

3044 Dundas Street West - Inclusion on the Heritage Register

Date: May 15, 2026

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: 4 – Parkdale – High Park

SUMMARY

This report recommends that City Council include 3044 Dundas Street West (including entrance addresses at 3046 and 3048 Dundas Street West) on the City of Toronto's Heritage Register for its cultural heritage value and interest according to the Listing Statement (Reasons for Inclusion) found in Attachment 1.

The subject property at 3044 Dundas Street West is located in the Junction area of Toronto at the northwest corner of Dundas Street West and McMurray Avenue. The circa 1908 commercial Main Street type red-brick building is architecturally notable for its Romanesque Revival-style architecture, and ground-level storefronts. The building also contributes contextually to the Dundas streetscape and sense of place reflecting the early development history of the West Toronto Junction area and Dundas Street West adjacent to the railway corridor.

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

The subject property is located within West Toronto Junction Heritage Conservation District (HCD) Study area. City Planning and a project team, led by EVOQ Architecture are currently undertaking the HCD Study. The findings of the HCD Study will be shared at a community consultation on June 17, 2026.

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 3044 Dundas Street West (including entrance addresses at 3046 and 3048 Dundas Street West) on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 1 to the report (May 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

FINANCIAL IMPACT

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 February 28, 2023, the Planning and Housing Committee adopted PH2.6 (the City Planning Division's Study Work Program) with amendments, which identified the Junction Phase 1 HCD Study as active <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH2.6>

On January 31, 2018, City Council adopted PG25.4 with amendments, which directed that Heritage Conservation District studies be prioritized for several study areas including the Junction Phase 1 <https://secure.toronto.ca/council/agenda-item.do?item=2018.PG25.4>

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 \(ontario.ca\)](https://www.ontario.ca/laws/statute/90p13)

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 property at 3044 Dundas Street West (including entrance addresses at 3046 and 3048 Dundas Street West) has 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 property.

The West Toronto Junction HCD Study Area comprising Dundas Street West between Humberside and Gilmour Avenues includes the subject property. City Planning and a project team, led by EVOQ Architecture are currently undertaking the West Toronto Junction HCD Study to determine whether the area, or a portion of the area, merits further study for designation as a Heritage Conservation District and for the creation of an HCD Plan under Part V of the Ontario Heritage Act. Upon completion of the HCD Study, a staff report will be considered by the Toronto Preservation Board in Q4 2026.

The property was nominated for individual listing on the City's Heritage Register by the Junction Historical Society August 2018.

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 property at 3044 Dundas Street West (including entrance addresses at 3046 and 3048 Dundas Street West) according to Ontario Regulation 9/06, it has been determined that the property meets one or more provincial criteria and merit inclusion on the City's Heritage Register. The Listing Statement (Reasons for Inclusion) is included as Attachment 1

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – 3044 Dundas Street West Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 3044 Dundas Street West 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: The property at 3044 Dundas Street West (including entrance addresses at 3046 and 3048 Dundas Street West) is located in the Junction area of Toronto at the northwest corner of Dundas Street West and McMurray Avenue. The property consists of a c. 1908, three-storey, red-brick, Romanesque Revival-style commercial main street-type building with ground-level storefronts; a later c. 1910s- 1920s two-storey extension comprises the rear of the building.

The property at 3044 Dundas Street West has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The property has design or physical value for being representative of Romanesque Revival style-design and for its main street commercial building typology. The building's architectural style is characterized most especially by its prominently corbelled roofline cornice. Rough-dressed stonework finishes including window sills and keystones make understated contributions to the design. Typical of commercial main street-type buildings the ground level of the building is defined by storefronts while the upper floors were designed as residential quarters. The building's rounded corner is a character defining design response on Dundas Street West in the Junction to the angled intersections and lots of the street.

Originally, the building contained two storefronts at ground level with apartments above. A grocery store was the earliest occupant of the prominent corner space before the longtime and well-known hardware store of Christie Brothers occupied that storefront from 1913 – 1940s.

When the subject property was built, Dundas Street West was the commercial main street of a former independent town, established in 1884 and variously known as West Toronto Junction, Toronto Junction and finally City of West Toronto – the property at 3044 Dundas Street West represents this early era in the community's history prior to amalgamation with the City of Toronto in 1909.

The property has historical value for yielding information that contributes to an understanding of the Junction community. Dundas Street West in the Junction largely developed between the 1880s and 1920s, during a period of commercial growth driven by rail, industry, and residential development; the subject property was constructed in the middle of this period and recalls this important development era of the area.

The property contributes contextually to defining, supporting and maintaining the historical main street character of Dundas Street West in the Junction area which consists of a collection of one to three-storey commercial buildings from the late 1800s and early 1900s. The property's early Twentieth Century architectural design, three-storey scale, materials and architectural features make it integral to the streetscape of the Junction, contributing to the fine-grained streetwall of commercial buildings.



3044 Dundas Street West, principle (south) and west elevations as viewed from the southwest (City of Toronto Heritage Planning, 2026)



3044 Dundas Street West (including entrance addresses at 3046 and 3048 Dundas Street West), identified by outline. Entrances for 3048 Dundas Street West at west of property with 3046 Dundas Street West entrance in the middle of the property and the entrance to 3044 Dundas Street West at the east of the property. Note: This location map is for illustrative purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping, 2026).