

West Toronto Junction Heritage Conservation District (HCD) Study

Community Consultation Meeting (CCM) #2 – Summary Report



Prepared by LURA Consulting for the City of Toronto



West Toronto Junction Heritage Conservation District (HCD) Study Community Consultation Meeting #2 – Summary Report

1. Introduction

Study Purpose

The West Toronto Junction (“The Junction”) Heritage Conservation District (HCD) Study was prioritized by Council in 2018 and approved to be an active study in February 2023. The Study’s aim is to provide an understanding of the area’s history and heritage character and to determine if designation as a heritage conservation district would be an appropriate heritage planning tool for the area. The Study is currently in its evaluation and recommendation phase, with final staff recommendations anticipated to be presented to the Toronto Preservation Board in Fall 2026.

The City Planning Division initiated the West Toronto Junction Heritage Conservation District (HCD) Study in January 2025 and retained a project team led by EVOQ Architecture (heritage architects) with Re: public Urbanism (planning consultants), ASI (archaeology), Acosys Consulting Services (Urban Indigenous facilitators), and LURA Consulting (facilitators) to prepare the study report.

The study includes a comprehensive property inventory, historical research, character analysis, evaluation of the area’s heritage value, and review of the area’s existing planning framework. The study process included two community consultation meetings, Indigenous engagement meetings as well as the convening of a Local Advisory Committee (LAC) to provide specific and detailed feedback on research, analysis and recommendations.

Study Area

The West Toronto Junction Phase 1 HCD Study Area includes commercial, mixed-use, residential and institutional properties situated along a curving portion of Dundas Street West, bound by Gilmour Avenue to the west and Humberside Avenue to the southeast. Properties fronting onto a small section of Keele Street are also included in the Study Area from Vine Avenue to the north, and Annette Street to the south. The Study Area boundary may be refined through the Study process and does not necessarily reflect any future HCD boundary if an HCD is recommended.

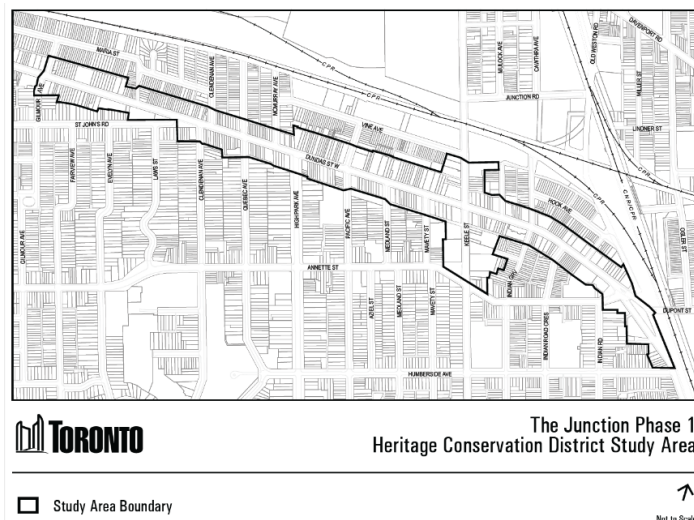


Figure 1: Junction Phase 1 HCD Study Area

More information about the Junction HCD Study, including engagement summaries, can be found on the City of Toronto’s [website](#).

2. Community Consultation Meeting #2

Meeting Objectives

Community engagement is an important component of the HCD Study. The City of Toronto held the second Community Consultation Meeting for the West Toronto Junction HCD Study on June 17, 2026, from 5:30 pm – 7:30 pm at the West Toronto Baptist Church (3049 Dundas St W, Toronto, ON M6P 1Z5)

The purpose of the event was to:

- Present the West Toronto Junction HCD Study outcomes
- Share draft recommendations related to potential HCD designation
- Respond to community questions regarding Study findings and recommendations
- Highlight next steps

A copy of the meeting notice is included as Appendix A.

3. Summary of Feedback

The meeting format featured an open house with presentation display boards at stations offering community members an opportunity to learn about the HCD Study, speak to City staff, the consultant team and share feedback.

The stations were:

1. Entrance and Sign In
2. Welcome & Land Acknowledgement
3. HCD Study Process (overview, timeline)
4. History & Evolution and Character Analysis
5. Evaluation & Recommendations
6. Stay Connected (next steps and engagement opportunities)

Feedback was obtained through the following methods:

- a) Verbal discussions documented through sticky notes on display boards and in comment box.
- b) Comment forms submitted during and after the meeting (both in print and digital forms); and
- c) Direct e-mails to City of Toronto staff.

Approximately 150 community members participated.

Participants were invited to submit comment forms at the event, visit the project website after the event, and submit comments and/or feedback via digital survey, mail or email. The comment forms were collected until July 10, 2026, to be included in this report.

What We Heard

A summary of the feedback received through the community meeting is presented below and organized by theme. The summary provides a high-level synopsis of recurring comments, concerns or suggestions from community members and is based on (85) sticky notes, (32) comment forms submitted at and following the meeting, 7 digital survey submissions and 4 e-mails received by July 10, 2026.

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The feedback questions presented on the comment form were:

1. Please share any comments relating to the West Toronto Junction Heritage Conservation District Study findings related to the:
 - a) District Cultural Heritage Value Criteria
 - b) Statement of District Significance/Attributes
 - c) The revised Study Area merits becoming an HCD and should proceed to the HCD Plan Phase
 - d) Proposed HCD Plan Boundary
 - e) Proposed contributing/non-contributing properties
 - f) Proposed HCD Plan Objectives
2. Do you have any other comments on the HCD Study findings, recommendations, or anything else?

District Cultural Heritage Value Criteria

- Participants generally supported the identified cultural heritage values and provided suggestions to strengthen the understanding of the area's history and significance.
- Participants agreed that the area possesses significant historical, architectural, cultural, and community value, with several noting that the Study accurately demonstrates the Junction's heritage significance.
- Participants highlighted the importance of preserving the traditional low-rise scale, historic streetscape, brick architecture, and pedestrian-oriented character of the neighbourhood.
- Some specific buildings and sites were recognized for their heritage value, including the Sweet Potato building and the Stockyards area.
- Some concern was expressed about 'facadism', noting that preserving only street-facing façades creates the illusion of heritage conservation while allowing the loss of historically significant structures. Participants emphasized the importance of conserving the entire exterior of heritage buildings, including side and rear elevations, wherever possible.
- A few participants questioned or opposed the proposed Heritage Conservation District process, citing concerns regarding potential impacts on property owners, local businesses, and the long-term viability of independent "mom-and-pop" shops.
- A few participants noted that the Heritage Conservation District study is occurring after significant redevelopment has already taken place and suggested the process would have been more effective if initiated much earlier.
- A few participants were interested in the detailed history to be provided in the full HCD Study report.

Suggestions

- A few participants enjoyed the evolution mapping and a few participants provided corrections and additional information for mapping and history for the project team to review.

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- Some participants supported the criteria identified and felt criteria #2, #3 and #5 were also relevant to the Study Area. Revisions to language used to rationalize each supporting value criteria were suggested.
- Participants emphasized that the Junction's heritage extends beyond its buildings to include its working-class history, affordability, Arts and Crafts movement, industrial origins, railway connections, commercial main street, Indigenous history, local businesses, and long-standing community identity.
- Participants encouraged greater recognition of Indigenous histories and travel routes, alongside settler history, as part of the area's cultural heritage.
- Participants suggested placing greater emphasis on the role of the area's geography, transportation routes, and history as a former independent municipality in shaping the Junction's heritage character and identity.
- Participants suggested that additional buildings, landmarks, and more recent heritage resources should be recognized as contributing to the area's heritage character.
- Suggestions also included late 19th- and early 20th-century buildings currently identified as non-contributing to be reconsidered based on their age and architectural significance.

Statement of District Significance / Attributes

- Participants generally agreed with the proposed Statement of District Significance while identifying opportunities to strengthen how the area's character and defining attributes are described.
- No significant concerns were raised regarding the overall direction of the Statement of Significance beyond suggestions to strengthen and clarify its content.
- Participants emphasized the importance of maintaining the area's traditional building scale, brick materials, and ensuring future development remains compatible with the existing historic character.

Suggestions

- Participants encouraged broader recognition of the Junction's distinctive urban form, including its unique street pattern, rail history, relationship to historic transportation routes, origins as a former independent municipality, historic intersections, and connections between commercial and residential areas.
- Participants suggested expanding the description and providing greater specificity to the area's defining character and attributes beyond its low-rise form to better reflect its fine-grain residential and commercial fabric, closely spaced façades, continuous streetscape, vibrant pedestrian environment, architectural materials, building typologies, and distinctive heritage features.
- Participants recommended recognizing heritage resources from additional time periods, including post-1929 buildings and well-designed modern buildings that contribute positively to the streetscape.
- A few participants indicated that clearer wording and more accessible language throughout the Statement of Significance would be beneficial.

HCD Plan Recommendations

- Participants expressed broad support for advancing the Heritage Conservation District while providing detailed feedback on the proposed recommendations.
- Some participants supported the proposed HCD boundary as presented, noting that it appropriately captures the area's most significant heritage resources, including the inclusion of properties east of Keele Street and portions of the Keele-Dundas intersection.
- Some participants expressed concern that important heritage resources may be excluded if the proposed boundary and property classifications are not further refined.
- Some concern was raised around the block to the west of Malta Park where new development could negatively impact Malta Park.
- A few participants were interested in the analysis of Official Plan and current zoning provisions.

Suggestions

- Several participants suggested keeping the original Study Area boundary (on Keele Street, Pacific Avenue, and Gilmour Avenue), except the easterly boundary which was reduced to Annette Street.
- Some participants suggested expanding the Heritage Conservation District boundary to include additional residential neighbourhoods and heritage resources, including areas extending west to Runnymede Road, north to St. Clair Avenue, east to Lansdowne Avenue, and south to Bloor Street, as well as Vine Avenue, churches, libraries, and other historically significant commercial and residential areas.
- Participants emphasized that surrounding residential neighbourhoods and recreational open spaces are integral to the Junction's history and identity and should be considered alongside the commercial main street.
- Participants suggested revisiting the list of contributing and non-contributing properties to include additional buildings, laneways, streetscapes, and architecturally significant properties. It was noted that some altered buildings may still contribute to the district's overall heritage character.
- Some participants suggested evaluating buildings based on their contribution to the overall streetscape and neighbourhood character rather than solely on age or architectural style.

Other Comments

Engagement

- Participants provided feedback on the engagement process, including the meeting format, accessibility of materials, and opportunities for future engagement.
- Some participants noted that the meeting space was crowded and noisy, making it difficult to review materials and speak with project team members.
- Participants appreciated the flexibility of the drop-in open house format, including the ability to review display boards at their own pace, have one-on-one conversations with project team members, and complete comment forms in quieter spaces.

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- Participants expressed appreciation for the inclusive engagement process and recognized the value of the Local Advisory Committee's knowledge in strengthening the Study findings and recommendations.
- Some participants expressed interest in complementing the open house with a formal presentation and question-and-answer session.
- Participants suggested improving the organization and clarity of display materials by numbering boards, using clearer language, including more street names on maps, and making it easier to connect questions with the corresponding information.
- Participants recommended hosting additional public meetings, town halls, and other opportunities for discussion, while also increasing transparency about how public feedback will inform the final recommendations.
- Participants suggested additional outreach and education to help residents and property owners better understand the purpose and implications of Heritage Conservation District designation.

4. Next Steps

Feedback obtained at the second Community Consultation Meeting will be considered part of the HCD Study. Project updates will be posted on the City's [website](#).

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Appendix A – Community Meeting Notice

A copy of the community meeting notice can be found on the following pages.

PUBLIC OPEN HOUSE (“drop-in style” / in-person event)
Wednesday, June 17, 2026, 5:30 pm – 7:30 pm

West Toronto Junction Baptist Church, 3049 Dundas St. West, Toronto

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The drop-in style event will provide an opportunity to view the information panels and speak with members of the project team from Heritage Planning and EVOQ Architecture Inc. one-on-one.

City Council authorized the HCD Study. The purpose of the HCD Study is to determine whether the HCD study area, or a portion of the area, merits further study and preparation of a HCD Plan for designation as a Heritage Conservation District under Part V of the Ontario Heritage Act.

At the Open House, the project team, led by EVOQ Architecture Inc., will share the HCD Study’s findings and recommendations which include:

- analysis of the character and cultural heritage value and heritage attributes area including recommending potential contributing and non-contributing properties;
- revised boundaries of a HCD study area for further study in a HCD Plan phase
- draft objectives for a recommended HCD Plan

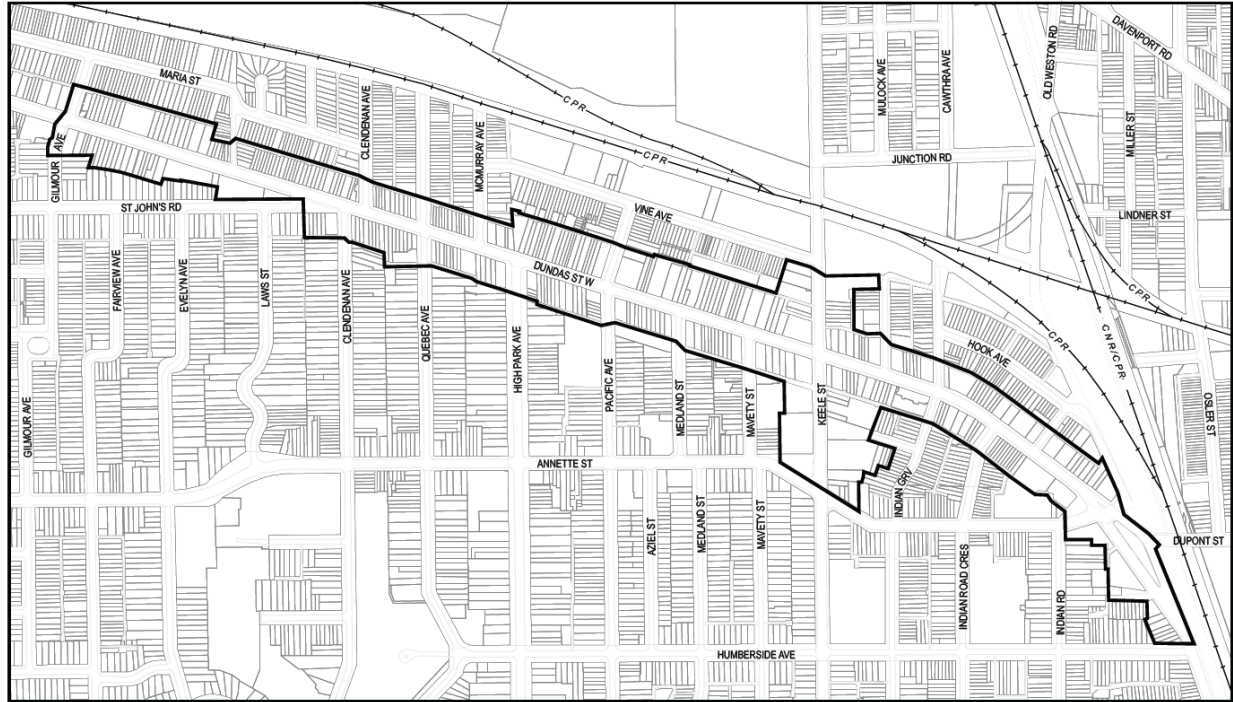
Starting June 18, you can view HCD Study findings and recommendations on the project web page. Heritage Planning is seeking community feedback on the material and HCD Study recommendations by July 3, 2026.

**For more information about
the HCD Study visit:**

www.toronto.ca/city-government/planning-development/planning-studies-initiatives/junction-phase-i-hcd-study/



HERITAGE CONSERVATION DISTRICT STUDY AREA



The Junction Phase 1 Heritage Conservation District Study Area

 Study Area Boundary



Not to Scale

Shown here are the original study area boundaries; revised recommended boundaries reducing the area for any future HCD Plan area will be presented at the Open House.

Additional information

Contact: Clint Robertson, Heritage Planner - Clint.Robertson@toronto.ca or 416-396-4946