

Toronto Preservation Board

Meeting No.: 37

Meeting Date: Tuesday, November 18, 2025

Start Time: 9:30 AM

Location: Committee Room 2, City Hall/Video Conference

Contact: Tanya Spinello, Committee Administrator

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Chair: Julia Rady

PB37.9 - 1266 Queen Street West - Demolition and New Construction on a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act - Approval

Decision Type: ACTION

Status: Adopted

Ward: 4 - Parkdale - High Park

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the demolition of the 'non-contributing' building and the erection of a new 27-storey mixed-use building at 1266 Queen Street West, in the Parkdale Main Street Heritage Conservation District (PHCD) in accordance with subsections 42(1) 4 and 42(1) 2 of the Ontario Heritage Act, and subject to the following conditions:

- a. that the related Zoning By-law Amendment has come into full force and effect;
- b. that the replacement building for 1266 Queen Street West is constructed substantially in accordance with the submitted plans as shown in the plans and elevations submitted by the applicant and prepared by BDP Quadrangle dated August 1, 2025, on file with the Senior Manager, Heritage Planning; and
- c. that if construction works with respect to the replacement building for 1266 Queen Street West have not commenced within one-year of the issuance of a demolition permit for the demolition of the existing non-contributing property the owner shall:
 1. provide an Interim Landscape Plan for the treatment of the site to the satisfaction of the Senior Manager, Heritage Planning; and
 2. implement the approved Interim Landscape Plan within three-months of its approval and maintain it until the commencement of construction of the approved replacement building to the satisfaction of the Senior Manager, Heritage Planning.

Origin

(October 28, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on November 18, 2025 the Toronto Preservation Board considered Item [PB37.9](#) and made recommendations to City Council.

Summary from the report (October 28, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the demolition of an existing building on a non-contributing property located at 1266 Queen Street West within the Parkdale Main Street Heritage Conservation District (PHCD) and approve the

erection of a replacement building in accordance with Section 42 of the Ontario Heritage Act.

A Zoning By-law Amendment to construct a 24-storey tower with a 5-storey podium at this property was approved in June 2024. A revision to this application to facilitate the construction of a new 27-storey tower mixed-use building with a 4-storey podium building is currently being considered by Community Planning staff. The recommendations contained within this report relate solely to approvals required under the Ontario Heritage Act.

As the Parkdale Heritage Conservation District (PHCD) Plan is in force and effect the proposed demolition and new construction requires approval under Section 42 of the Ontario Heritage Act and needs to be assessed in relation to the policies and objectives of the PHCD Plan. Heritage Planning staff have reviewed the application and consider that it complies with the PHCD Plan.

Background Information

(October 28, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1266 Queen Street West - Demolition and New Construction on a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act - Approval
(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-259756.pdf>)

Communications

(November 18, 2025) E-mail from Nicole Corrado (PB.New)

Speakers

Samantha Irvine, ERA Architects