

468-470 Queen Street West- Demolition of a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act- Approval

Date: June 15, 2026

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Ward 10- Spadina-Fort York

SUMMARY

This report recommends that City Council approve the demolition of the building at 468-470 Queen Street West. This is on a non-contributing property located within the Queen Street West Heritage Conservation District. Demolition of the existing building is proposed to facilitate a new public park at the corner of Queen Street West and Augusta Avenue.

Heritage Planning staff support this application which complies with the provisions of the Queen Street West Heritage Conservation District Plan.

RECOMMENDATIONS

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

1. City Council approve the demolition of the building at 468-470 Queen Street West, which is a non-contributing property in the Queen Street West Heritage Conservation District (QSWHCD), in accordance with subsections 42(1) 4 of the Ontario Heritage Act.

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 16,17,18,19, 2007, City Council adopted the Queen Street West Heritage Conservation Plan.

BACKGROUND

Site and Context

The subject property is on the north side of Queen Street West close to its intersection with Augusta Avenue. It contains a vacant two-storey building and is noted as a non-contributing property in the Queen Street West Heritage Conservation District (QSWHCD) Plan. The building on the vacant lot to the east at 464-466 Queen Street West was demolished in 2023. The City is proposing to redevelop both these non-contributing properties as a public park.

The site is adjacent to two properties in the QSWHCD:

- 464-466 Queen Street West - a vacant lot that is non-contributing property within the QSWHCD
- 472 Queen Street West is a contributing property; and the proposal does not include alterations to or demolition of the building on this property.

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:

3.1.6.8 When a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance and compatible adaptive reuse of the property.

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/>

Queen Street West Heritage Conservation District Plan (QSWHCD) Plan

The QSWHCD Plan provides guidelines for changes within the district boundaries. Its objectives are to maintain and enhance the unique heritage character of Queen Street West, preserve its significant buildings and ensure that new designs contribute to the heritage character of the district. The Plan notes the dynamic character of Queen Street West but recognises that the consistency of its built form gives the street its distinct character. It states that contributing properties should not be demolished, and that Council Approval is required for demolitions and alterations that do not comply with the Plan.

COMMENTS

The proposed demolition of a building on the non-contributing property at 468-470 Queen Street West will not negatively impact the unique heritage character of Queen Street West. The public realm attributes noted within the QSWHCD plan include the "variety of public spaces where pedestrians can move comfortably and where informal activities can take place" This attribute would be enhanced by the proposed park. Heritage Planning staff are therefore of the opinion that the proposal complies with the provisions of the Queen Street West Heritage Conservation District.

CONCLUSION

The proposal is consistent with the QSWHCD Plan's policies, objectives and guidelines. Heritage Planning staff recommend that City Council approve the demolition of the non-contributing building at 468-470 Queen Street West in accordance with subsections 42(1) 4 of the Ontario Heritage Act.

CONTACT

Jhamela Stapleton, Heritage Planner, Heritage Planning, Urban Design, City Planning
416-392-1998; Jhamela.Stapleton@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1 - Location Map and Aerial Photograph

Attachment 2 - Photographs

Attachment 3 - Park Proposal

LOCATION MAP AND AERIAL PHOTOGRAPH

ATTACHMENT 1

468- 470 Queen Street West



Map showing the subject property outlined in red.



Aerial photograph showing the subject property outlined in red and the vacant adjacent lot at 464-466 Queen Street West.

PHOTOGRAPHS

ATTACHMENT 2

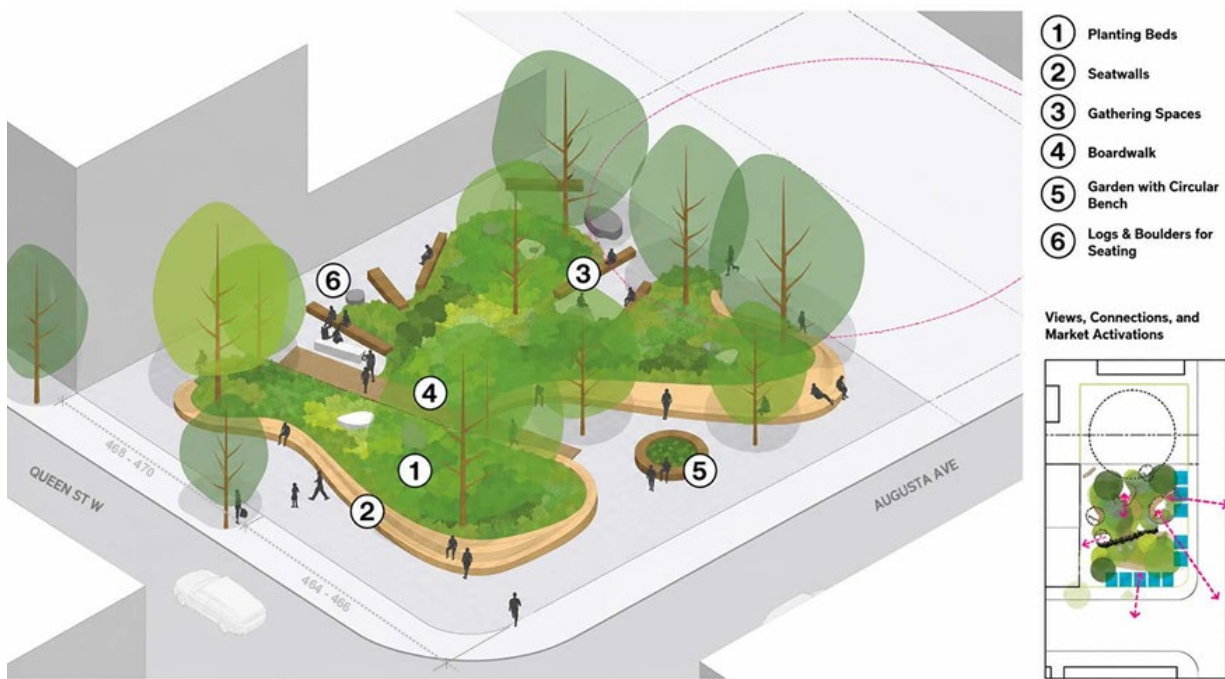
468-470 Queen Street West



South elevation of the existing building at 468 Queen Street West (Google Streetview 2023).



South and East elevations of the subject property at 468 Queen Street West, and the vacant property at 464-466 Queen Street West (Google Streetview 2023).



Proposed park design