

132, 136, 138, 142, 144, and 148 Dundas Street West and 24 Jefferson Avenue - Inclusion on the Heritage Register

Date: May 12, 2025

To: Toronto Preservation Board

Toronto East York Community Council

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

Wards: 10 – Spadina-Fort York; 11 – University Rosedale

SUMMARY

This report recommends that City Council include the following seven properties on the City of Toronto's Heritage Register for their cultural heritage value and interest according to the Listing Statements (Reasons for Inclusion) found in Attachments 1 and 2.

- 132 Dundas Street West
- 136 Dundas Street West (including entrance address 134 Dundas Street West)
- 138 Dundas Street West
- 142 Dundas Street West (including entrance address 140 Dundas Street West)
- 144 Dundas Street West
- 148 Dundas Street West (including entrance address 146 Dundas Street West)
- 24 Jefferson Avenue (including entrance address 2 Jefferson Avenue)

The subject properties at 132, 136, 138, 142, 144, and 148 Dundas Street are located at the northeast corner of Dundas Street West and Elizabeth Street in the Yonge-Bay Corridor neighbourhood. Constructed in 1907 and known as the Wineberg Apartments, the subject properties comprise a 3-storey, brick, walk-up apartment building with storefronts at street level that defines the early-twentieth-century, main street character of a portion of Dundas Street West in what was once “The Ward”. A location map and current photograph of the heritage property is found in Attachment 1.

The subject property at 24 Jefferson Avenue is located between Jefferson Avenue and Pardee Avenue north of the rail corridor and south of Liberty Street in the South Parkdale neighbourhood. The property contains a three-to-four storey brick factory/warehouse type building constructed primarily between c.1905 and 1912 that is part of an important collection of surviving industrial buildings in the area known today

as Liberty Village. A location map and current photograph of the heritage property is found in Attachment 2.

The 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.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning, recommends that:

1. City Council include the following seven properties on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion) attached as Attachments 1 and 2 to the report (May 12, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

- 132 Dundas Street West
- 136 Dundas Street West (including entrance address 134 Dundas Street West)
- 138 Dundas Street West
- 142 Dundas Street West (including entrance address 140 Dundas Street West)
- 144 Dundas Street West

- 148 Dundas Street West (including entrance address 146 Dundas Street West)
- 24 Jefferson Avenue (including entrance address 2 Jefferson Avenue)

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 April 17 and 18, 2024, Council adopted the Liberty Village Public Realm Strategy. The property located at 24 Jefferson Avenue was identified in the Public Realm Strategy as a potential heritage property requiring heritage evaluation. [Item – 2024.TE12.16](#)

POLICY AND REGULATION CONSIDERATIONS

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 Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented. [Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be included in the Heritage Register under subsection 27 (1) of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be included on the Heritage Register as a non-designated property if the property meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. <https://www.ontario.ca/laws/regulation/060009>

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 132, 136, 138, 142, 144, and 148 Dundas Street West comprise a three-storey, brick, walk-up apartment building with storefronts at street level. Constructed in 1907, the property is located in the historically significant former neighbourhood of St. John's Ward ("The Ward"). Community interest in the property was expressed through a nomination to Heritage Planning in 2021 and 2024.

The property at 24 Jefferson Avenue located in Liberty Village contains two buildings: a three-to-four storey brick factory/warehouse type building primarily constructed between c.1905 and 1912 on the northern portion of the property (24 Jefferson Avenue) and a separate four-storey building on the southern portion of the property which replaced an earlier building and was constructed in the late 1980s (2 Jefferson Avenue). This report is recommending the three-to-four storey, early-twentieth-century, factory type building at 24 Jefferson Avenue for inclusion on the City's Heritage Register due to design, historical/ associative, and contextual value. The subject property was identified in the 2024 Liberty Village Public Realm Strategy as a potential heritage property requiring heritage evaluation. Though the buildings at 24 Jefferson Avenue were fully overclad with aluminum siding by 2011, evidence suggests that the original façade remains largely in-tact beneath the siding. The subject property is located within the boundaries of the Liberty for All Cultural Heritage Resource Assessment, which is currently in progress through the Liberty for All Regeneration Study.

The subject properties at 132, 136, 138, 142, 144, and 148 Dundas Street West and 24 Jefferson Avenue have been identified as having design/physical, historical/associative, 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 cultural heritage values for the subject properties.

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 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 7 following properties 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 Statements (Reasons for Inclusion) are presented in Attachment 1 and 2.

- 132 Dundas Street West
- 136 Dundas Street West (including entrance address 134 Dundas Street West)
- 138 Dundas Street West
- 142 Dundas Street West (including entrance address 140 Dundas Street West)
- 144 Dundas Street West
- 148 Dundas Street West (including entrance address 146 Dundas Street West)
- 24 Jefferson Avenue (including entrance address 2 Jefferson Avenue)

CONTACT

Lindsay Parsons
Heritage Planner (Acting)
Heritage Planning,
Urban Design, City Planning
Tel: 416 392 0175; E-mail: Lindsay.Parsons@toronto.ca

Gary Miedema, CAHP, Ph.D.,
Project Manager, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1091; E-mail: Gary.Miedema@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1 – 132, 136, 138, 142, 144, and 148 Dundas Street West Listing Statement (Reasons for Inclusion)
Attachment 2 – 24 Jefferson Avenue Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 132, 136, 138, 142, 144, and 148 Dundas Street West and believe that the properties have cultural heritage value or interest and meet at least one or more 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 in the Yonge-Bay Corridor neighbourhood on the northeast corner of Dundas Street West and Elizabeth Street, the properties at 132, 136, 138, 142, 144, and 148 Dundas Street West comprise of a 3-storey brick walk-up apartment with storefronts at street level constructed in 1907 in the historically significant former neighbourhood known as St. John's Ward ("The Ward").

The properties at 132, 136 (including entrance address 134 Dundas Street West), 138, 142 Dundas Street West (including entrance address 140 Dundas Street West), 144, and 148 Dundas Street West (including entrance address 146 Dundas Street West) have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties hold design value as a representative example of an early-twentieth-century, brick, walk-up apartment building with storefronts at street level and features Edwardian Classical design influences. The style is represented in the front elevation divided into six symmetrical bays, stacked bay windows, decorative stone detailing around the windows and on the main floor, and the cornice along the roofline. Constructed in 1907, the subject property is also associated with the important Toronto architect, F.H. Herbert, who designed the building for Harry Wineberg, an entrepreneur in "The Ward's" Jewish community. The subject properties are known as the Wineberg Apartments. The property also has contextual value for supporting, maintaining, and defining the surviving early 20th-century main street character of the block of Dundas Street West between Bay and Elizabeth streets within the city's historically significant former neighbourhood "The Ward".



132, 136, 138, 142, 144, and 148 Dundas Street West (Heritage Planning, 2025).



132, 136, 138, 142, 144, and 148 Dundas Street West (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 24 Jefferson Avenue and believe that the property has cultural heritage value or interest and meets at least one or more 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 property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

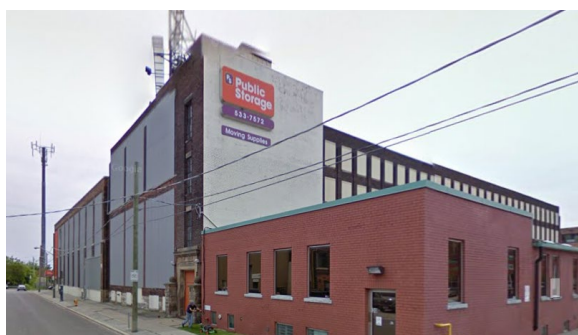
Description: Located between Jefferson Avenue and Pardee Avenue to the north of the rail corridor and south of Liberty Street in the South Parkdale neighbourhood, the property at 24 Jefferson Avenue contains a three-to-four storey brick factory/warehouse type building constructed primarily between c.1905 and 1912. The building was overclad with aluminum siding by 2011.

The property at 24 Jefferson Avenue (including entrance address 2 Jefferson Avenue) has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The property has design value as a representative example of an early-twentieth-century factory/warehouse type building. The brick cladding, decorative stone entrance surround with stone columns, brick pilasters capped with stone dividing the façade into regular bays, regular window openings (currently overclad), and the stone foundation are common elements of this typology.

The west and north portion of the “C” shaped building was constructed c. 1905 for the Toronto Bedding Co., Ltd, and are attributed to the leading Toronto architect E.J. Lennox. The east portion of the building fronting onto Jefferson Avenue was designed by another important and successful architect, F.H. Herbert, in 1912. Herbert designed several industrial buildings in Liberty Village, including 60 Atlantic Avenue which is designated Part IV under the Ontario Heritage Act, and the Sunbeam Incandescent Lamp Factory and Expanded Metal and Fireproofing Company Factory, both of which are listed on the City’s Heritage Register.

The property has value for maintaining and supporting the character of the former industrial area now known as Liberty Village where it is part of an important collection of surviving industrial buildings. Built alongside the rail corridor, and directly linked to it through rail spurs, the property is also physically, visually, and historically linked to its surroundings.



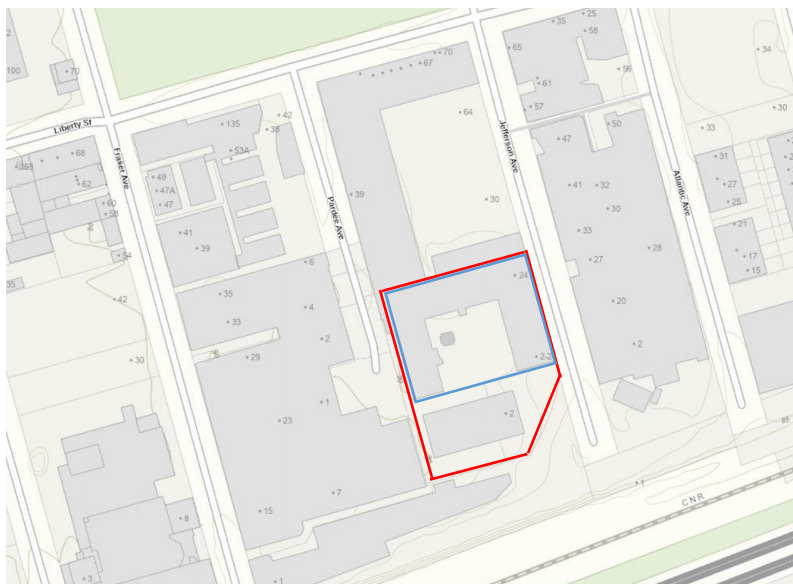
24 Jefferson Avenue in 2009
(Google Streetview)



Detail of Entrance, 24 Jefferson Avenue
(Heritage Planning, 2025).



24 Jefferson Avenue (Heritage Planning, 2025)



The property parcel of 24 Jefferson Avenue is outlined in red with the three-to-four storey brick factory building outlined in blue.

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