

Authority: Planning and Housing Committee Item  
PH27.16, as adopted by City of Toronto Council on  
February 4, 2026

## **CITY OF TORONTO**

### **Bill 247**

### **BY-LAW -2026**

#### **To designate the property at 1497 Queen Street West as being of cultural heritage value or interest.**

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 1497 Queen Street West as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 1497 Queen Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 1497 Queen Street West, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 1497 Queen Street West, at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on March , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 1497 Queen Street West**

#### **Reasons for Designation**

The property at 1497 Queen Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, historical/associative, and contextual value.

#### **Description**

The property at 1497 Queen Street West is located on the south side of Queen Street West, mid-block between Dowling and Beaty Avenues, west of Jameson Avenue, in the South Parkdale neighbourhood. It contains a three-storey commercial block constructed between 1924 and 1926.

The subject property was identified as having cultural heritage value through the Queen Street West Planning Study (2020) and was included on the City of Toronto's Heritage Register in December 2020.

#### **Statement of Cultural Heritage Value**

The property at 1497 Queen Street West has design and physical value as a representative example of an early-20th century main street commercial block. Its wide, three-storey rectangular massing, featuring multiple at-grade storefront openings and unified architectural expression that incorporate Edwardian Classical elements are hallmarks of this typology in Parkdale.

The property has value for its direct association with the Parkdale Activity-Recreation Centre (PARC), which has been continuously providing supportive programming to members of the Parkdale community from the property since its opening in 1980.

The property has historical value because it yields, or has the potential to yield, information that contributes to an understanding of the historical development of Parkdale at the beginning of the 20th century, when the area transitioned from an independent town into a distinct community within the City of Toronto. The property operated as bowling lanes and a billiard room for 55 years from its opening in 1925 until 1980.

The property has contextual value as it is important in defining, maintaining, and supporting the early 20th-century main street character of Queen Street West between Fuller Avenue and Beaty Avenue. Along with the adjacent Part IV designated properties at 194 Dowling Avenue and 1501 Queen Street West (which together form a symmetrical, mirrored pair), the property contributes to a collection of early-20th-century structures on the south side of Queen Street West between Dowling Avenue and Beaty Avenue. Constructed during the urbanization of Parkdale in the early-20th century as a main street commercial block, the property is physically, functionally, and historically linked to its surroundings.

## **Heritage Attributes**

### **Design and Physical**

The following heritage attributes contribute to the design and physical value of the property at 1497 Queen Street West:

- The scale, form, and massing of the structure with its rectangular plan, three-storey height, and flat roof
- The principal (north) elevation, featuring six equal, rhythmically arranged bays framed by seven two-storey pilasters, each featuring a large storefront opening at the first storey, paired rounded-arched window openings at the second storey, and a single wide window opening at the third storey.
- The principal (north) elevation's red brick cladding including pilasters, soldier course at the first storey, voussoirs at the second storey, and parapet
- The principal (north) elevation's decorative stonework detailing including the pilaster bases and capstones, keystones, windowsills, stringcourse at the second storey, flattened cornice at the third storey, and parapet coping

### **Contextual**

The following heritage attributes contribute to the contextual value of the property at 1497 Queen Street West:

- The scale, form, and massing of the structure with its rectangular plan, three-storey height, and flat roof
- The principal elevation's red brick cladding, stone detailing, and six full-height storefront openings at the first storey
- The siting and orientation of the structure on the south side of Queen Street West, mid-block between Dowling Avenue and Beaty Avenue, reinforcing the early 20th-century main street commercial character and contributing to the symmetrical, mirrored composition formed by the adjacent corner buildings.

**SCHEDULE B**  
LEGAL DESCRIPTION

**PIN 21342 - 0220 (LT)**

LOT 7, REGISTERED PLAN 1231 CITY WEST; PART OF LOTS 6 AND 8 REGISTERED PLAN 1231 CITY WEST AS IN INSTRUMENT CA142638, EXCEPT THE EASEMENT THEREIN.

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)