

30-32 and 38-40 Huntley Street and 122-124 Isabella Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date April 7, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the properties at 30-32 Huntley Street, 38-40 Huntley Street and 122-124 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statements of Significance which include a description of heritage attributes found in Attachments 1, 2 and 3.

The subject properties are located in the northwest quadrant of Huntley and Isabella Streets in the North St. James Town neighbourhood. A location map and current photographs of the heritage properties are found in Attachment 2.

The subject properties at 30 and 32 Huntley Street were included on the City of Toronto's Heritage Register on August 18, 1976. City Council also included the subject properties at 38 and 40 Huntley Street and 122 and 124 Isabella Street on May 6, 1991.

The properties at 30, 32, 38 and 40 Huntley Street comprise two pairs of semi-detached residences that appear as two single residences. Designed in the Second Empire style, each pair features a mirrored design with buff brick cladding and a Mansard roof with ornate wooden dormers, brackets, and cornice and a modest kitchen wing at the rear. 30-32 Huntley Street also features a two-storey front porch and slate cladding on the Mansard roof.

Staff have determined that the properties at 30,32, 38 and 40 Huntley 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.

The properties at 122 and 124 Isabella Street are a pair of semi-detached residences designed by the prominent architectural partnership of Chadwick & Beckett to appear as a single residence. The properties feature brick and half-timber stucco cladding, two-storey bays, and a complicated roofline with prominent cross gables and chimneys.

Staff have determined that the properties at 122 and 124 Isabella Street have cultural heritage value and meet 4 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.

On December 17, 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 30, 32, 38 and 40 Huntley Street, and 122 and 124 Isabella Street. The proposed redevelopment includes the construction of two buildings, with heights of 56 and 60 storeys and approximately 1,362 dwelling units. The proposal retains portions of the existing buildings at 30, 32, 38, and 40 Huntley Street, and 122-124 Isabella Street.

The properties are subject to a Prescribed Event. A notice of complete application was issued on January 15, 2026. The owner provided a waiver to extend the time period for Council to make a decision which expires on July 1, 2026. In order to meet prescribed timelines under the Ontario Heritage Act, Council must make a decision at its May 20, 2026 meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the properties at 30 and 32 Huntley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 30 and 32 Huntley Street (Reasons for Designation) attached as Attachment 1, to the report, April 7, 2026, from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the properties at 38 and 40 Huntley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 38 and 40 Huntley Street (Reasons for Designation) attached as Attachment 2, to the report April 7, 2026, from the Chief Planner and Executive Director, City Planning.
3. City Council state its intention to designate the properties at 122 and 124 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 122 and 124 Isabella Street (Reasons for Designation) attached as Attachment 3, to the report, April 7, 2026, from the Chief Planner and Executive Director, City Planning.
4. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the properties at 30 and 32 Huntley Street on the City of Toronto's Heritage Register on August 18, 1976.

City Council included the properties at 38 and 40 Huntley Street and 122 and 124 Isabella Street on the City of Toronto's Heritage Register on May 6, 1991.

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented. [Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the properties at 30, 32, 38, and 40 Huntley Street, and 122 and 124 Isabella Street (see Attachment 3) and provides the rationale for the recommendations found in this report.

The properties at 30 and 32 Huntley Street each meet the following 3 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

The properties at 30 and 32 Huntley Street have design and physical value as a representative example of a pair of late-19th century semi-detached residences designed in the Second Empire Style to appear as a single grand residence. The combination of Mansard roof, ornate wooden dormers, brackets, cornices and front porch, and shallow projecting bays on its north, south, and east elevations are hallmarks of the Second Empire style. Symmetrically organized around a shared central bay, the principal elevation of the two properties presents the unified appearance of a single structure.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

The properties at 30 and 32 Huntley 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-19th century and early-20th century architectural styles continue to define the area today.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

The properties at 30 and 32 Huntley Street are physically, functionally, visually, and historically linked to their surroundings. Designed to appear as a single grand residence, 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.

The properties at 38 and 40 Huntley Street each meet the following 3 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

The properties at 38 and 40 Huntley Street have design and physical value as a representative example of a pair of late-19th century semi-detached residences designed in the Second Empire Style to appear as a single grand single residence. The combination of Mansard roof, ornate wooden dormers, brackets, and cornices, and shallow projecting bays on its north, south, and east elevations are hallmarks of the Second Empire style. Symmetrically organized around a shared central bay, the principal elevation of the two properties presents the unified appearance of a single structure.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

The properties at 38 and 40 Huntley 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-19th century and early-20th century architectural styles continue to define the area today.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

The properties at 38 and 40 Huntley Street are physically, functionally, visually, and historically linked to their surroundings. Designed to appear as a single grand residence, 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.

The properties at 122 and 124 Isabella Street each meet the following 4 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

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 property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The properties have value for their association with the architectural partnership of Chadwick & Beckett (1893-1917). Founded 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 property has contextual value because it is important in defining, maintaining or supporting the character of an area

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 property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

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.

See Attachments 1, 2, 3, 4 and 5 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the properties at 30, 32, 38, and 40 Huntley Street and 122 and 124 Isabella Street, as all of these documents are integral to the recommendations made in this staff report.

Prescribed Event Status

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

A Prescribed Event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act. The Prescribed Event is not the date a development application is deemed complete or when an application is

made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property under Section 29(1.2)1 of the Ontario Heritage Act. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

On December 17, 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 30, 32, 38 and 40 Huntley Street and 112-124 Isabella Street.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties to determine how a heritage property is proposed to be conserved. An HIA was prepared by ERA Architects and was submitted on December 11, 2025.

The properties subject to a Prescribed Event. A notice of complete application was issued on January 15, 2026. The owner provided a waiver to extend the time period for Council to make a decision which expires on July 1, 2026.

In order to meet prescribed timelines under the Ontario Heritage Act, Council must make a decision at its May 20, 2026, meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

CONCLUSION

Staff have determined that the properties at 30, 32, 38 and 40 Huntley Street meet 3 out of 9 criteria while 122 and 124 Isabella Street meet 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, each property merits designation and staff recommend that Council support the designation of each property to conserve its cultural heritage value.

The Statement of Significance (Reasons for Designation): 30 and 32 Huntley Street is attached as Attachment 1 to this report comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

The Statement of Significance (Reasons for Designation): 38 and 40 Huntley Street is attached as Attachment 2 to this report comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

The Statement of Significance (Reasons for Designation): 122 and 124 Isabella Street is attached as Attachment 3 to this report comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation): 30 and 32 Huntley Street

Attachment 2 – Statement of Significance (Reasons for Designation): 38 and 40 Huntley Street

Attachment 3 – Statement of Significance (Reasons for Designation): 122 and 124 Isabella Street

Attachment 4 – Location Map and Current Photographs

Attachment 5 – Research, Evaluation & Visual Resources

**30 AND 32 HUNTLEY STREET
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 1

The properties at 30 and 32 Huntley 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 and contextual value.

Description

The properties at 30 and 32 Huntley Street are located on the west side of Huntley Street between Isabella Street and Linden Street in the North St. James Town neighbourhood. Constructed in 1884, the properties are a pair of semi-detached residences that appear as a single grand residence. Designed in the Second Empire style, the properties feature a mirrored design with buff brick cladding, slate clad Mansard roof, ornate wooden dormers, brackets, cornices, two-storey front porch, and modest kitchen wing at the rear.

The properties were included on the City's Heritage Register on August 18, 1976.

Statement of Cultural Heritage Value

The properties at 30 and 32 Huntley Street have design and physical value as a representative example of a pair of late-19th century semi-detached residences designed in the Second Empire Style to appear as a single grand residence. The combination of Mansard roof, ornate wooden dormers, brackets, cornices and front porch, and shallow projecting bays on its north, south, and east elevations are hallmarks of the Second Empire style. Symmetrically organized around a shared central bay, the principal elevation of the two properties presents the unified appearance of a single structure.

The properties at 30 and 32 Huntley 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-19th century and early-20th century architectural styles continue to define the area today.

The properties at 30 and 32 Huntley Street are physically, functionally, visually, and historically linked to their surroundings. Designed to appear as a single grand residence, 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 30 and 32 Huntley Street:

- their scale, form and massing with brick cladding and Mansard roof featuring wood dormers, brackets and cornice
- their segmental arch and flat headed window and door openings at the first and second storeys featuring brick voussoirs and stone sills
- the principal (east) elevation's shared central bay with paired raised double entrances and two-storey verandah flanked on either side by a slightly projecting bay with 3-sided bay window at the first storey
- the north elevation's prominent chimney and slightly projecting bay
- the south elevation's prominent chimney and slightly projecting bay with 3-sided bay window at the first storey

Contextual Value

The following heritage attributes contribute to the contextual value of the properties at 30 and 32 Huntley Street:

- their scale, form, and massing as a pair of late 19th century semi-detached with two-storey front verandah, and Mansard roof with wood dormers, brackets and cornice
- their siting and orientation on the west side Huntley Street
- their legibility as a pair of semi-detached residential structures
- their material palette including brick cladding and wood detailing

Note: The kitchen wing does not contain any heritage attributes.

**38 AND 40 HUNTLEY STREET
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 2

The properties at 38 and 40 Huntley 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 and contextual value.

Description

The properties at 38 and 40 Huntley Street are located on the west side of Huntley Street between Isabella Street and Linden Street in the North St. James Town neighbourhood. Constructed in 1881, the properties are a pair of semi-detached residences that appear as a single grand residence. Designed in the Second Empire style, the properties feature a mirrored design with a main wing featuring brick cladding, Mansard roof, and ornate wooden dormers, brackets, and cornices and a modest kitchen wing at the rear.

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

Statement of Cultural Heritage Value

The properties at 38 and 40 Huntley Street have design and physical value as a representative example of a pair of late-19th century semi-detached residences designed in the Second Empire Style to appear as a single grand residence. The combination of Mansard roof, ornate wooden dormers, brackets, and cornices, and shallow projecting bays on its north, south, and east elevations are hallmarks of the Second Empire style. Symmetrically organized around a shared central bay, the principal elevation of the two properties presents the unified appearance of a single structure.

The properties at 38 and 40 Huntley 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-19th century and early-20th century architectural styles continue to define the area today.

The properties at 38 and 40 Huntley Street are physically, functionally, visually, and historically linked to their surroundings. Designed to appear as a single grand residence, 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 38 and 40 Huntley Street:

- their scale, form and massing with brick cladding and Mansard roof featuring wood dormers, brackets and cornice
- their segmental arch and flat headed window and door openings at the first and second storeys featuring brick voussoirs and stone sills
- the principal (east) elevation's shared central bay with paired raised entrances flanked on either side by a slightly projecting bay with 3-sided bay window at the first storey
- the north elevation's chimney and slightly projecting bay with 3-sided bay window at the first storey
- the south elevation's chimney and slightly projecting bay with 3-sided bay window at the first storey

Contextual Value

The following heritage attributes contribute to the contextual value of the properties at 38 and 40 Huntley Street:

- their scale, form, and massing as a pair of late 19th century semi-detached residences featuring a Mansard roof with wood dormers, brackets and cornices
- their siting and orientation on the west side Huntley Street
- their legibility as a pair of semi-detached residential structures
- their material palette including brick cladding and wood detailing

Note: The kitchen wing does not contain any heritage attributes.

**122 AND 124 ISABELLA STREET
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 3

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

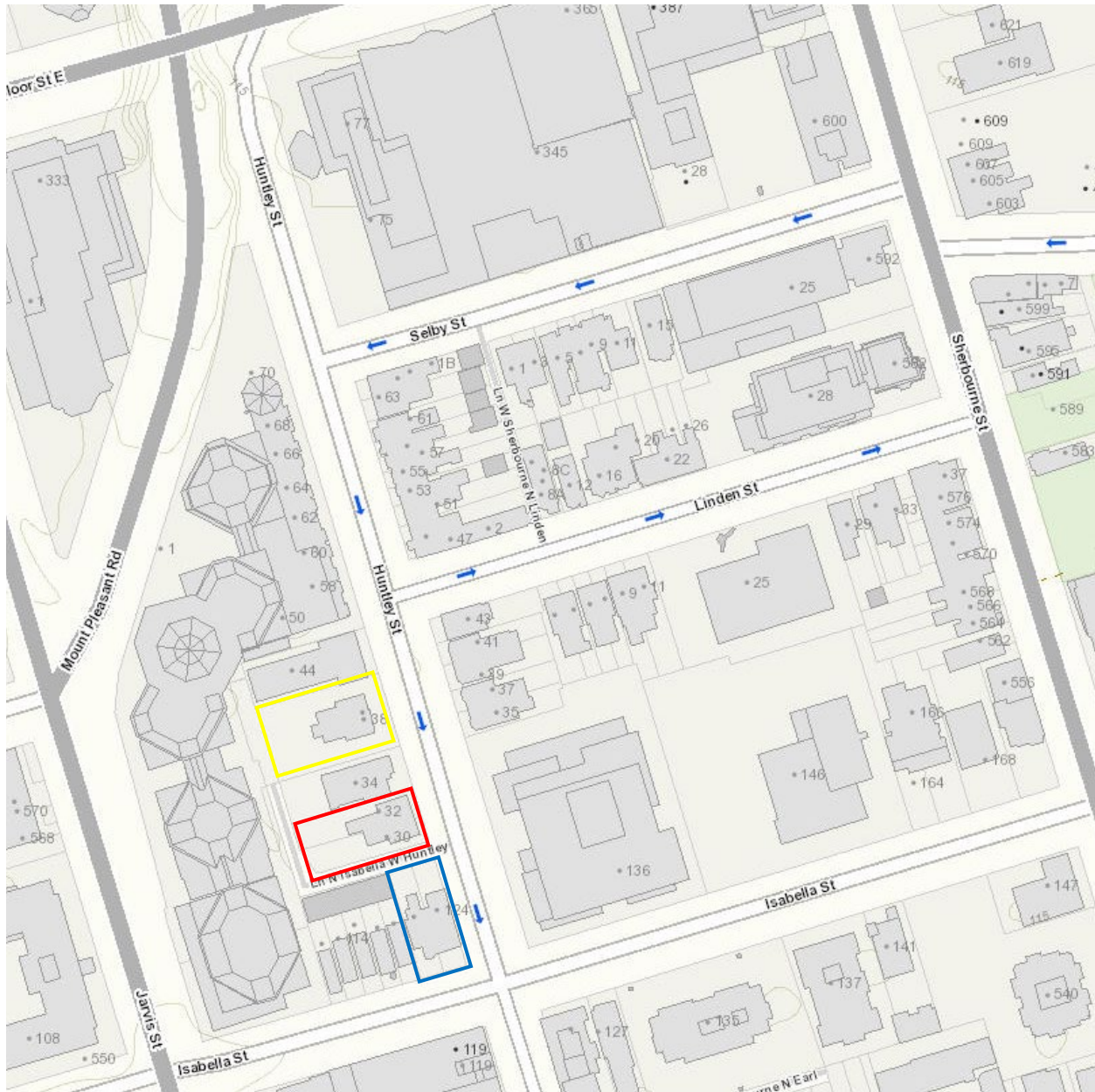
Contextual Value

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 timber and stucco elements
- their complicated roofline with prominent cross gables, dormers, and bays

LOCATION MAP AND CURRENT PHOTOGRAPHS
30-32 and 38-40 HUNTLEY STREET
& 122-124 ISABELLA STREET

ATTACHMENT 4



This location map is for information purposes only. The exact boundaries of the properties are not shown. The red outline marks the location of 30-32 Huntley Street; the yellow outline marks the location of 38-40 Huntley Street; and the blue outline marks the location of 122-124 Isabella Street (City of Toronto iView Mapping, annotated by Heritage Planning, 2026).



View looking northwest from Isabella and Huntley Street showing, left to right, 122-124 Isabella Street followed by 30-32 and 38-40 Huntley Street (Heritage Planning, 2026).



30 and 32 Huntley Street (Heritage Planning, 2026).



38 and 40 Huntley Street (Heritage Planning, 2026)



122 and 124 Isabella Street (Heritage Planning, 2026).

**RESEARCH, EVALUATION &
VISUAL RESOURCES
30-32 and 38-40 HUNTLEY STREET
& 122-124 ISABELLA STREET**

ATTACHMENT 5

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.

1. DESCRIPTION



30 and 32 Huntley Street (Heritage Planning, 2026).

30 AND 32 HUNTLEY STREET	
ADDRESS	30 and 32 Huntley Street
WARD	13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	North St. James Town
CONSTRUCTION DATE	1884
ORIGINAL USE	Residential

CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential
ARCHITECT/BUILDER/DESIGNER	George Hughes Lalor
ADDITIONS/ALTERATIONS	See section 3
LISTING DATE	August 18, 1976



38 and 40 Huntley Street (Heritage Planning, 2026).

38 AND 40 HUNTLEY STREET	
ADDRESS	38 and 40 Huntley Street
WARD	13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	North St. James Town
CONSTRUCTION DATE	1881
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential
ARCHITECT/BUILDER/DESIGNER	George Hughes Lalor
ADDITIONS/ALTERATIONS	See section 3
LISTING DATE	May 6, 1991



122 and 124 Isabella Street (Heritage Planning, 2026).

122 AND 124 ISABELLA STREET	
ADDRESS	122 and 124 Isabella Street
WARD	13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	North St. James Town
CONSTRUCTION DATE	1901
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential
ARCHITECT/BUILDER/DESIGNER	Chadwick and Beckett
ADDITIONS/ALTERATIONS	See section 3
LISTING DATE	May 6, 1991

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject properties at 30, 32, 38 and 40 Huntley Street and 122 and 124 Isabella Street for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "√" if it is applicable to the property.

30 AND 32 HUNTLEY STREET

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

38 AND 40 HUNTLEY STREET

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

122 AND 124 ISABELLA STREET

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture, and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were

¹ With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted

2 <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

3 Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Upper Jarvis Neighbourhood

The history of the Upper Jarvis neighbourhood began with the granting of thirty-two 100-acre park lots by John Graves Simcoe, first lieutenant-governor of Upper Canada. Spanning from present-day Queen to Bloor Streets, the long (6,660-ft), narrow (660-ft), lots were granted to Simcoe's closest friends and colleagues as a reward for their military service and dedication to the Crown.⁴ As the population of Toronto grew towards the mid-nineteenth century, owners of these park lots began to subdivide and sell off their lands, allowing for the city to develop and grow.⁵

The north-south thoroughfares of Jarvis and Sherbourne Streets were the result of the gradual subdivision and residential development of these park lots – which eventually spread north from Queen to Bloor Street. The surrounding lands were first subdivided and sold as parcels beginning in the 1850s, finally being sold off as house lots in the early 1870s. Between the late 1870s and 1890s the upper stretches of Jarvis and Sherbourne Streets became a wealthy enclave for Toronto's elite – a precursor to the early twentieth-century development of the Rosedale neighbourhood to the north.⁶ Along with the large mansions constructed for Toronto's wealthiest families, elegant terraces and semi-detached residences were also constructed.

Site History

In 1855, George Morphy purchased the southern 213 feet of the block bounded by Jarvis Street, Isabella Street, Huntley Street and Mount Pleasant Road from Samuel Jarvis. Based on City Directories, Morphy built a residence on the property facing Jarvis Street between 1862 and 1864. In 1881, he had the properties at 38-40 Huntley Street constructed to the north of the rear of his Jarvis Street residence, subsequently having

4 McHugh, 1985, p.150.

5 Ibid.

6 Ibid.

the properties at 30-32 Huntley Street constructed to the south in 1884.⁷ The properties would remain in the Morphy family until 1898 when they were foreclosed and ownership was transferred to Mossom and William Boyd.⁸ On May 4, 1901, May Margaret Wickett purchased the 50 feet by 120 foot parcel of land at the northwest corner of Isabella and Huntley Streets from Mossom and William Boyd.⁹ That same year her and her husband commissioned the architectural practice of Chadwick & Beckett to design the pair of semi-detached residences at 122-124 Isabella Street.¹⁰ Mossom and William Boyd sold 38-40 Huntley Street in 1907 and 30-32 Huntley Street in 1908.¹¹ Originally constructed as single family semi-detached residences, the properties continued to remain residential eventually becoming apartments.

Chadwick & Beckett (1893-1917)

Founded in 1893 by William Craven Vaux Chadwick (1868-1941) and Samuel Gustavus Beckett (1869- 1917), the architectural partnership of Chadwick & Beckett undertook a wide range of commissions, designing many banks, warehouses, factories, residences and churches. They were particularly known for their residential works, which were heavily influenced by the Arts and Crafts Movement. This influence is reflected in their plans for Lawrence Park, one of Toronto's first planned garden suburbs, and many of the homes they designed for the neighbourhood. Both partners enlisted in the Canadian Expeditionary forces during World War I and Beckett was killed in action in France in 1917. After the war Chadwick was joined by his brother Bryan Damer Seymour Chadwick (1888-1965) and they remained in partnership until 1940.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

30 and 32 Huntley Street

The properties at 30 and 32 Huntley Street are a representative example of a pair of late-19th century semi-detached residences designed in the Second Empire style. Dating from 1860-1900, the Second Empire style is characterized by a distinctive Mansard roof, dormer windows, and decorative cornices and brackets.¹² Many examples also feature round arched or segmental arched windows with decorative window hoods. Constructed in 1884 as a pair of semi-detached residences, their mirrored design, featuring a Mansard roof and ornate wooden dormers, brackets, cornices and front porch, are hallmarks of the Second Empire style.

Designed to appear as a single structure, the properties feature a two-and-a-half storey Main Wing and a shorter two-and-a-half storey Kitchen Wing to the rear featuring buff

7 LRO 80, Book 582A; Toronto Directories 1880-1884.

8 LRO 80, Book 582A

9 Ibid.

10 Ibid.

11 Ibid.

12 City of Toronto, May 2022, p.50.

brick cladding and a combination of flat-headed and segmental-arch window and door openings with brick voussoirs and stone sills.

The Main Wing features a Mansard roof with slate tiles laid in a decorative pattern that is supported by paired wooden brackets and features ornate wooden window dormers. The principal (east) elevation is symmetrically organized around a central bay flanked by a slightly projecting bay on either side. The central bay features a two-storey porch, a pair of raised double entrances at the first storey, a pair of door openings at the second storey and paired window dormers at the third storey. Each flanking bay features a three-sided bay window at the first storey, a pair of window openings at the second storey and window dormer at the third storey. The south elevation features a prominent chimney followed a centred window at the first and second storey beneath a window dormer window at the third storey. The westerly part of the elevation features a slightly projecting bay with three-sided bay window at the first storey, a pair of windows as the second storey, and dormer window at the third storey. Originally identical to the south elevation, the north elevation's centred third storey window dormer window has been widened while the three-sided bay window at the first storey has been removed and replaced by a wide segmental arched window opening. The west elevation features return walls at the first and second storeys, each with a chimney with a pair of dormer windows above the Rear Wing. The southern half of the rear wing at 30 Huntley Street features a rectangular plan with hipped roof. Originally identical to the southern half, the half of the rear wing at 32 Huntley Street features a western extension with an oriole window at the second storey on the north elevation and a slate-clad Mansard roof with plain window dormers.

38 and 40 Huntley Street

The properties at 38 and 40 Huntley Street are a representative example of a pair of late-19th century semi-detached residences designed in the Second Empire Style. Dating from 1860-1900, the Second Empire style is characterized by a distinctive Mansard roof, dormer windows, and decorative cornices and brackets.¹³ Many examples also feature round arched or segmental arched windows with decorative window hoods. Constructed in 1881 as a pair of semi-detached residences, their mirrored design, featuring a Mansard roof and ornate wooden dormers, brackets, and cornice are hallmarks of the Second Empire style.

Designed to appear as a single structure, the properties feature a two-and-a-half storey Main Wing a two-storey Kitchen Wing to the rear featuring overpainted buff brick cladding and a combination of flat-headed and segmental-arch window and door openings with brick voussoirs and stone sills.

The Main Wing features a Mansard roof with asphalt shingles that is supported by paired wooden brackets and features ornate wooden window dormers. The principal (east) elevation is symmetrically organized around a central bay flanked by a slightly projecting bay on either side. The central bay features a pair of raised entrances at the first storey, a pair of window openings at the second storey and paired window dormers at the third storey. Each flanking bay features a three-sided bay window at the first storey, a pair of window openings at the second storey and window dormer at the third

¹³ Ibid.

storey. Both the south and north elevations feature a prominent chimney on the easterly section. The central sections feature a window at the first storey, a modified door opening at second storey and a modified window dormer at the third storey. The westerly section features a slightly projecting bay with three-sided bay window at the first storey, a pair of windows as the second storey, and dormer window at the third storey. The west elevation features a single window opening at the first storey and chimney on either side of the Kitchen Wing and a pair of dormer windows above the Rear Wing. The rear wing features a hipped roof and simple rectangular plan with a small one-storey ell centred on its rear elevation.

122-124 Isabella Street

The properties at 122-124 Isabella Street are representative examples 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 and irregular roofline featuring a variety of gables and dormers, turrets and porches are hallmarks of the Arts and Crafts Movement. The Arts and Crafts movement emerged in the mid 19th century in Britain as a response to the mass production of the industrial revolution and the deskilling of the individual worker, which destroyed natural creativity.¹⁴ The movement was heavily influenced by Britain's pre-industrial past, particularly the late medieval era (1300-1500 C.E.) "which presented an image of medieval craftsman working out with his hands the free impulses of his creative mind."¹⁵ In architecture, the Arts and Crafts movement eschewed the use of any particular style, while emphasizing traditional building crafts and local materials. Designs were heavily influenced by late medieval British vernacular buildings such as manor houses and cottages, featuring irregular plans, complex rooflines with numerous gables, bays, and turrets, and brick, stone, and stucco half-timbered cladding.

Featuring an asymmetrical plan with multiple cross gables, irregular massing and separate entrances located on the west elevation of 124 Isabella Street and east elevation of 122 Isabella Street, the properties appear as a single two-and-a-half storey structure featuring red brick cladding, voussoirs and sills with sections of stucco and wood half timbering and trim.

The principal (south) elevation facing Isabella Street is organized around a double gable roof separated by a chimney which forms part of the demising wall between 122 Isabella Street to the west and 124 Isabella Street to the east. The westerly gable features a wide segmental arch window opening above a two-storey three-sided bay window with flat headed openings and a segmental arch basement window. To the west, a covered side porch leads to the entrance of 122 Isabella Street. The easterly gable features wide segmentally arched window openings at each storey and a small segmental arch basement window. To the east, a two storey five-sided bay with brick base, flat headed window openings and painted stucco cladding forms the southeast corner of 124 Isabella Street.

The west elevation of 122 Isabella Street features overpainted brick cladding and segmental arch window openings, an entrance porch with front verandah, and central

¹⁴ Royal Institute of British Architects (n.d.). Arts and Crafts.

¹⁵ the Design Museum (n.d.). The Arts and Crafts Movement.

three-sided two storey bay with stucco cross timbered cross gable. The south facing side of the entrance porch features a segmental arch opening with brick voussoirs and oak door featuring six lights and ornate brass hardware.

The east elevation of 124 Isabella Street, facing Huntley Street, features a covered brick entrance porch with stucco half-timbered second storey and wide pedimented dormer adjacent to the southeast corner bay. The entrance porch features an east facing segmental arch window opening and south facing segmental arch door opening with an oak door featuring six lights and ornate brass hardware. This is followed by a large cross gable section and half storey brick wall that forms part of the foundation for a rear two-storey porch. The cross-gable section features a chimney, two-storey stucco clad oriole window and segmental arched windows at the basement, second and third storeys.

The eastern half of the rear (north) elevation, comprising of 122 Isabella Street, features an enclosed wood framed porch with second floor solarium. The western half, comprising 124 Isabella Street, features a 2.5 storey projecting cross gable with modified window opening at the third storey, segmental arched window opening at the second storey and one storey ell with segmental arch window opening at the first storey. On either side of the demising wall, each property features segmental arch window openings at the basement, first, and second storeys and a shared window dormer with shed roof.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The subject properties form part of an area bounded by Selby Street to the north, Sherbourne Street to the east, Isabella Street to the south, and Huntley Street to the west that is characterized by a mix of late-19th and early-20th century rowhouse, semi-detached, and detached residential structures, some of which have been adaptively reused, interspersed with 4-9 storey residential and institutional infill structures constructed between 1950 and 2012 along Isabella Street.

The City of Toronto Property Data Map attached (Attachment 3) shows the site of the properties at 30-32 and 38-40 Huntley Street and 122-124 Isabella Street.

4. VISUAL RESOURCES

30 and 32 Huntley Street



Figure 1 1972 image of the principal (east) elevation of 30 and 32 Huntley Street (Toronto Archives).



Figure 2 Principal (east) elevation of 30 and 32 Huntley Street (Heritage Planning, 2026).



Figure 3 View looking northwest towards the south elevation of 30 Huntley Street and principal (east) elevation of 30 and 32 Huntley Street (Heritage Planning, 2026).



Figure 4 View looking southwest towards the principal (east) elevation of 30 and 32 Huntley Street and north elevation of 32 Huntley Street (Heritage Planning, 2026).



Figure 5 West (rear) elevation of 30 and 32 Huntley Street (Heritage Planning, 2026).

38 and 40 Huntley Street



Figure 6 1972 image looking northwest towards south elevation of 38 Huntley Street and principal (east) elevation of 38 and 40 Huntley Street (Toronto Archives).



Figure 7 View looking northwest towards south elevation of 38 Huntley Street and principal (east) elevation of 38 and 40 Huntley Street (Heritage Planning, 2026).



Figure 8 Principal (east) elevation of 38 and 40 Huntley Street, Heritage Planning, 2026).



Figure 9 Looking southwest toward north elevation of 40 Huntley Street (Heritage Planning, 2026).



Figure 10 Rear (west) elevation of 38 and 40 Huntley Street (Heritage Planning, 2026).

122 and 124 Isabella Street



Figure 11 1902 image looking northwest towards the principal (south) elevation of 122 and 124 Isabella Street and east elevation of 124 Isabella Street (The Canadian Architect and Builder, 1902)



Figure 12 View looking northwest towards the principal (south) elevation of 122 and 124 Isabella Street and east elevation of 124 Isabella Street (Heritage planning, 2026).



Figure 13 Principal (south) elevation of 122 and 124 Isabella Street (Heritage Planning, 2026).



Figure 14 Partial view of west elevation of 122 Isabella Street showing entrance porch and gabled bay (Heritage Planning, 2026).



Figure 15 East elevation of 124 Isabella Street (Heritage Planning, 2026).



Figure 16 Rear (north) elevation of 122 and 124 Isabella Street (Heritage Planning, 2026).

5. LIST OF SOURCES

ARCHIVAL SOURCES

- City of Toronto Archives Photographs
- Goad's Atlas of the City of Toronto, 1889-1924.
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- Royal Institute of British Architects (n.d.). Arts and Crafts. Accessed on March 21, 2026: <https://www.riba.org/explore/riba-collections/architectural-styles/arts-and-crafts-movement/>.
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