

CITY OF TORONTO

Bill 1223

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 90, 92, and 94 Isabella Street.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of R (d1.0) (x874) to R (d1.0) (x180) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 180 so that it reads:

(180) Exception R 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 90-94 Isabella Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (BB) below;

- (B) For the purpose of the exception, the **lot** is shown in heavy black lines on Diagram 1 of By-law [Clerks to insert by-law ##];
- (C) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 113.6 metres and the elevation of the highest point of the **building** or **structure**;
- (D) In addition to the uses permitted in Regulation 10.10.20.10 and 10.10.20.20, the following uses are also permitted on the lands municipally known as 90, 92, and 94 Isabella Street:
 - (i) **Art Gallery**;
 - (ii) **Artist Studio**;
 - (iii) **Education Use**;
 - (iv) **Financial Institution**;
 - (v) **Library**;
 - (vi) **Massage Therapy**;
 - (vii) **Medical Office**;
 - (viii) **Museum**;
 - (ix) **Office**;
 - (x) **Personal Service Shop**;
 - (xi) **Post-Secondary School**;
 - (xii) **Religious Education Use**;
 - (xiii) **Retail Service**;
 - (xiv) **Retail Store**;
 - (xv) **Veterinary Hospital**;
 - (xvi) **Wellness Center**;
 - (xvii) **Eating Establishment**;
 - (xviii) **Take-out Eating Establishment**;
 - (xix) **Hotel**; and

(xx) **Outdoor Patio;**

- (E) Despite Regulation 10.10.40.10(1) and 10.5.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite Regulations 10.5.40.10(2), (3), and (4) and 10.10.40.10(8), (9) and (10) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building**, including air intake and air handling units, cooling tower, liquid tuned damper or other structural dampening equipment, electrical, utility, mechanical and ventilation equipment, **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building**, including a mechanical penthouse, by a maximum of 8.0 metres;
 - (ii) enclosed stairwells, roof access, maintenance equipment storage, communication equipment, elevator shafts, elevator overruns, elevator machine room, chimneys, and vents, by a maximum of 10.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 10.5 metres;
 - (iv) **building** maintenance units, and window washing equipment, by a maximum of 12.5 metres;
 - (v) antennae, flagpoles and satellite dishes, by a maximum of 10.5 metres;
 - (vi) planters, **landscaping** and public art features, guard rails, pipes, fences, flues, noise attenuation walls, roof insulation and roof surface materials and divider screens on a balcony or terrace, by a maximum of 2.5 metres;
 - (vii) awnings, bollards, ornamental elements, cornices, platforms, railings, balustrades, roof drainage systems, window sills, trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space by a maximum of 2.5 metres; and
 - (viii) elements and structures associated with a green roof, elements or structures on any portion of roof used for outside or open air recreation, including required residential outdoor amenity space, by a maximum of 1.5 metres;
- (G) Regulation 10.10.40.30(1) with respect to **building depth** does not apply;
- (H) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 56,000 square metres, of which:

- (i) the permitted maximum gross floor area for non-residential uses is 1,000 square metres;
- (I) Despite regulation 10.10.40.50(1), **amenity space** must be provided on the **lot** at the following rate:
 - (i) a minimum of 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) a minimum of 0.5 square metres of outdoor **amenity space** for each **dwelling unit**, of which at least 40.0 square metres is in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (J) Despite Clauses 10.5.40.70 and 10.10.40.70, and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagrams 3 of By-law **[Clerks to insert By-law number]**;
- (K) Despite Regulation 10.10.40.80, the required separation of **main walls** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (L) Despite Clause 10.5.40.60 and 10.10.40.61 and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) canopies and awnings, by a maximum of 3.0 metres;
 - (ii) exterior stairs, stair enclosures, doors, wheelchair ramps, screens, site servicing features and underground garage ramps and associated structures, by a maximum of 2.0 metres;
 - (iii) architectural features, such eaves, pilasters, decorative columns, cornices, belt courses, bay windows and chimney breasts, by a maximum of 1.0 metres;
 - (iv) air intake and air handling units, chimneys, and flues, by a maximum of 3.0 metres;
 - (v) juliette balconies-by a maximum of 0.5 metres;
 - (vi) notwithstanding (v) above, no balconies are permitted below a Canadian Geodetic Datum elevation of 145.3 metres on the east and south main wall of the building;
 - (vii) projecting balconies are permitted-on the east and south **main walls** of the **building** above a Canadian Geodetic Datum elevation of 163.9 metres, by a maximum of 2.0 metres;

- (viii) lighting fixtures, window sills, air conditioners, satellite dishes, antennae, vents, hose bibs, gas connections, pipes, and valves by a maximum of 1.0 metres; and
 - (ix) Structural columns on the south and east elevations of the building by a maximum of 3.3 metres;
- (M) Where a **main wall** of a building is setback less than 1 metre from the east lot line or north lot line, no windows, doors, or openings are permitted to be located;
- (N) Despite Article 200.15.10 and Section 200.15.10.5(1)(A), if **parking spaces** are provided on the **lot**, a minimum of 7 percent of the provided **parking spaces** must be accessible **parking spaces** in accordance with (O) and (P) below;
- (O) Despite Regulation 200.15.1(1) and (3), an **accessible parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier-free aisle or path on one side of the **accessible parking space**;
- (P) Despite Regulation 200.15.1(4), an accessible **parking space** must be located closest to a barrier free:
 - (i) entrance to a **building**;
 - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) shortest route from the required entrances in (i) and (ii);
- (Q) Despite Regulation 230.5.1.10(15), **bicycle parking spaces** may be located in any combination of vertical, horizontal, or stacked positions;
- (R) In addition to the areas a "long-term" **bicycle parking space** may be located as in regulations 230.5.1.10(9)(B)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located:
 - (i) below ground;
 - (ii) at ground level; or

- (iii) on the second and third **storey** including within a secured room, locker or enclosure or unenclosed space, or bike locker;
- (S) Despite regulation 230.5.1.10(10) and 230.10.1.20(2), "short-term" **bicycle parking spaces** may also be located:
 - (i) below ground;
 - (ii) at ground level; or
 - (iii) on the second and third **storey**, outdoors or indoors including within a secured room or enclosure or unenclosed space, or bike locker; and
 - (iv) may be located more than 30 metres from a pedestrian entrance;
- (T) Despite Regulation 230.5.1.10(14), within areas used for bicycle parking, access to **bicycle parking spaces** must be provided by a minimum aisle width of 1.2 metres in all cases;
- (U) Despite Regulation 230.5.1.10(4)(A) and (C), a **stacked bicycle parking space** may be provided with the following minimum dimensions:
 - (i) a minimum length of 1.8 metres;
 - (ii) a minimum width of 0.6 metres, and
 - (iii) a minimum vertical clearance of 1.0 metres;
- (V) Regulation 230.5.1.10(13) with respect to oversized **bicycle parking spaces** does not apply;
- (W) For the purpose of this exception Regulation 230.5.1.10(14)(A), regarding aisle width for **stacked bicycle parking spaces** and **oversized bicycle parking spaces** does not apply;
- (X) Regulation 230.5.1.10(15) with respect to **stacked long-term bicycle parking spaces** does not apply;
- (Y) Regulation 230.5.10.20(1) may also be applied to reduce the amount of bicycle parking required by Regulation 970.30.15.5(1);
- (Z) Despite Regulation 10.5.50.10(4), a minimum of 25 percent of the area of the lot must be landscaping, of which a minimum of 20 percent must be soft landscaping;
- (AA) Regulation 10.5.50.10(5) requiring a 1.5 metres wide strip of soft landscaping along any part of a lot line abutting another lot in the Residential Zone category does not apply;

(BB) The provision of dwelling units is subject to the following:

- (i) a minimum of 15 percent of the total number of dwelling units must have two or more bedrooms;
- (ii) a minimum of 10 percent of the total number of dwelling units must have three or more bedrooms;
- (iii) an additional 15 percent of the total number of dwelling units must have a combination of two and three bedrooms, or units that can be converted to 2- and 3-bedroom units through the use of accessible or adaptable design measures;
- (iv) any dwelling units with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
- (v) in accordance with each of (i), (ii), and (iv) above, results in a number with a fraction, the number is rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections: (None Apply)

- 5. Despite any future severance, conveyance, partition or division of the lot, the provisions of **By-law ### - 2026** shall continue to apply to the whole of the lot as if no severance, conveyance, partition or division has occurred.
- 6. None of the provisions of this By-law or By-law 569-2013, as amended, apply to prevent the erection and use of a Construction Office/Sales Office on the lands identified on Diagram 1 of this By-law where a Construction Office/Sales Office means buildings, structures, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity and/or for selling or leasing dwelling units and/or non-residential gross floor area on the lands identified on Diagram 1 of this By-law.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

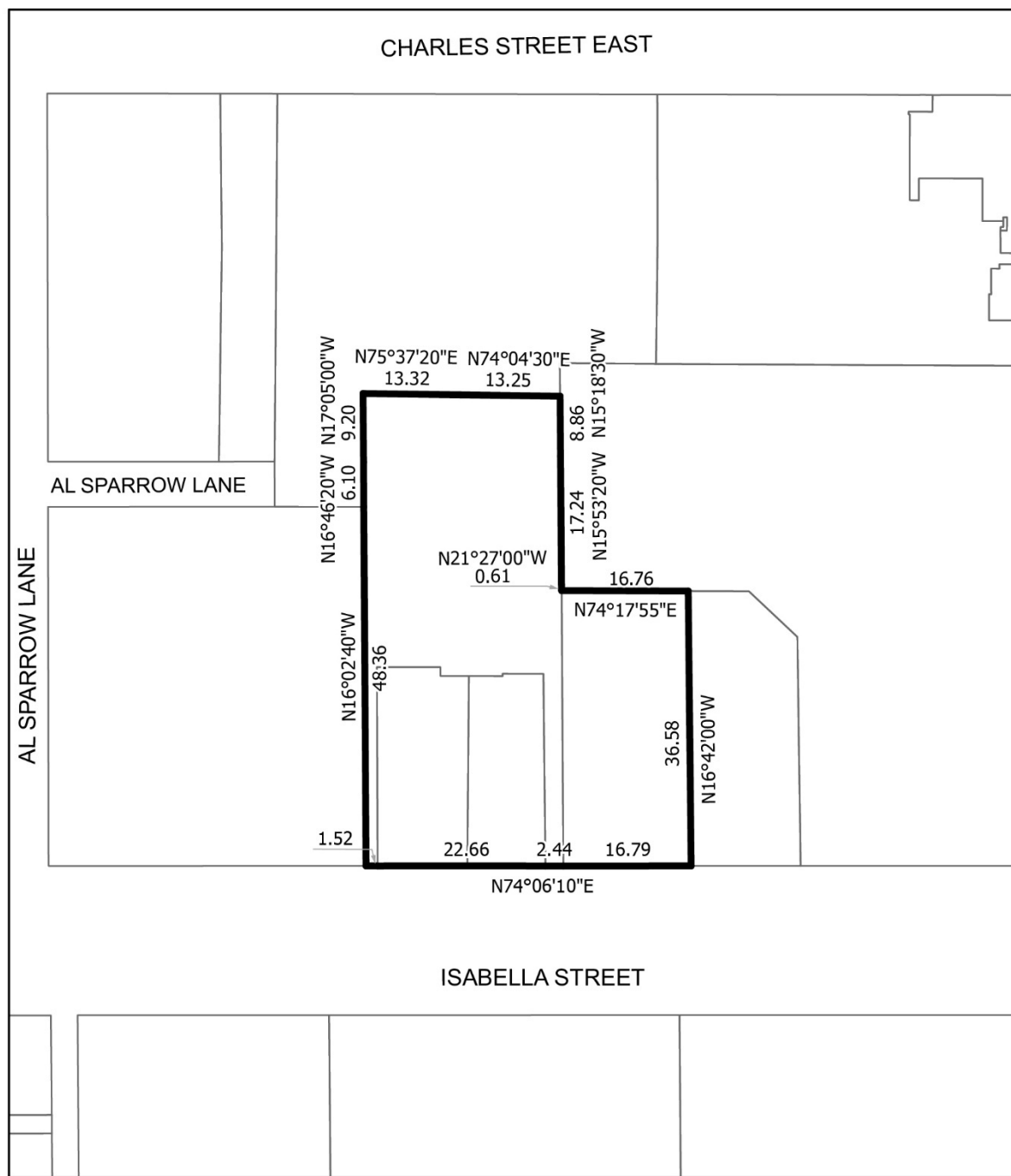


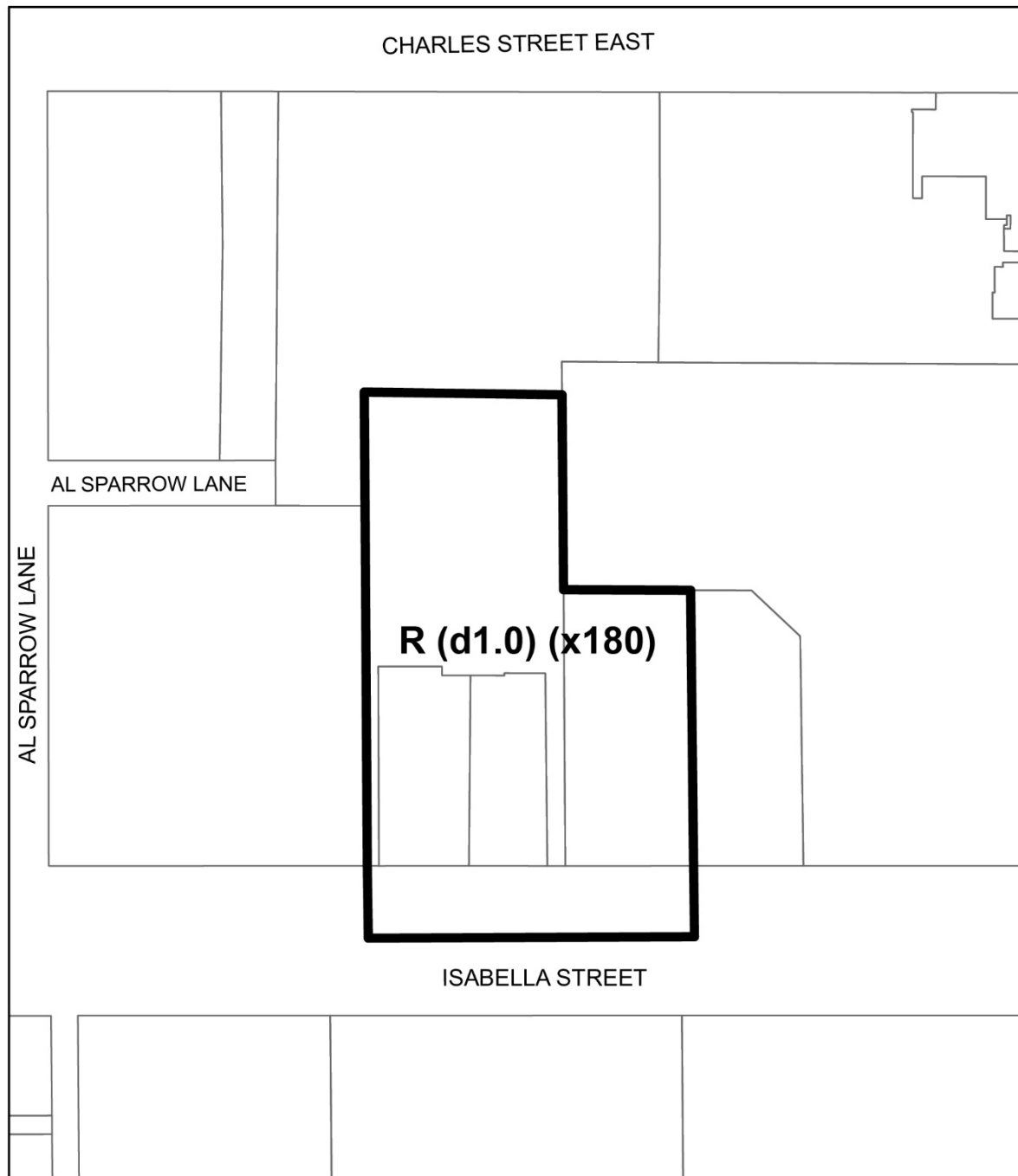
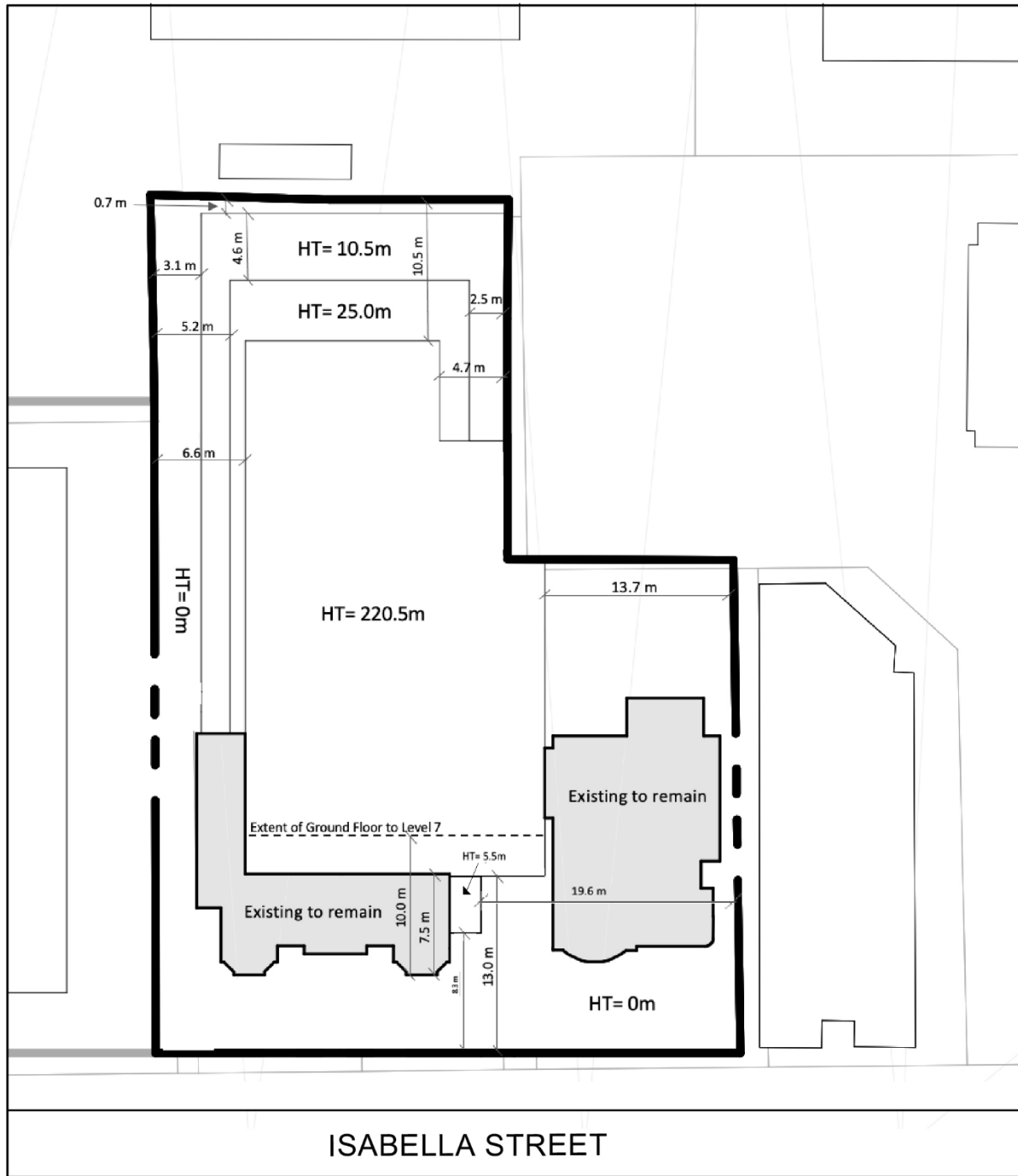
Diagram 2

Diagram 3



 **TORONTO**
Diagram 3

90-94 Isabella Street

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