

Toronto Preservation Board

Meeting No.: 44

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Wednesday, May 13, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 2, City Hall/Video Conference

Chair: Julia Rady

PB44.10 - 1337 Queen Street West - Demolition and New Construction on a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act -Approval

Decision Type: ACTION

Status: Adopted

Ward: 4 - Parkdale - High Park

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the demolition of the 'non-contributing' building and the erection of a new 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.

Decision Advice and Other Information

Colin Pang, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 1337 Queen Street West - Demolition and New Construction on a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act -Approval.

Origin

(April 27, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 13, 2026 the Toronto Preservation Board considered Item [PB44.10](#) and made recommendations to City Council.

Summary from the report (April 27, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the demolition of an existing building on

a non-contributing property located at 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.

Background Information

(April 27, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1337 Queen Street West - Demolition and New Construction on a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act - Approval (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286564.pdf>)
Staff Presentation on 1337 Queen Street West - Demolition and New Construction on a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act - Approval (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-287005.pdf>)

Communications

(May 13, 2026) E-mail from Nicole Corrado (PB.New)

Speakers

Emily Collins, ERA Architects
Leslie Barnes, Toronto and East York Community Preservation Panel

