

## **33 Isabella Street – Zoning By-law Amendment Application – Supplementary Report**

Date: June 30, 2020

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Wards: Ward 13 - Toronto Centre

**Planning Application Number: 18 195494 STE 27 OZ**

### **SUMMARY**

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The Final Report for this application dated February 24, 2020 was deferred (Item 14.9 TEY) at the March 12, 2020 Toronto and East York Community Council meeting at the recommendation of City Planning and the City Clerk's Office. The deferral was requested so that the owners at the adjacent property, 30 Gloucester Street, received sufficient notice.

This Supplementary Report provides additional details on the draft zoning by-law amendment as it specifically relates to the 30 Gloucester Street site; in addition it reviews the application for consistency with the new Provincial Policy Statement (PPS) 2020.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council receive this supplementary report for information purposes.

### **DECISION HISTORY**

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At its meeting on March 12, 2020, City Planning recommended Toronto and East York Community Council defer their decision on the Zoning By-law Amendment Application for 33 Isabella Street until a revised public notice has been provided to the property owners at 30 Gloucester Street, whose lands will be affected by an amendment to the prevailing site-specific By-laws 188-68 and 310-69.

Toronto and East York Community Council deferred the public meeting for item TE14.9, 33 Isabella Street - Zoning By-law Amendment Application - Final Report, dated February 24, 2020. The Final Report recommends approval of a 4-storey mixed use building.

## COMMENTS

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### **Provincial Policy Statement (2020)**

On May 1, 2020 the new PPS 2020 came into effect. Section 3 of the *Planning Act* requires that all decisions of a municipality in respect of the exercise of any authority that affects a planning matter must now be consistent with the PPS 2020. At the time the Final Report (dated February 24, 2020) was written the application was reviewed by City Planning for consistency with the PPS 2014 and recommendations by City Planning to Toronto East York Community Council were made on that basis.

The proposed development is consistent with the PPS (2020) as it provides intensification and redevelopment at an appropriate location which supports the use of transit, promotes active transportation through the provisions of new bicycle infrastructure, offers a mix of land uses including both office and residential, and is a well-designed built form that creates a sense of place.

### **Zoning**

The site is subject to site-specific By-laws 188-68 and 310-69 (amendments to the former City of Toronto Zoning By-law 20623) which created a consolidated site for the development of the two-apartment building complexes at 33 Isabella Street and 30 Gloucester Street. The site-specific by-laws identify the heights, setbacks, density, landscaping, and parking requirements for the two combined sites.

The proposed draft zoning by-law amends site-specific By-laws 188-68 and 310-69 in sections (w) through (AA) in Attachment 7 of the Final Report. Provision (y) specifically protects the existing uses and permissions of the 30 Gloucester Street property.

### **Site Plan Control**

The proposed development is subject to Site Plan Control. A Site Plan Application was submitted on March 9, 2020 and is under review.

## CONCLUSION

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The proponent at 33 Isabella Street notified the owners at the neighbouring 30 Gloucester Street property of the rezoning application by sending the draft zoning by-law amendments to the Board Chairperson at 30 Gloucester Street; the by-laws were subsequently circulated to the owners of the co-operative. The Chairperson confirmed with City Planning that the by-laws were received by the members of the co-operative and acknowledged that the members were aware that the rezoning application for 33

Isabella Street would be brought to the July 16, 2020 Toronto and East York Community Council Meeting. Statutory notice of the Public Meeting will also be provided by the City Clerk's Office to the residents of the neighbouring properties. City Planning is satisfied with the notice provided to the owners of the 30 Gloucester Street property.

## **CONTACT**

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Megan Rolph, Planner  
Tel. No. (416) 392-3479  
E-mail: Megan.Rolph@toronto.ca

## **SIGNATURE**

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