REPORT FOR ACTION

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: October 28, 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 proposed development is for the West Block of the Parkdale Hub project to erect a new 16-storey mixed-use tower with a 4-storey podium building that will include purpose-built affordable housing; and which will remain under ownership of the City.

A heritage permit for the project was previously approved on June 24 and 25, 2026, by City Council. The current proposal is largely the same as the previous approval, but a change has been made to the height of the podium of the new building. The street wall height of the new podium building has been increased by 1.2m which means that it no longer matches the height of the adjacent contributing building at 1347 Queen Street West. It also does not include the 5.0m step back required by the PHCD Plan for any parts of the new building that are taller than the adjacent contributing property. Consequently, a new Section 42 approval under the Ontario Heritage Act is required.

One of the objectives of the PHCD Plan is to conserve the consistent and continuous streetwall that characterises most of the PHCD but this section of south side of Queen Street West has neither a consistent nor a continuous street wall. Therefore, the proposed modest height increase for the podium of the new Parkdale Hub West Block development would not harm the character or appearance of the District or be contrary to the objectives of the PHCD Plan. As such staff have no concern with the lack of a step back of the top of the new podium building in this location.

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 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 September 25, 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 and 9, 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 on December 16 and 17, 2025 City Council amended this decision by deleting references to 1345 Queen Street West.
Agenda Item History - 2025.MM35.33

At its meeting of November 8 and 9, 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.

At its meeting of June 24 and 25, 2026, City Council adopted the recommendation report to permit demolition of the non-contributing property and erection of a 16 storey mixed-use tower with a 4-storey podium under the Ontario Heritage Act.
TE33.15 - 1337 Queen Street West - Demolition and New Construction on a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act - Approval.

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. The Parkdale Hub involves three blocks:

- The West and East Blocks will accommodate housing, including purpose-built affordable housing.

- 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 two contributing properties within the HCD on the south side of Queen Street West. Two of properties that form part of the Parkdale Hub project are

also individually designated under Part IV of the Ontario Heritage Act (OHA). These comprise of:

- 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) (Centre Block)

- 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) (Centre Block). This is separated from the application site by a parking lot at 1325 Queen Street West.

1347 Queen Street West (inclusive of 265, 267, 269, and 271 Dunn Ave, and 1345 Queen St West), a 3-storey brick main street commercial building constructed circa 1882. This is a noted as a contributing property in the HCD but is not part of the Parkdale Hub project.

Development Proposal

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

The application proposes a 16-storey mixed-use building with a four-storey podium containing residential uses and ground-floor non-residential space. Beginning at the 4th-storey, the tower is set back 8 metres from the Queen Street West frontage, with additional upper-storey stepbacks of 11 metres at the seventh floor.

The side yard setbacks for the new tower will be 7.5 metres on both sides. 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.

The proposal received approval by City Council in June 2026. Revisions were recently made to the proposal that triggered the need for further approvals as the proposal is not substantially in accordance with the previous approval as it no longer complies with policies 7.6.4 and 7.6.5 of the PHCD Plan.

The revised proposal increases the height of the 4-storey podium building by 1.2m in order to increase the floor-to-ceiling heights within the ground floor community space. All other details of the scheme remain as those approved by City Council in June 2026.

A separate minor variance application is also required for the proposed revisions.

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) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient use and management of land and infrastructure.
- Ensuring the sufficient provision of housing to meet changing needs including affordable housing.
- Ensuring opportunities for job creation.
- Ensuring the appropriate transportation, water, sewer, and other infrastructure is available to accommodate current and future needs.
- Protecting people, property, and community resources by directing development away from natural or human-made hazards.
- Conservation of cultural heritage and archaeology.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

Policy 4.6.1 of the PPS directs that “Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved." “Conserved” is defined in the PPS as the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained.

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.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

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 apply 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 heritage attributes of the PHCD include:

- Its historic main street character with its continuous streetwall and fine-grained built form
- The consistent historic streetwall, fine-grained streetscape pattern and human scale of the District defined by predominantly 2 to 3 storey buildings

The PHCD Plan's objectives include conserving the historic main street character of the District, including its consistent streetwall, scale and fine-grained built form.

The following policies of the PHCD Plan 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.

7.4.2 If permission to demolish a building or structure on a non-contributing property is granted, demolition activity shall not begin until plans for the replacement building(s) or structure(s) have been submitted and approved by Toronto City Council, and a heritage permit issued by the City.

- (a) Ensure that the replacement building(s) conform to applicable policies contained in Sections 6.0, 7.0 and 8.0 of this Plan, as well as the Official Plan and applicable zoning by-laws.

- (b) Substantial progress should be made in the construction of the replacement building(s) or structure(s) within two years of the demolition of the previous building or structure.

- (c) If construction of the replacement building(s) or structure(s) is delayed due to unforeseen circumstances, the City of Toronto may require interim landscape treatment of the site.

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.

- a) New development on non-contributing corner properties may be permitted to have a taller streetwall height.

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 stepback 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 stepback of 3.0 metres beyond the minimum 5.0 metre stepback 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.

7.7.3 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 generations, 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/bgrd/backgroundfile-227694.pdf

COMMENTS

A heritage permit for the project was previously approved on June 24 and 25, 2026, by City Council. The current proposal is largely the same as the previous approval, but a change has been made to the height of the podium of the new building. The street wall height of podium has been increased by 1.2m which means that it no longer matches the height of the adjacent contributing building at 1347 Queen Street West. It also does not include a 5.0m step back for all portions of the new building that are taller than the adjacent contributing building as required under Policies 7.6.4. and 7.6.5 of the Parkdale HCD Plan. Consequently, as the proposal does not meet these policies, a new Section 42 approval under the Ontario Heritage Act is required.

One of the objectives of the HCD Plan is to conserve the historic main street character of the District, including its consistent streetwall, scale and fine-grained built form. There is however, no continuous or consistent streetwall along this part of the south side of Queen Street West. Therefore, although not strictly complying with policies 7.6.4 and 7.6.5 of the PHCD Plan, the proposed modest increase in height of the 4-storey podium building will not negatively affect the legibility or prominence of the low-scale streetwall character along Queen Street West As such, the revised proposal continues to support the objectives of the HCD Plan.

Staff note that, even with the proposed 1.2m. in height that is currently proposed, this scheme would introduce a more consistent streetwall condition along this part of the south side of Queen Street West than currently exists.

Staff also note that there is a reduction to the horizontal alignment in the revised proposal with the adjacent contributing property at 1347 Queen Street West when compared to the original design. Nevertheless, the articulation of the new four-storey podium continues to establish a streetwall design that responds to and is compatible with the horizontal and vertical organization, proportions, and rhythm of the contributing property at 1347 Queen Street West. The podium incorporates strong horizontal datum lines at the tops of the first- and fourth-floor windows, aligning with the adjacent signage band and roofline of this abutting contributing property. The façade composition further reflects the established pattern of storefront expression and upper-storey organization exhibited by the neighbouring heritage building, creating a compatible relationship while remaining distinguishable as contemporary construction. As a result, the podium reinforces and enhances the District's heritage main street character through the introduction of a fine-grained built form where such a condition does not currently exist along this portion of Queen Street West.

The proposed materials, stepbacks and design of the new building remain unchanged and includes limestone coloured brick cladding and a storefront design on the ground floor. This allows the subject new building to be distinguishable and compatible with the red brick cladding used on the buildings located at 1313 and 1347 Queen Street West. The new tower above the 4-storey podium building meets the stepback requirement under policy 7.6.4 of the HCD Plan

Staff are of the opinion that the proposed revisions to the building massing remain compatible with the adjacent contributing properties and continue to achieve the intent and objectives of the HCD Plan.

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 revised design of the 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 objectives of Parkdale Main Street Heritage Conservation District Plan. 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.

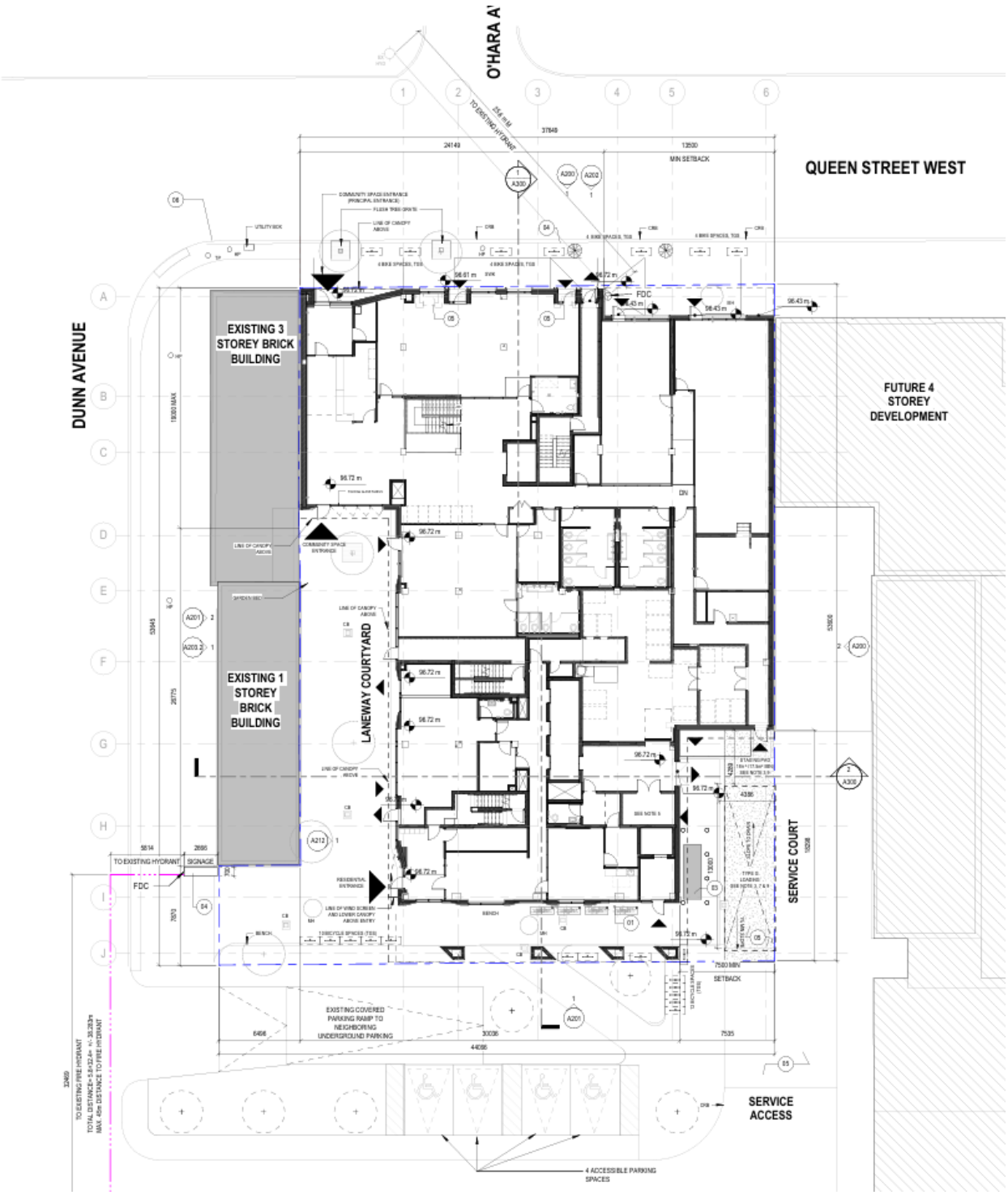
1337 Queen Street W



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

1337 Queen Street West

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., September 2026)

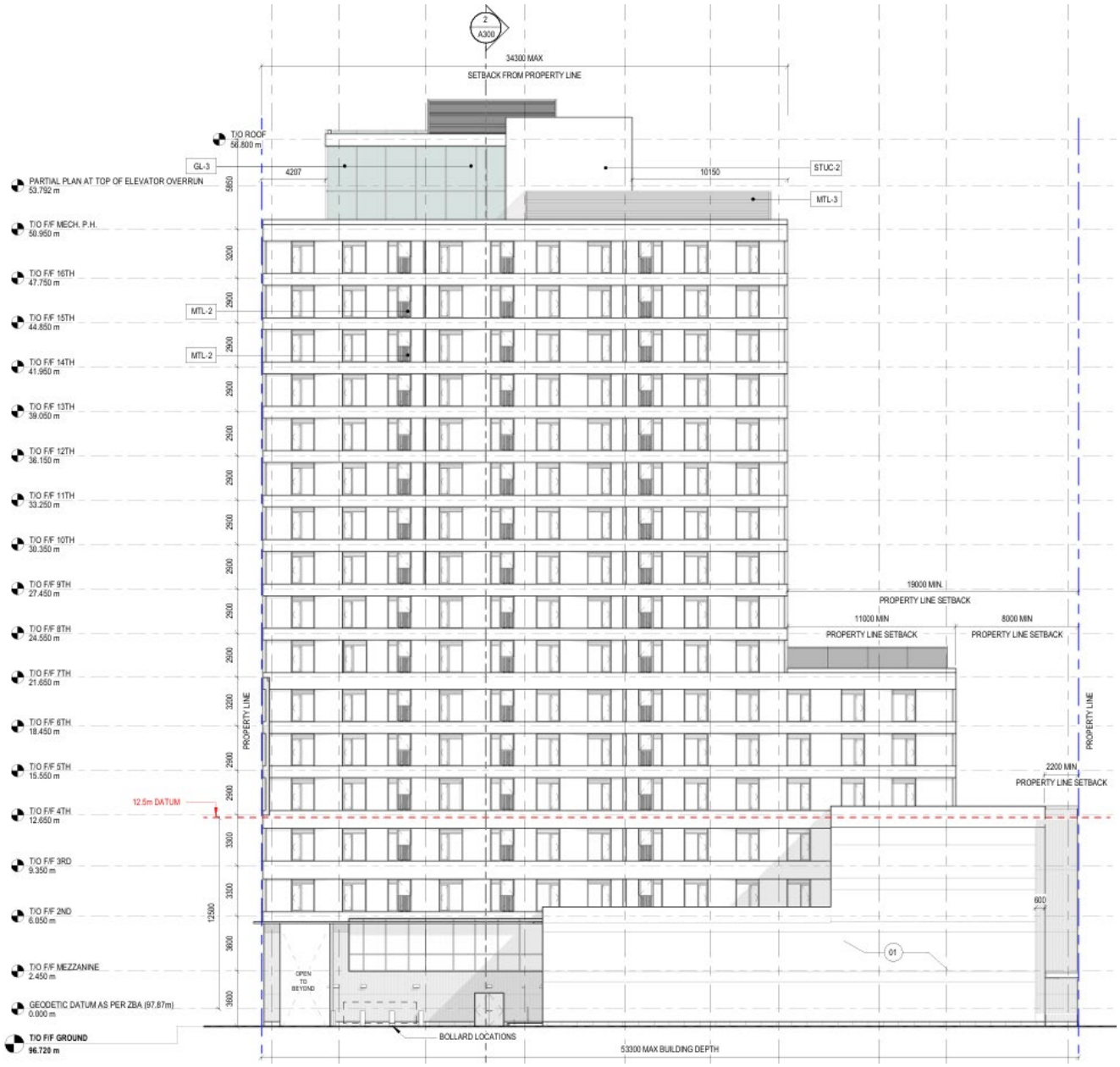




North elevation drawing of the Parkdale Hub project showing the proposal of the West Block and reference to the Centre Block proposal (LGA Architectural Partners., September 2026)



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



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



North elevation rendering of the previously approved (top) and the revised proposal (bottom) (LGA Architectural Partners., September 2026)