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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  
164 AND 166 ISABELLA STREET**

**NOTICE OF PASSING OF DESIGNATION BY-LAW 87-2026**

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

**RECEIVED**  
2026/03/02  
(YYYY/MM/DD)  
Ontario Heritage Trust

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 87-2026 on February 4, 2026, which designates the lands, buildings and structures known municipally as 164 and 166 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](mailto:RegistrarCCO@toronto.ca) within thirty days of March 2, 2026, which is April 1, 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.

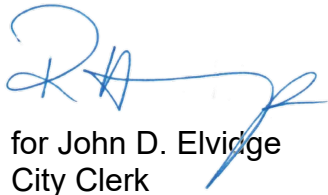
**Getting Additional Information:**

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](mailto: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.PH25.15>.

Dated at the City of Toronto on March 2, 2026.

A handwritten signature in blue ink, appearing to be 'John D. Elvidge', written over a printed name and title.

for John D. Elvidge  
City Clerk

Authority: Planning and Housing Committee Item  
PH25.15, as adopted by City of Toronto Council on  
November 12 and 13, 2025  
City Council voted in favour of this by-law on February 4,  
2026  
Written approval of this by-law was given by Mayoral  
Decision 3-2026 dated February 4, 2026

## **CITY OF TORONTO**

### **BY-LAW 87-2026**

**To designate the property at 164 and 166 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 164 and 166 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 164 and 166 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 no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; 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 164 and 166 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 164 and 166 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 February 4, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**SCHEDULE A****STATEMENT OF SIGNIFICANCE  
REASONS FOR DESIGNATION  
164 and 166 Isabella Street****Reasons for Designation****Description**

The properties at 164 and 166 Isabella Street are located on the north side of Isabella Street between Sherbourne Street and Huntley Street in the North St. James Town neighbourhood. Constructed in 1887 by builder James Hewlett, the properties are a pair of large semi-detached residences that appear as a single grand residence. Designed in a late-nineteenth century vernacular interpretation of the Gothic Revival style the properties feature symmetrically organized gabled bays and steeply pitched complicated roofline.

**Statement of Cultural Heritage Value**Design or Physical Value

The properties at 164 and 166 Isabella Street have design and physical value as a representative example of pair of semi-detached residences designed in a late-nineteenth century vernacular interpretation of the Gothic Revival style to appear as a grand single-family residence. The combination of cross gabled bays featuring decorative bargeboards and brackets, pedimented dormers with decorative woodwork, and complicated roofline are hallmarks of the Gothic Revival style. Symmetrically organized around a shared central bay, the principal elevation of the two properties presents the unified appearance of a single structure.

Contextual Value

The properties at 164 and 166 Isabella Street are important in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of Victorian-era architectural styles continue to define the streetscape today.

The properties at 164 and 166 Isabella Street are physically, functionally, visually, and historically linked to their surroundings. Designed to appear as a grand single-family residence, the properties were constructed during the period when the surrounding area emerged as an upper-class neighbourhood in late 19th century. The properties, along with the adjacent properties at 168 Isabella Street and 556 Sherbourne Street to the east, anchor the northwest corner of Sherbourne and Isabella Streets.

**Heritage Attributes**Design or Physical Value

Attributes that contribute to the physical value of the properties at 164 and 166 Isabella Street as a pair of semi-detached residences designed in a late-nineteenth century vernacular interpretation of the Gothic Revival style to appear as a grand single-family residence:

- their scale, form and massing with red brick cladding and complicated rooflines with steep two-storey roof with slate shingles
- the east, west, and south elevations with their three-storey gabled bays with decorative woodwork including carved wooden bargeboards and brackets
- the two-storey oriel window on the west elevation's rectangular bay
- the central chimney above the central gable on the principal elevation
- the symmetrically organized window openings with stone sills and lintels on the principal (south) elevation and stone sills with brick voussoirs on the east and west elevations
- the pedimented dormers with decorative woodwork at the principal (south) elevation
- the raised entrance on the principal (south) elevation at 166 Isabella Street with interior vestibule double wooden doors and glass transom
- the raised entrance facing Isabella Street on the west elevation at 164 Isabella Street
- the stone verandah foundations at 164 Isabella Street

#### Contextual Value

Attributes that contribute to the value of the properties at 164 and 166 Isabella Street in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area and being physically, functionally, visually, and historically linked to their surroundings:

- their scale, form, and massing as a pair of late-nineteenth century semi-detached residences
- their siting and orientation on the north side of Isabella Street and shared setback with 168 Isabella Street and 556 Sherbourne Street
- their legibility as a pair of grand semi-detached residential structures
- the material palette typical of Victorian Era buildings, including red brick with stone and wood detailing
- the complicated roofline with prominent cross gables, dormers, and two-storey oriel window at the west elevation

**SCHEDULE B**  
**LEGAL DESCRIPTION**

PIN 21107-0118 (LT)  
PART OF LOTS 43, 44 AND 45, REGISTERED PLAN 132A  
AS IN EP151731  
PIN 21107-0119 (LT)  
PART OF LOTS 40, 43, 44 AND 45, REGISTERED PLAN 132A  
AS IN EP144647, EXCEPT THE EASEMENT THEREIN  
PIN 21107-0276 (LT)  
PART OF LOTS 40 AND 43, REGISTERED PLAN 132A  
AS IN OO299 EXCEPT EP144647  
PIN 21107-0275 (LT)  
PART OF LOTS 29, 42 AND 43, REGISTERED PLAN 132A  
DESIGNATED AS PART 3, PLAN 63R-3349  
City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)