

1497 Queen Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: January 5, 2026

To: Toronto Preservation Board

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

Wards: 4 - Parkdale-High Park

SUMMARY

This report recommends that City Council state its intention to designate the property at 1497 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of Heritage Attributes found in Attachment 1.

The subject property at 1497 Queen Street West is located on the south side of Queen Street West, mid-block between Dowling Avenue and Beaty Avenue to the west of Jameson Avenue in the South Parkdale neighbourhood. It contains an early-20th century, 3-storey main street commercial block. A location map and current photograph of the heritage property are found in Attachment 2.

The property at 1497 Queen Street was constructed between 1924 and 1925, with a third storey added between 1925 and 1926 for the Lakeside Recreation Club Ltd. With its main street commercial block form, and unified architectural expression that incorporates Edwardian Classical elements, the property contributes to the early 20th-century main street character of Queen Street West in South Parkdale between Fuller Avenue and Beaty Avenue. The rear of the first storey and the second and third storeys housed the Lakeside Recreation Club facilities, which included bowling lanes and a billiards room. The Lakeside Recreation Club, subsequently known as Lakeside Recreation Academy and Lakeside Bowling & Billiards, would operate at this location for fifty-five years between 1925 and 1980.

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

Staff have determined that the property at 1497 Queen Street West has cultural heritage value and meets 5 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The subject property was first identified as having cultural heritage value through the West Queen West Planning Study (2020) and was included on the City of Toronto's Heritage Register in December 2020. The properties at 1501 Queen Street and 194 Dowling Avenue are both adjacent to the subject property, and are both designated under Part IV of the Ontario Heritage Act.

The Parkdale Activity-Recreation Centre (PARC) is advancing the redevelopment of its properties at 1497 Queen Street West and 1501 Queen Street West to expand supportive and deeply affordable housing and to enhance community space. This report is being advanced at this time in coordination with the City's Priority Development Review Stream, a program that aims to expedite the approval of key development projects, including affordable housing, student housing, long-term care homes, and manufacturing facilities.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 1497 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 1497 Queen Street West (Entrance Addresses 1499 Queen Street West and 1497A Queen Street West) (Reasons for Designation) attached as Attachment 1 to the report (January 5, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

City Planning confirms 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

City Council included the subject property at 1497 Queen Street West on the City of Toronto's Heritage Register on December 16, 2020.

[Item - 2020.TE21.18](#)

The subject property at 1497 Queen Street West was identified as having cultural heritage value through the Queen Street West Planning Study which was approved by City Council on September 30-October 1, 2020.

[Item - 2020.TE14.5](#)

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 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 designated under Section 29 of the Act if it meets two 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

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 1497 Queen Street West (see Attachment 3) and provides the rationale for the recommendations found in this report.

The property at 1497 Queen Street West meets the following 5 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

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 historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

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 or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property has historical and associative value because it 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 community recreation for 55 years, from its opening in 1925 until 1980.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

The property has contextual value because 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 in South Parkdale. 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 building on the south side of Queen Street West between Dowling Avenue and Beaty Avenue.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

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.

See Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 1497 Queen Street West, as all of these documents are integral to the recommendations made in this staff report.

Prescribed Event Status

The Parkdale Activity-Recreation Centre (PARC) is advancing the redevelopment of its properties at 1497 Queen Street West and 1501 Queen Street West to expand supportive and deeply affordable housing and to enhance community space.

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days 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 Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties to determine how a heritage property is proposed to be conserved. Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

This report is being advanced at this time in coordination with the City's Priority Development Review Stream, a program that aims to expedite the approval of key development projects, including affordable housing, student housing, long-term care homes, and manufacturing facilities.

CONCLUSION

Staff have determined that the property at 1497 Queen Street West meets 5 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 1497 Queen Street West (Entrance Addresses 1499 Queen Street West and 1497A Queen Street West) (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Patrick Brown, Heritage Planner, Heritage Planning, Urban Design, City Planning
416-392-7846; Patrick.Brown4@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

**(ENTRANCE ADDRESSES AT 1499 QUEEN STREET WEST
AND 1497A QUEEN STREET WEST)****STATEMENT OF SIGNIFICANCE****(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.

LOCATION MAP AND CURRENT PHOTOGRAPH 1497 QUEEN STREET WEST

ATTACHMENT 2



This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline marks the location of 1497 Queen Street West (City of Toronto iView Mapping, annotated by Heritage Planning, 2025).



1497 Queen Street West (Heritage Planning, 2025).

**RESEARCH, EVALUATION &
VISUAL RESOURCES
1497 QUEEN STREET WEST**

ATTACHMENT 3

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



1. DESCRIPTION

1497 QUEEN STREET WEST	
ADDRESS	1497 Queen Street West (Entrance Address 1499 Queen Street West)
WARD	4 - Parkdale-High Park
NEIGHBOURHOOD/COMMUNITY	South Parkdale
CONSTRUCTION DATE	1924-1925 and 1925-1926
ORIGINAL USE	Commercial
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Mixed-Use
ARCHITECT/BUILDER/DESIGNER	James Micheal Cowan/ Chapman and Oxley
ADDITIONS/ALTERATIONS	Third Storey Addition (1925-1926)
LISTING DATE	December 16, 2020

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 1497 Queen Street West for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

1497 QUEEN STREET WEST

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe

1 With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

2 <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Parkdale Neighbourhood

The name "Parkdale" is attributed to the Toronto House Building Association, which in 1875 began purchasing land to the west of the City of Toronto's boundary, which at the time was Dufferin Street. Bounded by Wright Avenue to the north, the railway corridor and Dufferin Street to the east, Lake Ontario to the south, and Roncesvalles Avenue to the west,⁴ Parkdale was incorporated as a village in 1879 and town in 1885. By the early 1880s a cluster of civic buildings had been constructed near the intersection of Cowan Avenue and Queen Street West.

³ Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

⁴ Wadsworth & Unwin, 1879.

Promoted as a picturesque village with access to Lake Ontario and clean water, the Village of Parkdale's first residents were a mix of merchants and professionals migrating from surrounding rural areas, company owners or managers from Toronto, and railway and factory workers taking advantage of affordable housing within walking distance to their places of work.⁵ Workers' housing was generally closer in proximity to Queen Street West and the railway tracks, with middle and upper-middle class housing being constructed to the west and south in proximity to Lake Ontario.⁶

Following the construction of the Queen Street Subway (the underpass at Dufferin Street) and extension of streetcar service along Queen Street into Parkdale in 1887, and the annexation of Parkdale by the City of Toronto in 1889, there was a sharp increase in the development of commercial buildings along Queen Street West between Dufferin Street and Jameson Avenue.⁷ The transition of Parkdale from an independent village into a distinct community within the City of Toronto saw greater urbanization at the beginning of the 20th century.⁸ This period saw the mainly residential character of the section of Queen Street West to the west of Jameson Avenue evolve into an urban streetscape defined by main street commercial and walk-up apartment and buildings.⁹ Between 1910 and 1930, the section of Queen Street West between Dufferin Street and Roncesvalles Avenue had developed its urban main street mixed-use character.¹⁰

Urbanization along Queen Street West in the early twentieth century caused many residents from the Parkdale area to move to suburban locations, leading to lower property prices which allowed residents from various socio-linguistic communities to settle in the area.¹¹ During the late 1950s and 1960s, the construction of high-rise apartments and conversion of former mansions to single-room apartments (rooming houses) attracted people from all backgrounds, including new immigrants, former patients discharged from the nearby Centre for Addictions and Mental Health, students, and artists.¹² Organizations providing necessary legal and social supports to these groups followed. The origins of Parkdale's present-day community identity, which is characterized by strong advocacy on issues such as equity and housing affordability, can be traced to this era.¹³

1497 Queen Street West

In 1906, James J. Walsh purchased the north 100 feet of Lots 82 and 83 of Plan 333, which comprised the entire street frontage along the south side of Queen Street West between Dowling Avenue and Beaty Avenue. At the time the property contained a pair of semi-detached residences. In 1907, Walsh had Plan 1231 registered, which subdivided the property into 7 Lots.¹⁴

⁵ City of Toronto, 2022, p.29.

⁶ Ibid.

⁷ Ibid; Goad's Atlas of the City of Toronto: 1889-1903

⁸ City of Toronto, 2022, p.30; Goad's Atlas of the City of Toronto; 1910-1924.

⁹ Ibid.

¹⁰ FIP 1910-1924

¹¹ City of Toronto, May 25, 2021, p.13.

¹² City of Toronto, April 12, 2023, p.12.

¹³ Ibid.

¹⁴ Land Registry Office 80, Books 140, 197 and 68E.

In August 1924, a building permit was issued for 1497 Queen Street West.¹⁵ Designed by James M. Cowan for J.J. Walsh, the drawings, dated August 11, 1924, show the building was originally constructed as a two-storey structure, which comprises the current first and second storeys of the property today.¹⁶ In June 1925, Walsh leased the property to Lakeside Recreation Club Ltd. whose owner, Heber B. McFall, purchased the property in August 1925.¹⁷ Also in August 1925, drawings by Chapman and Oxley for a third storey addition were submitted and a Building Permit was issued.¹⁸

Upon completion, the structure featured three commercial storefronts and an entrance and lobby for the Lakeside Recreation Club at the first storey facing Queen Street West.¹⁹ The rear of the first storey and the second and third storeys housed the Lakeside Recreation Club facilities including bowling lanes and billiards room. The commercial storefronts housed a variety of businesses, including long time tenants including Mairy Louise Hairdressing (1928-1966), the Parkdale Bookshelf (1928-1965), and the Lakeside Tea Room (1939-1973). The Lakeside Recreation Club, subsequently known as Lakeside Recreation Academy and Lakeside Bowling & Billiards, would operate its business at this location for fifty-five years from 1925-1980.

Parkdale Activity-Recreation Centre (PARC)

The Parkdale Activity-Recreation Centre (PARC), was started in 1977 by a group of volunteers in response to the large number of adults living in Parkdale rooming and boarding houses who were survivors of the psychiatric system and had little to no access to supports following the deinstitutionalization movement in the 1970s. On March 17, 1980, PARC opened a pilot community mental health program in a leased space at 1497 Queen Street West. Since then, PARC has evolved and grown, providing member-driven programming, employment, food security, social space and safe supportive affordable housing. In 1991, PARC purchased 1497 Queen Street West and would go on to oversee the redevelopment of the City owned adjacent property at 194 Dowling Avenue as supportive housing in 2010-11 and purchased the adjacent property at 1501 Queen Street West in 2020 for supporting housing.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The property is a representative example of a main street commercial block featuring wide three-storey rectangular massing, flat roof, six at-grade storefront openings and a unified architectural expression incorporating Edwardian Classical elements. The principal (north) elevation features red brick cladding with ashlar cut stone detailing and is divided into 6 bays framed by seven two-storey brick pilasters with stone bases and

¹⁵ City of Toronto Building Records, Permit # 72974.

¹⁶ Ibid.

¹⁷ Land Registry Office 80, Book 68E.

¹⁸ City of Toronto Building Records, Permit # 72974 and 83551.

¹⁹ City of Toronto Building Records, Permit #83551.

pier caps. These six bays are demarcated at the third storey by seven stone blind lancet windows set within a flush stone cornice below a brick parapet. Each bay features a large single storefront opening beneath a brick soldier course at the first storey, paired rounded arched windows with brick voussoirs and stone keystones at the second storey, and a large single window opening housing a tripartite sash windows at the third storey. Although replaced at an unknown date, the second and third storey windows on the principal elevation feature the same design as the originals shown in the 1924 and 1925 architectural drawings. Other stonework on the principal elevation includes windowsills and a stringcourse between the second and third storeys. The side (east and west) elevations feature blank walls with buff brick cladding while the rear (south) elevation features buff brick cladding with punched openings at each storey.

The main street commercial block type is defined by the presence of retail at-grade and residential or commercial above.²⁰ Integrating several individual units or properties within a unified architectural design to appear as a single structure, it is generally larger in width and height than an individual commercial structure.²¹ Given its size and greater prominence, it is less likely to exhibit vernacular influences while displaying a wider range of architectural styles.²²

Edwardian Classicism, associated with the reign of King Edward VII (1901-10), marked a departure from the architectural exuberance of the Victorian era.²³ The style is typified by smooth surfaces, simplified massing and many windows while the restrained use of Classical features such as colonettes, voussoirs, and keystones belies the style's focus on achieving understated elegance.²⁴

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The property at 1497 Queen Street West is located mid-block on the south side of Queen Street West between Dowling Avenue and Beaty Avenue. It is flanked on either side by identical 3-storey walk up apartment buildings constructed in 1912 in the Edwardian Classical style. The section of Queen Street West between Fuller Avenue and Beaty Avenue features low-rise main street commercial row and block buildings interspersed with Pre-War apartment buildings. Constructed between 1910 and 1930, and featuring Edwardian, Edwardian Classical, and early 20th century vernacular designs, this fine-grained main street commercial streetscape is representative of the commercial districts found in Toronto's early 20th century suburbs.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 1497 Queen Street West.

²⁰ City of Toronto, 2022, p.44.

²¹ Ibid.

²² Ibid.

²³ Ontario Heritage Trust.

²⁴ Ontario Heritage Trust.

4. VISUAL RESOURCES

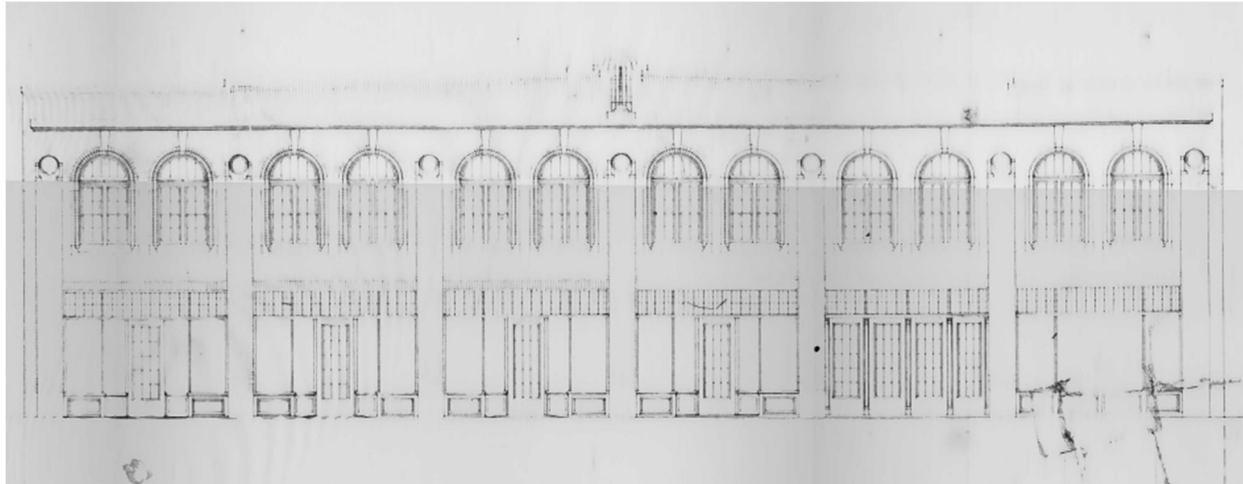


Figure 1 1924 principal (north) elevation drawing of 1497 Queen Street West by James M. Cowan showing original two-storey structure. Note the design of the windows at the second storey (Building Records).

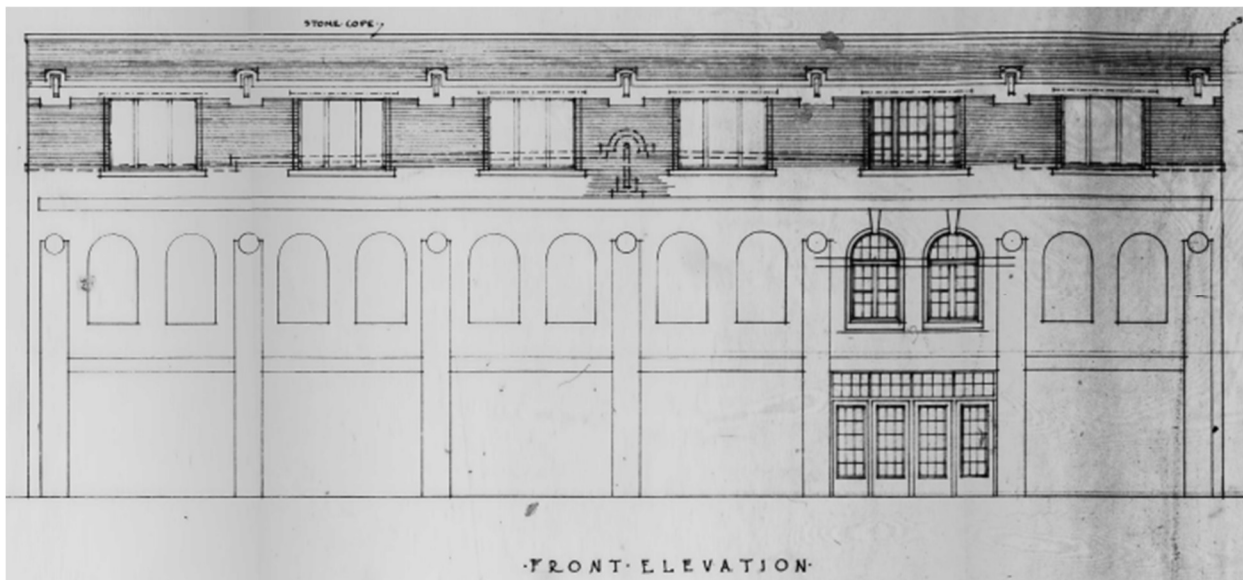


Figure 2 1925 principal (north) elevation drawing of 1497 Queen Street West by Chapman and Oxley Architects showing third storey addition. Note the design of the windows at the second and third storeys (Building Records).



Figure 3 Principal (north) elevation of 1497 Queen Street West. Note the replacement windows at the second and third storeys match those in the 1924 and 1925 architectural drawings (Heritage Planning, 2025).

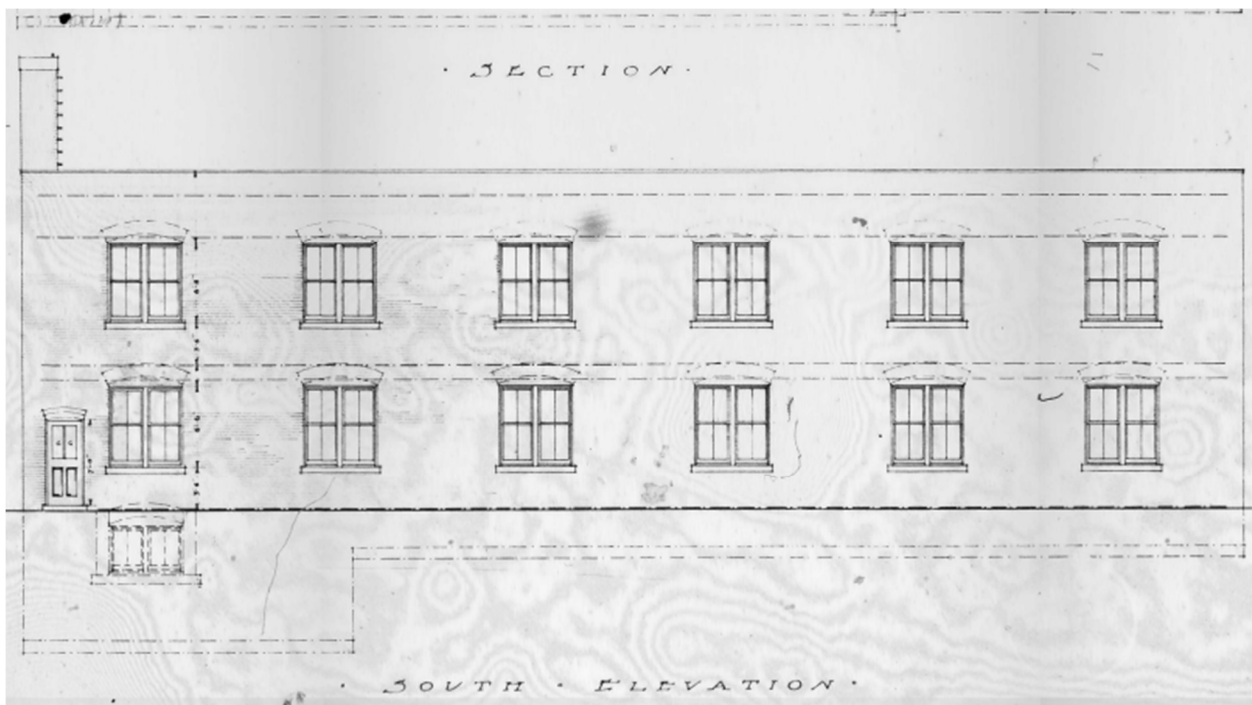


Figure 4 1924 rear (south) elevation drawing of 1497 Queen Street West by James M. Cowan showing original two-storey structure (Building Records).

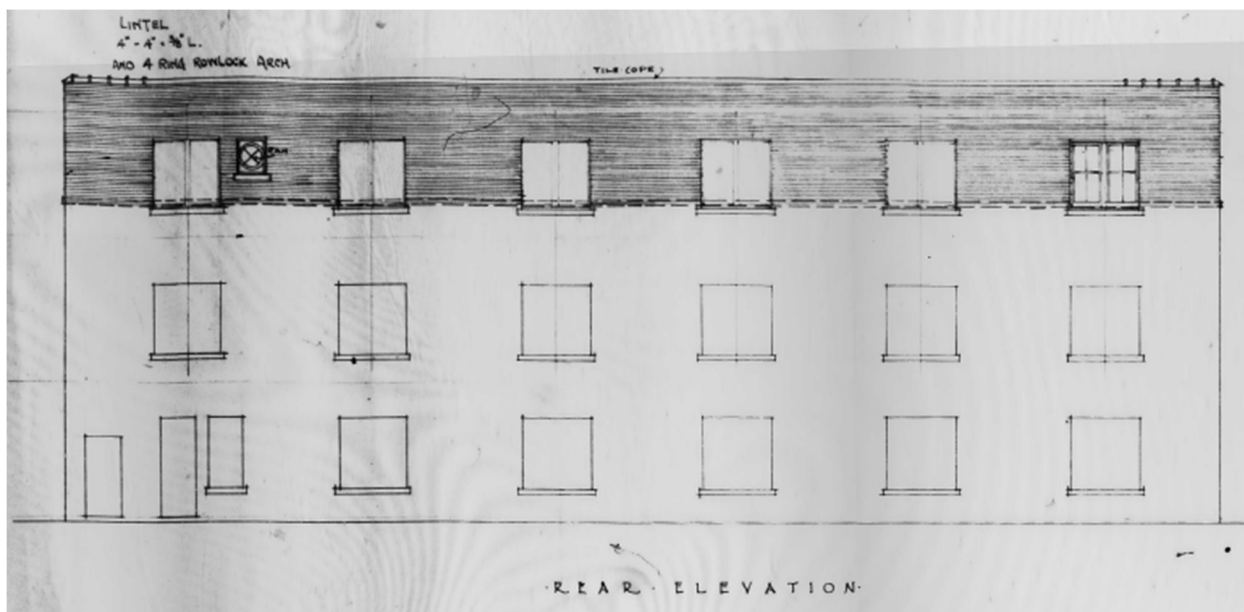


Figure 5 1925 rear (south) elevation drawing of 1497 Queen Street West by Chapman and Oxley Architects showing third storey addition (Building Records).

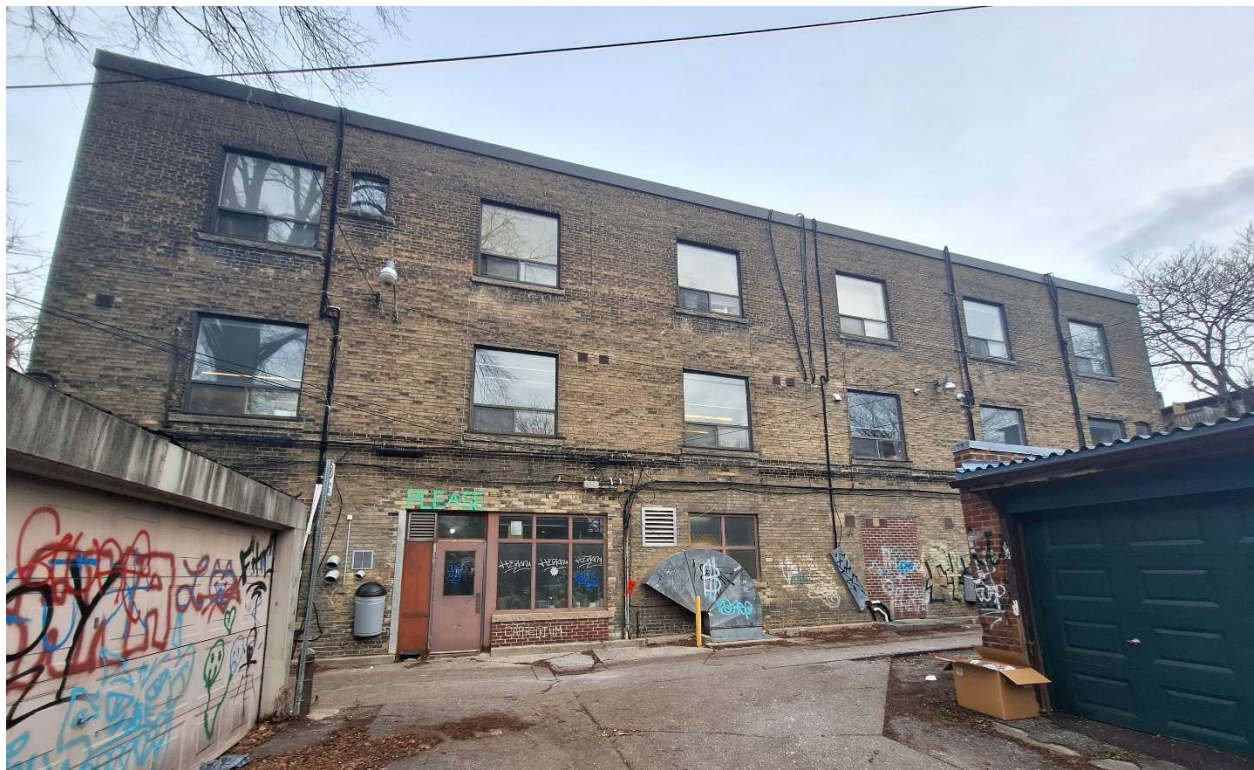


Figure 6 Rear elevation of 1497 Queen Street West (Heritage Planning, 2025).



Figure 7 194 Dowling Avenue (Google Maps, 2023).



Figure 8 1501 Queen Street West (Heritage Planning, 2025).



Figure 9 View looking southeast along Queen Street West showing (right to left) 1501 and 1497 Queen Street West and 194 Dowling Avenue (Heritage Planning, 2025).

5. LIST OF SOURCES

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- Ontario Heritage Trust, Architecture style, <https://www.heritagetrust.on.ca/places-ofworship/places-of-worship-database/architecture/architectural-style>
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