Authority: Planning and Housing Committee Item PH30.10, as adopted by City of Toronto Council on May 20 and 21, 2026
City Council voted in favour of this by-law on July 30, 2026
Written approval of this by-law was given by Mayoral Decision 13-2026 dated July 30, 2026

CERTIFIED TRUE COPY
John D. Elvidge, City Clerk

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2026-09-02

CITY OF TORONTO

BY-LAW 1104-2026

To designate the property at 122-124 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 122-124 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 122-124 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 122-124 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 122-124 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 July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
122-124 Isabella Street

Reasons for Designation

The properties at 122 and 124 Isabella Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, historical/associative, and contextual value.

Description
The properties at 122 and 124 Isabella Street are located on the northwest corner of Isabella Street and Huntley Street in the North St. James Town neighbourhood. Constructed in 1901, the properties are a pair of semi-detached residences that appear as a single grand residence. Designed by the prominent architectural partnership of Chadwick & Beckett, the properties feature brick and half-timber stucco cladding, two-storey bays, and a complicated roofline with prominent cross gables and chimneys.

The properties were included on the City's Heritage Register on May 6, 1991.

Statement of Cultural Heritage Value
The properties at 122 and 124 Isabella Street have design and physical value as a representative example of the Arts and Crafts Movement. Constructed in 1901 as a pair of semi-detached residences, their asymmetrical design featuring brick cladding with half timbered stucco elements, irregular roofline featuring a variety of gables and dormers, two-storey bays, chimneys, and porches are hallmarks of the Arts and Crafts Movement.

The properties have value for their association with the architectural partnership of Chadwick & Beckett (1893-1917). Founded in 1893 by William Craven Vaux Chadwick (1868-1941) and Samuel Gustavus Beckett (1869-1917), the architectural partnership was particularly known for its residential works and plan for Lawrence Park, one of Toronto's first planned garden suburbs, which was heavily influenced by the Arts and Crafts Movement. The properties appearance as a single grand residence featuring asymmetrical massing with bays and porches, brick cladding with half timbered stucco elements, and a complicated roofline featuring a variety of gables and dormers, exemplify the partnership's understanding of the Arts and Crafts Movement.

The properties at 122 and 124 Isabella Street are important in defining, maintaining, and supporting, the predominant late-19th and early-20th century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Earl Streets where an eclectic mix of late-nineteenth and early-twentieth century architectural styles continue to define the area today.

The properties are physically, functionally, visually, and historically linked to their surroundings. Designed to appear as a single grand residence anchoring the northwest corner of Isabella and Huntley Streets, the properties were constructed during the period when the surrounding area emerged as an upper-class neighbourhood in the late 19th and early 20th centuries.

Heritage Attributes
Design or Physical Value
The following heritage attributes contribute to the design and physical value of the properties at 122 and 124 Isabella Street:

- their scale, form and massing featuring multiple bays, porches, brick cladding with half timbered stucco elements, and complicated rooflines with cross gables and dormers
- the segmental arch window and door openings on the east, west, and south elevations featuring brick sills and voussoirs
- the flat headed window openings on the south and east elevations
- the two-storey three-sided bays at the west and south elevations
- the prominent chimneys on the south and east elevations
- the five-sided bay at the southeast corner with four-sided hipped roof
- the raised entrances on the east and west elevations featuring wood doors with 6 lite windows and decorative hardware
- the one-storey entrance porch on the west elevation featuring wood pillars and brick base
- the two-storey entrance porch on the east elevation featuring brick knee wall at the first storey and half-timbered stucco clad second storey
- the two-storey oriel window at the east elevation
- the enclosed wooden rear verandah with second storey solarium and brick foundation wall extending north from the east elevation

Contextual Value
The following heritage attributes contribute to the contextual value of the properties at 122 and 124 Isabella Street:

- their scale, form, and massing as a pair of early 20th century semi-detached residences
- their siting and orientation on the northwest corner of Isabella Street and Huntley Street
- their legibility as a pair of semi-detached residential structures
- their material palette including red brick with half timer and stucco elements
- their complicated roofline with prominent cross gables, dormers, and bays

SCHEDULE B
LEGAL DESCRIPTION

21107-0149 (LT)

PART OF PARK LOT 6, CONCESSION 1, FROM THE BAY GEOGRAPHIC TOWNSHIP OF YORK, DESIGNATED AS PART 1, PLAN 64R-14263. CITY OF TORONTO
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

21107-0150 (LT)

PART OF PARK LOT 6, CONCESSION 1, FROM THE BAY GEOGRAPHIC TOWNSHIP OF YORK, DESIGNATED AS PART 2, PLAN 64R-14263. CITY OF TORONTO
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)