

164-168 Isabella Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 18, 2026

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 25 210128 STE 13 OZ

Related Planning Application Number: 25 210135 STE 13 RH

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law 569-2013 to permit a 70-storey (228.5 metres excluding mechanical penthouse) residential building containing 599 dwelling units (including 50 rental replacement units) for the property at 164-166 and 168 Isabella Street. The two existing heritage buildings will be preserved and moved closer to Isabella Street on the site.

The proposal includes the demolition of 38 existing rental units and 25 rental dwelling rooms to be replaced with 50 rental replacement units, as well as tenant assistance for tenants of the dwelling rooms and rental units proposed for demolition.

The Official Plan Amendment is proposed to redesignate the site from Neighbourhoods to Apartment Neighbourhoods to permit the tall building on the site.

A separate report from Heritage Planning on the proposed conservation of the designated heritage properties at 164-168 Isabella Street will be considered by City Council in conjunction with this report.

A related Rental Housing Demolition application considering the rental housing demolition and replacement matters, including assistance to impacted tenants, will also be considered by City Council in conjunction with this report.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 164-168 Isabella Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 164-168 Isabella Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council direct the City Solicitor to withhold the necessary Bills for enactment until City Council has approved the Rental Housing Demolition Application Number 25 210135 STE 13 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 38 existing rental dwelling units at 164-166 Isabella Street.
5. City Council require the owner to enter into one or more agreements, to the satisfaction of the City Solicitor and Chief Planner Executive Director, City Planning, to secure the following matters:
 - a. The owner shall provide and maintain 500 square metres of dwelling room replacement area from 168 Isabella Street as 12 replacement rental studio units on the site, as generally illustrated in the plans submitted to City Planning dated May 7, 2026, with any revision to these plans being to the satisfaction of the Chief Planner and Executive Director, City Planning, for a period of at least 20 years beginning from the date that each replacement rental studio 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;
 - b. the owner shall, as part of the 12 replacement rental studio units in 5.a. above, provide at least 12 studio units at dwelling room tier 1 affordable rents as currently defined in the City's Official Plan, all for a period of at least 15 years beginning from the date of first occupancy of each unit;
 - c. The owner shall provide a Tenant Assistance Plan for tenants of the 25 rental dwelling rooms proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - d. The owner shall provide tenants of all 12 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 70-storey building at no extra 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;

e. The owner shall provide ensuite laundry and central air conditioning in each replacement rental dwelling unit at no extra charge;

f. The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development; and

g. The replacement rental dwelling units required in Recommendation 5.a. above 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 dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning.

6. 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 164-168 Isabella Street.

FINANCIAL IMPACT

The Development Review Division confirms there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On February 4, 2026, City Council enacted Heritage Designation By-law 87-2026 for the property at 164 and 166 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act. <https://www.toronto.ca/legdocs/bylaws/2026/law0087.pdf>

THE SITE AND SURROUNDING LANDS

Description

The site is located on the north side of Isabella Street just west of Sherbourne Street. It is generally rectangular with a protrusion extending north at the northwest corner of the site. The site has a frontage of approximately 36 metres along Isabella Street and an area of 1,856 square metres. See Attachment 2 of this report for the Location Map.

Existing Use

The site contains two 3-storey residential buildings. 164-166 Isabella Street contains 38 rental units and 168 Isabella Street contains 25 rental dwelling rooms all of which have Dwelling Room Tier 1 Affordable rents.

Heritage

Both properties that form the site are designated under Part IV of the Ontario Heritage Act.

THE APPLICATIONS

Description

A 70-storey (228.5 metres excluding mechanical penthouse) residential building.

Density

The proposal has a density of 24 times the area of the lot.

Heritage Conservation

The two existing heritage buildings are proposed be relocated closer to the Isabella Street frontage of the site and incorporated into the base building of the development.

Dwelling Units

The proposal includes 599 dwelling units, comprising 70 studio units (11.7%), 287 one-bedroom units (47.9%), 181 two-bedroom units (30.2%), and 61 three-bedroom units (10.2%). Of the studio units, 50 would be rental replacement units.

Amenity Space

The proposal provides 2,494 square metres of amenity space (4.2 square metres per dwelling unit), comprised of 2,286 square metres of indoor amenity space (3.8 square metres per dwelling unit) and 209 square metres of outdoor amenity space (0.4 square metres per dwelling unit).

Access, Parking and Loading

Pedestrian and vehicular access is proposed from Isabella Street. Four vehicle parking spaces, 369 bicycle parking spaces (293 long-term spaces for residents and 76 short term spaces for visitors) and two loading spaces (One Type-C and one Type-G) are proposed.

Rental Housing Demolition

The application proposes to demolish 25 existing rental dwelling rooms at 168 Isabella Street. The proposal includes replacement of these dwelling rooms with 12 studio units representing a replacement area that exceeds the gross floor area of the 25 rental

dwelling rooms. Tenant assistance, in line with City's standard requirements, has also been proposed for tenants of these units.

The application also proposes to demolish 38 rental units at 164-166 Isabella Street. The demolition of these units and associated recommendations, including securing replacement rental units and tenant assistance for impacted tenants, is considered through a related Rental Housing Demolition Application Approval Report advancing to the July 8 and 9 Toronto East York Community Council Meeting.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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: <http://www.toronto.ca/164IsabellaSt>

Reasons for Application

The Official Plan Amendment is required to redesignate the subject site from *Neighbourhoods* to *Apartment Neighbourhoods* to permit the proposed tower form of development.

The Zoning By-law Amendment is required to amend performance standards for the site, including gross floor area, building height, setbacks and stepbacks, and to establish appropriate standards to regulate the built form on the site. The land uses are permitted under the existing zoning provisions.

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. Chapter 667 of the City of Toronto Municipal Code requires an applicant to obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 6, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on August 18, 2025 and deemed complete as of September 25, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments.

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 Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The site is located in the Downtown and Central Waterfront Area and is designated Neighbourhoods. See Attachment 3 of this report for the Land Use Map.

Downtown Secondary Plan

The Downtown Plan reinforces that policies applicable to lands designated Neighbourhoods continue to apply.

Protected/Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area. It is within 500 metres of the centre point of the delineated Sherbourne PMTSA transit station associated with SASP 601 in Chapter 8 of the Official Plan. Map 2 of SASP 601 identifies this site as having a minimum Floor Space Index (FSI) of 0.9.

The area is planned for a minimum population and employment target of 500 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Apartment Neighbourhoods located between 200 and 500 metres of an existing or planned transit station will have City-initiated zoning that permits a FSI of 6 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

Multiplexes and apartment buildings with heights up to four storeys are permitted on sites designated Neighbourhoods.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Downtown Tall Buildings (Site and Area Specific Policy 517)

SASP 517 provides development criteria for tall building development proposals in the Downtown; identifies that proposals shall have regard for a comfortable pedestrian realm; and provides for consideration of development proposals on other sites within the block, access to sunlight, views between towers and wind conditions on and around the site.

Zoning

The site is zoned Residential (R (d1.0) (x871)), with a height limit of 13 metres, and a permitted density of 1.0 times the area of the lot. This zoning category permits a range of low scale residential uses. See Attachment 4 of this report for the Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Retail Design Manual

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On January 7, 2026, an in-person community consultation meeting was hosted by City staff. Approximately 20 members of the public attended along with the applicant and representatives from the Councillor's Office. Following presentations by City staff and the applicant about the planning framework, development review process and details of the proposal, City staff facilitated a discussion about the application. Issues raised by attendees at the meeting and through other correspondence included:

- Concern that the area is overcrowded and existing facilities, services and transit are overcapacity.
- Desire to maintain the low-rise scale of the area.
- Concern about the proposed scale and density and consistency with the area context.
- Desire to conserve more of the heritage structures and ensure that the design of the tower is compatible with the retained heritage properties.
- Concern about the driveway being too narrow for both the proposed use of the site and its utility by delivery vehicles.
- The development needs more parking.
- Not enough green space for children.
- Desire for purpose-built rental housing on the site.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear 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

Provincial Planning 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 and have determined that it is consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, including the Secondary Plan and SASPs, and the design guidelines described in the Policy and Regulation Considerations Section of this report.

Land Use

The Official Plan Amendment to redesignate the site from Neighbourhoods to Apartment Neighbourhoods is required to permit the proposed tower form of development.

The existing context includes lands designated Neighbourhoods to the north and west and Apartment Neighbourhoods to the south and east with a mix of building forms including tall buildings. The immediate context of the subject site includes an existing tall building on the east side of Sherbourne Street and an existing tall building on the south side of Isabella Street, both within the Apartment Neighbourhoods designation.

Additionally, adjacent to the site on the north side is an approved 69-storey tower at 564-576 Sherbourne Street.

Within this context of existing and approved tall buildings, the proposed Official Plan Amendment to redesignate the site to permit a tall building is consistent with the context and as such is appropriate.

Density, Height, Massing

Staff find that the proposed built form is appropriate given the existing and planned context for the site and surrounding area. The tower component of the development meets the intent of Official Plan SASP 517 which establishes tower setback requirements. The base building has been massed to respect the adjacent context and conserve key heritage attributes of the existing buildings on the site.

Base Building Design

The base building includes two components: the preserved portions of 164-166 and 168 Isabella Street, which are being moved closer to Isabella Street on the site, and a new 3-storey component to the rear of the retained structures. The relocated heritage buildings would have a setback ranging from 3.6 to 5.6 metres from Isabella Street due to the irregular footprints of the buildings. This results in a distance of 9 to 10 metres measured from the curb to the building faces, which provides sufficient space for new planting and maintains a setback that is consistent with properties along Isabella Street, which have generous, landscaped setback areas along the street. The proposed base building, consisting of the interconnected conserved heritage structures and 3-storey component to their rear, is compatible with the existing context and the existing heritage buildings.

Tower Design

Above the base building, the tower is proposed to be stepped back from the front elevation of the heritage buildings by 10.6 to 13.2 metres at level 4, above which the tower gradually extends outward toward the street from levels 5 to 14, at which point the tower achieves its minimum setback of 7.8 metres from Isabella Street. This reveal is intended to create space and a clear visual differentiation between the tower component of the building and the heritage buildings.

The tower separation from an approved 69-storey tower north of the site at 566-576 Sherbourne Street to the north elevation of the proposed tower is 26.8 metres. The tower is proposed to be set back from the west property line by 12.5 metres. This separation distance and setback conform to OPA 352 and its implementing By-law which requires 12.5-metre setbacks.

A setback of 3 metres is proposed from the east property line to the tower. The adjacent site to the east, 556 Sherbourne Street, with a frontage of 13 metres and listed in the City's Heritage Registrar, is too small to reasonably accommodate a tall building. However, it is anticipated that 556 Sherbourne Street could be redeveloped in a mid-rise form. In order to address potential issues of light, view and privacy between the proposed development and future development on 556 Sherbourne Street, the draft Zoning By-law Amendment includes provisions to prohibit east facing primary windows,

to regulate the size of secondary windows, and to prohibit east facing balconies up to the equivalent of a mid-rise height.

The tower, including the base building, is proposed at a height of 70-storeys (228.5 metres excluding the mechanical penthouse). The proposed height is compatible with the surrounding context and recent development approvals in the area. The tower floor plate is proposed to be 750 square metres, which is consistent with design guidelines for tall buildings.

Heritage

Heritage Planning staff are satisfied that the proposed alterations conserve the onsite heritage buildings and is consistent with the applicable policy framework. The proposed conservation strategy for the designated heritage properties includes the retention, rehabilitation and restoration of significant portions of the original buildings on the site. The heritage impacts of the development proposal are appropriately mitigated through the heritage conservation strategy. Details concerning the required heritage approvals will be considered through a report under separate cover.

A separate report from Heritage Planning on the proposed conservation of the designated heritage properties at 164-168 Isabella Street will be considered by City Council in conjunction with this report.

Rental Housing Demolition and Replacement

Rental Housing Units

A related Rental Housing Demolition application will be considered by City Council alongside this report (File No. 25 210135 STE 13 RH). The Rental Housing Demolition Decision Report includes review and analysis of the rental housing demolition and replacement matters, including replacement of the existing rental housing units and assistance to impacted tenants. As part of the proposed development, all 38 existing rental units will be replaced by the same unit type and rent classification that will be secured for a minimum period of 10 years.

Rental Dwelling Rooms

Official Plan Policy 3.2.1.11 requires new development that would result in the loss of six or more rental dwelling rooms to replace at least the same amount of residential gross floor area as dwelling rooms or bachelor (i.e. studio) units at similar rents to those in effect at the time of application for a period of at least 15 years. The applicant has proposed to replace these dwelling rooms with 12 studio units that collectively exceed the gross floor area of the existing 25 dwelling rooms. There are currently 8 eligible tenants of the existing rental dwelling rooms, meaning all 8 tenants would be able to return to a replacement unit.

All 12 studio units will be provided with ensuite laundry facilities and central air conditioning, which represents an improvement over the existing rental dwelling rooms. Tenants of the replacement rental units will also have access to bicycle parking, visitor parking, and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the building.

These 12 studio units will be maintained as rental housing for at least 20 years, beginning on the date they are first occupied, and will be secured at Dwelling Room Tier 1 Affordable rents for a minimum period of 15 years. Tenants that occupy any of the 12 studio units during the affordability period will have rents that only increase by the annual provincial Guideline until their tenancies end, irrespective of whether the Guideline applies to the proposed development under the Residential Tenancies Act (RTA).

The proposal includes a Tenant Assistance Plan that addresses the right of the eligible tenants of the rental dwelling rooms to return to a replacement rental unit at similar rents and provides financial compensation to lessen hardship.

This report includes recommendations that Council require the owner to enter into one or more agreements to the satisfaction of the City Solicitor to secure replacement of the dwelling rooms and the implementation of the required Tenant Assistance Plan for the dwelling room tenants. The owner has agreed to secure these matters in an agreement pursuant to Section 111 of the City of Toronto Act, 2006 as part of the related Rental Housing Demolition application 25 210135 STE 13 RH.

Staff are satisfied that the rental replacement approach for both the rental dwelling rooms and rental dwelling units is being provided in accordance with Official Plan Policies 3.2.1.6 and 3.2.1.11.

Public Realm

An approximate 9 to 10 metre sidewalk zone, measured from curb to building face, is proposed along Isabella Street. This is consistent with the surrounding streetscape and generous vegetated setbacks along Isabella Street and is acceptable.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application indicates that the wind conditions for all ground level areas will be generally acceptable for their intended uses throughout the year. Additionally, the outdoor amenity terraces will be suitable for their intended use with the provision of windscreens. Staff are satisfied with the assessment, conclusions and recommendations of the study.

Shadow Impact

The Shadow Study submitted in support of the application indicates the proposed tower would cast shadows on the St. James Town West Park at 2:18 p.m. and separately 4:18 p.m. on March 21, and from 3:18 to 4:18 p.m. on September 21. Additionally, the proposed tower would shadow Dr. Gordon Chong Park at 4:18 p.m. on March and September 21. The proposal conforms with the policy direction of the Official Plan by ensuring that the development will limit shadow impacts on the public realm, particularly during the spring and fall equinoxes (March 21 and September 21). The building location, massing, and height have been designed to minimize shadow impacts on the public realm and adjacent sites.

Servicing

The Functional Servicing and Stormwater Management Report submitted in support of this application demonstrates that the proposal can be adequately serviced from existing storm, water, and sanitary infrastructure. Development Engineering staff have identified several outstanding items that need to be resolved. Staff are recommending that the site-specific Zoning By-law be subject to Holding provisions pending the revision, review, and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review

Traffic Impact, Access, and Parking

The Transportation Impact Study submitted in support of the application concludes that the traffic impact, access, parking and loading arrangements for this development are acceptable. Transportation Review staff have reviewed the report and accept its conclusions.

The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Area. Nonetheless, any parking that is provided is subject to zoning and accessibility standards for parking spaces.

At City Council's direction, staff recommend the subject development be reviewed for the 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.

Parkland

The owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the 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.

Tree Preservation

The Arborist and Tree Preservation Report submitted in support of the application indicate that there are 17 existing private or City owned trees including some in poor condition, of which 16 are proposed to be removed. Three new trees are proposed along Isabella Street with an additional 3 trees to be located at the rear of the property. Any required permits to injure or remove trees will be secured and replacement planting provided to meet compensation requirements to the satisfaction of Urban Forestry. As part of the Site Plan review process, the potential to preserve some of the existing trees will be further explored.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, 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 a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- i) the owner, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system (municipal infrastructure) and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a. the owner has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or
 - b. the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review; and

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

CONTACT

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SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/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 Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachment 8: Elevations
Attachment 9: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 164-168 Isabella Street **Date Received:** August 14, 2025

Application Number: 25 210128 STE 13 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A proposed 70-storey residential building.

Applicant	Agent	Architect	Owner
Weston Consulting	Weston Consulting	Studio JCI	Isaqian Property Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: R (d1.0) (x871) Heritage Designation: Y

Height Limit (m): 13 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,856 Frontage (m): 35 Depth (m): 46

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	503		990.1	990.1
Residential GFA (sq m):	1,693		44,760	44,760
Non-Residential GFA (sq m):				
Total GFA (sq m):	1,693		44,737	44,737
Height - Storeys:			70	70
Height - Metres:			223.3	223.3

Lot Coverage Ratio (%): 53.97 Floor Space Index: 24.1

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	44,737	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	58		599	599
Freehold:				
Condominium:				
Other:				
Total Units:	58		599	599

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		70	287	181	61
Total Units:		70	287	181	61

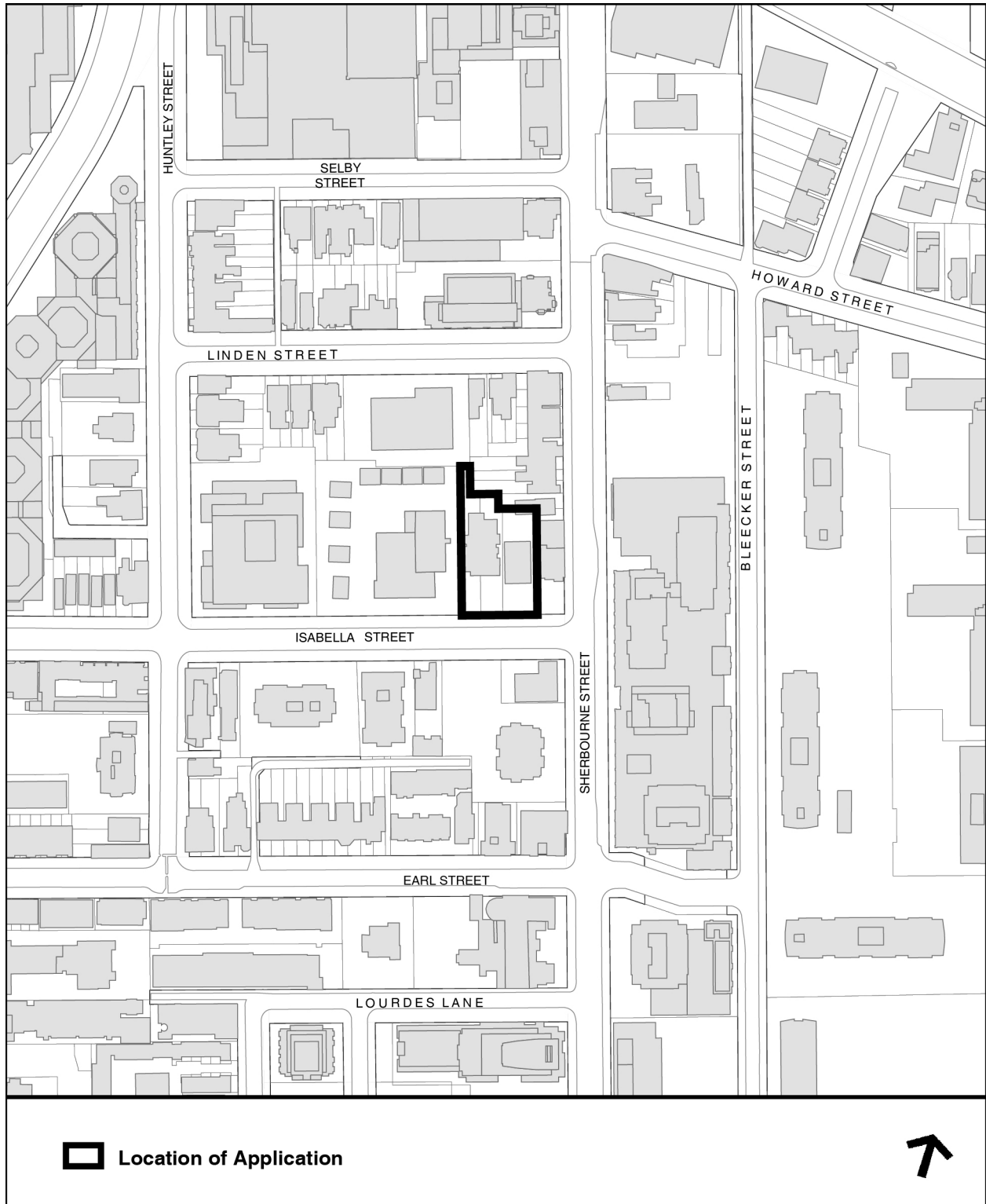
Parking and Loading

Parking Spaces:	4	Bicycle Parking Spaces:	369	Loading Docks:	2
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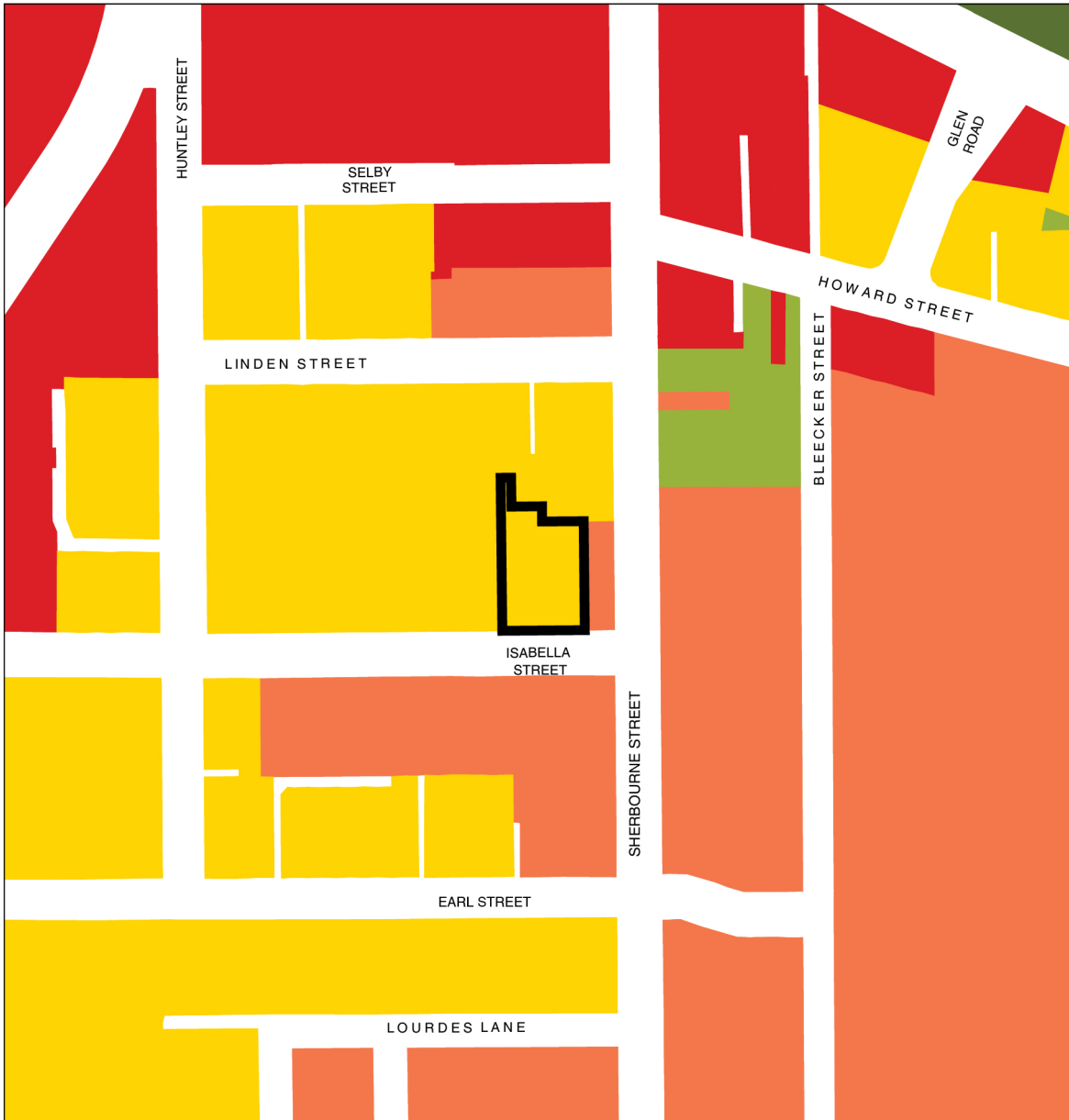
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

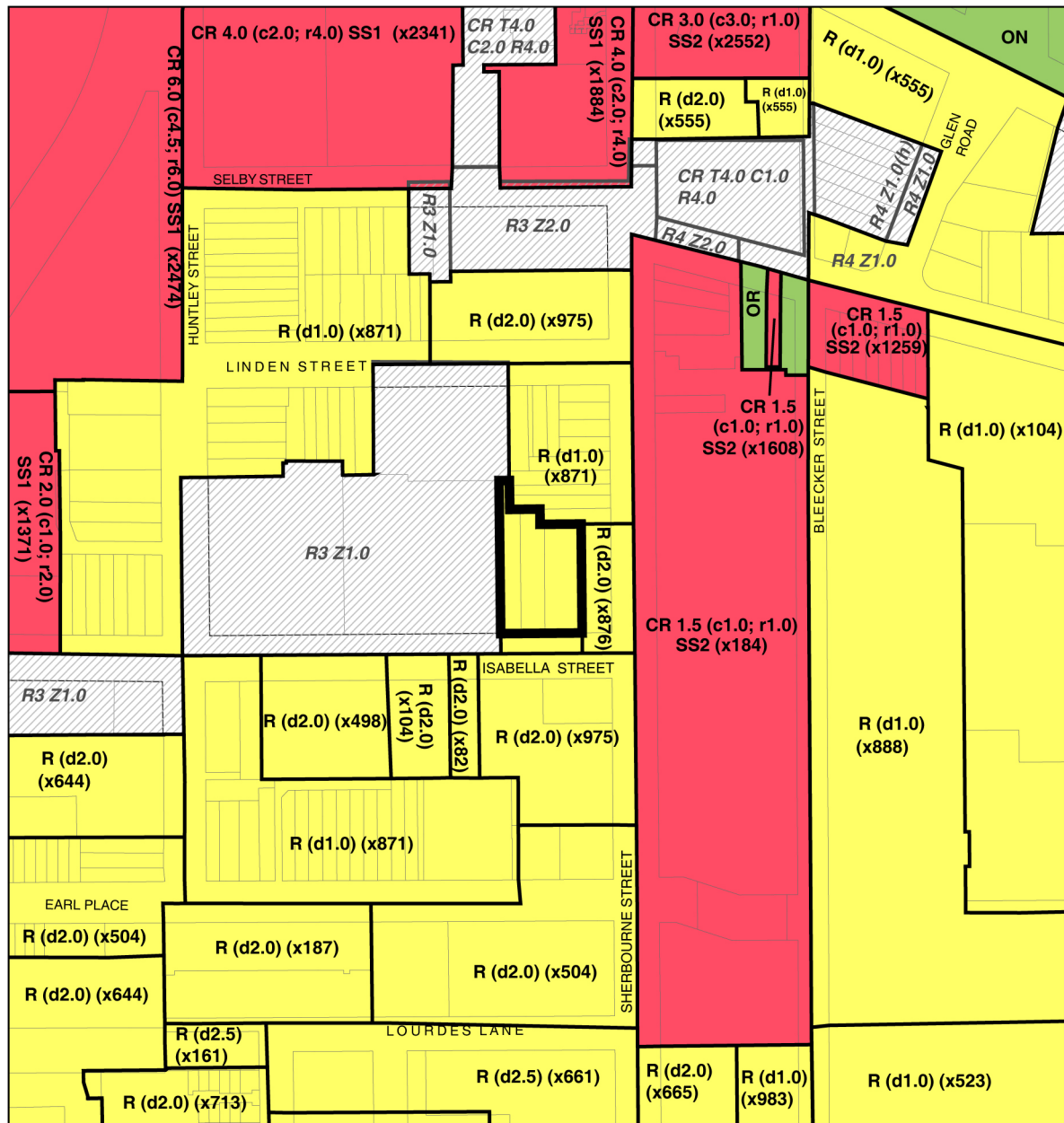
164-168 Isabella Street

File # 25 210128 STE 13 0Z



Not to Scale
 Extracted: 08/18/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

164-168 Isabella Street

File # 25 210128 STE 13 02

- Location of Application
- Residential
- Commercial Residential
- Open Space Recreation

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

Not to Scale
Extracted: 08/18/2025

Attachment 5: Draft Official Plan Amendment

CITY OF TORONTO

Bill XXX

BY-LAW No. XXX-20XX

To adopt Official Plan Amendment No. 936 for the City of Toronto respecting the lands known municipally in the year 2025 as 164, 166, and 168 Isabella Street.

Whereas authority is given to Council under 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;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 936 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on DATE

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT NO. 936 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 164, 166, AND 168
ISABELLA STREET.**

The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally 164, 166, and 168 Isabella Street from *Neighbourhoods* to *Apartment Neighbourhoods* as shown on the attached Appendix 1.

Appendix 1



Official Plan Amendment #936

Revisions to Land Use Map 18 to redesignate lands from Neighbourhoods to Apartment Neighbourhood

164-168 ISABELLA STREET

File # 25 210128 STE 13 0Z

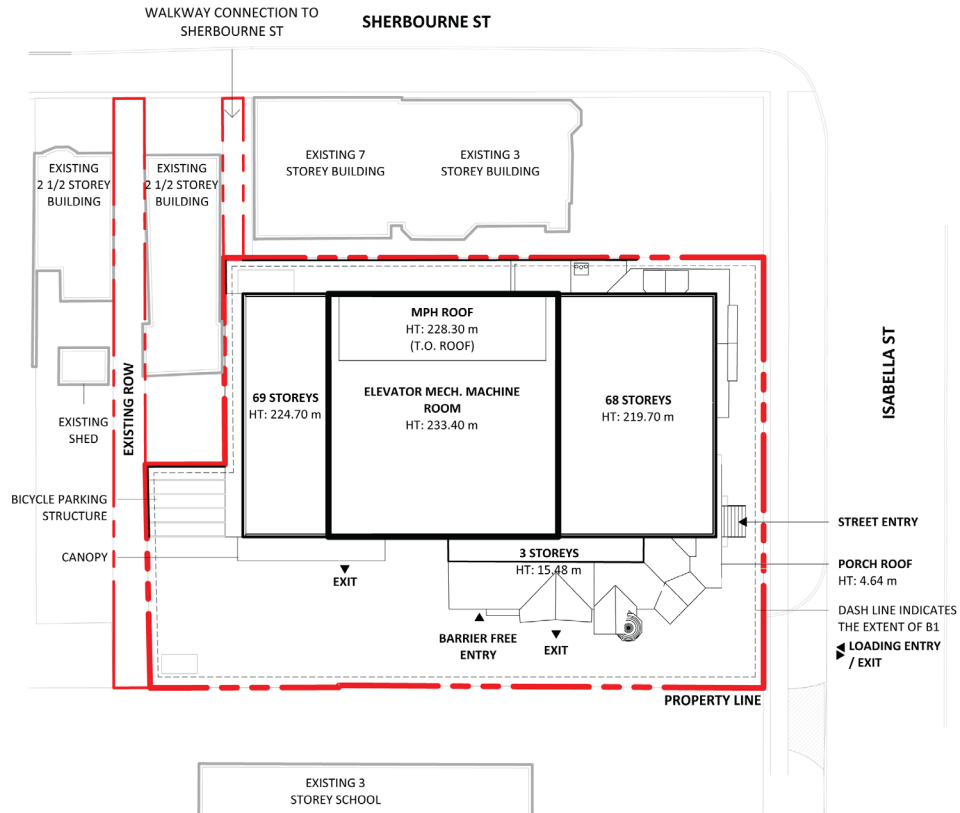
-  Subject Site
-  Apartment Neighbourhoods

Not to Scale
05/21/2026

Attachment 6: Draft Zoning By-law Amendment

This attachment will be provided prior to the July 8, 2026 Toronto and East York Community Council Meeting

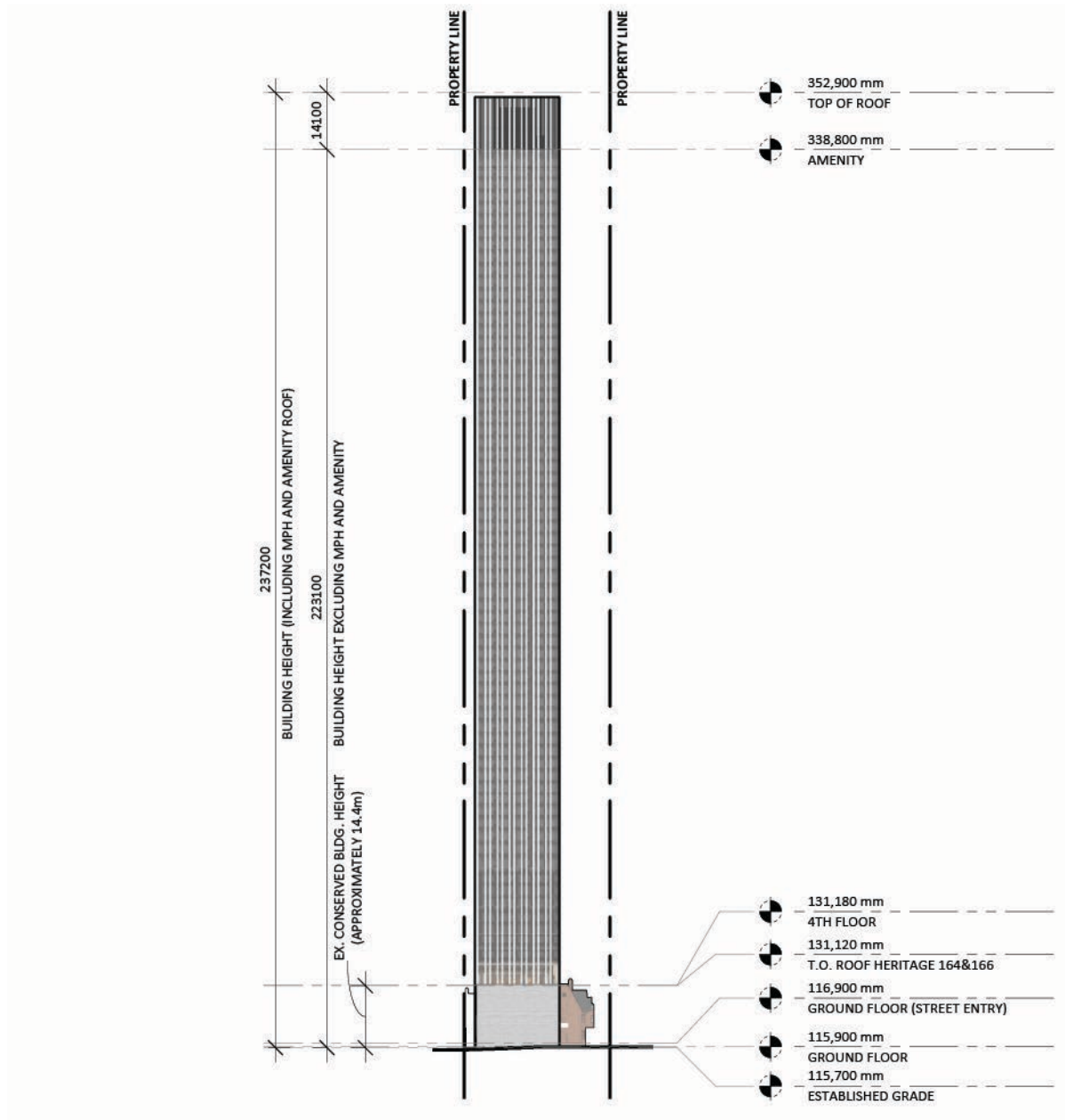
Attachment 7: Site Plan



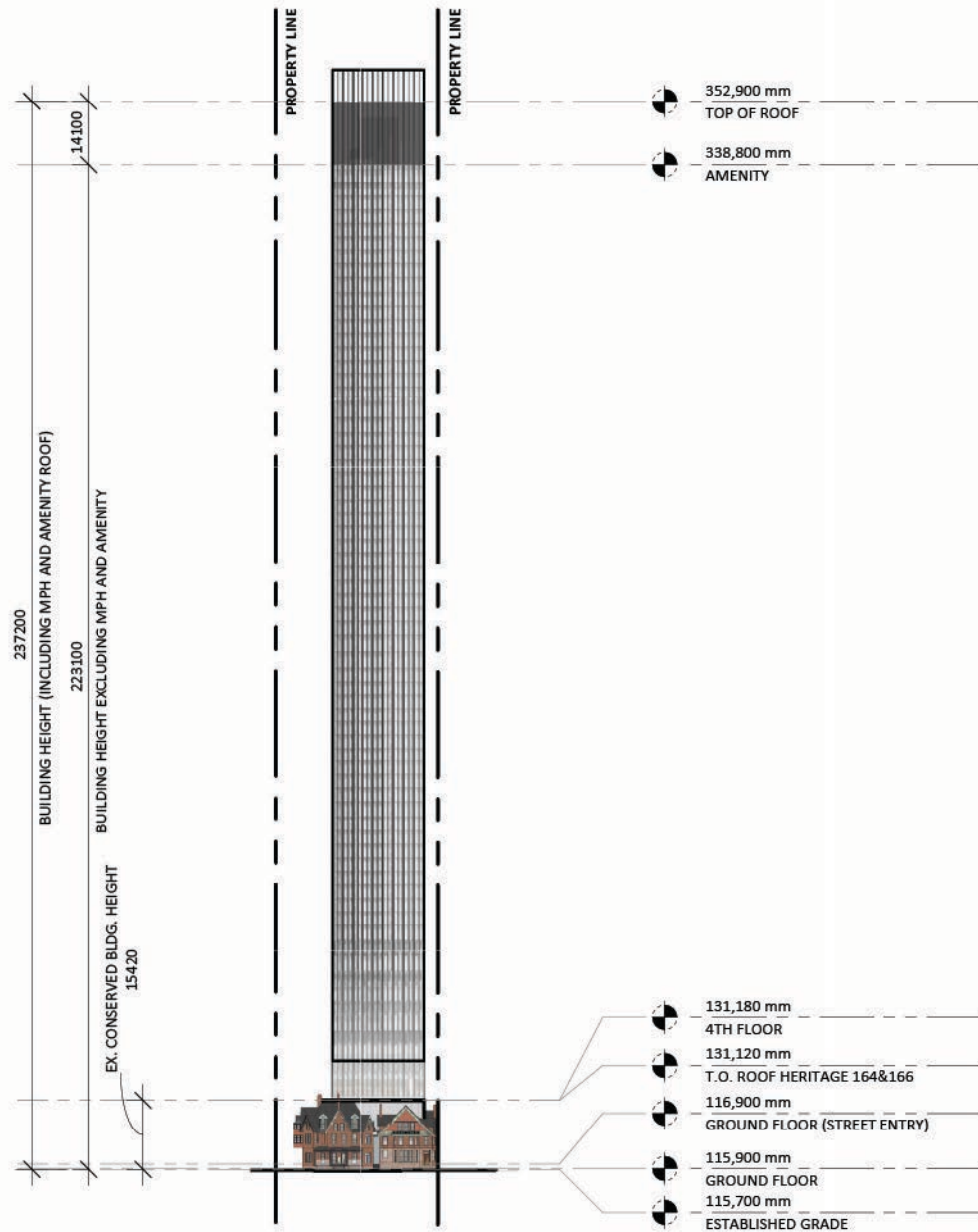
Site Plan



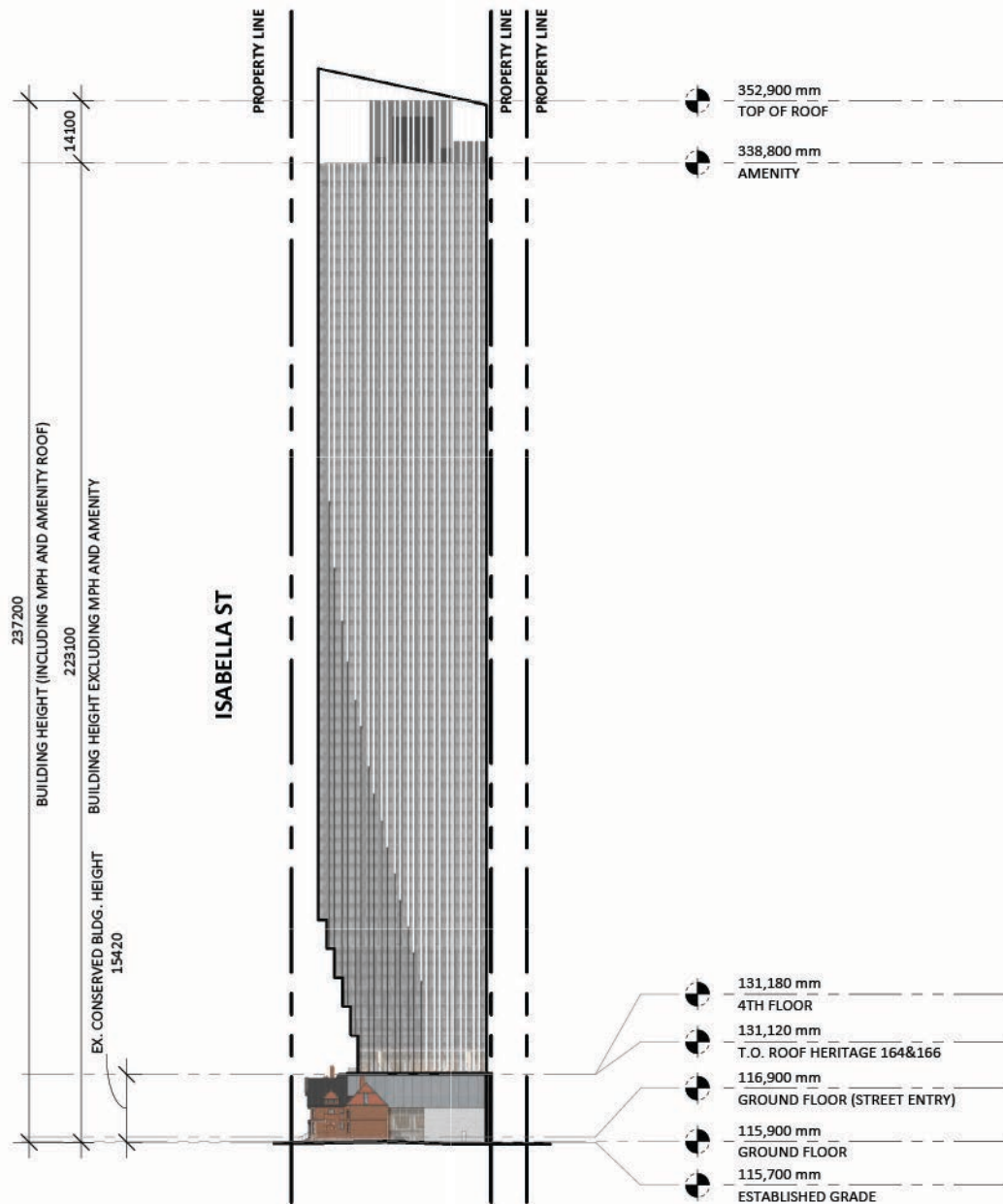
Attachment 8: Elevations



North Elevation

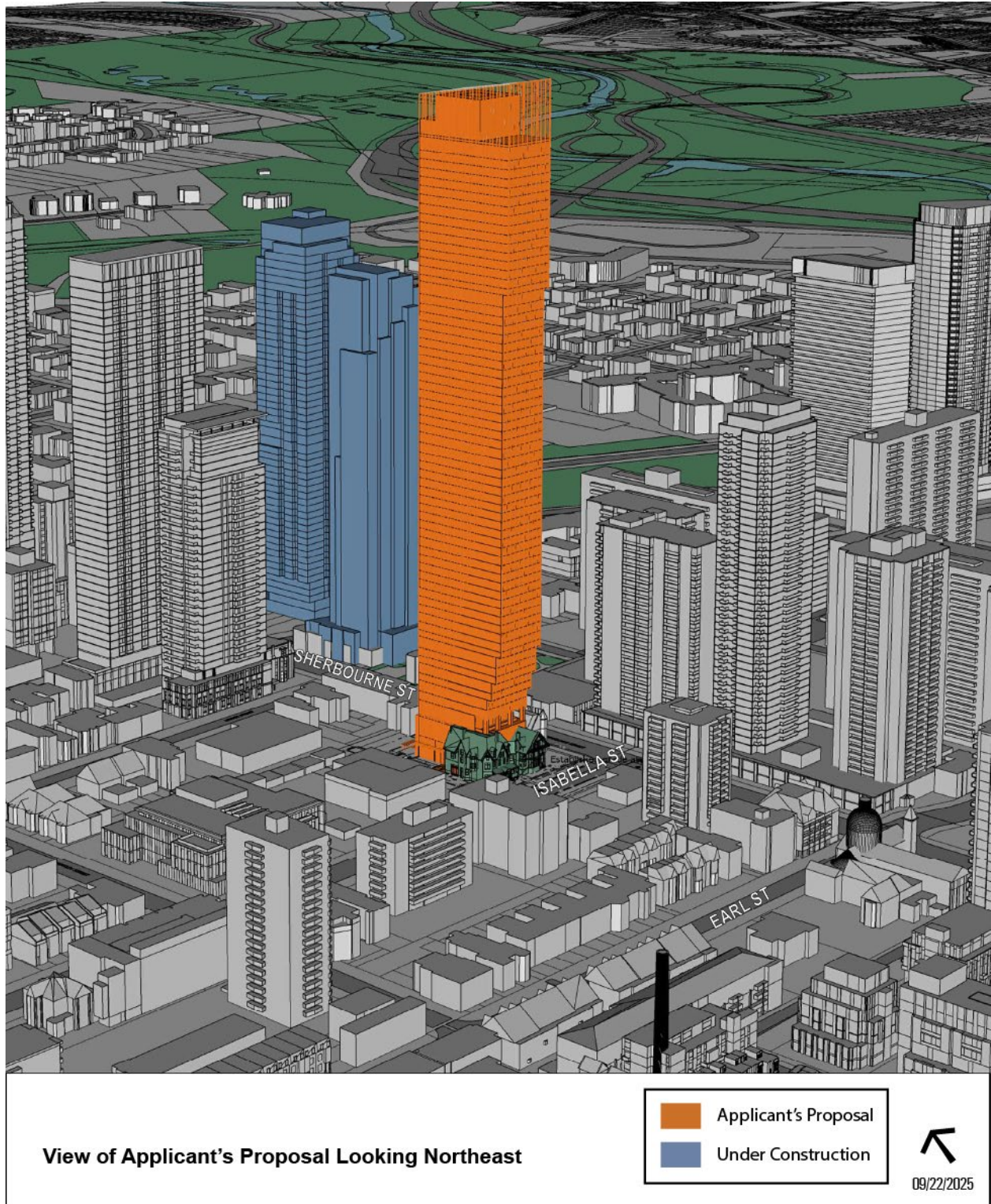


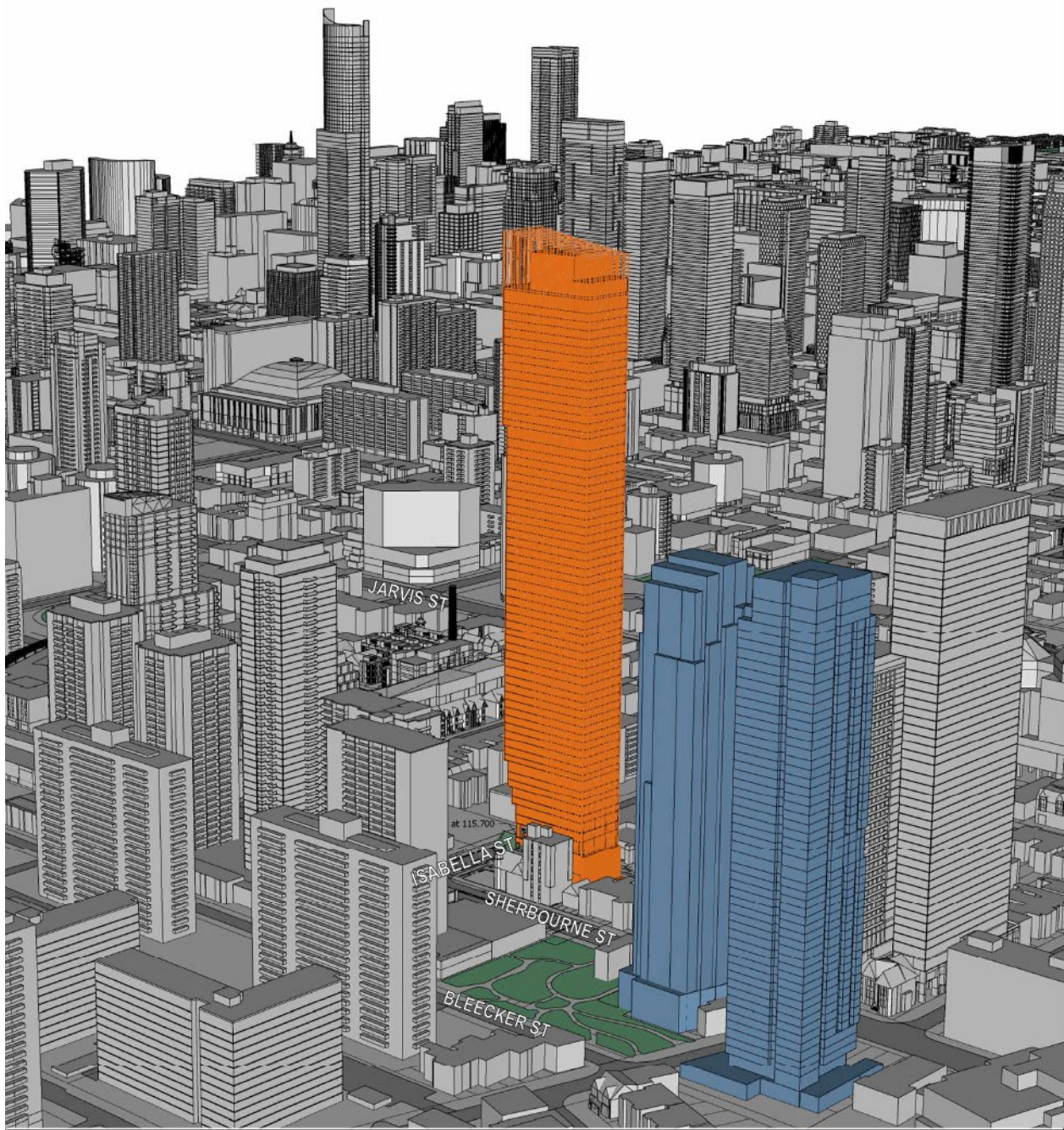
South Elevation



East Elevation

Attachment 9: 3D Massing Model





View of Applicant's Proposal Looking Southwest

- Applicant's Proposal
- Under Construction



09/22/2025