

### Toronto Preservation Board

**Meeting No.:** 43

**Contact:** Tanya Spinello, Committee Administrator

**Meeting Date:** Monday, April 27, 2026

**Phone:** 416-397-4592

**Start Time:** 9:30 AM

**E-mail:** hertpb@toronto.ca

**Location:** Committee Room 1, City Hall/Video Conference

**Chair:** Julia Rady

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### **PB43.1 - 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**

**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 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 Senior Manager, Heritage Planning, Urban Design, 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 Senior Manager, Heritage Planning, Urban Design, 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 Senior Manager, Heritage Planning, Urban Design, 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.

#### **Origin**

(April 7, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## **Summary**

At its meeting on April 27, 2026 the Toronto Preservation Board considered Item [PB43.1](#) and made recommendations to City Council.

### **Summary from the report (April 7, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

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.

### **Background Information**

(April 7, 2026) Report and Attachments 1 to 5 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 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 (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286016.pdf>)

### **Communications**

(April 27, 2026) E-mail from Nicole Corrado (PB.New)

