter.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register.

Brief statements, named "Reasons for Inclusion", are prepared for all recommended properties explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reasons for Inclusion.

Through Bill 108 and Bill 23, amendments were made to the Ontario Heritage Act to establish a process whereby owners can object to a property's listing on the Heritage Register and, should they do so, a subsequent decision on the listing must be made by the municipality. Owners can object to listings at any time. Chapter 103 of the Toronto Municipal Code establishes the process for Council consideration of objections to properties included on the Heritage Register.

CONCLUSION

Following research and evaluation of the two subject properties at 2991 and 2993 Dundas Street West according to Ontario Regulation 9/06, it has been determined that the properties meet one or more provincial criteria and merit inclusion on the City's Heritage Register. The Listing Statement (Reasons for Inclusion) are presented in Attachment 1.

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SIGNATURE

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ATTACHMENT

Attachment 1 – 2991 and 2993 Dundas Street West - Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 2991 (including entrance address 2991 A Dundas Street West) and 2993 Dundas Street West and believe that the properties have cultural heritage value or interest and meet at least one of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the south side of Dundas Street West between Pacific Avenue and High Park Avenue in the Junction Area Neighbourhood, the properties at 2991 and 2993 Dundas Street West are 2-storey Main Street Commercial Row type buildings. The properties are located in the Junction Phase I Heritage Conservation District Study Area.

The properties at 2991 and 2993 Dundas Street West have design value as representative examples of early-twentieth century, two-storey, Main Street Commercial Row type buildings with distinctive detailing. Though the two buildings were constructed separately prior to 1905, the front (north) façades of both properties were redesigned in the 1920s.

The property at 2991 Dundas Street West features a decorative stepped parapet with a centred brick and stone roundel detail, and a fully glazed storefront with a deeply recessed entrance and flanking secondary entrance to the upper storey.

The property at 2993 Dundas Street West features a parapet with a steeply sloped mock roof section flanked on either side by a set of two pilasters. Below a decorative brick cornice line, the second-floor windows feature curved stone surrounds with prominent keystones and a continuous stone sill doubling as a string course across the principal elevation.

Contextually, both properties are important in defining, maintaining, and supporting the predominately late-nineteenth and early twentieth-century character of Dundas Street West, the commercial core of the Junction.



2991 and 2993 Dundas Street West, Heritage Planning, 2024



2991 and 2993 Dundas Street West (indicated in red).

Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.