

Authority: Toronto and East York Community
Council Item _____, as adopted by City of
Toronto Council on _____, 2023

CITY OF TORONTO BY-
LAW _____-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands
municipally known in the year 2022 as 88 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; and

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, 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) (x874) to R (d1.0) (x_____) as
shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article
900.2.10 Exception Number #XXX so that it reads:

Exception R xXXX

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 88 Isabella Street, shown on Diagram 1 of By-law [Clerks to insert By-
law ##], if the requirements of By-law XXX-2023 are complied with, a
building or **structure** may be constructed in compliance with (B) to (V)
below;
- (B) For the purpose of this exception, the **lot** is shown in heavy line on

Diagram 1 of By-law [Clerks to insert By-law ##];

- (C) Despite Regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 112.7 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulations and 10.10.40.10(1), the permitted maximum height for a **building** or **structure**, is the number in metres following the symbol "HT" on Diagram 3 of By-law [Clerks to insert By-law ##];
- (E) For the purposes of this exception, a mechanical penthouse may include **amenity space**;
- (F) Despite regulations 10.5.40.10(2), (3) and (4) and 10.10.40.10(8), (9) and (10) and (D) 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 ##]:
 - i. Architectural features, parapets, equipment used for the functional operation of the **building** including air intake and air handling units, communication equipment, cooling tower, elevator overruns, elevator shafts, chimneys, exit stairs, stairs, stair enclosures, roof access, electrical, utility, mechanical and ventilation equipment, fences, flues, landscape and public art features, noise attenuation walls, pipes, vents, building maintenance units, window washing equipment, maintenance equipment storage, and elevator machine room may project up to a maximum of 5.0 metres above the permitted maximum heights;
 - ii. Awnings, bicycle racks, bollards, guardrails, lighting fixtures, landscape features, planters, ornamental elements, cornices, platforms, divider screens on a balcony and/or terrace, railings, railings, balustrades, pergolas, roof drainage systems, guards, screens, stacks, terraces, green roof, elements and **structures** associated with a **green roof**, elements or **structures** on any portion of roof used for outside or open air recreation, including required residential **amenity space**, trellises, insulation and roof surface materials, vents, wind protection, and window sills, may project up to a maximum of 3.0 metres above the permitted maximum heights;
- (G) Regulation 10.10.40.30(1) with respect to **building depth** does not apply;
- (H) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** provided on the **lot** is 45,400 square metres, of which:
 - i. The permitted maximum **gross floor area** for residential uses is 45,400 square metres; and
 - ii. The permitted maximum **gross floor area** for non-residential uses is

400 square metres;

- (I) In addition to the elements listed in Regulation 10.5.40.40(4), the **gross floor area** of a **building** may also be reduced by the following areas:
- i. Storage rooms, washrooms, electrical, utility, service corridors, mechanical and ventilation rooms, moving rooms, mail/parcel room, bicycle parking, firefighter central alarm control facilities (CACF), below-ground, at, or above-ground; and
 - ii. Indoor **amenity space** provided above 2.0 square metres per **dwelling unit**;
- (J) Despite Regulation 10.10.40.50(1), **amenity space must be provided** on the **lot** at the following rate:
- i. At least 2.0 square metres per dwelling unit of indoor **amenity space**; and
 - ii. At least 1.0 square metres per dwelling unit of outdoor **amenity space**;
 - iii. No more than 25% of the outdoor component may be a **green roof**;
- (K) Despite Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law ##]**;
- (L) Despite Regulation 10.10.40.80, the required separation of **main walls** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law ##]**;
- (M) Despite Clause 10.5.40.60, Regulation 10.10.40.61(1) and (I) and (J) above, the following may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- i. Architectural features, air intake and air handling units, chimneys, lighting fixtures, communication equipment, flues, window washing equipment, screens, cornices, decorative column, sill, belt course, architectural elements, pilasters and eaves, window projections, window sills and light fixtures to a maximum of 3.0 metres;
 - ii. canopies and awnings, to a maximum of 4.0 metres;
 - iii. Balconies, to a maximum of 2.0 metres;
 - a. Balconies are not permitted above the 8th floor on the north and south façades of the **building**;

- iv. Decks, porches, exterior stairs, stair enclosures, doors, wheelchair ramps, screens, site servicing features and underground garage ramps and associated structures up to a maximum of 3.0 metres;
 - v. cladding added to the exterior surface of the **main wall** of a **building** are permitted to encroach by a maximum of
 - a. 0.75 metres on the south façade of the **building** above the 8th floor;
 - b. 1.0 metres on the west, north and east façade of the **building** above the 8th floor;
 - vi. air conditioners, air intake and air handling units, window washing equipment, satellite dishes, screens, cornices, antennae, vents, hose bibs, gas connections, pipes, and valves by a maximum of 1.0 metres;
- (N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following rates:
- i. a minimum of 9 residential visitor **parking spaces**;
 - ii. A maximum of 0.3 spaces for each bachelor **dwelling unit**;
 - iii. A maximum of 0.5 spaces for each one bedroom **dwelling unit**;
 - iv. A maximum of 0.8 spaces for each two bedroom **dwelling unit**;
 - v. A maximum of 1.0 spaces for each three or more bedroom **dwelling unit**;
- (O) Despite Regulation 230.5.10.1(5)(A) and Table 230.5.10.1(1), **bicycle parking spaces** shall be provided on the **lot** in accordance with the following minimum rates:
- i. a minimum of 0.9 “long-term” **bicycle parking spaces** shall be provided for each dwelling unit; and,
 - ii. a minimum of 0.1 “short term” **bicycle parking spaces** shall be provided for each dwelling unit;
- (P) Despite Regulation 230.5.1.10(4)(A) and (C), a **stacked bicycle parking space** may be provided with the following minimum dimensions:
- i. A minimum length of 1.8 metres;
 - ii. A minimum width of 0.6 metres, and
 - iii. A minimum vertical clearance for each **bicycle parking space** of 1.0 metres;
- (Q) **Despite (P) above, stacked bicycle parking spaces** that include a

movable lower tier of **stacked bicycle parking spaces** must be in accordance with the following:

- i. a **stacked bicycle parking space** may overlap an adjacent **stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.14 metres per side;
 - ii. despite (a) above, if the lower tier of **stacked bicycle parking spaces** are movable, they may overlap an adjacent **stacked bicycle parking space** on the lower tier on one or both sides to a maximum of 0.326 metres per side;
 - iii. the required minimum length of a **stacked bicycle parking space** is 1.2 metres; and
 - iv. A stacked bicycle parking space must be accessible from an aisle with a minimum width of 1.5 metres;
- (R) Despite Regulation 230.5.1.10(9)(B) and (10), “long term” **bicycle parking spaces** may be provided in a **stacked bicycle parking space** arrangement:
- i. in any combination of vertical, horizontal or stacked positions,
 - ii. located indoors or outdoors including within a secured room or enclosure or area on the ground floor, mezzanine, or below grade on the **lot**; and,
 - iii. may be located more than 30 metres from a pedestrian entrance on the **lot**.
- (S) Despite Regulation 230.10.1.20(2), “short term” **bicycle parking spaces** may be provided in a **stacked bicycle parking space** arrangement;
- i. in any combination of vertical, horizontal, or stacked positions;
 - ii. located outdoors or indoors including within a secured room or enclosure, or combination thereof;
 - iii. provided on the ground floor, mezzanine or below grade on the **lot**; and,
 - iv. may be located more than 30 metres from a pedestrian entrance on the **lot**;
 - v. A minimum of 8% of the required “short term” **bicycle parking spaces** in (O) above shall be provided on the ground floor;
- (T) Despite Regulation 10.5.50.10(4), a minimum of 40 percent of the area of the **lot** must be **landscaping**, of which a minimum of 15 percent must be **soft landscaping**;
- (U) Regulation 10.5.50.10(5) requiring a 1.5 metres wide strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category does not apply;

- (V) The provision of **dwelling units** is subject to the following, not including rental replacement units:
 - (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 have a combination of two and three bedrooms, or units that can be converted to 2 and 3 bedroom units through the use of accessible or adaptable design measures;
 - (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 results in a number with a fraction, the number shall be rounded down to the nearest whole number.

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division has occurred.

Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on _____, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)





