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RECEIVED
2023/04/26
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
94 ISABELLA STREET**

NOTICE OF PASSING OF DESIGNATION BY-LAW 276-2023

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

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 276-2023 on March 29, 30 and 31, 2023, which designates the lands, buildings and structures known municipally as 94 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 received an objection to the Notice of Intention to Designate the Property and City Council considered the objection in making its decision at its meeting on March 29, 30 and 31, 2023. Refer to Item CC5.41.

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: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: hertpb@toronto.ca within thirty days of April 26, 2023, which is May 26, 2023.

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), 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 refer the matter to the Ontario Land Tribunal.

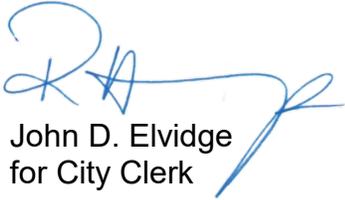
Getting Additional Information:

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=2023.CC5.41>

Dated at the City of Toronto on April 26, 2023.



John D. Elvidge
for City Clerk

Authority: Item CC2.18, as adopted by City of Toronto
Council on December 14 and 15, 2022
City Council voted in favour of this by-law on March 31,
2023

CITY OF TORONTO

BY-LAW 276-2023

To designate the property at 94 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 94 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 94 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 94 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 at 94 Isabella Street, 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 April 3, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

Reasons for Designation

The property at 94 Isabella Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value, historical/associative value, and contextual value.

Description

The subject property at 94 Isabella Street consists of a house-form building located on the north side of Isabella Street, west of Jarvis Street. The building measures two-and-a-half storeys with a raised basement constructed in rusticated stone, red brick at the first storey, and shingled cladding at the second storey on the south (primary) elevation, wrapping around to the sides. Set back behind a landscaped lawn with a short gate, the building lacks a primary entry on the front elevation and is instead accessed by a door on the west elevation.

The building's design represents the Queen Anne Revival style. Characterized by an eclectic and picturesque application of varied historical influences, the style originated in the 1860s in England and by the 1880s had grown popular within Canadian residential architecture. Key stylistic components of the subject property's design include the asymmetrical composition of each of its elevations, the irregular roofline featuring gables and corbelled brick chimneys, and the varied textures of its material palette.

Along with the adjacent designated properties at 90-92 Isabella Street, and a number of properties in the vicinity along Jarvis Street, the subject property contributes to a layer of built fabric reflecting the area's early development for the residences of prominent Torontonians.

The Helen E. McMaster House was listed on the City of Toronto's Heritage Register in 1981.

Statement of Cultural Heritage Value

Constructed in 1884-1885, the Helen E. McMaster House is an intact, representative example of a Queen Anne Revival-style residence. Characterized by an eclectic and picturesque application of varied historical influences, the style originated in the 1860s in England and by the 1880s had grown popular within Canadian residential architecture. Key stylistic components of the subject property's design include the asymmetrical composition of its elevations, the irregular roofline featuring gables and corbelled brick chimneys, the varied textures of its material palette, oriel and bay windows, and details such as wood brackets and bargeboards.

The property demonstrates the work of Edmund Burke (1850-1919), of the architectural firm of Langley & Burke. Burke was a prolific and influential architect in Toronto, known for his versatility and application of new building technologies. Noted for its Queen Anne Revival-style

design and precedential use of shingled cladding, the Helen E. McMaster House reflects Burke's approach to prominent residential commissions in the late nineteenth century.

The property is important in maintaining and supporting the character of the area along Isabella Street and continuing along Jarvis Street. Representing the popular residential styles of the time, including Queen Anne Revival style at 94 Isabella Street and at the properties to the immediate west, these remaining house-form buildings are characterized by fine architectural detailing and deeper landscaped setbacks, as seen at the subject property. The property is also visually and historically linked to its surroundings. Along with the adjacent designated properties at 90-92 Isabella Street, and a number of properties in the vicinity along Jarvis Street, the subject property contributes to a layer of built fabric reflecting the area's early development for the residences of prominent Torontonians.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 94 Isabella Street as a representative example of a Queen Anne Revival-style residence:

- The scale, form, and massing of the property as a two-and-a-half-storey house-form building
- The property's richly textured material palette, including rusticated stone at the foundation, red brick at the first storey, and shingled cladding at the second storey on the south (primary) elevation, wrapping around to the sides
- The south, west, east, and north walls with their asymmetrical composition, characteristic of the Queen Anne Revival style
- The irregular roofline featuring gables and corbelled brick chimneys
- The variety of fenestration, characteristic of the Queen Anne Revival Style, including a bay window on the south elevation, dormer windows including gabled dormers on the south elevation, an oriel window on the west elevation, and arched transom windows on the west elevation
- Additional architectural details including wood brackets and bargeboards, arched brick around multiple door and window openings, and decorative brick and stone banding

Historical or Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 94 Isabella Street as a demonstration of the work of architect Edmund Burke:

- The scale, form, and massing of the property as a two-and-a-half-storey house-form building
- The property's richly textured material palette, including rusticated stone at the foundation, red brick at the first storey, and shingled cladding at the second storey on the south (primary) elevation, wrapping around to the sides
- The south, west, east, and north walls with their asymmetrical composition, characteristic of the Queen Anne Revival style
- The irregular roofline featuring gables and corbelled brick chimneys

- The variety of fenestration, characteristic of the Queen Anne Revival Style, including a bay window on the south elevation, dormer windows including gabled dormers on the south elevation, an oriel window on the west elevation, and arched transom windows on the west elevation
- Additional architectural details including wood brackets and bargeboards, arched brick around multiple door and window openings, and decorative brick and stone banding

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 94 Isabella Street as an important part of the area's nineteenth-century residential layer:

- The property's siting and orientation on the north side of Isabella Street, west of Jarvis Street
- The property's deeper landscaped setback with a gated lawn facing Isabella Street
- The scale, form, and massing of the property as a two-and-a-half-storey house-form building
- The property's richly textured material palette, including rusticated stone at the foundation, red brick at the first storey, and shingled cladding at the second storey on the south (primary) elevation, wrapping around to the sides

SCHEDULE B
LEGAL DESCRIPTION

PIN 21108-0170 (LT)
PART OF PARK LOT 6, CONCESSION 1 FTB
GEOGRAPHIC TOWNSHIP OF YORK AS IN CT542635
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)