

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

Date: May 24, 2024

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

**Planning Application Number:** 23 158798 STE 13 OZ and 23 158819 STE 13 RH

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 69-storey (219 metres excluding the mechanical penthouse) residential building at 135 Isabella Street. The proposal is comprised of 814 dwelling units, including 80 rental replacement dwelling units.

This report also reviews and recommends approval of the Rental Housing Demolition application to demolish 80 rental units. The proposal includes 80 rental replacement units and a Tenant Relocation and Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and financial compensation to mitigate hardship.

### **RECOMMENDATIONS**

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

1. City Council amend Zoning By-law 569-2013 for the lands at 135 Isabella Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 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. Prior to 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 stormwater 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; and,

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.

4. City Council approve the Rental Housing Demolition Application (File Number 23 158819 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 80 existing rental dwelling units located at 135 Isabella Street subject to the following conditions:

a. the owner shall provide and maintain 80 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 80 replacement rental dwelling units shall be comprised of 2 studio units, 38 one-bedroom units, and 40 two-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated February 14, 2024. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b. the owner shall, as part of the 80 replacement rental dwelling units, provide at least 1 one-bedroom and 25 two-bedroom units at affordable rent, 2 studio and 19 one-bedroom units at mid-range (affordable) rents, and 16 one-bedroom and 13 two-bedroom units at mid-range (moderate) rents as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of the replacement rental units. The rents of the remaining 4 replacement rental dwelling units shall be unrestricted. Rents shall not include additional charges for laundry or air conditioning;

c. the owner shall provide an acceptable Tenant Relocation and Assistance Plan for all Eligible Tenants addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of rent gap

assistance, 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 Division;

d. the owner shall provide tenant relocation and assistance to all Post Application Tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

e. the owner shall provide tenants of all 80 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities at no additional charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building 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 within the proposed residential building;

g. the owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed residential building;

h. the owner shall provide tenants of the 80 replacement rental dwelling units with access to storage lockers and bicycle and visitor parking on the same terms and conditions as any other resident of the proposed residential building;

i. the owner shall provide and make available for rent at least 23 vehicle parking spaces to tenants of the replacement rental dwelling units. 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 to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

j. the 80 replacement rental units 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 units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and

k. The owner shall enter into, and register on title at 135 Isabella Street, an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to secure the conditions outlined above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. 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 80 existing rental dwelling units located at 135 Isabella Street after all the following have occurred:

- a. all conditions in Recommendation 4 have been fully satisfied and 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.

6. 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 5.

7. 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 135 Isabella Street after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5, 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 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,
- c. should the owner fail to complete the proposed building within the time specified 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.



8. 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.

9. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 135 Isabella Street from Permit Parking.

## 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 south side of Isabella Street, between Jarvis Street and Sherbourne Street in the Upper Jarvis neighbourhood. The 0.23 hectare rectangular parcel has a frontage of 55 metres along Isabella Street and a depth of 43.3 metres. A public laneway abuts the parcel along the entire south property line. A number of heritage properties are listed directly south of the public laneway. A 3-storey residential building (127 Isabella Street) occupies the adjacent lot to the west and a 7-storey rental apartment building (137 Isabella Street) is located east of the site.

### Existing Rental Dwelling Units

The site contains a 9-storey residential rental building with 80 units.

According to the plans provided by the applicant and a site visit conducted by City Planning staff on December 14, 2023, the existing rental dwelling units (see Table 1) are comprised of the following unit types and rent classifications:

Table 1: Rent Classifications by Unit Type

Unit Type	Affordable Rent	Mid-Range (Affordable) Rent	Mid-Range (Moderate) Rent	Above Mid-Range Rent	Total
Studio	-	2	-	-	2

Unit Type	Affordable Rent	Mid-Range (Affordable) Rent	Mid-Range (Moderate) Rent	Above Mid-Range Rent	Total
One-Bedroom	1	19	16	2	38
Two-Bedroom	25	-	13	2	40
Total	26	21	29	4	80

At the time of this report, 77 of the existing rental dwelling units proposed to be demolished are occupied by eligible tenants. The remaining units are either vacant or occupied by post-application tenants.

## THE APPLICATIONS

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### Description

A 69-storey (218 metres excluding the mechanical penthouse) residential building containing 814 dwelling units. The required replacement units are part of the overall total.

### Density

The proposal has a density of 22.0 times the area of the lot.

### Dwelling Units

The proposal includes 814 dwelling units, 267 studio (33%), 248 one-bedroom (30%), 218 two-bedroom (27%), and 81 three-bedroom units (10%), including 80 rental replacement units. An additional 15% of the total number of units will be a combination of 2 and 3-bedroom units or units that can be converted to 2 and 3-bedroom units through the use of accessible or adaptive design measures.

### Rental Replacement Units:

The 80 replacement rental dwelling units will be of the same bedroom type, and a similar size, by unit type, as the existing units. Rents for the replacement units will be set at the same affordability level as the existing units, comprising 26 affordable units, 21 mid-range (affordable) units, 29 mid-range (moderate) units, and 4 above mid-range (unrestricted) units.

All replacement rental dwelling units will be provided with ensuite laundry facilities and central air conditioning. Tenants of the replacement rental dwelling units will have

access to bicycle parking and all indoor and outdoor amenities at no additional charge, on the same terms and conditions as any other resident of the building.

### **Tenant Relocation and Assistance Plan:**

A Tenant Relocation and Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants residing in the existing rental dwelling units. 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, as required under the Residential Tenancies Act, 2006;
- additional financial compensation in the form of rent gap assistance, 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 apartment rent by year of construction and bedroom type for purpose-built rental buildings constructed in 2015+, published in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) for Zones 1-4 which encompasses the development site, over a 36-month period. The CMHC rents would be indexed upwardly to reflect changes in 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**

The proposal includes 1,384 metres of indoor amenity space (1.7 square metres per unit), including the opportunity for a residential cafe and 651.2 metres of outdoor amenity space (0.8 square metres per unit) for a combined amount of 2.5 square metres per dwelling unit.

### **Access, Bicycle Parking, Vehicle Parking and Loading**

The proposal is primarily accessed from the Isabella Street frontage through the residential lobby or the parking and loading entrance. The single underground parking level includes a total of 23 rental replacement parking spaces, including two accessible spaces. All spaces are proposed to accommodate electric vehicle charging. A total of 906 bicycle parking spaces are proposed on the second floor providing 163 short term

spaces, 733 long term spaces and 10 outdoor short term spaces for publicly accessible bicycle parking. The ground floor plan features a dedicated pick up and drop off space, one Type C and one Type G loading space and two vehicular elevators.

The proposal includes 10 visitor parking spaces of which 4 are accessible spaces.

Access to the pet amenities located at the southwest area of the site is accommodated through the outdoor amenity space along the western property line.

### **Additional Information**

See attachments 1, 2, 6, 7 and 8 of this report for the Application Data Sheet, Location Map, a site plan, elevations, and 3D modeling of the proposal. 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/135IsabellaSt](http://www.toronto.ca/135IsabellaSt).

### **Reason for Applications**

A Zoning By-law Amendment application is required to vary the building standards, including maximum building height and density, to permit the development proposal.

A Rental Housing Demolition application is required because the development site contains six or more residential units, of which at least one unit is rental housing. The By-law requires an applicant obtain a permit from the City allowing the demolition of the existing rental housing units.

## **POLICY & REGULATION 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 Official Plan Urban Structure Map identifies the site as Downtown and Central Waterfront, which is identified as a Growth Centre in Provincial policy and the Official Plan. 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. The site is adjacent to the Neighbourhoods land use designation to the west, south and north of Isabella Street. See Attachment 3 of this report for the Land Use Map. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## **Downtown Secondary Plan**

The site is located within the Downtown Secondary Plan. The Downtown Plan reinforces that policies applicable to lands designated Apartment Neighbourhoods continue to apply to this site. The Downtown Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2022/06/962d-cityplanning-official-plan-41-secondary-plan-downtown-plan.pdf>

## **Site and Area Specific Policy (SASP) 517 - Downtown Tall Buildings**

SASP 517 applies to the site and provides updated criteria for all tall building development proposals within the downtown. In addition to considerations for tall buildings, SASP 517 identifies that the proposal shall have regard for a comfortable pedestrian realm; consideration for development proposals on other sites within the block; access to sunlight; views between towers; and consideration of wind conditions on and around the subject site.

## **Zoning**

The subject site is zoned R(d2.0) (x498) under Zoning By-law 569-2013. The R(d2.0) (x498) zoning category permits a range of residential uses, including an apartment building. The maximum permitted height is 18 metres and the maximum permitted density is two times the area of the lot. See Attachment 4 of this report for the existing Zoning By-law Map.

## **Rental Housing Demolition and Conversion**

This application involves the demolition of rental housing units. Under Chapter 667 of the City of Toronto Municipal Code, an applicant is required to obtain a Rental Housing Demolition and Conversion Permit from the City to demolish existing rental housing units if a site contains six or more residential units, of which at least one unit is rental housing. The City may impose conditions that must be satisfied prior to obtaining a demolition permit.

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

## **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 for Children in Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities; and
- Toronto Accessibility Design Guidelines

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

### **Toronto Green Standard**

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.

## **COMMUNITY CONSULTATION**

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A Virtual Community Consultation Meeting was hosted by City staff on September 12, 2023. Approximately 47 people participated, as well as the Ward Councillor and the applicant. At the meeting, City staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting.

Issues raised at the meeting, through written comments and phone calls include:

- lack of resident parking;
- whether the development will incorporate energy efficient features;
- questions related to process for how tenants will be relocated and the timeline to return to the development post-construction;
- questions about impacts on the adjacent laneway;
- shadow impact on neighbourhood designated properties north of this site;
- replacement parking stalls for existing tenants;
- concerns of whether the buildings will create a canyon effect on the street;
- type of building tenure (condominium or rental); and,
- construction related concerns, particularly noise, pollution, and debris.

### **Tenant Consultation**

On March 19, 2024, staff held a 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 virtually and attended by 44 tenants, City Planning staff, the Councillor's office, and the applicant.

Tenants asked questions related to the project timeline and intent of the developer to:

- construct the proposed building;
- eligibility requirements for the proposed tenant relocation and assistance plan;
- layouts and balconies of the replacement rental units;
- the provision of parking spaces and storage lockers in the new building; and,
- how rent will be calculated in the new building.

Engagement with tenants has occurred throughout the application review process, including through an applicant-led tenant meeting on April 11, 2023.

### **Statutory Public Meeting Comments**

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

## **COMMENTS**

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### **Revisions to the Applications**

Through the development review process, the applicant has revised their proposal in response to comments received from staff, agencies and the public. A summary of the notable refinements to the development proposal include:

- reductions in height and mass to the base building;
- public realm improvements along the Isabella frontage;
- greater tower setbacks relative to adjacent property lines;
- addition of a proposed residential café within the indoor amenity area to provide greater animation along the Isabella frontage; and,
- 10 visitor parking spaces, including 4 accessible spaces and 2 accessible spaces within the 23 rental replacement parking complement.

### **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 has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the Provincial Policy Statement and conforms with the Growth Plan.

## **Land Use**

The proposed residential use is acceptable and conforms to the policies of the Official Plan and the Downtown Secondary Plan. The opportunity for a residential café within the indoor amenity area will provide an ancillary use within the building. The proposed development meets the criteria for new development in Apartment Neighbourhoods.

## **Public Realm and Streetscape**

The development proposal conforms with the appropriate policies of the Official Plan and Downtown Secondary Plan regarding the public realm.

The 10 metre setback from the curb to the building provides an opportunity for additional landscaping along the Isabella Street frontage, while reinforcing the prevailing streetscape. The largest street tree along the Isabella frontage at the northwest corner is identified to be preserved, while 5 new trees are proposed, 3 in the public boulevard and 2 new trees on private property fronting the proposed building.

The indoor amenity space includes the opportunity for a proposed residential café at grade facing Isabella Street to provide animation along the Isabella Street frontage.

## **Built Form**

Staff are satisfied the built form of the proposed development is consistent with the relevant policies of the Official Plan and the Downtown Secondary Plan while meeting the intent of the Tall Building Design Guidelines.

### *Massing - Base Building (Podium)*

The base building set back 10 metres from the curb is consistent with the front yard setbacks of the adjacent buildings on either side of the proposal. The proposal matches the 3-storey height of the adjacent building to the west, while a portion of the base building is cantilevered and increases in height along the Isabella Street frontage to relate to the adjacent 7-storey building to the east, before lowering to 2-storeys at both the east and south property lines to fit within the surrounding context.

A 2-metre cantilever is proposed on the eastern half of the Isabella façade and extends in height from the third storey to the sixth storey.

The western side of the base building is set back 5.5 metres from the west property line allowing for an outdoor amenity area extending to the rear of the lot, and providing separation of the building from the abutting property.

The 2 and 3-storey height of the base building fits the existing pedestrian context by being consistent with the surrounding neighbourhood before increasing in height within the tower portion of the development.



## *Massing - Tower*

The tower portion of the proposed building begins at floor 7 and includes various step backs from the base building ranging from 2 to 7 metres. The tower is set back from both the east and west property lines 12.5 metres respectively. Along the Isabella frontage, the tower is set back 5.6 metres from the front lot line, while the tower is set back 10 metres from the centreline of the adjacent laneway south of the site. Beyond the laneway, a row of parking for the neighbouring heritage properties adds further separation from the tower. Balconies project from the east and west elevations, while balconies along the north and south elevations are recessed within the tower massing.

The floor plate sizes of the tower vary from 837 square metres for the residential floors while the double-height amenity and residential floors are comprised of floor plates ranging from 611 to 664 square metres on floors 25-28 and 45-48. The floor plate sizes are appropriate and are of similar proportion to other built or planned sites along Isabella Street.

The proposed 69-storey building height (219 metres excluding the mechanical penthouse) is consistent with the existing and planned context, including recent approvals of other high rise residential buildings within both the Bloor-Yonge and Sherbourne Protected Major Transit Station Areas and along Isabella Street.

## **Sun, Shadow, Wind**

Shadow impacts resulting from this proposal meet the intent of the Downtown Secondary Plan to limit shadows on sun protected parks and open spaces and are acceptable.

The Shadow Study prepared by BDP Quadrangle illustrates the proposed development will result in a shadow impact over a portion of St. James Town West Park on March 21 at 3:18 pm for approximately one hour, with a similar shadow condition appearing on September 21 and December 21 between 2:18 pm and 3:18 pm.

There is no shadow impact to the park on June 21. Further east of the site, the proposed development casts a shadow over the Rosedale Ravine lands on March 21 and September 21 at 6:18 pm. The proposed building also casts a shadow on the ravine lands northeast of the site, beyond Bloor Street East, on December 21 between 11:18 am and 3:18 pm.

A revised Pedestrian Level Wind Study evaluated the changes to the proposal since the original submission and concludes that the revised massing will continue to result in comfortable sitting and standing conditions under normal wind conditions at, and in the vicinity of, the proposed development. The study recommends mitigation measures such as 1.8-metre high perimeter wind screens and raised planters that will be secured as part of the site plan control process for the various outdoor amenity areas to further enhance the level of comfort, which is expected to be suitable for the intended uses.

Staff have reviewed the Pedestrian Level Wind Study and are satisfied with its assessment, conclusions and recommendations.

### **Access, Parking, Loading**

The development site is situated within walking distance of 3 subway stations (Wellesley, Bloor-Yonge and Sherbourne) serving 2 rapid transit lines (Lines 1 and 2) with Sherbourne being the nearest station. The proximity of the site to higher-order rapid transit and the provision of 906 bicycle spaces, furthers the City's goal of supporting pedestrians, cyclists and public transit towards a more walkable downtown.

The minimum parking requirements have been provided in accordance with the current City of Toronto parking standards. All proposed residential parking spaces within the development have been provided solely for the rental replacement units. The development proposal has been revised to include 10 visitor parking spaces, of which 4 will be accessible. Two of the 23 rental replacement parking spaces will be accessible spaces. The developer has indicated that additional residential parking above the minimum by-law requirements may be provided based upon demand.

At City Council's direction, staff recommend the development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

All vehicular, loading and related logistic movements are enclosed within the base building and screened from the view of adjacent properties.

### **Servicing**

Engineering and Construction Services staff have assessed the submitted materials and identified items for further review and will require additional information regarding the water distribution system and servicing. These items are recommended to be revised and resubmitted for acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to the enactment of the Site Specific Zoning By-law.

### **Rental Housing Demolition and Replacement**

Staff are satisfied with the proposed replacement of the 80 existing rental dwelling units by their respective bedroom types and at similar rents to those in effect at the time of application. The applicant has agreed to provide and maintain the 80 replacement rental dwelling units within the proposed development for at least 20 years, beginning on the date the replacement rental dwelling units are first occupied.

The applicant has confirmed that each eligible tenant would reserve the right to return to a replacement rental unit of a similar unit type at similar rent, and that rents for replacement rental units without returning tenants would not exceed the applicable affordable, mid-range (affordable), or mid-range (moderate) rent thresholds for a period of at least 10 years. Tenants who return to replacement rental units would be protected by the provincial rent increase Guideline until their tenancies end, irrespective of whether the Guideline applied to the proposed development under the Residential Tenancies Act, 2006 (RTA).

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 building. The same number of parking spaces that are leased by eligible tenants in the existing building will be replaced and made available for tenants of the replacement rental units at a similar rate to what tenants' previously paid. All replacement rental dwelling units will include ensuite laundry facilities and central air conditioning. If storage lockers are provided in the new building, tenants will have the same access to storage lockers as any other resident of the building.

### **Tenant Relocation and Assistance Plan**

The Tenant Relocation and Assistance Plan is consistent with the City's current practices. Staff are satisfied 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.

### **Parkland/Open Space**

The original proposed on-site park space was limited and did not afford future opportunities for expansion. As part of the reconfigured base building and expanded public realm, the former proposed on-site park space was removed in favour of providing at-grade outdoor amenity space. Suitability for public access from Isabella Street through the outdoor amenity space to the adjacent laneway will continue to be explored at the site plan stage.

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. As per Toronto Municipal Code Chapter 415-29, the value of the cash-in-lieu will be appraised under the direction of the Executive Director, Corporate Real Estate Management. Additionally, Toronto Municipal Code Chapter 415-28 requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

## **Toronto Green Standard**

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.

## **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.

## **CONTACT**

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## **SIGNATURE**

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Oren Tamir, Director  
Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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### **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

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: Elevations
- Attachment 8: 3D Massing Model

## Attachment 1: Application Data Sheet

Municipal Address: 135 Isabella Street Date Received: June 9, 2023

Application Number: 23 158798 STE 13 OZ

Application Type: Rezoning

Project Description: A 69-storey residential building (219 metres excluding the mechanical penthouse) with approximately 814 dwelling units, including the replacement of 80 existing rental units.

Applicant	Agent	Architect	Owner
1000355933 Ontario Inc.	1000355933 Ontario Inc.	BDP Quadrangle	1000355933 Ontario Inc.

### EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhood Site Specific Provision: Downtown Plan

Zoning: R (d2.0) (x498) Heritage Designation: N

Height Limit (m): 18 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 2,386 Frontage (m): 55 Depth (m): 42

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	575		1,549	1,549
Residential GFA (sq m):	5,757		52,055	52,055
Non-Residential GFA (sq m):				
Total GFA (sq m):	5,757		52,055	52,055
Height - Storeys:	9		69	69
Height - Metres:			219	219

Lot Coverage Ratio (%): 64.92 Floor Space Index: 21.82

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	52,040	2,238.5

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	80		80	80
Freehold:				
Condominium:			734	734
Other:				
Total Units:	80		814	814

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		267	248	218	81
Total Units:		267	248	218	81

#### Parking and Loading

Parking Spaces:	23	Bicycle Parking Spaces:	906	Loading Docks:	2
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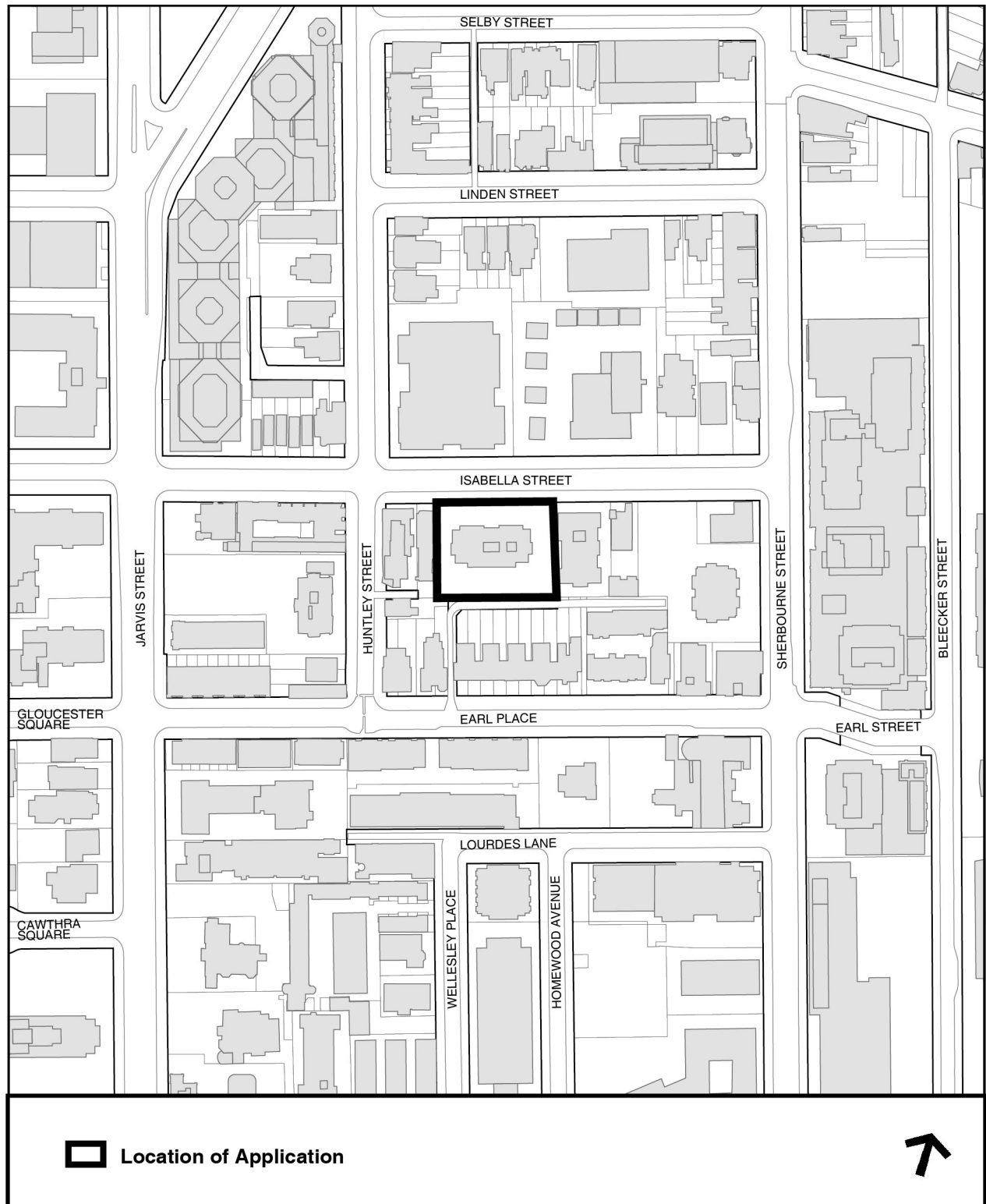
#### CONTACT:

Carl Geiger, Senior Planner, Community Planning

416-392-7544

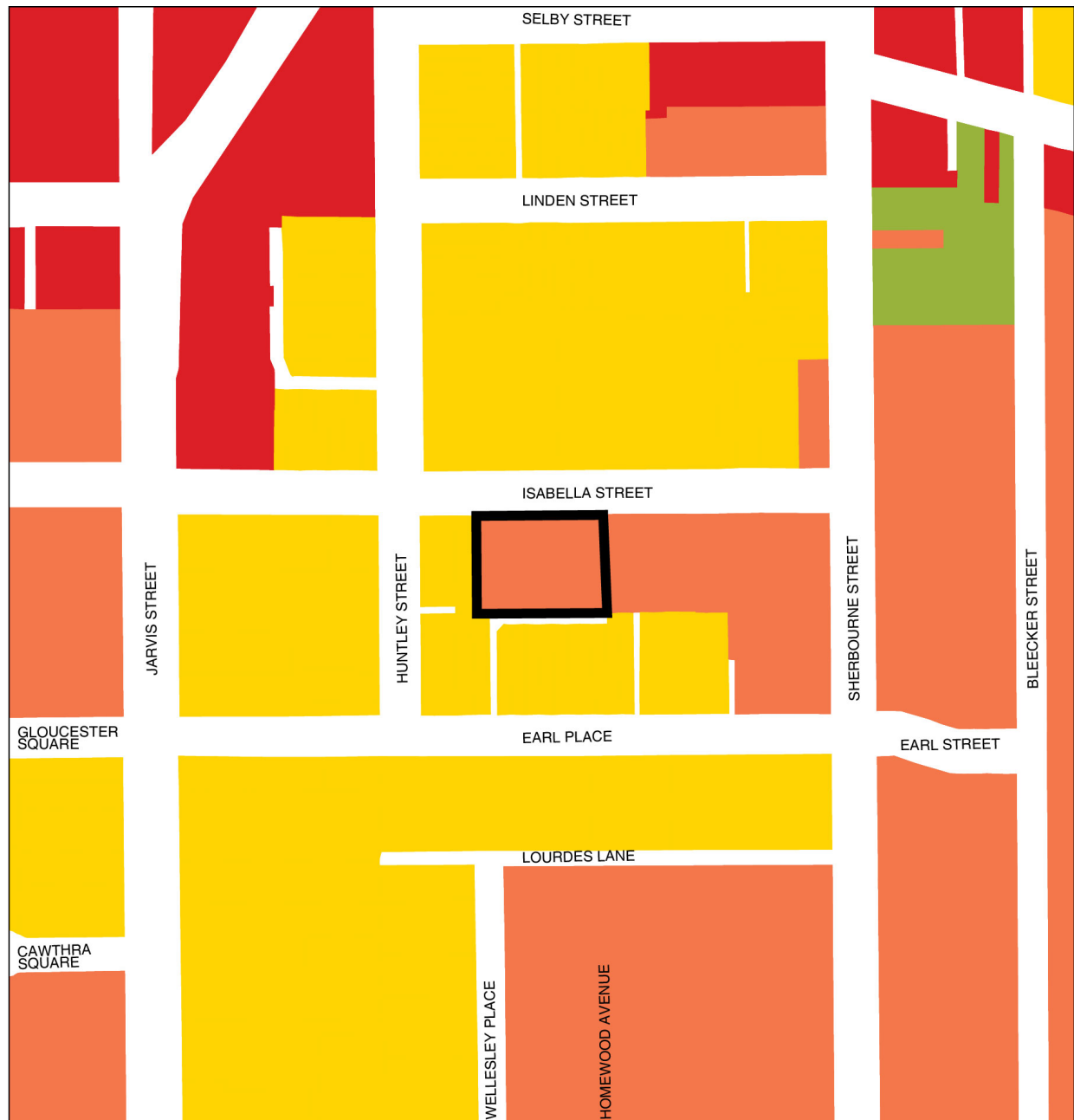
carl.geiger@toronto.ca

## Attachment 2: Location Map





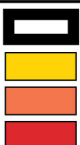
## Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

135 Isabella Street

File # 23 158798 STE 13 0Z



Location of Application

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

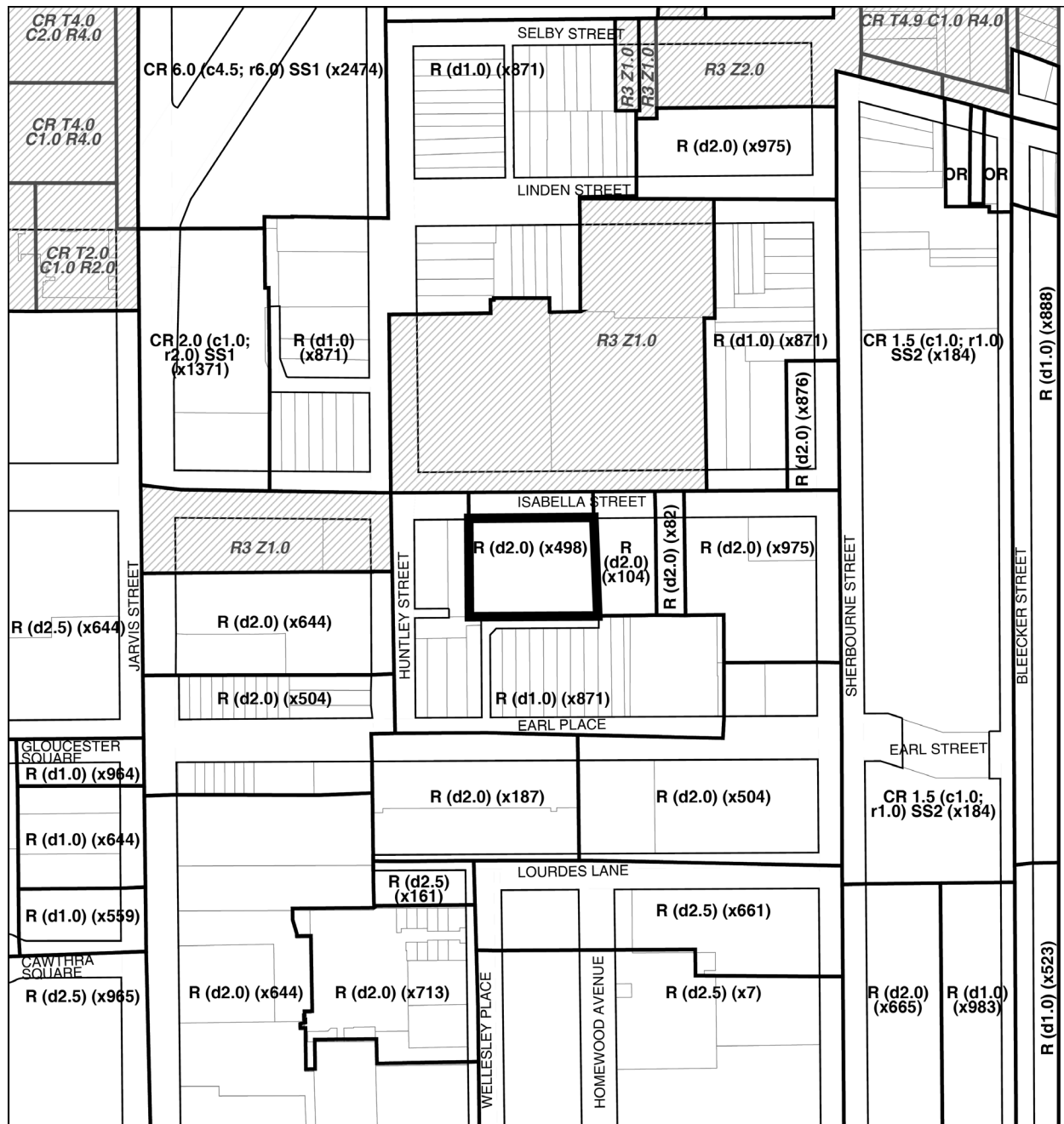


Parks



Not to Scale  
Extracted: 06/12/2023

## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**135 Isabella Street**

**File # 23 158798 STE 13 0Z**



Location of Application

**R**  
**CR**  
**OR**

*Residential*  
*Commercial Residential*  
*Open Space Recreation*



See Former City of Toronto By-law No. 438-86

**R3**  
**CR**

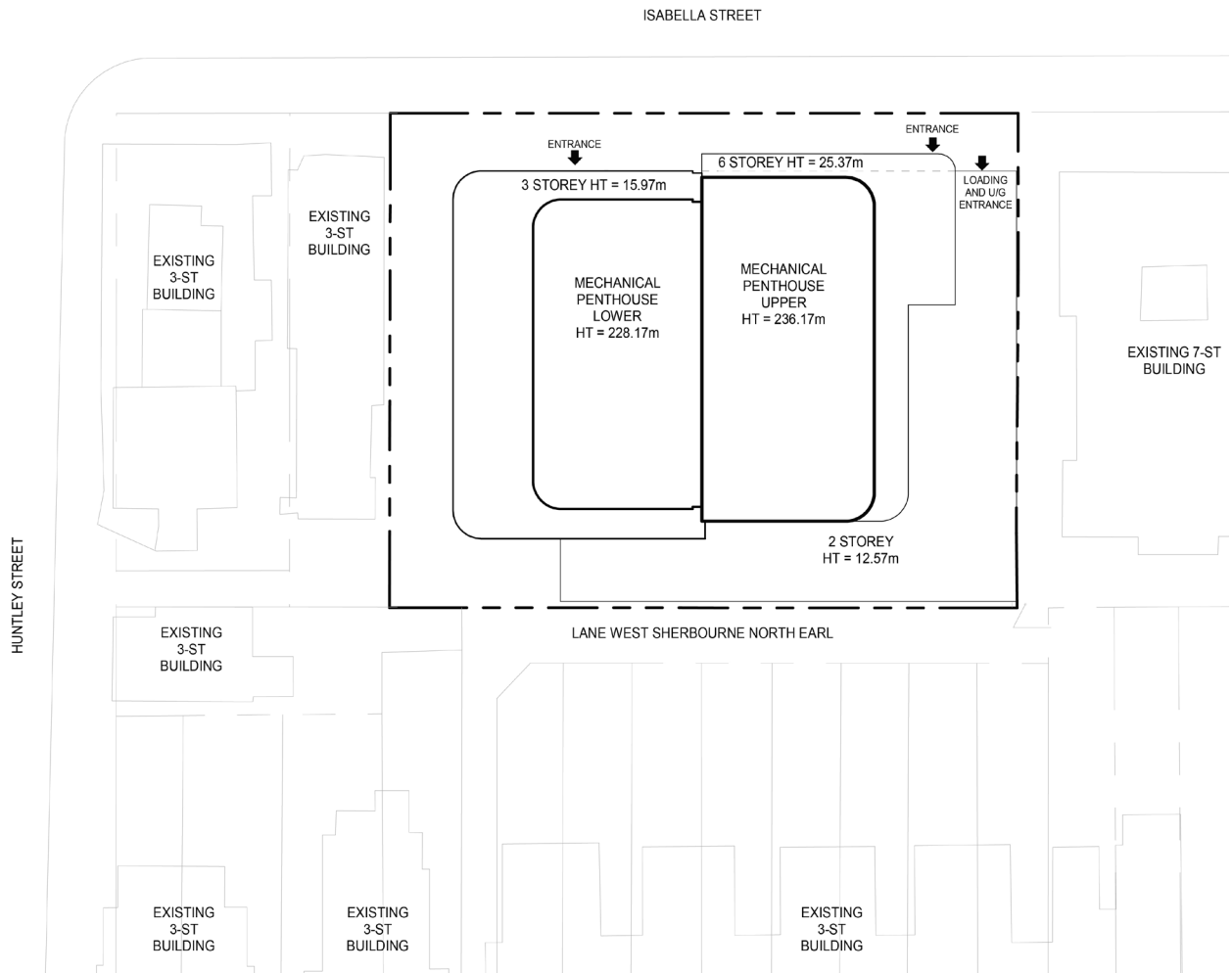
*Residential District*  
*Mixed-Use District*



Not to Scale  
Extracted: 04/29/2024

## Attachment 5: Draft Zoning By-law Amendment

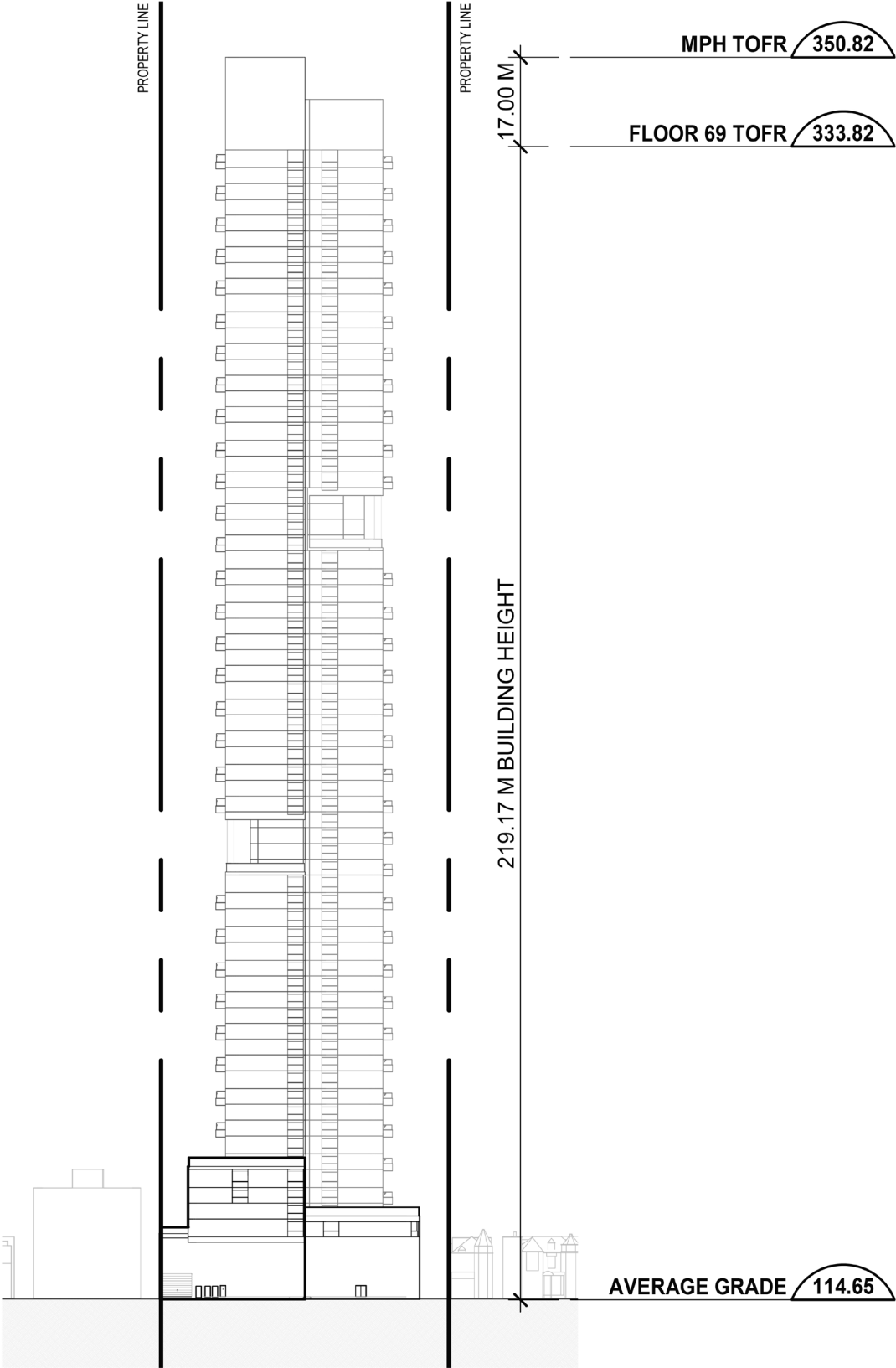
## Attachment 6: Site Plan



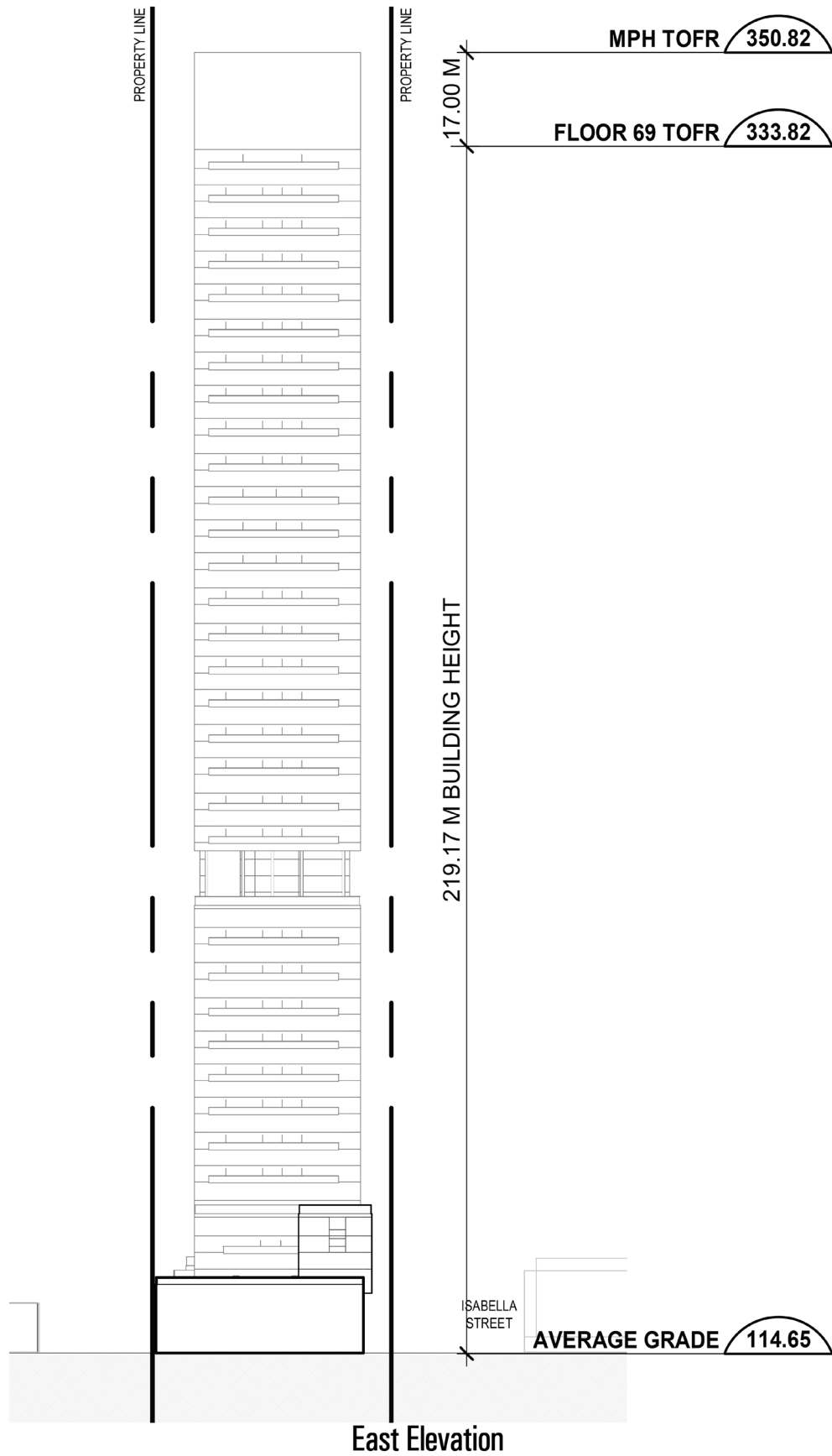
Site Plan

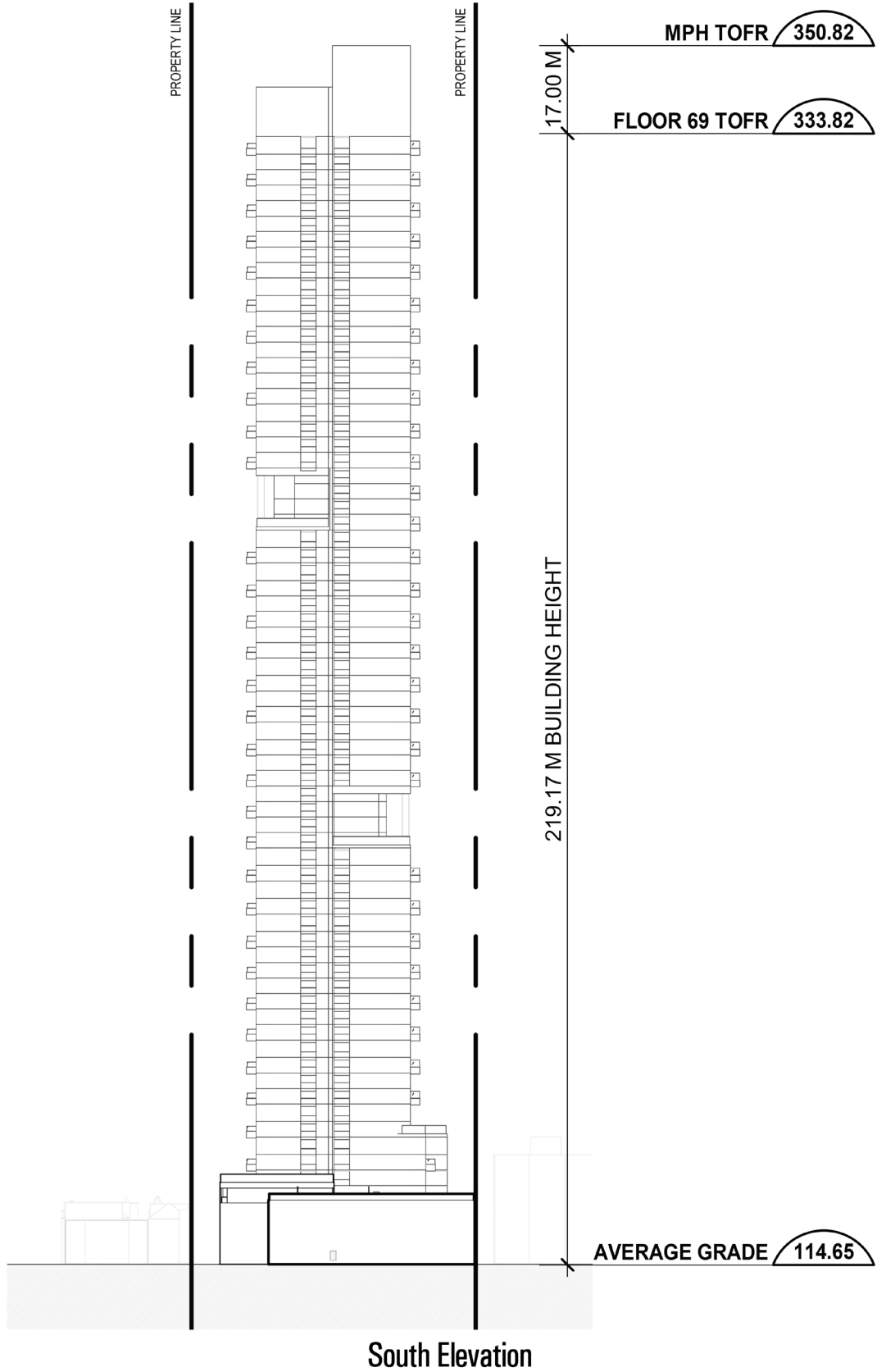


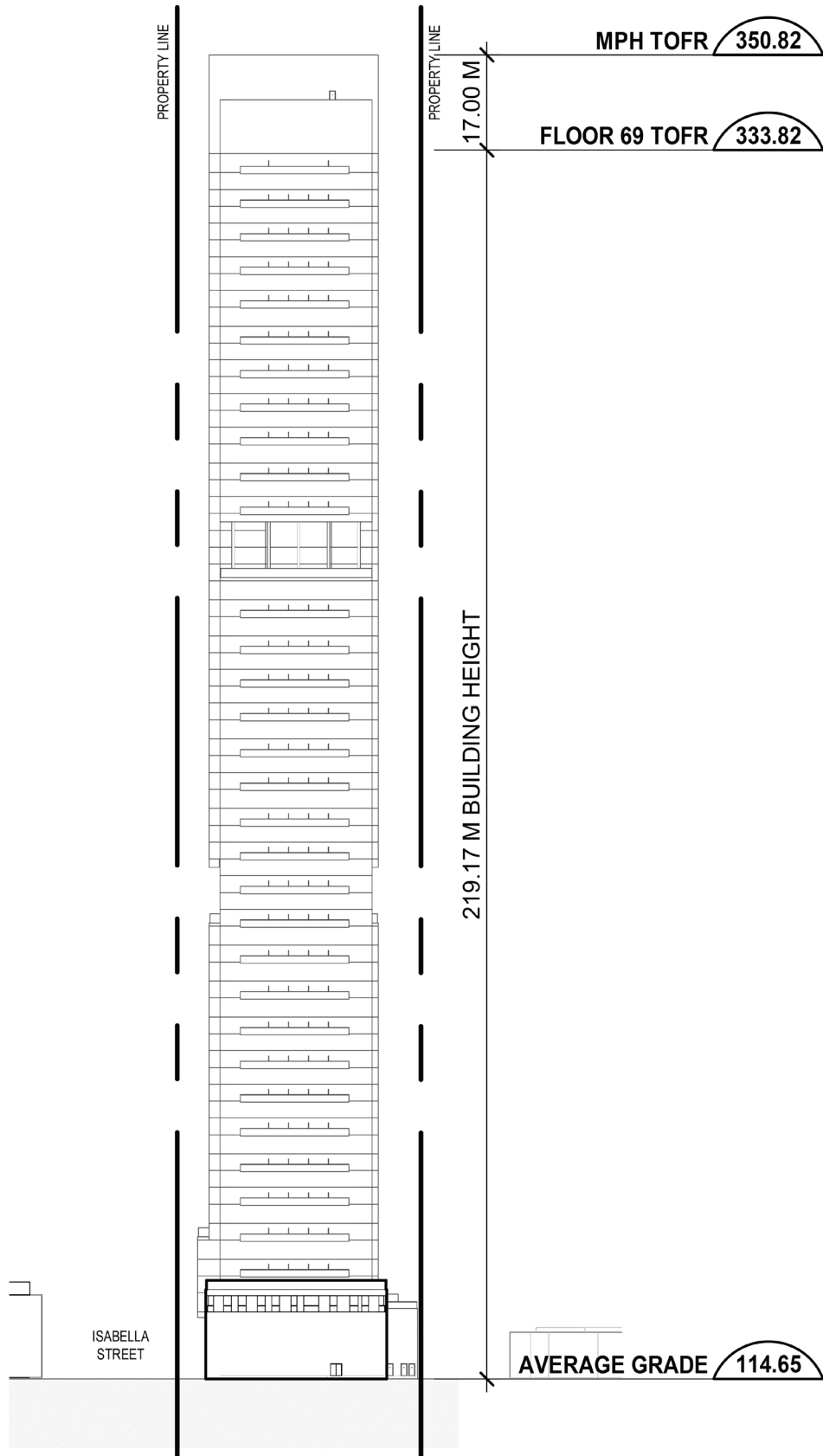
Attachment 7: Elevations



North Elevation







West Elevation



## Attachment 8: 3D Massing Model

