

Toronto Preservation Board

Meeting No.: 46

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, July 6, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 1, City Hall/Video Conference

Chair: Julia Rady

PB46.13 - 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

Decision Type: ACTION

Status: Amended

Ward: 4 - Parkdale - High Park

Board Decision

The Toronto Preservation Board 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.

Decision Advice and Other Information

The Toronto Preservation Board:

1. Requested the Senior Manager, Heritage Planning, Urban Design, City Planning explore the use of archival images, drawings and resources to reintroduce historic or historic inspired storefront designs within the conservation plan.

Pourya Nazemi, Senior Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 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.

Origin

(June 15, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 6, 2026 the Toronto Preservation Board considered Item [PB46.13](#) and made recommendations to City Council.

Summary from the report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(June 15, 2026) Report and Attachments 1 to 6 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 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

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-288564.pdf>

Staff Presentation on 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

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289102.pdf>

Communications

(July 6, 2026) E-mail from Nicole Corrado (PB.Supp)

Speakers

Samantha Irvine, ERA Architects Inc.