

Toronto Preservation Board

Meeting No.: 46

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, July 6, 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

PB46.10 - 164-166 Isabella Street and 168 Isabella Street - Alterations to Designated Heritage Properties Under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Decision Type: ACTION

Status: Amended

Ward: 13 - Toronto Centre

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the designated heritage properties at 164-166 and 168 Isabella Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 70-storey residential tower with such alterations to the designated properties substantially in accordance with the plans and drawings dated June 2, 2026, prepared by Studio JCI., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment dated September 19, 2025 with revisions March 27, 2026 and June 2, 2026, prepared by GBCA Architects and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and the conditions as set out below.
2. City Council direct that its consent to the application to alter the designated heritage properties at 164-166 and 168 Isabella Street, in accordance with Part IV, Section 33 of the Ontario Heritage Act, are subject to the following conditions:
 - a. prior to the issuance of any permit for all or any part of the properties at 164-166 and 168 Isabella Street including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:
 1. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the properties at 164-166 and 168 Isabella Street, to the satisfaction of the Senior Manager, Heritage Planning;

2. execute and register on title a Heritage Easement Agreement with the City for the properties at 164-166 and 168 Isabella Street, substantially in accordance with the plans and drawings dated June 2, 2026, prepared by Studio JCI, and the Heritage Impact Assessment dated September 19, 2025 with revisions March 27, 2026, and June 2, 2026, prepared by GBCA Architects all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 2.a.1 above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor;

3. provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager, Heritage Planning;

4. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning;

5. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;

6. submit a Signage Plan for the designated properties retained within the proposed development to the satisfaction of the Senior Manager, Heritage Planning;

7. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.a.1 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning; and

8. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan and Interpretation Plan for 164-166 and 168 Isabella Street; and

b. that prior to the release of an existing Letter of Credit the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work have been completed in accordance with the approved Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 164-166 and 168 Isabella Street.

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

Decision Advice and Other Information

The Toronto Preservation Board:

1. Requested the Senior Manager, Heritage Planning, Urban Design, City Planning consider amending the designation by-law to clarify interior heritage attributes.

Jennifer Guerin, Heritage Planner, Heritage Planning Urban Design, City Planning gave a presentation on 164-166 Isabella Street and 168 Isabella Street - Alterations to Designated Heritage Properties Under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Origin

(June 15, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 6, 2026 the Toronto Preservation Board considered Item [PB46.10](#) and made recommendations to City Council.

Summary from the report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the designated heritage properties at 164-166 Isabella Street and 168 Isabella Street under Section 33 of the Ontario Heritage Act, in connection with a proposed development of the subject property, and that Council grant authority to enter into a Heritage Easement Agreement.

The property contains 164-166 and 168 Isabella Street. 164-166 Isabella Street was constructed in 1887 by James Hewlett and the property is a semi-detached residence that appears as a single grand residence. Designed in the late-nineteenth century vernacular interpretation of the Gothic Revival style, the properties feature symmetrically organized gables bays and a steeply pitched and complex roofline. On November 12 and 13, 2025, City Council stated its intention to designate the heritage properties at 164-166 Isabella Street under Part IV of the Ontario Act. On February 4, 2026, City Council passed By-law 87-2026, designating 164-166 Isabella Street under Part IV of the Ontario Heritage Act.

168 Isabella was constructed in 1892 by Jeremiah Bedford in the Queen Anne style as a single-family residence. On February 4, 1991, City Council passed By-law 1991-0089, designating 168 Isabella Street under Part IV of the Ontario Heritage Act.

The proposed development application for the subject site includes the relocation of the heritage buildings on the development site and the construction of a 70-storey residential tower. Heritage Planning staff are satisfied that the proposed alterations conserve the subject heritage properties and are consistent with the existing policy framework. The impacts to the heritage properties are appropriately mitigated through the overall conservation strategy associated with the proposal.

Background Information

(June 15, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 164-166 Isabella Street and 168 Isabella Street - Alterations to Designated Heritage Properties Under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-288434.pdf>

Staff Presentation on 164-166 Isabella Street and 168 Isabella Street - Alterations to Designated Heritage Properties Under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289068.pdf>

Communications

(July 6, 2026) E-mail from Nicole Corrado (PB.New)

Speakers

Emad Ghattas, GBCA Architects