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June 10, 2024

Via Email (teycc@toronto.ca)

Toronto East York Community Council
Toronto City Hall
100 Queen St. W.
Toronto ON M5H 2N2

Attention: Cathrine Regan

To Whom it May Concern:

Re: 2024.TE14.10 on June 11, 2024 Toronto and East York Community Council

Please find attached illustrative materials in support of the application for the property municipally known as 135 Isabella Street, to be considered at the Toronto and East York Community Council, agenda item TE14.10 on June 11, 2024.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C MacDougall'.

Cynthia A. MacDougall
Senior Counsel | Avocate-conseil principale

Attachment

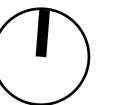
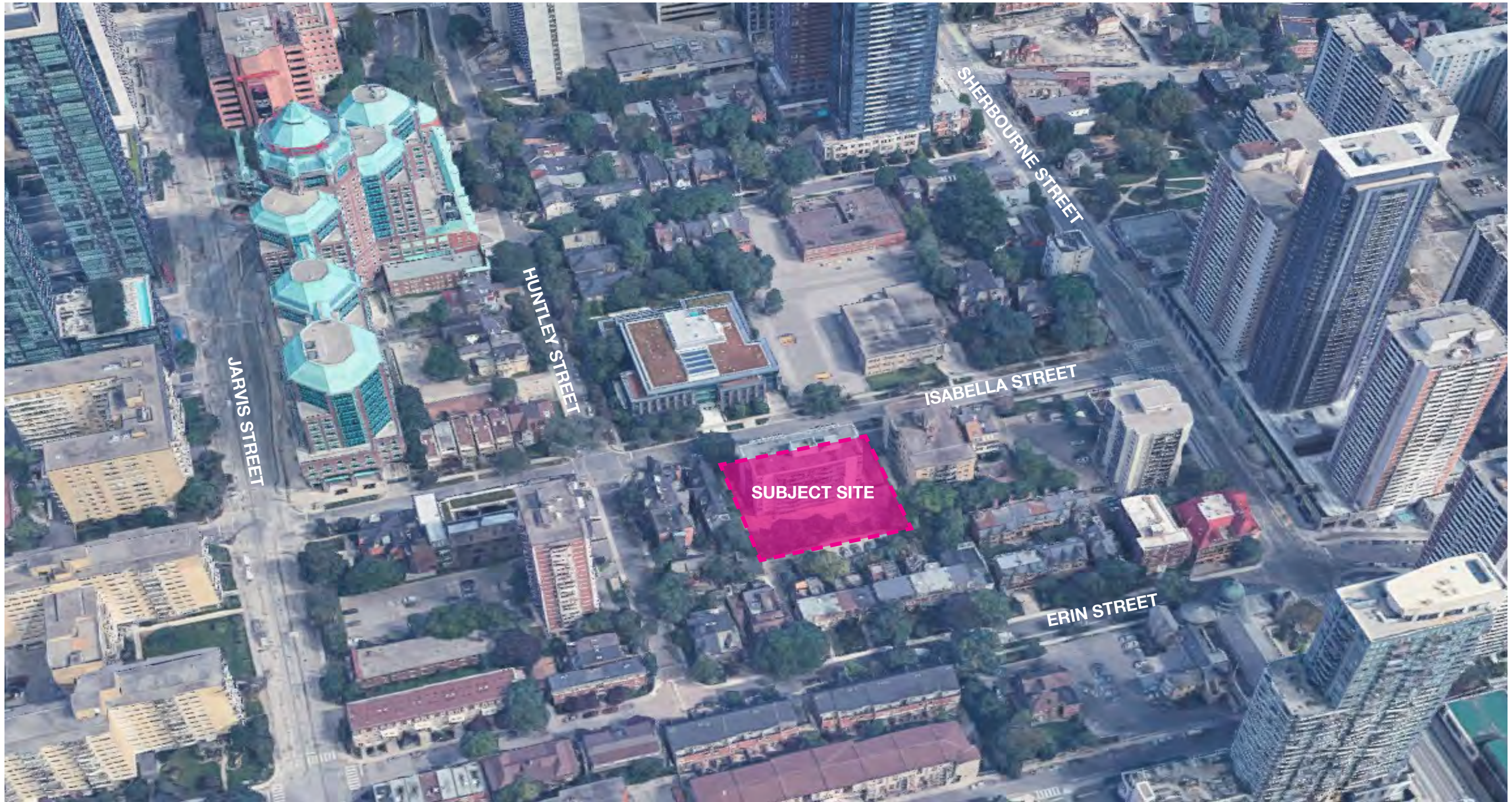


135 Isabella Street

Toronto, Ontario

10 June 2024

CONTEXT | AERIAL VIEW



CONTEXT | TRANSIT CONNECTIVITY

The site is well connected to transit and is within walking distance of multiple TTC stations including Sherbourne, Bloor-Yonge and Wellesley Stations. It is also within close proximity to TTC bus routes and cycle tracks along Bloor Street East and Sherbourne Street.

Subject Site

TTC Bus

TTC Subway



CONTEXT | DEVELOPMENTS



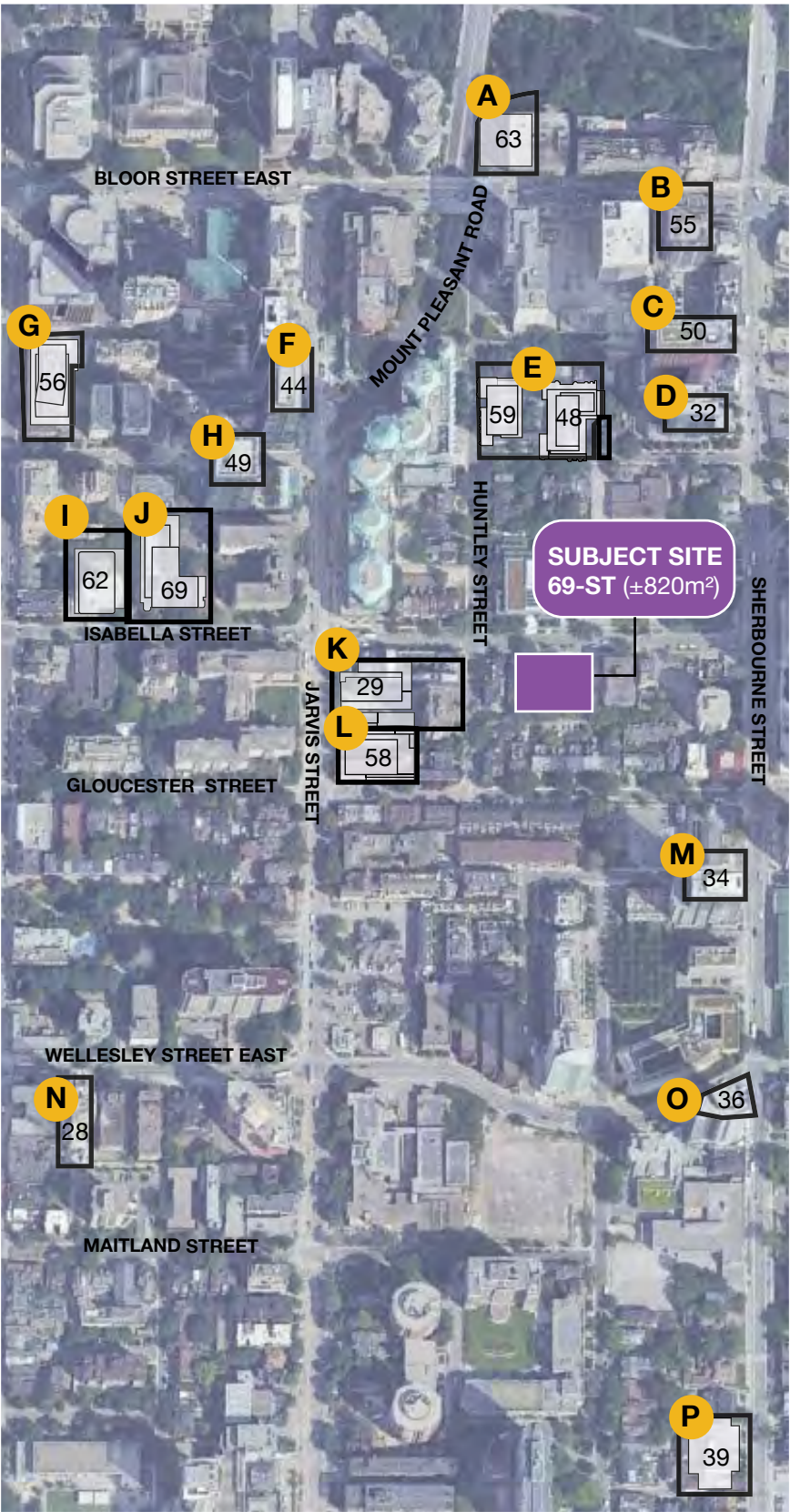
350 Bloor St E
63-ST (±768m²)
PROPOSED



387 Bloor St E
55-ST (±740m²)
UNDER CONSTRUCTION



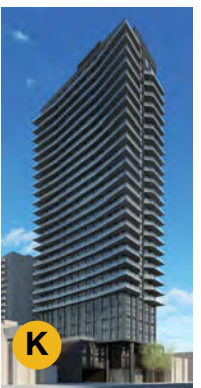
The Selby
50-ST (±940m²)
COMPLETE



88 Isabella St
62-ST (±793m²)
APPROVED



90 Isabella St
69-ST (±803m²)
PROPOSED



10 Huntley St
29-ST (±570m²)
PROPOSED



James Cooper Mansion
32-ST (±750m²)
COMPLETE



47 Huntley St
59-ST & 48-ST
(±786m² & 785m²)
PROPOSED



X The Condominium
44-ST (±870m²)
COMPLETE



Jarvis & Earl Place
58-ST (±724m²)
PROPOSED



500 Sherbourne St
34-ST (±650m²)
COMPLETE



Eighty One Wellesley
28-ST (±640m²)
UNDER CONSTRUCTION



625 Church St
56-ST (±833m²)
APPROVED



X2 Condominiums
49-ST (±895m²)
COMPLETE



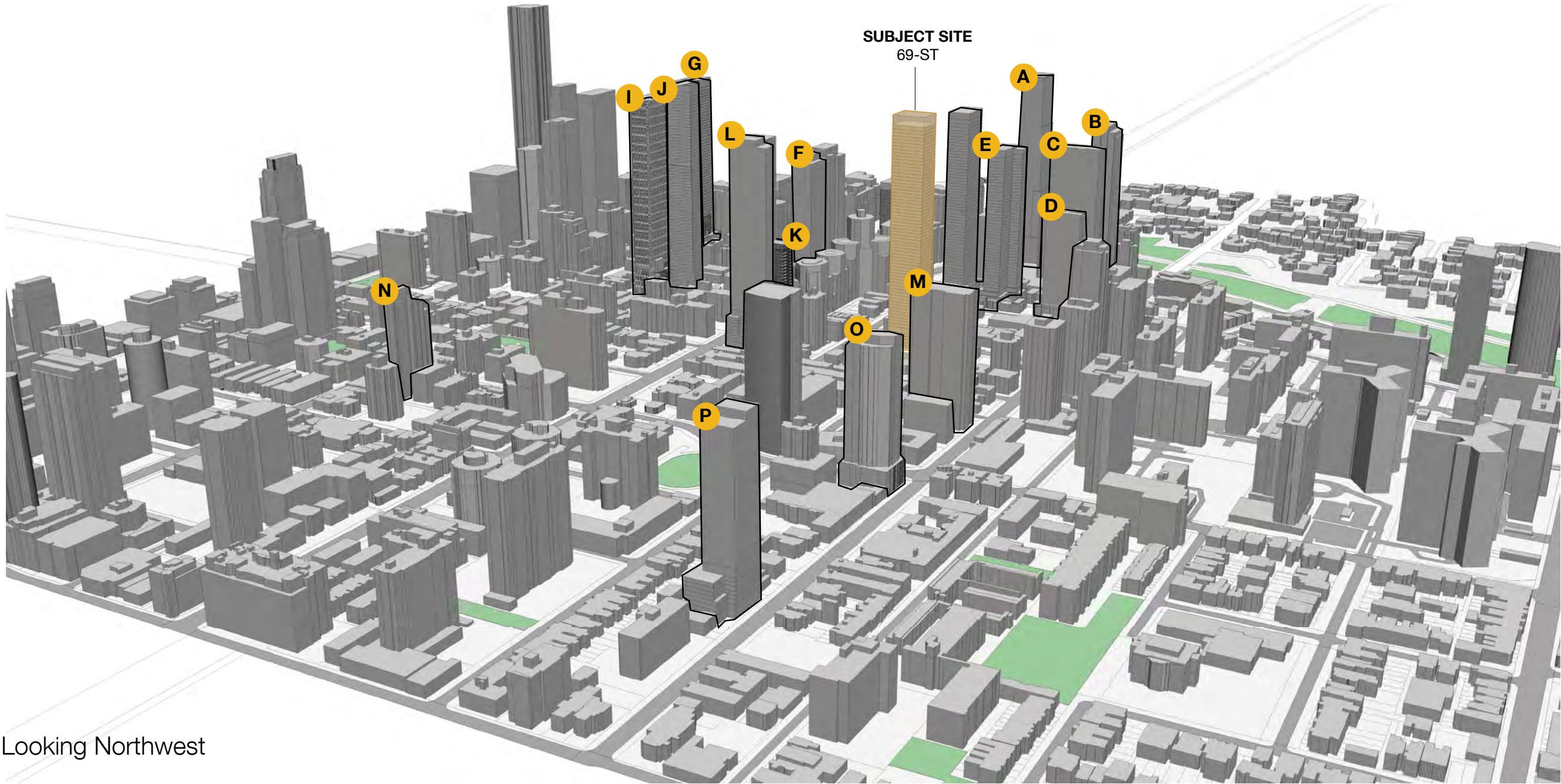
159SW Condos
36-ST (±655m²)
COMPLETE



410 Sherbourne St
39-ST (±744m²)
PROPOSED



CONTEXT | DEVELOPMENTS



Looking Northwest

- | | | | |
|---|--|--|---|
| A 350 Bloor St E - 63-ST (±768m ²)
PROPOSED | E 47 Huntley St - 59-ST & 48-ST (±786m ² & 785m ²)
PROPOSED | J 90 Isabella St - 69-ST (±803m ²)
PROPOSED | N Eighty One Wellesley - 28-ST (±640m ²)
UNDER CONSTRUCTION |
| B 387 Bloor St E - 55-ST (±740m ²)
UNDER CONSTRUCTION | F X The Condominium - 44-ST (±870m ²)
COMPLETE | K 10 Huntley St - 29-ST (±570m ²)
PROPOSED | O 159SW Condos - 36-ST (±655m ²)
COMPLETE |
| C The Selby - 50-ST (±940m ²)
COMPLETE | G 625 Church St - 56-ST (±833m ²)
APPROVED | L Jarvis & Earl Place - 58-ST (±724m ²)
PROPOSED | P 410 Sherbourne St - 39-ST (±744m ²)
PROPOSED |
| D James Cooper Mansion - 32-ST (±750m ²)
COMPLETE | I 88 Isabella St - 62-ST (±793m ²)
APPROVED | M 500 Sherbourne St - 34-ST (±650m ²)
COMPLETE | |

CONTEXT | EXISTING RENTAL APARTMENT

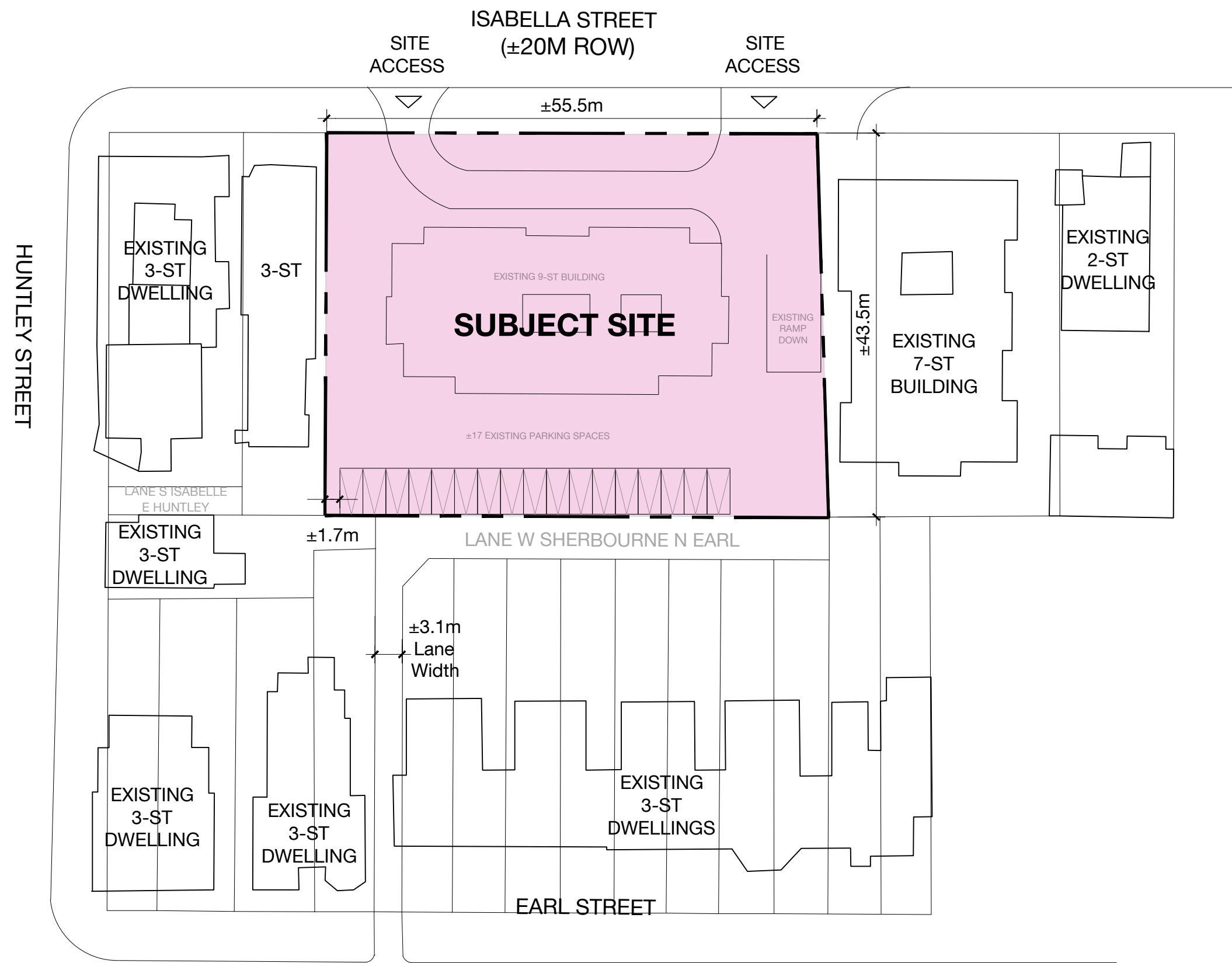


The existing building contains 80 rental units that will be replaced with modern units within the new tower as per City's rental replacement requirements:

Process History

- *April 5, 2023* - Kingsett sent notice to tenants inviting them to a pre-application information meeting. The notice/invitation outlined the general rental replacement requirements and development application.
- *April 11, 2023* - Kingsett hosted pre-application tenant meeting. City Housing also attended.
- *April 13, 2023* - Following the on-line meeting the attached slides were circulated to all tenants.
- *April 18, 2023* - Kingsett circulated follow up FAQ following the pre-application meeting including the slides City Housing presented outlining the rental replacement requirements.
- *April 20, 2023* - An organizer with the Federation of Metro Tenants' Associations hosted a meeting at 135 Isabella. We did not attend this meeting but offered the organizer the option to use the lobby space (see email to them).
- *Aug 11, 2023* - Notice of Development Application installed on property.
- *Aug 17/18, 2023* - City Housing Letter circulated to tenants outlining next steps with regards to the rental demolition application.
- *Sept 12, 2023* - City hosted Community Consultation Meeting.
- *March 19, 2024* - City hosted Tenant Meeting with City Housing.
- *April 17, 2024* - City Council approved a new methodology for calculating rent gap payments which is applicable to 135 Isabella. The new methodology only looks at rents that are in post 2015 buildings (newer buildings with higher rents), that results in more robust rent gap payments to eligible tenants.
- *May 17, 2024* - Notice of the June 11/2024 Public Meeting issued by City to public, including tenants of 135 Isabella.

CONTEXT | EXISTING SITE PLAN



CONTEXT | ISABELLA STREET SOUTH ELEVATION



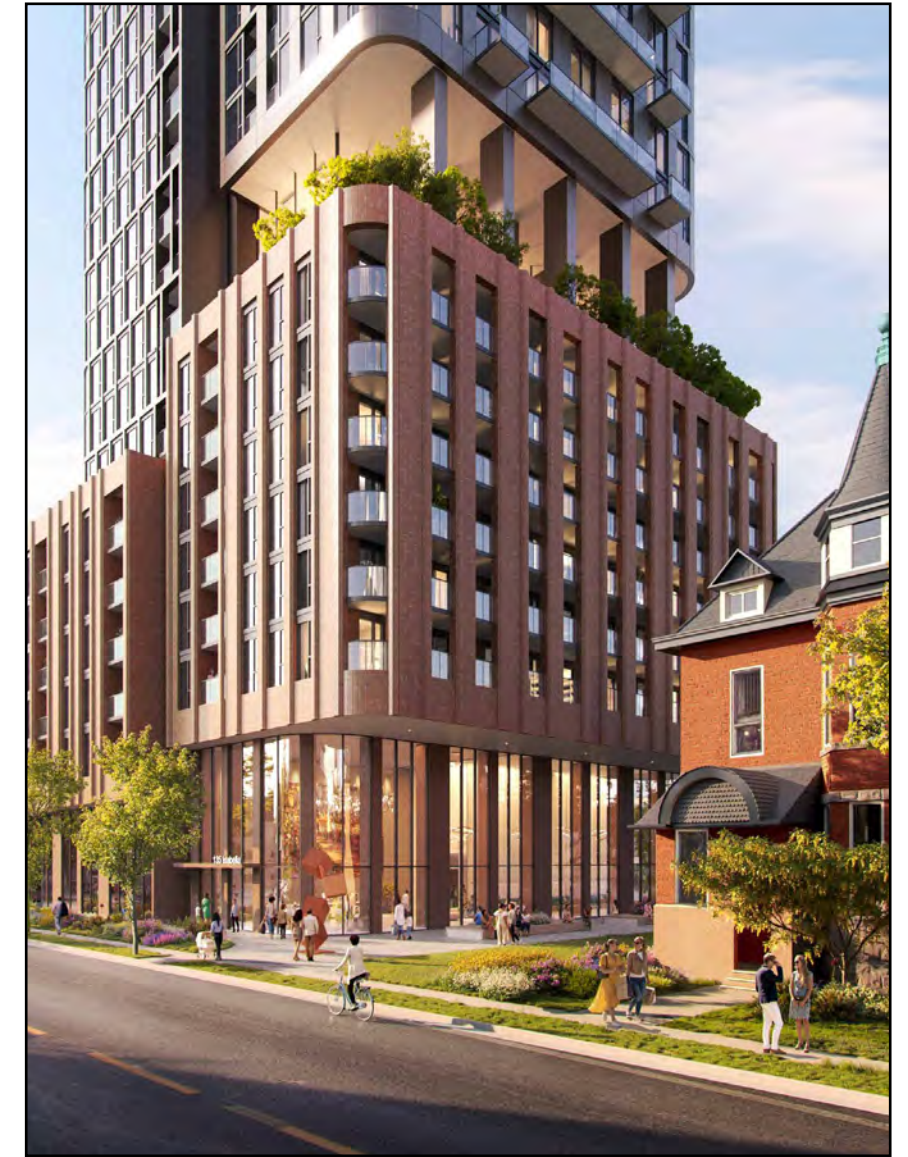
VISION | PROJECT ASPIRATIONS



Delivering much needed housing in proximity to high order transit



Focusing on enhancing the public realm and the community amenities



Providing contextual architectural design that is complimentary to the character of the neighborhood

VISION | SITE PLAN CONTEXT



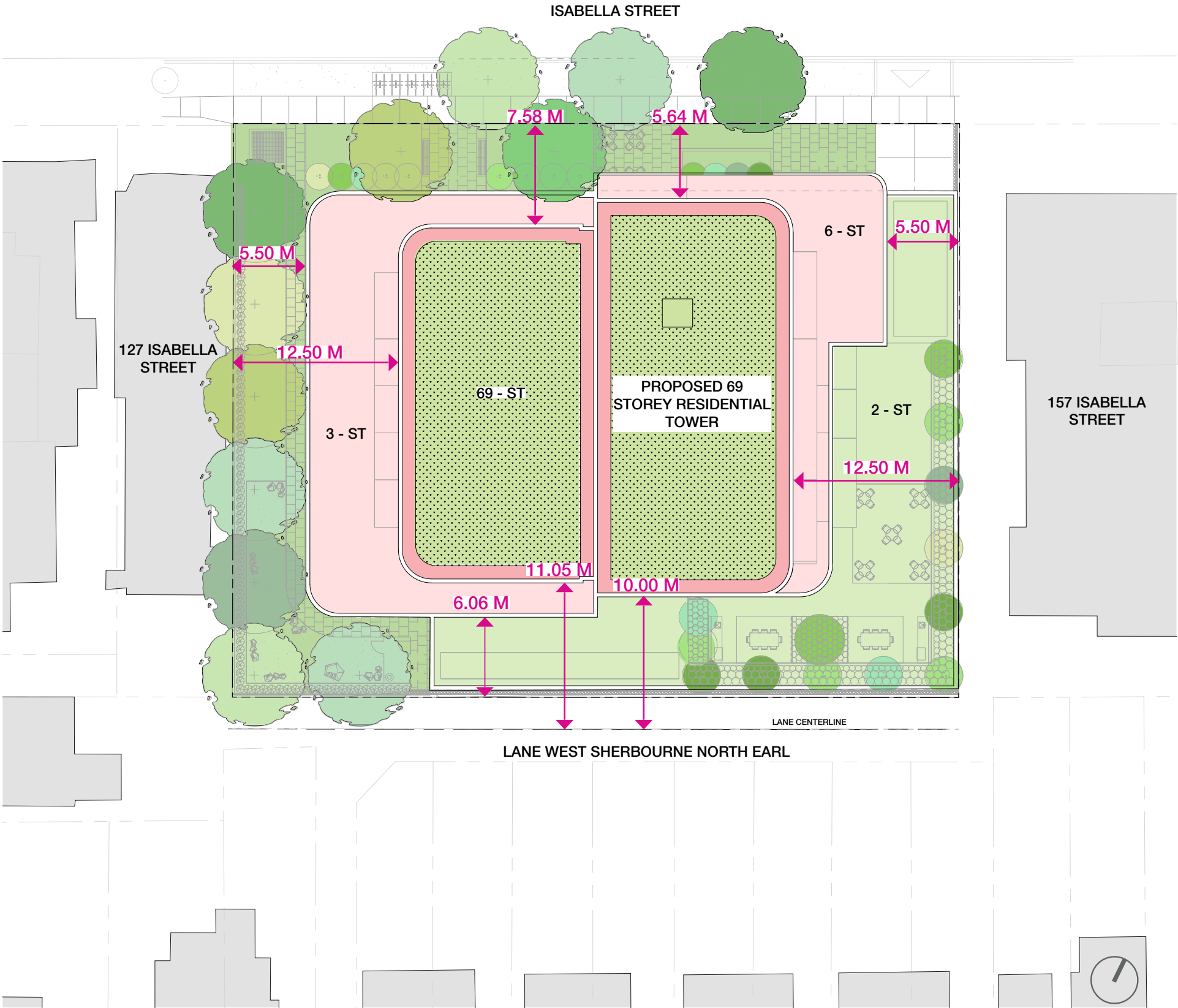
DESIGN | SITE PLAN & STATISTICS

STATISTICS:

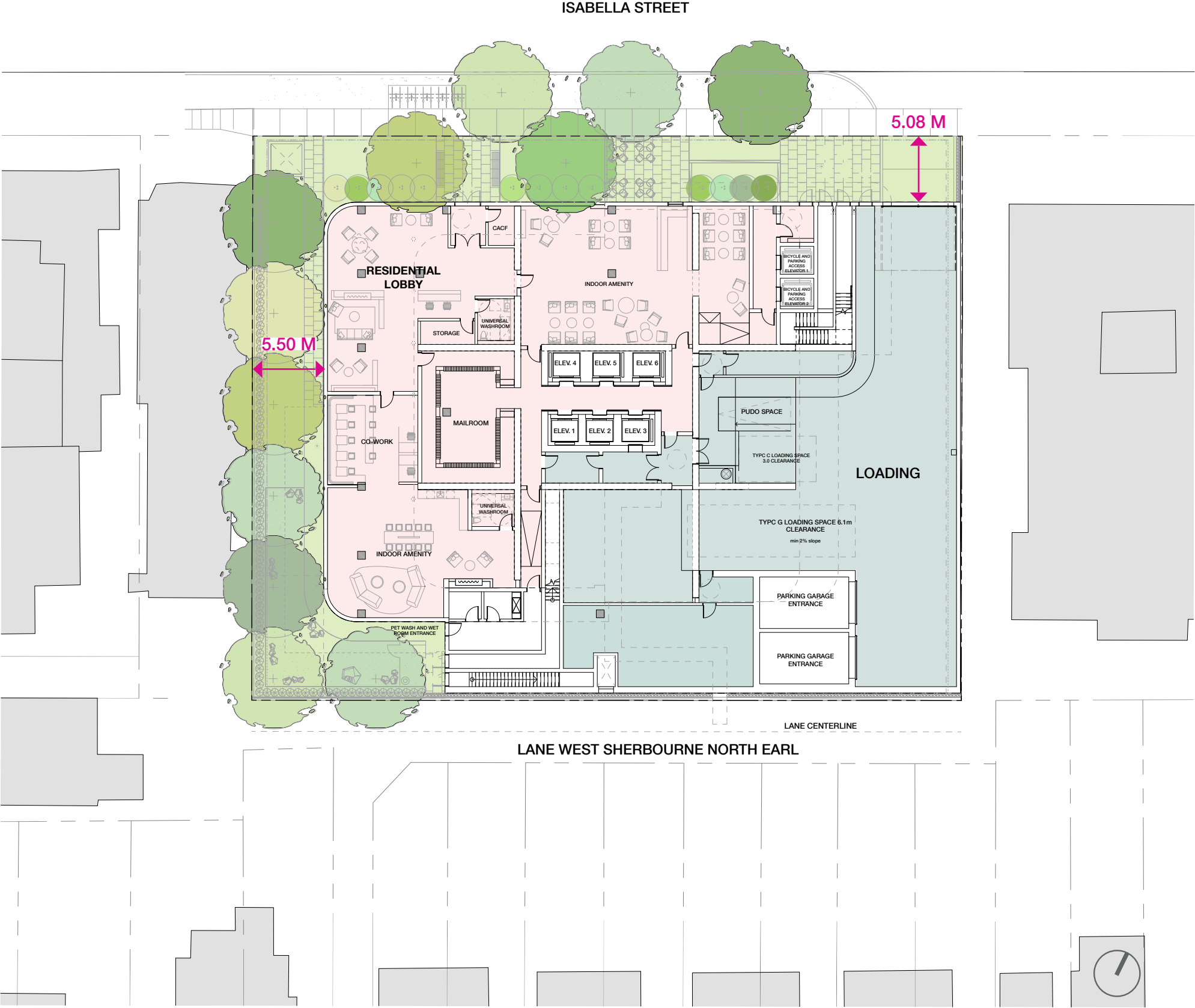
Gross Site Area:	2,385.5 sm
Total Units:	814
Total GFA:	52,054.9 sm
Total Parking:	23

RESIDENTIAL UNIT MIX:

Unit Type	# of Units	Percentage
3 Bedroom	81	10.0%
2 Bedroom	218	26.8%
1 Bedroom	248	30.5%
Studio	267	32.8%



DESIGN | GROUND FLOOR PLAN



DESIGN | PERSPECTIVE



View From Isabella Street Looking East

DESIGN | PERSPECTIVE



View From Isabella Street Looking Towards Public Park & POPS

DESIGN | PERSPECTIVE



View From Isabella Street Looking Towards Public Park & POPS

DESIGN | PERSPECTIVE

Overall View Looking Southwest

