

1497 and 1501 Queen Street West – Alterations to Designated Heritage Properties and Demolition of Heritage Attributes on a Designated Heritage Property under Sections 33 and 34(1)1 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: June 15, 2026

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Parkdale-High Park - Ward 4

SUMMARY

This report recommends that City Council approve an application under Sections 33 and 34(1)1 of the Ontario Heritage Act (OHA) to alter the Part IV designated heritage properties at 1497 and 1501 Queen Street West, including the selective demolition of heritage attributes of 1501 Queen Street West. This is in connection with an Official Plan Amendment and Zoning By-law Amendment application for the expansion of the existing Parkdale Activity Recreation Centre (PARC) campus to provide additional affordable housing and community services in a new building constructed behind the partially retained façades of the heritage buildings. This report also seeks approval to enter into a Heritage Easement Agreement to ensure the long-term conservation of the heritage properties.

The subject redevelopment site is located on the south side of Queen Street West, at the southeast corner of Queen Street West and Beaty Avenue. It contains two heritage properties at 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue) that are both designated under Part IV, Section 29 of the OHA.

The property at 1497 Queen Street West comprises a three-storey main street commercial block building. Constructed between 1924 and 1926 for James J. Walsh and designed by architect James M. Cowan, the building was initially built as a two-storey brick structure. A third-storey addition, designed by architects Chapman and Oxley, was completed in 1926 for the Lakeside Recreation Club Ltd., later known as Lakeside Bowl, which operated on the property until the late 1970s. In 1980, PARC opened a pilot mental health program in the building as a tenant. PARC acquired

ownership of the property in 1991 and added ten units of supportive housing on the third floor in the late 1990s.

The property at 1501 Queen Street West comprises a three-storey apartment building constructed in c.1912 in the Edwardian Classical style as a mirror image of the building at 194 Dowling Avenue. Commissioned by Toronto developer David Lavine and designed by architect Stanley Arnold Palmer Waggett, the pair were historically known as the Parkdale Mansions and form a symmetrical composition at the east and west ends of the block. Since 2020, the apartment building at 1501 Queen Street West has been managed by PARC for affordable supportive housing purposes.

The proposed redevelopment involves the expansion of the existing PARC campus to increase the organization's capacity for affordable housing and community services. The proposal is to construct a new building behind the partially retained façades of the heritage buildings. The new building comprises two massing components with overall heights of seven and ten storeys. The new massing is stepped back approximately 5.3 metres and 2.6 metres along the north elevation, facing Queen Street West, and approximately 2.8 metres at the fourth storey along Beaty Avenue.

The north elevation of 1497 Queen Street West, facing Queen Street West, together with its eastern and western return walls, will be retained in situ. Due to significant structural deficiencies at 1501 Queen Street West, most of the north elevation is proposed to be dismantled and reconstructed using salvaged materials, to the extent possible, with new materials where required. However, the western-most portion of the north elevation and the Beaty Avenue elevation (with part of its the southwest return wall) will be retained in situ, as it does not exhibit the same structural deficiencies identified elsewhere along the façade.

Heritage Planning staff are satisfied that the proposed redevelopment conserves the on-site and adjacent heritage properties and is consistent with the applicable policy framework. The heritage impacts of the proposal are appropriately mitigated through the overall conservation strategy and design measures.

RECOMMENDATIONS

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

1. City Council approve:

- a. the alterations to the designated heritage properties at 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue), in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of, respectively, ten- and seven-storey mixed-use buildings, with such alterations to the designated heritage properties being substantially in accordance with the plans and drawings prepared by DTAH Architects Limited, dated May 21, 2026, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated May 19, 2026, on file with the Senior

Manager, Heritage Planning, all subject to and in accordance with an approved Conservation Plan and drawings satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below; and

b. the selective demolition of heritage attributes of the designated heritage property at 1501 Queen Street West (93 Beaty Avenue), in accordance with Section 34(1)1 of the Ontario Heritage Act to allow for the construction of a seven-storey mixed-use building being substantially in accordance with the plans and drawings prepared by DTAH Architects Limited, dated May 21, 2026, and the Heritage Impact Assessment prepared by ERA Architects, dated May 19, 2026, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with an approved Conservation Plan and drawings satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

2. City Council direct that its consent to the application to alter the designated heritage properties at 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue), in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the selective demolition of heritage attributes of the heritage property at 1501 Queen Street West (93 Beaty Avenue), in accordance with Part IV, Section 34(1)1 of the Ontario Heritage Act are also subject to the following conditions:

a. that prior to the issuance of any permit for all or any part of the properties at 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue), including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. enter into a Heritage Easement Agreement with the City for the properties at 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue), substantially in accordance with the plans and drawings dated May 21, 2026, prepared by DTAH Architects Limited and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by ERA Architects Inc., dated May 19, 2026, and in accordance with the Conservation Plan required in Recommendation 2.a.2 below, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor;

2. provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue), prepared by ERA Architects Inc., dated May 19, 2026, to the satisfaction of the Senior Manager, Heritage Planning;

3. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the Conservation Plan required in Recommendation 2.a.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning;

4. provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;

5. provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;

6. submit a Signage Plan for the subject properties to the satisfaction of the Senior Manager, Heritage Planning;

7. provide a detailed Landscape Plan for the heritage property at 1501 Queen Street West (93 Beaty Avenue), satisfactory to the Senior Manager, Heritage Planning; and

8. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan and Interpretation Plan; and

b. that prior to the release of the Letter of Credit required in Recommendation 2.a.8 above, the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work have been completed in accordance with the Conservation and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue).

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

FINANCIAL IMPACT

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 passed City of Toronto By-law 997-2008 designating the property at 1501 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act on September 25, 2008. The designation by-law can be found here:

<https://www.toronto.ca/legdocs/bylaws/2008/law0997.pdf>

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

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE21.18>

At its meeting on February 4, 2026, City Council adopted the Notice of Intention to Designate the property at 1497 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2026.PH27.16>

City Council passed City of Toronto By-law 245-2026 designating the property at 1497 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act on March 26, 2026. The designation by-law can be found here:

<https://www.toronto.ca/legdocs/bylaws/2026/law0245.pdf>

BACKGROUND

Site and Context

The subject redevelopment site is located on the south side of Queen Street West, at the southeast corner of Queen Street West and Beaty Avenue. The site contains two heritage properties designated under Part IV, Section 29 of the OHA. The property at 1497 Queen Street West (1497A and 1499 Queen Street West) is designated through Designation By-law 245-2026, and 1501 Queen Street West (93 Beaty Avenue) is designated through Designation By-law 997-2008.

The property at 1497 Queen Street West comprises a three-storey main street commercial block building located mid-block between Beaty and Dowling Avenues. It

was constructed between 1924 and 1926 as a two-storey brick building, designed by architect James M. Cowan for James J. Walsh. Its wide, rectangular massing, multiple at-grade storefront openings, and unified architectural expression incorporating Edwardian Classical elements are representative of this building typology in the Parkdale area. In 1925, the building was leased to the Lakeside Recreation Club Ltd., which purchased the property the following year. A third-storey addition, designed by architects Chapman and Oxley, was completed in 1926.

Historically, the building at 1497 Queen Street West contained a billiard hall, bowling alley, and indoor golf course on its upper storeys. The ground floor included a lobby for Lakeside Recreation Club, which occupied the two western-most bays, while commercial storefronts occupied the remaining four bays. Over time, the storefronts have been altered in response to successive tenancies. The Lakeside Recreation Club, which operated under several names including Lakeside Bowl, remained on the property until the late 1970s. In 1980, PARC opened a pilot mental health program in the building as a tenant. PARC acquired ownership of the entire building in 1991 and, in the late 1990s, added ten units of supportive housing to the third floor.

The property at 1501 Queen Street West comprises a three-storey apartment building constructed in c.1912 in the Edwardian Classical style as a mirror image of the building at 194 Dowling Avenue. Together, these two corner buildings were commissioned by Toronto developer David Lavine and designed by architect Stanley Arnold Palmer Waggett. Historically known as the Parkdale Mansions, the pair forms a symmetrical composition at the east and west ends of the block. Since 2020, the apartment building at 1501 Queen Street West has been managed by PARC for supportive housing purposes.

Contextually, the properties at 1497 and 1501 Queen Street West contribute to the early 20th-century main street character of Queen Street West. Together with the adjacent heritage property at 194 Dowling Avenue, the buildings establish a symmetrical low-scale heritage streetwall along Queen Street West that extends along Beaty Avenue. The apartment building at 1501 Queen Street West anchors the southeast corner of Queen Street West and Beaty Avenue, while the apartment building at 194 Dowling Avenue anchors the southwest corner of Queen Street West and Dowling Avenue. These corner apartment buildings frame the central commercial block at 1497 Queen Street West and create a strong sense of symmetry within the block.

The properties at 89-91 Beaty Avenue within the redevelopment site are not listed or designated under the OHA, nor are they identified as having potential cultural heritage value.

Adjacent Heritage Properties

The redevelopment site is adjacent to the following heritage properties.

- *To the east:* The site is adjacent to the apartment building at 194 Dowling Avenue, historically known as the Parkdale Mansions. Constructed in 1912 in the Edwardian Classical style, the building was designed as a mirror image of 1501 Queen Street West, also known as the Parkdale Mansions, with entrances

oriented toward Queen Street West and Dowling Avenue. The property is designated under Part IV, Section 29 of the OHA through By-law 996-2008.

- *To the west:* The site is adjacent to the former Church of the Epiphany at 1515 Queen Street West, designed by Gordon and Helliwell Architects and constructed between 1910 and 1911. Since 1983, the building has been occupied by the Our Lady of Lebanon Parish. The property is listed on the City of Toronto's Heritage Register.

Development Proposal

The proposed redevelopment involves the expansion of the existing PARC campus to increase the organization's capacity for affordable housing and community services. The expanded campus will include improved and expanded affordable housing, amenity spaces, multi-purpose community space, and administrative offices. The proposal comprises a new building behind the partially retained façades of the heritage buildings. The new building will have two massing components with overall heights of seven and ten storeys.

The north elevation of the mid-block heritage building at 1497 Queen Street West, facing Queen Street West, as well as 5.3 metres of its eastern and western return walls, will be retained in situ.

Due to significant structural deficiencies identified at the corner heritage building at 1501 Queen Street West, the majority of the north elevation is proposed to be dismantled and reconstructed using salvaged materials, to the extent possible, together with new materials where required. Approximately 2.9 metres of the western-most portion of the north elevation will be retained in situ. This retained portion, including the chimney, as described in the Heritage Impact Assessment (HIA), does not exhibit the same structural deficiencies identified elsewhere along the façade. The proposal also includes the in-situ retention of the west elevation facing Beaty Avenue, together with approximately 2.9 metres of the southwest return wall on the south elevation. All remaining building fabric is proposed to be replaced with new construction.

The proposed ten- and seven-storey massing components above the retained and reconstructed façades at 1497 and 1501 Queen Street West provide stepbacks of approximately 5.3 metres and 2.6 metres, respectively, along the north elevation facing Queen Street West. The seven-storey massing above the retained west elevation of 1501 Queen Street West will also step back approximately 2.8 metres at the fourth storey along Beaty Avenue.

The existing non-original storefronts at 1497 Queen Street West are proposed to be reconfigured with new curtain wall assemblies, creating a new sequence of inset entrances and exits. At 1501 Queen Street West, the north entrance facing Queen Street West is proposed to be converted into a window opening for a residential unit, while the west entrance facing Beaty Avenue will be lowered to grade to provide universal accessibility. The proposal also includes the installation of new historically appropriate windows and doors throughout the site. Surface parking and loading access are proposed at the rear of the site, together with the widening of the existing laneway.

Heritage Planning Policy Framework

Cultural heritage resources are protected and managed as part of planning for future growth under the Provincial Planning Statement (2024). Heritage conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” and 2(r) to a built form that is well designed and provides for a sense of place.

The Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs
- protecting people, property and community resources by directing development away from natural or human-made hazards, and
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter relationships among environmental, economic, and social factors in land use planning. The PPS supports a comprehensive, integrated, and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions, or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

Policy 4.6.1 of the PPS directs that “Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.”

“Conserved” is defined in the PPS as the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained.

Policy 4.6.2 states that "Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."

Policy 4.6.3 of the PPS directs that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

Toronto Official Plan

This application has been reviewed for consistency with the applicable policies of the City of Toronto Official Plan, which provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed application:

3.1.6.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council.

3.1.6.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

3.1.6.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.6.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/chapters-1-5/>

Site and Area Specific Policy No. 566 (OPA 445)

This application has been reviewed for conformity with the policies of the Site and Area Specific Policy 566 (OPA 445) (the "SASP"). In addition to other policies of this SASP, the following policies are highlighted below:

5.4.1 New buildings and additions on existing buildings will generally provide a minimum setback of 5 metres above a streetwall height of no more than three storeys;

5.4.4 Notwithstanding policy 5.4.1, additions on heritage buildings may require a greater setback to conserve heritage values, attributes and character of the roof;

5.5 For corner properties, new development and additions to existing buildings will implement setbacks, heights, and setbacks, as follows:

5.5.3 Additions on heritage buildings will provide appropriate setback above the existing building's streetwall along the side street frontage;

11.1 Development proposed on, or adjacent to, a designated heritage property, or a property listed on the City's Heritage Register, will require additional consideration and may require design solutions to conserve the cultural heritage values, heritage attributes and character of these properties.

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Heritage Planning staff have reviewed the plans and drawings prepared by DTAH Architects Limited, dated May 21, 2026, and the Heritage Impact Assessment prepared by ERA Architects, dated May 19, 2026, submitted in support of the proposed redevelopment for conformity with the Planning Act, the Provincial Planning Statement, the City's Official Plan heritage policies, and the Standards and Guidelines for the Conservation of Historic Places in Canada. Based on this review, Heritage Planning staff are of the opinion that the proposed redevelopment is consistent with the applicable policy framework.

Alterations and Retention Strategy

The heritage attributes of 1497 Queen Street West are primarily confined to the north elevation, which will be retained in situ and integrated into the base building of the proposal. In addition, approximately 5.3 metres of the eastern and western return walls at 1497 Queen Street West will be retained in situ.

At 1501 Queen Street West, approximately 2.9 metres of the western-most portion of the north elevation, including the chimney, will be retained in situ. As described in the HIA, this portion of the north elevation does not exhibit the same structural deficiencies identified elsewhere along the façade. The west elevation facing Beatty Avenue, together with approximately 2.9 metres of the southwest return wall on the south elevation, will also be retained in situ and integrated into the base building.

The entry on the west façade is proposed to be altered through the lowering of the entrance opening and removal of the existing steps, which are not identified as heritage attributes, to provide universal accessibility. The altered entrance will feature a new historically appropriate door with a transom, flanked by two side panels and topped with a solid arched panel. The Classical door surround will be retained and conserved. The proposed interventions adopt a minimal intervention approach consistent with Standard 3 of the Standards and Guidelines, while ensuring compliance with the Accessibility for Ontarians with Disabilities Act and the Ontario Building Code.

The existing non-original storefronts at 1497 Queen Street West are proposed to be reconfigured to accommodate PARC's programming through the introduction of new curtain wall assemblies within a revised sequence of inset entrances and exits. While this intervention represents an alteration to the existing condition, potential impacts are minimized through the reinstatement of the existing storefront rhythm and fenestration pattern. The existing non-original windows at 1497 and 1501 Queen Street West will be replaced with new historically appropriate windows incorporating heritage profiles and dimensions based on historic photographs.

In addition, as described in the HIA, the proposed conservation strategy includes reinstatement of the missing stepped parapet projection on the west and north façades of 1501 Queen Street West based on historic photographs.

Demolition of Heritage Attributes

The majority of the north elevation of 1501 Queen Street West is proposed to be dismantled and reconstructed using salvaged materials, to the extent possible. The Engineering Study prepared by Read Jones Christoffersen Ltd. (RJC), included in Appendix E of the HIA, concludes that in-situ retention of the majority of the north elevation is not feasible due to its structural deficiencies.

RJC's report concludes that the majority of the north elevation at 1501 Queen Street West must be dismantled and reconstructed to address significant structural deficiencies. The report identifies factors including, but not limited to, bowing of the exterior brick wythe, deteriorated inner brick and mortar requiring replacement, and deteriorated brick foundation walls in several locations.

The HIA states that, while this intervention represents a heritage impact, it is justified due to the advanced state of deterioration and constitutes a last-resort approach. RJC's report further notes that the masonry on the west façade of 1501 Queen Street West facing Beaty Avenue underwent extensive restoration in 2025, including substantial dismantling and rebuilding to address structural deficiencies. As a result of these interventions, the west façade can be retained in situ.

Comprehensive documentation of the front façade will take place prior to dismantling; and the materials will be salvaged and reused where possible. Reconstruction will match the original form, materials, and architectural detailing.

The existing entrance on the north elevation, which forms part of the portion proposed to be dismantled and reconstructed, will be converted into a window opening for a residential unit. This intervention is considered reversible. The new window will be divided into three equal bays and topped with a solid arched panel responding to the existing arch profile and proportions, and the design language of the proposed historically appropriate window profiles along the remainder of the façade. New concrete steps, which are not identified as heritage attributes, will be provided to maintain the appearance and legibility of the historic entrance configuration.

The rear (south) wall at 1501 Queen Street West, including its regularly spaced fenestration pattern, are identified as heritage attributes in the designation by-law. The demolition of the most of this rear wall is being proposed to allow the construction of the new PARC facility. This rear façade is currently largely hidden from public view and has a simpler design without the more elaborate detailing found on the street facing façades. Approximately 2.9 metres of the southwest return wall on this south façade will be retained in situ, maintaining the prominence and three-dimensional integrity of the heritage building as viewed from Queen Street West and Beaty Avenue.

New Construction

The proposed ten-storey massing component above the retained façade of the mid-block heritage building at 1497 Queen Street West will provide a stepback of approximately 5.3 metres along the primary (north) elevation facing Queen Street West. The proposed seven-storey massing above the corner heritage building at 1501 Queen Street West will step back approximately 2.6 metres along the north elevation above the retained and reconstructed heritage façade, and approximately 2.8 metres above the retained west elevation facing Beaty Avenue.

The proposed redevelopment will integrate the retained and reconstructed heritage elevations into a new base building with additional massing above, resulting in changes to the scale, form, and massing of the heritage properties. The proposed stepbacks are considered to maintain the visual prominence of the heritage properties as viewed from Queen Street West and Beaty Avenue and minimize impacts on the cultural heritage value and attributes of the subject properties and the historic streetscape character of the block.

A contemporary material palette will be provided for the new massing to ensure that it remains visually compatible with, subordinate to, and distinguishable from the retained

and reconstructed heritage elevations along Queen Street West and Beaty Avenue. Additional details regarding the materiality and articulation of the new construction will be further refined through the required Conservation Plan or in subsequent stages of the design process.

There is currently a small gap between the two heritage buildings at 1497 and 1501 Queen Street West. The proposed infill connection along Queen Street West will eliminate this gap and avoid creating an alcove condition between the buildings. The new connecting element will match the height and setback of 1501 Queen Street West while remaining below the parapet level of 1497 Queen Street West, ensuring the continued visibility and legibility of a portion of the retained west façade of 1497 Queen Street West.

Adjacent Heritage Properties

Heritage Planning staff are satisfied that the proposal conserves the cultural heritage value of the Part IV designated heritage property at 194 Dowling Avenue, located east of the redevelopment site, as well as the listed property at 1515 Queen Street West, located west of the site. The proposed development will not alter the form, massing, or character-defining elements of the adjacent heritage properties along Queen Street West. By retaining the principal and side façades and providing stepbacks above the heritage streetwall along both Queen Street West and Beaty Avenue elevations, the proposal conserves the symmetrical, low-scale heritage streetwall character of the block and maintains the historic main street character of the surrounding context.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner will be required, prior to the issuance of the first permit for the project, to submit a Conservation Plan for the work described in the Heritage Impact Assessment, prepared by a qualified heritage professional, to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all recommended interventions and conservation work, a detailed plan describing how the heritage buildings will be protected during construction, a schedule of short- and long-term maintenance requirements, and estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, the applicant will be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of the heritage buildings at 1497 and 1501 Queen Street West, as identified in the Statements of Significance, to users and visitors of the properties.

Heritage Lighting Plan

Should Council approve the proposed conservation strategy, the applicant will be required to submit a Heritage Lighting Plan to the satisfaction of the Senior Manager, Heritage Planning. The Heritage Lighting Plan should provide details regarding the

illumination of heritage features of the buildings at 1497 and 1501 Queen Street West in a manner that highlights their heritage character.

Signage and Landscape Plans

Staff recommend that the applicant be required to submit a Signage Plan for the heritage properties at 1497 and 1501 Queen Street West, to the satisfaction of the Senior Manager, Heritage Planning. The Signage Plan should provide details of the signage strategy for the heritage properties, including the appropriate type, scale, location, and number of signs.

Should Council approve the proposed conservation strategy, staff recommend that the applicant be required to provide a final Landscape Plan that is to the satisfaction of the Senior Manager, Heritage Planning, for the property at 1501 Queen Street West. This is to enhance the heritage character of this property as it includes landscaped front yards facing Beaty Avenue.

Heritage Easement Agreement

Staff recommend that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage properties at 1497 and 1501 Queen Street West.

CONCLUSION

Heritage Planning staff are supportive of the proposed alterations and selective demolition under Sections 33 and 34(1)1 of the Ontario Heritage Act for the properties at 1497 and 1501 Queen Street West in the context of the proposed conservation and mitigation strategies proposed for the site. Heritage Planning staff support the retention strategy and are of the opinion that the proposal has been designed to appropriately conserve the cultural heritage values, attributes, and character of the heritage properties.

Heritage Planning staff are satisfied that the proposal meets the intent of the Planning Act, the Provincial Planning Statement, and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Staff recommend that Council approve the proposed alterations and selective demolition, and grant authority to enter into a Heritage Easement Agreement.

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SIGNATURE

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ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Proposal Renderings
Attachment 4 - Selected Plans and Drawings
Attachment 5 - Statement of Significance - 1497 Queen Street West
Attachment 6 - Statement of Significance - 1501 Queen Street West

1497 and 1501 Queen Street West

1497 and 1501 Queen Street West - Alterations and HEA

PHOTOGRAPHS

ATTACHMENT 2

1497 and 1501 Queen Street West



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



View looking southwest along Queen Street West showing (left to right) 194 Dowling Avenue, 1497 Queen Street West, and 1501 Queen Street West (Heritage Planning, 2026).



North elevation of 1497 Queen Street West, looking south (Heritage Planning, 2025).



North elevation of 1501 Queen Street West, looking south (Heritage Planning, 2025).



West elevation of 1501 Queen Street West, looking east (Heritage Planning, 2026).



West and south elevations of 1501 Queen Street West, looking northeast (Heritage Planning, 2026).



1497 Queen Street West, looking southwest (Heritage Planning, 2026).

PROPOSAL RENDERINGS

ATTACHMENT 3

1497 and 1501 Queen Street West

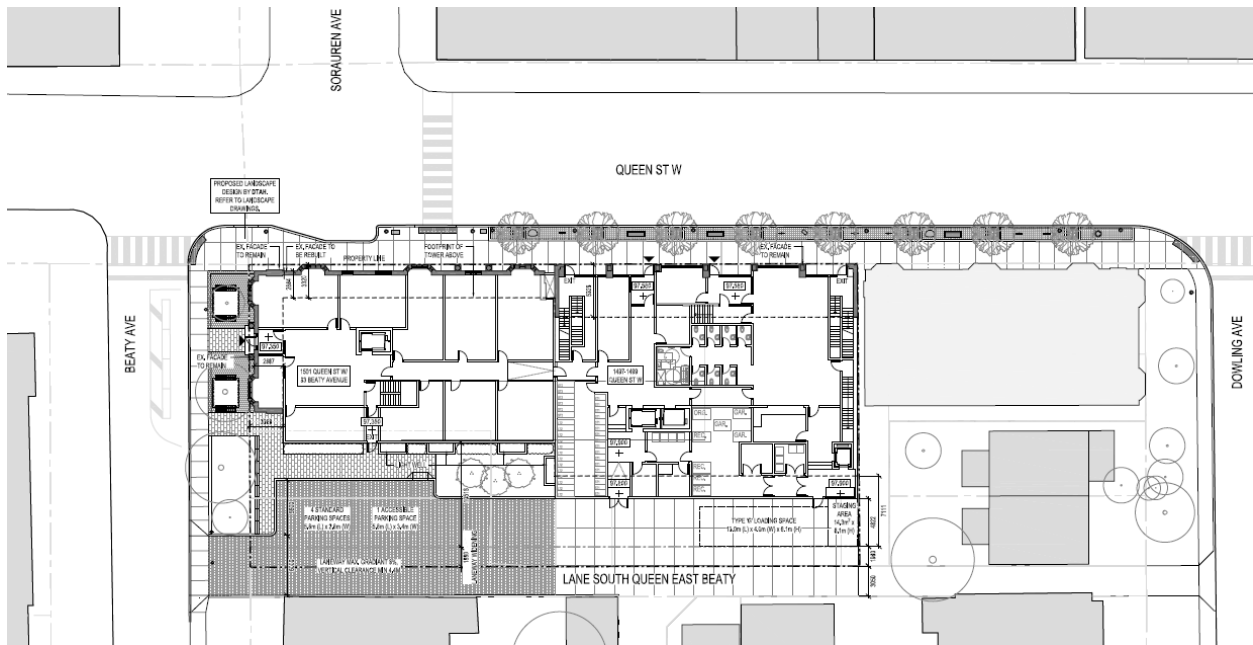


View of the proposed redevelopment, looking southwest (DTAH Architects Limited, 2026).

SELECTED PLANS AND DRAWINGS

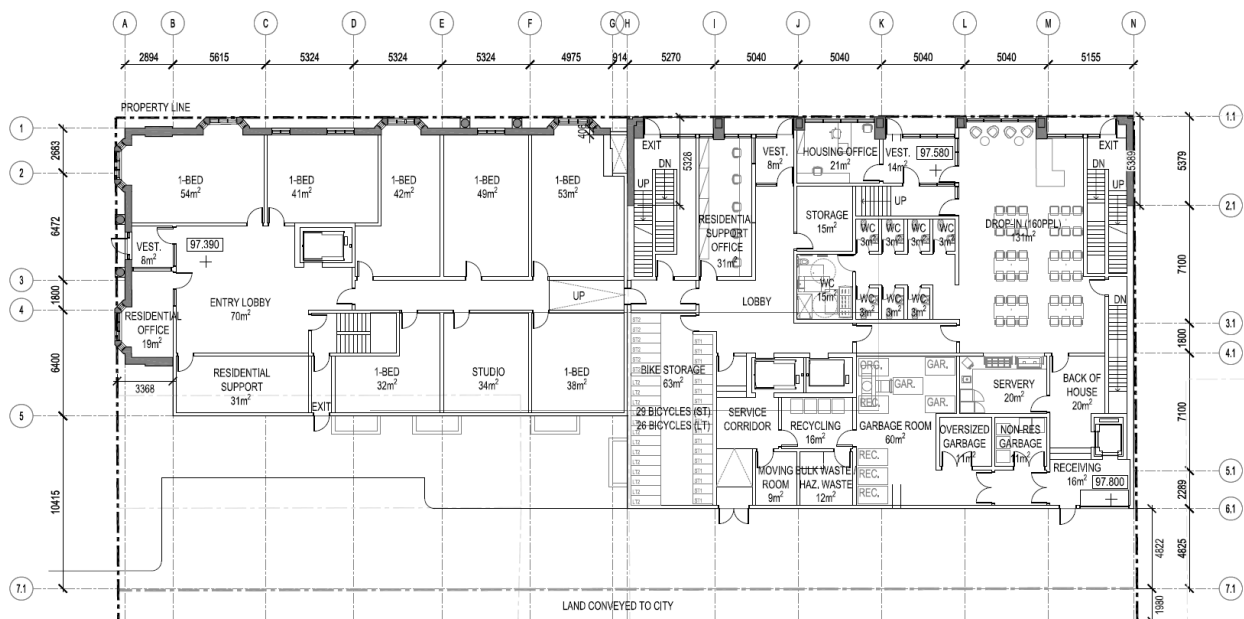
ATTACHMENT 4

1497 and 1501 Queen Street West

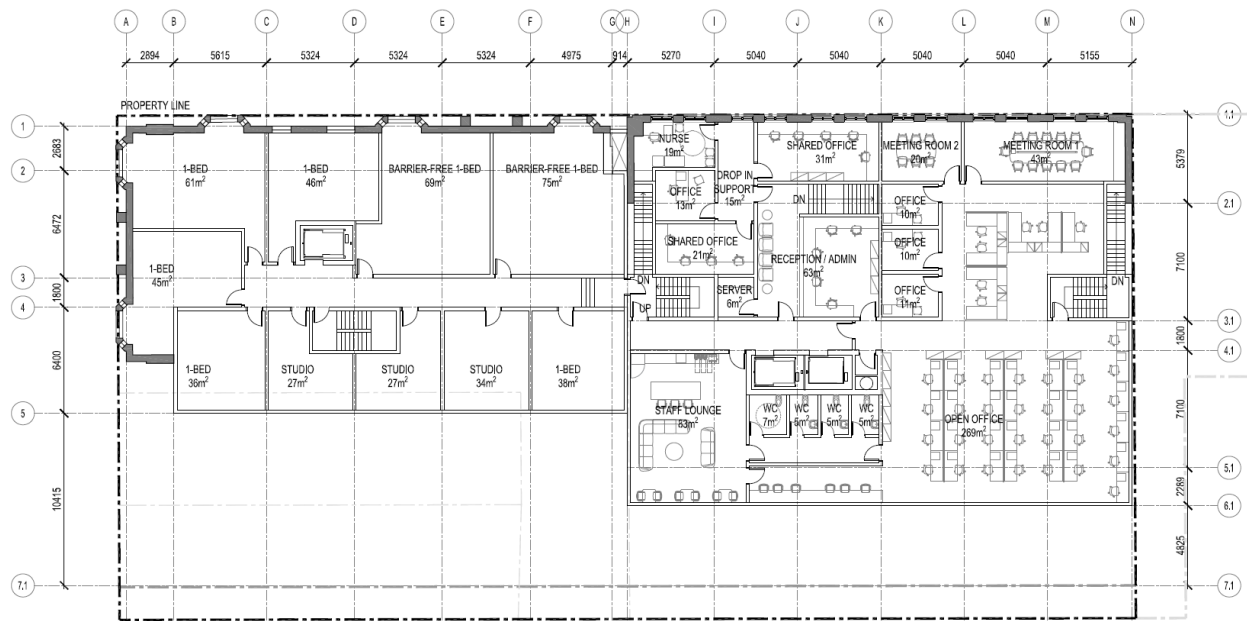


Site plan of the proposed redevelopment (DTAH Architects Limited, 2026).

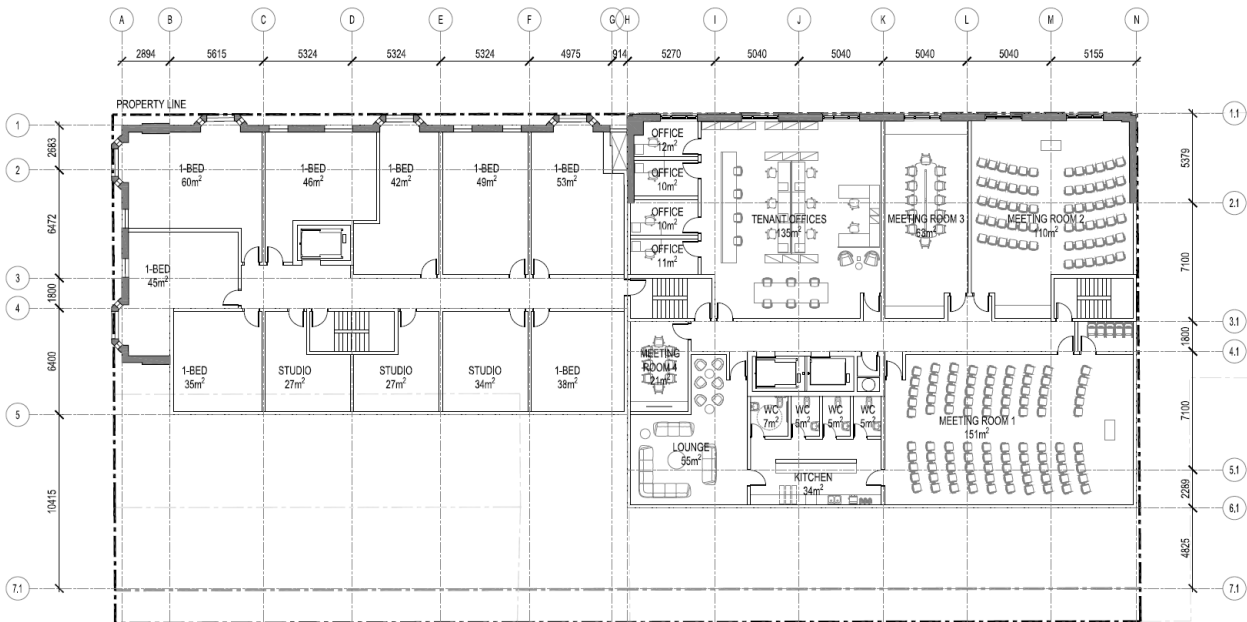
For a complete drawing set, please visit the [Application Information Centre](#).



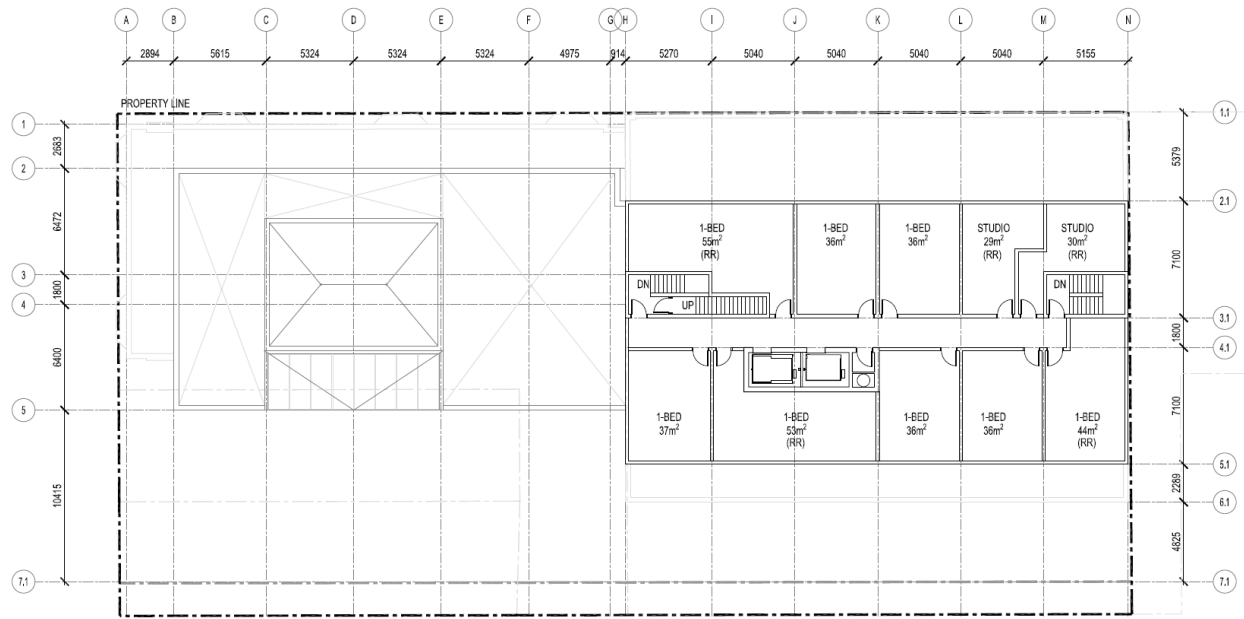
Ground floor plan of the proposed redevelopment (DTAH Architects Limited, 2026).



2nd floor plan of the proposed redevelopment (DTAH Architects Limited, 2026).



3rd floor plan of the proposed redevelopment (DTAH Architects Limited, 2026).



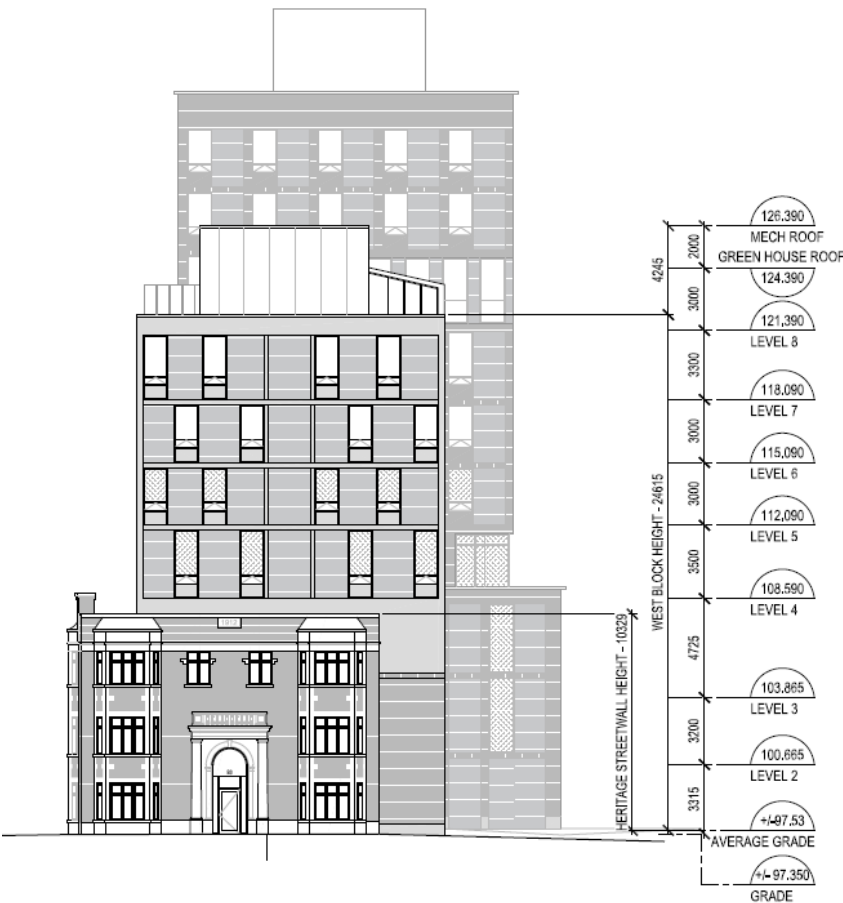
10th floor plan of the proposed redevelopment (DTAH Architects Limited, 2026).



North elevation of the proposed redevelopment (DTAH Architects Limited, 2026).



South elevation of the proposed redevelopment (DTAH Architects Limited, 2026).



West elevation of the proposed redevelopment (DTAH Architects Limited, 2026).

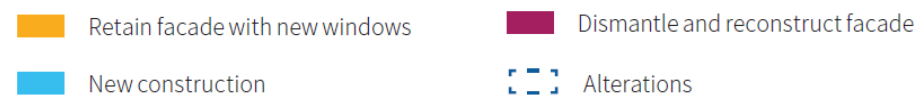
Proposed ground floor plan (DTAH, 2026; annotated by ERA).



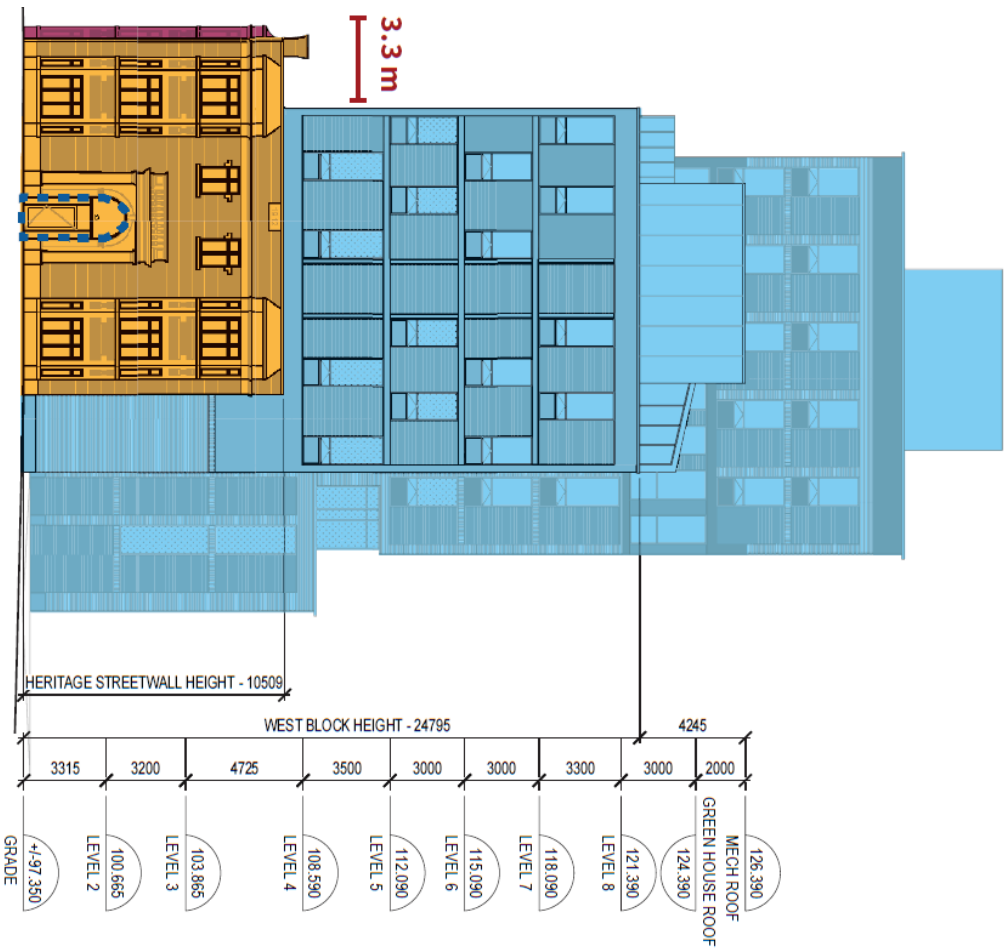
Ground floor plan of the proposed redevelopment (HIA, ERA Architects, 2026).



Proposed north (Queen Street West) elevation (DTAH, 2026; annotated by ERA).



North elevation of the proposed redevelopment (HIA, ERA Architects, 2026).



West elevation of the proposed redevelopment (HIA, ERA Architects, 2026).



South elevation of the proposed redevelopment (HIA, ERA Architects, 2026).

REASONS FOR DESIGNATION - 1497 Queen Street West

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 or 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 Value

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

REASONS FOR DESIGNATION - 1501 Queen Street West**Description**

The property at 1501 Queen Street West is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the southeast corner of Queen Street West and Beaty Avenue, the apartment building historically known as the Parkdale Mansions was constructed in 1912 and occupied by July 1913 when it was recorded in the tax assessment rolls.

Statement of Cultural Heritage Value

The Parkdale Mansions has design value as a well-crafted example of Edwardian Classical styling applied to an early 20th century apartment building. One of the most popular architectural styles of the early 20th century, Edwardian Classicism represented a return to symmetrical designs with detailing inspired by the buildings of ancient Greece and Rome. The apartment building at 1501 Queen Street West was designed as a mirror image of its neighbour at 194 Dowling Avenue (also named the Parkdale Mansions), with entrances on both dwellings facing Queen Street and the respective side streets.

The Parkdale Mansions are associated with the evolution of Parkdale in the 20th century. The area developed as a residential suburb along the north shore of Lake Ontario, west of Toronto. Parkdale was incorporated as a village in 1878 and a town in 1885 before it was annexed by the City of Toronto four years later. The increase in population in the early 1900s led to the development of previously vacant land and the replacement of single-family dwellings with apartment buildings. David Lavine, a Toronto developer, commissioned the apartment buildings at 194 Dowling Avenue and 1501 Queen Street West, naming both the “Parkdale Mansions.”

Contextually, the Parkdale Mansions contribute to the character of Queen Street West in Parkdale. The apartment buildings at 1501 Queen Street West and 194 Dowling Avenue anchor the opposite corners of the block on the south side of Queen Street West between Dowling Avenue (east) and Beaty Avenue (west). Together, they frame the central building at 1197 Queen Street West and create a sense of symmetry in the block. The adjoining blocks contain the Parkdale Substation (1928) at #1457 Queen and Our Lady of Lebanon Church (1911) at #1515 Queen, which are recognized on the City of Toronto Inventory of Heritage Properties as local landmarks.

Heritage Attributes

The heritage attributes of the Parkdale Mansions at 1501 Queen Street West related to the building’s cultural heritage value as a well-designed example of Edwardian

Classicism that contributes to the character of Queen Street West in Parkdale and complements the near-identical building at 194 Dowling Avenue are:

- The scale, form and massing of the three-storey structure
- The mottled red and buff brick cladding with brick and cast stone trim
- The flat roofline, which is marked by a stone cornice and a brick parapet
- The symmetrical organization of the long principal (north) façade into seven bays, with the placement of the main entrance in the second bay from the left (east) end
- The main entry, where a round-arched door opening with a transom is set in an Classical surround with a keystone, mouldings, pilasters, semi-engaged columns, an entablature, and a balustrade
- Flanking the entry and in the second bay from the west end, the three-storey bay windows with parapets, flat-headed window openings, and stone lintels, sills and quoins
- The flat-headed openings with stone trim in the remaining bays
- In the first bay from the west end, the chimney with stone detailing that extends above the roofline
- On the parapet above the entrance bay, a date stone marked "1912"
- The east elevation facing Dowling Avenue, where the central entry, bay windows and flat-headed window openings repeat the detailing introduced on the north façade
- The west elevation and rear (south) wall, with regularly placed fenestration
- The relationship of the building to 194 Dowling Avenue, which was designed as its mirror-image