

CITY OF TORONTO

Bill 1239

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 164, 166, and 168 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;

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 990.10 respecting the lands outlined by heavy black lines from a zone label of R (d1.0) (x871) to a zone label of RAC (x 240) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 240 so that it reads:

(240) Exception RAC (240)

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 164, 166, and 168 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 (X) below;
- (B) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 115.7 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 15.20.40.10(1), 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] and includes:

- (i) the mechanical penthouse, which may consist of:
 - (a) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, maintenance equipment storage, elevator overruns, chimneys, and vents; and
 - (b) **structures** or **main walls** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above;
- (D) Despite regulation 15.20.40.10(2), the permitted maximum number of **storeys** for a **building** or **structure**, excluding the mechanical penthouse, is as shown on Diagram 3 of By-law [Clerks to insert By-law number].
- (E) Despite regulations 15.5.40.10(2) to (5) and (C) 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) parapets, by a maximum of 2.0 metres;
- (F) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 46,000 square metres;
- (G) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite regulation 15.20.40.80(1), the required minimum separation distance between **main walls** of **buildings** or **structures** above ground level are shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite regulation 15.20.40.80 and (H) above, no **primary windows** are permitted on the east side of the **building** between **storeys** 5 to 10 for those portions of the **building setback** which are less than 10 metres;
- (J) Despite Clause 15.20.40.80, a maximum of 20 percent of the east **main wall** of the **building** between **storeys** 5 and 10 may contain openings that are not **primary windows** if the **building setback** is less than 5.5 metres;
- (K) Despite Clause 15.5.40.60 and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks and porches from the heritage portion of the **building**, as shown on Diagram 3 of By-law [Clerks to insert By-law number], by a maximum of 3.5 metres;

- (ii) canopies and awnings from the heritage portion of the **building**, as shown on Diagram 3 of By-law [Clerks to insert By-law number], by a maximum of 3.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 6.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.4 metres;
 - (v) window projections from the heritage portion of **building**, as shown on Diagram 3 of By-law [Clerks to insert By-law number], including bay windows and box windows, by a maximum of 3.5 metres;
 - (vi) eaves, by a maximum of 0.5 metres;
 - (vii) a dormer from the heritage portion of **building**, as shown on Diagram 3 of By-law [Clerks to insert By-law number], by a maximum of 3.5 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (L) Despite (K)(i) above, no decks or porches are permitted on the south and east **main walls** of the **building** at **storey 5** and above;
- (M) Despite Clause 15.5.50.10(1), a minimum of 13 percent of the area of the **lot** must be **landscaping**, of which a minimum 50 percent of the **landscaping** area must be **soft landscaping**;
- (N) Despite regulation 15.5.80.1(1), a **parking space** required by this By-law for a use in the Residential Apartment Zone category must be available for the use for which it is required;
- (O) Despite regulation 15.5.80.10(1), a **parking space** must be on the same **lot** as the use for which the **parking space** is required;
- (P) Despite regulation 15.5.80.10(2), a maximum of 4 **parking spaces** for an **apartment building** on the **lot** may be surface **parking spaces**;
- (Q) Despite regulation 15.5.80.30(1), a surface **parking space** may be located a minimum 0.1 metres from a **main wall** of an **apartment building**;
- (R) Despite regulation 15.5.100.1(1)(B) the permitted maximum **driveway** width for an **apartment building**, exclusive of layby areas, **vehicle** ramps to below-ground parking areas, turnaround areas and required auxiliary turn lanes within 10.0 metres of a **lot line** abutting a **street** , is 6.1 metres;
- (S) Regulation 15.5.100.1(2), with respect to **driveway** access to **apartment buildings**, does not apply;

- (T) Despite regulation 200.15.1(1), an accessible parking space must have the following minimum dimensions:
- (i) minimum length of 5.6 metres;
 - (ii) minimum width of 3.4 metres; and
 - (iii) minimum vertical clearance of 2.1 metres;
- (U) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (V) Despite regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** 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) and shortest route from the required entrances in (i) and (ii);
- (W) Despite regulation 230.5.1.10(14), the minimum aisle width for an **oversized bicycle parking space** is 2.5 metres, and 1.8 metres in all other cases;
- (X) 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 be a combination of two or three bedrooms;
 - (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) if the calculation of the number of required **dwelling units** with two or three bedrooms result in a number with a fraction, the number may be rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections: None Apply

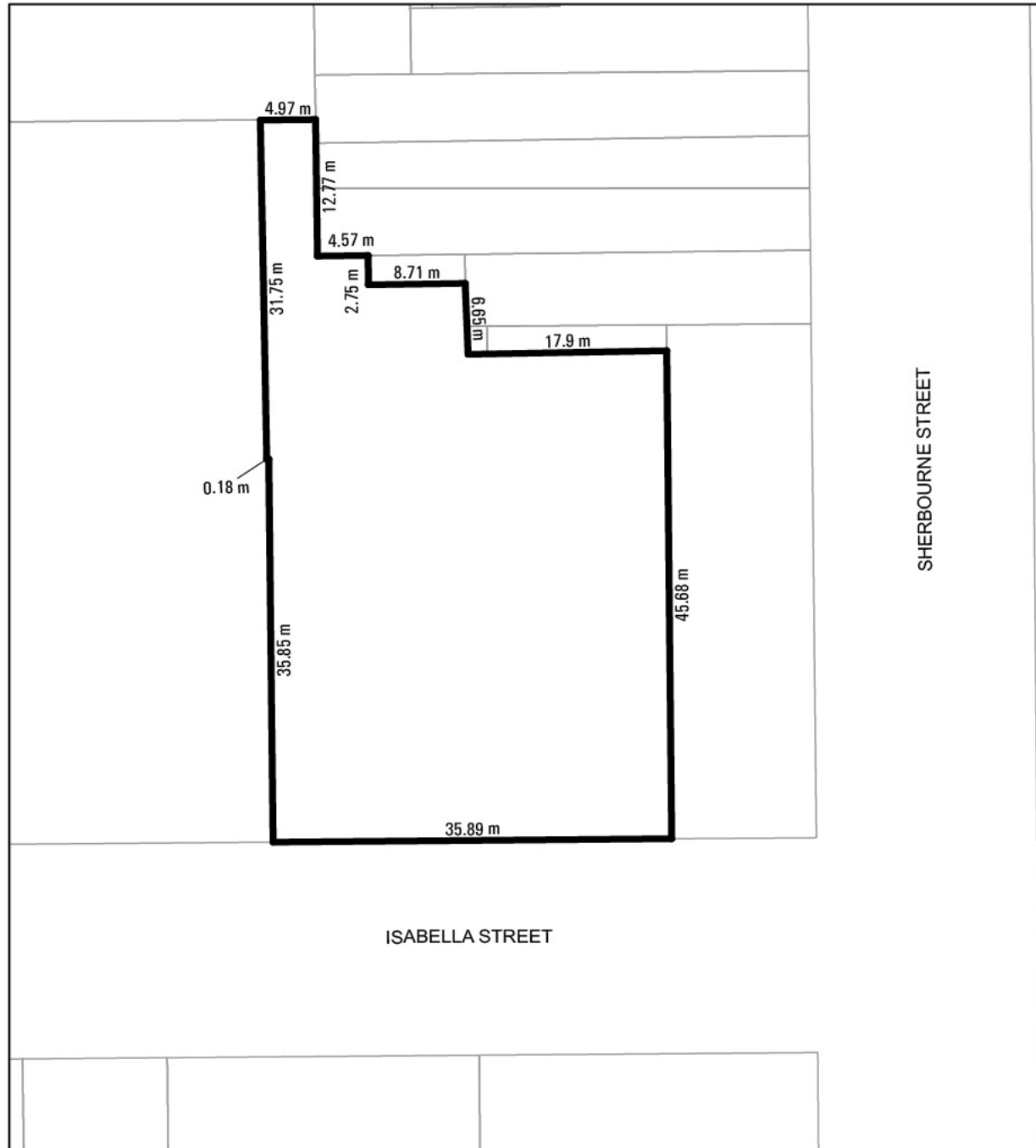
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

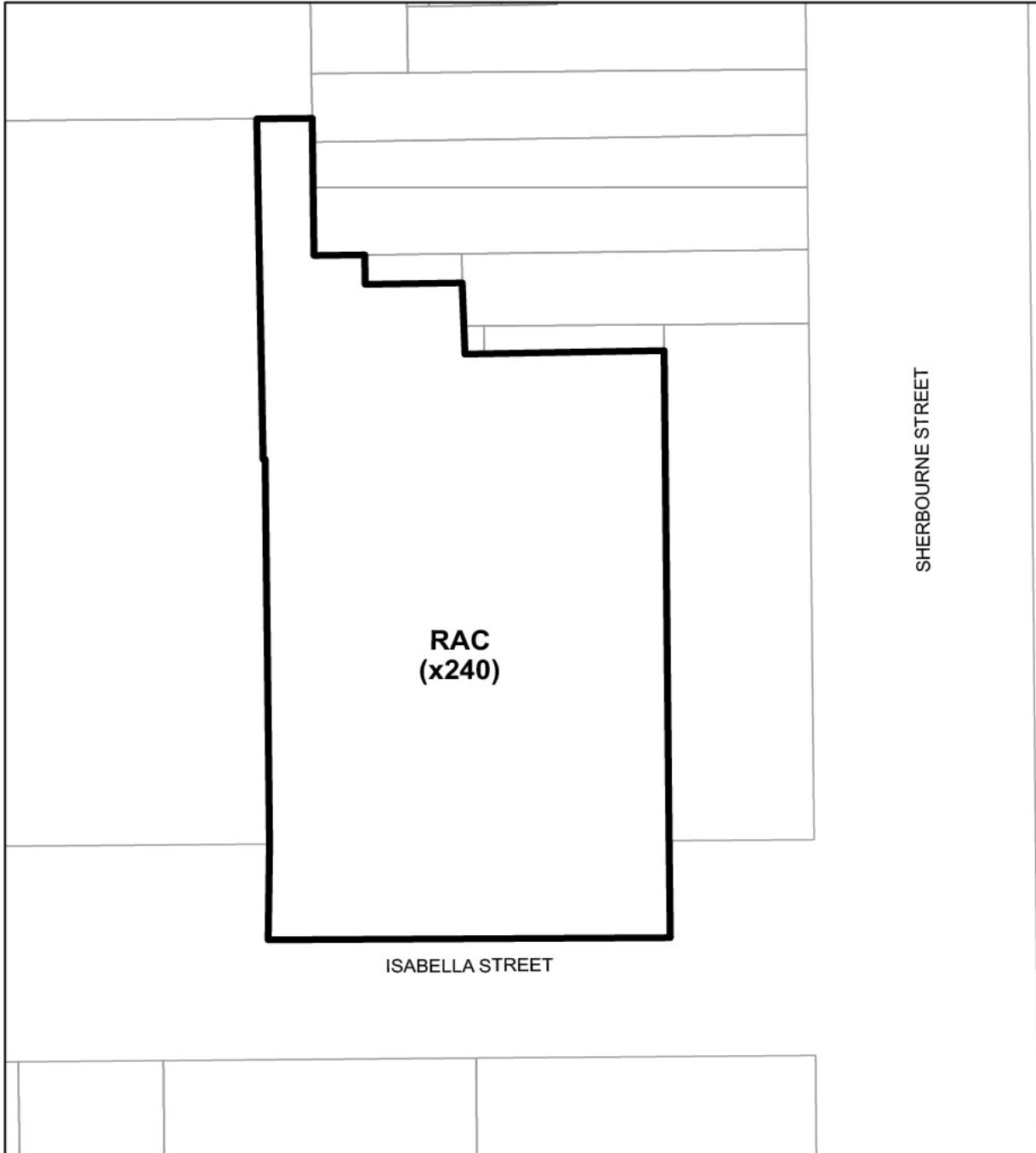
Diagram 1



Toronto
Diagram 1

164, 166, 168 Isabella Street

File # 25 210128 STE 13 0Z

Diagram 2

Toronto
Diagram 2

164, 166, 168 Isabella Street

File # 25 210128 STE 13 0Z

