

90-94 Isabella Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: October 27, 2023

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 22 153992 STE 13 OZ

SUMMARY

This report reviews and recommends approval of the Zoning By-law Amendment application to permit the construction of a 220.6-metre (69-storey plus mechanical penthouse) residential building containing 831 units at 90-94 Isabella Street.

The site contains two Part IV-designated heritage buildings at 90-92 Isabella Street and 94 Isabella Street. The proposal involves the in-situ retention of the front portions of the existing heritage buildings to a depth of 10 metres and demolition of the rear portions of the buildings.

A row of townhouses located at the rear of the site are not heritage-designated and are proposed to be demolished.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 90-94 Isabella Street in accordance with the draft Zoning By-law Amendment included as Attachment No.5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment, as may be required.
3. Before introducing the necessary bills to City Council for enactment, require the owner to:
 - a. submit a Functional Servicing, Stormwater Management Report, Hydrogeological Report, and the Hydrogeological Review Summary Form for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

- b. should it be determined that improvements to private infrastructure are required and acceptable to service the development, provide confirmation that the necessary agreements have been entered into, to satisfaction of the Chief Engineer and Toronto Water;
- c. should it be determined that upgrades to municipal infrastructure and road improvements are required to support the development according to the Transportation Impact Study, accepted by the General Manager, Transportation Services and the Functional Servicing Report, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to municipal infrastructure, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
- d. enter into a Heritage Easement Agreement with the City for the properties at 90, 90A, 92 and 94 Isabella Street substantially in accordance with the plans and drawings dated June 26, 2023, prepared by Diamond Schmitt Architects Inc. and the Heritage Impact Assessment (HIA), dated September 25, 2023 prepared by GBCA Architects, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 3.e., to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor;
- e. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the properties at 90, 90A, 92 and 94 Isabella Street prepared by GBCA Architects and dated September 25, 2023, to the satisfaction of the Senior Manager, Heritage Planning;
- f. withdraw their objection to the designation of the property at 94 Isabella Street under Part IV of the Ontario Heritage Act;
- g. the owner has, registered on title, an agreement, or similar legal instrument, over 96 Isabella Street, including the City as a party, that ensures that the tower portion of the proposed residential building at 90-94 Isabella Street can achieve an appropriate tower setback of 12.5 metres and separation distance to the east, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

FINANCIAL IMPACT

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

Description: The site is located on the north side of Isabella Street between Church Street and Jarvis Street. The site is L-shaped and has an approximate area of 2,285 square metres, with a frontage of approximately 43 metres along Isabella Street and a depth of 63 metres.

Existing Use: The portion of the site fronting onto Isabella Street currently contains two 3-storey semi-detached buildings at 90 and 92 Isabella Street which were designated under Part IV of the Ontario Heritage Act in 1974, and a 3-storey detached building at 94 Isabella Street, which was designated under Part IV of the Ontario Heritage Act on March 29, 2023, but for which the designating by-law is currently under appeal.

At the rear of the property at 90 Isabella there is a row of townhouses which were previously owner-occupied and are now vacant.

THE APPLICATION

Description: A 220.6-metre (69-storey, plus mechanical penthouse) residential building containing 831 dwelling units, totaling 55,000 square metres of residential gross floor area.

Density: 23.19 times the area of the lot.

Dwelling Units: A total of 831 units are proposed. The proposed 831 units includes 104 studio (13%), 393 one-bedroom (47%), 250 two-bedroom (30%) and 84 three-bedroom units (10%).

Access, Parking, and Loading: Vehicle and loading access would be from a driveway accessed from Al Sparrow Lane through the adjacent property at 88 Isabella Street. A total of 77 vehicular parking spaces (67 residential, and 10 visitor) are proposed in a 3-level underground parking garage. Two loading spaces are proposed for the development, one Type 'C' and one Type 'G' space. A total of 915 bicycle parking spaces (748 long term and 167 short term) are proposed.

Additional Information: See Attachments 1, 2, and 6 of this report for the Application Data Sheet, the location map and renderings of the proposal, respectively. 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/90IsabellaSt.

Reasons for Application

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including building height and building setbacks, and parking and amenity space requirements.

Heritage Conservation

The application involves the retention of an approximately 10-metre deep front portion of the heritage buildings at 90-92 Isabella Street and 94 Isabella Street, which are proposed to be retained in situ. Portions of the east and west-facing walls will be dismantled and reconstructed. Interior features of 90-92 Isabella Street, including, stairs, fireplaces and woodwork, are proposed to be integrated into the new residential lobby.

POLICY AND REGULATION CONSIDERATIONS

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 (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 designates this site as part of the Downtown and Central Waterfront. The land use designation for the site is 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. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Plan

The site is located within the boundaries of the Downtown Plan.

Tall Building Setback Area Specific Policy (SASP) 517

SASP 517 contains performance standards for tall building setbacks and separation distances in the Downtown Secondary Plan Area.

Zoning

The subject site is zoned Residential R (d1.0) (x874) with a height limit of 30.0 metres under Zoning By-law 569-2013. The maximum permitted density is 1.0 times the area of the lot. The Residential zoning category permits a range of residential building types, including apartment buildings.

See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building 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.

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.

COMMUNITY CONSULTATION

Community Consultation

A Virtual Community Consultation Meeting was hosted by City Planning staff on February 2, 2023 for two separate Zoning By-law Amendment applications on Isabella Street including the subject site at 90-94 Isabella Street and adjacent property at 88 Isabella Street. Approximately 85 people participated, as well as the Ward Councillor. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- Concerns about the proposed density and overdevelopment of the site;
- The proposed building is too tall;
- Lack of provision of affordable housing;
- Impacts of construction on area residents;
- Adequacy of heritage conservation;
- Lack of fit with the area context including lack of separation to lower-scaled development;
- Construction management, including noise, safety, damage to sidewalks, and dirt and debris;
- Increases to traffic, congestion, and related safety issues;
- Concerns about the impact of increased delivery and ride-share vehicles;
- Shadow and wind impacts; and
- Lack of benefits for local community.

The issues raised through community consultation have been considered through the review of the application.

Statutory Public Meeting Comments

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

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

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 generally meets the intent of the Tall Building Guidelines with respect to built form and massing.

Base Building

The base of the proposed building has been massed to respond to the existing and planned context surrounding the site. The proposal retains the front section of the existing three-storey heritage buildings on site to a depth of 10 metres at 90-92 and 94 Isabella Street, which form the base building fronting onto Isabella Street. Portions of the east and west walls are proposed to be dismantled and rebuilt. The existing 4.5-metre front-yard setback is proposed to be retained.

A 2-storey base building is proposed to be located behind the retained heritage buildings. The base building is set back 2.8 metres from the west, between 0 and 0.8 metres to the east, and 0 metres to the north. The 2-storey base building transitions to 6-storeys, where it is further set back to 5.4 metres from the west property line and 5.5 metres from the east property line and is located to the rear of the proposed tower.

The proposed base building is appropriately scaled to relate to its context. The base building retains the existing landscaped setback from Isabella Street and is consistent with the height of adjacent buildings, reinforcing a pedestrian scale and landscaped setback that is characteristic of the existing streetscape.

Tower

Documents submitted to support the proposed height of 69 storeys have not identified unacceptable wind or shadow impacts on adjacent properties. The building is located on a block with existing and approved tall buildings, which have established a context in which a tall building is acceptable on the subject site.

The tower steps back 10 metres above the retained heritage buildings until level 7, and then gradually steps out toward Isabella Street from levels 8 through 10 to be stepped back 6 metres from the base building fronting onto Isabella Street. The setback allows for the existing heritage buildings to be conserved and to help reinforce a pedestrian scale along Isabella Street.

The tower is set back 8.5 metres to the west, 21 metres from the north, and between 1.765 and 0 metres to the east property lines.

The proposed development meets the tower separation requirements of the Tall Building Guidelines to the north and south. The proposed development would allow for 20 metres of separation between the proposed building and the approved development at 88 Isabella Street, which is acceptable in the context of the subject site.

Tower separation is deficient to the east. The applicant has addressed the deficiency by obtaining agreement from the adjacent property owner at 96 Isabella Street to enter into an agreement, or similar legal instrument, with the City as a party to provide approximately 10.74 metres of tower separation to the east.

To the north east, the applicant has provided a block context plan, which illustrates that the narrow parcel immediately adjacent to the site, currently used as a surface parking lot, is too narrow to accommodate a tall building and achieve acceptable tower separation. For these reasons, staff has determined that the reduced tower separation to the east and north east is acceptable.

The proposed tower floor plate of 828 square metres is acceptable, given that shadow, sky view, and wind impacts have been adequately addressed.

Heritage

Heritage Planning staff are satisfied that the proposed development would appropriately conserve the cultural heritage value of the site.

Unit Mix

A total of 831 residential units are proposed, consisting of 104 studio units (13%), 393 one-bedroom units (47%), 250 two-bedroom units (30%) and 84 three-bedroom units (10%).

The unit mix meets the policy direction of the Official Plan to provide a full range of housing and meets the unit mix requirements of the Downtown Plan to provide a minimum of 15% two-bedroom units and 10% three-bedroom units and an additional 15% of units that can be converted into two or three-bedroom units within new developments.

Public Realm and Streetscape

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposed development provides a 4.5-metre

landscaped setback fronting onto Isabella Street with parking and loading access located at the rear of the building from Al Sparrow Lane. The existing vehicular access from Isabella Street is proposed to be redesigned as a pedestrian access. The area in front of the building is proposed to include new planting and five replacement street trees.

Detailed design of the public realm and streetscape will be addressed during the Site Plan Control review process.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law.'

The applicant submitted an Arborist Report and Tree Preservation Plan in support of the application indicating that there are six street trees in the public right-of-way and eight trees on private property to be removed to accommodate the proposed development. The applicant has proposed five replacement street trees to be located in the Isabella Street right-of-way.

The tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Parks Forestry and Recreation

Amenity Space

Amenity space for building residents is proposed at-grade and at levels 1, 2, 3, and 7. A total of 1,260 square metres of indoor amenity space (1.52 square metres per unit) is proposed, along with 728.5 square metres of outdoor amenity space (0.88 square metres per unit). Detailed design of the amenity space will be reviewed and secured through the Site Plan approval process.

Shadow Impacts

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impact on sidewalks, parks, open spaces, and Neighbourhoods.

Wind

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that the surrounding public realm and all grade-level pedestrian wind-sensitive areas will experience wind conditions that are generally acceptable for the intended use. Proposed outdoor amenity areas may require mitigation to achieve comfortable wind conditions in the summer months. City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study. Wind mitigation measures will be further assessed through the Site Plan Control process.

Traffic Impact, Access, Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. A total of 77 vehicular parking spaces, consisting of 67 resident parking spaces, and 10 residential visitor parking spaces on three levels of underground parking are proposed. Two loading spaces are proposed for the development including one Type 'G' space and one Type 'C' space.

Vehicular parking and loading are proposed to be accessed from the rear of the property from Al Sparrow Lane, through the adjacent property at 88 Isabella Street. An access easement will be required as part of the Site Plan Control Process.

A total of 915 bicycle parking spaces are proposed, including 167 short-term bicycle parking spaces and 748 long-term bicycle parking spaces.

Transportation Services staff have reviewed the Transportation Impact Study and accept its conclusions.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review. These matters must be addressed prior to submitting bills to City Council for approval. Other issues identified by Engineering and Construction Services staff will be resolved as part of the Site Plan Control process.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required 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.

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, foundational to creating complete communities and include matters such as recreation, libraries, childcare, 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

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 applicant is required to meet Tier 1 of the TGS. 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

Abraham Plunkett-Latimer, Planner
Tel. No. 416-397-1942
E-mail: Abraham.Plunkett-Latimer@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

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

Municipal Address: 90-92 and 94 Isabella Street
Date Received: May 26, 2022
Application Number: 22 153992 STE 13 OZ
Application Type: Rezoning
Project Description: A 220-metre (69-storey, excluding the mechanical penthouse) residential building, containing 831 dwelling units.

Applicant	Agent	Architect	Owner
90 Isabella Corporation, c/o Adam Brown		Diamond Schmitt	90 Isabella Corporation

EXISTING PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq m): 2,285 sq m Frontage (m): 43 (Isabella Street) Depth (m): 63

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1233	1233
Residential GFA (sq m):			55,000	55,000
Non-Residential GFA (sq m):			0	0
Total GFA (sq m):			55,000	55,000
Height - Storeys:			69	69
Height - Metres:			220	220

Lot Coverage Ratio (%): 74.3.0% Floor Space Index: 23.19

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	55,000	
Retail GFA:		
Office GFA:		
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			831	831
Other:				
Total Units:			831	831

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		104	393	250	84
Total Units:		104	393	250	84

Parking and Loading

Parking Spaces:	77	Bicycle Parking Spaces:	915	Loading Docks:	1 (Type G) and 1 Type C
-----------------	----	-------------------------	-----	----------------	----------------------------------

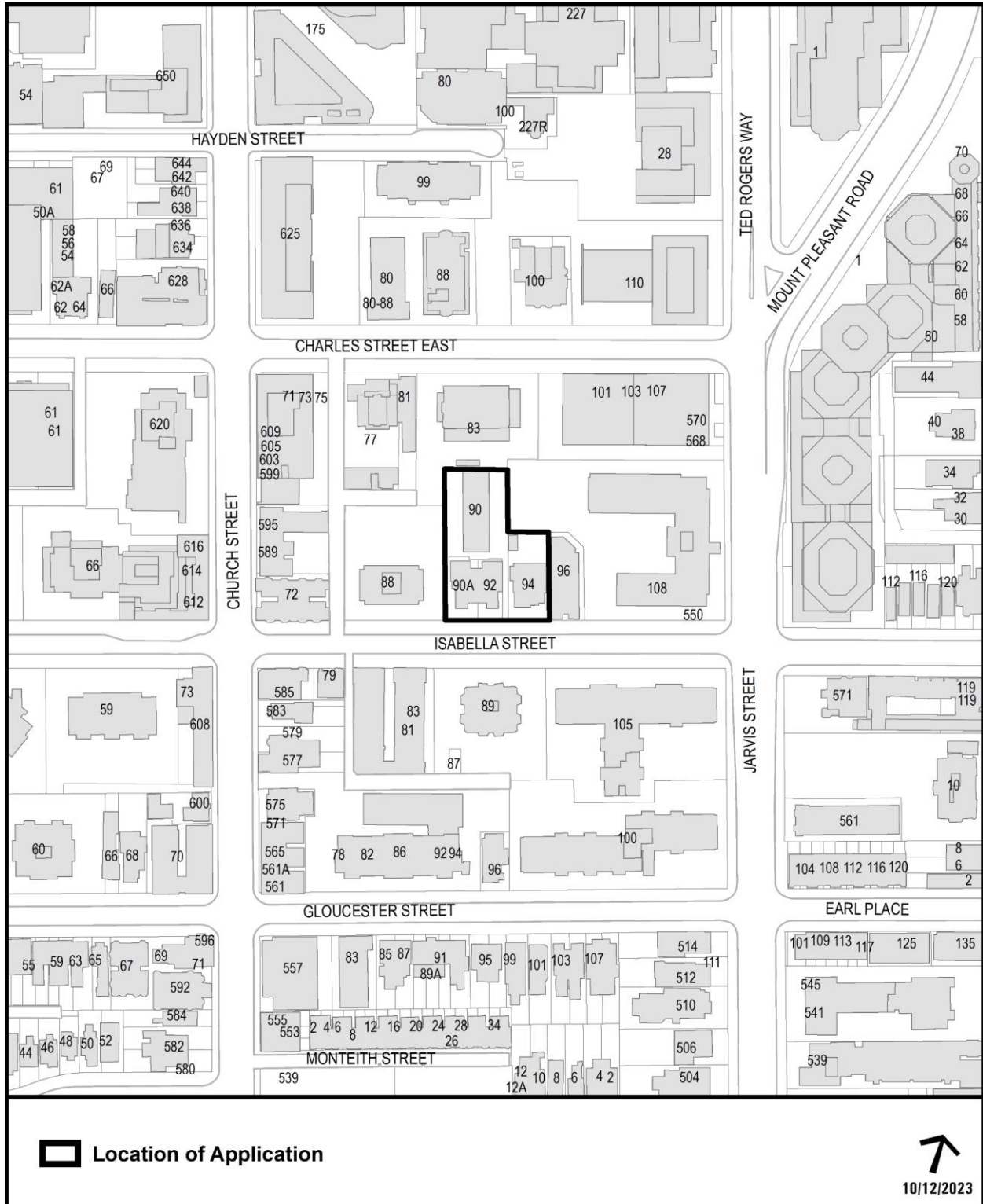
CONTACT:

Abraham Plunkett-Latimer, Planner

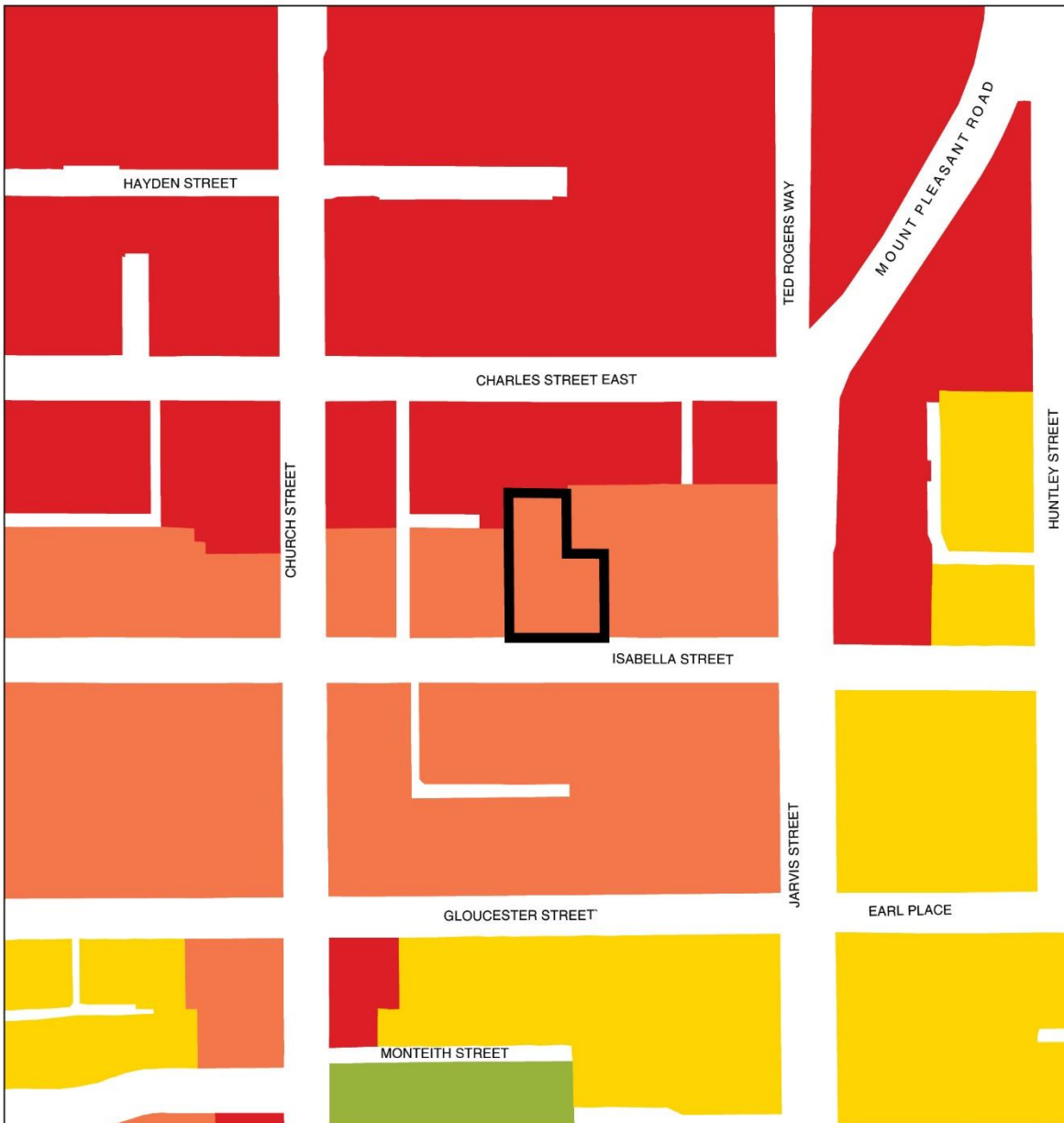
Tel. No. 416-397-1942

E-mail abraham.plunkett-latimer@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



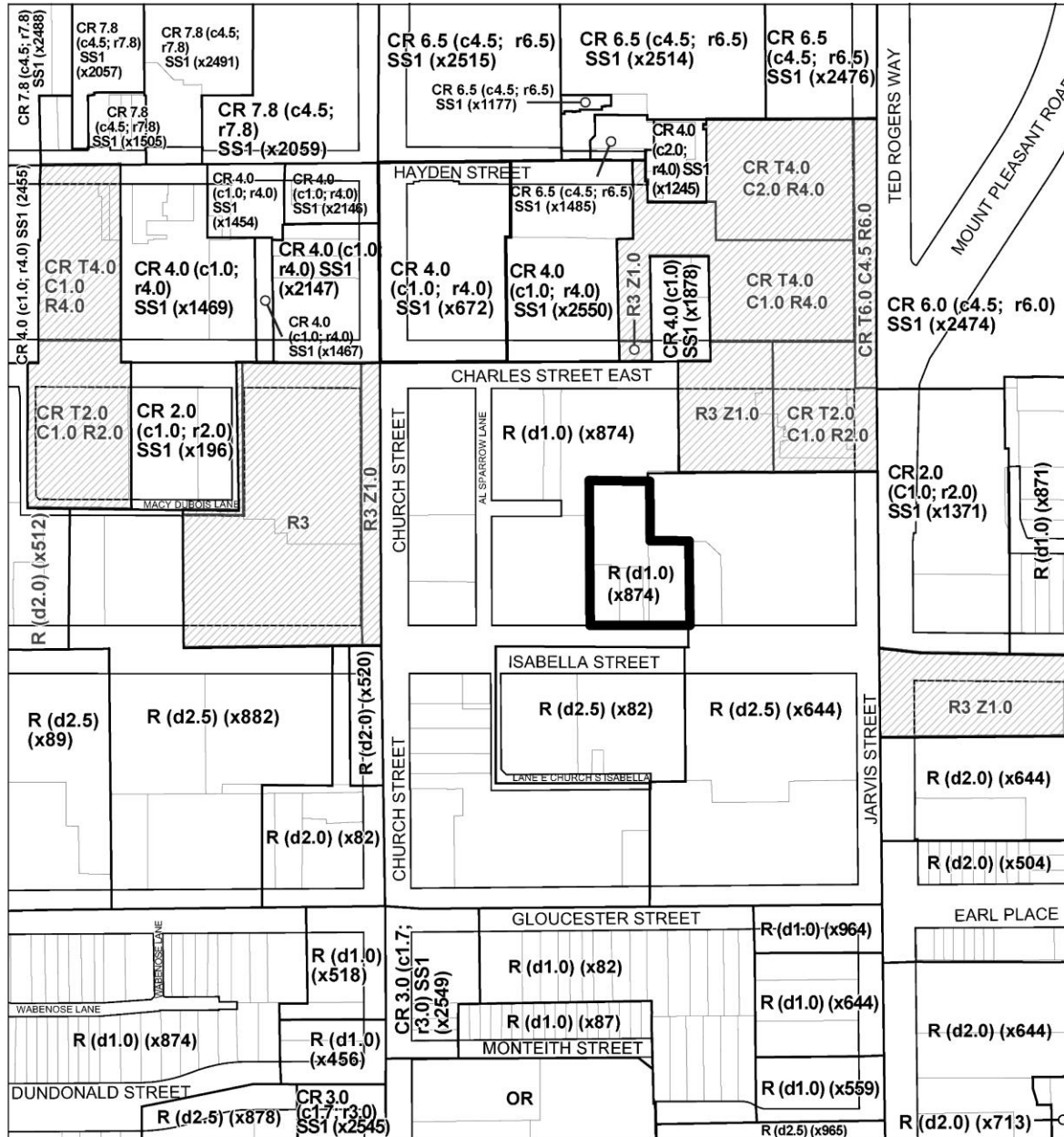
Official Plan Land Use Map #18

90 Isabella Street
File # 22 153992 STE 13 0Z

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


Not to Scale
Extracted: 06/06/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

90 - 94 Isabella Street

File # 22 153992 STE 13 0Z

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

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

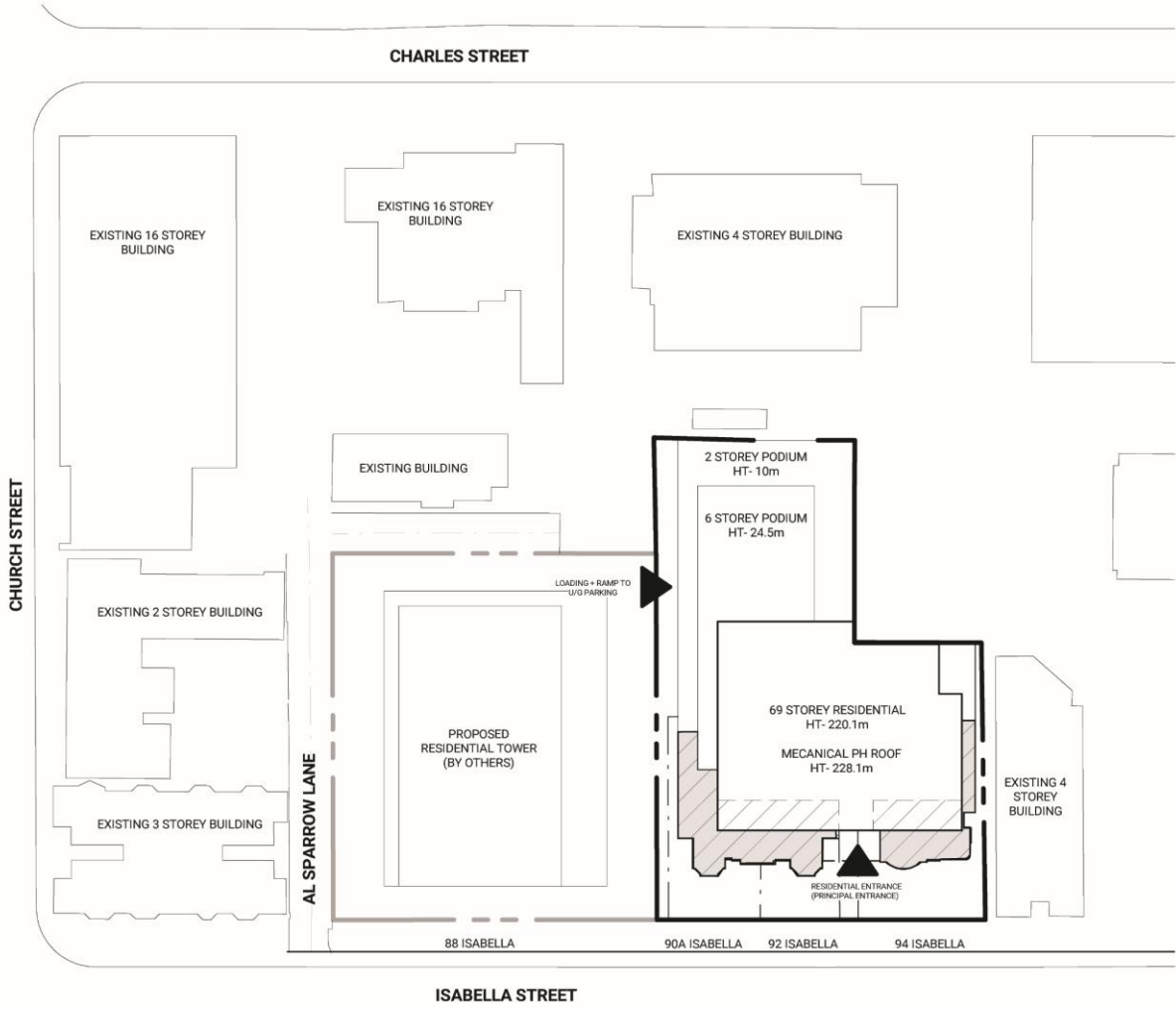


Not to Scale
Extracted: 10/12/2023

Attachment 5: Draft Zoning By-law Amendment

To be available prior to the November 15, 2023 Toronto and East York Community Council Meeting

Attachment 6: Site Plan



Site Plan



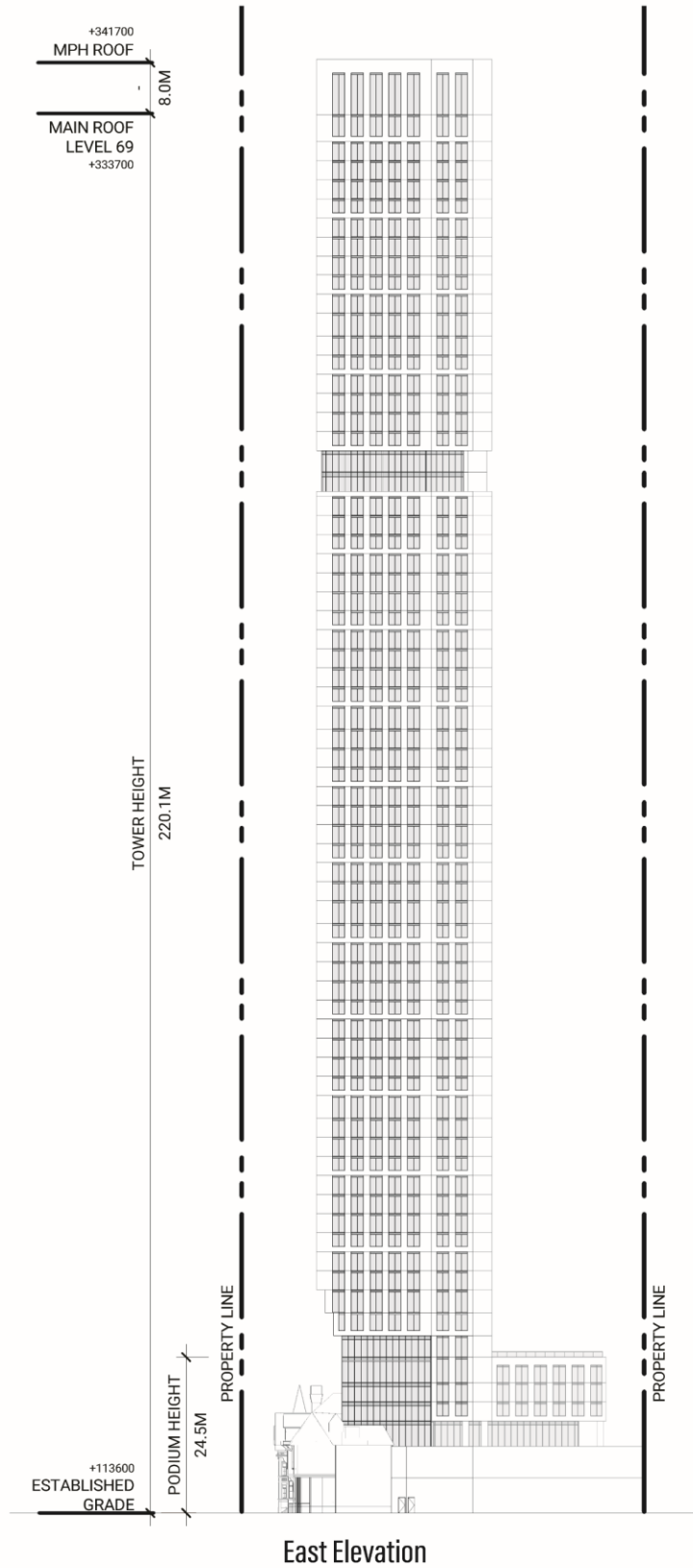
Attachment 7: 3D Model of Proposal in Context - Northeast

To be available prior to the November 15, 2023 Toronto and East York Community Council Meeting

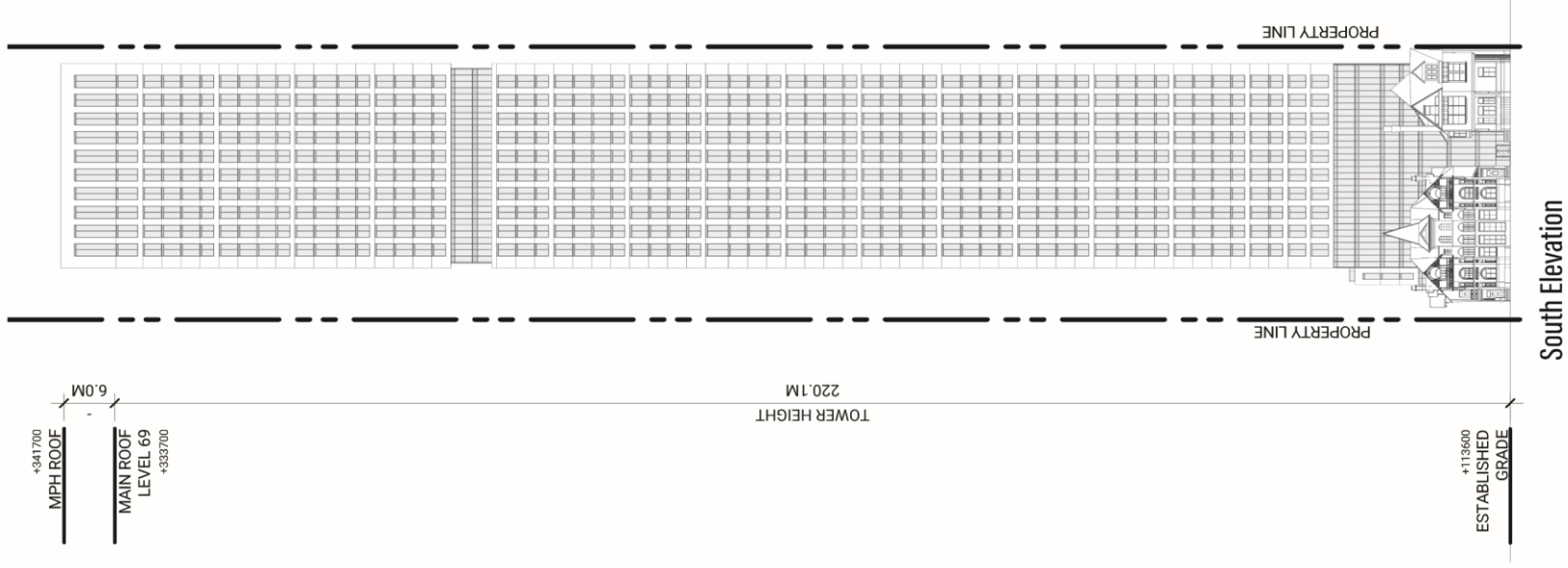
Attachment 8: 3D Model of Proposal in Context - Southwest

To be available prior to the November 15, 2023 Toronto and East York Community Council Meeting

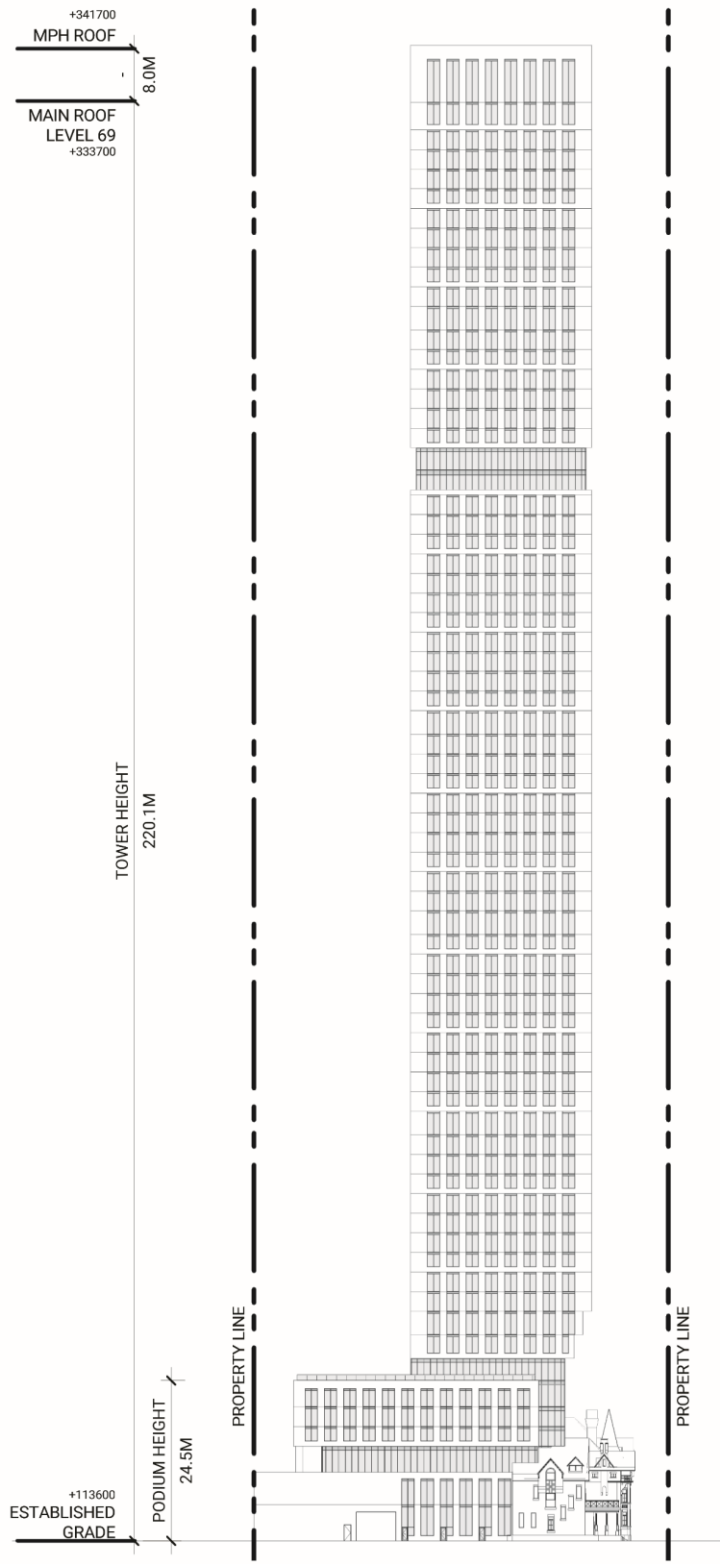
Attachment 9: East Elevation



Attachment 10: South Elevation



Attachment 11: West Elevation



West Elevation

Attachment 12: North Elevation

