



PB46.13

1497 and 1501 Queen Street West – Alterations to Designated Heritage Properties and Demolition of Heritage Attributes of a Building 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

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1497-1501 Queen Street West



Location map showing the proposed redevelopment site at 1497 and 1501 Queen Street West. The location map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).

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1497-1501 Queen Street West



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).



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

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

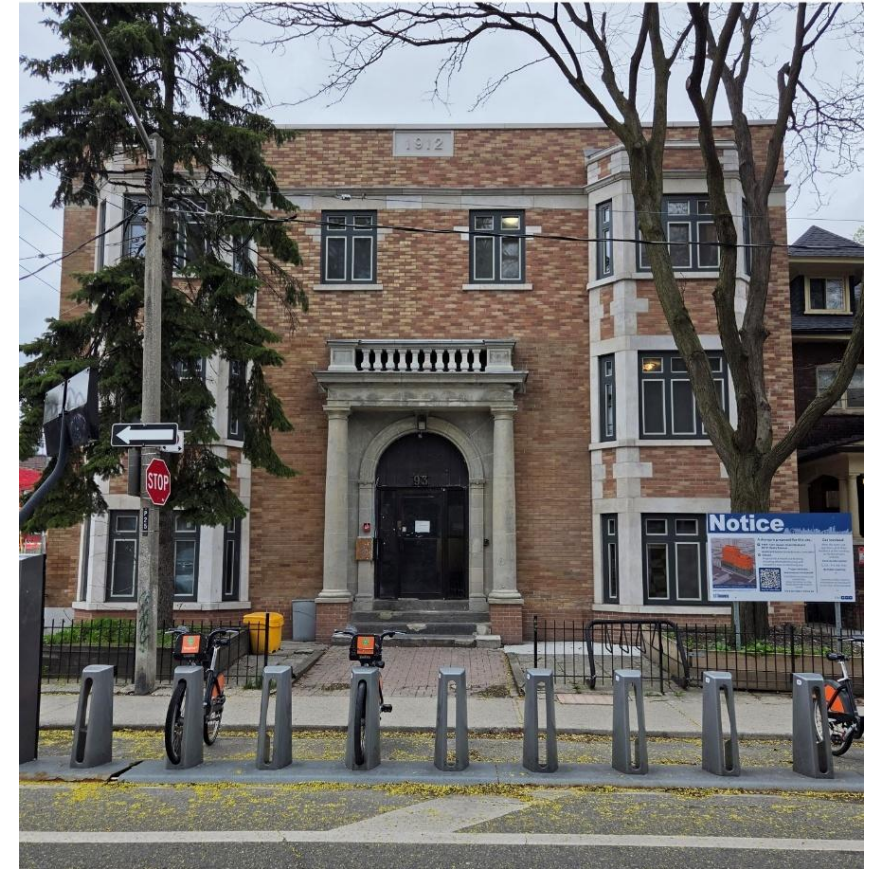


1497 Queen Street West, looking southwest (Heritage Planning, 2026).

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



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

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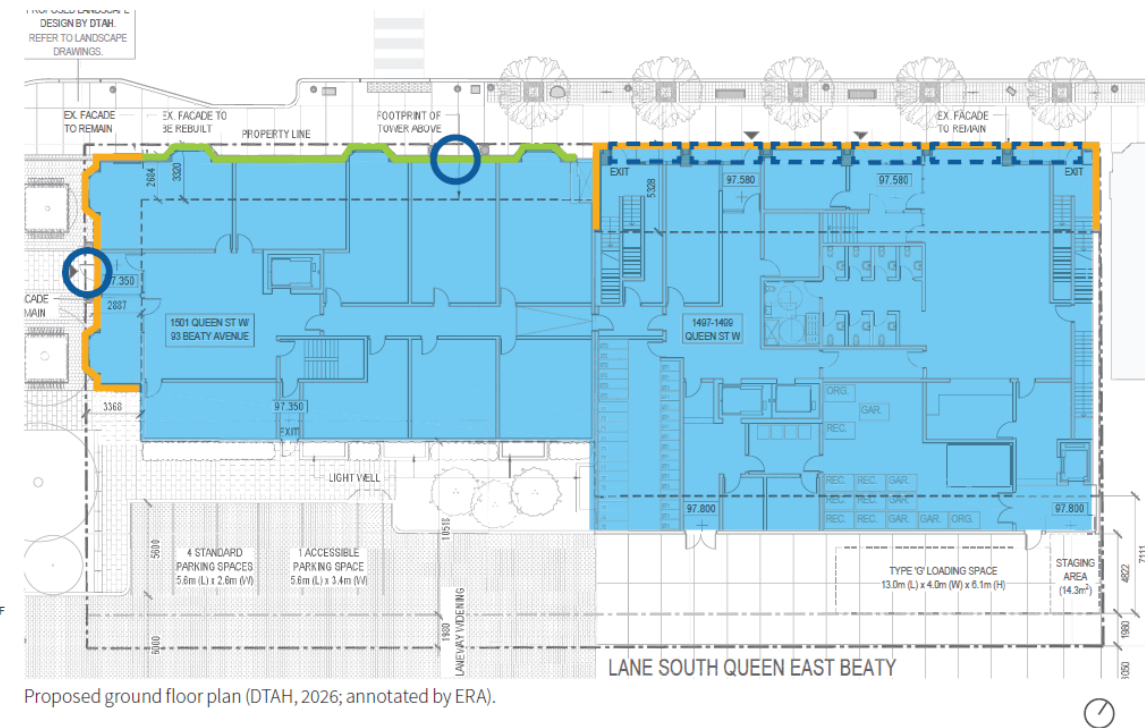
View of the proposed redevelopment, looking southwest (DTAH Architects Limited, 2026).

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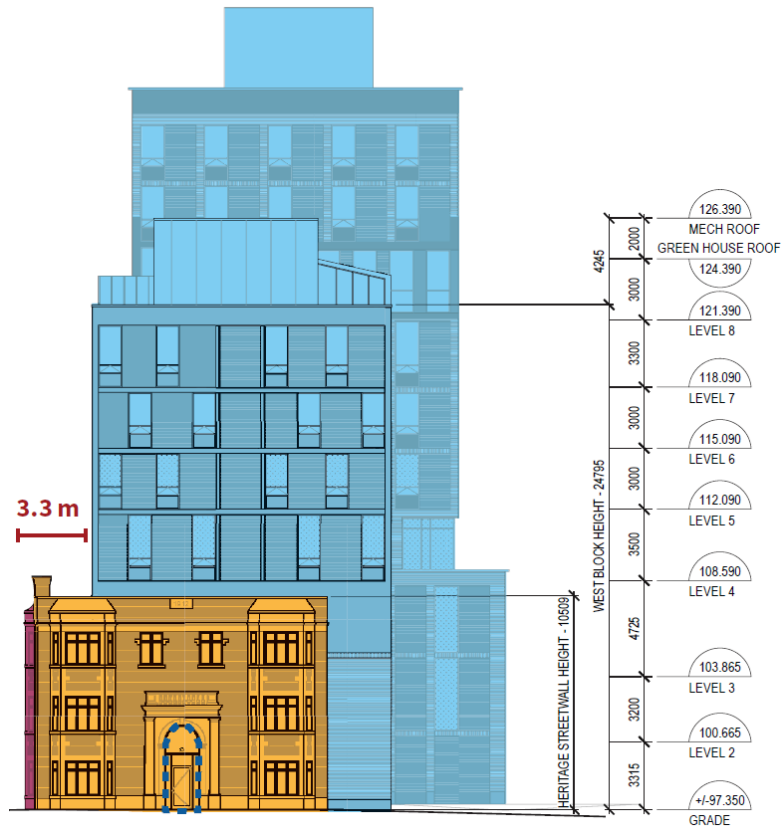
- Retain facade with new windows
- Dismantle and reconstruct facade
- New construction
- Alterations

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

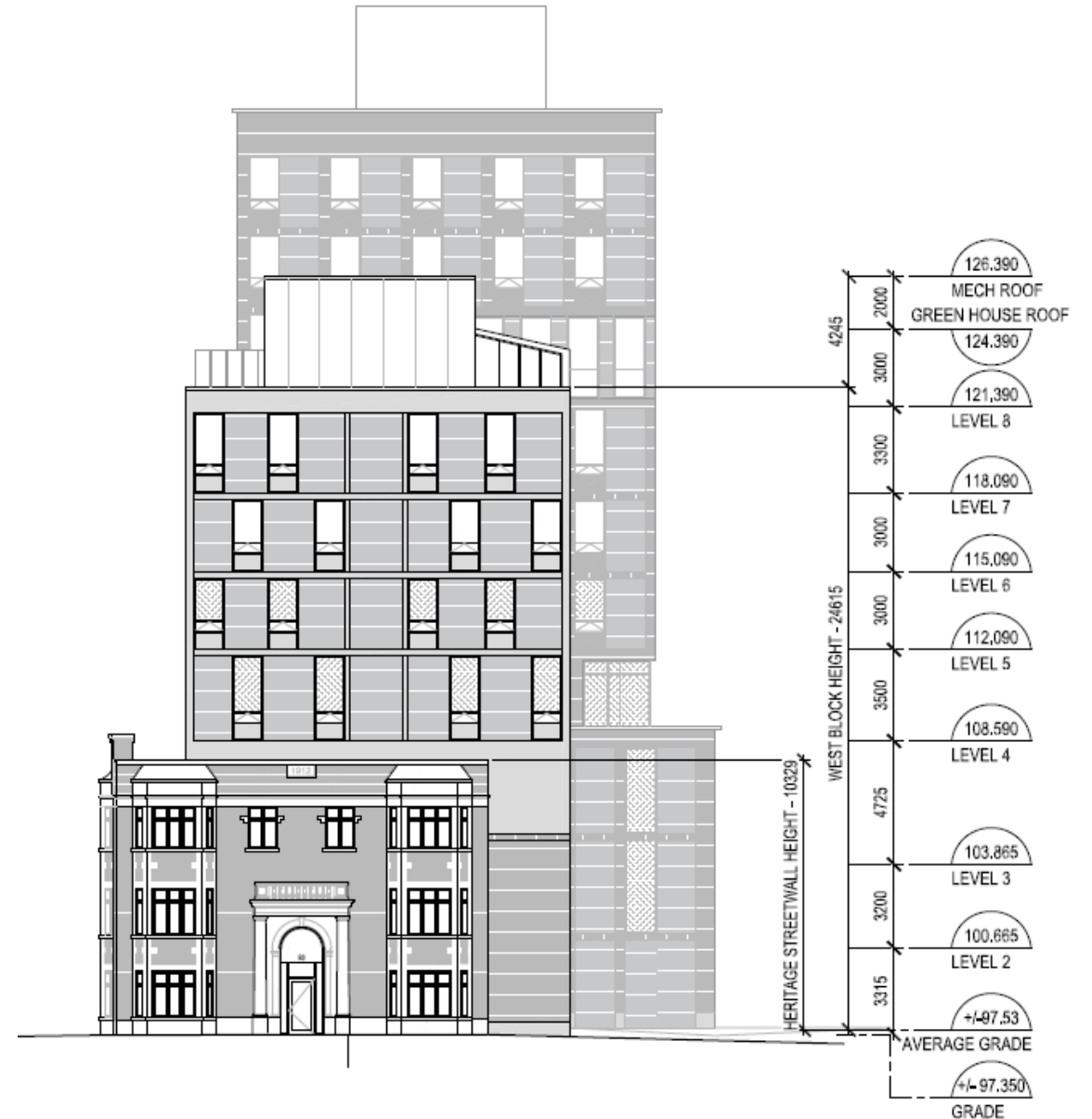


- Retained facades
- Reconstructed facades
- Demolition
- New construction
- Alterations to the non-original storefronts
- Alterations

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



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