

1337 Queen Street West – Demolition and New Construction on a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act - Approval

Date: April 27, 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 the demolition of an existing building on a non-contributing property located at 1337 Queen Street West within the Parkdale Main Street Heritage Conservation District (PHCD) and approve the erection of a replacement building in accordance with Section 42 of the Ontario Heritage Act in connection with the City-led Parkdale Hub project.

The City-led Parkdale Hub project is a strategic city-building initiative that aims to revitalize and expand upon an existing cluster of City-owned facilities and community services located at Queen Street West and Cowan Avenue, including the Toronto Public Library Parkdale Branch and the Masaryk-Cowan Community Recreation Centre. The project involves the redevelopment of the area under three blocks: West Block, Centre Block and East Block. The City-initiated Official Plan and Zoning By-law Amendments, and the Rental Housing Demolition applications to permit the proposed development concept for these blocks were approved by City Council in November 2023.

The Parkdale Heritage Conservation District came into force in June 2025. As such the proposed demolition and new construction requires approval under Section 42 of the Ontario Heritage Act and needs to be assessed in relation to the policies and objectives of the PHCD Plan.

The proposed is for the development of the West Block of the Parkdale Hub. This will involve the demolition of the existing non-contributing building on the property at 1337 Queen Street West to erect a new 16 storey mixed-use tower with a 4-storey podium building; which will be continued to be owned by the City.

Heritage Planning staff support this application which complies with the PHCD Plan.

RECOMMENDATIONS

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

1. City Council approve the demolition of the 'non-contributing' building and the erection of a new 16-storey mixed-use building at 1337 Queen Street West, in the Parkdale Main Street Heritage Conservation District (PHCD) in accordance with subsections 42(1) 4 and 42(1) 2 of the Ontario Heritage Act, and subject to the following conditions:

a. That the replacement building for 1337 Queen Street West is constructed substantially in accordance with the plans and elevations prepared by LGA architectural partners dated March 17, 2026, on file with the Senior Manager, Heritage Planning.

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

At its meeting on July 19, 2022, City Council adopted the Parkdale Main Street Heritage Conservation District Plan as the district plan for the Parkdale Main Street Heritage Conservation District.

[TE34.58 - Designation of the Parkdale Main Street Heritage Conservation District Plan under Part V of the Ontario Heritage Act](#)

At its meeting of November 8, 2023, City Council adopted PH7.5 Official Plan and Zoning By-law Amendments, and Rental Housing Demolition Applications for the Parkdale Hub.

[PH7.5 - Housing Now - Parkdale Hub - 1303, 1313, 1325, 1337, 1345 Queen Street West and 212, 220, 224 Cowan Avenue - Official Plan and Zoning By-law Amendments, and Rental Housing Demolition Applications - Decision Report - Approval](#)

At its meeting of November 8, 2023, City Council adopted the recommendation report to permit alterations to the designated properties at 220 Cowan Avenue and 1313 Queen Street West for the Centre Block works for the Parkdale Hub.

[PH7.11 - 220 Cowan Avenue and 1313 Queen Street West - Alterations to Designated Heritage Properties](#)

On June 5, 2024 the Parkdale HCD came into force and effect.

BACKGROUND

Site and Context

The City is undertaking the revitalization and expansion of the Parkdale Hub, which consists of several different properties located between Cowan Avenue and Dunn Avenue on the south side of Queen Street West to provide new affordable rental housing, improved community facilities, and modernized public spaces. The properties are owned by the City of Toronto and will be occupied and operated in partnership with various City Divisions and designated non-profit housing partners.

A City-initiated Official Plan and Zoning By-law Amendment application for the development for the Parkdale Hub project was approved by City Council on November 8 and 9, 2023. This involves Hub involves three blocks:

- The West and East Blocks will accommodate housing, including purpose-built affordable housing; and
- The Centre Block will accommodate the renovated Masaryk-Cowan Community Centre and the new Toronto Public Library Parkdale Branch. A Heritage permit application proposing alterations to the heritage buildings located within the Centre Block was approved by City Council in 2023.

The subject property at 1337 Queen Street West is an interior lot located between Dunn Avenue and Cowan Avenue on the south side of Queen Street West and is identified as the West Block of the Parkdale Hub project. The property contains an existing one-storey building.

The development site is located within the PHCD and is identified as a non-contributing property within the HCD Plan; meaning that it does not support the overall cultural heritage values, character and integrity of the District.

Adjacent Heritage Properties

The Site is adjacent to three contributing properties within the HCD, two of which are also individually designated under Part IV of the Ontario Heritage Act (OHA). The properties are located within the Parkdale Hub project area boundaries and in the East and Centre Blocks as described above. These include:

- 220 Cowan Avenue, a former curling club designed in 1898 by Darling & Pearson, now the Masaryk Cowan Community Recreation Centre (Individually designated under Part IV of the OHA)
- 1313 Queen Street West, Police Station #6 designed in 1931-1932 by J.J. Woolnough, City Architect, with K.S. Gilles and S.T.J. Fryer, now a community run arts space (Individually designated under Part IV of the OHA)

- 1347 Queen Street West (inclusive of 265, 267, 269, and 271 Dunn Ave, and 1345 Queen St West), a three storey brick building main street commercial building constructed circa 1882

Development Proposal

The proposal for the West Block includes the demolition of the existing building on a non-contributing property within the PHCD to provide new affordable rental housing, improved community facilities, and modernized public spaces.

The City is seeking heritage approval for the proposed 16-storey mixed-use building with 4 storey podium building. The new building is intended to contain residential uses with non-residential space at grade. The new tower above the podium building will have an 8-metre step back from the property line facing Queen Street West which will further increase to 11 metres starting above the 7th storey. The total step back above the 11th floor to the front property line facing Queen Street West will be 19 metres. The side yard setbacks for the new tower will be 7.5 metres on both side yards. The rear of the West Block will extend to the southern property line and will be designed to incorporate an east-west pedestrian connection between Dunn Avenue and Masaryk Park by pulling in the ground floor.

Heritage Planning Framework

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 (PPS), issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include:

- building strong communities
- wise use and management of resources
- protecting public health and safety

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.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The

following Official Plan policies applies to heritage conservation districts and proposed new construction:

3.1.6.33 Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Parkdale Main Street Heritage Conservation District Plan

The property at 1337 Queen Street West is within the boundaries of the Parkdale Main Street Heritage Conservation District (PHCD) Plan. The PHCD Plan works to protect the character of the District, conserve existing heritage attributes and resources, and guide future development. The subject property is identified as 'non-contributing' within the PHCD, meaning that it does not support the overall cultural heritage values, character and integrity of the District.

The PHCD Plan's objectives include ensuring that new development on non-contributing properties respects the historic scale, form and massing of its contributing properties and the District's general built form pattern. The following policies have guided the review of the subject application:

7.4.1 The demolition of buildings or structures on non-contributing properties may be permitted, upon satisfaction of policy 7.4.2 of this Plan.

7.5.2 New development and additions to non-contributing properties shall be physically and visually compatible with the District's cultural heritage value and heritage attributes, including the cultural heritage value and heritage attributes of any adjacent contributing properties.

7.5.3 New development and additions to non-contributing properties shall not negatively impact the cultural heritage value, heritage attributes and integrity of the District and any adjacent contributing properties.

7.6.1 New development and additions to non-contributing properties shall be designed to be compatible with the design, scale, massing and form of adjacent contributing properties.

7.6.2 The base building portion of new development on non-contributing properties shall be designed to be compatible with the design, scale, height, massing and form of adjacent contributing properties and the District's heritage attributes.

7.6.3 New development on non-contributing properties shall be set back the same distance as the primary structure on adjacent contributing properties.

7.6.4 New development on non-contributing properties shall be designed with a streetwall that references the height of adjacent contributing properties and contributing properties of the block where it is located.

7.6.5 Any portion of new development and additions to non-contributing properties that are taller than adjacent contributing properties and contributing properties of the block where it is located shall provide a minimum setback of 5.0 metres from the streetwall of adjacent contributing properties and contributing properties of the block where it is located to maintain the legibility and prominence of the low-scale streetwall.

7.6.6 Where new development and additions to non-contributing properties exceeds a height of 16.5 metres, those portions of the uppermost storey shall provide an additional minimum setback of 3.0 metres beyond the minimum 5.0 metre setback to support and reinforce the historic streetwall.

7.7.1 New development and additions on non-contributing properties shall conserve the horizontal rhythm articulated in the façades of adjacent contributing properties.

7.7.2 New development and additions on non-contributing properties shall conserve the vertical rhythm articulated in the façades of adjacent contributing properties.

7.3 New development and additions on non-contributing properties shall reference existing proportions and solid-to-void ratios found prevailing in the District.

7.8.2 New rooftop elements on non-contributing properties, including but not limited to mechanical penthouses, vents, drainage components, sustainable technologies, including solar panels and wind generators, satellite dishes, skylights, metal chimneys, flues and decks shall not detract from the public realm, excluding laneways, where technically possible.

7.9.1 New development on non-contributing properties should incorporate traditional storefront compositions (e.g. recessed entry, bulkhead, transom windows, display windows, piers, signage band, storefront cornice, etc.), and should be physically and visually compatible with the heritage attributes of the District.

7.10.2 Cladding materials used on exterior walls of new development on non-contributing properties, that are visible from the public realm, shall be physically and visually compatible with the cultural heritage value and heritage attributes of the District and shall not negatively impact the historic character of the adjacent contributing properties.

The Parkdale Main Street HCD Plan can be accessed here:

<https://www.toronto.ca/legdocs/mmis/2022/te/bqrd/backgroundfile-227694.pdf>

COMMENTS

The policies within the PHCD Plan permit the demolition of non-contributing buildings if plans for the replacement building have been approved by Toronto City Council.

The new building has been designed to comply with the provisions of the PHCD Plan. The proposed step backs meet the minimum step back requirements of the HCD Plan and help to maintain and reinforce the legibility and prominence of the low scale streetwall as well as minimizing the new building's visual impact on the street.

The set back and podium height of the proposed new building matches that of the adjacent contributing properties and the design reflects the horizontal and vertical rhythm articulated in the façades of the adjacent contributing properties. In addition to the existing adjacent datum lines, cornices and rooflines have been reflected in the proposed design.

The proposed new building is to be clad in limestone coloured brick and natural brass or bronzed spandrel panels, balustrades and window/door frames. This will be distinguishable from and compatible with the red brick cladding used on the buildings located at 1313 and 1347 Queen Street West.

The design of the proposed storefronts include details such as bulkheads that are physically and visually compatible with the contributing properties found within the District.

CONCLUSION

Staff recommend approval of the heritage permit application for the demolition of the existing building on the non-contributing property to facilitate the construction of a new 16 storey mixed-use tower with a 4-storey podium for the West Block of the Parkdale Hub project.

The proposed new building is considered compatible with that of the adjacent heritage buildings and staff consider that the application conserves the cultural heritage values of the PHCD. As such Heritage Planning staff are of the opinion the proposal is consistent with the Parkdale Main Street Conservation District Plan policies, objectives and guidelines. It is therefore recommended that City Council approve the application under Section 42 of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photograph
Attachment 3 - Selected Drawings
Attachment 4 - Renderings

LOCATION MAP

ATTACHMENT 1

1337 Queen Street West



Map showing the subject properties' location outlined in red 1337 Queen Street West. This location map is for information purposes only;

PHOTOGRAPHS

ATTACHMENT 2

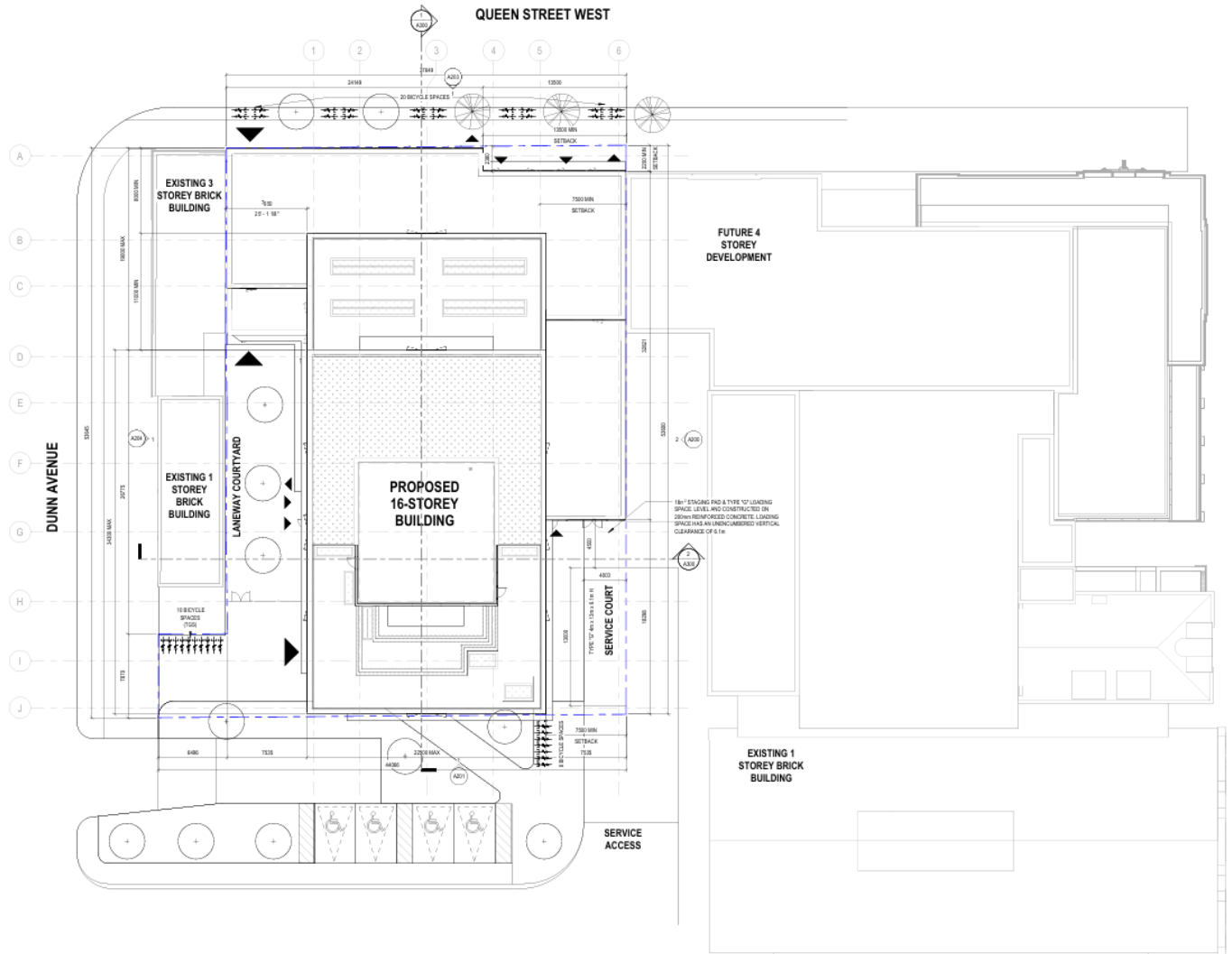
1337 Queen Street W



North elevation of the existing building at 1337 Queen Street West (ERA Architects Inc., 2026).

SELECTED DRAWINGS
1337 Queen Street West

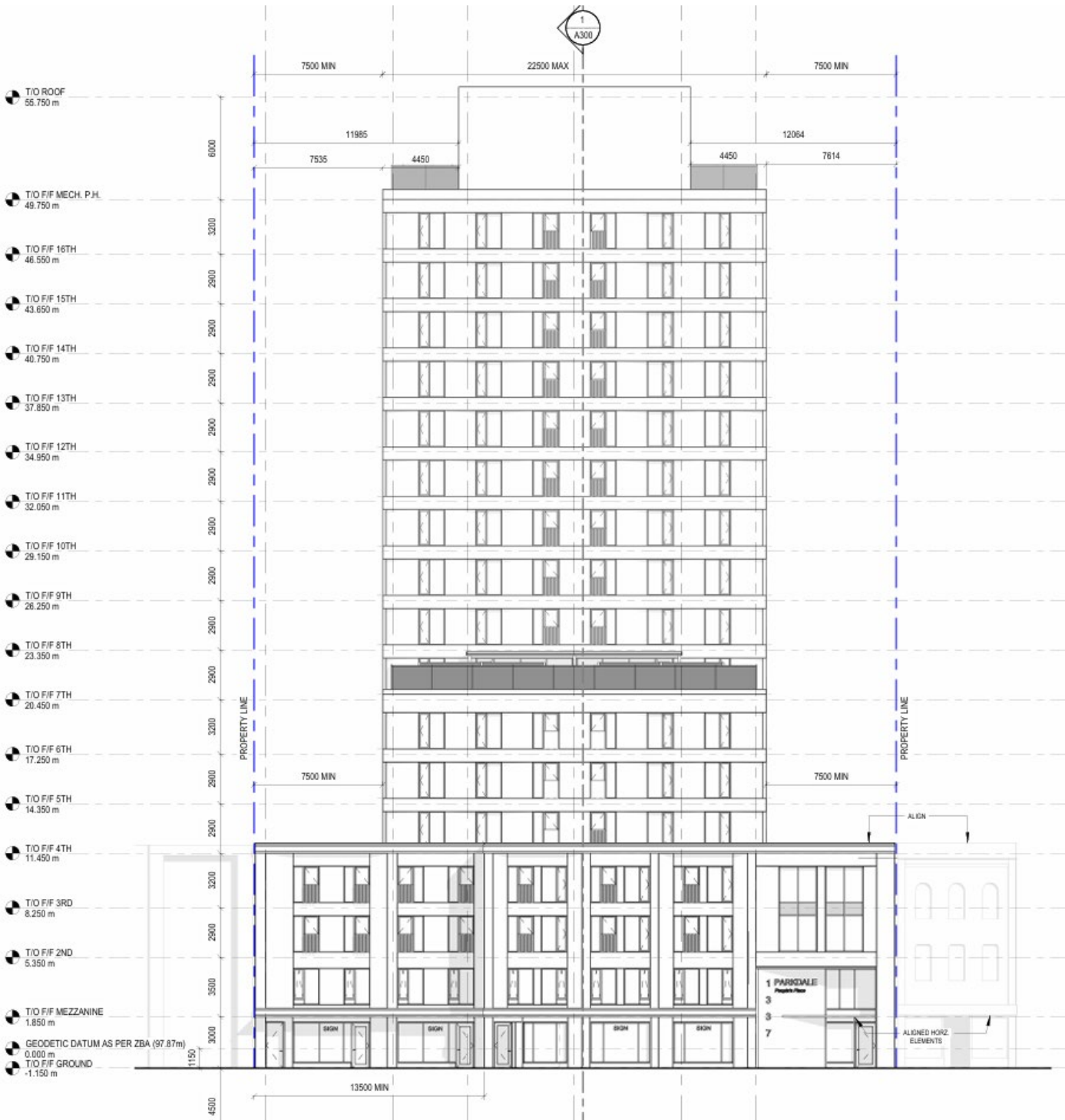
ATTACHMENT 3



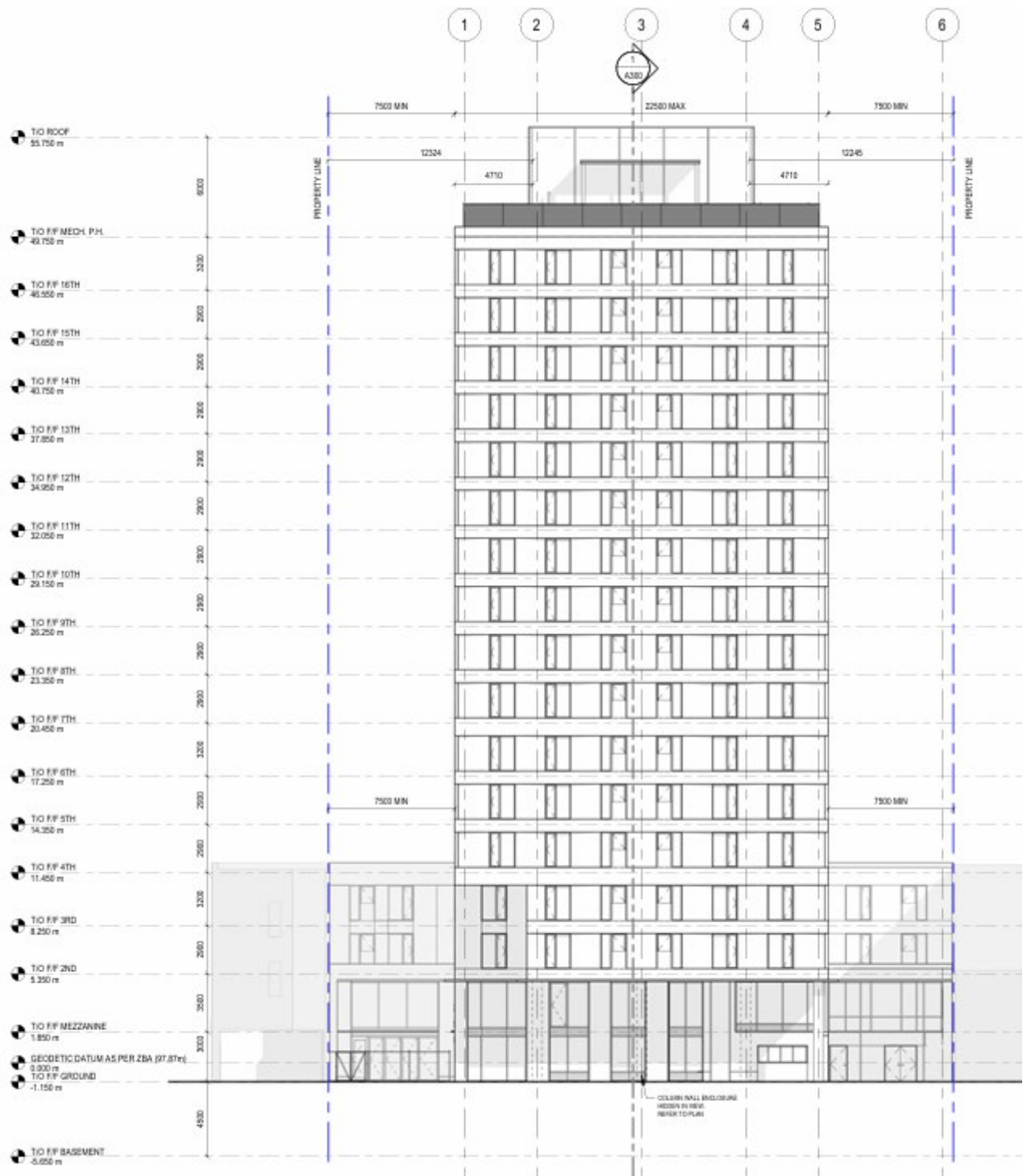
Site Plan drawing showing the new proposed 16 storey mixed-use building and the overall West Block development in the Parkdale Hub (LGA Architectural Partners Inc., 2026)



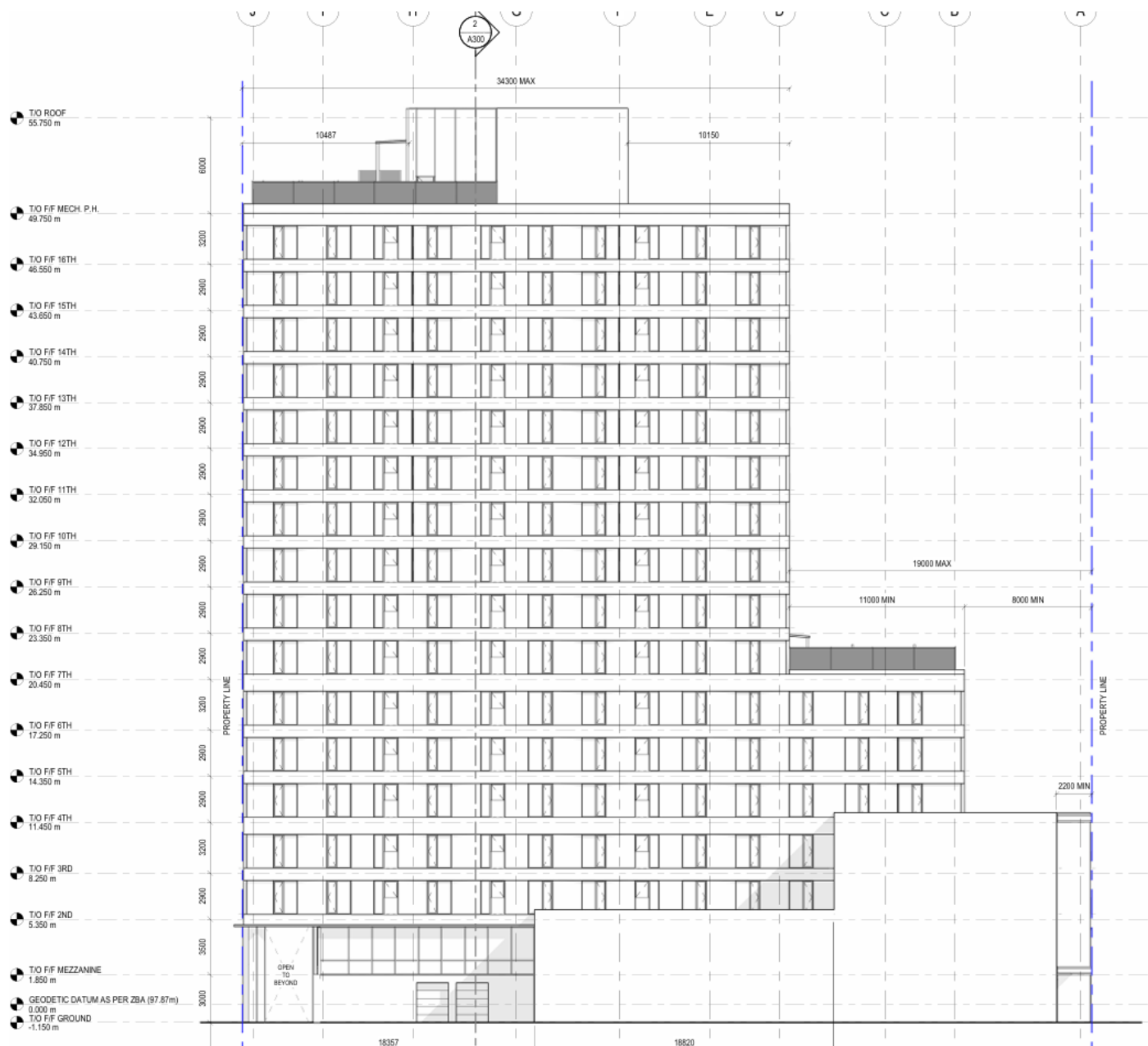
North elevation drawing of the Parkdale Hub project showing the proposal of the West Block and reference to the Centre Block proposal (LGA Architectural Partners Inc., 2026)



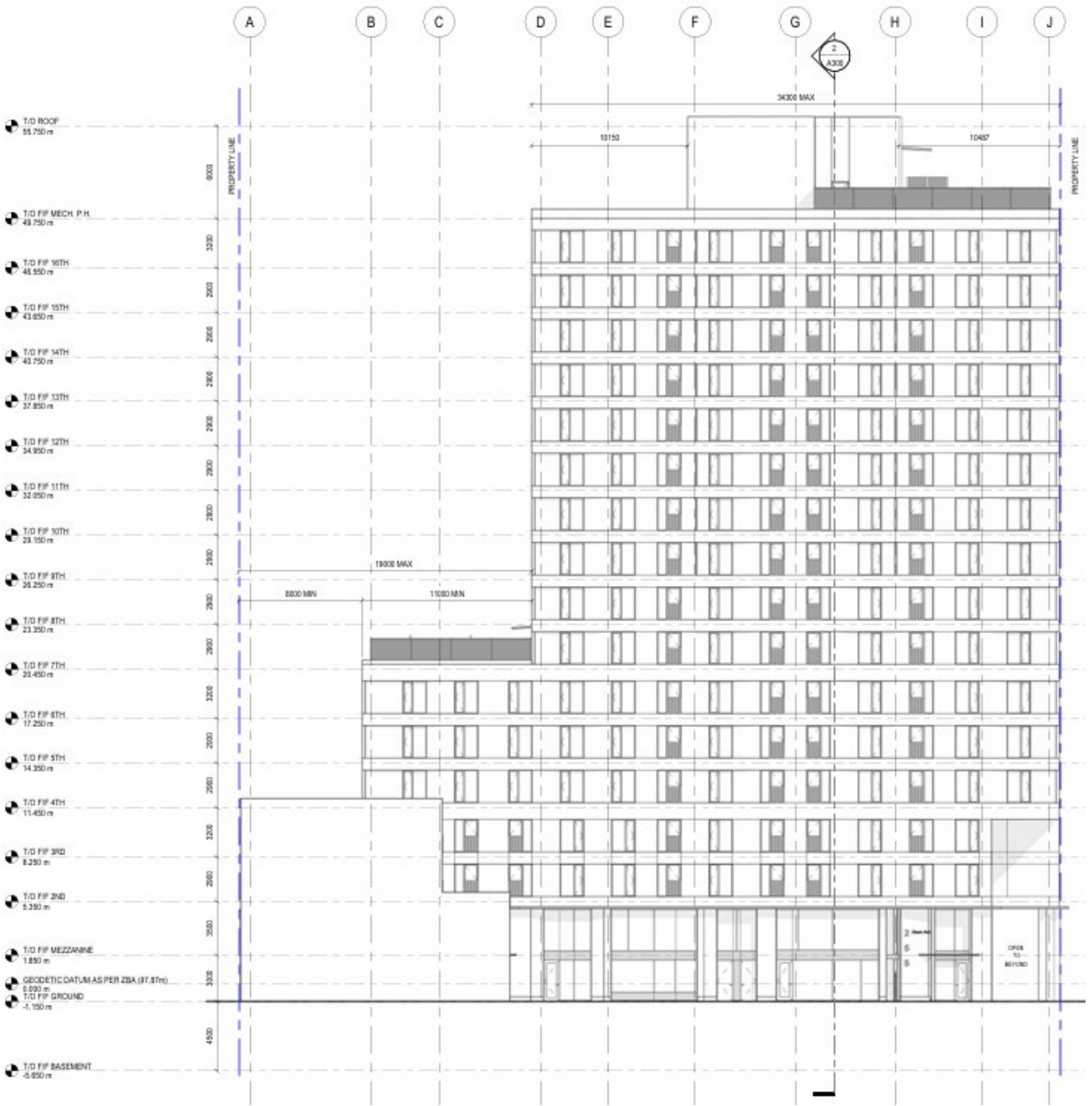
North elevation drawings of the new 16 storey mixed-use building with 4 storey podium building (LGA Architectural Partners Inc., 2026)



South elevation drawings of the new 16 storey mixed-use building with 4 storey podium building (LGA Architectural Partners Inc., 2026)



East elevation drawings of the new 16 storey mixed-use building with 4 storey podium building (LGA Architectural Partners Inc., 2026)



West elevation drawings of the new 16 storey mixed-use building with 4 storey podium building (LGA Architectural Partners Inc., 2026)

RENDERINGS
BIRD'S-EYE VIEWS

ATTACHMENT 4



Birds Eyes Views renderings of the proposed podium building with alternative storefront design layouts proposed (LGA Architectural Partners Inc., 2026)



North elevation rendering of the proposed podium building with alternative storefront design layouts proposed (LGA Architectural Partners Inc., 2026)