

Toronto Preservation Board

Meeting No.: 36

Meeting Date: Thursday, October 16, 2025

Start Time: 9:30 AM

Location: Committee Room 2, City Hall/Video Conference

Contact: Tanya Spinello, Committee Administrator

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Chair: Julia Rady

PB36.4 - 164 and 166 Isabella Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Decision Type: ACTION

Status: Adopted

Ward: 13 - Toronto Centre

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the properties at 164 and 166 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 164 and 166 Isabella Street (Reasons for Designation) attached as Attachment 1 to the report (September 29, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(September 29, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on October 16, 2025 the Toronto Preservation Board considered Item [PB36.4](#) and made recommendations to City Council.

Summary from the report (September 29, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the properties at 164 and 166 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1.

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. A location map and current photograph of the heritage property are found in Attachment 2.

Constructed in 1887 by builder James Hewlett, the properties are a pair of large semi-detached red-brick residences that appear as a single grand residence. Designed in a late-nineteenth century vernacular interpretation of the Gothic Revival style, the red brick clad structure features symmetrically organized gabled bays with an elaborate steeply pitched roofline.

Staff have determined that the properties at 164 and 166 Isabella Street have cultural heritage value and meet 3 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The properties were both listed on the City's Heritage Register on January 15, 1991.

On August 18, 2025, the City received Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications related to the proposed redevelopment of the subject properties at 164 and 166 Isabella Street, along with the adjacent Part IV designated property at 168 Isabella Street, with a 69-storey residential building containing 660 units. The proposed development will integrate the historic structures into the new residential building.

Since the above noted development applications have been made to the City, a potential prescribed event may occur on this property.

Background Information

(September 29, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 164 and 166 Isabella Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-259001.pdf>

Communications

(October 16, 2025) Letter from Eileen P. K. Costello, Aird & Berlis LLP (PB.New)

<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-196945.pdf>

(October 16, 2025) E-mail from Nicole Corrado (PB.New)

Speakers

Emad Ghattas, GBCA Architects

