

## **88 Isabella Street – Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report - Approval**

Date: June 6, 2023  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Wards: 13 - Toronto Centre

**Planning Application Number:** 22 138557 STE 13 OZ and 22 138559 STE 13 RH

### **SUMMARY**

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This report reviews and recommends approval of the applications to amend the Zoning By-law and permit the demolition of an existing 14-storey residential rental apartment building containing 82 rental units at 88 Isabella Street. The proposed redevelopment of the site includes a 209-metre (62-storey including the mechanical penthouse) residential building, containing 720 dwelling units (including 82 replacement rental dwelling units).

The proposal also includes a Tenant Relocation and Assistance Plan that addresses the right for existing tenants to return to a replacement rental dwelling unit at similar rent and financial compensation to mitigate hardship.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 88 Isabella Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve the Rental Housing Demolition Application File No. 22 138559 STE 13 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of 82 existing rental dwelling units located at 88 Isabella Street, subject to the following conditions:

a) The owner shall provide and maintain 82 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The replacement rental dwelling units shall collectively have a total gross floor area of at least 4,139 square metres and be comprised of 16 studio units, 65 one-bedroom units, and 1 two-bedroom unit as generally illustrated in the plans submitted to the City Planning Division dated May 3, 2023. Any revisions to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b) The owner shall replace the 82 existing rental units occupied by Eligible Tenants, as of the date of this report, with 82 replacement rental dwelling units having at least the same average unit size by unit type as the demolished rental dwelling units.

c) The owner shall, as part of the 82 replacement rental dwelling units required in Recommendation 3.a above, provide at least 5 studio units at affordable rents, defined as gross monthly rent no greater than one times the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation and 11 studio units, 65 one-bedroom units and 1 two-bedroom unit at mid-range rents, defined as gross monthly rent that exceeds Affordable Rent but is no greater than 1.5 times the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation, all for a period of at least 10 years beginning from the date of first occupancy of each unit;

d). The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the 82 existing rental units proposed to be demolished at 88 Isabella Street, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents and other assistance to mitigate hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning;

e). The owner shall provide tenants of all 82 replacement rental dwelling units with access to, and use of all indoor and outdoor amenities in the proposed development, at no extra charge, with the same access and on the same terms and conditions as any other resident of the proposed development, without the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings;

f) The owner shall provide ensuite laundry in each replacement rental dwelling unit at no additional cost to tenants;

g) The owner shall provide central air conditioning in each replacement rental dwelling unit at no additional cost to tenants;

h) The owner shall provide and make available the same number of vehicle parking spaces to tenants of the replacement rental dwelling units as were previously leased by eligible tenants in the existing building. Such parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, and at similar monthly parking charges that such tenants previously paid. The remaining vehicle parking spaces shall be made available to tenants of the replacement rental units on the same terms and conditions as any other resident of the development;

i) The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development unless otherwise required by the Tenant Relocation and Assistance Plan;

j) The owner shall provide and make available the same number of storage lockers to tenants of the replacement rental dwelling units as were previously leased by eligible tenants in the existing building. Such storage lockers shall be made available firstly to returning tenants who previously rented a storage locker, and at similar monthly charges that such tenants previously paid. The remaining storage lockers shall be made available to tenants of the replacement rental units on the same terms and conditions as any other resident of the development;

k) The replacement rental dwelling units required in recommendation 3.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning;

l). The owner shall enter into, and register on title to the lands at 88 Isabella Street, one or more agreement(s), to secure the conditions outlined in Recommendations 3.a. through 3.k. above, including an agreement pursuant to Section 111 of the City of Toronto Act, 2006, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

4. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the 82 existing rental dwelling units located at 88 Isabella Street after all the following have occurred:

a) All conditions in Recommendation 3 above have been fully satisfied or secured;

b) The Zoning By-law Amendment has come into full force and effect;

c) The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning Division or their designate, pursuant to Section 114 of the City of Toronto Act, 2006 or as otherwise authorized by the Chief Planner and Executive Director, City Planning;

d) The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and

e) The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

5. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 4 above.

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 88 Isabella Street after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 4 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

a) The owner removes all debris and rubble from the site immediately after demolition;

b) The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

c) The owner erects the proposed building on the site no later than 4 years from the date on which the demolition of the existing rental dwelling units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning; and,

d) Should the owner fail to complete the proposed building within the time specified in Recommendation 6.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

7. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 agreement and other related agreements.

8. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:

a) Submit to the Chief Engineer and Executive Director of Engineering and Construction Services for review and acceptance, a Functional Servicing Report

to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development;

b) Make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services.

## FINANCIAL IMPACT

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

## THE SITE

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**Description:** The site is located on the north side of Isabella Street approximately 40 metres east of Church Street. The site is generally flat and rectangular with an area of approximately 2,071 square metres and a frontage of 43 metres on Isabella Street and a depth of 48 metres.

**Existing Use and Rental Dwelling Units:** The existing 14-storey building at 88 Isabella Street, which is proposed to be demolished, contains a total of 82 rental dwelling units. The existing rental dwelling units have the following unit mix and rent levels:

Unit Type	Affordable Rent	Mid-Range Rent	Total
Studio	5	11	16
One-Bedroom	-	65	65
Two-Bedroom	-	1	1
<b>Total</b>	<b>5</b>	<b>77</b>	<b>82</b>

At the time of this report, 65 of the existing rental dwelling units proposed to be demolished are occupied by tenants eligible for tenant assistance and 17 existing rental dwelling units are vacant. Seventeen eligible tenants rent a parking space and one eligible tenant rents a storage locker, all for additional charges.

## THE APPLICATION

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**Description:** Demolition of an existing 14-storey residential apartment building containing 82 rental dwelling units and redevelopment of the site with a 209-metre (62-storey including the mechanical penthouse) residential building containing 720 dwelling units.

**Density:** 21.2 times the area of the lot.

**Dwelling Units:** The proposal includes a total of 720 dwelling units, comprised of 82 replacement rental dwelling units and 638 new residential dwelling units.

The proposed unit breakdown for the new building consists of 44 studio (7%), 339 one-bedroom (53%), 191 two-bedroom (30%), and 64 three-bedroom (10%) units.

**Rental Replacement:** The 82 replacement rental dwelling units represent a full replacement of the existing rental gross floor area.

The replacement rental dwelling units for the 65 eligible tenancies will be of the same type, and a similar size, by unit type, as the existing units. All other replacement rental dwelling units may be smaller in size than the existing rental dwelling units, by unit type, provided they are at least the same average size, by unit type, as the market units in the proposed development, and provided that at least 4,139 meters of replacement rental gross floor area is provided.

The 82 existing rental dwelling units will be replaced with 82 replacement rental dwelling units of the same affordability level as the existing units were at the time of application (5 affordable units and 77 mid-range units). The breakdown of replacement rental unit types and range of affordability is provided in the chart below:

Unit Type	Minimum Number of Affordable Rental Units	Maximum Number of Mid-Range Rental Units	Total
Studio	5	11	16
One-Bedroom	-	65	65
Two-Bedroom	-	1	1
Three-Bedroom	-	-	0
<b>Total</b>	<b>5</b>	<b>77</b>	<b>82</b>

All replacement rental dwelling units will be provided with ensuite laundry facilities, central air conditioning. All tenants of the replacement rental dwelling units will have access to bicycle parking and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the proposed development.

At least 78 of the replacement rental dwelling units will have access to a private balcony or terrace. Tenants, who currently rent a parking space and/or storage locker in the existing building will have an opportunity to rent a parking space and/or storage locker at a cost similar to what they pay now.

### **Tenant Assistance**

A Tenant Relocation and Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to mitigate hardship will be provided to all eligible tenants residing in the existing rental dwelling units.

In accordance with the Tenant Relocation and Assistance Plan shared with tenants at the tenant meeting on April 4, 2023, all eligible tenants will receive the following:

- at least six months' notice of the date that they must vacate their rental unit;
- the right to return to a rental replacement unit of the same type at similar rent;
- financial compensation equal to three months' rent or an alternative unit acceptable to the tenant, as required under the Residential Tenancies Act, 2006 when a tenant receives a notice of termination to terminate their tenancy for the purposes of demolition;
- additional financial compensation in the form of a rent gap payment, where the rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average rent for vacant private rental apartments by unit type in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) Zone 1 – Toronto Centre, which encompasses the development site, over a 36-month period. The CMHC rents would be indexed upwardly to better reflect current market conditions. The rent gap payments would assist tenants in transitioning to market rents and be paid out to each eligible tenant in a lump sum on the date they provide vacant possession of their existing rental unit;
- move-out and move-back moving allowances;
- a rental leasing agent available upon request to assist tenants with finding interim accommodation; and
- additional compensation and assistance for special needs tenants, with the final determination by the Chief Planner and Executive Director, City Planning.

**Amenity Space:** 3.2 square metres per unit of combined indoor and outdoor amenity space (2,282 square metres).

**Parking, Loading and Access:** 9 vehicular parking spaces for visitors, 91 vehicular parking spaces for building residents, one Type C loading space, one Type G loading space, and 720 bicycle parking spaces (648 long-term, and 72 short-term).

**Additional Information:** See Attachment 1 to this report for the location map, Attachment 2 for the application data sheet, Attachment 6 for the site plan, Attachments 7-8 for three-dimensional representations of the proposal in context, and Attachments 9-12 for elevations. Detailed project information, including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/88IsabellaSt](http://www.toronto.ca/88IsabellaSt).

**Reasons for the Applications:** A Zoning By-law amendment is required to vary performance standards, including maximum building height, maximum gross floor area, the provision of amenity space, and bicycle parking spaces and dimensions.

This application involves the demolition of rental housing. Since the development site contains 6 or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant to obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

On April 28, 2022, a Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code was submitted for 88 Isabella Street to demolish 82 existing rental dwelling units.

## **POLICY CONSIDERATIONS**

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**Provincial Land-Use Policies:** All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, and shall conform to provincial plans.

**Official Plan:** The site is designated as Apartment Neighbourhoods, which are areas made up of apartment buildings and can include small-scale retail, service and office uses that serve the needs of area residents. Development in Apartment Neighbourhoods may also include the redevelopment of underutilized sites. See Attachment 3 of this report for the Official Plan Land Use Map.

**Rental Replacement:** Official Plan Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size, and type of rental units as currently exist on the site and maintain rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right for tenants to return to the replacement rental dwelling units at similar rents and other assistance to mitigate hardship.

**Downtown Plan:** The site is located within the boundaries regulated by the Downtown Secondary Plan.

**Zoning:** The site is zoned R (d1.0) (x874) in City of Toronto Zoning By-law 569-2013, with a height limit of 30 metres and a density of 1 times the area of the lot. See Attachment 4 of this report for the Zoning By-law Map.



## Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Buildings Design Guidelines;
- Downtown Tall Buildings: Vision and Supplementary Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities; and,
- Pet Friendly Design Guidelines for High Density Communities.

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

## Toronto Green Standard

The Toronto Green Standard (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 TGS. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

## COMMUNITY CONSULTATION

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A virtual community consultation meeting was hosted by City Planning staff on February 2, 2023. Approximately 64 people participated, as well as the Ward Councillor. Following a presentation by City Planning staff and the applicant, the following comments and issues were raised:

- Concern over the demolition of 82 rental dwelling units, the proposed rental replacement, the term of affordability, and appropriate tenant assistance;
- Lack of available purpose-built rentals in the neighbourhood for displaced tenants to occupy during construction;
- Rental replacement unit layouts and reduced size of balconies and windows in the new development;
- Uncertainty for timing of construction and potential impacts on timelines for tenant relocation;
- Concerns regarding the height and density of the proposed building and impacts on shadowing, wind conditions, access to sunlight and sky view, and access to community services;
- Traffic impacts, appropriate provision of off-street parking, and potential reduction in usability of Al Sparrow Lane for neighbours;
- The impact of construction on adjacent residents in terms of noise, debris, and dust; and
- Potential for new development to reduce affordability in neighbourhood.

Following the Community Consultation Meeting, City Planning staff corresponded with the tenants and surrounding property owners and residents who raised similar issues

regarding traffic impacts, height and density, neighbourhood character, and impacts on sunlight and sky view.

## **Tenant Consultation**

On April 4, 2023, staff held a tenant consultation meeting with impacted tenants to provide an overview of the City's housing policies, the impact of the rental demolition proposal on tenants, and the proposed tenant relocation assistance plan as outlined above. The meeting was held in person and attended by 22 tenants, City Staff, and the applicant.

Tenants raised concerns about the rent gap compensation, the layouts of the proposed rental replacement units, the size of the two-bedroom replacement unit, security issues in the building, and the quality of consultation throughout the rental housing demolition application process. Tenants also asked questions related to the project timeline, eligibility requirements for the proposed tenant relocation and assistance plan, and additional opportunities for tenants to voice their opinion before a decision is made.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to review submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. These submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Land-Use Policies**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement, and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

### **Rental Demolition and Replacement**

In accordance with Official Plan policy 3.2.1.6, all 82 existing rental units will be replaced in the new development with new units of the same type and of similar size. The applicant has agreed to provide and maintain the 82 replacement rental dwelling units within the proposed development for at least 20 years, beginning on the date that each replacement rental dwelling unit is first occupied.

To address a tenant concern regarding the size of the two-bedroom replacement unit, the applicant professionally surveyed the existing two-bedroom unit and has proposed an updated two-bedroom replacement unit that exceeds the existing unit's size.

The applicant has confirmed that tenants of the existing rental units would reserve the right to return to a replacement rental unit at similar rent. Tenants who return to the replacement rental units would be protected by the provincial rent increase Guideline, irrespective of whether such Guideline applied to the units, until their tenancies end. Rents for replacement rental units without returning tenants would not exceed the City's affordable or mid-range rent thresholds for a period of at least 10 years.

The replacement rental units would be located on the mezzanine and levels 2 to 6 of the podium of the new building. All replacement rental dwelling units will be provided with ensuite laundry facilities, central air conditioning, and at least 77 replacement rental dwelling units will have access to a private balcony and/or patio.

Tenants of the replacement rental dwelling units will have access to bicycle parking and all indoor and outdoor amenities, at no extra charge, on the same terms and conditions as any other resident of the building. The same number of parking spaces and storage lockers that are leased by eligible tenants in the existing building will be replaced and made available for tenants of the replacement rental units.

The Tenant Relocation and Assistance Plan is consistent with the City's current practices. Staff are satisfied with the proposed approach to replacing demolished rental units, and with the proposed Tenant Relocation and Assistance Plan. The replacement housing and tenant assistance matters will be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

### **Unit Mix**

The proposed unit breakdown for the new building consists of 44 studio (7%), 339 one-bedroom (53%), 191 two-bedroom (30%), and 64 three-bedroom (10%) units.

City Planning staff are satisfied that the proposal meets the unit mix requirement in the Downtown Secondary Plan, namely that the new development will include:

- a minimum of 15 per cent of the total number of units as two-bedroom units;
- a minimum of 10 per cent of the total number of units as three-bedroom units;
- and
- an additional 15 per cent of the total number of units will be a combination of two-bedroom and three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures.

### **Land Use**

The proposed residential use is acceptable and conforms to the applicable policies of the Official Plan and Downtown Plan. The proposed development meets the development criteria for new development in Apartment Neighbourhoods.

## **Built Form**

Planning staff are satisfied that the proposed building conforms with the applicable policies of the Official Plan and Downtown Secondary Plan and meets the intent of the Tall Building Guidelines with respect to built form and massing.

The proposed base building is consistent with the height and massing of buildings fronting onto Isabella Street in the same block with a height of 23.45 metres (6 storeys). The base building is set back of 4.5 metres to the south lot line fronting Isabella Street, providing for a deep landscaped setback consistent with the existing landscaped setbacks on the block. The building base has been lined with indoor and outdoor amenity space facing the street to promote a safe and animated public realm.

Levels 7 and 8 above the base building are stepped back with a 3-metre reveal from the Isabella frontage to reinforce a pedestrian scale and allow the base building to be the primary defining element for the site and adjacent public realm. Above level 8, the tower element is stepped back 1-metre above the base building fronting on Isabella Street to provide some separation between the tower and base building.

The tower element has a typical floorplate of 785 square metres, which is consistent with the existing and planned context. The visual impact of the tower is reduced by not including balconies on the north or south elevations. The proposed tower is set back approximately 5.5 metres from the front lot line facing Isabella Street, 11.8 metres from the centre line of Al Sparrow Lane, 10 metres from the centre line of the lane to the rear, and 12.5 metres from the property line to the east. The proposed tower setbacks meet the intent of the Tall Building Guidelines allowing for appropriate tower separation from adjacent sites..

The proposed building height of 209 metres (62-storeys including mechanical penthouse) is compatible with the existing and planned context which includes a 49-storey building at 101 Charles Street and approved 56-storey building at 625 Church Street. The building provides adequate separation distance to transition appropriately to lower scale development in the surrounding context.

## **Public Realm**

The proposal conforms with the applicable public realm policies of the Official Plan and Downtown Plan. The base building is set back 4.5 metres from the property line on the Isabella Street frontage, 6.3 metres from the property line fronting onto Al Sparrow Lane and 12 metres from the east property line. The proposed landscaped setbacks on the east and south sides of the building that are consistent with the prevailing pattern of landscaped setbacks on properties fronting onto Isabella Street on the block. Indoor and outdoor amenity spaces line the building on the east, south, and west, providing active uses that animate the public realm.

Parking and loading access and back of house activities, such as garbage storage, are located at the rear of the building and away from the public realm allowing for new landscaping and amenity space along the south and west sides of the building, including the provision of new tree planting fronting onto Isabella Street and Al Sparrow Lane.

### **Privately Owned Publicly-Accessible Space**

The applicant is proposing to provide a 207 square metre Privately Owned Publicly-Accessible Space (POPS) on the south east corner of the site, which would provide opportunities for an enhanced public realm. The POPS and its final design will be secured through the Site Plan Control approval process.

### **Parkland**

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is to satisfy the parkland dedication requirement through a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above-grade building permit.

### **Shadow Impact**

City Planning staff find that the shadows that would be generated by the proposed development are acceptable. The applicant-submitted shadow studies showing the extent of the shadow from the proposed building on the spring and fall equinoxes (March 21 and September 21) and the summer solstice (June 21). The proposed building will not cast shadows on sun protected parks, open spaces, or Neighbourhoods, and will cast limited shadows on the adjacent public realm.

### **Wind**

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that, with recommendation mitigation measures, all areas at grade and in outdoor amenity areas will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous. Mitigation measures will be secured through the Site Plan Control approval process.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

### **Traffic Impact, Access, Parking**

The development is proposed to include 100 vehicular parking spaces, located on three levels of underground parking. The provided parking includes 91 spaces that would be available for residents and 9 spaces for visitors. The application includes 1 Type G

loading space and 1 Type C loading space. Parking and loading are proposed to be internal to the site and would be accessed through the rear of the building off of Al Sparrow Lane.

A total of 720 bicycle parking spaces are proposed comprising 72 short-term bicycle parking spaces and 648 long-term bicycle parking spaces. Bicycle parking spaces will primarily be located on the first level of below grade parking, with the exception of a minimum of 7 short-term bicycle parking spaces that will be provided at grade at the exterior of the building.

The proposed bicycle parking spaces and loading space meet Zoning By-law requirements.

Transportation Services staff have reviewed the Urban Transportation Considerations Report and are satisfied with its conclusions.

Additional comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply (including ingress/egress provided thereto), and requirements for electric vehicle infrastructure would be provided through the Site Plan Control review process.

### **Servicing**

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and require the Functional Servicing and Stormwater Management Report to be revised and submitted to the City for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to the enactment of the Bill.

### **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, local schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

### **Toronto Green Standard**

The Toronto Green Standard (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 applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

## **CONTACT**

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## **SIGNATURE**

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Oren Tamir, Acting Director  
Community Planning, Toronto and East York District

## **ATTACHMENTS**

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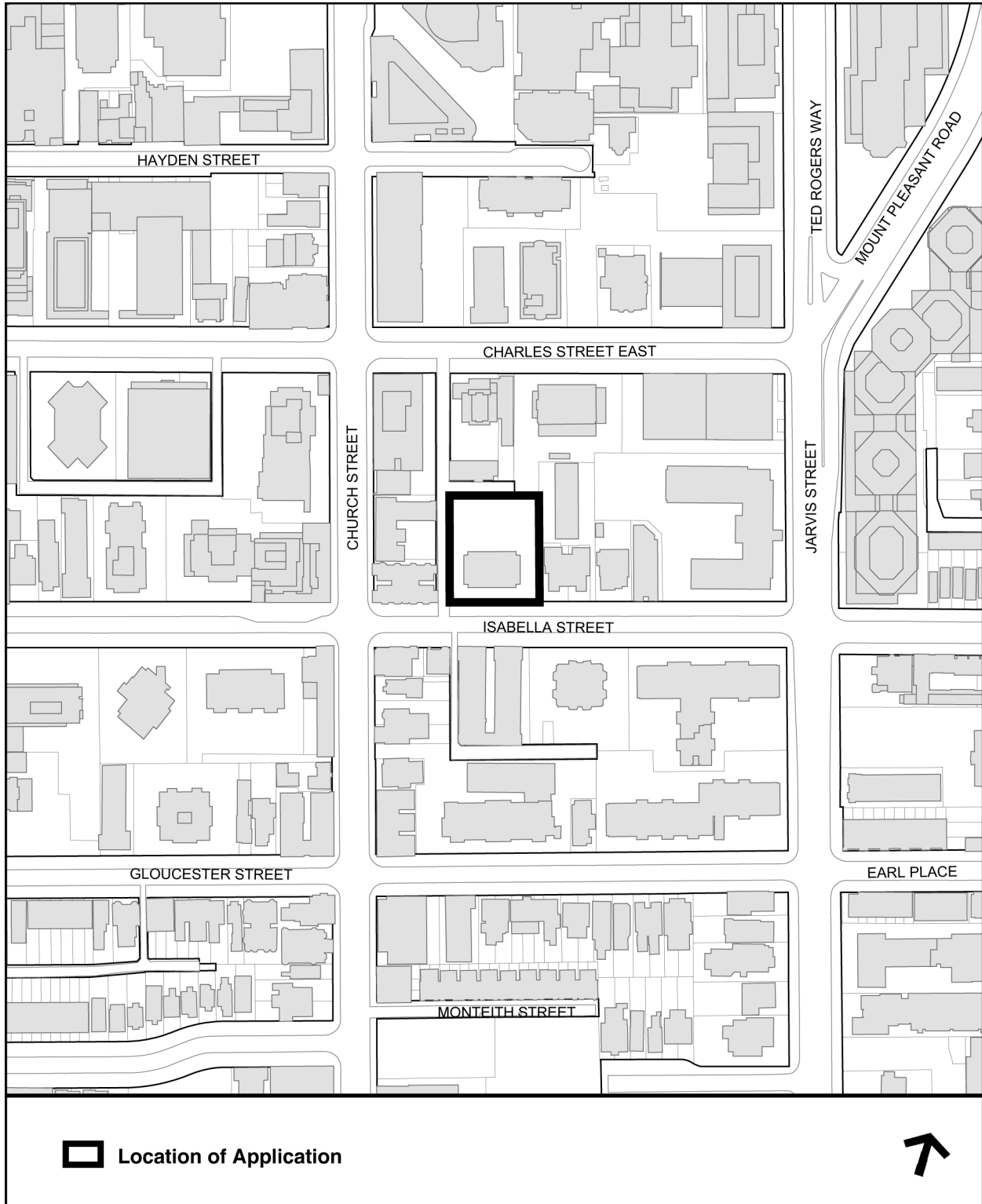
### **City of Toronto Data/Drawings**

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: 3D Model of Proposal in Context - Northeast
- Attachment 8: 3D Model of Proposal in Context - Southwest
- Attachment 9: East Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: North Elevation

Attachment 1: Location Map





## Attachment 2: Application Data Sheet

**Municipal Address:** 88 Isabella Street      **Date Received:** April 28, 2022  
**Application Number:** 22 138557 STE 13 OZ  
**Application Type:** Rezoning  
**Project Description:** A 209-metre (62-storey, including the mechanical penthouse) residential building, containing 720 dwelling units (including 82 replacement rental dwelling units).

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
88 Isabella Limited Partnership, c/o Caitlin Elliott		Diamond Schmitt	3414493 CANADA INC

### EXISTING PLANNING CONTROLS

<b>Official Plan Designation:</b>	Apartment Neighbourhoods	Site Specific Provision:	N
<b>Zoning:</b>	R (d1.0) (x874)	Heritage Designation:	N
Height Limit (m):	30	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	2,071	Frontage (m):	35 (Isabella Street)	Depth (m):	66 Al Sparrow Lane
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			633	<b>633</b>
Residential GFA (sq m):			43,899	<b>43,899</b>
Non-Residential GFA (sq m):			0	<b>0</b>
<b>Total GFA (sq m):</b>			<b>43,899</b>	<b>43,899</b>
Height - Storeys:			62	<b>62</b>
Height - Metres:			209	<b>209</b>

Lot Coverage Ratio (%):	53.5%	Floor Space Index:	21.2
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<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	43,899	
Retail GFA:		
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			82	82
Freehold:				
Condominium:			638	638
Other:				
<b>Total Units:</b>			<b>720</b>	<b>720</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		44	339	191	64
<b>Total Units:</b>		<b>44</b>	<b>339</b>	<b>191</b>	<b>64</b>

**Parking and Loading**

Parking Spaces:	100	Bicycle Parking Spaces:	720	Loading Docks:	1 (Type G) and 1 Type C
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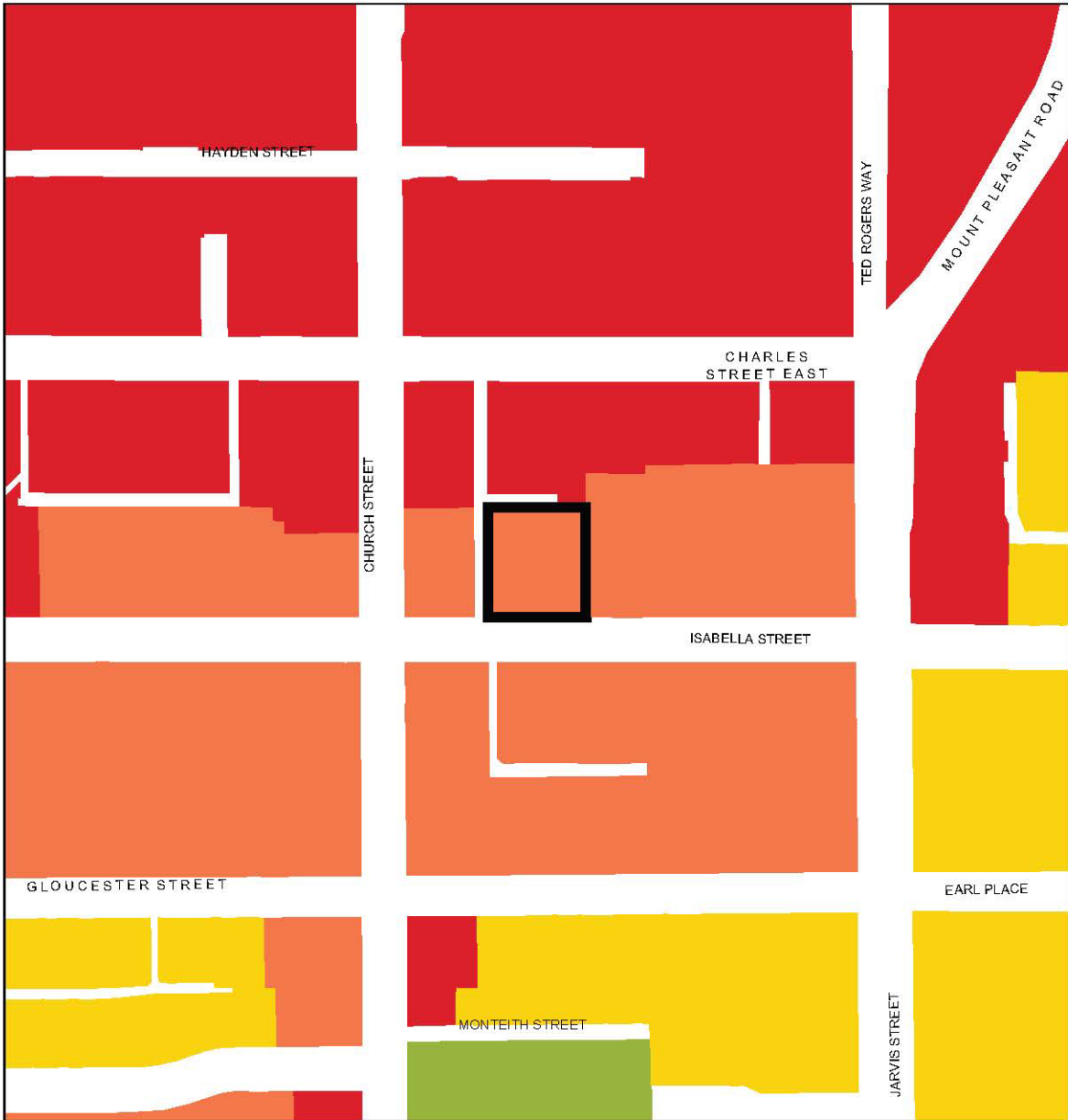
**CONTACT:**

Abraham Plunkett-Latimer, Planner

Tel. No. 416-397-1942

E-mail [abraham.plunkett-latimer@toronto.ca](mailto:abraham.plunkett-latimer@toronto.ca)

Attachment 3: Official Plan Land Use Map



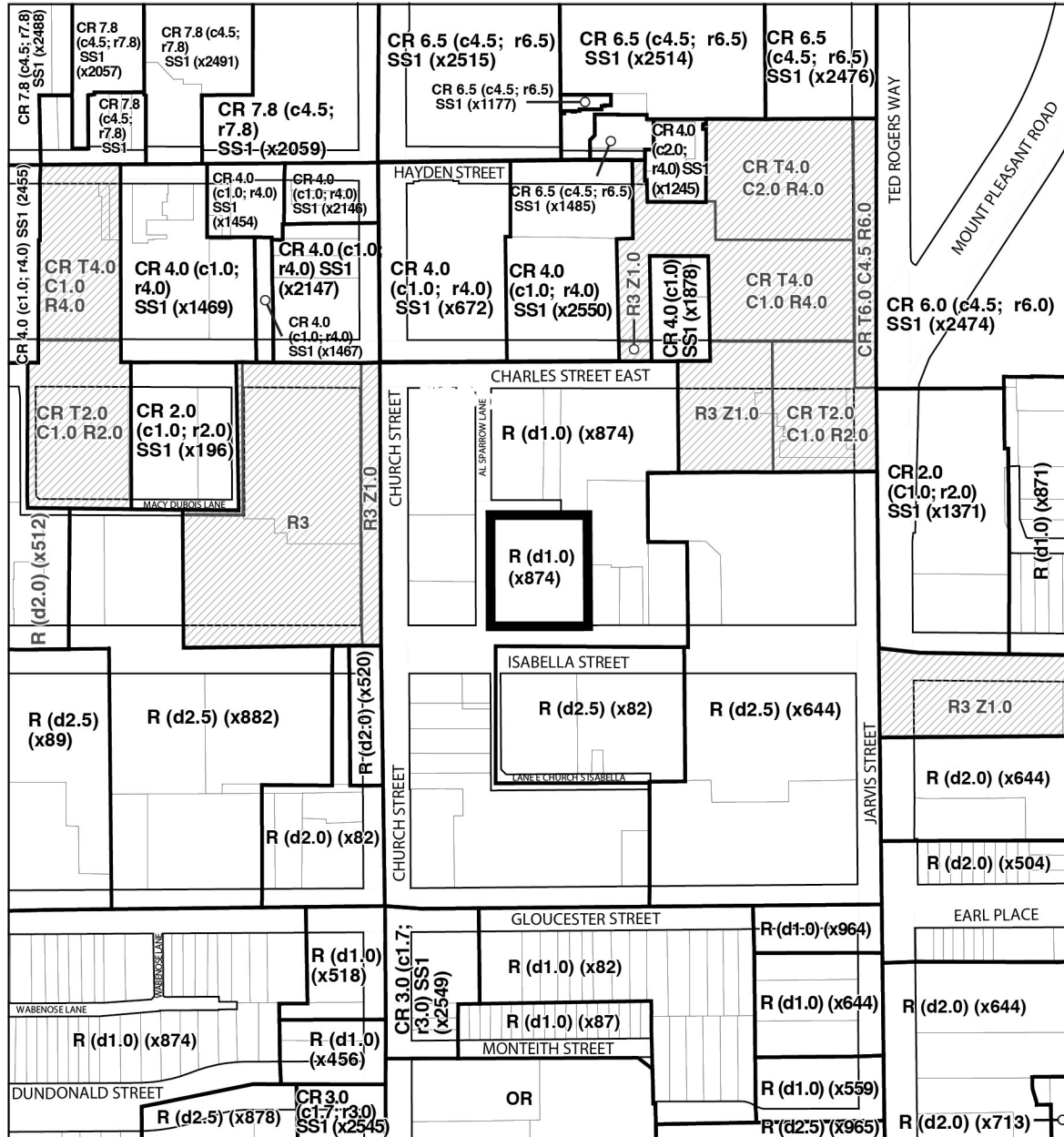
Official Plan Land Use Map #18

88 Isabella Street  
File # 22 138557 STE 13 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Paris

  
Not to Scale  
Extracted: 05/03/2022

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

88 Isabella Street

File # 22 138557 STE 13 OZ

-  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

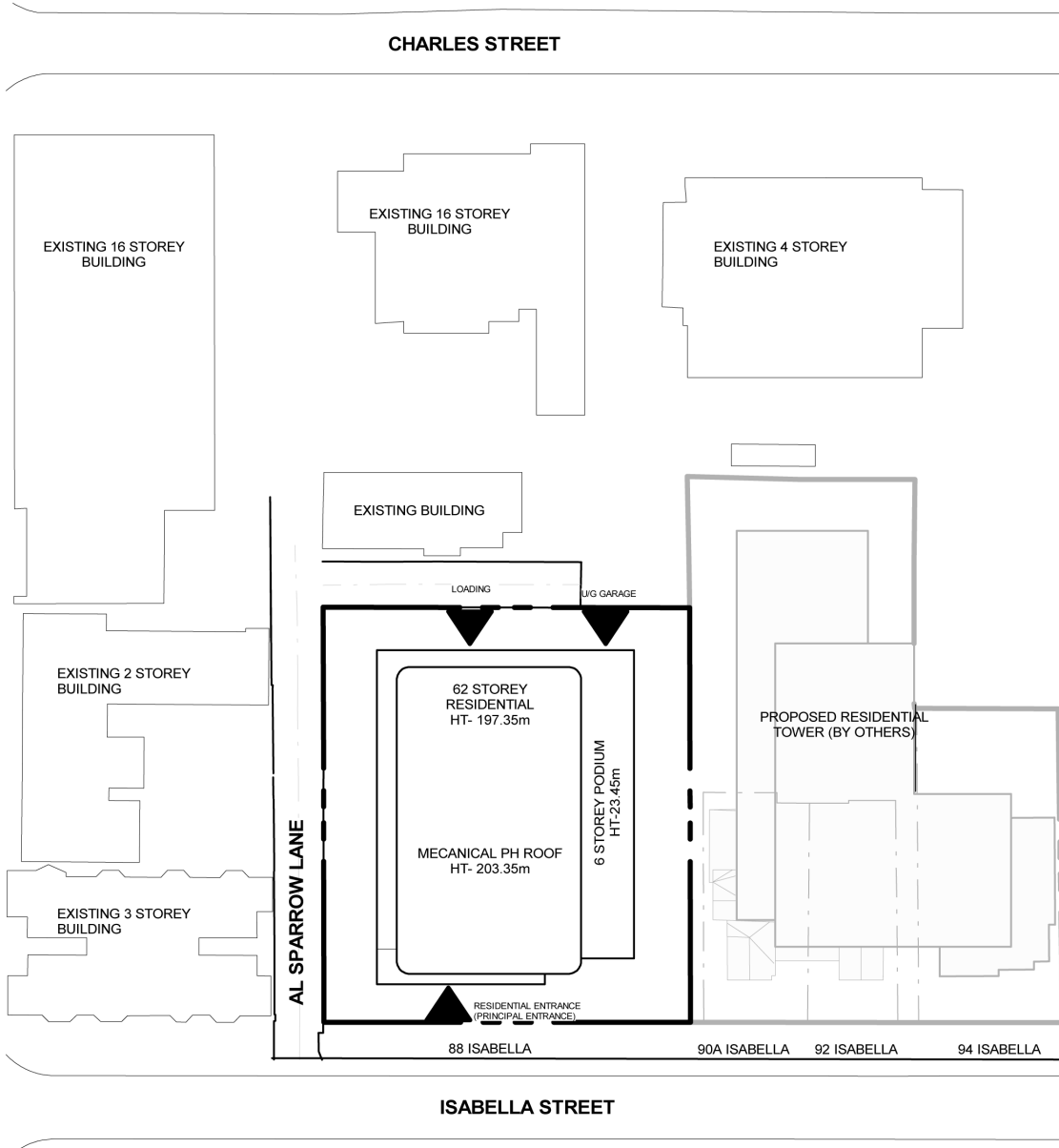


Not to Scale  
Extracted: 05/31/2023

Attachment 5: Draft Zoning By-law Amendment

To be available prior to the June 22, 2023 Toronto and East York Community Council Meeting

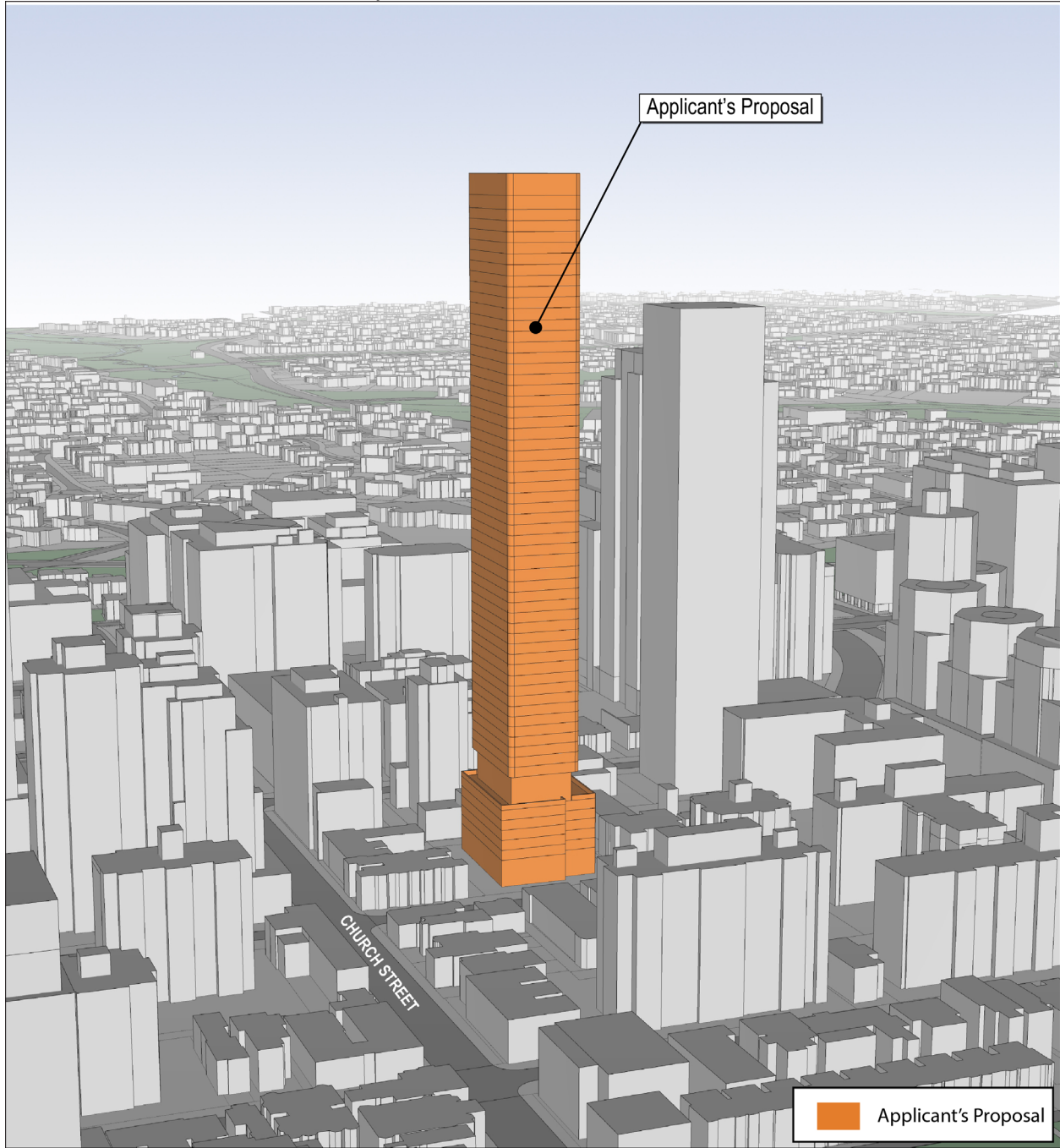
Attachment 6: Site Plan



Site Plan



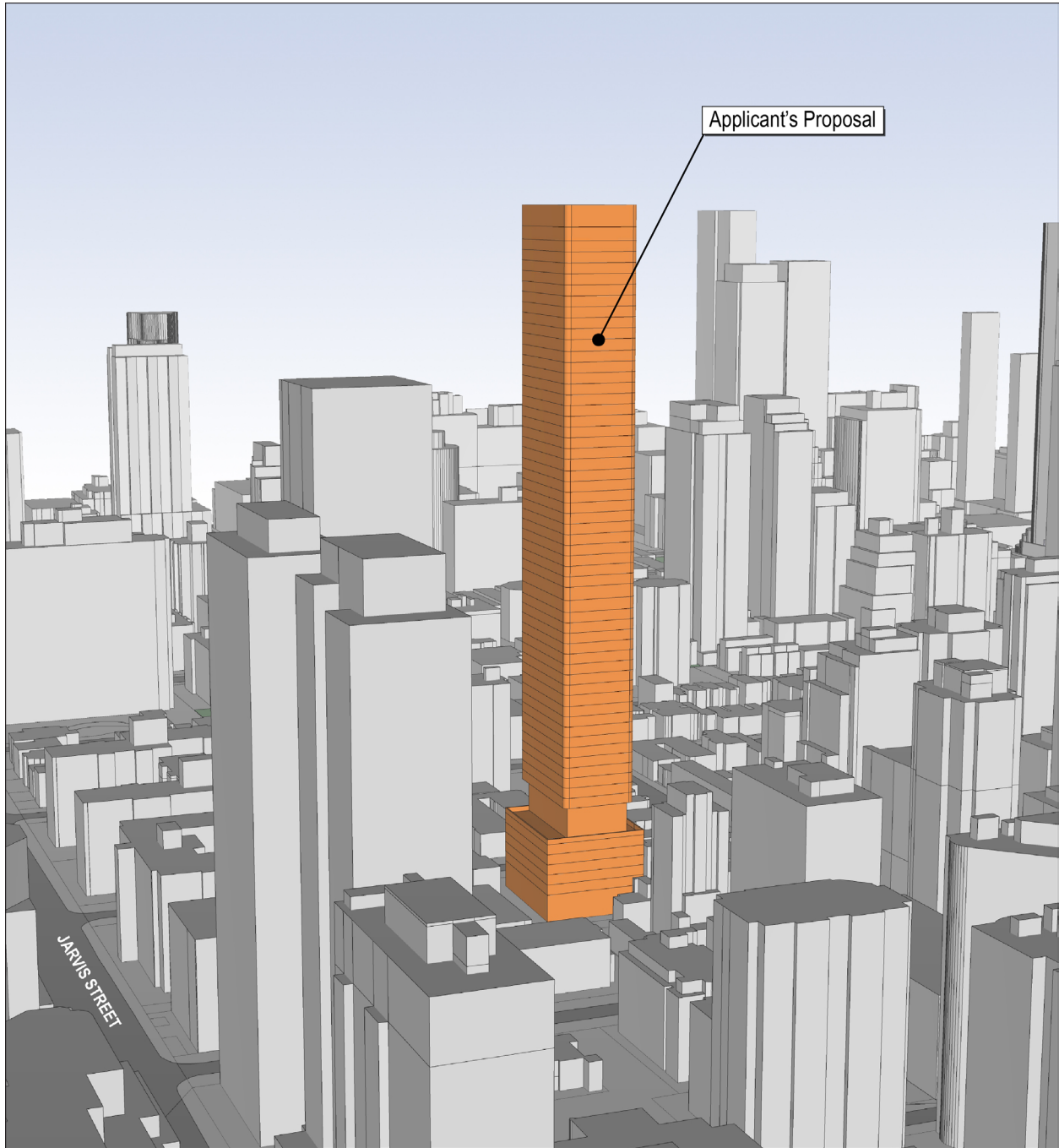
Attachment 7: 3D Model of Proposal in Context - Northwest



View of Applicant's Proposal Looking Northwest

↑  
05/25/2022

Attachment 8: 3D Model of Proposal in Context - Southeast



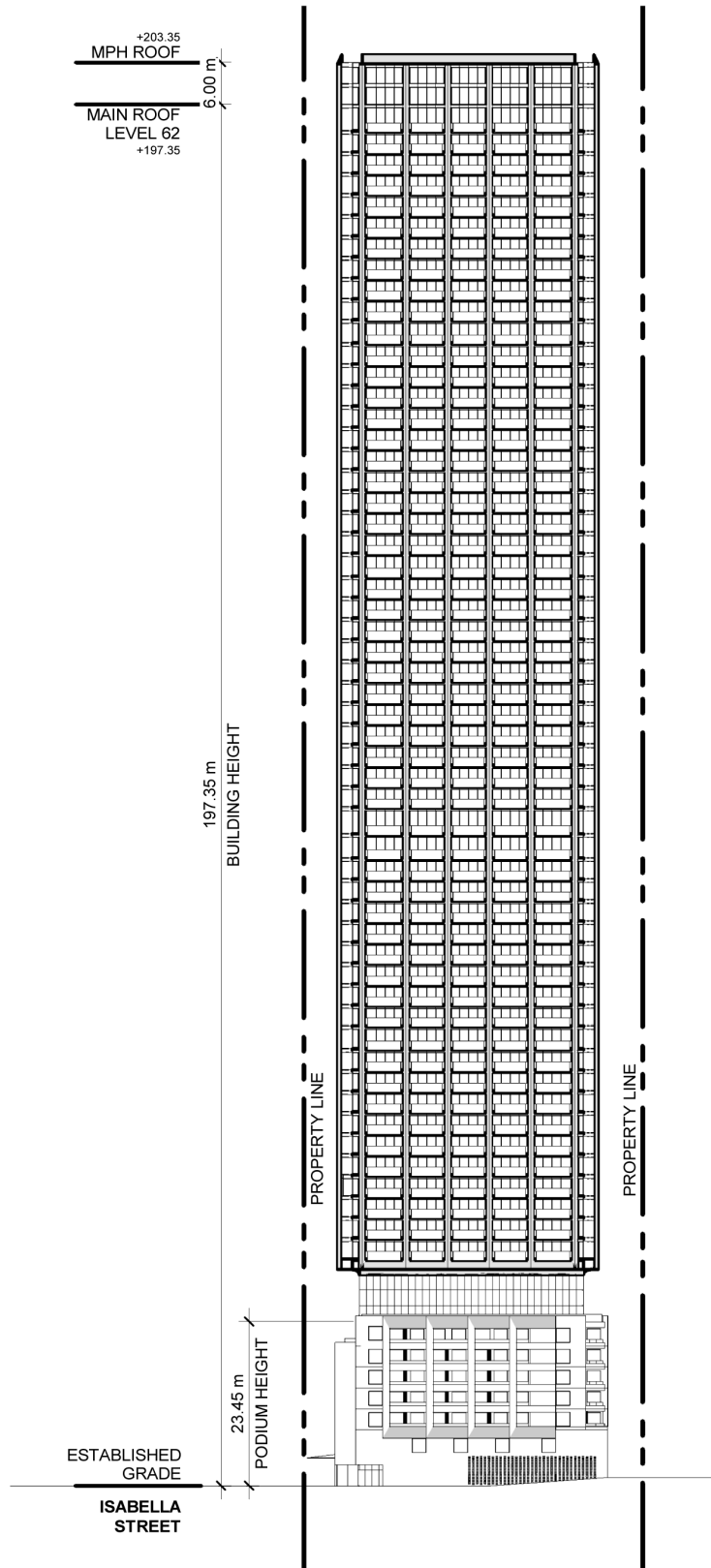
**View of Applicant's Proposal Looking Southeast**



05/25/2022

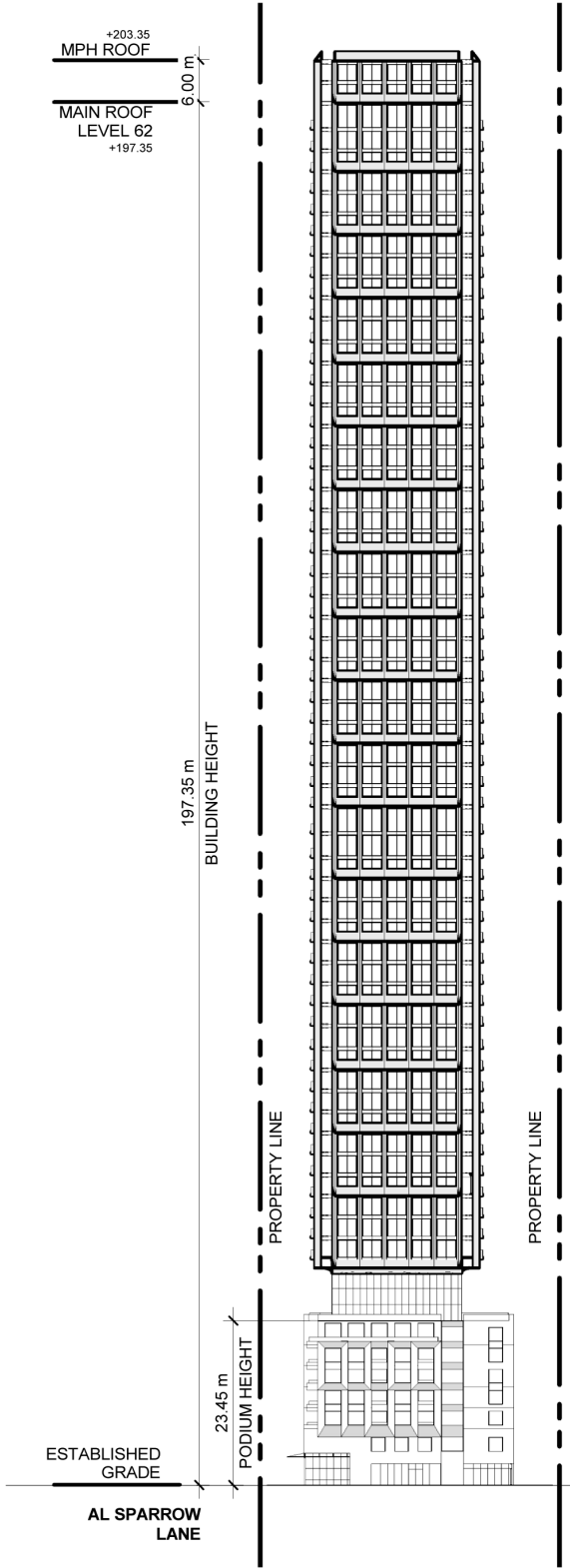


# Attachment 9: East Elevation



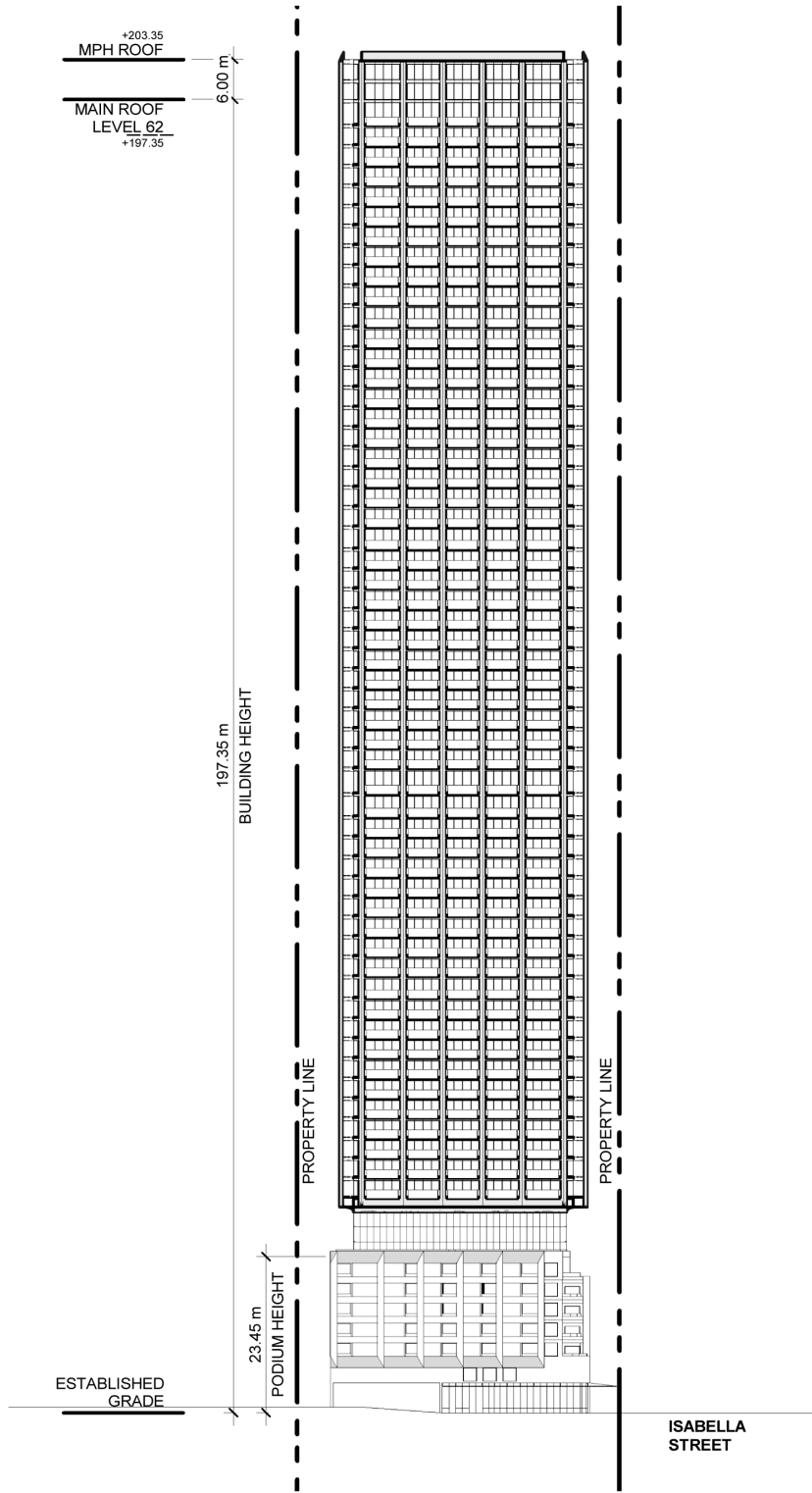
East Elevation

Attachment 10: South Elevation



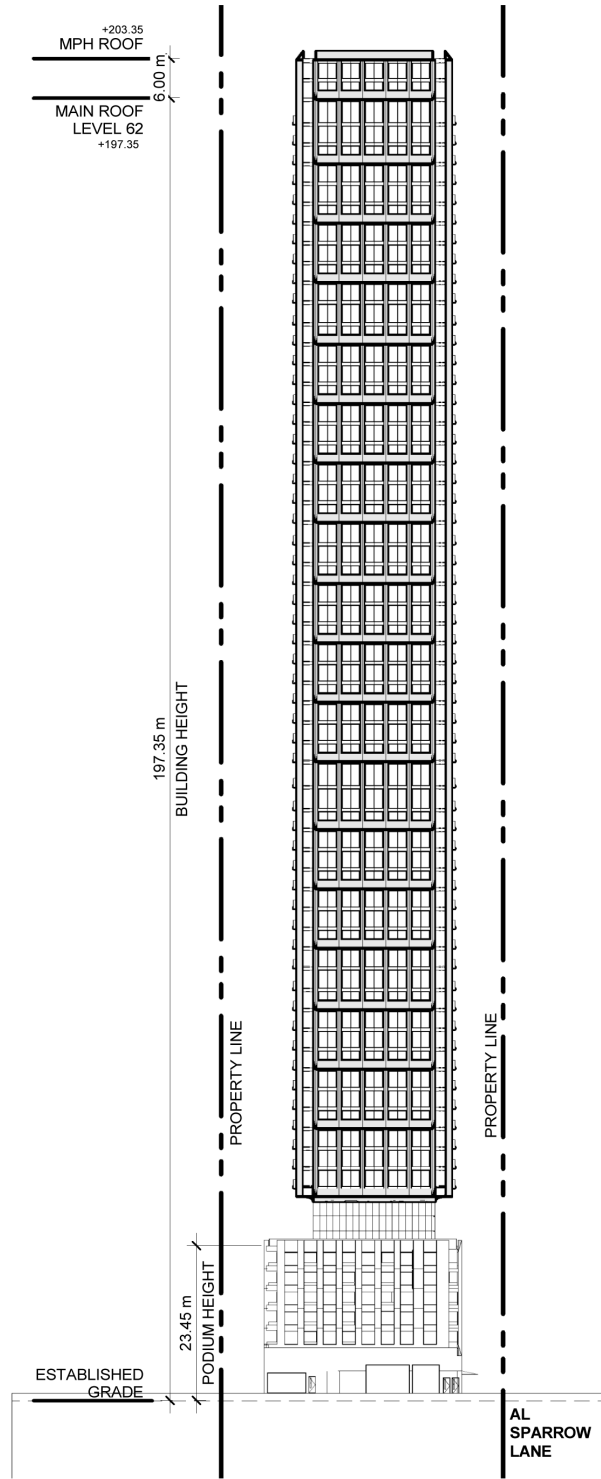
South Elevation

Attachment 11: West Elevation



West Elevation

# Attachment 12: North Elevation



North Elevation