

88 Isabella Street

Toronto & East York Community Council

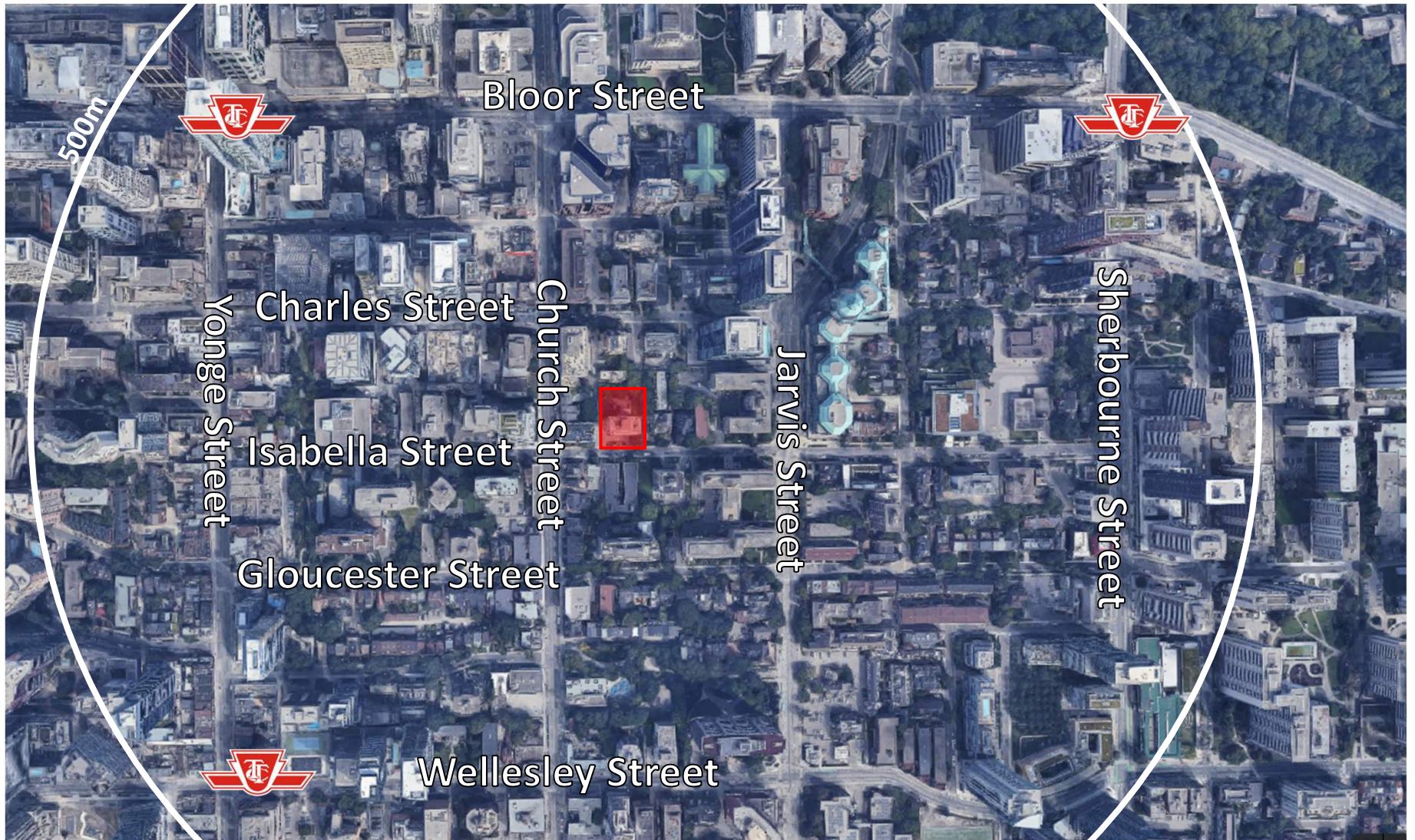
June 22, 2023

Ward 13 – Toronto Central



www.88isabellaportal.ca

88 ISABELLA: SITE CONTEXT



88 ISABELLA: PROPOSAL OVERVIEW



82 Rental Replacement Units
638 New Market-Rate Units

720 Total Units



Privately-Owned Public
Space (POPs) of 207 SM



720 Bicycle Parking Spaces



100 Parking Spaces, including
9 Visitor Parking Spaces



TGS v.3 – Tier 1

We worked closely with City Staff, the Residents of 88 Isabella and the Councillor's office to revise our plans and appreciate the Staff support of the Application via the Positive Planning Report before Community Council today.



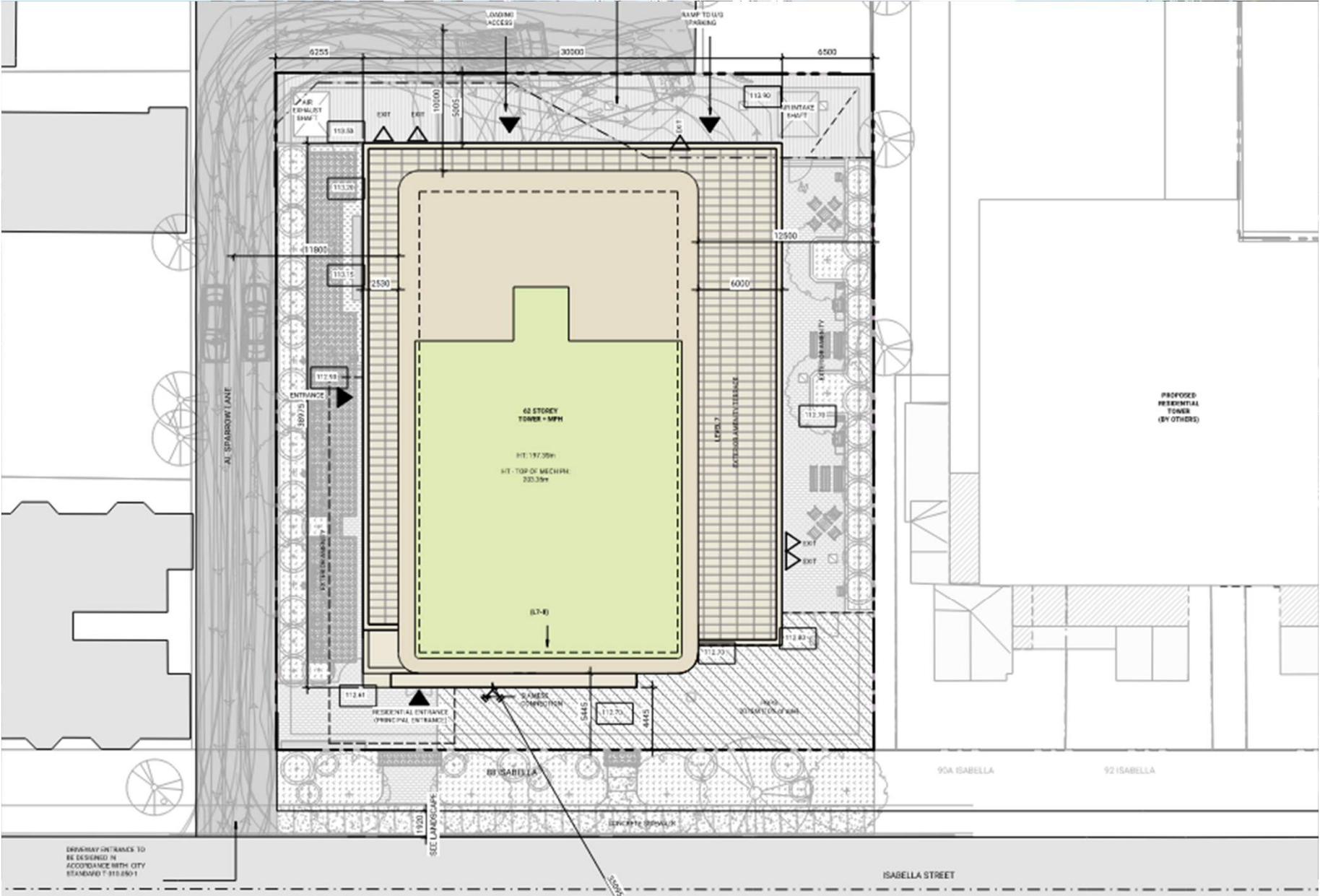
88 ISABELLA: ARCHITECTURAL DESIGN



88 ISABELLA: ARCHITECTURAL DESIGN



88 ISABELLA: SITE PLAN



88 ISABELLA: RENTAL REPLACEMENT

RESIDENT CONSULTATION



April 2022

- Rezoning, Site Plan and Rental Demolition Application Submission
- Resident Website Launched (www.88isabellaPortal.ca)
- LURA engaged as dedicated Tenant Liaisons

June 2022

- Door Knocking and distribution of invite to an Applicant-led Tenant Meeting
- June 27 - Applicant-led Tenant Meeting (Zoom)

August 2022

- City Housing Staff and Applicant Tour and Inspection of 88 Isabella

May 2022

- Door Knocking and Initial Resident Flyer distribution
- Tenant Liaison holds open (virtual) office hours May 16-20

July 2022

- Door Knocking and distribution of the City's Tenant Notice of a Rental Housing Demolition Application

January 2023

- Door Knocking and distribution of notices for upcoming Community Consultation Meeting (CCM)

On-going correspondence with individual residents

88 ISABELLA: RENTAL REPLACEMENT

RESIDENT CONSULTATION



February 2023

- Feb 2 - **Community Consultation Meeting (CCM)** held virtually

April 2023

- April 4 - **City-led Tenant Meeting** held in-person at St. Paul's Church on Bloor

June 2023

- Door Knocking and distribution of notice of Lobby Drop-In Session regarding Rental Replacement Process at 88 Isabella. Attended by Applicant, City Housing Staff, and Councillor's Office Staff.

March 2023

- Door Knocking and distribution of notice for upcoming City-led Tenant Meeting

May 2023

- Door Knocking and distribution of notice regarding new building security
- May 30 – Security Meet & Greet in the Lobby

On-going correspondence with individual residents

88 ISABELLA: RESIDENT PORTAL



88 ISABELLA

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88 Isabella

Capital Developments is working to transform 88 Isabella into a new high-rise apartment building. Capital Development's Tenant Liaison team will work closely with existing tenants to navigate the demolition and relocation process, and help provide resources and supports to rehouse tenants.

Connect with Us

Interested in learning more? Have a question or something you would like clarified? Connect with us by visiting the [Contact Us](#) page to speak with a member of the Tenant Liaison team.

88 ISABELLA: RENTAL REPLACEMENT



The following will be secured for all Eligible Tenants* under Section 111 of the City of Toronto Act:

**Eligible Tenants are tenants who were in place when the application was made (April 28, 2022), and who are still in place when the Notice to Vacate is provided.*

Notice to Vacate	Minimum 6 months
RTA Compensation	3 months' rent
Special Needs Compensation** <i>**for tenants 65 years or older or with a significant physical or mental health condition</i>	4 months' rent
Right to Return	Right to return to a replacement unit of a similar size, same bedroom type, and at a similar rent
Rent Gap Payments	Rent gap payments of the difference between an Eligible Tenant's rent and market vacant rent for Zone 1 per CMHC, for the duration of construction
Rent Gap Indexing	Rent Gap Payments will be indexed upwardly
Move-In/Move-Out	Moving allowances of \$1,500 or \$2,500 per move, based on unit type
Relocation Assistance	Leasing Agent and other support will be provided upon request



Thank You!

88 Isabella
Toronto & East York
Community Council

Please contact Capital Developments
with any questions:

Caitlin@capitaldevelopments.com



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