

**33 Isabella Street - Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	December 17, 2018
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 13 – Toronto Centre
<b>Application Number:</b>	18 195494 STE 27 OZ
<b>Date of Complete Application:</b>	A notice of incomplete application was issued on August 15, 2018
<b>Current Use(s) on Site:</b>	27-storey rental residential apartment building

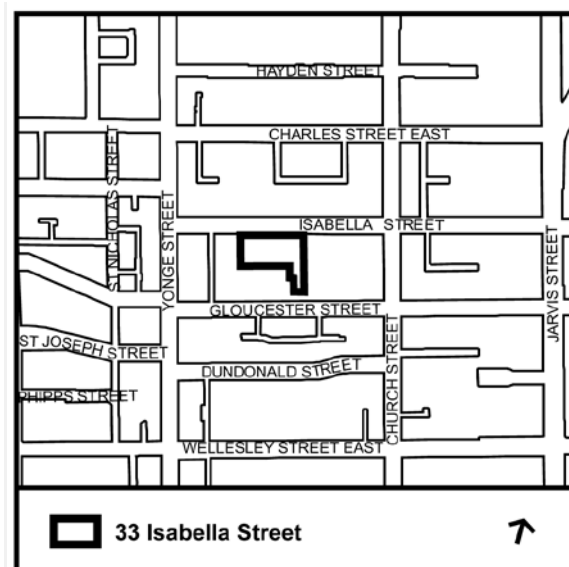
**SUMMARY**

This report provides information and identifies a preliminary set of issues regarding the application located at 33 Isabella Street. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

**RECOMMENDATIONS**

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 33 Isabella Street together with the Ward Councillor.



2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Application Description**

This application proposes to amend relevant zoning by-law provisions for the property at 33 Isabella Street to permit a 4-storey (25.5 metres, including mechanical penthouse) residential building containing 15 rental units and 393 square metres of office space at grade (see Attachments 3 & 4). The proposed building will be located to the west of the existing 27-storey building on site and both buildings will share parking, loading and amenities on site.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 and 2 of this report, for a three dimensional representation of the project in context.

### **Provincial Policy Statement and Provincial Plans**

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### **Toronto Official Plan Policies and Planning Studies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including

heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

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

The current application is located on lands shown within the *Downtown and Central Waterfront* on Map 2 of the Official Plan and *Apartment Neighbourhoods* on Map 18, as shown on Attachment 6: Official Plan.

The application is subject to Site and Area Specific Policy 382 – North Downtown Yonge.

## **Zoning**

The former City of Toronto General Zoning By-law 438-86, as amended, currently zones the subject site R3 Z2.5 with a maximum permitted height of 30 metres and a maximum density of 2.5 times the area of the lot.

Under Zoning By-law 569-2013, the site is zoned R (d2.5)(x882) with a maximum permitted height of 30 metres and a maximum permitted density of 2.5 times the area of the lot. The site is also subject to prevailing site-specific By-laws 310-69 and 188-68 (Refer to Attachment 5 of this report).

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## **Design Guidelines**

The following design guidelines will be used in the evaluation of this application:

- North Downtown Yonge Urban Design Guidelines
- Avenues and Mid-Rise Buildings Study
- Townhouse & Low-Rise Apartment Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

## **COMMENTS**

### **Reasons for the Application**

An application for Zoning By-law Amendment is necessary to permit office uses on site and a total density of 5.1 times the area of the lot. The proposed Zoning By-law also contains regulations for building setbacks, vehicle and bicycle parking supply, and amenity space rates.

### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified, as discussed within this report.

### **Provincial Policies and Plans Consistency/Conformity**

Section 2 of the *Planning Act* requires municipalities to have regard for matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archeological or scientific interest, the adequate provision of employment opportunities, and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The Growth Plan (2017) establishes minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources, and infrastructure to reduce sprawl, cultivate a culture of conservation, and promote compact built form and better-designed communities with high quality built form, and an attractive and vibrant public realm established through site design and urban design standards.

The application proposes a compact residential development within a built-up area of the City, while proposing to maintain the existing 27-storey rental residential building.

### **Official Plan Conformity**

The Official Plan designates the subject site as *Apartment Neighbourhoods* and locates it within the *Downtown and Central Waterfront*, as shown on Map 2, the Urban Structure map of the Official Plan. This designation does not anticipate significant growth within these areas. However, Policies 4.2.2 and 4.2.3 of the Official Plan outline that compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents.

### **Site and Area Specific Policy 382**

The property is located within the Isabella Street Character Area of SASP 382. Policy 5.4.2 indicates that development within the character area must be sensitive low-rise infill that respects and reinforces the physical character, pattern, scale, massing and setbacks of

the area, maintains prevailing patterns of landscaped open space and makes best efforts to preserve and enhance existing private amenity space.

#### Official Plan Amendment No. 320

The Local Planning Appeals Tribunal issued an Order on December 7, 2018 to approve and bring into force OPA 320. The approved policies reflect the policies endorsed by Council at its meetings of June 26 to 29, 2018 and July 23 to 30, 2018 in response to mediation and settlement offers from OPA 320 Appellants.

OPA 320 was adopted as part of the Official Plan Five Year Review and contains new and revised policies on Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*. The approved amendments uphold the Plan's goals to protect and enhance existing neighbourhoods that are considered stable but not static, allow limited infill on underutilized *Apartment Neighbourhood* sites and help attain Tower Renewal Program goals.

In its Order that approves OPA 320, the LPAT found that the OPA 320 policies are consistent with the Provincial Policy Statement (2014) and conform with the Growth Plan for the Greater Golden Horseshoe (2017).

The lands remain subject to a site-specific appeal of OPA 320 and the OPA 320 policies are not in effect for these lands. Regarding the lands, the OPA 320 policies are relevant but not determinative in terms of the Official Plan policy framework.

#### **Built Form, Planned and Built Context**

The surrounding built form context is a mix of low-rise and high-rise apartment buildings. Staff have indicated some design changes necessary in order for the building to be of a scale that will fit within this established context and create an appropriate relationship to the existing building on site. Further review of the design of this proposal will be tested against the criteria found within the Townhouse and Low-Rise Apartment Guidelines and Avenues and Mid-Rise Buildings Study, including appropriate massing, design and separation distances.

The current building as proposed has an overall height of 25.5 metres and contains a mezzanine level, which technically classifies this building as a mid-rise building at 5-storeys. As a result, the applicable guidelines would be the Avenue and Mid-Rise Buildings Study, rather than the Townhouse & Low-Rise Apartment Guidelines. Staff have requested that the building be reduced in height and the mezzanine be eliminated in order to classify this building as a low-rise building. Staff are still evaluating the proposed separation distances of the proposed building to the existing 27-storey building and adjacent property lines.

The location of the proposed building removes the existing outdoor tennis court which is currently an amenity utilized by existing tenants of the 27-storey building. The adequacy and suitability of the amount, location and design of the proposed indoor and outdoor amenity spaces relative to the existing amenities and requirements is a concern to staff.

The applicant has been asked to explore opportunities to expand the existing indoor amenity space and improve the outdoor amenity areas with the intent of providing useable and meaningful spaces to suit the needs of all future and existing tenants.

The re-located area of the loading space is not desirable as the loading and garbage area is now proposed closer to Isabella Street, increasing its visibility and prominence from the public realm. Staff have requested that alternative loading arrangements be explored by the applicant and that detailed landscape plans and renderings be prepared in order for staff to analyze the relationship between the loading and Isabella Street.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The proposal involves the removal of City owned and privately owned trees. An Arborist Report and Tree Preservation Plan have been submitted with the application and have been reviewed by staff. Staff have requested additional information regarding the proposed tree removals, including a locate of all underground and aboveground utilities, details regarding the proposed continuous soil trenches and cross section landscape elevations. The owner will be required to submit an application to obtain necessary permits and submit a replanting plan for staff to review.

### **Housing**

A Housing Issues Report has been submitted as the application proposes to intensify an existing rental site and is subject to the requirements of Official Plan policy 3.2.1.5. Staff's review of the Housing Issues Report has identified the needed improvements to the existing rental building, which include bicycle parking and improved indoor and outdoor amenity areas. Additionally, as part of the application, Staff will be securing the tenure of existing rental units with affordable and mid-range rents.

### **Heritage Impact & Conservation**

The property is adjacent to four properties that are included on the City's Heritage Register at 17 Isabella Street, 34 Isabella Street, 38 Isabella Street and 42 Isabella Street (see Attachment 7: Heritage Register Map). The policies contained within section 3.1.5 of the Official Plan require development adjacent to heritage resources to ensure the integrity of the cultural heritage values and attributes are retained. A Heritage Impact Assessment (HIA) has been submitted with the application and is currently under review by staff to determine if the proposal will have an impact on the adjacent cultural heritage resources.

### **Infrastructure/Service Capacity**

The application has been deemed incomplete because a Hydro-geological Report has not been submitted. A Functional Servicing report and Transportation Impact Study were submitted with the Zoning By-law Amendment application and reviewed by staff. Further revisions and details are required in order for these studies to be accepted by Staff.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. The application is being reviewed by staff for compliance with the Tier 1 performance measures.

## **Other Matters**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

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Lynda H. Macdonald, MCIP, RPP, OALA  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal in Context – Northeast  
Attachment 2: 3D Model of Proposal in Context – Southeast  
Attachment 3: Site Plan  
Attachment 4: Ground Floor Plan  
Attachment 5: Zoning  
Attachment 6: Official Plan  
Attachment 7: Heritage Register Map

**Attachment 1: 3D Model of Proposal in Context - Northeast**

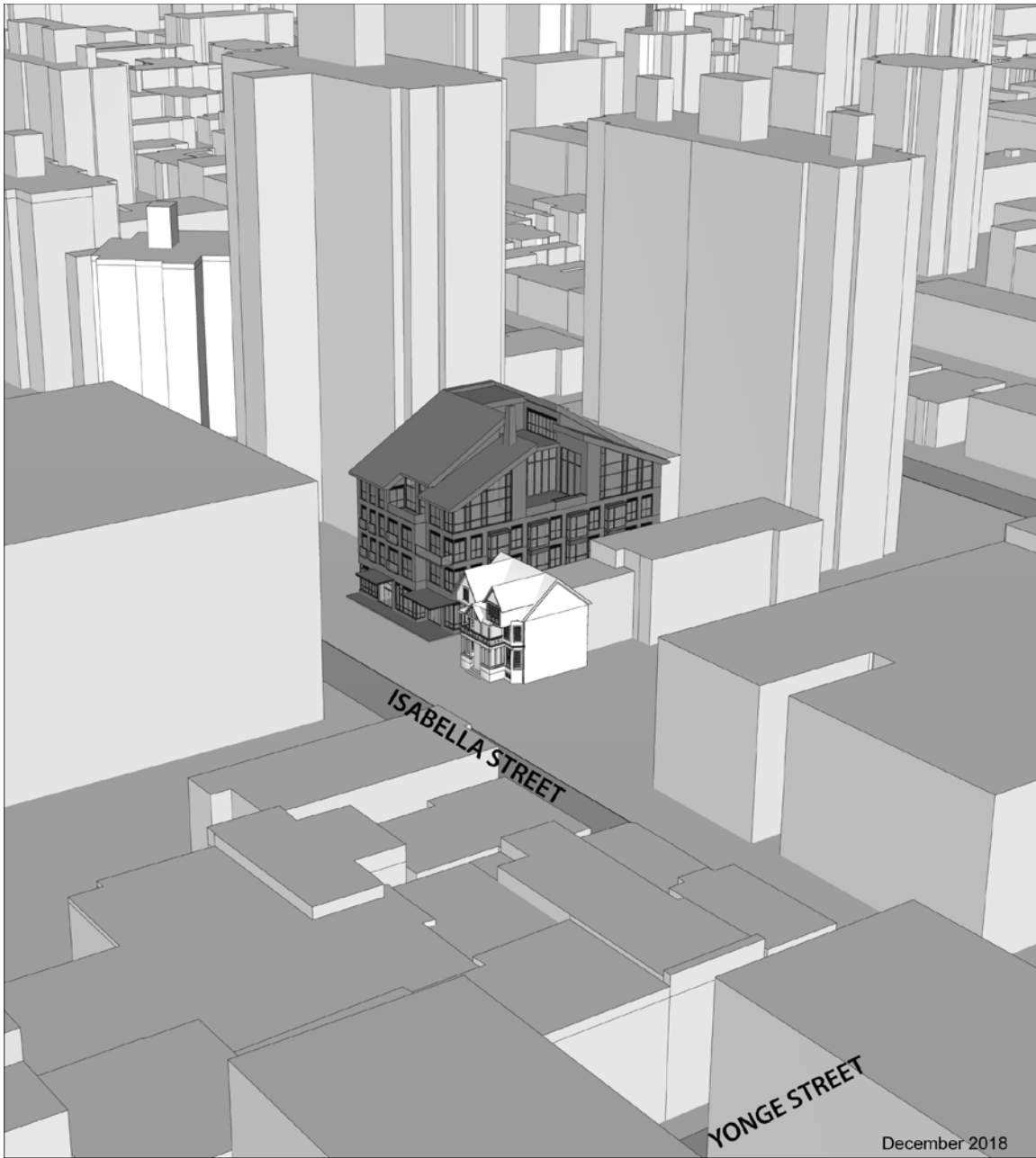


**View of Applicant's Proposal Looking Northeast**





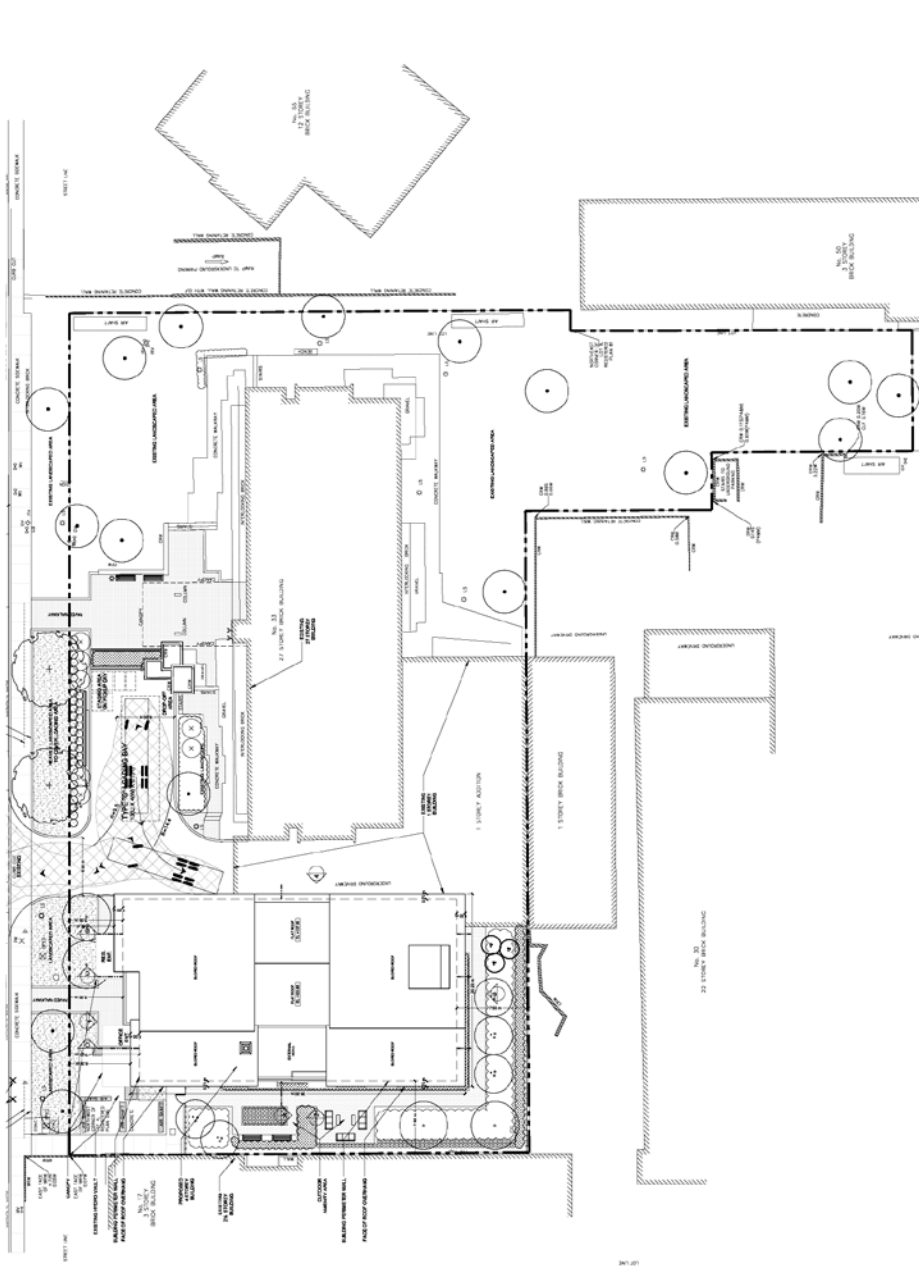
**Attachment 2: 3D Model of Proposal in Context – Southeast**



December 2018

**View of Applicant's Proposal Looking Southeast** 

# Attachment 3: Site Plan

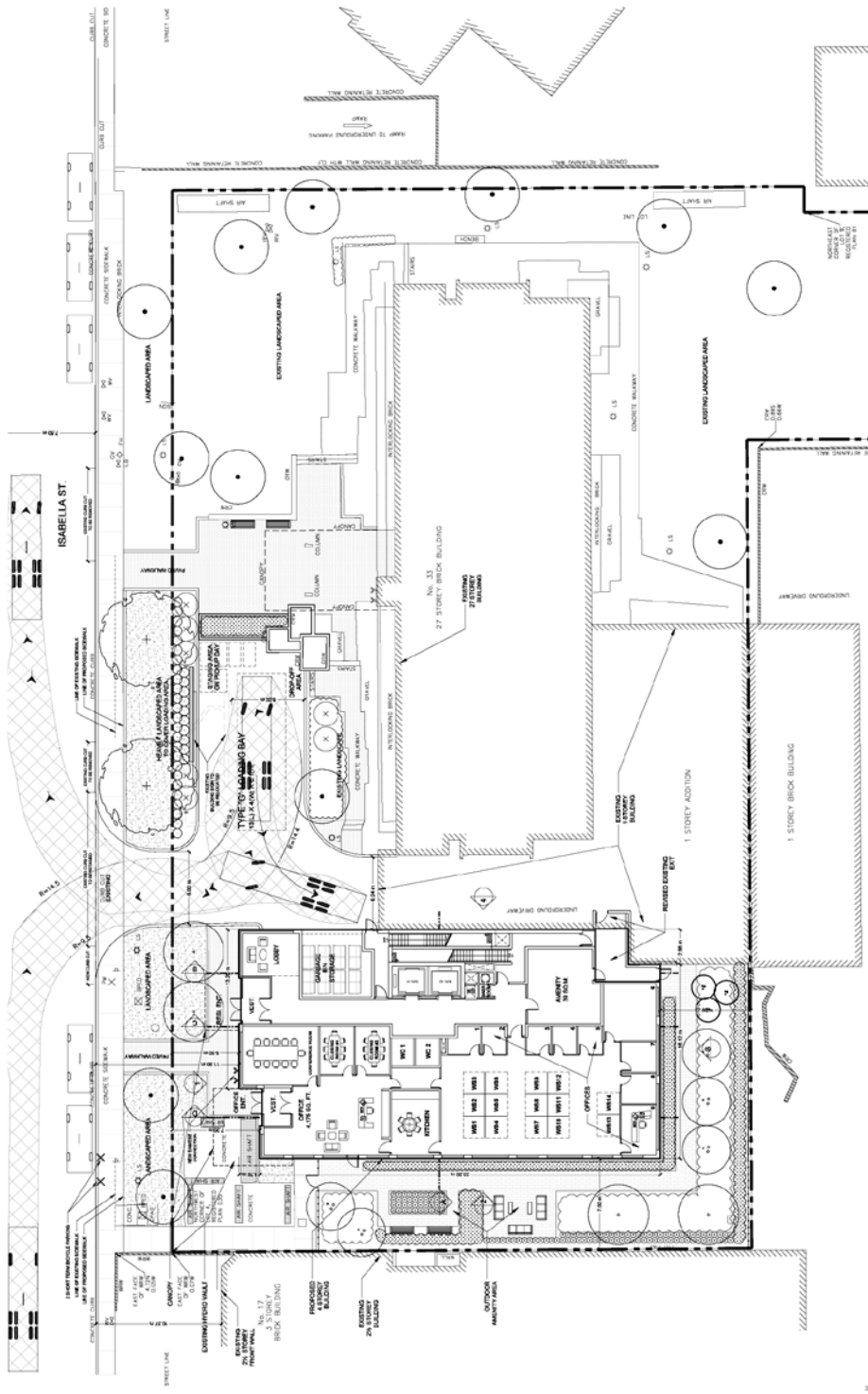


33 Isabella Street

File # 18 195494 STE 27 0Z

Site Plan  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/06/2018

# Attachment 4: Ground Floor Plan



33 Isabella Street

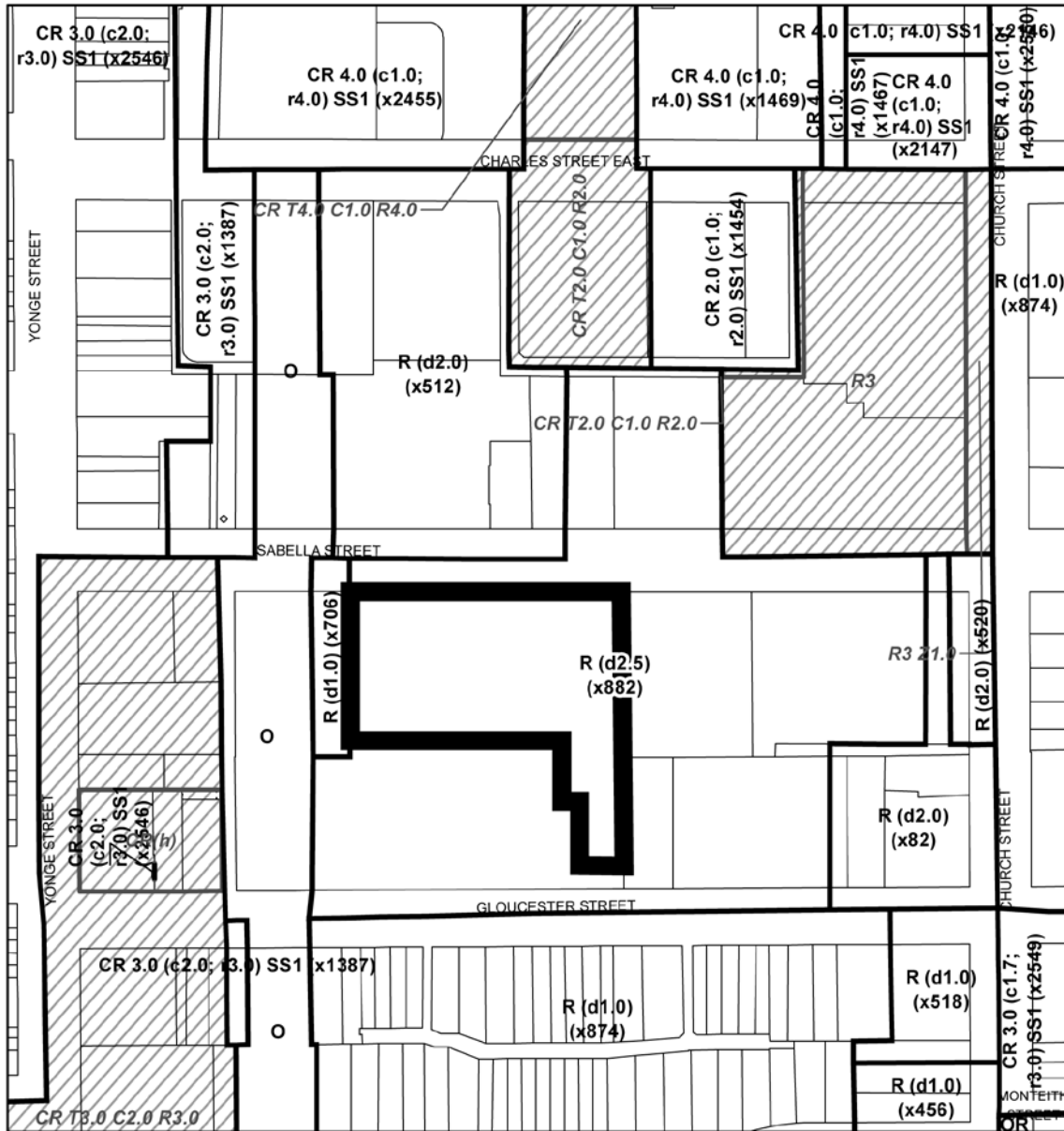
Ground Floor Plan

Applicant's Submitted Drawing

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File # 18 195494 STE 27 0Z

## Attachment 5: Zoning



**Zoning By-law 569-2013**

**33 Isabella Street**

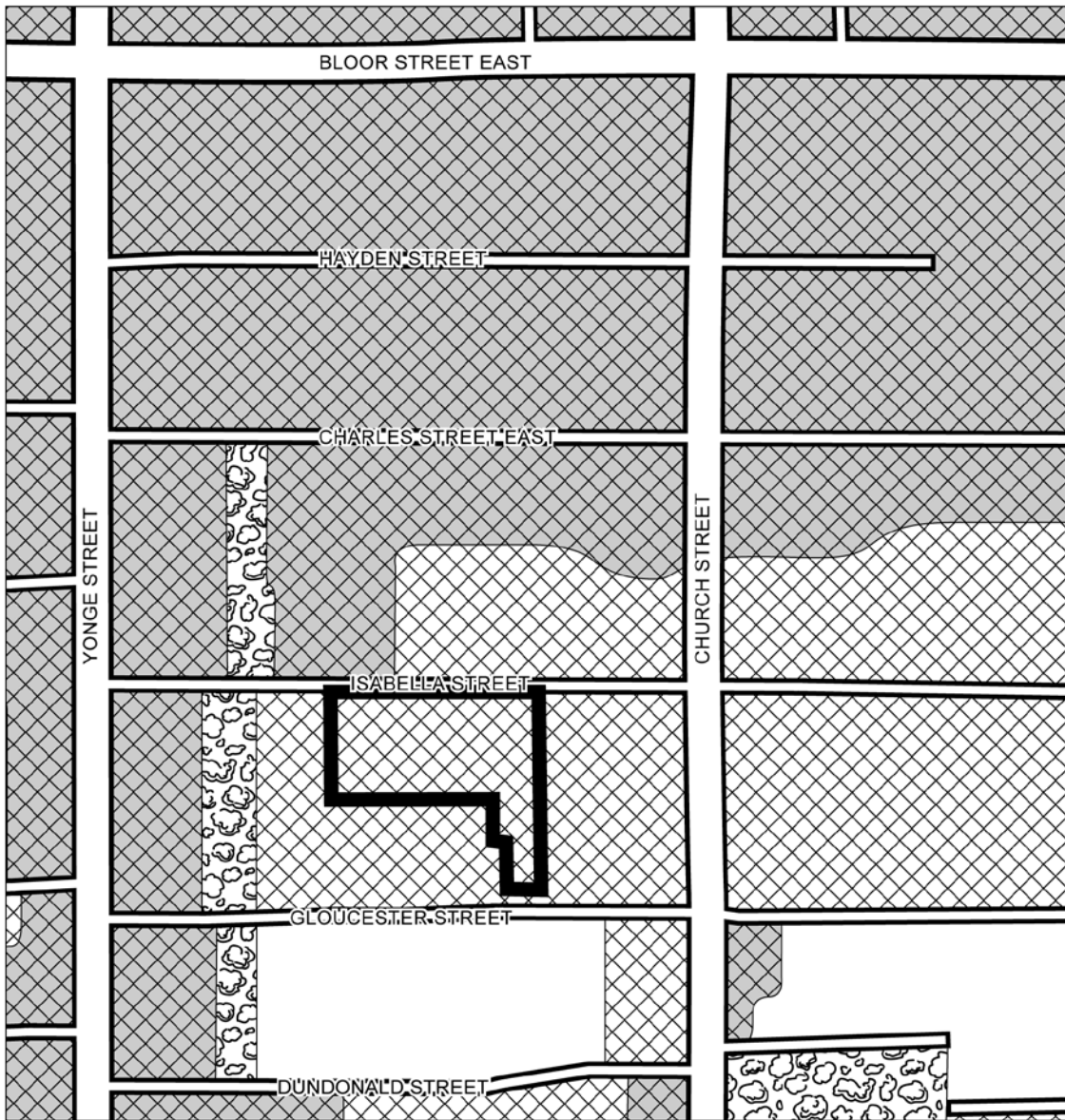
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- Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation

- See Former City of Toronto By-Law No. 438-86
- R3** Residential District
- CR** Mixed-Use District

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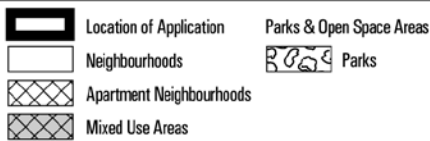
## Attachment 6: Official Plan



### Official Plan Land Use Map #18

**33 Isabella Street**

File # 18 195494 STE 27 0Z



  
 Not to Scale  
 11/06/2018

### Attachment 7: Heritage Register Map

