



Decision Letter

Toronto Preservation Board

Meeting No.	32	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Tuesday, May 27, 2025	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Committee Room 2, City Hall/Video Conference	Chair	Julia Rady

PB32.1	ACTION	Adopted		Ward: 10, 11
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132, 136, 138, 142, 144, and 148 Dundas Street West and 24 Jefferson Avenue - Inclusion on the Heritage Register

Board Decision

The Toronto Preservation Board 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)

Decision Advice and Other Information

Lindsay Parsons, Heritage Planner, Policy and Research, Urban Design, City Planning gave a presentation on 132, 136, 138, 142, 144, and 148 Dundas Street West and 24 Jefferson Avenue - Inclusion on the Heritage Register.

Origin

(May 12, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 27, 2025 the Toronto Preservation Board considered Item [PB32.1](#) and made recommendations to City Council.

Summary from the report (May 12, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(May 12, 2025) Report and Attachments 1 and 2 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 132, 136, 138, 142, 144, and 148 Dundas Street West and 24 Jefferson Avenue - Inclusion on the Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-255412.pdf>)

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

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-255707.pdf>)

Communications

(May 26, 2025) E-mail from Nicole Corrado (PB.New)