



Decision Letter

Toronto Preservation Board

Meeting No.: 45

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, June 8, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 1, City Hall/Video Conference

Chair: Julia Rady

PB45.4 - 3044 Dundas Street West - Inclusion on the Heritage Register

Decision Type: ACTION

Status: Adopted

Ward: 4 - Parkdale - High Park

Board Decision

The Toronto Preservation Board 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.

Origin

(May 15, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 8, 2026 the Toronto Preservation Board considered Item [PB45.4](#) and made recommendations to City Council.

Summary from the report (May 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(May 15, 2026) Report and Attachment 1 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 3044 Dundas Street West - Inclusion on the Heritage Register (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrrd/backgroundfile-287260.pdf>)

Communications

(June 8, 2026) E-mail from Nicole Corrado (PB.Supp)