

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

Date: July 14, 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

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.

A Supplementary Report, dated June 30, 2020, provided additional technical details on the draft zoning by-law amendment as it specifically relates to the 30 Gloucester Street site; in addition, it reviewed the application for consistency with the new Provincial Policy Statement (PPS) 2020.

Due to recent revisions to the draft zoning by-law amendment, a revised Supplementary Report was required. In the Zoning section of the Supplementary Report (dated June 30, 2020), references were made to specific provisions in the draft zoning by-law amendment. The alpha designations of those provisions have changed and therefore the Zoning section of the Report required updating. The intent of the site-specific by-law amendments that were described in the previous Report have been maintained.

RECOMMENDATIONS

The City Planning Division recommends that:

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

FINANCIAL IMPACT

City Planning confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

COMMENTS

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.

This revised Supplementary Report corrects the references made in the June 30, 2020 Report that identified specific provisions in the draft zoning by-law amendment. The intent of the the amendments to the By-law has been maintained, only the alpha designation of the provisions have been revised.

The amendments to site-specific By-laws 188-68 and 310-69 can be found in provisions (v) through (x) in the draft zoning by-law amendment (Attachment 7). Provision (x) specifically protects the existing uses and permissions of the 30 Gloucester Street property.

CONCLUSION

This revised Supplementary Report corrects the alpha designations that were previously referenced in the Zoning section of the Supplementary Report, dated June 30, 2020.

CONTACT

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SIGNATURE

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