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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
81 ISABELLA STREET (INCLUDING ENTRANCE ADDRESS AT 83 ISABELLA
STREET)**

NOTICE OF PASSING OF DESIGNATION BY-LAW 1344-2025

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

RECEIVED
2025/12/11
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 1344-2025 on November 13, 2025 which designates the lands, buildings and structures known municipally as 81 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: RegistrarCCO@toronto.ca within thirty days of December 11, 2025, which is January 12, 2026.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may appeal to the Ontario Land Tribunal.

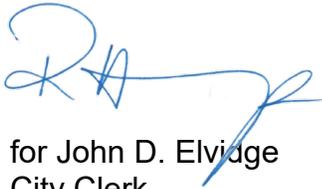
Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH25.12>.

Dated at the City of Toronto on December 11, 2025.

A handwritten signature in blue ink, appearing to read 'John D. Elvidge', is written over the typed name and title.

for John D. Elvidge
City Clerk

Authority: Planning and Housing Committee Item
PH25.12, as adopted by City of Toronto Council on
November 12 and 13, 2025
City Council voted in favour of this by-law on November
13, 2025
Written approval of this by-law was given by Mayoral
Decision 14-2025 dated November 13, 2025

CITY OF TORONTO

BY-LAW 1344-2025

To designate the property at 81 Isabella Street (including entrance address at 83 Isabella Street) as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 81 Isabella Street (including entrance address at 83 Isabella Street) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 81 Isabella Street (including entrance address at 83 Isabella Street) and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

1. The property at 81 Isabella Street (including entrance address at 83 Isabella Street), more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 81 Isabella Street (including entrance address at 83 Isabella Street) at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on November 13, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

81 Isabella Street (including entrance address at 83 Isabella Street)

(REASONS FOR DESIGNATION)

The property at 81 Isabella Street (including entrance address at 83 Isabella Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The "Merlan Apartments", located at 81 Isabella Street (including entrance address 83 Isabella Street), is situated on the south side of Isabella Street between Church Street and Jarvis Street in the Church-Wellesley Village neighbourhood. The two-storey with raised basement, flat-roof, long narrow courtyard, "U"-shaped building with basement was constructed in 1927 and designed in the Period Revival style with Edwardian influences. The property continues to serve its original use as a multi-unit residential building.

Statement of Cultural Heritage Value

The property at 81 Isabella has design and physical value as a representative example of a 1927 apartment building constructed in the Period Revival style with Edwardian influences. Characteristic of the style, the building's principal (north) elevations are symmetrically arranged containing two wings detailed with ornamented window and door openings. The principal (north) elevations of the wings have a dignified rusticated base, which follows with rugg brick, a quoined section located at the first and second storeys, then topped by a cornice and brick parapet (currently overlaid with flashing). Other defining classical elements include the twin main entrance doorway surrounds with their pilasters and entablatures, a limestone belt course that separates the ground floor from the upper levels, and limestone block quoining defining the outer perimeter of the twin principal (north) elevations.

The property has historical value for recalling the socio-economic and development history of the Church-Wellesley Village, surviving as a part of a collection of remaining apartment residences in the area. The property serves as defining a role in the historic transition of the Church-Wellesley Village neighbourhood in the first few decades of the 20th-century from an area of single-family residences to a zone containing a concentration of nearly forty extant apartment houses between Bay, Bloor, Carlton, and Sherbourne Streets. Due to the area's proximity to downtown, it was one of the first areas of the city to be redeveloped into an area dominated by apartment buildings. By the mid-1900s, many early 20th-century house-form buildings in the area had become rentals, boarding houses, and some were replaced by apartment buildings, attracting single people who would come to define the demographic make-up of the Church-Wellesley Village.

The property is also valued for its association with the architect Norman Alexander Armstrong, who designed the Period Revival style building with Edwardian influences. Armstrong started

his architecture firm in 1919 and completed a variety of projects that included apartment buildings, commercial and retail operations, and single-family residences. The Merlan Apartments at 81 Isabella Street represents one of his first designs in the multi-residential walk-up apartment typology. Armstrong subsequently designed the Mayfair Apartments (1928), the Haddon Hall Apartments (1928), and the St. Edmunds Apartments (1929-1930).

Contextually, the Church-Wellesley Village contains a significant number of early 20th-century apartment houses leading to a distinct and notable concentration of nearly forty buildings in this typology between Bay, Bloor, Carlton, and Sherbourne Streets. The majority of these apartments, generally six storeys or less in height, were developed in the 1920s and early 1930s. On Isabella Street, between Church and Sherbourne Streets, the Merlan Apartments is adjacent to the Aughisto Apartments (built 1917) at 72 Isabella Street, and the Isabella Arms Apartments (built 1926) at 96 Isabella Street that exemplify the concentration of early-20th-century apartment buildings in the Church- Wellesley Village area.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 81 Isabella Street as a representative example of the Period Revival style with Edwardian influences:

The form, scale, and “U”-shaped building

The exterior materials comprising brick cladding and limestone accents on the principal (north) elevations and brick and stone flanking elevations

The decorative masonry details on the principal (north) elevations including limestone surrounds, pilasters, entablatures with dentils and cornices surrounding door openings; limestone key jambs, bracketed sills and bold lintels with cornices surrounding window openings; limestone belt course; limestone quoins

The flat-roof profile, cornice (currently over-clad with flashing), and brick parapet

The fenestration comprising symmetrically arranged rectangular window openings on the principal (north) elevations

The existing arrangement of window openings on the flanking elevations comprising segmental arch openings with brick voussoirs

The main entrances on the twin principal (north) elevations, which are placed in stone surrounds with classical detailing that includes an entablature containing “The Merlan” text adorned directly above with dentils and a deep cornice, **including the doorways’ assemblies with its centered door opening and flanking leaded sidelights**

Directly above the main entrances on the twin principal (north) elevations, the leaded windows

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 81 Isabella Street as helping to define, maintain, and support the historic early-20th-century character of its context:

The building's setback, placement, and orientation on Isabella Street between Church and Jarvis Streets in the Church-Wellesley Village neighbourhood
The building's form, scale, and “U”-shaped massing

SCHEDULE B
LEGAL DESCRIPTION

PIN 21108-0126 (LT)

LOTS 6, 7 AND 8, REGISTERED PLAN D106

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)